



WICOMICO COUNTY, MARYLAND  
DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT  
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Julie M. Giordano  
County Executive

Bunky Luffman  
Director of Administration

Steven S. Lakin  
Assistant Director of Administration

Tracey G. Taylor  
Director

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## MINUTES

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The Wicomico County Planning and Zoning Commission ("Commission") met in regular session on March 19, 2026, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

**COMMISSION MEMBERS:**

Charles "Chip" Dashiell, Chairman  
Daniel Moreno-Holt, Vice Chairman  
Sara Bynum-King  
Tanisha Siggers  
Jim Thomas

**PLANNING STAFF:**

Tracey Taylor, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")  
Janae Merchant, Recording Secretary, PZCD  
Colin Harrison, PZCD

Andrew Illuminati, Wicomico County, Department of Law

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Chairman Dashiell called the meeting to order at 4:04 p.m.

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**MINUTES:** The County minutes from February 19, 2026, were brought forward for approval. Mr. Daniel Moreno-Holt moved to approve the minutes, seconded by Mr. Jim Thomas; the motion carried. The minutes from the February 19, 2026, meeting were **APPROVED**.

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Chairman Dashiell requested that everyone who planned to testify before the Commission stand and be sworn in; Mr. Andrew Illuminati administered the Oath.

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**PRELIMINARY/FINAL SUBDIVISION PLAN – RAEGAN'S RUN – Bierman Family LLC, rep. by Parker and Associates – Riverside Road – TT Town Transition – M0047, G0016, P0065 – (B. Thayne)**

Mr. Brock Parker with Parker and Associates and Ms. Becky Thayne approached the table. Ms. Thayne distributed revised conditions and then presented the Staff Report.

Parker and Associates, on behalf of the Bierman Family, LLC, proposed the subdivision of 10 lots averaging 1.445 acres each from this property on the southerly side of Riverside Drive. All lots will have frontage on a new interior cul-de-sac. The land area is in a Town Transition zoning district just northwest of the City of Fruitland. Ms. Thayne mentioned a comment that Commissioner Ms. Sara Bynum-King made at the October 2025 Planning Commission meeting when this subdivision was heard for Sketch Plat, regarding the alignment of houses in a subdivision typically being consistent, but on Lot 9, the house will be set back farther. Ms. Thayne and Mr. Parker discussed this comment and decided to move the building setback line farther back to split the difference among Lots 7, 8, and 9. This will be changed on the final plat prior to recordation.

The Planning Staff recommended approval of the Preliminary/Final Subdivision Plan for Raegan's Run, subject to the following eight (8) conditions.

1. The Department of Public Works must receive the following from Parker and Associates prior to the recordation of the final plat:
  - a. An approved construction cost estimate and bond for 150% of that amount.
  - b. An approved Public Works Agreement.
  - c. An approved Maintenance Agreement.
2. All lot owners must become members of a homeowners association, and the Articles of Incorporation for this association must be recorded prior to or simultaneously with the final subdivision plat. Covenants and Restrictions for this HOA shall be recorded in the Land Records of Wicomico County with the final plat.
3. A deed conveying the newly constructed road must be provided to the Planning and Zoning Department within 180 days of recordation of the final plat.
4. The Planning Commission signature block on the final plat must contain language specifying the Tier redesignation per the requirements of Appendix VI of the Wicomico County Comprehensive Plan.
5. The final plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
6. This approval is subject to further review and approval and conditions imposed by the Departments of Planning and Zoning and Public Works.
7. A long-term agreement to prohibit development in the Forest Conservation Regeneration Area must be recorded in Land Records prior to or simultaneously with the recordation of the final plat.
8. Either of the following must occur prior to the recordation of the final plat:
  - a. A deed of easement must be recorded, relocating the 10-foot right-of-way for the benefit of Parcel 664, or the owners of Parcel 664 must be signers on the final plat; OR
  - b. A deed extinguishing the right-of-way must be recorded in Land Records.

After a brief discussion among the Commission members, Ms. Sara Bynum-King moved to approve Preliminary/Final Subdivision Plat approval for Raegan's Run, subject to the revised eight (8) conditions. Seconded by Ms. Tanesha Siggers, which was duly carried.

Chairman Dashiell stated the motion was **APPROVED**.

