

AS AMENDED ON SEPTEMBER 26, 2016

RESOLUTION NO. 2669

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND, TO AMEND THE ADOPTED 2010 CITY OF SALISBURY COMPREHENSIVE PLAN. ~~DATED MAY 2012~~

WHEREAS, the Land Use Article of the Annotated Code of Maryland delegates planning and land use authority to certain local governments in the State of Maryland, including the City of Salisbury, and enable the City to guide its future growth and development; and

WHEREAS, in accordance with the applicable provisions of the Land Use Article, §3-204(c)(2), of the Maryland Annotated Code, the following two corrective actions have occurred to the adopted 2010 *City of Salisbury Comprehensive Plan*: 1) 4 parcels totaling approximately 5.081 acres of land situated in the Parsons Election District. The parcels are shown on County Tax Map #20, Parcels #153, 184, 185, and 215. The land use of the aforementioned properties has been changed from Low Density Residential to Commercial (Map 11-3 and 11-4); and 2) all or portions of 22 parcels totaling approximately 55.47 acres of land situated in the Parsons Election District. The parcels shown on Tax Map 39 include: 424; portion of 264 (4.4 acres +/-); 264 (Section 1/Block A/ Lots 1, 2, 3, 4, 5, 6, 7B, 11, 12C, 13, 14, 15, 16AA); 264 (Section 1/Block B/Lots 3A, 5B, 8AA, 11AA, 15AA, and), portion 428 (6.2 acres +/-). In addition, a portion of parcel 01 (approx. 2.7 +/- acres) shown on Tax Map 40. The aforementioned properties, listed in action #2, have been incorporated into Map 11-3 and 11-4 with a land use classification of Mixed Use; and

WHEREAS, the Salisbury Planning Commission conducted an advertised Public Hearing on July 20, 2016, to hear from opponents and proponents of the proposed amendments. At which time, no public comments were received, and the Salisbury Planning Commission unanimously voted to recommend approval of the proposed amendments to the Mayor and City Council; and

WHEREAS, the Salisbury City Council held an advertised Public Hearing on September 26, 2016, to hear from opponents and proponents of the proposed amendments. At which time, no public comments were received, and the Salisbury City Council reviewed and approved the amendments to the 2010 *City of Salisbury Comprehensive Plan*; and

NOW, THEREFORE, be it resolved by the City of Salisbury, Maryland, the 2010 *City of Salisbury Comprehensive Plan* has been amended to include the amendments as contained in this Resolution; and


AND BE IT FURTHER RESOLVED, this Resolution be affixed to and be made part of the 2010 *City of Salisbury Comprehensive Plan*;

THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury held on the 26th day of September, 2016, and is to become effective immediately upon adoption.

ATTEST:



Diane K. Carter, Assistant City Clerk



John R. Heath, City Council President

APPROVED BY ME THIS

27 day of SEPTEMBER, 2016.



Jacob R. Day, Mayor

Memorandum

To: Tom Stevenson, City Administrator

CC: Julia Glanz, Asst. City Administrator

From: Keith D. Hall, AICP
Salisbury – Wicomico County Dept. of Planning, Zoning, and Community Development

Date: September 21, 2016

Ref: September 26, 2016, City Council legislative meeting agenda item - 2010 *City of Salisbury Comprehensive Plan* – Corrective Measures

In accordance with applicable provisions of the Land Use Article, §3-204(c)(2) of the Maryland Annotated Code, the Salisbury-Wicomico County Department of Planning, Zoning, and Community Development request the Salisbury City Council to hold a Public Hearing and act on the following two (2) correction measures to the adopted 2010 *City of Salisbury Comprehensive Plan*:

