

March 18, 2021
Salisbury-Wicomico County Planning and Zoning
Commission
Procedures Overview and Participant Listing

1. Planning Commissioners and Staff log on to Zoom Meeting. Please connect at least 10 minutes prior to meeting start time. Developer representatives / applicants connect 5 – 10 minutes prior to start of meeting.

Join Zoom Meeting

<https://zoom.us/j/91292007153?pwd=d2RPSlhmb1Z4RUVEbm44cVZEdEpFdz09>

Meeting ID: 912 9200 7153

Passcode: 8WbWTz

One tap mobile

+13017158592,,91292007153#,,,,*554792# US (Washington D.C)

+16465588656,,91292007153#,,,,*554792# US (New York)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 646 558 8656 US (New York)

Meeting ID: 912 9200 7153

Passcode: 554792

Find your local number: <https://zoom.us/j/91292007153?pwd=d2RPSlhmb1Z4RUVEbm44cVZEdEpFdz09>

2. At 1:30 PM Mr. Soper will notify Chairman Dashiell the meeting is being recorded;
3. Chairman Dashiell will request Mr. Hall to conduct a roll call:
 - a. Commissioners; and
 - b. Staff
4. Mr. Hall will announce a quorum has been achieved and state name(s) of member unable to participate (if any);
5. Chairman Dashiell opening remarks;
6. Chairman Dashiell will request Mr. Hall to provide a brief overview about procedure and tips for conducting a virtual meeting:
 - a. At this time, participants and public please mute audio and turn off video until ready or requested to speak;
 - b. If listening via phone and watching via video, mute computer audio;
 - c. If joining via Zoom video, enter your name when prompted;
 - d. Pause for a few seconds after a person has completed speaking and then proceed with comment;
 - e. Individual roll call votes on each of the 6 cases on the agenda; and
 - f. If necessary, Staff may request speaker to restate or confirm name and / or comment.
7. Proceed with meeting agenda.

- 1) Chairman Dashiell will inquire if the applicant and / or representatives are on the meeting.
- 2) Chairman Dashiell will ask Staff to present agenda item.
- 3) Staff states name and proceeds with presentation.
- 4) Chairman Dashiell will ask representatives if they have anything to add.
- 5) Chairman Dashiell will ask Mr. Hall to conduct a roll call for Commissioner comments / questions to representatives or Staff.
- 6) Chairman Dashiell will ask if any public comments.
- 7) Chairman Dashiell will ask for a motion and second.
- 8) Chairman Dashiell will ask Mr. Hall to conduct a roll call vote of Commissioners.
- 9) Chairman Dashiell will announce the action.

Roll call votes will go down the table starting with Dr. McNaughton through Jack Heath and ending with Chairman Dashiell.

Applicants (Chairman)

- 1) **Coventry Plaza – Comprehensive Development Plan Sign Approval**
 - Scott Ross – Coventry Plaza LLC
- 2) **Rite Aid – Revised Sign Plan Approval**
 - Chris Santuso – Integrated Image; and
 - Alan Freeman – Integrated Image
- 3) **Tidal Health at Woodbrooke – Revised Sign Plan Approval**
 - Andrea Guzman – TakeForm
- 4) **Gary Breeding Ag. Easement Application #1 – 150.49 acres**
 - Gary Breeding
- 5) **Gary Breeding Ag. Easement Application #2 – 58.84 acres**
 - Gary Breeding
- 6) **Harold Scrimgeour Ag. Easement Application – 108.44 acres**
 - Harold Scrimgeour
- 7) **Proposed 7-11 at Lake Street and U.S. Route 50 (UPDATE ONLY)**
 - Jeffrey Harman – Becker Morgan
 - William Owen – PennTex Ventures

If anyone encounters a problem, contact Keith Hall via cell at 410.603.5583.



Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 203 & 201
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX: 410-548-4955



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR
ACTING MAYOR

JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

MARCH 18, 2021

VIDEO CONFERENCE DUE TO COVID-19 SEE BELOW FOR DETAILS

1:30 P.M. Convene, Chip Dashiell, Chairman

Minutes – Meeting of January 21, 2021

1:35 P.M. COMPREHENSIVE DEVELOPMENT PLAN SIGN APPROVAL – Coventry Plaza
– Scott Ross for Coventry Plaza, LLC - 1495 Still Meadow Blvd. – Planned Residential District #7 – The Villages at Aydelotte Farm - #202100208 – M-0029, G-0006, P-0534, Lot-Par. D (H. Eure)

REVISED SIGN PLAN APPROVAL – Rite Aid – Integrated Image for Rite Aid Pharmacy - 1316 Mt. Hermon Road – Planned Residential District # 11 – Village at Salisbury Lake - #202100096 – M-0121, G-0021, P-2581, Lot Pad 8 (H. Eure)

REVISED SIGN PLAN APPROVAL – TidalHealth at Woodbrooke – Takeform for TidalHealth - 1640 Woodbrooke Drive. – Light Business and Institutional Zoning District - #202001221 – M-0110, G-0021, P-2447, Lot 2 (H. Eure)

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – Gary Breeding #1 – Pocomoke Road – 150.49 acres - M-0058, G-0017, P-0110 (G. Smith)

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – Gary Breeding #2 – Pocomoke Road – 58.84 acres - M-0058, G-0023, P-0111 (G. Smith)

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – Scrimgeour’s Farm All, LLC – Pittsville Road – 108.44 acres - M-0031, G-006, P-0139, (G. Smith)

PROPOSED 7-ELEVEN – Lake Street and MD Rte. 50 - Update – no action required

RECOGNITION OF MS. GLORIA J. SMITH’S RETIREMENT

In response to the COVID-19 crisis and in an effort to promote the healthy, safety, and general welfare of the public, the March 18, 2021, meeting of the Salisbury-Wicomico County Planning and Zoning Commission will be conducted via video conference. Interested parties can participate by joining the meeting via phone and / or video by using the following meeting information:

Join Zoom Meeting

<https://zoom.us/j/91292007153?pwd=d2RPSlhmb1Z4RUVEbm44cVZEdEpFdz09>

Meeting ID: 912 9200 7153

Passcode: 8WbWTz

One tap mobile

+13017158592,,91292007153#,,,,*554792# US (Washington D.C)

+16465588656,,91292007153#,,,,*554792# US (New York)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 646 558 8656 US (New York)

Meeting ID: 912 9200 7153

Passcode: 554792

Find your local number: <https://zoom.us/u/a7QWFkwZw>

If using this option, please call in prior to the 1:30 P.M. start of the meeting and place your phone on mute.

* * * * *



City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 201 & 203
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX: 410-548-4955



JACOB R. DAY
MAYOR

JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JULIA GLANZ
CITY ADMINISTRATOR
ACTING MAYOR

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission met in regular session on January 21, 2021, via Zoom video conference, with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Dr. James McNaughton
Scott Rogers
Mandel Copeland
Jim Thomas
Jack Heath

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Brian Wilkins, City of Salisbury, DID
Anne Roane, City of Salisbury, DID
Keith D. Hall, AICP, Deputy Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Brian Soper, Planning Manager, PZCD
Melissa Cassimore, Recording Secretary, PZCD

The meeting was called to order at 1:30 p.m. by Mr. Dashiell, Chairman.

Mr. Hall conducted a roll call of Commission members participating on the video conference, as well as City and County staff. Mr. Hall announced a quorum of Commissioners was achieved for the meeting.

Chairman Dashiell announced in response to the COVID-19 crisis and in an effort to promote the health, safety, and general welfare of the public this meeting is being conducted via video conference. He proceeded with thanking County and City Staff for assisting with making the video conference possible. Also, Chairman Dashiell welcomed the public that may be joining the meeting.

He stated none of the matters before the Commission are public hearings, but the public will be given an opportunity to speak on each item being presented.

Chairman Dashiell requested Mr. Hall to provide a brief overview of procedures and tips for conducting a video conference meeting. Mr. Hall presented the house keeping procedures, which included participants and applicants to mute audio and turn off video until ready or requested to speak, mute computer audio when listening via phone, write your name when prompted if joining via Zoom video, individual roll call for Commissioner comments and votes on items, and Staff may request for a person to restate or confirm name and comment. With no questions, Mr. Hall turned the meeting over to Chairman Dashiell.

MINUTES: The minutes from the December 17th meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the minutes from the December 17, 2020 meeting were **APPROVED** as submitted.

PALEO CHANNEL/WELLHEAD PROTECTION SITE PLAN APPROVAL - Hertrich Salisbury Body Shop – Hertrich Properties XXII, LLC - 500 E. Naylor Mill Road – General Commercial Zoning District - #20-029 – M-0101, P-5461 (B. Wilkins)

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates and Mr. Al Guckes of Hertrich were on the video conference. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins presented the Staff Report and stated the applicant is proposing a motor vehicle body repair shop utilizing a portion of the existing space with a new 517 sq.ft. building addition and a 729 sq.ft. canopy area for vehicle drop-off. Since this redevelopment occurs within the Paleochannel and Wellhead Protection area, a Comprehensive Development Plan is required. The applicant has submitted for, and received approval for a Stormwater Management Waiver for this redevelopment as the total disturbed area is less than 5,000 sq.ft.

Staff recommends approval for the Paleo Channel / Wellhead Protection Site Plan as submitted, with the following three conditions:

1. The site shall be developed in accordance with the approved Site Plan and all requirements of the Salisbury Municipal Code. Minor adjustments may be approved by the Department of Infrastructure & Development (“DID”);
2. Approval of the Salisbury Fire Marshal; and
3. Forest Conservation shall be subject to review and approval by the Wicomico County Planning & Zoning Department if required.

Chairman Dashiell thanked Mr. Wilkins for his report and asked if Mr. Parker had any additional comments in regards to the presentation.

Mr. Parker stated Mr. Guckes would like to discuss the plan for the building.

Mr. Guckes discussed the environmental progress of auto body and paint shops over the last 20 years. Mr. Guckes stated the paint mix and paint rooms are self-contained with an eight-inch curb around them to catch any spills.

Chairman Dashiell thanked Mr. Guckes and asked if Mr. Parker had any additional comments.

Mr. Parker stated some of the site modifications include access doors to allow vehicles into the different cells, closing in the loading dock at the rear of the building, changes to the curbing to provide a better traffic flow around the building, lighting head changes and installation of additional poles in conformance with the City Zoning Code.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments to applicants or Staff.

Dr. McNaughton confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Thomas asked if the Stormwater Management issues have been addressed.

Mr. Parker stated since the total disturbed area is less than 5,000 sq.ft. the Stormwater Management is deemed inconsequential. Mr. Parker stated the waiver has been granted and the plan has been approved by DID.

Mr. Wilkins stated improvements are cumulatively tracked; therefore, future disturbances that cumulatively exceed 5,000 sq.ft. would require changes to the Stormwater Management.

Mr. Copeland confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton and carried unanimously, the Commission approved the Paleo Channel / Wellhead Protection Site Plan subject to the three proposed conditions presented in the Staff report.

Chairman Dashiell stated the motion was approved.

REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Lemek Slower Lower LLC for Panera Bread/PVT I LLC – 2835 N. Salisbury Blvd. - General Commercial Zoning District - #202001219 - M-0020; G-0024; P-0215 (H. Eure)

Chairman Dashiell confirmed Mr. Ken Sisk of Lemek Slower Lower, LLC, Mr. Ed Smart of Smart Design and Mr. Ted Hastings of Penny Design Group were on the video conference. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant is requesting modifications to the building's elevation, footprint, and sign plan. The proposed modifications to the building's elevations and footprint consist primarily of material and color changes that coincide with newer corporate standards. The building's footprint has been reduced to compensate for the additional landscaping and outdoor seating. The proposed modifications to the sign plan include changes to the drive-thru wall sign, the directional signs and the addition of two rapid pick-up signs.

Staff recommends approval for the Revised Comprehensive Development Plan for Panera Bread as submitted.

Chairman Dashiell asked Mr. Sisk if there is anything he would like to add.

Mr. Sisk stated the changes are in response to the pandemic and to adjust the building efficiency by providing additional patio seating and a rapid pick-up area.

Chairman Dashiell asked Mr. Smart and Mr. Hastings if they have anything to add.

Mr. Smart stated Mr. Eure did a fine job explaining the changes.

Mr. Hastings stated Mr. Sisk did a fine job explaining the changes are due to COVID.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton and carried unanimously, the Commission approved the Revised Comprehensive Development Plan for Panera Bread/PVT I LLC as submitted.

Chairman Dashiell stated the motion was approved.

REVISED SIGN PLAN APPROVAL – Virginia Square Shopping Center – Phillips Signs for Opportunity Street, LLC - 1517 N. Salisbury Blvd. – General Commercial Zoning District - #202001214 – M-0105; G-0003; P-0352 (H. Eure)

Chairman Dashiell confirmed Chris Gilkerson of Gillis Gilkerson was on the video conference. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant and owners are proposing to add various shades of blue to the existing color palette for a new tenant, while also requesting permission to allow unlimited sign colors as long as landlord approval has been given. Additionally, the style of the awning for the new tenant has been changed to direct water away from the building.

Staff recommends approval of the owner's request for an unlimited palette for the shopping center's sign colors, as well as the updated awning style, with the condition that any newly installed or replacement awnings be consistent with the new style.

Chairman Dashiell asked Mr. Gilkerson if there is anything he would like to add.

Mr. Gilkerson confirmed no comments.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell asked if the unlimited color palette was granted in previous cases.

Mr. Eure stated this would be the first or second instance for granting an unlimited color palette. In addition, Mr. Eure stated shopping centers constructed prior to 1983 are not required to have a Comprehensive Development Plan and may have unlimited sign colors.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Heath and carried unanimously, the Commission approved an unlimited color palette and updated awning style with condition any new awnings be consistent with the new style for the Virginia Square Shopping Center.

Chairman Dashiell stated the motion was approved.

REVISED SIGN PLAN APPROVAL – TidalHealth at Woodbrooke – Takeform for TidalHealth - 1640 Woodbrooke Drive. – Light Business and Institutional Zoning District - #202001221 – M-0110; G-0021; P-2447 Lot 2 & 9 (H. Eure)

Chairman Dashiell confirmed Andrea Guzman of Takeform for TidalHealth was on the video conference. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the request is to install an identification sign at the entrance to the site and a directional sign for Building H near the roundabout on Woodbrooke Drive. The identification sign for Building 9 is proposed to have a setback of 15 ft. from Woodbrooke Drive. The directional sign for Building H is proposed to be placed on Lot 2 near the roundabout and will

maintain the same style and size as the existing Building H and the proposed Building 9 sign with a 15 ft. setback.

Staff recommends approval of the identification sign for Building 9 as amended. Staff would support a sign with the proposed 8 ft. setback, provided that it is reduced in size to 12.25 sq. ft., which is the same size as other identification signs in Woodbrooke that are closer to the road. As for the directional sign proposed for Lot 2, Staff must unfortunately recommend denial as submitted. The proposed sign is approximately 12 times larger than allowed by the Zoning Code. While Staff understands the necessity of having clients/patients find access to Building H with relative ease, the proposed sign seems excessive. A smaller alternative sign would be sufficient.

Chairman Dashiell thanked Mr. Eure for his report.

Chairman Dashiell asked Ms. Guzman if there is anything she would like to add.

Ms. Guzman stated the origin of the directional sign was out of patient need of wayfinding for the building and safety.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton questioned Staff why the sign needed to be identical to the other signs in Woodbrooke.

Mr. Eure stated the proposed sign is 12 times larger than allowed by the Zoning Code and a smaller alternative sign would be sufficient.

After a brief discussion amongst Commissioners, Staff and Ms. Guzman, Chairman Dashiell suggested Ms. Guzman and Staff to work on a suitable sign that is within the Zoning Code requirements and meets the needs of the patients.

Chairman Dashiell requested Mr. Hall to continue the roll call of Commissioners for questions and comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Heath suggested consideration be given to future development in Woodbrooke.

Chairman Dashiell clarified with Ms. Guzman the identification sign for Building 9 has a 15 ft. setback.

Ms. Guzman confirmed.

Chairman Dashiell stated the directional sign would not be considered at this meeting.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and carried unanimously by participating members, the Commission approved the size and location of the identification sign for Building 9 with a setback of 15 ft. at Woodbrooke.

Chairman Dashiell stated the motion was approved.

REVISED SIGN PLAN APPROVAL – Lotus Plaza Shopping Center – Cockey, Brennan & Maloney, P.C. for Lotus Plaza, LLC - 2420 N. Salisbury Blvd. – General Commercial Zoning District - #202001216 – M-0029; G-0011; P-0164 (H. Eure)

Chairman Dashiell confirmed Mr. Michael Sullivan of Cockey, Brennan & Maloney, P.C., Heather Morrison of Fisher Architecture, and Chris Adamopoulos were on the video conference. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant is requesting to erect a new freestanding sign for the Lotus Plaza Shopping Center. The revised sign is projected to be 30 ft. in overall height with an overall size of 222.54 sq. ft. The Lotus Plaza label will remain 17.94 sq. ft. with a 204.6 sq. ft. face. The sign's setback will be reduced slightly by the new cap proposed for the top of the sign, but it will still be compliant with the required 15 ft. setback, as it is currently approximately 23 ft. from the highway. In addition, the pylon sign tenant panels are also proposed to be changed from the existing red letters on a yellow background to the approved building sign colors (red, blue, green, black and white) on a white background.

Staff recommends approval for the proposed Sign Plan as submitted, with the following condition:

1. All flags, temporary signs and banners shall be prohibited, unless first approved by the Planning Commission as part of a Revised Sign Plan.

Chairman Dashiell asked Mr. Sullivan if there is anything he would like to add.

Mr. Sullivan stated they plan to address changing the wall signage at next month's Planning Commission meeting. Mr. Sullivan asked if Ms. Morrison had anything she would like to add.

Ms. Morrison confirmed no comment.

Mr. Adamopoulos stated he will contact the tenants and the banners will be removed.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Heath clarified with Staff that two signs are permitted on this property due to the two entrances.

Mr. Eure confirmed two signs are permitted.

After a brief discussion regarding the size and placement of two signs on this property, Mr. Hall continued the roll call of Commissioner questions and comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and carried unanimously, the Commission approved the Revised Sign Plan for Lotus Plaza subject to the condition as presented in the Staff report.

Chairman Dashiell stated the motion was approved.

STAFF COMMENTS:

Chairman Dashiell stated he looks forward to meeting again in person to move the business of the City and County forward and thanked Staff for making the video conference possible. Chairman Dashiell asked if anyone had any comments prior to adjournment.

Ms. Roane stated no updates at this time.

Mr. Hall thanked the Information Technology ("IT") Department in addition to City and County Staff for making the virtual meetings possible. Mr. Hall stated the County Staff will begin sending out notification letters to all applicants via USPS mail to ensure an applicant has the meeting information prior to the meeting.

Mr. Thomas thanked Staff for the work with the IT Department for making the Zoom meetings possible. Mr. Thomas stated the video calls are helpful with screen sharing regarding case material.

Chairman Dashiell agreed with Mr. Thomas.

The next Commission meeting will be on February 18th.

There being no further business, the Commission meeting was adjourned at 2:47 p.m. by a motion from Mr. Rogers and seconded by Mr. Thomas, and duly carried by participating members.

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

Charles "Chip" Dashiell, Chairman

Lori A. Carter, Director

Melissa Cassimore, Recording Secretary



Infrastructure and Development Staff Report

March 18, 2021

I. BACKGROUND INFORMATION:

Project Name: Coventry Plaza

Applicant/Owner: Scott Ross for Coventry Plaza LLC

Infrastructure and Development Case No.: 202100208

Nature of Request: Comprehensive Development Plan Sign Approval

Location of Property: 1495 Still Meadow Blvd.

Map: 0029; Parcel: 0534; Lot: Par. D

Existing Zoning: Planned Residential District #7 – The Villages at Aydelotte Farm

II. SUMMARY OF REQUEST:

The applicant has submitted a Sign Plan for the Coventry Plaza Shopping Center for the Planning Commission's review and approval. (**Attachments 1 & 2**)

III. DISCUSSION:

The applicant proposes to provide the shopping center with wall signs and a freestanding sign for tenant identification. The shopping center is currently under construction.

IV. APPROVAL HISTORY:

The Villages at Aydelotte Farm (PRD #7) has an extensive history, dating back to October 1993. The most recent approvals include a Preliminary Comprehensive Development Plan for The Villas at Aydelotte in January of 2019, Coventry Square Apartments Sign Plan in November of 2019, and the Comprehensive Development Plan Approval of this shopping center on February 20, 2020.

