



WICOMICO COUNTY, MARYLAND  
DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT  
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## Wicomico County Board of Appeals March 26, 2026

The regular Wicomico County Board of Appeals meeting was held on **Thursday, March 26, 2026**, at 6:00 p.m. in Council Chambers, Room 301, on the Third Floor of the Government Office Building. The following persons were in attendance.

### BOARD MEMBERS:

Chairman – J. Phillips Wright, Jr.  
William “Bill” Turner  
Tammy Adkins  
Michael Hoy  
Jim Morris

### PLANNING STAFF:

Gabby Carr – County Attorney  
Clark Meadows – Zoning Administrator  
Tracey Taylor – Director of Planning, Zoning, and Community Development  
Janae Merchant – Recording Secretary  
Colin Harrison – Environmental Planner

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Chairman Phil Wright called the meeting to order at 6:01 p.m. He introduced the Planning Staff and Board Members.

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### MINUTES – AGENDA #1

The minutes from Thursday, January 22, 2026, were placed on the table for approval. Chairman Wright requested a motion to approve the minutes. Mr. William “Bill” Turner entered a MOTION to approve, which was seconded by Mr. Michael Hoy and duly carried. The minutes from the January 22, 2026, meeting were **APPROVED**.

The minutes from Thursday, February 26, 2026, were placed on the table for approval. Chairman Wright requested a motion to approve the minutes. Ms. Tammy Adkins entered a MOTION to approve, which was seconded by Mr. Jim Morris and duly carried. The minutes from the February 26, 2026, meeting were APPROVED.

Chairman Wright reviewed the Emergency Evacuation Statement.

Chairman Wright requested that everyone who planned to testify before the Board stand and be sworn in or affirmed; Ms. Gabby Carr administered the Oath. Chairman Wright instructed the audience that when the applicant's case was called, the applicant should come forward, state their name, provide a mailing address, and state whether the individual had been sworn in or affirmed.

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## AGENDA #2

#WA-9894-26A – All Roads Real Estate, LLC, in accordance with Section 225-152 of the Wicomico County Zoning Code and the existing Conditions of Approval (#WA-9894-04A) requests a Modification of a Nonconforming Special Exception (Individual Commercial Establishment) to enlarge the property and alter the site plan accordingly on property located northwest of Mardela Springs, at 24360 Ocean Gateway in the A-1 Zoning District. M-8, G-16, P-24 (Clark Meadows)

Ms. Gabby Carr called the case.

Mr. Mark Spencer Cropper, Esq., counsel for the Applicant, and Mr. Brian Sherman with All Roads Real Estate, LLC, approached the table.

Mr. Meadows presented the Staff Report, which, along with related exhibits, was entered into the record. The Applicant requested the Board's approval to modify the existing Nonconforming Special Exception to enlarge their property by acquiring the easterly abutting parcel. The partially wooded ~7-acre property in question is the former location of Creighton Trailer Sales. This property is located along the westbound lanes of U.S. Rt. 50, northwest of Mardela Springs, at 24360 Ocean Gateway. The area is rural, with many surrounding properties being large wooded and/or agricultural tracts. There are several other commercial uses located along the Rt. 50 corridor, to the east and west.

According to the Staff, the Applicant has satisfied the criteria for the granting of this request. Staff recommended that the Board approve the proposed modification, subject to the six (6) conditions.

After a brief discussion between the Board members and Mr. Cropper, Board Member Mr. William "Bill" Turner offered a MOTION to approve a Modification of a Nonconforming Special Exception request to enlarge the property and change the site plan according to the plan, and adopt the staff's evaluation as statements of fact, and also adopt the suggested conditions. The motion was SECONDED by Ms. Tammy Adkins. With all members and the Chairman voting AYE, the Board approved the Special Exception, subject to six (6) conditions of approval.

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### AGENDA #3

#WA-2608 – Ian Powell, in accordance with Section 225-156 and 225-70-D of the Wicomico County Zoning Code, requests a 35-foot setback variance (plat of record requires a 55-foot setback – 20-foot setback proposed) for a new detached accessory building on property located southeast of Salisbury, at 3951 Trace Hollow Run in the A-1 Zoning District. M-58, G-18, P-301, L-11A (Clark Meadows)

Ms. Gabby Carr called the case.

Ms. Morgan Powell and Mr. Ian Powell, the Applicants, at 6359 White Cove Drive, Salisbury, Maryland, joined Mr. Cropper, Counsel, at the table.

