

# SALISBURY ZONING REWRITE

Phase 1 – Analysis and  
Recommendations



**PRESENTED TO:**  
Salisbury Planning Commission

OCTOBER 17, 2019



WITH JAKUBIAK AND ASSOCIATES, INC.



# Today's Presentation

- **Team Introduction**
- **Purpose and Goals**
- **Scope of Phase 1**
- **Schedule**
- **Advisory Committee**
- **Next Steps**

# Meet the Team



**Allysha Lorber,**  
PLA, AICP

Project Manger



**Chris Jakubiak,** AICP

Zoning Expert



**Angie Hernandez,**  
AICP

Urban Planner  
Researcher  
Stakeholder Engagement



**Sarah Diehl,** MCRP

Urban Designer  
Researcher  
GIS Mapping

# Purpose and Goals

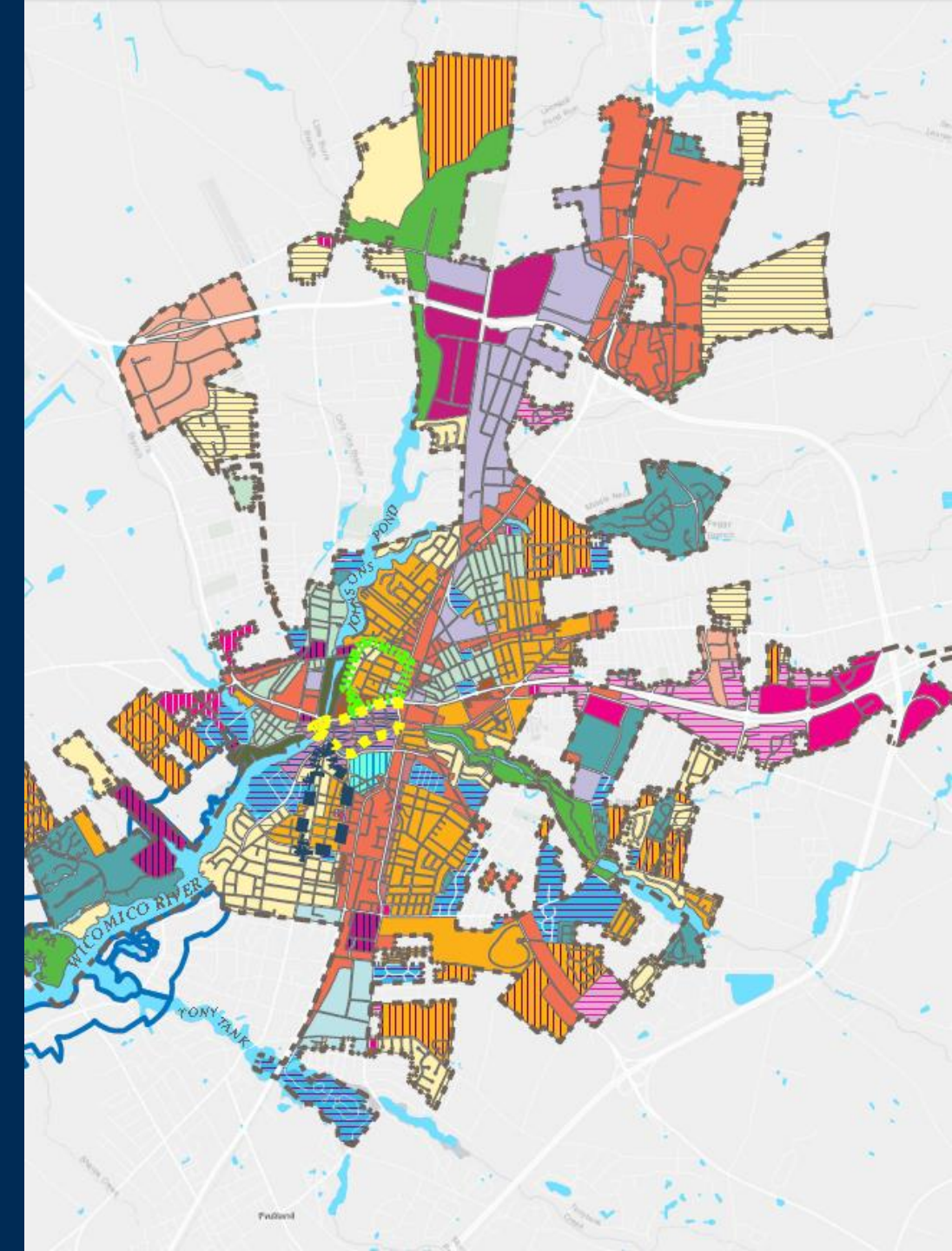
## Why do we need new Zoning?