V. SIGN PLAN:

A. Building Elevations

The center tenant space is proposed to be provided with a 54" x 150" (56.25 sq. ft.) cabinet wall sign, while the remaining tenant spaces will have 3' x 10' (30 sq. ft.) signs. All signs will be internally illuminated, and consist of aluminum construction with acrylic faces and vinyl



graphics. The applicant is requesting unlimited colors, in order to streamline the approval process. **(Attachments 3 & 4)**

B. Freestanding Sign

A freestanding monument sign is proposed to be located along Beaglin Park Drive. The sign will consist of a 2 ft. tall stone base, with a 15' x 8' (120 sq. ft.) sign surface area. The sign will include a 3' x 8' (24 sq. ft.) "Coventry Square Plaza" identification panel, while the remainder of the sign (96 sq. ft.) will advertise individual tenants. The shopping center identification panel will consist of green and black letters on a white background, while future tenants are proposed to have unlimited colors on a white background. The sign will be capped with an 8 ft. wide decorative feature that is silver in color, and ranges from 7-inches to 18-inches in height. **(Attachments 5 & 6)**

VI. PLANNING CONCERNS

Staff has a slight concern with the building's wall signage as proposed. Although Staff does not object to an unlimited color palette for this small shopping center, it is felt that there should be some uniformity in both the wall signs and the freestanding sign. This can be accomplished by having a white background for the wall signs, as is proposed for the freestanding sign.

VII. RECOMMENDATION

Staff recommends approval for the Coventry Square Plaza sign plan, with the following condition:

1. Lettering and graphics shall consist of landlord approved colors on a white background for both wall and freestanding signs.

Scott Ross Director of Construction and Development
954-567-5161
SR@skymarkinvest.com
Coventry Plaza LLC
1400 E. Oakland Park Blvd, Suite 103
Ft. Lauderdale, Florida 33334
954-567-5161 x29
SR@skymarkinvest.com
2/23/2021

Dear City of Salisbury Planning and Zoning Commission:

Skymark Real Estate Investments has been building and developing in the Salisbury area for over 20 years. During our time in Salisbury, we have built and developed the Millpond Apartments and Commercial Plaza, The Addison Apartments, and The Coventry Square Apartments. We also have been the land owners/developers of Spring Village, Hunter's Crest, and the land where The Hampton Inn and Bob Evans are located.

We are currently under construction for our newest plaza, The Coventry Square Plaza located on the corner of Beaglin Park and Still Meadow. The Plaza will have 2 separate buildings totaling over 8600 square feet. During our design process, the monument sign was one of our most important areas of this build. We wanted to make sure that our tenants were given the most exposure possible to bring customers to their store fronts. We feel that with the sign standing 15' Tall and 8' wide will allow drivers to see the sign in great clarity while also keeping the sign small enough to not block the view of the buildings.

We are offering a large variety of colors for our tenants (as seen on the attached color chart) for their signage on the monument sign as well as the storefront signs to make sure we are able to match any existing logo that our tenants may have. As we lease the units, we will have an internal approval process for each of the signs at the Coventry Square Plaza to make sure we keep the site looking clean and professional. The sign will consist of a base with a stone that matches the building, with a white background with black dividers separating each of the stores logo/names. As seen on the elevation drawing, we have also created a modern design feature on the top of the sign as well.

We thank you for your time and effort put forth in the review of our proposed signage for the Coventry Square Plaza.

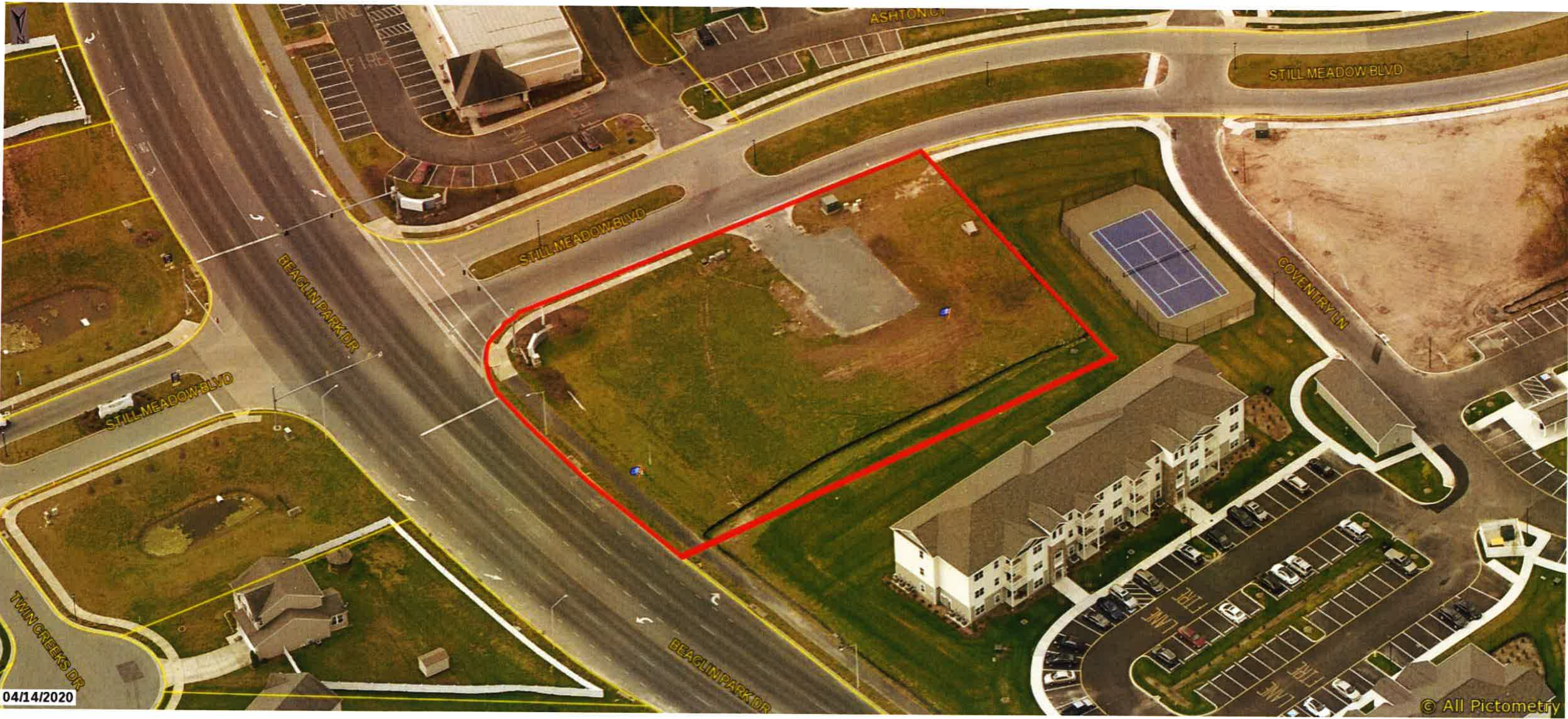
Sincerely,



Director of Construction and Development
954-567-5161
SR@skymarkinvest.com
Coventry Plaza LLC

Enclosure: Color Chart

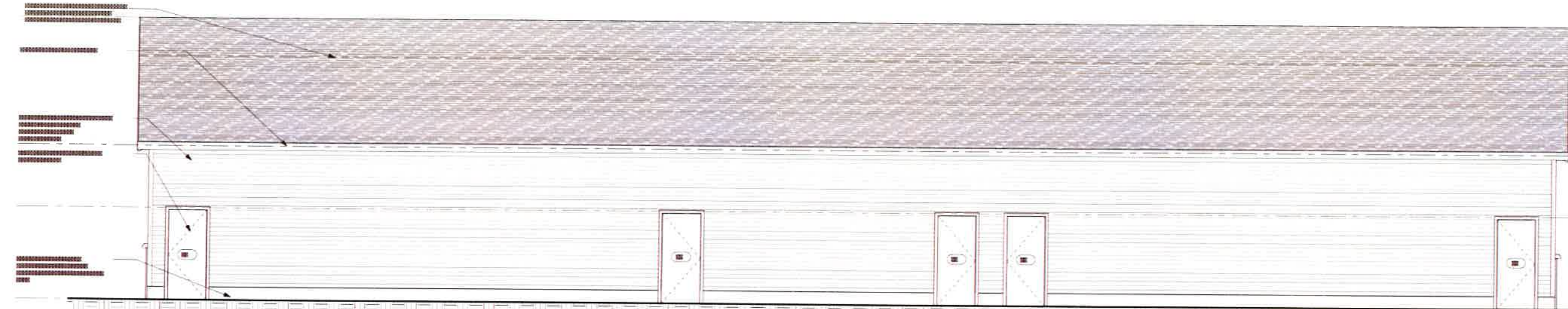
Attachment 1



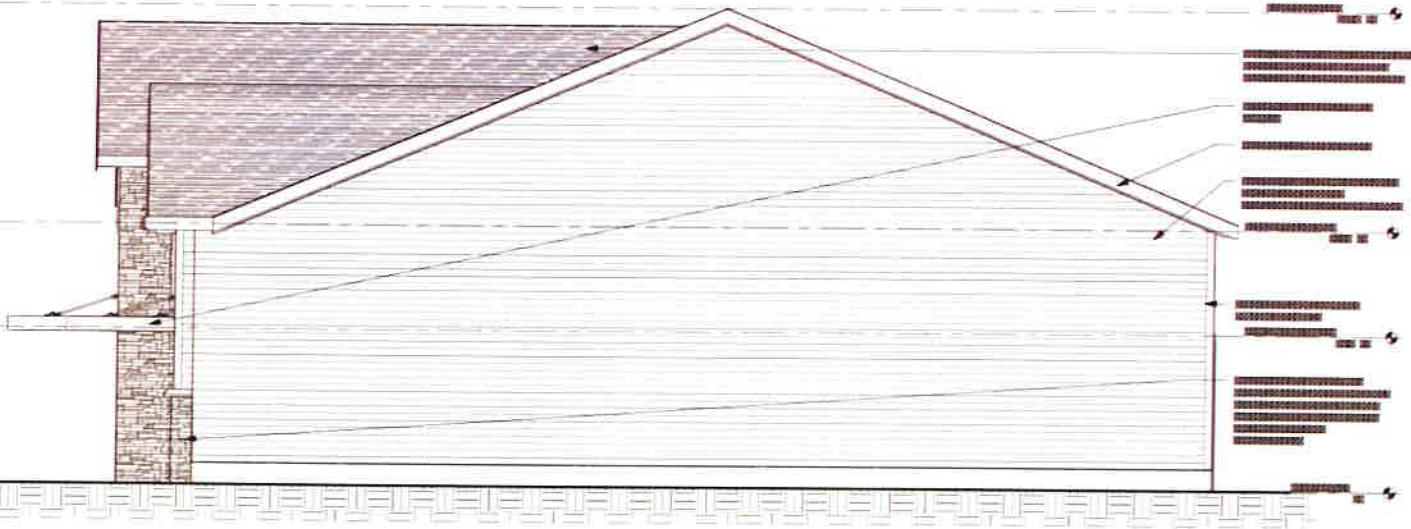
04/14/2020

© All Pictometry





8



sign cabinet
3' x 10'

sign cabinet
3' x 10'

sign cabinet
54" x 150"

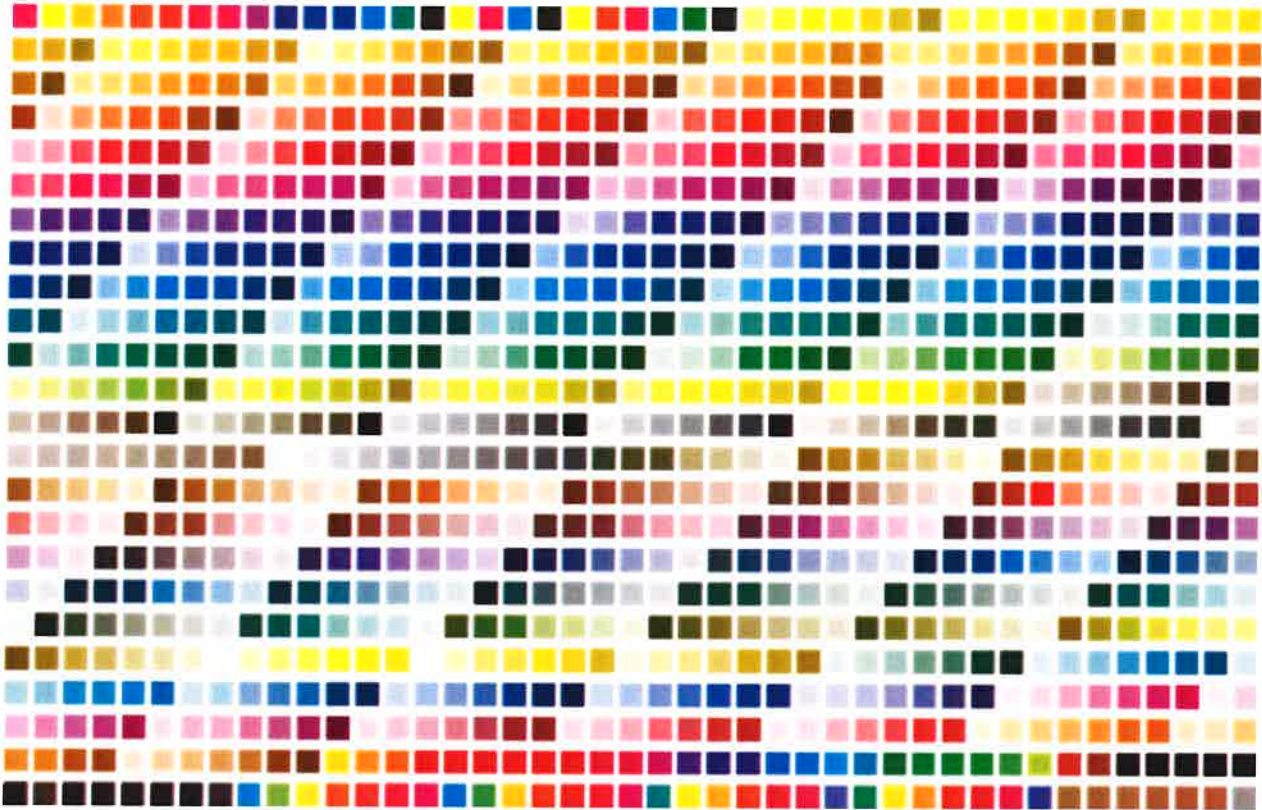
sign cabinet
3' x 10'

sign cabinet
3' x 10'

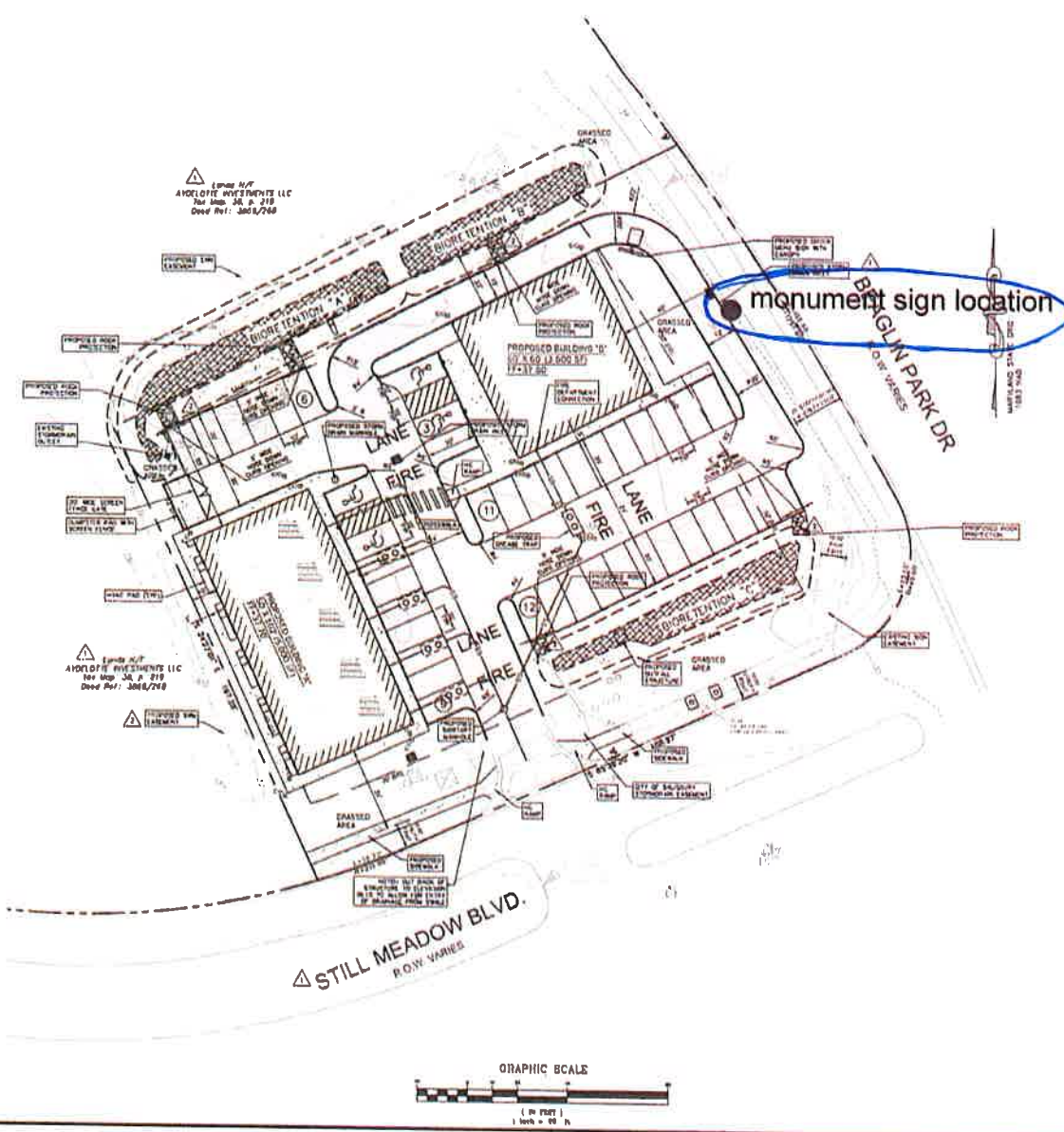


Standard single sided wall signs - All aluminum construction
Internally Illuminated - Acrylic faces - Vinyl graphics

CC: Henry Eure. City of Salisbury, MD



10/20/2016 10:45 AM (10/20/2016 10:45 AM) 10/20/2016 10:45 AM



△ Easement
 AVORLOVE INVESTMENTS LLC
 Tax Map: 30, P. 219
 Deed Ref: 308/268

△ Easement
 AVORLOVE INVESTMENTS LLC
 Tax Map: 30, P. 219
 Deed Ref: 308/268

△ STILL MEADOW BLVD.
 P.O.W. VARIES

monument sign location



1. ALL INFORMATION IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE DATA. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

NO.	DATE	DESCRIPTION
1	10/20/2016	PRELIMINARY DESIGN
2	10/20/2016	REVISED DESIGN
3	10/20/2016	REVISED DESIGN

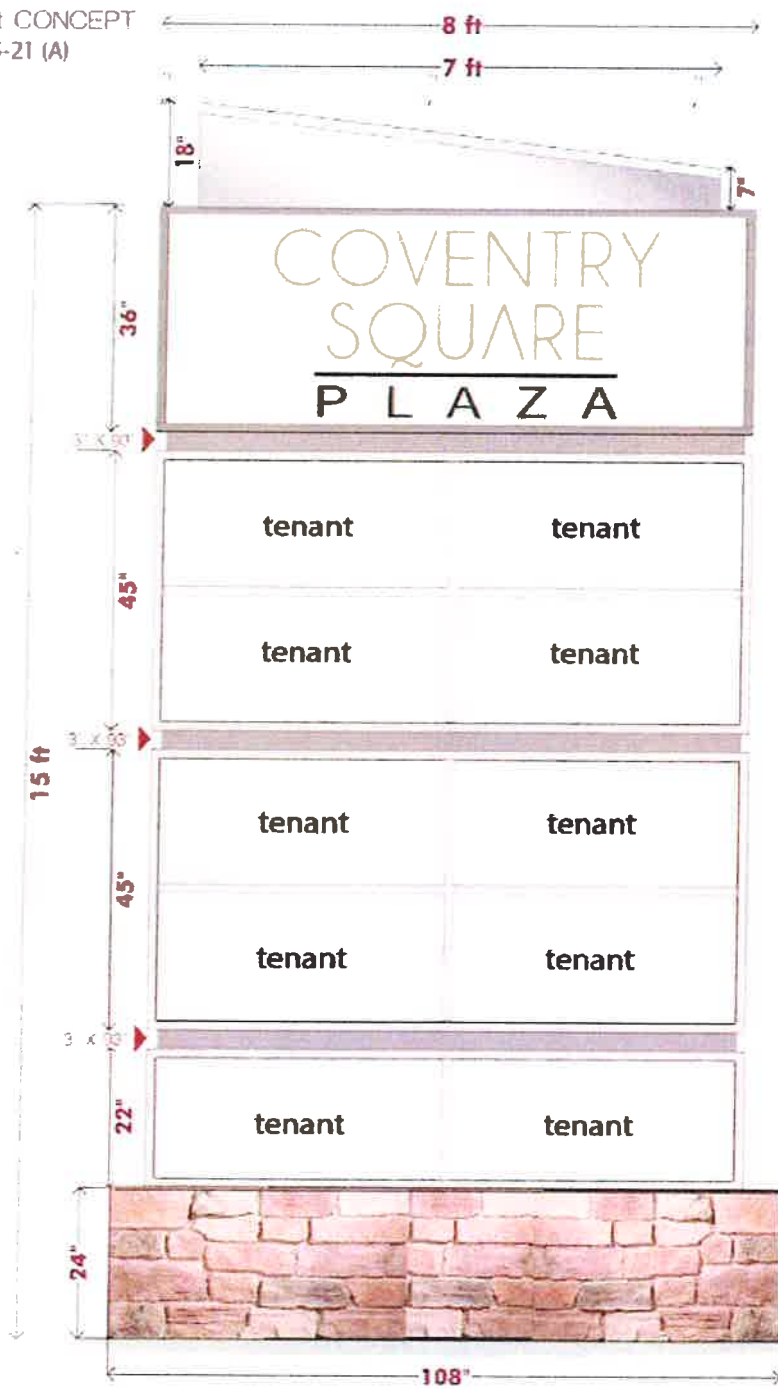
McCORMICK
 ENGINEERS & ARCHITECTS
 1000 W. BROADWAY, SUITE 200
 WASHINGTON, DC 20004
 (202) 638-1000
 WWW.MCCORMICKENGINEERS.COM

SITE PLAN
 SITE IMPROVEMENTS
 FOR
COVENTRY PLAZA
 1000 W. BROADWAY, SUITE 200, WASHINGTON, DC 20004

SHEET NO: 1

Attachment 5

15ft CONCEPT
1-5-21 (A)



PHILLIPS SIGNS	PHILLIPS SIGNS, INC. 4510 W. 130th St. Suite 100, Omaha, NE 68147 PHILLIPS SIGNS, INC. 4510 W. 130th St. Suite 100, Omaha, NE 68147 PHILLIPS SIGNS, INC. 4510 W. 130th St. Suite 100, Omaha, NE 68147
PHILLIPS SIGNS	PHILLIPS SIGNS, INC. 4510 W. 130th St. Suite 100, Omaha, NE 68147 PHILLIPS SIGNS, INC. 4510 W. 130th St. Suite 100, Omaha, NE 68147 PHILLIPS SIGNS, INC. 4510 W. 130th St. Suite 100, Omaha, NE 68147

1/2" scale



Infrastructure and Development Staff Report

March 18, 2021

I. BACKGROUND INFORMATION:

Project Name: Rite Aid
Applicant/Owner: Integrated Image for Rite Aid Pharmacy
Infrastructure and Development Case No.: 202100096
Nature of Request: Revised Sign Plan Approval
Location of Property: 1316 Mt. Hermon Road
Map 012, Lot Pad 8, Parcel 2581
Existing Zoning: PRD #11 – Village at Salisbury Lake

II. SUMMARY OF REQUEST:

Integrated Image, on behalf of Rite Aid, has submitted a Revised Sign Plan for the existing store located at the southwest corner of Mt. Hermon Road and Beaglin Park Drive. **(Attachments 1 - 3)**

III. DISCUSSION:

Approval History

A Comprehensive Development Plan, including a Sign Plan, was approved for this site in July of 2002. The original approval was for Eckard Pharmacy. At a later date, Rite Aid became the occupant of the building.