Mr. Meadows presented the Staff Report, which, along with related exhibits, was entered into the record. The Applicant requested the Board’s approval to construct a 38’ x 40’ detached garage (30’ x 40’ with an 8’ shed roof addition) on his property. The proposed garage location is in the southeasterly part of the lot, fully within the platted setback. Should the Board approve this request, the accessory building would be set back 20 ft. from the property line (approximately 22 ft. from the edge of paving) along the unnamed roadway. The general area is rural-residential. Homes of a similar design and vintage are located along the neighborhood streets and adjacent roadways. Areas to the north, east, and south are mostly large wooded parcels.

In consideration of the Staff’s evaluation, the Applicant has not met the criteria for approval of the proposed setback. Staff recommended that the Board deny the request.

Ms. Adkins expressed her concerns about the location of the requested garage. She believes that approving this Variance would establish a precedent for others to request building within their setback variances.

Mr. Cropper offered the Board multiple examples and testimony from the Applicant to show the singular circumstances unique to the property.

Ms. Claire Williams (3970 Trace Hollow Run, Salisbury, MD) came to the table to speak. Ms. Williams supports Mr. Powell’s request. She informed the Board that the Powell’s take excellent care of their property and she and the neighbors fully support this request.

After a discussion among the Board members, the Applicants, and Mr. Cropper, Board Member **Mr. William “Bill” Turner** offered a **MOTION** to approve the requested Variance, which was not supported by Staff. Based on the evidence before the Board, there is a hardship, the unusual nature of the lot, and the Applicants have proved they would be harmed if the Variance is denied. The Applicants have met the burden of proving the criteria required for approval of the requested Variance. The motion was **SECONDED** by **Mr. Jim Morris**. The motion was followed by Mr. Michael Hoy, who voted **AYE**, Ms. Tammy Adkins voted **NAY**, and Chairman Wright, who voted **AYE**. A majority of the Board members voted to **APPROVE** the motion for a

Variance to construct a 38' x 40' detached garage (30' x 40' with an 8' shed roof addition) on his property, subject to three (3) conditions of approval.

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#### AGENDA #4

#WA-2609 – Edward Carmine, in accordance with Section 225-156 and 225-70-D of the Wicomico County Zoning Code, requests a 16-foot setback variance (plat of record requires a 50-foot setback – 34-foot setback proposed) for a new detached accessory building on property located southeast of Fruitland, at 3675 Devonshire Drive in the A-1 Zoning District. M-58, G-16, P-278, L-8&9 (Clark Meadows)

Ms. Gabby Carr called the case.

Mr. Edward Carmine at 3675 Devonshire Drive, Salisbury, MD, approached the table.

Mr. Meadows presented the Staff Report, which, along with related exhibits, was entered into the record. The Applicant requested the Board's approval to construct a 20' x 46' detached garage on his property. The proposed garage location is in the southerly part of the property, which is partially within the platted setback. Should the Board approve this request, the accessory building would be set back 34 ft. from the property line (40 ft. (+) from the edge of paving) along Arrowsmith Drive. The general area is residential. Homes of a similar size, design, and vintage are located along the neighborhood streets. Abutting parcels to the east/southeast are generally large, undeveloped wooded tracts.

The Staff's evaluation identifies conditions unique to this property, leading to a determination that the proposed location for the detached garage would have fewer adverse impacts on this site and the surrounding neighborhood. The Applicant has satisfied the criteria for approval of this request, and Staff recommends the Board grant the Variance subject to three (3) conditions.

Mr. Carmine mentioned that he is part of a Homeowners' Association ("HOA") in his neighborhood, which is very strict. In working with them to get an approval, they insisted that he match the siding and shingles to his current home. In anticipation of the Board's suggestion that he build on the abutting wooded lot, he contacted the HOA. He received a letter from them stating they would not approve removing mature trees on that property to build a garage.

After a discussion between the Board members and Mr. Carmine, Board Member **Ms. Tammy Adkins** offered a **MOTION** to approve the requested Variance for a 34-foot setback and to adopt the staff's evaluation. **Mr. Michael Hoy** seconded the **MOTION**. With all members and the Chairman voting AYE, the Board approved the Variance, subject to three (3) conditions of approval.

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Updates:

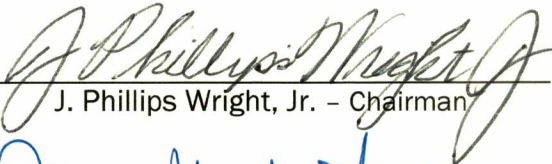
Mr. Turner requested that the wording for motions be included in each packet going forward.

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With no further business before the Board, Chairman Wright adjourned the meeting at 7:25 P.M.

This is a summary of the meeting's proceedings. Detailed information is in the permanent files of each case as presented and filed in the Wicomico County Department of Planning, Zoning, and Community Development Office.

Approved this 26th day of March, 2026

  
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J. Phillips Wright, Jr. - Chairman

  
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Janae Merchant - Recording Secretary