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## PLANNING DIRECTOR UPDATES – (T. Taylor)

Ms. Taylor provided updates on the following:

- The RFP bids for the Comprehensive Plan are due March 20, 2026. There were six (6) or seven (7) firms at the pre-bid meeting. We are hoping to receive three (3) or four (4) bids. Our target date to award the proposal is the beginning of April.
- A page will be set up on our website where we will post all the Comp Plan information. As part of our public outreach and participation, we will create a page for that as well. The updates will be brought to the Planning Commission monthly. We know many firms are across the Bay, so we anticipate teleconference presentations. The GIS component has been removed. Mr. McKenzie and the GIS Staff will complete the mapping segment.
- As was mentioned previously, the County has a \$50,000 grant from the Community Development Block Grant Program of the Maryland Department of Housing & Community Development. The grant is to update the 2006 Housing Study to analyze substandard and blighted housing. When we receive block grant funds annually for housing rehabilitation, the County must demonstrate a need. The new Housing Study is massive, and the team has been reviewing it for weeks, but they are still not done. Ms. Taylor is hopeful to provide a copy to the Commissioners at the next meeting or a link to the digital version.
- Unfortunately, the County is slightly behind on receiving information about the municipalities for the update to the Comprehensive Water and Sewerage Plan. This is not a major concern, as if it goes hand-in-hand with the Comp Plan, it will be better, since what is decided for land use directly corresponds to our sewer service areas.
- The County's Critical Area Ordinance went before the County Council as a public hearing on March 17, 2026. Council had a concern about the administrative variance component of the Critical Area Ordinance. This process was added as a new provision to the revised Critical Area Ordinance. Mr. Colin Harrison, Mr. Andrew Illuminati, and Ms. Taylor made some minor adjustments, which were essentially a public notification of an administrative variance.
- The legislation that the Commissioners reviewed for the manufactured and modular housing to be allowed in all zoning districts where a single-family home is permitted will become effective in early May. It has been approved by the County Council and will be signed within 60 days. The next step will be the Accessory Dwelling Unit Legislation; the County has until October 1<sup>st</sup> to decide on regulations and the parameters for accessory dwelling units. However, this does not preclude the Health Department from saying no.
- Ms. Taylor will update the Commission at the end of the legislative session to see where the County is on all the new legislation. She has been relying on MACo for new legislative updates.
- Ms. Taylor announced that there have been some Departmental switches of jobs. Some jobs have been created, and some have changed. Ms. Chelsea Webster was in our Building Permits and Inspections Division across the hall. And when the P&Z administrative staff member, Ms. Danielle Rogers, took another position as a support person for the Nuisance Staff, her position became vacant. Ms. Webster decided to transition over to the Planning and Zoning side and work with Ms. Janae Merchant. Ms. Webster will be cross-trained to assist with the Planning Commission and the Board of Appeals. When Ms. Webster came across the hall, it left an open position in the Building Permits and Inspections Division. Ms. Teresa Reed has been hired to fill that position. She will begin on April 16<sup>th</sup>. As of today, Mr. Evan Geary has started as the Senior Plumbing Inspector. He holds Master Plumber licenses in both Maryland and Delaware. For the first time in 14 months, the Department is fully staffed with 26 full-time positions.
- Ms. Taylor described the composition of the Planning and Zoning team, informing the Commission of the multiple tasks always going on in the Department. Chairman Dashiell mentioned the Commission is very appreciative of the individuals who interact and work with the Commission. Ms. Taylor expressed a desire for the young people to stay and continue with the Department, leading

it in the years to come.

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**MEETING DATES – April 16, 2026, and May 21, 2026**

Chairman Dashiell announced the meeting dates for the next two months.

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**ANNOUNCEMENTS**

With no additional comments, Chairman Dashiell requested a motion to adjourn the meeting. Mr. Thomas made the motion, seconded by Ms. Siggers, and the motion was duly carried.

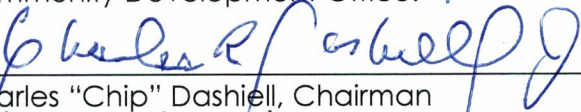
The meeting adjourned at 4:40 p.m.

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The next regular meeting of the Wicomico County Planning Commission will be held on April 16, 2026.

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

  
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Charles "Chip" Dashiell, Chairman

  
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Tracey G. Taylor, Secretary

  
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Janae Merchant, Recording Secretary