Proposed Sign Plan

The applicant is proposing to install a number of identification, service, and directional signs for Rite Aid, as follows:

1. An 87 sq. ft. "Rite Aid" sign and logo is proposed for the front (north) and east walls. Each sign will consist of 32-inch tall white channel letters with gray returns and trim, while the logo will incorporate the colors blue, white and green. **(Attachments 3 - 6)**
2. The existing "Drive-Thru Pharmacy" sign on the north elevation will be removed, and replaced with three (3) small blue and white instructional signs



("Lane 1", "Clearance 9'4", and "Lane 2") which total 6 sq. ft. in area.
(Attachments 3, 8 - 10)

3. The brown, white and red "Exit Only" sign located at the south end of the drive-thru will be replaced with a blue, white and red sign. Both the existing and new signs are 2.25 sq. ft. in area. **(Attachments 3, 11 & 12)**
4. Both existing 30 sq. ft. freestanding signs will be refaced with the new blue and green "Rite Aid" lettering and logo. **(Attachments 3, 13 - 15)**
5. The three (3) "Drive Thru Pharmacy" directional signs will change from brown and white to blue and white. The size of all will remain at 4 sq. ft. **(Attachments 3, 16 - 19)**

IV. PLANNING CONCERNS

None. The proposed signage is simply an upgrade to new corporate standards. The new wall signs, although larger than the existing signage, is compliant with sign standards for PRD #11.

V. RECOMMENDATION

Staff recommends approval for the proposed Sign Plan as submitted.



SITE OVERVIEW

- E1:** DF Monument Sign #1 - 3'-4" x 9'-0"
- E2:** DF Directional - 1'-4" x 3'-0"
- E3:** DF Monument Sign #2 - 3'-4" x 9'-0"
- E4:** DF Directional - 1'-4" x 3'-0"
- E5:** Rite Aid Channel Letters - 2'-6" x 14'-4"
- E6:** Pharmacy Channel Letters - 1'-3 1/2" x 12'-0"
- E7:** Rite Aid Channel Letters - 2'-6" x 14'-4"
- E8:** Pharmacy Channel Letters - 1'-3 1/2" x 12'-0"
- E9:** DF Directional - 1'-4" x 3'-0"
- E10:** DTP Channel Letters - 0'-10 1/2" x 16'-5"
- E11:** Clearance Panel - 0'-8" x 4'-6"
- E12:** Pick Up/Drop Off Panel - 2'-0" x 1'-8"
- E13:** Exit Only Panel - 1'-6" x 1'-6"



Attachment 2



Store # 11219
 1316 Mount Hermon Rd
 Salisbury, MD

Colors and features are for representational purposes only.
 Copyright © Integrated Image 2020.
 All Rights Reserved. No part of this drawing may be reproduced
 without Integrated Image's express consent.

NORTH EAST ELEVATION

EXISTING



EXISTING SIGNAGE

- E7:** Rite Aid Channel Letters - 2'-6" x 14'-4"
- E8:** Pharmacy Channel Letters - 1'-3 1/2" x 12'-0"

Existing Sq.Ft.: 51.33

PROPOSED SIGNAGE

- R7:** Remove letters and install new RA-STKD-3-WH
- R8:** Remove letters

PROPOSED Sq.Ft.: 87

PROPOSED



Store # 11219
1316 Mount Harmon Rd
Salisbury, MD
Project

Colors and textures are for representational purposes only.
Copyright © Integrated Image 2020.
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.

SOUTH EAST ELEVATION

EXISTING



EXISTING SIGNAGE

- E5:** Rite Aid Channel Letters - 2'-6" x 14'-4"
- E6:** Pharmacy Channel Letters - 1'-3 1/2" x 12'-0"

Existing Sq.Ft.: 51.33

PROPOSED SIGNAGE

- R5:** Remove letters and install new RA-STKD-3-WH
- R6:** Remove letters

PROPOSED Sq.Ft.: 87

PROPOSED

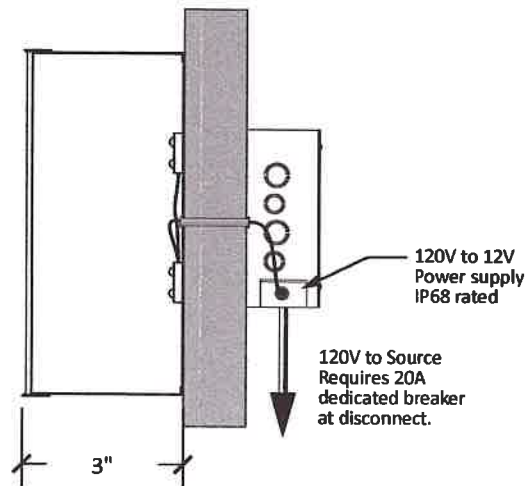
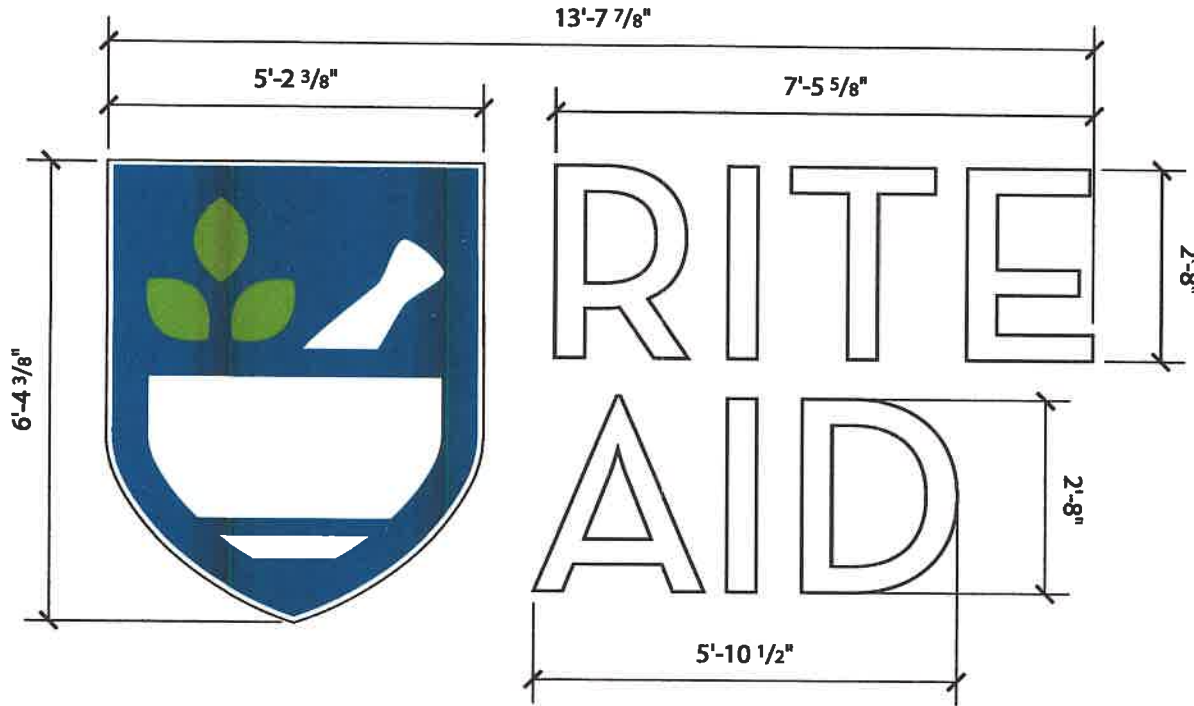


Attachment 4



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD

Colors and textures are for representational purposes only.
Copyright © Integrated Image 2020
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.











SOUTH EAST ELEVATION

32" Rite Aid Channel Letter Set
(RA-STKD-3-WH)

32" Channel Letter Set.
Internally LED Illuminated.
Letterset to have White Faces.
Returns and trim to be painted Alumet Medium Grey.
87 Sq.Ft. | Box Measured

NEW sign to include all power supplies.

Fastener Schedule

-  **3/4" LAG SCREW**
For use with wood or EIFS Wall Systems
1 1/4" Minimum Penetration (Excluding tip)
-  **3/4" DIA. THREADED ROD & BEARING PLATES**
For use with wood, concrete block or EIFS Wall systems
-  **3/4" DIA. THREADED ROD**
For use with wood, concrete block or EIFS Wall systems
-  **3/4" RED HEAD L.D.T. (Large Diameter Tapcon)**
For use with concrete block, brick, or concrete.
Embed a minimum of 2 1/4"
-  **3/4" DIA. HILTI HIT ROD W/HY15OMAX ADHESIVE**
For use with concrete.
Embed a minimum of 2"
-  **3/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE**
For use with masonry & brick.
Embed a minimum of 3 1/4"
-  **3/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE**
For use with concrete block.
Embed a minimum of 2"
-  **3/4" DIA. HILTI HLC SLEEVE ANCHOR**
For use with concrete, masonry & brick.
Embed a minimum of 3 1/4"



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD

Colors and features are for representational purposes only.
Copyright © Integrated Image 2020.
All Rights Reserved. No part of this drawing may be reproduced without Integrated Image's express consent.

EXISTING



DRIVE THRU ENTRANCE

EXISTING SIGNAGE

- E10:** DTP Channel Letters - 0'-10 1/2" x 16'-5"
- E11:** Clearance Panel - 0'-8" x 4'-6"
- E12:** Pick Up/Drop Off Panel - 2'-0" x 1'-8"

Existing Sq.Ft.: 20.2

PROPOSED SIGNAGE

- R10:** Remove letters and install new RA-DT-LN-1.
- R11:** Remove sign and install new RA-DT-CL (9'-4").
- R12:** Remove sign and install new RA-DT-LN-2.

PROPOSED Sq.Ft.: 6

PROPOSED













DRIVE THRU ENTRANCE

Lane 1 Non-illuminated Panel

(RA-DT-LN-1)

8" Non-Illuminated Panel
 .125 Aluminum
 Background painted to match PMS 293 C,
 Copy to be White reflective vinyl.
 1.5 Sq.Ft. | Box Measured

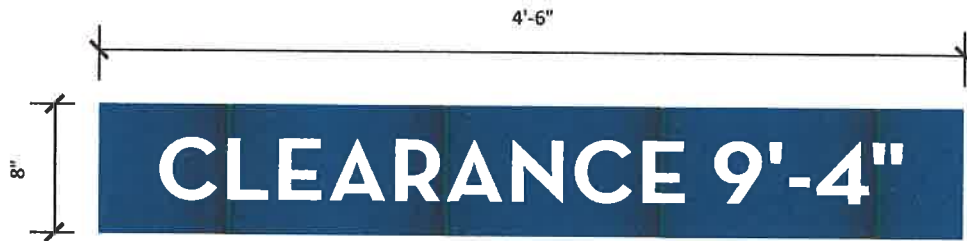
Fastener Schedule

- 
1/4" LAG SCREW
 For use with wood or EIFS Wall Systems
 1 1/4" Minimum Penetration (Excluding tip)
- 
1/4" DIA. THREADED ROD & BEARING PLATES
 For use with wood, concrete block or EIFS Wall systems
- 
1/4" DIA. THREADED ROD
 For use with wood, concrete block or EIFS Wall systems
- 
1/4" RED HEAD L.D.T. (Large Diameter Tapcon)
 For use with concrete block, brick, or concrete.
 Embed a minimum of 2 1/2"
- 
1/4" DIA. HILTI HIT ROD W/HY150MAX ADHESIVE
 For use with concrete.
 Embed a minimum of 2"
- 
1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE
 For use with masonry & brick.
 Embed a minimum of 3 1/4"
- 
1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE
 For use with concrete block.
 Embed a minimum of 2"
- 
1/4" DIA. HILTI HLC SLEEVE ANCHOR
 For use with concrete, masonry & brick.
 Embed a minimum of 3 1/4"



Store # 11219
 1316 Mount Hermon Rd
 Salisbury, MD
 Project

Colors and textures are for representational purposes only.
 Copyright © Integrated Image 2020.
 All Rights Reserved. No part of this drawing may be reproduced
 without Integrated Image's express consent.



DRIVE THRU ENTRANCE

Clearance Non-illuminated Panel

(RA-DT-CL)









8" Non-Illuminated Panel

.125 Aluminum

Background painted to match PMS 293 C,
Copy to be White reflective vinyl.

3 Sq.Ft. | Box Measured

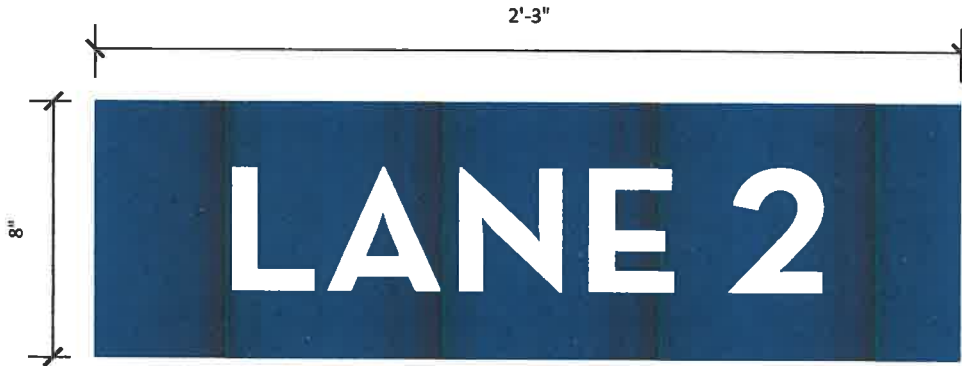
Fastener Schedule

- 
1/4" LAG SCREW
For use with wood or EIFS Wall Systems
 1 1/2" Minimum Penetration (Excluding tip)
- 
1/4" DIA. THREADED ROD & BEARING PLATES
For use with wood, concrete block or EIFS Wall systems
- 
1/4" DIA. THREADED ROD
For use with wood, concrete block or EIFS Wall systems
- 
1/4" RED HEAD L.D.T. (Large Diameter Tapcon)
For use with concrete block, brick, or concrete.
 Embed a minimum of 2 1/2"
- 
1/4" DIA. HILTI HIT ROD W/HY150MAX ADHESIVE
For use with concrete.
 Embed a minimum of 2"
- 
1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE
For use with masonry & brick.
 Embed a minimum of 3 1/2"
- 
1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE
For use with concrete block.
 Embed a minimum of 2"
- 
1/4" DIA. HILTI HLC SLEEVE ANCHOR
For use with concrete, masonry & brick.
 Embed a minimum of 3 1/2"



Store # 11219
 1316 Mount Harmon Rd
 Salisbury, MD

Colors and textures are for representational purposes only.
 Copyright © Integrated Image 2020.
 All Rights Reserved. No part of this drawing may be reproduced
 without Integrated Image's express consent.











DRIVE THRU ENTRANCE

Lane 2 Non-Illuminated Panel

(RA-DT-LN-2)

8" Non-Illuminated Panel
 .125 Aluminum
 Background painted to match PMS 293 C,
 Copy to be White reflective vinyl.
 1.5 Sq.Ft. | Box Measured

Fastener Schedule

- 
1/4" LAG SCREW
 For use with wood or EIFS Wall Systems
 1X" Minimum Penetration (Excluding tip)
- 
1/4" DIA. THREADED ROD & BEARING PLATES
 For use with wood, concrete block or EIFS Wall systems
- 
1/4" DIA. THREADED ROD
 For use with wood, concrete block or EIFS Wall systems
- 
1/4" RED HEAD L.D.T. (Large Diameter Tapcon)
 For use with concrete block, brick, or concrete.
 Embed a minimum of 2X"
- 
1/4" DIA. HILTI HIT ROD W/HY150MAX ADHESIVE
 For use with concrete.
 Embed a minimum of 2"
- 
1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE
 For use with masonry & brick.
 Embed a minimum of 3 1/2"
- 
1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE
 For use with concrete block.
 Embed a minimum of 2"
- 
1/4" DIA. HILTI HLC SLEEVE ANCHOR
 For use with concrete, masonry & brick.
 Embed a minimum of 3 1/2"



Store # 11219
 1316 Mount Hermon Rd
 Salisbury, MD
 Project

Colors and textures are for representational purposes only.
 Copyright © Integrated Image, 2020.
 All Rights Reserved. No part of this drawing may be reproduced
 without Integrated Image's express consent.

DRIVE THRU EXIT

EXISTING



PROPOSED



EXISTING SIGNAGE

E13: Exit Only Panel - 1'-6" x 1'-6"

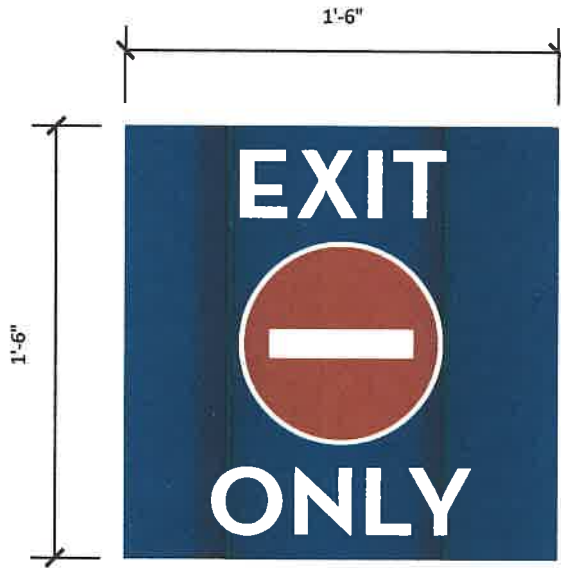
Existing Sq.Ft.: 2.25

PROPOSED SIGNAGE

R13: Remove sign and install new RA-DT-EO

PROPOSED Sq.Ft.: 2.25





DRIVE THRU EXIT

Exit Only Non-illuminated Panel

(RA-DT-EO)

1'-6" Non-Illuminated Panel

.125 Aluminum

Background painted to match PMS 293 C,
Copy to be White reflective vinyl.

