

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
FEBRUARY 16, 2017  
MINUTES**

**Present:** Robert Olewine; Shirley Hicks; Heather Mahaffey; Richard Czernik; Lisa M. Hamilton Blackson, Esq., Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

**Absent:** Dawn Schwartz; Dave Mehelas

Mr. Olewine called the meeting to order at 7:00 p.m.

**ACTION:** Motion was made by Ms. Hicks to approve the minutes from the December 22, 2016 meeting as written. The motion was seconded by Mr. Czernik and unanimously approved.

**CASE # 1502 – REQUEST OF WALMART SUPERCENTER FOR A PARKING VARIANCE FOR ONE HUNDRED AND NINE (109) PARKING SPACES. THIS ACTION CONCERNS PROPERTY LOCATED AT 1000 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 493, AND ZONED C-2**

Mr. Nate Kendall of Carlson Consulting Engineers, Inc., Mr. Richard O’Neal of Walmart and Nick Leffner were in attendance to address this request. Mr. Kendall stated they are proposing to construct a 7600 square foot building which will be used for employee training for the Elkton store as well as other Walmart stores in the surrounding area. This proposed use will require additional parking in order to accommodate the number of employees being trained. He noted that they have provided a parking analysis which confirms that even during the holiday season (when employees would not be trained) there would still be sufficient parking to accommodate both customers and employees.

Ms. Hicks inquired how often the building would be used for training. Mr. O’Neal stated that training for all the stores would be done at this location and therefore it would be used throughout the year. He stated that they would also be training managers within the region which is a seven (7) state area. He noted that it would be a permanent site since training will always need to be done as employees are hired throughout the year.

Mr. Olewine inquired about the average number of employees being trained at any given time. Mr. O’Neal stated he believed it would be 30-35 employees on average. He also noted that they encourage carpooling if people are coming from the same area for training.

Mr. Czernik inquired about the calculation for required parking and if the study was completed during holiday hours. Mr. Kendall stated the study was done in early November and they calculated the peak holiday demand using a standard engineering formula.

Mr. Mahaffey voiced her concern regarding the traffic volume near the overflow parking area. Due to the fact they encourage carpooling she felt it might not be as great a concern as she initially thought. She inquired about the appearance of the new building and whether it would look similar to the main building. Mr. Kendall stated it would be a masonry building similar to the main building.

Mr. Olewine entertained additional comments or questions. There were none. He entertained question or comment from the audience. There were none.

**MOTION:** Motion was made by Ms. Hicks to approve the variance for one hundred and nine (109) parking spaces for the Walmart Supercenter located at 1000 E. Pulaski Highway. The motion was seconded by Ms. Mahaffey and unanimously approved.

**OLD BUSINESS:** Mr. Olewine inquired about the status of Tim's Used Tires. Mr. Bromwell stated they have put up the wall and received their occupancy certificate. He stated that Ms. Hamilton-Blackson addressed them concerning the changes required for the trailers with regard to the conditions of the special exception. She stated she would provide a summary of their response to the BZA members as well as the Planning Commission members.

**NEW BUSINESS: Election of Officers**

**MOTION: Motion was made by Ms. Hicks to nominate Mr. Olewine for Chair for the 2017 calendar year. The motion was seconded by Ms. Mahaffey and unanimously approved.**

**MOTION: Motion was made by Mr. Olewine to nominate Mr. Mehelas for Vice Chair for the 2017 calendar year. The motion was seconded by Ms. Hicks and unanimously approved.**

Mr. Bromwell informed the Board that two cases were submitted for the March meeting which will be held on Thursday, March 16, 2017.

There being no further business to address, Mr. Olewine adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Brenda Humphreys