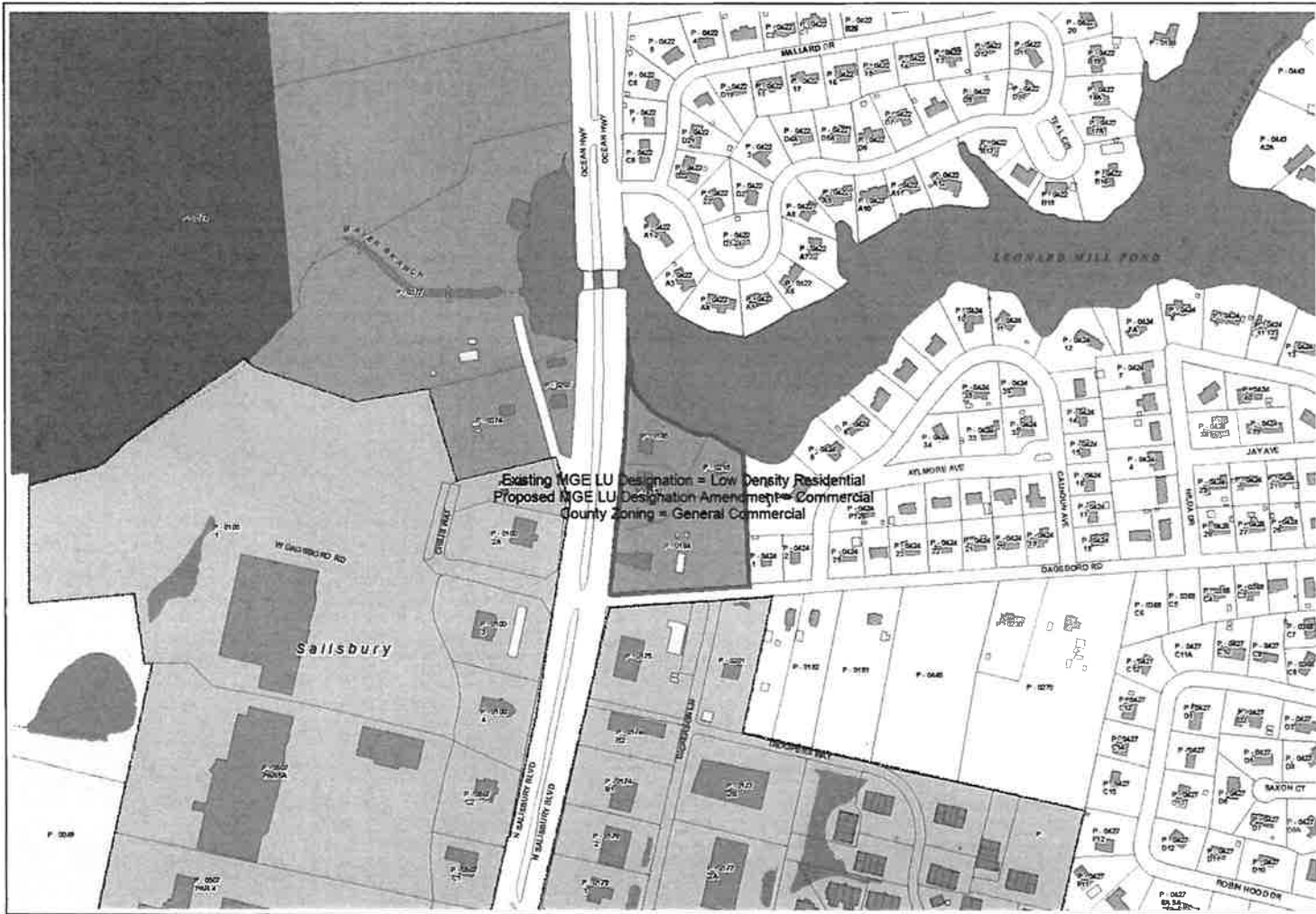
1. Correct land use designation on Map 11-3: Growth Area – Future Land Use Plan and Map 11-4: Salisbury & Growth Area Future Land Use Plan on four (4) parcels totaling approximately 5.081 acres of land from Low-Density Residential to Commercial. See **Attachment A**. The Wicomico County Zoning District for the aforementioned properties is General Commercial. The corrective measure will resolve the inconsistency between the proposed City Land Use (Maps 11-3 and 11-4) and County Zoning.
2. Corrective measure to incorporate an area of 55.47 acres located on the northeast quadrant of the U.S. Route 50 and Walston Switch Road intersection into the designated future growth area for the City of Salisbury. See **Attachment B**. The County Zoning District for the subject properties is Light Business and Institutional and the adopted 1998 *Wicomico County Comprehensive Plan* classifies the area of interest as Urban Corridor land use. To ensure consistency between the proposed growth area of the City of Salisbury and Wicomico County Zoning District designation, the subject properties are proposed to be included as a future area of annexation consideration on Map 11-3: Growth Area – Future Land Use Plan and Map 11-4: Salisbury & Growth Area Future Land Use Plan with a land use classification of Mixed Use. Consistent with the growth policies contained in the 2010 *City of Salisbury Comprehensive*, areas for future annexation consideration designated as Mixed Use are restricted to non-residential land uses.

The following procedural actions have occurred:

- May 19, 2016 – Salisbury Planning and Zoning Commission reviewed the proposed corrective measures and directed Planning Staff to submit amendments to the Maryland State Clearinghouse for Intergovernmental Assistance (Clearinghouse) and adjoining incorporated jurisdictions for review and comment.
- June 20, 2016 – Maryland Department of Planning determined the corrective measures were “appropriate and necessary in order to eliminate the existing inconsistencies between the Wicomico County Zoning Ordinance and the City of Salisbury’s 2010 Comprehensive Plan’s Growth Area – Future Land Use Plan (Map 11-3) and Salisbury Future Land Use and Growth Area Plan (Map 11-4).”
- July 20, 2016 – Salisbury Planning and Zoning Commission conducted an advertised Public Hearing to review the two (2) proposed corrective measures. Following the Public Hearing, and consideration of all comments received, the Planning Commission voted to recommend **Approval** to the Mayor and City Council.
- September 6, 2016 – Salisbury City Council reviewed and made a favorable recommendation to schedule a Public Hearing for September 26, 2016, to hear from opponents and proponents of the two (2) proposed corrective actions. In response to the request, Staff prepared and advertised a Public Hearing notice in the Daily Times 14-days in advance of the aforementioned legislative meeting (September 5 and 12, 2016). See **Attachment C**.

Please contact me if you should have any further questions regarding this request.