2.25 Sq.Ft. | Box Measured

Fastener Schedule

- 1/4" LAG SCREW**
For use with wood or EIFS Wall Systems
1X" Minimum Penetration (Excluding tip)
- 1/4" DIA. THREADED ROD & BEARING PLATES**
For use with wood, concrete block or EIFS Wall systems
- 1/4" DIA. THREADED ROD**
For use with wood, concrete block or EIFS Wall systems
- 1/4" RED HEAD L.D.T. (Large Diameter Tapcon)**
For use with concrete block, brick, or concrete.
Embed a minimum of 2X"
- 1/4" DIA. HILTI HIT ROD W/HY150MAX ADHESIVE**
For use with concrete.
Embed a minimum of 2"
- 1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE**
For use with masonry & brick.
Embed a minimum of 3 1/4"
- 1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE**
For use with concrete block.
Embed a minimum of 2"
- 1/4" DIA. HILTI HLC SLEEVE ANCHOR**
For use with concrete, masonry & brick.
Embed a minimum of 3 1/4"



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD
Project

Colors and textures are for representational purposes only.
Copyright © Integrated Image 2020
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.

DF MONUMENT #1

EXISTING SIGNAGE

E1: DF Monument Sign #1 - 3'-4" x 9'-0"

Existing Sq.Ft.: 30

PROPOSED SIGNAGE

R1: Remove faces and replace with new RA-FA-FX-1. Copy: Linear LOGO. Paint cabinet March Wind Gray. Clean/ Power wash brick base. Retrofit to Sloan Sign Box III LED.

PROPOSED Sq.Ft.: 30

EXISTING



PROPOSED



EXISTING

PROPOSED



DF MONUMENT #2

EXISTING SIGNAGE

E3: DF Monument Sign #1 - 3'-4" x 9'-0"

Existing Sq.Ft.: 30

PROPOSED SIGNAGE

R3: Remove faces and replace with new RA-FA-FX-1. Copy: Linear LOGO. Paint cabinet March Wind Gray. Clean/ Power wash brick base. Retrofit to Sloan Sign Box III LED.

PROPOSED Sq.Ft.: 30



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD

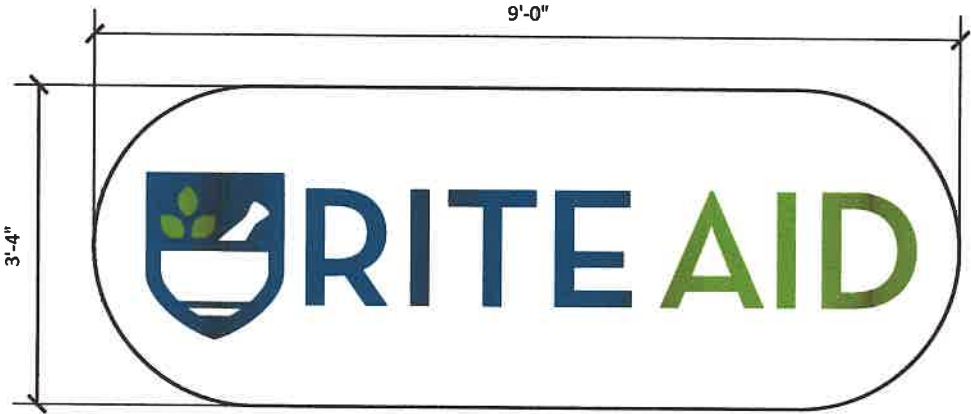
Colors and features are for representational purposes only.
Copyright © Integrated Image 2020
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.

DF MONUMENT #1

Main ID Face Replacement

(RA-FA-FX-1)

RITE AID BLUE, 3M Trans 3630-157 Sultan Blue
RITE AID Green, 3M Trans 3630-5317
Diffuse White
30 Sq.Ft. | Box Measured



Attachment 14



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD

Colors and textures are for representational purposes only.
Copyright © Integrated Image 2020.
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.

EXISTING



PROPOSED



R2 DIRECTIONAL

EXISTING SIGNAGE

E2: DF Directional - 1'-4" x 3'-0"

Existing Sq.Ft.: 4

PROPOSED SIGNAGE

R2: Remove sign and replace with new DF RA-DRCT. Copy: DRIVE THRU PHARMACY w/ arrows.

PROPOSED Sq.Ft.: 4



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD

Colors and textures are for representational purposes only.
Copyright © Integrated Image 2020
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.

R4 DIRECTIONAL

EXISTING



PROPOSED



EXISTING SIGNAGE

E4: DF Directional - 1'-4" x 3'-0"

Existing Sq.Ft.: 4

PROPOSED SIGNAGE

R4: Remove sign and replace with new DF RA-DRCT. Copy: DRIVE THRU PHARMACY w/ arrows.

PROPOSED Sq.Ft.: 4



EXISTING



PROPOSED



R9 DIRECTIONAL

EXISTING SIGNAGE

E9: DF Directional - 1'-4" x 3'-0"

Existing Sq.Ft.: 4

PROPOSED SIGNAGE

R9: Remove sign and replace with new DF RA-DRCT. Copy: DRIVE THRU PHARMACY w/ arrows.

PROPOSED Sq.Ft.: 4



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD
Project

Colors and textures are for representational purposes only.
Copyright © Integrated Image 2020.
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.

R9 DIRECTIONAL

DF Directional Sign

(RA-DRCT)

Face: .090 Aluminum Painted to match PMS 293C
Copy: White Reflective Vinyl
Posts: 2x2x.125 Square Aluminum Tube
Painted to match PMS 293C
4 Sq.Ft. | Box Measured



REVERSE



Store # 11219
1316 Mount Hermon Rd
Salisbury, MD

Colors and textures are for representational purposes only.
Copyright © Integrated Image 2009.
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.



Infrastructure and Development Staff Report March 18, 2021

I. BACKGROUND INFORMATION:

Project Name: TidalHealth at Woodbrooke
Applicant: Takeform for TidalHealth
Infrastructure and Development Case No.: 202001221
Nature of Request: Revised Sign Plan
Location of Property: Woodbrooke Drive, Map 110, Parcel 2447, Lot 2
Existing Zoning: Light Business and Institutional

II. SUMMARY OF REQUEST:

Takeform, on behalf of TidalHealth, has submitted a revised directional sign for Building H. The sign is proposed to be located near the roundabout on Woodbrooke Drive, on the currently unimproved lot directly to the east of Building H. **(Attachments 1 & 2)**

III. DISCUSSION:

Approval History

Woodbrooke Medical Center has an extensive history with the Planning Commission, dating back to July of 2005, when the first Final Comprehensive Development Plan was approved. The most recent approval was in January of 2021 when a Sign Plan was approved for the freestanding sign for Building 9 (1640 Woodbrooke Drive). At the same hearing, the applicants also requested approval for a 48.75 sq. ft. directional sign for Building H. The Planning Commission took no action on the proposed sign, but advised the applicant to reduce the size of the directional sign to be more compliant with Zoning Code standards for directional signs.

Proposed Sign Plan

The applicant has reduced the directional sign from a 9 ft. tall, 48.75 sq. ft. sign to a 6 ft. tall, 18.33 sq. ft. sign, with a proposed 15 ft. setback from the Woodbrooke Drive Roundabout. The sign will retain the corporate TidalHealth logo and colors of white, blue, and beige and will identify services offered in Building H. The purpose of the sign is to



direct patients to Building H, which does not have street frontage along Woodbrooke Drive. **(Attachment 3 - 6)**

IV. PLANNING CONCERNS

Other combination on-site identification/directional/directory signs within the Woodbrooke complex have setbacks ranging from 8 ft. to 12 ft. from the curbline, and are smaller in size, as they are between 10.5 sq. ft. and 12.25 sq. ft. in area and approximately 4.5 ft. – 5 ft. in height. **(Attachments 7 - 9)**

Although reduced in both height and size, the directional sign (a sign that is not located on the same property as the business or use it serves) proposed for Lot 2 still exceeds both height and area standards for directional signs. Section 17.216.050 of the City's Zoning Code states the following:

"Directional signs located within one mile of and limited to one sign for each use or location for which the directions are intended, and provided that:

- 1. Written permission is obtained from the property owner;*
- 2. The sign is set back ten feet from the curbline;*
- 3. The surface area does not exceed four square feet;*
- 4. The sign is nonilluminated;*
- 5. The sign is located a minimum of five hundred (500) feet from any other directional sign on the same side of the street;*
- 6. The height does not exceed five feet."*

V. RECOMMENDATION

Staff must unfortunately recommend denial for the proposed directional sign as submitted. Although the applicants have significantly reduced the size of the sign, it is still considerably larger than allowed by the Zoning Code. While Staff understands the necessity of having clients/patients find access to Building H with relative ease, the existing combination identification/directional signs on other sites within Woodbrooke have demonstrated that a smaller sign is adequate, especially when combined with a reduced setback.

AUTHORIZATION FORM

LANDLORD LETTER

To Whom-It May Concern:

I, THOMAS M. ANDERSON Property owner/Landlord of the property located at 1630, 1639 Woodbrooke Dr., Salisbury MD 21804, do hereby authorize Takeform/Beyond Signs apply for a variance, sign permits and to remove, modify and/or erect signs, and obtain building and electrical permits as required by state and local laws. I further authorize Takeform/Beyond Signs to act as agent on my behalf, and sign any documents necessary for the procurement of variances and permits related to this project. I authorize said contractor (or authorized agent) to sign and notarize variance and permit application(s) as owner/agent. All work will meet or exceed code requirements.


Owners Signature

6-4-2020
Date

THOMAS M. ANDERSON
Owners Printed Name

410-543-7351
Phone Number

100 E. CARROLL ST.
Owners Address

Salisbury, Md 21801



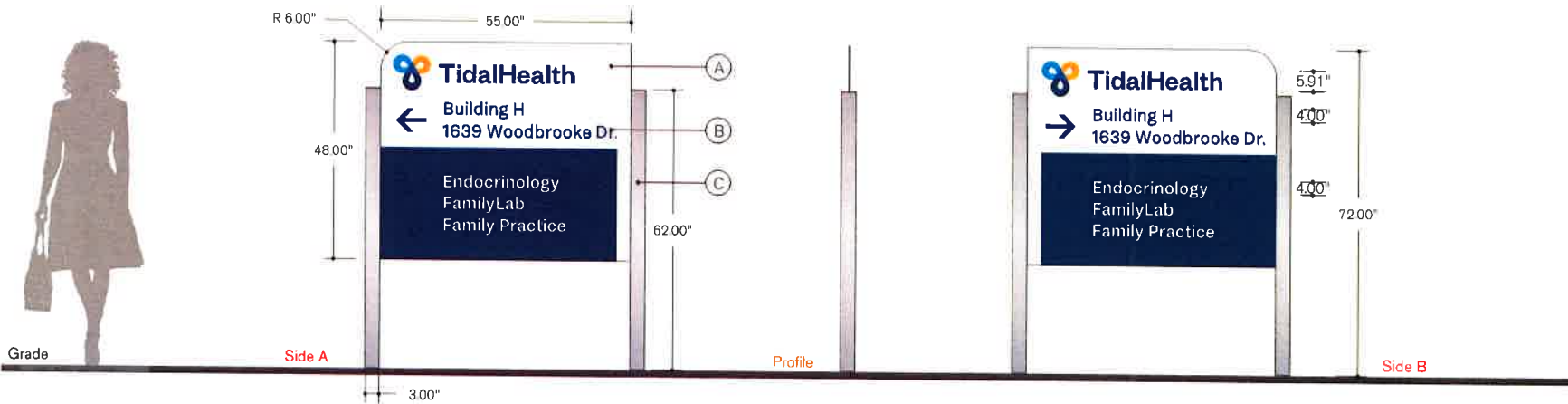
Type 6.2

Double Sided Post and Panel
Panel Count: Side A (1), Side B (1)
Direct Bury
36" Minimum Post Embedment

QTY: 1

18,265 sq ft

Sign #1.003



Grade

Side A


Profile

Side B

Attachment 3

Painted .125 Aluminum
CO104 White / PMS 654 C

Post

 **SC-1005** Series 1 3/4" Square post
CO601 Satin Silver

First Surface Applied Vinyl
Graphic / Font: Customer Supplied Artwork / Passenger Sans Medium
print to match **PMS 654 C / PMS 306 C / PMS 130 C / PMS 307 C / White**

takeform

11691 Maple Ridge Rd, Medina, NY 11953
P 800.522.1398 F 565.796.5889
www.takeform.net

Signify
EXTERIOR SIGNAGE

Project:
Peninsula Regional
Health System - Exterior

Date: 09.25.2020 Drawn By: JAS

Filename:
PEN0034_186382_EXT_
Woodbrooke_9_H_Rev7

Revisions:	
09.29.2020	JAS
10.14.2020	JAS
10.22.2020	JAS
12.17.2020	JAS
01.18.2021	JAS
01.22.2021	JAS
01.29.2021	JAS

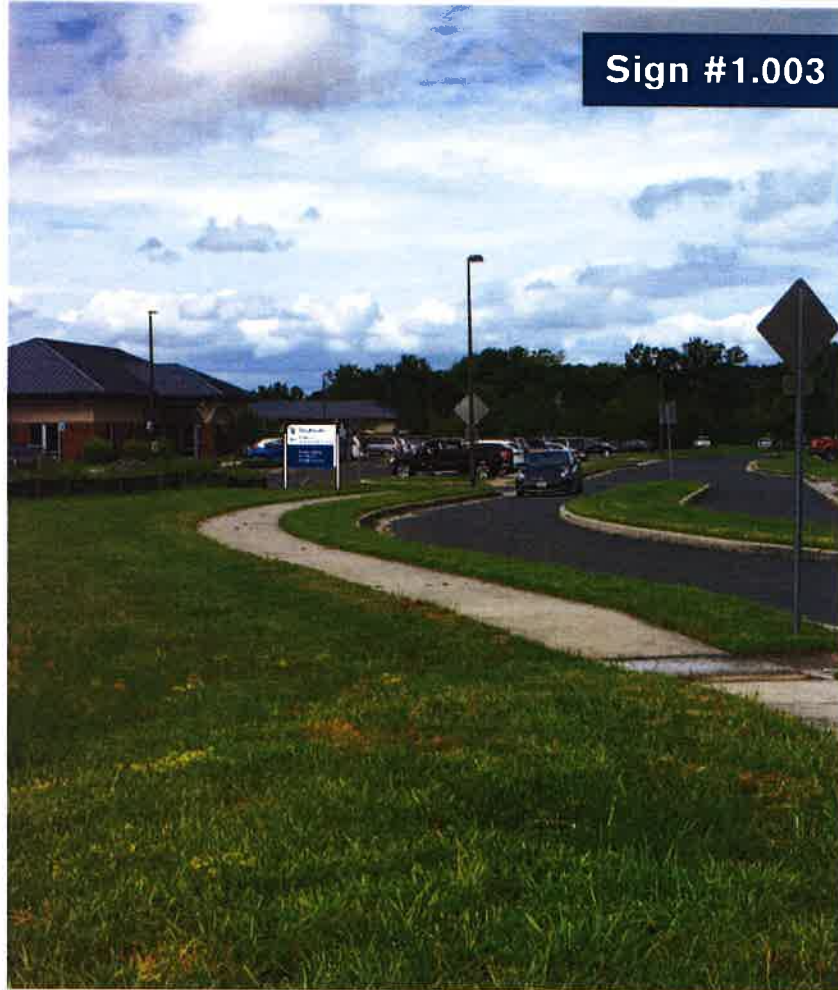
Scale
1/2" = 1'-0"

Notes:
277V Electrical Service Required
Site Survey Required

Product Approval

NO CHANGES	
Approved By:	
Date:	
WITH CHANGES AS NOTED:	
Approved By:	
Date:	

Physical will be manufactured as indicated in this document. Please note or call fully.



takeform

11601 Maple Ridge #1000, Atlanta, GA 30338
P 404.525.1398 F 404.525.1399
www.takeform.com

Signify

EXTERIOR SIGNAGE

Project:
Peninsula Regional
Health System – Exterior

Date: 09.25.2020 Drawn By: JAS

Filename:
PEN0034_186382_EXT_
Woodbrooke_9_H_Rev7

Revisions:
09.29.2020 JAS
10.14.2020 JAS
10.22.2020 JAS
12.17.2020 JAS
01.18.2021 JAS
01.22.2021 JAS
01.29.2021 JAS

Scale:
N1S

Notes:
277V Electrical Service Required
Site Survey Required

Product Approval	
NO CHANGES	
Approved By:	_____
Date:	_____
WITH CHANGES AS NOTED	
Approved By:	_____
Date:	_____

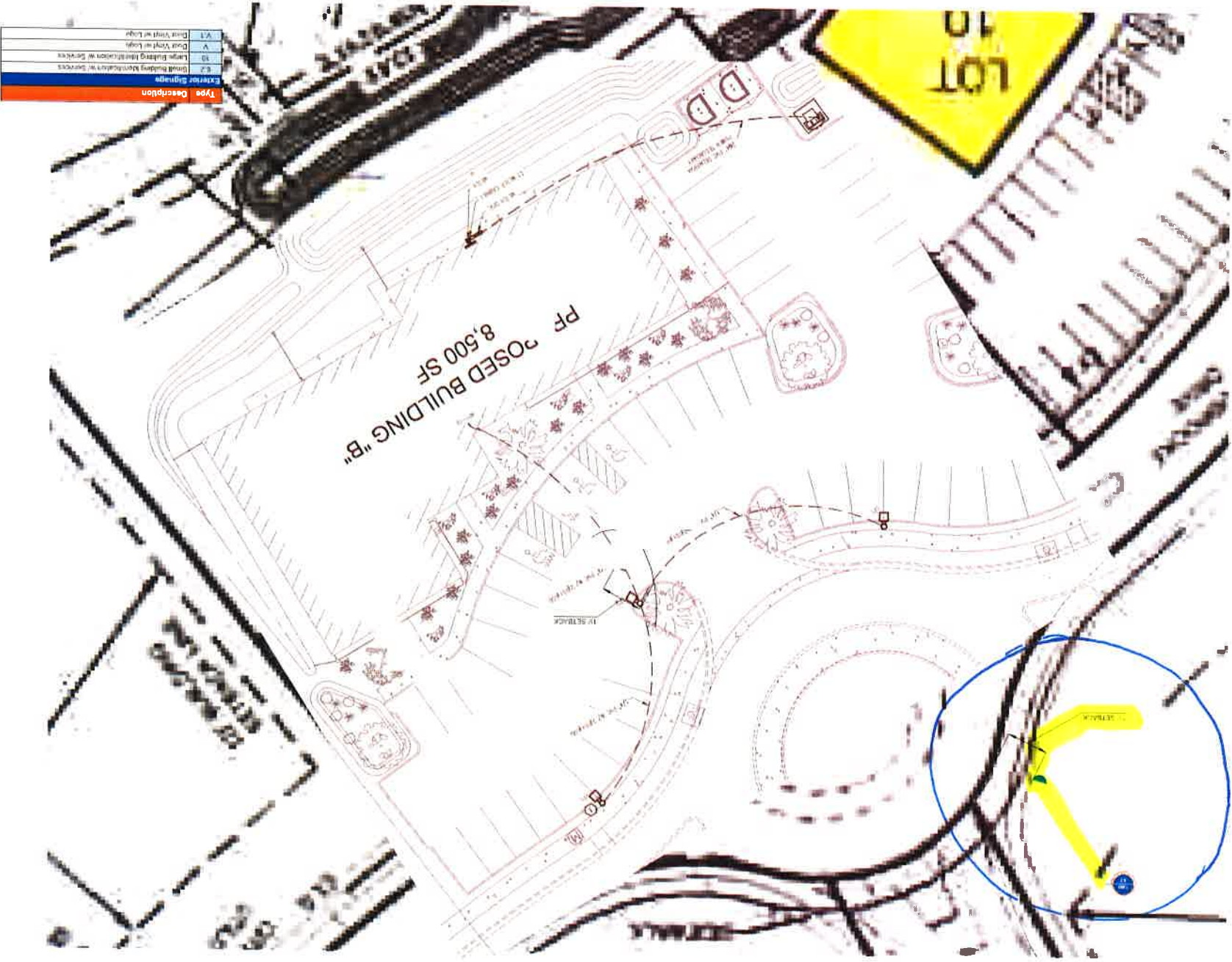
Product will be manufactured by takeform
- The Signify Factor (www.signify.com)



PROJECT NO.	10000 100th Ave S.E.
DATE	2023/05/01
SCALE	1:1000
PROJECT NAME	WOODBROOKE HEALTH CENTRE
CLIENT	BC HEALTH
DESIGNER	WOODBROOKE HEALTH CENTRE

Woodbrooke
 Buildings 9 and H





Map Data

PROJECT NO.	10 AB
DATE	02/20/2024
SCALE	1" = 100'
DATE	02/20/2024
SCALE	1" = 100'
DATE	02/20/2024
SCALE	1" = 100'

Woodbrooke
Buildings 9 and H

PROJECT 10 AB

WOODBROOKE BUILDINGS 9 AND H

WOODBROOKE



Attachment 7





Attachment 9



WICOMICO COUNTY, MARYLAND
DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

John D. Psota
Acting County Executive

John D. Psota
Director of Administration

STAFF REPORT

MEETING OF MARCH 18, 2021

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL DISTRICT

NAME: Gary Breeding Easement Application
Location: Westerly side of Pocomoke Road, near Salisbury, Maryland
County Tax Map #58, Parcel #110, Grid #17
Size: 150.49 Acres

II. INTRODUCTION

An application has been filed by Gary Breeding to sell an easement on property on the wasterly side of Pocomoke Road to the Maryland Agricultural Land Preservation Foundation. (See **Attachments #1, 2, and 3.**)

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.