### What's wrong with the current zoning?

- Outdated
- Cumbersome
- Lacking the Tools to Achieve the Vision and Higher Quality Development

### What can new zoning accomplish?

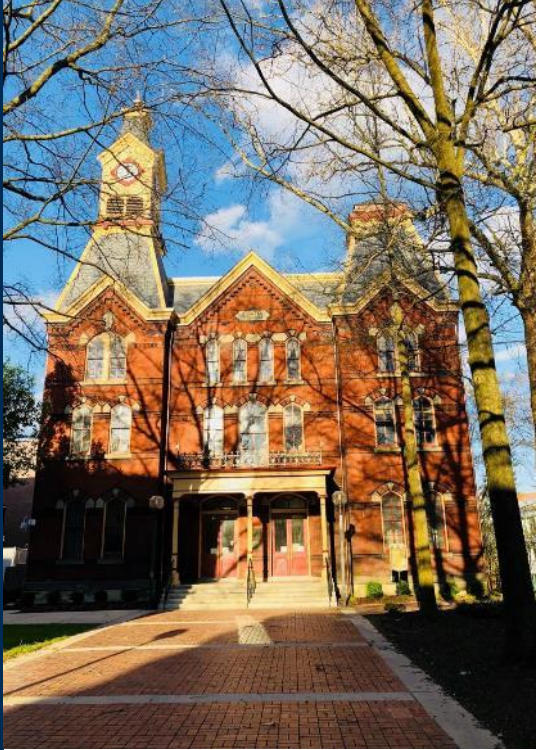
- Incorporate new area Master Plans
- Increase Flexibility
- Strengthen Environmental Sustainability
- Strengthen Design Standards
- Simplified and More User-Friendly





# Phase 1 – Develop Zoning Recommendations





# Advisory Committee

Appointed by Mayor and City Council

## Members may include:

- Residents
- Planning Commission Representatives
- Board of Zoning Appeals Representatives
- Salisbury Historic District Commission
- Salisbury University
- Peninsula Regional Health System
- Developers

Targeting 7-10 Members



# Public Engagement

## Phase 1 Public Engagement:

- Project Website
- Public Opinion Survey
- Pop Up Events

## Phase 2 Public Engagement:

- Project Website
- Public Opinion Survey
- Pop Up Events
- Community Meetings
- Public Hearing