WICOMICO COUNTY ZONING MAP



100 ft

Attachment A

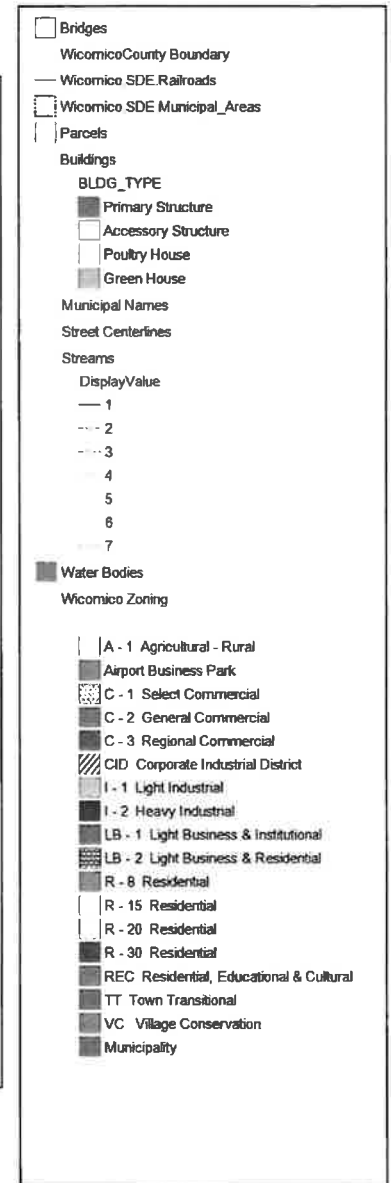
	Bridges
	Wicomico County Boundary
	Wicomico SDE Railroads
	Wicomico SDE Municipal Areas
	Parcels
Buildings	
BLDG_TYPE	
	Primary Structure
	Accessory Structure
	Poultry House
	Green House
Municipal Names	
Street Centerlines	
Streams	
DisplayValue	
	1
	2
	3
	4
	5
	6
	7
	Water Bodies
Wicomico Zoning	
	A - 1 Agricultural - Rural
	Airport Business Park
	C - 1 Select Commercial
	C - 2 General Commercial
	C - 3 Regional Commercial
	CID Corporate Industrial District
	I - 1 Light Industrial
	I - 2 Heavy Industrial
	LB - 1 Light Business & Institutional
	LB - 2 Light Business & Residential
	R - 8 Residential
	R - 15 Residential
	R - 20 Residential
	R - 30 Residential
	REC Residential, Educational & Cultural
	TT Town Transitional
	VC Village Conservation
	Municipality

WICOMICO COUNTY ZONING MAP



200 ft

Attachment B



THE DAILY TIMES

**Classified Ad Receipt
(For Info Only - NOT A BILL)**

Customer: WICOMICO CTY PLANNING & ZONING

Address: 125 N DIVISION ST
SALISBURY MD 21801
USA

Ad No.: 0001568511

Pymt Method: Invoice

Net Amt: \$478.40

Run Times: 2

No. of Affidavits: 0

Run Dates: 09/12/16, 09/19/16

Text of Ad:

**SALISBURY CITY COUNCIL
NOTICE OF PUBLIC HEARING
2010 CITY of SALISBURY COMPREHENSIVE PLAN
MAPS 11-3 (GROWTH AREA FUTURE LAND USE
PLAN) AND 11-4 (SALISBURY & GROWTH AREA
FUTURE LAND USE)
CORRECTIVE ACTIONS**

In accordance with applicable provisions of the Land Use Article, §3-204(c)(2) of the Maryland Annotated Code, the Salisbury City Council will review and act on the following two corrective actions to the adopted 2010 City of Salisbury Comprehensive Plan: 1) 4 parcels totaling approximately 5.081 acres of land situated in the Parsons Election District. The parcels are shown on County Tax Map #20, Parcels #153, 184, 185, and 215. The City Council will consider reclassifying the land use of the aforementioned properties from Low Density Residential to Commercial (Map 11-3 and 11-4); and 2) all or portions of 22 parcels totaling approximately 55.47 acres of land situated in the Parsons Election District. The parcels shown on Tax Map 39 include: 424; portion of 264 (4.4 acres +/-); 264 (Section 1/Block A/ Lots 1, 2, 3, 4, 5, 6, 7B, 11, 12C, 13, 14, 15, 16AA); 264 (Section 1/Block B/Lots 3A, 5B, 8AA, 11AA, 15AA, and), portion 428 (6.2 acres +/-). In addition, a portion of parcel 01 (approx. 2.7 +/- acres) shown on Tax Map 40. The City Council will consider including the aforementioned properties, listed in action #2, for inclusion into Map 11-3 and 11-4 with a land use classification of Mixed Use.

A map of the proposed corrections is available in the Planning Office.

A PUBLIC HEARING WILL BE HELD ON

Tuesday, September 26, 2016, at 6:00 P.M. in the Council Chambers, Room 301, Third Floor, Government Office Building, Route 50 and North Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any.

The City Council reserves the right to close a part of this meeting as authorized by Section 10-508(a) of the Maryland Annotated Code.

John R. Heath, City Council President

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