The land is suitable for corn, soybeans and timber production.

- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.

The site contains 68.3 percent Class II, III and Woodland Group I soils.

- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.

The total size of the proposed easement is 150.49 acres.

- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.

The Gary Breeding property is not located within the boundaries of a 10-year water and sewer service district. The closest district is that of Fruitland located 2.5 miles to the northwest.

V. DESCRIPTION OF PROPOSED AGRICULTURAL EASEMENT

The Gary Breeding property is located southeast of Fruitland on the westerly side of Pocomoke Road. The farm totals 150.49 acres and contains a residence.

VI. COMPREHENSIVE WATER AND SEWERAGE PLAN

The Gary Breeding property is not within the boundaries of a 10-year water and sewer service district. The closest district is that of Fruitland located 2.5 miles to the northwest.

VII. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through “right to farm” ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all of the A-1 Agricultural-Rural zoned areas of the County.

The Plan’s Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The Gary Breeding property is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VIII. ELIGIBILITY TO SELL AND EASEMENT

The Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement in regards to location, size and soils suitability.

IX. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements in regards to soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on Gary Breeding farm as it meets the minimum requirement for size, soils suitability, and current production status. A Board meeting will be scheduled at a future date.

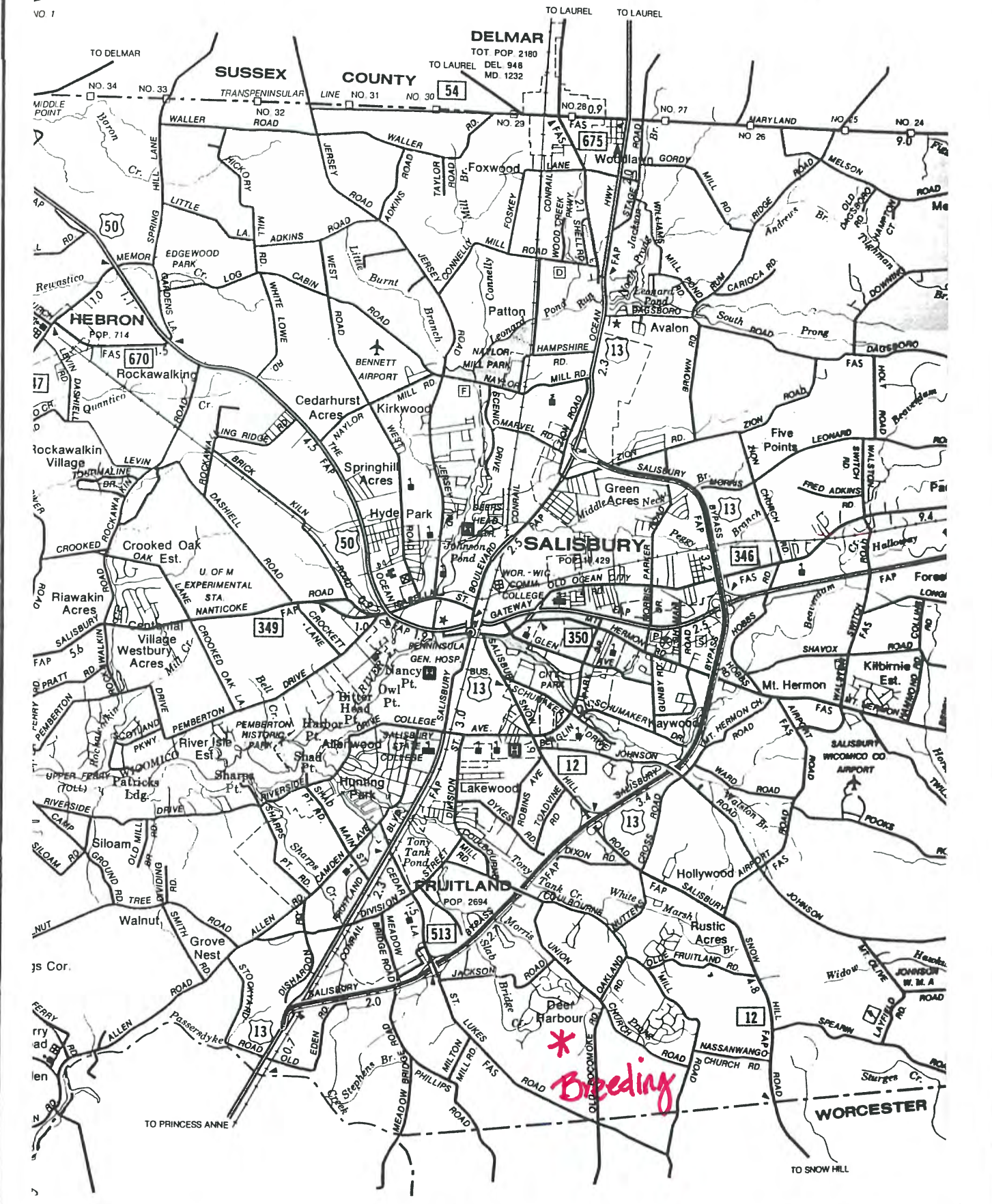
X. PLANNING COMMISSION ACTION

State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Gary Breeding property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural zoning district, near the City of Fruitland. Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Gary Breeding property based on compliance with the County Comprehensive Plan.

COORDINATOR: Gloria Smith, Planner
DATE: March 3, 2021

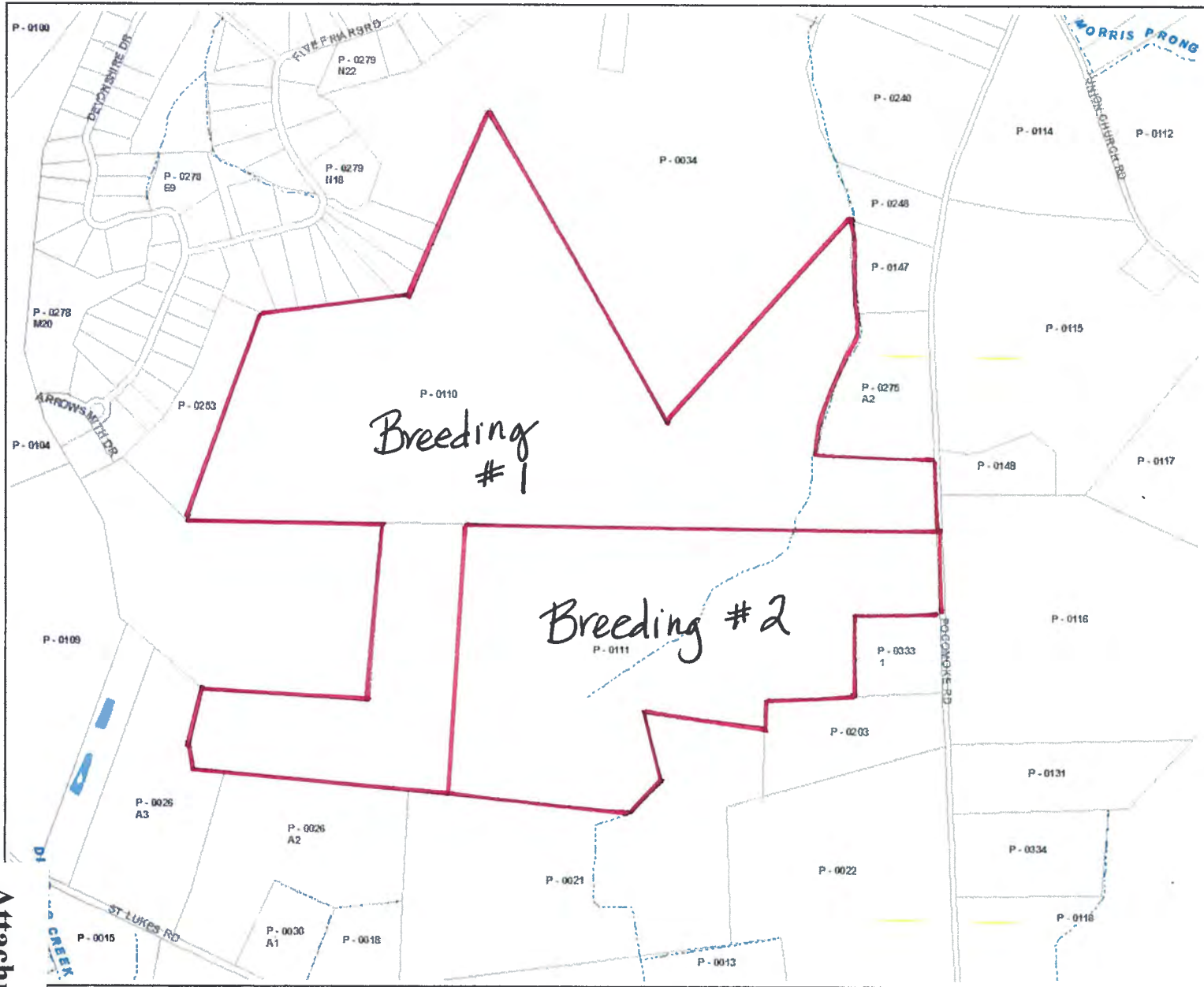
Salisbury - Wicomico County Department Of

D E L A W A R E



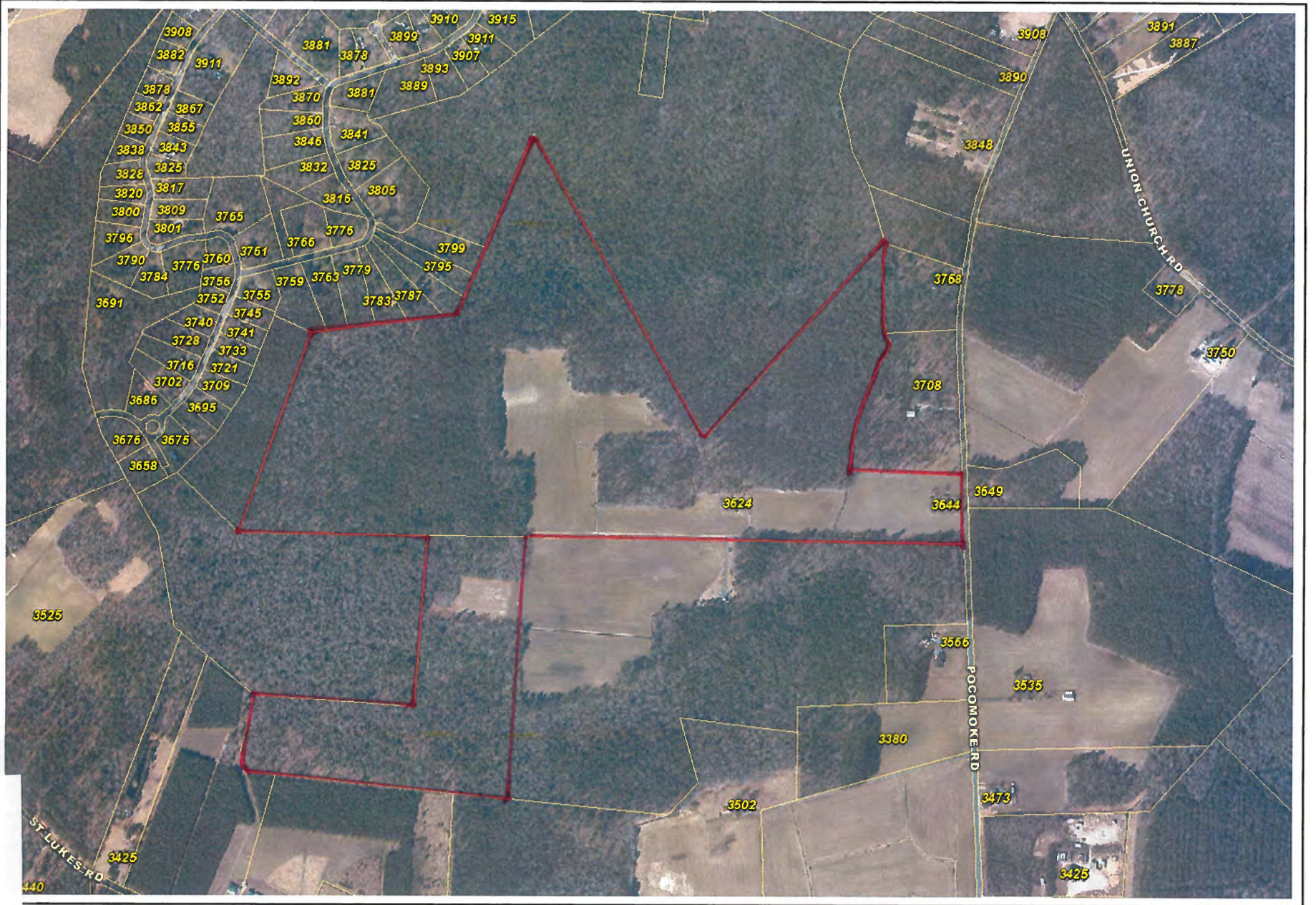
Attachment #1

WICOMICO COUNTY ZONING MAP



Breeding

	Bridges
	Railroads
	Chesapeake Bay Critical Area
	Historic Districts
	8000 ft Turning Radius
	Airport Overlay District
	Neighborhood Preservation District
	Salisbury Critical Area
	Wicomico County Boundary
	Airport - Runways & Taxiways
	Runway
	Taxiway
	Municipal Areas
	Parcels
	Street Centerlines
	Streams
	Display/Value
	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



Attachment #3



DEPARTMENT OF AGRICULTURE
MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FISCAL YEAR 2022
APPLICATION TO SELL AN EASEMENT

MALPF File Number (Provided by MALPF)

PLEASE READ ATTACHED INSTRUCTIONS BEFORE COMPLETING APPLICATION
THIS APPLICATION CANNOT BE CHANGED AFTER SUBMITTAL TO THE FOUNDATION.
PLEASE TYPE RESPONSES

Did you apply to sell an easement in the previous application cycle? Yes / No

PART A

I/We Gary Breeding, landowner(s) of the property referenced herein, located in Wicomico County, Maryland, apply to the Maryland Agricultural Land Preservation Foundation (MALPF) to sell an agricultural land preservation easement, pursuant to Agriculture Article, Section 2-510, Annotated Code of Maryland.

This application to sell an easement and any subsequent offer to buy an easement, including any Deed of Easement to be recorded on this property, will cover the entire contiguous acreage referenced in the application. Acreage is not permitted to be withheld, unless it is for the permitted lot exclusions specified under Agriculture Article, Section 2-513, Annotated Code of Maryland, or the acreage to be withheld is approved by the Foundation (see Instructions A.1.).

For purposes of valuation, I/we affirm that the acreage of the total property, also referred to as the parent tract*, was determined by one of the following (a copy of which is attached to this application) (see Instructions A.1.):

- property deed(s)
tax assessment records
survey
other (identify):

Table with 2 columns: Question (a-g) and Answer. Row a: 150.490. Row b: 1. Row c: 0. Row d: 0. Row e: 0. Row f: 149.490. Row g: 149.490.

I am/We are willing to sell an easement on my/our land for \$ per acre.
I/We understand that the Foundation makes offers based on the lower of: (1) the asking price, (2) the calculated easement value, (3) a cap set by the County, or the statutory State cap of 75% of the recommended appraised value (see Instructions A.6.).

***Definition of Parent Tract:** The term Parent tract, as used by MALPF, is the total property described in this application. It refers to that entire contiguous acreage that is under common ownership. This may be a single tax map parcel or may include multiple tax map parcels, but should include the entire acreage on any parcel, even if only a portion of that parcel is being considered for easement sale.

- It includes any withheld acreage and unpaid acreage
- It does not include any tax map parcel which may be contiguous and under common ownership, but for which no portion is being considered for easement sale under this application.

PART B

(To be completed by the County Program Administrator or other County employee as necessary.)

Part B provides Instructions directly to the assigned appraisers. Completeness and accuracy is essential for the appraiser(s) to ascertain the farm’s maximum market value as of the date of valuation. All data should be as precise as possible. Do not round figures and please cite sources when possible.

SECTION # 1: PLANNING AND ZONING INFORMATION

(A) **ZONING** (See Instructions B.1.)

Current Zoning of Property:

A-1 Agricultural-Rural

Does the property lie within the boundaries of a planned 10-year water and sewer service district?

YES

NO

If yes, please describe: _____

Is the encumbrance of this property by an agricultural land preservation easement consistent with county plans? (Master Plan, Comprehensive Land-Use Plan, Growth Management Plan, etc.)

YES

NO

Does the county zoning permit any farm use of the land?

YES

NO

If any limitations on farm use, describe (can attach if need more space):

(B) Is there withheld or permitted use envelope acreage?

YES

NO

Reason for the withheld acreage? _____

Reason for permitted use envelope? _____

(C) Is the property adjacent to other protected lands (fee or easement)?

YES

NO

If yes, what is the approximate size of protected block of land (without subject property acres included)? _____

(D) For Certified Counties, is the property located within a Priority Preservation Area?

YES

NO

(E) Is/are there a county-designated tenant house located on the property?

YES

NO

If yes, work with County to complete and submit a certification documentation for EACH proposed tenant house and included as part of the application submission. (See Instructions B.1.E.)

SECTION #2: DEVELOPMENT RIGHTS

NOTE: The development rights information provided in this application will be provided to the appraisers to determine the fair market value of the **property** and therefore the MALPF easement value. If this section is not completed, the application IS NOT complete and will be returned.

The term “development right(s)” as used by MALPF is the maximum number of residential structures legally allowed to be placed on the parent tract as of the date of the application.

“Legally allowed” takes into consideration such limiting factors such as: zoning, septic law, Chesapeake Bay Critical Areas regulations, existing easements, etc. It does not include any additional structures allowed by virtue of a specific owner (such as family lots), nor does it include any allotted transferrable development rights (“TDRs”). As used herein, “development rights” does not address TDRs. TDRs should be considered as an addition if a current market exists. See application **SECTION #3** below regarding TDRs.

Lot Selection (see Instructions B. Section 2.):

When considering lot selection, please take into account that retaining a dwelling right with the property can benefit the long term viability of future farming operations.

In the Deed of Easement, I/we hereby elect to (check one):

- reserve family lots, subject to density restrictions,
- reserve one (1) unrestricted lot that is either:
 - subdividable, or
 - a non-subdividable building envelope

waive all rights to lots

1. Has the County adopted a Tier Map under The Sustainable Growth & Agricultural Preservation Act of 2012 (Senate Bill 236), also known as the septic law? Yes No
2. If a Tier Map has been adopted, in which Tier is the subject property located? Tier: 4
3. What is the maximum number of residential lots permitted in a minor subdivision? 7

Any discrepancies between this section and page one of this application should be reconciled or explained.

	Permitted On-Site Development Rights	Dev. Rights	Acres
(a)	Total development rights/acres associated with the parent tract [This takes into consideration lots previously subdivided from the property; underlying zoning; septic law restrictions; and any other known restrictions (for dev. rights, take into account Chesapeake Bay Critical Areas regulations, other easements or deed/plat restrictions, etc).]		
(b)	Total development rights/acres associated with pre-existing dwelling (within easement area)		
(c)	Total development rights/acres associated with withheld acres (includes any dwelling(s) in withheld acres)		
(d)	Total development rights associated with designated permitted use envelope area/s AND other unpaid acres.		N/A
(e)	Unrestricted lot option chosen: <input type="checkbox"/> Yes (deduct 1 development right) <input type="checkbox"/> No (deduct 0 development rights)		N/A
	Total development rights to be extinguished / acres to be appraised by MALPF easement acquisition (a - b - c - d - e)		

SECTION #3: TRANSFERABLE DEVELOPMENT RIGHTS PROGRAMS (See Instructions B.3.)

- A. Does the County have a TDR program? Yes No
- B. Is the subject property eligible to participate in the TDR program? Yes No
- C. How many residual TDRs are associated with the subject property (including any withheld acres area) as of the date of the application submission? _____

PART C

- 1. **LANDOWNER INFORMATION** - necessary for all landowners of record. Attach a separate sheet, if needed. Also, enter primary contact information. The primary contact person will receive all correspondence from and is the individual to be contacted by the Foundation regarding the easement Application

MAILING ADDRESS of Owner/Trust/Business Entity:

PRIMARY CONTACT PERSON:

Gary Breeding
Name

8097 Stevens Road
Address

Salisbury, MD 21804
City, State, Zip Code

410-430-5485
Phone #: (1st) (2nd)

dgbree70@gmail.com
e-mail

Gary Breeding
Name

Same
Mailing Address

Same
City, State, Zip Code

Phone #: (1st) (2nd)

e-mail

- 2. **ENTITY INFORMATION:** Please list all members/partners/trustees/shareholders of the ownership entity, if applicable (see Instructions C.2.). (Attach a separate sheet if necessary.)