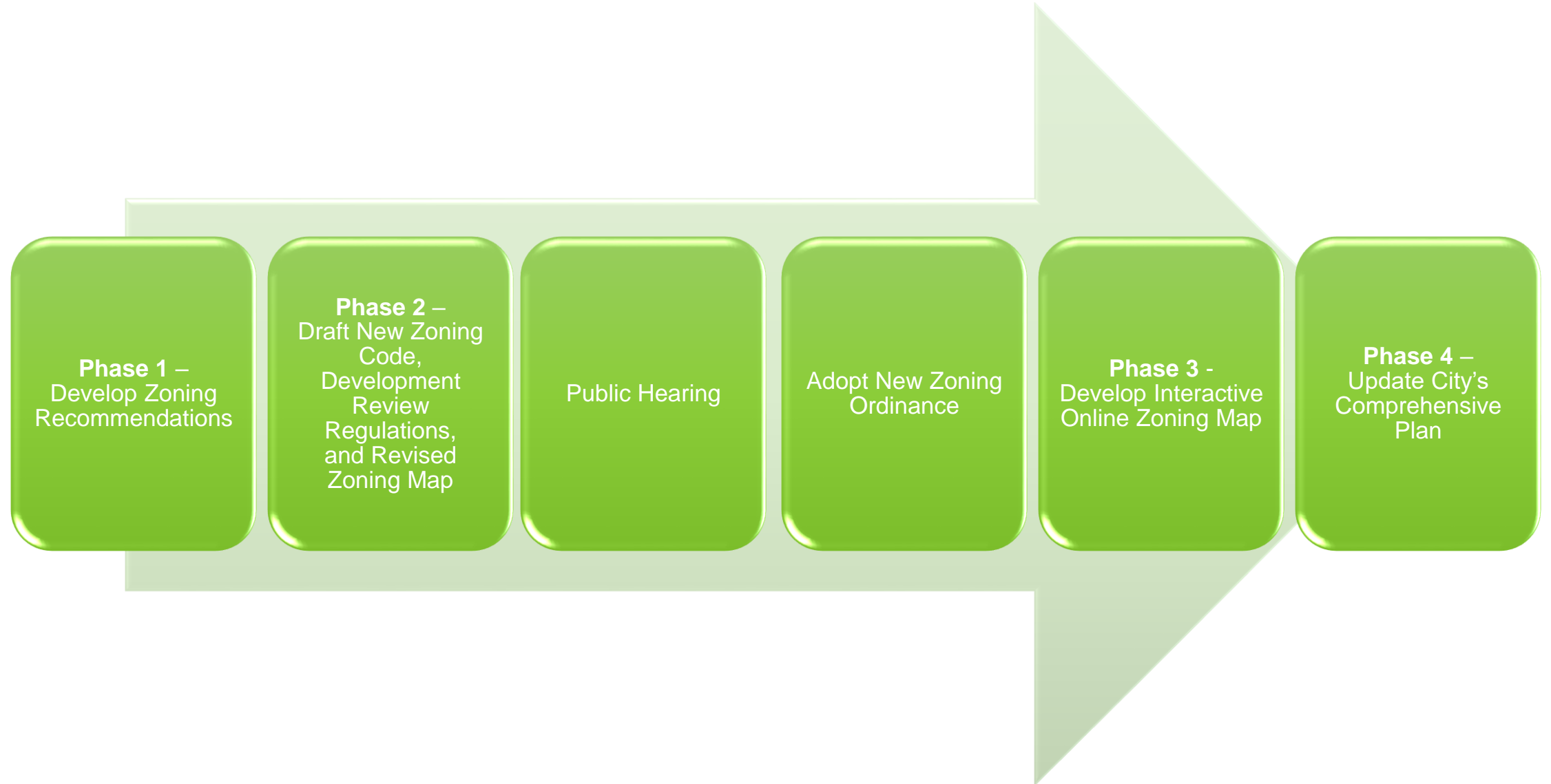


# Schedule of Phase 1

Tasks	2019			2020				
	Oct	Nov	Dec	Jan	Feb	March	April	May
<b>Kick Off</b> <ul style="list-style-type: none"> <li>Meet with Planning Commission</li> <li>Collect and Review Resources</li> <li>Establish Advisory Committee</li> </ul>	★							
<b>Current Plan and Zoning Assessment</b> <ul style="list-style-type: none"> <li>Identify Inconsistencies and Conflicts</li> <li>Identify Overlap and Redundancies</li> <li>Advisory Committee Visioning Meeting</li> <li>Create Project Website</li> </ul>		★						
<b>Best Practices Analysis</b> <ul style="list-style-type: none"> <li>Comparison to Similar Jurisdictions</li> <li>Identify Innovative Zoning Practices</li> <li>Public Opinion Survey</li> <li>Pop Up Community Meetings</li> </ul>								
<b>Develop Recommendations</b> <ul style="list-style-type: none"> <li>Zone Consolidation</li> <li>New Zoning Categories</li> <li>Form Based Codes</li> <li>Environmental Considerations</li> </ul>				★				
<b>Prepare Phase 1 Report</b> <ul style="list-style-type: none"> <li>Summarize Recommendations and Next Steps</li> <li>Draft for Advisory Committee Review</li> <li>Draft for Planning Commissioners Review</li> <li>Final for Mayor and City Council Review</li> </ul>						★ ★		

- ★ Planning Commission Meeting
- ★ Advisory Committee Meeting
- ★ Mayor and City Council Meeting

# Next Steps





**QUESTIONS?**



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