

RESOLUTION NO. 2536

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND AUTHORIZING THE CAPACITY FEE OF THE CITY'S COMPREHENSIVE CONNECTION CHARGE BE WAIVED FOR A DEVELOPMENT KNOWN AS POHANKA VEHICLE STORAGE AT WEST GORDY ROAD AND WINDSOR DRIVE.

WHEREAS, Pohanka of Salisbury has requested a waiver of the Capacity Fee for the Phase 2 redevelopment of their property to construct a car wash; and

WHEREAS, the proposed redevelopment is located inside the City Limits and the Enterprise Zone; and

WHEREAS, the City seeks to encourage development and redevelopment in the Enterprise Zone; and

WHEREAS, the City seeks to reduce the capacity fees for eligible development and redevelopment in the Enterprise Zone by means of an Equivalent Dwelling Unit (EDU) Incentive Area; and

WHEREAS, the proposed Phase 2 redevelopment of an existing building at West Gordy Drive and Windsor Drive to construct a carwash requires four point eight (4.8) Equivalent Dwelling Units of water and sewer service; and

WHEREAS, the Capacity Fee for 4.8 Equivalent Dwelling Units is \$16,958.40; and

WHEREAS, the City Council approved a Capacity Fee waiver process under Ordinance No. 2258 for redevelopment in the Central Business District; and

WHEREAS, the Director of Public Works reviewed the request and has determined that the project could be eligible for the Capacity Fee waiver; and

WHEREAS, the Mayor reviewed the request and supports sending the request to the City Council; and

WHEREAS, if approved, the EDU allocation for the Capacity Fee waiver is valid for two years from the time of the signing of this Resolution; and

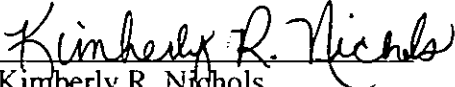
WHEREAS, the property owner has the option to request an extension of the allocation for two one-year terms if approved in writing by the Public Works Director prior to expiration of the term; and

WHEREAS, the allocated EDUs are assigned to the Pohanka of Salisbury redevelopment site at West Gordy Drive and Windsor Drive and cannot be transferred by the recipient.

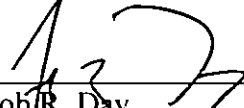
NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Salisbury, Maryland approves the waiver of four point eight Equivalent Dwelling Units of Capacity Fee for the Phase 2 redevelopment of a carwash facility.

THIS RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on August 24, 2015 and is to become effective immediately upon adoption.

ATTEST:

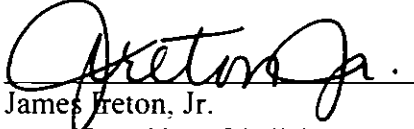


Kimberly R. Nichols
CITY CLERK



Jacob R. Day
PRESIDENT, City Council

APPROVED by me this 27th day of August, 2015



James Preton, Jr.
MAYOR, City of Salisbury