Gary Breeding

- 3. **LOCATION OF PROPERTY:**
PLEASE NOTE: FOR PROPERTIES CONSISTING OF MORE THAN ONE TAX PARCEL, IF THE APPLICATION TO SELL AN EASEMENT TO MALPF IS SUCCESSFUL, THE PARCELS MUST REMAIN UNDER IDENTICAL COMMON OWNERSHIP, AND MAY NOT BE CONVEYED OFF FROM EACH OTHER UNLESS SPECIFICALLY APPROVED BY THE MALPF BOARD.

Tax Map **58** Grid **17** Parcel # **110**
Tax ID# **08-001737**
(List all if more than one)

Tax Map _____ Grid _____ Parcel # _____
Tax ID# _____
(List all if more than one)

Tax Map: _____ Grid: _____ Parcel #: _____
Tax ID#: _____
(List all if more than one)

Property Address: (if different from mailing address)

3644 Pocomoke Road, Salisbury, MD 21804

4. **DEED REFERENCE(S)** (see Instructions C.4.):

____ / ____ / ____ / ____
liber folio liber folio liber folio

If acreage reflected in deed is different from acreage of proposed easement, please explain:

5. **EXISTING PROPERTY RESTRICTION(S)**: (see Instructions C.5.)

Please state whether there are any existing restrictive easements or covenants (such as Forest Conservation Easements, Open Space Easements, etc.) on your property and, if so, please explain:

None

6. **OTHER THIRD PARTY INTERESTS** (see Instructions C.6.):

a. Does anyone own or lease surface or subsurface rights on this property (including oil/gas/mineral, whether or not there has been any activity on the lease)?

YES NO If yes, please explain: _____

b. Does anyone hold a lease, right of first refusal, or option to purchase for this property?

YES NO If yes, please explain: _____

c. Has any mining been done on the property?

YES NO If yes, please explain: _____

d. Are there any other third party interests in this property? (For example, life estate, right-of-ways, renewable energy operations, telecommunication company leases, ground leases in excess of 20 years, etc.)

YES NO If yes, please explain: _____

If you answered yes to any of the questions a. through d., please provide name and contact information for the third party interest; signatures of such parties will be required on the Option Contract and Deed of Easement if the Foundation extends you an easement offer.

Name of Other Third Party Interest

Name of Other Third Party Interest

Address

Address

City, State, Zip Code

City, State, Zip Code

Phone #

Phone #

Nature of Third Party Interest

Nature of Third Party Interest

7. **MORTGAGES OR LIENS:**

Is there a mortgage or other lien on this property, including equity line of credit?

YES NO

If yes, signatures and addresses of such holders will be required on the Option Contract and Deed of Easement, if the Foundation extends an easement offer to you.

Name of Mortgage or Lien Holder

Name of Mortgage or Lien Holder

Address

Address

City, State, Zip Code

City, State, Zip Code

Phone #

Phone #

8. **LAND USE (round to whole number):**

Tillable Cropland:	<u>26.0</u>	acres
Pasture:	_____	acres
Woodland:	<u>124.0</u>	acres
Wetland(s):	_____	acres
Orchard; Nursery:	_____	acres
Structure(s): (Farm buildings and dwellings)	<u>1.0</u>	acres
Pond/lake:	_____	acres
Other: _____ (Describe other land use)	_____	acres
TOTAL ACRES:	<u>150.0</u>	acres

(Acres must equal Part A: f, on Page 1 – rounded to a whole number)

9. **PROPERTY USE:**

	YES	NO	DON'T KNOW
a. Has the property been used for a purpose other than agricultural operations and residential use (for example, landfill, commercial cell tower, commercial energy production, sand and gravel extraction, railroad right-of-way)? If so indicate use/explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have any chemicals been used on the property beyond what could reasonably be expected in normal and customary agricultural practices? If so indicate type of chemicals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has the property ever contained areas used to dispose of waste other than normal and customary household and agricultural waste? If yes, indicate the kinds of material disposed and method of disposal.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Has there ever been a chemical spill or leak on the property to your knowledge? If yes, indicate what was spilled, where it was spilled, approximately how much was spilled, and what actions were taken in response.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have any previous environmental assessments/tests/samplings/impact statements been conducted for the property, to your knowledge? If so, attach copies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Has any government entity ever investigated, cited, or been involved with any violations or regulatory actions regarding this property to your knowledge? If so, explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Are there/have there been any disputes, including claims of adverse possession, or written or oral agreements with adjacent landowners regarding boundary lines? If so, explain and provide detail on map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IF YOU ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE EXPLAIN BELOW OR ATTACH A LETTER OF EXPLANATION ALONG WITH ANY SUPPORTING DETAILS TO THE APPLICATION.

10. **STRUCTURES** List and briefly describe any/all structures currently existing on the property including agricultural, residential and non-agriculturally-related structures existing at the time of application. On a current aerial map, locate and label by corresponding letter (a, b, c, d, etc.) all structures listed here. A current aerial map may be obtained through the county program administrator. Use separate page if necessary.

	<u>Structure</u>	<u>Approximate Dimensions or Capacity</u>
a.	Dwelling	2,156 sq. ft.
b.		
c.		
d.		
e.		
f.		
g.		
h.		
i.		
j.		

11. **FARM OPERATION:**

Describe the farming operation(s): Corn, soybeans, timber

Owner operated: Leased: Both:

12. **QUALIFYING SOILS: (To be completed by the County Program Administrator, see Instructions C.12.)**
 Total acreage/percentage may not exceed 100% (may not count soils in both Class and Group categories.)

	<u>CLASS I</u>	<u>CLASS II</u>	<u>CLASS III</u>	<u>GROUP 1</u>	<u>GROUP 2</u>	<u>= TOTAL</u>
ACRES:	_____	9.5	19.7	73.6	_____	102.8
PERCENT OF TOTAL:	_____	6.3	13.1	48.9	_____	68.3

Other information: _____
 (Please indicate if the wetland acres were not counted when calculating the percent of total figure.)

13. **CERTIFICATION OF SOIL CONSERVATION & WATER QUALITY PLAN** (see Instructions C.13.):

Property Owners: **Gary Breeding** Phone Number: **410-430-5485**

Property Address: **3644 Pocomoke Road, Salisbury, MD 21804**

Tax Map: **58** Parcel: **110** Conservation Tract No: _____ Farm No: _____

The **Wicomico** County Soil Conservation District hereby certifies that the landowner(s) listed on the front of this Application to Sell an Easement has had a complete soil conservation and water quality plan prepared for the subject property.

 Signature and Title of Soil Conservation District Official

 Date

14. IF PROPERTY HAS 25 ACRES OR MORE OF CONTIGUOUS WOODLAND, A FOREST STEWARDSHIP PLAN IS REQUIRED

- a) Is a Forest Stewardship Plan required: Yes No
- b) If yes, is it in effect (If yes, submit evidence of the Plan) Yes No

15. **REQUIRED DOCUMENTATION** to be included with this Application to Sell an Easement:

- a. All deeds, surveys, and/or plats that describe the property.
- Md. Ann. Code Agriculture Article, § 2-510(b)(3) requires that an Application to Sell An Easement be accompanied by a complete description of the property to be encumbered by an Easement. Failure to submit a complete description with the Application to Sell an Easement may result in rejection of the Application.
- b. If property owned by an entity, provide necessary organizational documents (See Instructions Part C.2).
- c. Assessments and Taxation Data sheet from website (County administrator can provide)
- d. A tax map outlining property boundaries, and clearly indicating withheld acreage, if any, including legal and practical access to the withheld acreage.
- e. Aerial map with identified structures on the property located, as instructed in Part B #10.
- f. Forest Stewardship Plan, if one is required and completed
- g. Annual Implementation Review Sheet for the Nutrient Management Plan, if one is available.

PART D

Note: All landowners of record must sign this application. If the property is owned by an entity, all entity members must sign in their capacity as designated in the entity's organizational documents. Attach a separate sheet if necessary. Please note that if there are any life estate interests or right of first refusal in another person or entity, they must also sign this application.

I/We confirm my/our understanding that I/we may not change the lot selection unless I/we withdraw my/our application and apply in a subsequent cycle.

I/We acknowledge that the land on which I am/we are applying to sell an easement shall not be subdivided (including lot releases), conveyed to others, altered in its configuration, or encumbered by a restriction during the application process without prior written approval of the Foundation. Failure to comply with this restriction may result in withdrawal of the application.

I/We acknowledge that the land on which I am/we are applying to sell an easement consists of only the paid acres as described on page 1 of this application. I/We acknowledge that any acres identified on page 1, Part A, paragraphs d. and e., are voluntarily and willing incorporated into the easement for no compensation. In addition, when determining the agricultural value of the land (per COMAR 15.15.02.06), only the paid acres shall be considered.

I/We confirm my/our understanding that if the property contains at least 25 acres of contiguous woodland, I/we must submit evidence of a complete Forest Stewardship Plan performed by a forester certified in the State of Maryland prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. I/we also confirm our understanding that the plan must include methods of management and a schedule of implementation. I/we also understand that the plan must have been created and/or updated for sufficiency within the last ten years, and I/we confirm our understanding that the Forest Stewardship Plan must be followed according to its schedule for implementation. If an easement is purchased on this property, I/we confirm our understanding of the responsibility for implementing the plan as outlined according to the schedule of implementation.

I/We confirm my/our understanding that a current Nutrient Management Plan must be implemented for the property prior to the sale of the MALPF easement on the property under the following circumstances: (i) an easement offer is extended and accepted, and (ii) if the property is required to have a Nutrient Management Plan under Md. Code Ann., Agric. Section 8-801 et seq. (associated regulations are located in COMAR 15.20.07-08).

I/We confirm my/our understanding that the Department of General Services shall be reviewing title to the property and may request additional documentation, require certain actions by me/us to clear title to the property, or may require me/us to provide a modern boundary survey of the property, at my/our expense, prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. In addition, if there are multiple tax parcels being placed under one easement, then we may be required to combine those tax parcels into one account and parcel number.

I/We give MALPF permission to conduct appraisals on my/our property upon reasonable notification. I am/We are aware that any approval to obtain an option contract for the purchase of an agricultural land preservation easement made by the Foundation is subject to Board of Public Works approval and available funds.

I/We understand that there is no guarantee that an offer will be made or accepted for the purchase of an agricultural land preservation easement on this property.

I/We assert that all representation and information regarding the property are, to the best of my/our knowledge, accurate and complete. Additionally, I/we assert that there is no known reason (e.g. environmental or otherwise) why the property cannot be productively farmed.

In addition, I/we are aware that both Parts A and B of this Application to Sell an Easement must be completed and submitted to the County's Program Administrator, along with all necessary documentation. I/we understand that an incomplete application will be returned.

Landowner Signature Date

Landowner Signature Date

Print Full Name

Print Full Name

Landowner Signature Date

Landowner Signature Date

Print Full Name

Print Full Name

I hereby affirm, to the best of my knowledge, information and belief, that this application to sell an easement is complete and accurate.

County Program Administrator

Date

Print Name



WICOMICO COUNTY, MARYLAND
DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

John D. Psota
Acting County Executive

John D. Psota
Director of Administration

STAFF REPORT

MEETING OF MARCH 18, 2021

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL DISTRICT

NAME: Gary Breeding Easement Application #2
Location: Westerly side of Pocomoke Road, near Salisbury, Maryland
County Tax Map #58, Parcel #111, Grid #23
Size: 58.84 Acres

II. INTRODUCTION

An application has been filed by Gary Breeding to sell an easement on property on the wasterly side of Pocomoke Road to the Maryland Agricultural Land Preservation Foundation. (See **Attachments #1, 2, and 3.**)

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.

The land is suitable for corn, soybeans and timber production.

- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.

The site contains 93.3 percent Class II, III and Woodland Group I soils.

- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.

The total size of the proposed easement is 58.84 acres.

- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.

The Gary Breeding property is not located within the boundaries of a 10-year water and sewer service district. The closest district is that of Fruitland located 2.5 miles to the northwest.

V. DESCRIPTION OF PROPOSED AGRICULTURAL EASEMENT

The Gary Breeding property is located southeast of Fruitland on the westerly side of Pocomoke Road. The farm totals 58.84 acres and contains no structures.

VI. COMPREHENSIVE WATER AND SEWERAGE PLAN

The Gary Breeding property is not within the boundaries of a 10-year water and sewer service district. The closest district is that of Fruitland located 2.5 miles to the northwest.

VII. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through “right to farm” ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all of the A-1 Agricultural-Rural zoned areas of the County.

The Plan’s Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The Gary Breeding property is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VIII. ELIGIBILITY TO SELL AND EASEMENT

The Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement in regards to location, size and soils suitability.

IX. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements in regards to soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on Gary Breeding farm as it meets the minimum requirement for size, soils suitability, and current production status. A Board meeting will be scheduled at a future date.

X. PLANNING COMMISSION ACTION

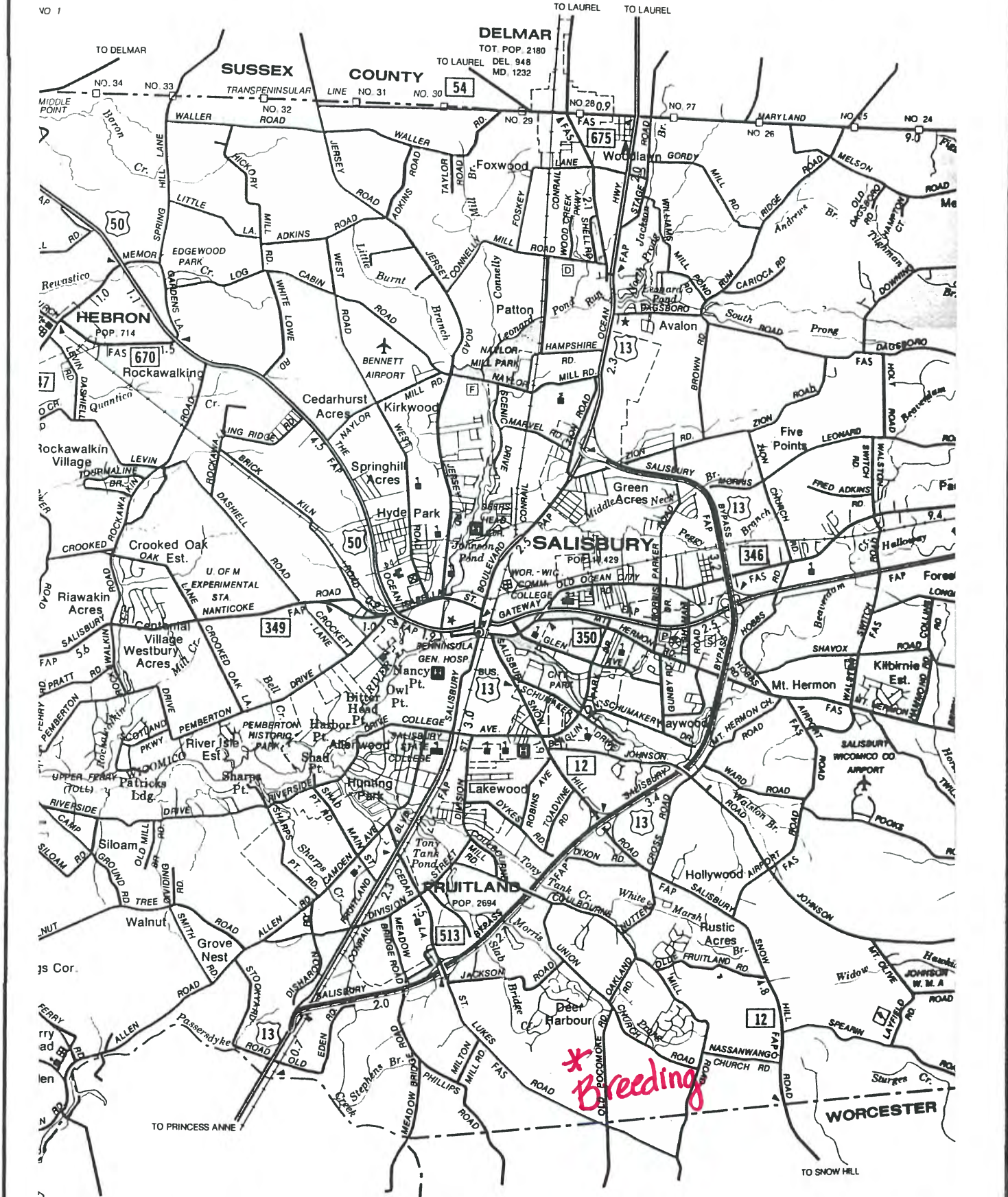
State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Gary Breeding property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural zoning district, near the City of Fruitland. Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Gary Breeding property based on compliance with the County Comprehensive Plan.

COORDINATOR: Gloria Smith, Planner
DATE: March 3, 2021

Salisbury - Wicomico County Department Of

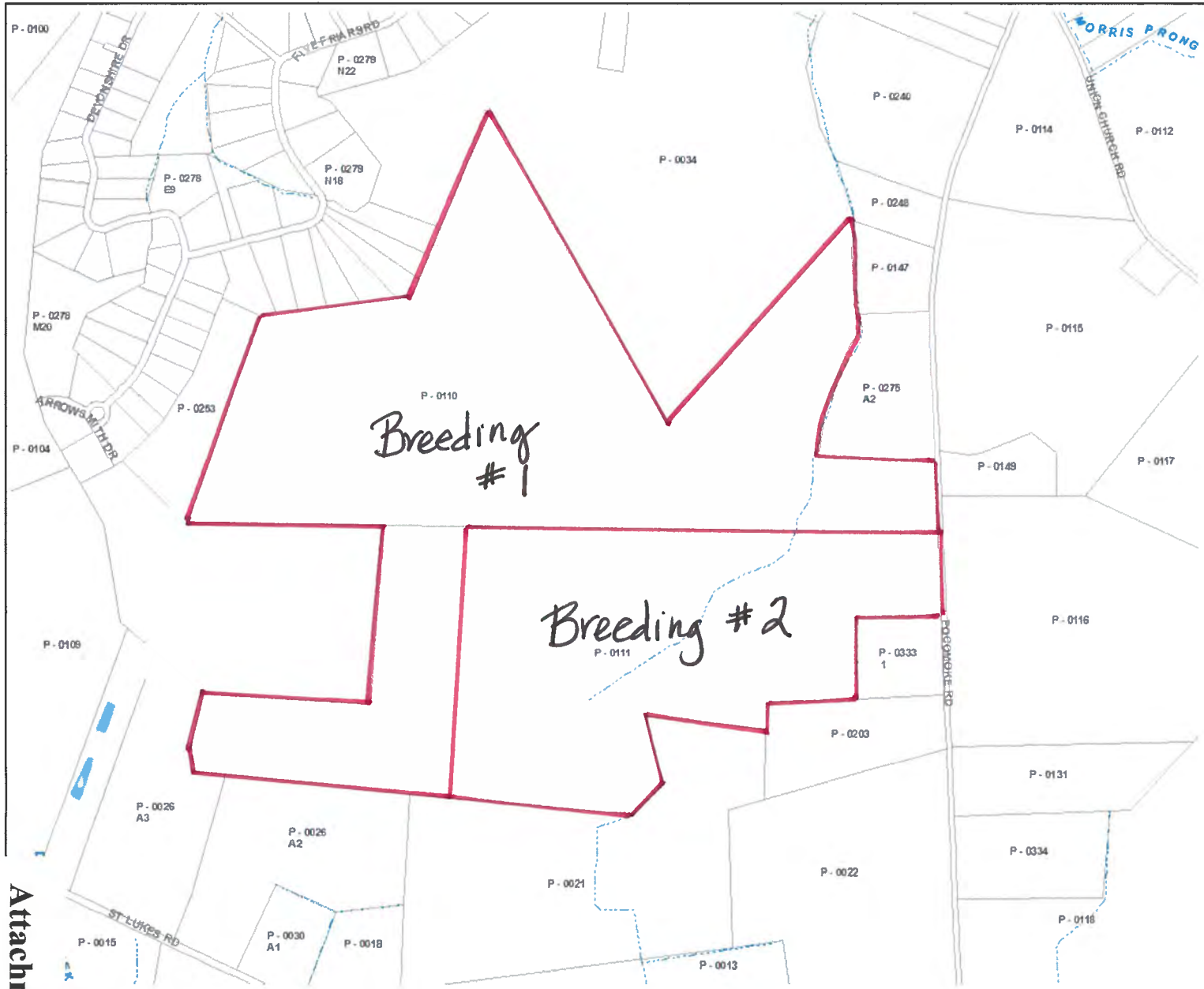
D E L M A R

NO 1



Attachment #1

WICOMICO COUNTY ZONING MAP



- Bridges
- Railroads
- Chesapeake Bay Critical Area
- Historic Districts
- 8000 ft Turning Radius
- Airport Overlay District
- Neighborhood Preservation District
- Salisbury Critical Area
- Wicomico County Boundary
- Airport - Runways & Taxiways
- Runway
- Taxiway
- Municipal Areas
- Parcels
- Street Centerlines
- Streams
 - Display Value
 - 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

Breeding

Attachment #2

252 ft



Attachment #3



**DEPARTMENT OF AGRICULTURE
MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION**

**FISCAL YEAR 2022
APPLICATION TO SELL AN EASEMENT**

MALPF File Number (Provided by MALPF)

*****PLEASE READ ATTACHED INSTRUCTIONS BEFORE COMPLETING APPLICATION***
THIS APPLICATION CANNOT BE CHANGED AFTER SUBMITTAL TO THE FOUNDATION.
PLEASE TYPE RESPONSES**

Did you apply to sell an easement in the previous application cycle? Yes (No)

PART A

I/We Gary Breeding, landowner(s) of the property referenced herein, located in Wicomico County, Maryland, apply to the Maryland Agricultural Land Preservation Foundation (MALPF) to sell an agricultural land preservation easement, pursuant to Agriculture Article, Section 2-510, Annotated Code of Maryland.

This application to sell an easement and any subsequent offer to buy an easement, including any Deed of Easement to be recorded on this property, will cover the entire contiguous acreage referenced in the application. Acreage is not permitted to be withheld, unless it is for the permitted lot exclusions specified under Agriculture Article, Section 2-513, Annotated Code of Maryland, or the acreage to be withheld is approved by the Foundation (see Instructions A.1.).

For purposes of valuation, I/we affirm that the acreage of the total property, also referred to as the parent tract*, was determined by one of the following (a copy of which is attached to this application) (see Instructions A.1.):

- property deed(s) survey
 tax assessment records other (identify): _____

- | | |
|---|--------------|
| a. The total acreage of property ("parent tract") is: | <u>58.84</u> |
| b. The number of Pre-Existing Dwelling(s) is (are):
(See Instructions A.2.) | <u>0</u> |
| c. The Acreage to be Withheld from the easement is:
(Size, configuration, and location must be approved by the Foundation. Show withheld area on map – see Instructions A.3.) | <u>0</u> |
| d. Designated permitted envelope acreage (unpaid):
(Size, configuration, usage, and location must be approved by the Foundation as a designated envelope that will be unpaid, but included within boundary of easement. Show envelope area on map – see Instructions A.4.) | <u>0</u> |
| e. Other <u>unpaid</u> areas:
(Foundation will not pay for acreage already encumbered, such as forest conservation easements, CREP easements, or deed restricted open spaces. donated acres, or for purposes of meeting the qualifying soils percentage requirements. Show unpaid acres(s) on map – see Instructions A.5.) | <u>0</u> |
| f. The Easement Payment Acreage is (a. minus b minus c minus d minus e): | <u>58.84</u> |
| g. Total acres to be encumbered by easement is (a. minus c.): | <u>58.84</u> |

I am/We are willing to sell an easement on my/our land for \$ _____ per acre.

I/We understand that the Foundation makes offers based on the lower of: (1) the asking price, (2) the calculated easement value, (3) a cap set by the County, or the statutory State cap of 75% of the recommended appraised value (see Instructions A.6.).

***Definition of Parent Tract:** The term Parent tract, as used by MALPF, is the total property described in this application. It refers to that entire contiguous acreage that is under common ownership. This may be a single tax map parcel or may include multiple tax map parcels, but should include the entire acreage on any parcel, even if only a portion of that parcel is being considered for easement sale.

- It includes any withheld acreage and unpaid acreage
- It does not include any tax map parcel which may be contiguous and under common ownership, but for which no portion is being considered for easement sale under this application.

PART B

(To be completed by the County Program Administrator or other County employee as necessary.)

Part B provides Instructions directly to the assigned appraisers. Completeness and accuracy is essential for the appraiser(s) to ascertain the farm’s maximum market value as of the date of valuation. All data should be as precise as possible. Do not round figures and please cite sources when possible.

SECTION # 1: PLANNING AND ZONING INFORMATION

(A) **ZONING** (See Instructions B.1.)

Current Zoning of Property:

A-1 Agricultural-Rural

Does the property lie within the boundaries of a planned 10-year water and sewer service district?

YES

NO

If yes, please describe: _____

Is the encumbrance of this property by an agricultural land preservation easement consistent with county plans? (Master Plan, Comprehensive Land-Use Plan Growth Management Plan, etc.)

YES

NO

Does the county zoning permit any farm use of the land?

YES

NO

If any limitations on farm use, describe (can attach if need more space):

(B) Is there withheld or permitted use envelope acreage?

YES

NO

Reason for the withheld acreage? _____

Reason for permitted use envelope? _____

(C) Is the property adjacent to other protected lands (fee or easement)?

YES

NO

If yes, what is the approximate size of protected block of land (without subject property acres included)?

(D) For Certified Counties, is the property located within a Priority Preservation Area?

YES

NO

(E) Is/are there a county-designated tenant house located on the property?

YES

NO

If yes, work with County to complete and submit a certification documentation for EACH proposed tenant house and included as part of the application submission. (See Instructions B.1.E.)

SECTION #2: DEVELOPMENT RIGHTS

NOTE: The development rights information provided in this application will be provided to the appraisers to determine the fair market value of the **property** and therefore the MALPF easement value. If this section is not completed, the application IS NOT complete and will be returned.

The term “development right(s)” as used by MALPF is the maximum number of residential structures legally allowed to be placed on the parent tract as of the date of the application.

“Legally allowed” takes into consideration such limiting factors such as: zoning, septic law, Chesapeake Bay Critical Areas regulations, existing easements, etc. It does not include any additional structures allowed by virtue of a specific owner (such as family lots), nor does it include any allotted transferrable development rights (“TDRs”). As used herein, “development rights” does not address TDRs. TDRs should be considered as an addition if a current market exists. See application **SECTION #3** below regarding TDRs.

Lot Selection (see Instructions B. Section 2.):

When considering lot selection, please take into account that retaining a dwelling right with the property can benefit the long term viability of future farming operations.

In the Deed of Easement, I/we hereby elect to (check one):

- reserve family lots, subject to density restrictions,
- reserve one (1) unrestricted lot that is either:
 - subdividable, or
 - a non-subdividable building envelope

waive all rights to lots

1. Has the County adopted a Tier Map under The Sustainable Growth & Agricultural Preservation Act of 2012 (Senate Bill 236), also known as the septic law? Yes No
2. If a Tier Map has been adopted, in which Tier is the subject property located? Tier: 4
3. What is the maximum number of residential lots permitted in a minor subdivision? _____

Any discrepancies between this section and page one of this application should be reconciled or explained.

	Permitted On-Site Development Rights	Dev. Rights	Acres
(a)	Total development rights/acres associated with the parent tract [This takes into consideration lots previously subdivided from the property; underlying zoning; septic law restrictions; and any other known restrictions (for dev. rights, take into account Chesapeake Bay Critical Areas regulations, other easements or deed/plat restrictions, etc).]		
(b)	Total development rights/acres associated with pre-existing dwelling (within easement area)		
(c)	Total development rights/acres associated with withheld acres (includes any dwelling(s) in withheld acres)		
(d)	Total development rights associated with designated permitted use envelope area/s AND other unpaid acres.		N/A
(e)	Unrestricted lot option chosen: <input type="checkbox"/> Yes (deduct 1 development right) <input type="checkbox"/> No (deduct 0 development rights)		N/A
	Total development rights to be extinguished / acres to be appraised by MALPF easement acquisition (a - b - c - d - e)		

SECTION #3: TRANSFERABLE DEVELOPMENT RIGHTS PROGRAMS (See Instructions B.3.)

A. Does the County have a TDR program? Yes No

B. Is the subject property eligible to participate in the TDR program? Yes No

C. How many residual TDRs are associated with the subject property (including any withheld acres area) as of the date of the application submission? _____

PART C

- 1. **LANDOWNER INFORMATION** - necessary for all landowners of record. Attach a separate sheet, if needed. Also, enter primary contact information. The primary contact person will receive all correspondence from and is the individual to be contacted by the Foundation regarding the easement Application

MAILING ADDRESS of Owner/Trust/Business Entity:

PRIMARY CONTACT PERSON:

Gary Breeding

Gary Breeding

Name

Name

8097 Stevens Road

Same

Address

Mailing Address

Salisbury, MD 21804

Same

City, State, Zip Code

City, State, Zip Code

410-430-5485

Phone #: (1st)

(2nd)

Phone #: (1st)

(2nd)

dgbree70@gmail.com

e-mail

e-mail

- 2. **ENTITY INFORMATION:** Please list all members/partners/trustees/shareholders of the ownership entity, if applicable (see Instructions C.2.). (Attach a separate sheet if necessary.)

Gary Breeding

- 3. **LOCATION OF PROPERTY:**

PLEASE NOTE: FOR PROPERTIES CONSISTING OF MORE THAN ONE TAX PARCEL, IF THE APPLICATION TO SELL AN EASEMENT TO MALPF IS SUCCESSFUL, THE PARCELS MUST REMAIN UNDER IDENTICAL COMMON OWNERSHIP, AND MAY NOT BE CONVEYED OFF FROM EACH OTHER UNLESS SPECIFICALLY APPROVED BY THE MALPF BOARD.

Tax Map **58** Grid **23** Parcel # **111**

Tax ID# **08-011729**
(List all if more than one)

Tax Map _____ Grid _____ Parcel # _____

Tax ID# _____
(List all if more than one)

Tax Map: _____ Grid: _____ Parcel #: _____

Tax ID#: _____
(List all if more than one)

Property Address: (if different from mailing address)

3644 Pocomoke Road, Salisbury, MD 21804

4. **DEED REFERENCE(S)** (see Instructions C.4.):

____ / ____ / ____ / ____ / ____ / ____
liber folio liber folio liber folio

If acreage reflected in deed is different from acreage of proposed easement, please explain:

5. **EXISTING PROPERTY RESTRICTION(S)**: (see Instructions C.5.)

Please state whether there are any existing restrictive easements or covenants (such as Forest Conservation Easements, Open Space Easements, etc.) on your property and, if so, please explain:

6. **OTHER THIRD PARTY INTERESTS** (see Instructions C.6.):

a. Does anyone own or lease surface or subsurface rights on this property (including oil/gas/mineral, whether or not there has been any activity on the lease)?

YES NO If yes, please explain: **Cell Tower – 1 Acre – Parcel 342**

b. Does anyone hold a lease, right of first refusal, or option to purchase for this property?

YES NO If yes, please explain: _____

c. Has any mining been done on the property?

YES NO If yes, please explain: _____

d. Are there any other third party interests in this property? (For example, life estate, right-of-ways, renewable energy operations, telecommunication company leases, ground leases in excess of 20 years, etc.)

YES NO If yes, please explain: _____

If you answered yes to any of the questions a. through d., please provide name and contact information for the third party interest; signatures of such parties will be required on the Option Contract and Deed of Easement if the Foundation extends you an easement offer.

Name of Other Third Party Interest

Name of Other Third Party Interest

Address

Address

City, State, Zip Code

City, State, Zip Code

Phone #

Phone #

Nature of Third Party Interest

Nature of Third Party Interest

7. **MORTGAGES OR LIENS:**

Is there a mortgage or other lien on this property, including equity line of credit?

YES NO

If yes, signatures and addresses of such holders will be required on the Option Contract and Deed of Easement, if the Foundation extends an easement offer to you.

Name of Mortgage or Lien Holder

Name of Mortgage or Lien Holder

Address

Address

City, State, Zip Code

City, State, Zip Code

Phone #

Phone #

8. **LAND USE (round to whole number):**

Tillable Cropland:	<u>23.0</u>	acres
Pasture:	_____	acres
Woodland:	<u>35.0</u>	acres
Wetland(s):	_____	acres
Orchard; Nursery:	_____	acres
Structure(s): (Farm buildings and dwellings)	_____	acres
Pond/lake:	_____	acres
Other: _____ (Describe other land use)	_____	acres
TOTAL ACRES:	<u>58.84</u>	acres

(Acres must equal Part A: f, on Page 1 – rounded to a whole number)

9. **PROPERTY USE:**

	YES	NO	DON'T KNOW
a. Has the property been used for a purpose other than agricultural operations and residential use (for example, landfill, commercial cell tower, commercial energy production, sand and gravel extraction, railroad right-of-way)? If so indicate use/explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have any chemicals been used on the property beyond what could reasonably be expected in normal and customary agricultural practices? If so indicate type of chemicals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has the property ever contained areas used to dispose of waste other than normal and customary household and agricultural waste? If yes, indicate the kinds of material disposed and method of disposal.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Has there ever been a chemical spill or leak on the property to your knowledge? If yes, indicate what was spilled, where it was spilled, approximately how much was spilled, and what actions were taken in response.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have any previous environmental assessments/tests/samplings/impact statements been conducted for the property, to your knowledge? If so, attach copies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Has any government entity ever investigated, cited, or been involved with any violations or regulatory actions regarding this property to your knowledge? If so, explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Are there/have there been any disputes, including claims of adverse possession, or written or oral agreements with adjacent landowners regarding boundary lines? If so, explain and provide detail on map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IF YOU ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE EXPLAIN BELOW OR ATTACH A LETTER OF EXPLANATION ALONG WITH ANY SUPPORTING DETAILS TO THE APPLICATION.

10. **STRUCTURES** List and briefly describe any/all structures currently existing on the property including agricultural, residential and non-agriculturally-related structures existing at the time of application. On a current aerial map, locate and label by corresponding letter (a, b, c, d, etc.) all structures listed here. A current aerial map may be obtained through the county program administrator. Use separate page if necessary.

<u>Structure</u>	<u>Approximate Dimensions or Capacity</u>
a. _____	_____
b. _____	_____
c. _____	_____
d. _____	_____
e. _____	_____
f. _____	_____
g. _____	_____
h. _____	_____
i. _____	_____
j. _____	_____

11. **FARM OPERATION:**

Describe the farming operation(s): Corn, soybeans, timber

Owner operated: Leased: Both:

12. **QUALIFYING SOILS: (To be completed by the County Program Administrator, see Instructions C.12.)**

Total acreage/percentage may not exceed 100% (may not count soils in both Class and Group categories.)

	<u>CLASS I</u>	<u>CLASS II</u>	<u>CLASS III</u>	<u>GROUP 1</u>	<u>GROUP 2</u>	<u>= TOTAL</u>
ACRES:	_____	<u>11.2</u>	<u>8.7</u>	<u>35.0</u>	_____	<u>54.9</u>
PERCENT OF TOTAL:	_____	<u>19.1</u>	<u>14.8</u>	<u>59.4</u>	_____	<u>93.3</u>

Other information: _____
 (Please indicate if the wetland acres were not counted when calculating the percent of total figure.)

13. **CERTIFICATION OF SOIL CONSERVATION & WATER QUALITY PLAN** (see Instructions C.13.):

Property Owners: **Gary Breeding**

Phone Number: **410-430-5485**

Property Address: **3644 Pocomoke Road, Salisbury, MD 21804**

Tax Map: 58 Parcel: 111 Conservation Tract No: _____ Farm No: _____

The **Wicomico** County Soil Conservation District hereby certifies that the landowner(s) listed on the front of this Application to Sell an Easement has had a complete soil conservation and water quality plan prepared for the subject property.

 Signature and Title of Soil Conservation District Official

 Date

14. IF PROPERTY HAS 25 ACRES OR MORE OF CONTIGUOUS WOODLAND, A FOREST STEWARDSHIP PLAN IS REQUIRED

- a) Is a Forest Stewardship Plan required: Yes No
- b) If yes, is it in effect Yes No
(If yes, submit evidence of the Plan)

15. **REQUIRED DOCUMENTATION** to be included with this Application to Sell an Easement:

- a. All deeds, surveys, and/or plats that describe the property.
- Md. Ann. Code Agriculture Article, § 2-510(b)(3) requires that an Application to Sell An Easement be accompanied by a complete description of the property to be encumbered by an Easement. Failure to submit a complete description with the Application to Sell an Easement may result in rejection of the Application.
- b. If property owned by an entity, provide necessary organizational documents (See Instructions Part C.2).
- c. Assessments and Taxation Data sheet from website (County administrator can provide)
- d. A tax map outlining property boundaries, and clearly indicating withheld acreage, if any, including legal and practical access to the withheld acreage.
- e. Aerial map with identified structures on the property located, as instructed in Part B #10.
- f. Forest Stewardship Plan, if one is required and completed
- g. Annual Implementation Review Sheet for the Nutrient Management Plan, if one is available.

PART D

Note: All landowners of record must sign this application. If the property is owned by an entity, all entity members must sign in their capacity as designated in the entity's organizational documents. Attach a separate sheet if necessary. Please note that if there are any life estate interests or right of first refusal in another person or entity, they must also sign this application.

I/We confirm my/our understanding that I/we may not change the lot selection unless I/we withdraw my/our application and apply in a subsequent cycle.

I/We acknowledge that the land on which I am/we are applying to sell an easement shall not be subdivided (including lot releases), conveyed to others, altered in its configuration, or encumbered by a restriction during the application process without prior written approval of the Foundation. Failure to comply with this restriction may result in withdrawal of the application.

I/We acknowledge that the land on which I am/we are applying to sell an easement consists of only the paid acres as described on page 1 of this application. I/We acknowledge that any acres identified on page 1, Part A, paragraphs d. and e., are voluntarily and willing incorporated into the easement for no compensation. In addition, when determining the agricultural value of the land (per COMAR 15.15.02.06), only the paid acres shall be considered.

I/We confirm my/our understanding that if the property contains at least 25 acres of contiguous woodland, I/we must submit evidence of a complete Forest Stewardship Plan performed by a forester certified in the State of Maryland prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. I/we also confirm our understanding that the plan must include methods of management and a schedule of implementation. I/we also understand that the plan must have been created and/or updated for sufficiency within the last ten years, and I/we confirm our understanding that the Forest Stewardship Plan must be followed according to its schedule for implementation. If an easement is purchased on this property, I/we confirm our understanding of the responsibility for implementing the plan as outlined according to the schedule of implementation.

I/We confirm my/our understanding that a current Nutrient Management Plan must be implemented for the property prior to the sale of the MALPF easement on the property under the following circumstances: (i) an easement offer is extended and accepted, and (ii) if the property is required to have a Nutrient Management Plan under Md. Code Ann., Agric. Section 8-801 *et seq.* (associated regulations are located in COMAR 15.20.07-08).

I/We confirm my/our understanding that the Department of General Services shall be reviewing title to the property and may request additional documentation, require certain actions by me/us to clear title to the property, or may require me/us to provide a modern boundary survey of the property, at my/our expense, prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. In addition, if there are multiple tax parcels being placed under one easement, then we may be required to combine those tax parcels into one account and parcel number.

I/We give MALPF permission to conduct appraisals on my/our property upon reasonable notification. I am/We are aware that any approval to obtain an option contract for the purchase of an agricultural land preservation easement made by the Foundation is subject to Board of Public Works approval and available funds.

I/We understand that there is no guarantee that an offer will be made or accepted for the purchase of an agricultural land preservation easement on this property.

I/We assert that all representation and information regarding the property are, to the best of my/our knowledge, accurate and complete. Additionally, I/we assert that there is no known reason (e.g. environmental or otherwise) why the property cannot be productively farmed.

In addition, I/we are aware that both Parts A and B of this Application to Sell an Easement must be completed and submitted to the County's Program Administrator, along with all necessary documentation. I/we understand that an incomplete application will be returned.

Landowner Signature Date

Landowner Signature Date

Print Full Name

Print Full Name

Landowner Signature Date

Landowner Signature Date

Print Full Name

Print Full Name

I hereby affirm, to the best of my knowledge, information and belief, that this application to sell an easement is complete and accurate.

County Program Administrator

Date

Print Name



WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

John D. Psota
Acting County Executive

John D. Psota
Director of Administration

STAFF REPORT

MEETING OF MARCH 18, 2021

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL DISTRICT

NAME: Scrimgeour's Farm All, LLC Easement Application
Location: Both sides of Pittsville Road, Parsonsburg, Maryland
County Tax Map #31, Parcel #139, Grid #6
Size: 108.44 Acres

II. INTRODUCTION

An application has been filed by Scrimgeour's Farm All, LLC to sell an easement on property on both sides of Pittsville Road to the Maryland Agricultural Land Preservation Foundation. (See **Attachments #1, 2, and 3.**)

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.
The land is suitable for corn, soybeans and timber production.
- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.
The site contains 93.2 percent Class III and Woodland Group I soils.
- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.
The total size of the proposed easement is 108.44 acres.
- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.
The Scrimgeour's Farm All, LLC property is not located within the boundaries of a 10-year water and sewer service district. The closest district is that of Pittsville located 1.5 miles to the southeast.

V. DESCRIPTION OF PROPOSED AGRICULTURAL EASEMENT

The Scrimgeour's Farm All, LLC property is located northwest of Pittsville on both sides of Pittsville Road. The farm totals 108.44 acres and contains one mobile residence and one shed. It also adjoins an existing Maryland Agricultural Land Preservation Easement (Dorn, formerly Wells).

VI. COMPREHENSIVE WATER AND SEWERAGE PLAN

The Scrimgeour's Farm All, LLC property is not within the boundaries of a 10-year water and sewer service district. The closest district is that of Pittsville located 1.5 miles to the southeast.

VII. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all of the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The Scrimgeour's Farm All, LLC property is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VIII. ELIGIBILITY TO SELL AND EASEMENT

The Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement in regards to location, size and soils suitability.

IX. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements in regards to soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on Scrimgeour's Farm All, LLC farm as it meets the minimum requirement for size, soils suitability, and current production status. A Board meeting will be scheduled at a future date.

X. PLANNING COMMISSION ACTION

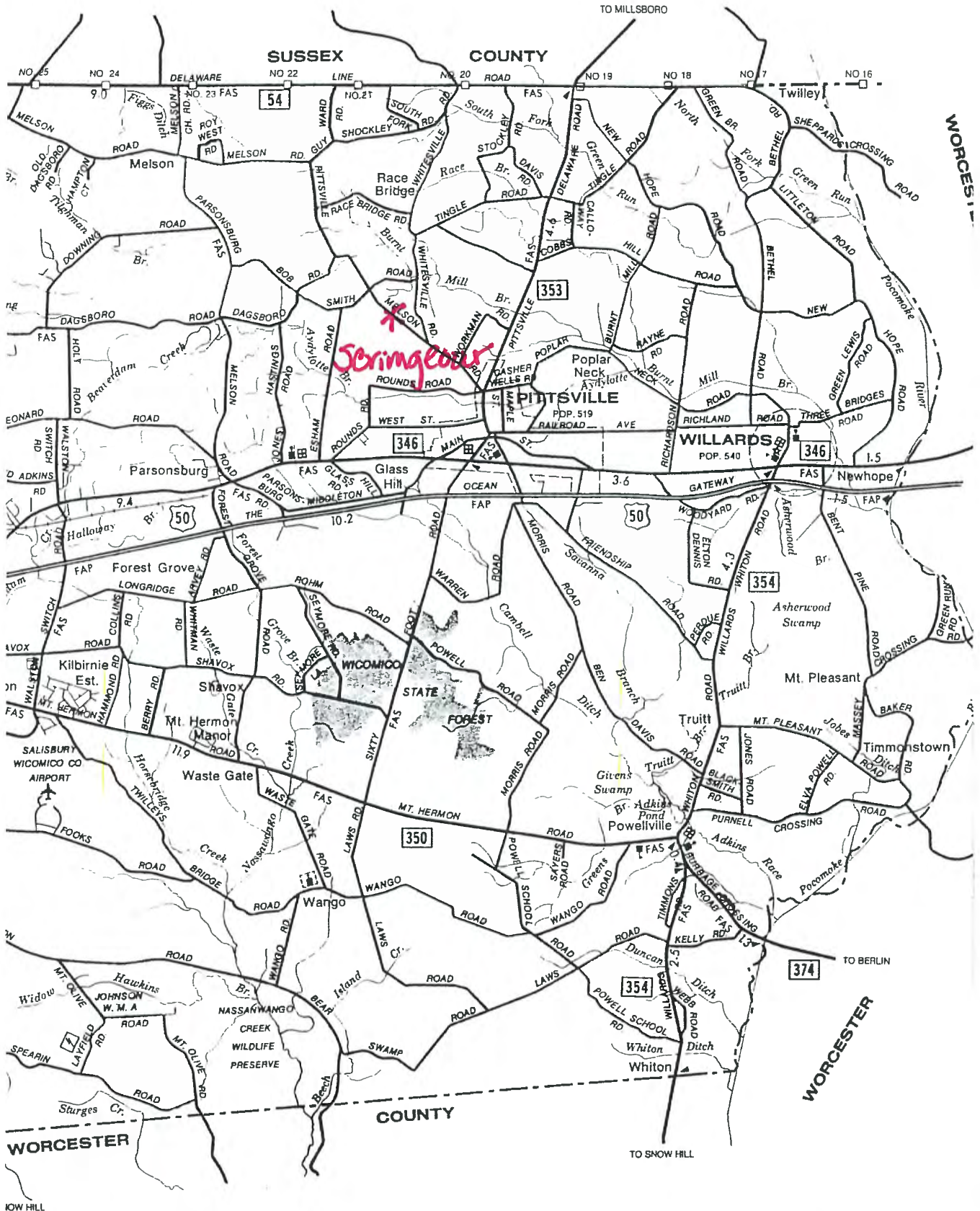
State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Scrimgeour's Farm All, LLC property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural zoning district, near the City of Salisbury. Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Scrimgeour's Farm All, LLC property based on compliance with the County Comprehensive Plan.

COORDINATOR: Gloria Smith, Planner

DATE: February 17, 2021

Salisbury - Wicomico County Department Of

V A R R E



Attachment #1

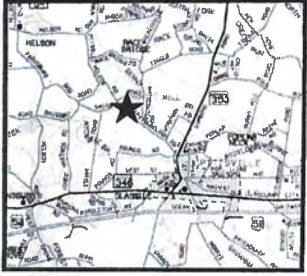
WICOMICO COUNTY ZONING MAP



Scrimgeour's Farm All, LLC

	Bridges
	Railroads
	Chesapeake Bay Critical Area
	Historic Districts
	8000 ft Turning Radius
	Airport Overlay District
	Neighborhood Preservation District
	Salisbury Critical Area
	Wicomico County Boundary
	Building Permits
	Airport - Runways & Taxiways
	Runway
	Taxiway
	Municipal Areas
	Parcels
	Street Centerlines
Streams	
	Display Value 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

Attachment #2



Vicinity Map
Not to scale

Norman Shockley Farm
 Tax Map: 31, Parcel: 139
 8197 Pittsville Road
 Parsonsburg, Wicomico County, Maryland



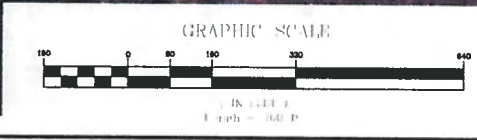
This drawing, the original and all subsequent drawings, are the property of Scrimgeour & Associates, and shall not be released or used without their permission.
 © 2020 Scrimgeour & Associates, LLC
 This plot is not to be used for any other purpose and shall not be used for any other purpose than that for which it was prepared. The user assumes all responsibility for the use of the land shown on this map. See the deed.

**SCRIMGEOUR & ASSOCIATES,
 LLC**
 SURVEYING • MAPPING AND • LAND PLANNING SERVICES

2848 Old Post Road
 Salisbury, Maryland 21804
 hscrimg@comcast.net
 PH: 410.251.6926

Property Map
Norman Shockley Farm
 Fourth District, Wicomico County, Maryland
 Tax Map: 31, Grid: 06, Parcel: 139

Property Map



Attachment #3

PROJECT NUMBER		200905
DRAWN BY		AWR
DATE PLOTTED		09/05/2020
DATE PRINTED		09/05/2020
Page		1 of 1



DEPARTMENT OF AGRICULTURE
MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FISCAL YEAR 2022
APPLICATION TO SELL AN EASEMENT

MALPF File Number (Provided by MALPF)

*****PLEASE READ ATTACHED INSTRUCTIONS BEFORE COMPLETING APPLICATION***
THIS APPLICATION CANNOT BE CHANGED AFTER SUBMITTAL TO THE FOUNDATION.
PLEASE TYPE RESPONSES**

Did you apply to sell an easement in the previous application cycle? Yes / No

PART A

I/We Scrimgeour's Farm All, LLC, landowner(s) of the property referenced herein, located in Wicomico County, Maryland, apply to the Maryland Agricultural Land Preservation Foundation (MALPF) to sell an agricultural land preservation easement, pursuant to Agriculture Article, Section 2-510, Annotated Code of Maryland.

This application to sell an easement and any subsequent offer to buy an easement, including any Deed of Easement to be recorded on this property, will cover the entire contiguous acreage referenced in the application. Acreage is not permitted to be withheld, unless it is for the permitted lot exclusions specified under Agriculture Article, Section 2-513, Annotated Code of Maryland, or the acreage to be withheld is approved by the Foundation (see Instructions A.1.).

For purposes of valuation, I/we affirm that the acreage of the total property, also referred to as the parent tract*, was determined by one of the following (a copy of which is attached to this application) (see Instructions A.1.):

- property deed(s) survey
 tax assessment records other (identify): _____

a. The total acreage of property ("parent tract"*) is:	<u>108.44</u>
b. The number of Pre-Existing Dwelling(s) is (are): (See Instructions A.2.)	<u>1</u>
c. The Acreage to be Withheld from the easement is: (Size, configuration, and location must be approved by the Foundation. Show withheld area on map – see Instructions A.3.)	<u>0</u>
d. Designated permitted envelope acreage (unpaid): (Size, configuration, usage, and location must be approved by the Foundation as a designated envelope that will be unpaid, but included within boundary of easement. Show envelope area on map – see Instructions A.4.)	<u>0</u>
e. Other <u>unpaid</u> areas: (Foundation will not pay for acreage already encumbered, such as forest conservation easements, CREP easements, or deed restricted open spaces. donated acres, or for purposes of meeting the qualifying soils percentage requirements. Show unpaid acres(s) on map – see Instructions A.5.)	<u>0</u>
f. The Easement Payment Acreage is (a. minus b minus c minus d minus e):	<u>107.44</u>
g. Total acres to be encumbered by easement is (a. minus c.):	<u>107.44</u>

I am/We are willing to sell an easement on my/our land for \$ _____ per acre.
I/We understand that the Foundation makes offers based on the lower of: (1) the asking price, (2) the calculated easement value, (3) a cap set by the County, or the statutory State cap of 75% of the recommended appraised value (see Instructions A.6.).

*Definition of Parent Tract: The term Parent tract, as used by MALPF, is the total property described in this application. It refers to that entire contiguous acreage that is under common ownership. This may be a single tax map parcel or may include multiple tax map parcels, but should include the entire acreage on any parcel, even if only a portion of that parcel is being considered for easement sale.

- It includes any withheld acreage and unpaid acreage
■ It does not include any tax map parcel which may be contiguous and under common ownership, but for which no portion is being considered for easement sale under this application.

PART B

(To be completed by the County Program Administrator or other County employee as necessary.) Part B provides instructions directly to the assigned appraisers. Completeness and accuracy is essential for the appraiser(s) to ascertain the farm's maximum market value as of the date of valuation. All data should be as precise as possible. Do not round figures and please cite sources when possible.

SECTION # 1: PLANNING AND ZONING INFORMATION

(A) ZONING (See Instructions B.1.)

Current Zoning of Property:

A-1 Agricultural-Rural

Does the property lie within the boundaries of a planned 10-year water and sewer service district?

[] YES [X] NO

If yes, please describe:

Is the encumbrance of this property by an agricultural land preservation easement consistent with county plans? (Master Plan, Comprehensive Land-Use Plan, Growth Management Plan, etc.)

[X] YES [] NO

Does the county zoning permit any farm use of the land?

[X] YES [] NO

If any limitations on farm use, describe (can attach if need more space):

(B) Is there withheld or permitted use envelope acreage?

[] YES [X] NO

Reason for the withheld acreage?
Reason for permitted use envelope?

(C) Is the property adjacent to other protected lands (fee or easement)?

[X] YES [] NO

If yes, what is the approximate size of protected block of land (without subject property acres included)?

159.361 acres

(D) For Certified Counties, is the property located within a Priority Preservation Area?

[] YES [] NO

(E) Is/are there a county-designated tenant house located on the property?

[] YES [X] NO

If yes, work with County to complete and submit a certification documentation for EACH proposed tenant house and included as part of the application submission. (See Instructions B.1.E.)

SECTION #2: DEVELOPMENT RIGHTS

NOTE: The development rights information provided in this application will be provided to the appraisers to determine the fair market value of the property and therefore the MALPF easement value. If this section is not completed, the application IS NOT complete and will be returned.

The term "development right(s)" as used by MALPF is the maximum number of residential structures legally allowed to be placed on the parent tract as of the date of the application.

“Legally allowed” takes into consideration such limiting factors such as: zoning, septic law, Chesapeake Bay Critical Areas regulations, existing easements, etc. It does not include any additional structures allowed by virtue of a specific owner (such as family lots), nor does it include any allotted transferrable development rights (“TDRs”). As used herein, “development rights” does not address TDRs. TDRs should be considered as an addition if a current market exists. See application **SECTION #3** below regarding TDRs.

Lot Selection (see Instructions B. Section 2.):

When considering lot selection, please take into account that retaining a dwelling right with the property can benefit the long term viability of future farming operations.

In the Deed of Easement, I/we hereby elect to (check one):

- reserve family lots, subject to density restrictions,
- reserve one (1) unrestricted lot that is either:
 - subdividable, or
 - a non-subdividable building envelope
- waive all rights to lots

1. Has the County adopted a Tier Map under The Sustainable Growth & Agricultural Preservation Act of 2012 (Senate Bill 236), also known as the septic law? Yes No
2. If a Tier Map has been adopted, in which Tier is the subject property located? Tier: 4
3. What is the maximum number of residential lots permitted in a minor subdivision? _____

Any discrepancies between this section and page one of this application should be reconciled or explained.

	Permitted On-Site Development Rights	Dev. Rights	Acres
(a)	Total development rights/acres associated with the parent tract [This takes into consideration lots previously subdivided from the property; underlying zoning; septic law restrictions; and any other known restrictions (for dev. rights, take into account Chesapeake Bay Critical Areas regulations, other easements or deed/plat restrictions, etc).]		
(b)	Total development rights/acres associated with pre-existing dwelling (within easement area)		
(c)	Total development rights/acres associated with withheld acres (includes any dwelling(s) in withheld acres)		
(d)	Total development rights associated with designated permitted use envelope area/s AND other unpaid acres.		N/A
(e)	Unrestricted lot option chosen: <input type="checkbox"/> Yes (deduct 1 development right) <input type="checkbox"/> No (deduct 0 development rights)		N/A
	Total development rights to be extinguished / acres to be appraised by MALPF easement acquisition (a - b - c - d - e)		

SECTION #3: TRANSFERABLE DEVELOPMENT RIGHTS PROGRAMS (See Instructions B.3.)

- A. Does the County have a TDR program? Yes No
- B. Is the subject property eligible to participate in the TDR program? Yes No
- C. How many residual TDRs are associated with the subject property (including any withheld acres area) as of the date of the application submission? _____

PART C

1. **LANDOWNER INFORMATION** - necessary for all landowners of record. Attach a separate sheet, if needed. Also, enter primary contact information. The primary contact person will receive all correspondence from and is the individual to be contacted by the Foundation regarding the easement Application

MAILING ADDRESS of Owner/Trust/Business Entity:

PRIMARY CONTACT PERSON:

Scrimgeour's Farm All, LLC & Harold Scrimgeour
Name

Harold Scrimgeour
Name

5728 George Island Landing Road
Address

Same
Mailing Address

Stockton, MD 21864
City, State, Zip Code

Same
City, State, Zip Code

410-251-6926
Phone #: (1st) (2nd)

Phone #: (1st) (2nd)

hscrimg@comcast.net
e-mail

e-mail

2. **ENTITY INFORMATION:** Please list all members/partners/trustees/shareholders of the ownership entity, if applicable (see Instructions C.2.). (Attach a separate sheet if necessary.)

Harold Scrimgeour

3. **LOCATION OF PROPERTY:**

PLEASE NOTE: FOR PROPERTIES CONSISTING OF MORE THAN ONE TAX PARCEL, IF THE APPLICATION TO SELL AN EASEMENT TO MALPF IS SUCCESSFUL, THE PARCELS MUST REMAIN UNDER IDENTICAL COMMON OWNERSHIP, AND MAY NOT BE CONVEYED OFF FROM EACH OTHER UNLESS SPECIFICALLY APPROVED BY THE MALPF BOARD.

Tax Map 0031 Grid 0006 Parcel # 0139
Tax ID# 04-010930
(List all if more than one)

Tax Map _____ Grid _____ Parcel # _____
Tax ID# _____
(List all if more than one)

Tax Map: _____ Grid: _____ Parcel #: _____
Tax ID#: _____
(List all if more than one)

Property Address: (if different from mailing address)

8197 Pittsville Road, Parsonsburg, MD 21849

4. **DEED REFERENCE(S)** (see Instructions C.4.):

4706 / 161
liber folio liber folio liber folio

If acreage reflected in deed is different from acreage of proposed easement, please explain:

5. **EXISTING PROPERTY RESTRICTION(S)**: (see Instructions C.5.)

Please state whether there are any existing restrictive easements or covenants (such as Forest Conservation Easements, Open Space Easements, etc.) on your property and, if so, please explain:

6. **OTHER THIRD PARTY INTERESTS** (see Instructions C.6.):

- a. Does anyone own or lease surface or subsurface rights on this property (including oil/gas/mineral, whether or not there has been any activity on the lease)?
b. Does anyone hold a lease, right of first refusal, or option to purchase for this property?
c. Has any mining been done on the property?
d. Are there any other third party interests in this property? (For example, life estate, right-of-ways, renewable energy operations, telecommunication company leases, ground leases in excess of 20 years, etc.)

If you answered yes to any of the questions a. through d., please provide name and contact information for the third party interest; signatures of such parties will be required on the Option Contract and Deed of Easement if the Foundation extends you an easement offer.

Name of Other Third Party Interest
Address
City, State, Zip Code

Phone #

Phone #

Nature of Third Party Interest

Nature of Third Party Interest

7. **MORTGAGES OR LIENS:**

Is there a mortgage or other lien on this property, including equity line of credit?

YES NO

If yes, signatures and addresses of such holders will be required on the Option Contract and Deed of Easement, if the Foundation extends an easement offer to you.

Name of Mortgage or Lien Holder

Name of Mortgage or Lien Holder

Address

Address

City, State, Zip Code

City, State, Zip Code

Phone #

Phone #

8. **LAND USE (round to whole number):**

Tillable Cropland:	<u>50.97</u>	acres
Pasture:	_____	acres
Woodland:	<u>54.0</u>	acres
Wetland(s):	_____	acres
Orchard; Nursery:	_____	acres
Structure(s): (Farm buildings and dwellings)	_____	acres
Pond/lake:	_____	acres
Other: <u>homesite</u> (Describe other land use)	<u>3.47</u>	acres
TOTAL ACRES:	<u>108.44</u>	acres

(Acres must equal Part A: f, on Page 1 – rounded to a whole number)

9. **PROPERTY USE:**

	YES	NO	DON'T KNOW
a. Has the property been used for a purpose other than agricultural operations and residential use (for example, landfill, commercial cell tower, commercial energy production, sand and gravel extraction, railroad right-of-way)? If so indicate use/explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have any chemicals been used on the property beyond what could reasonably be expected in normal and customary agricultural practices? If so indicate type of chemicals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has the property ever contained areas used to dispose of waste other than normal and customary household and agricultural waste? If yes, indicate the kinds of material disposed and method of disposal.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Has there ever been a chemical spill or leak on the property to your knowledge? If yes, indicate what was spilled, where it was spilled, approximately how much was spilled, and what actions were taken in response.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have any previous environmental assessments/tests/samplings/impact statements been conducted for the property, to your knowledge? If so, attach copies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Has any government entity ever investigated, cited, or been involved with any violations or regulatory actions regarding this property to your knowledge? If so, explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Are there/have there been any disputes, including claims of adverse possession, or written or oral agreements with adjacent landowners regarding boundary lines? If so, explain and provide detail on map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IF YOU ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE EXPLAIN BELOW OR ATTACH A LETTER OF EXPLANATION ALONG WITH ANY SUPPORTING DETAILS TO THE APPLICATION.

10. **STRUCTURES** List and briefly describe any/all structures currently existing on the property including agricultural, residential and non-agriculturally-related structures existing at the time of application. On a current aerial map, locate and label by corresponding letter (a, b, c, d, etc.) all structures listed here. A current aerial map may be obtained through the county program administrator. Use separate page if necessary.

	<u>Structure</u>	<u>Approximate Dimensions or Capacity</u>
a.	Mobile residence	12 x 40
b.	Shed	20 x 20
c.		
d.		
e.		
f.		
g.		
h.		
i.		
j.		

11. **FARM OPERATION:**

Describe the farming operation(s): Corn, Soybeans, CRP

Owner operated: Leased: Both:

12. **QUALIFYING SOILS: (To be completed by the County Program Administrator, see Instructions C.12.)**

Total acreage/percentage may not exceed 100% (may not count soils in both Class and Group categories.)

	<u>CLASS I</u>	<u>CLASS II</u>	<u>CLASS III</u>	<u>GROUP 1</u>	<u>GROUP 2</u>	<u>= TOTAL</u>
ACRES:	_____	_____	<u>50.9</u>	<u>50.2</u>	_____	<u>101.1</u>
PERCENT OF TOTAL:	_____	_____	<u>46.9</u>	<u>46.3</u>	_____	<u>93.2</u>

Other information: _____
 (Please indicate if the wetland acres were not counted when calculating the percent of total figure.)

13. **CERTIFICATION OF SOIL CONSERVATION & WATER QUALITY PLAN** (see Instructions C.13.):

Property Owners: **Harold Scrimgeour**

Phone Number: **410-251-6926**

Property Address: **8197 Pittsville Road**

Tax Map: **0031** Parcel: **0139** Conservation Tract No: **2032** Farm No: **4074**

The **Wicomico** County Soil Conservation District hereby certifies that the landowner(s) listed on the front of this Application to Sell an Easement has had a complete soil conservation and water quality plan prepared for the subject property.

Signature and Title of Soil Conservation District Official

Date

14. IF PROPERTY HAS 25 ACRES OR MORE OF CONTIGUOUS WOODLAND, A FOREST STEWARDSHIP PLAN IS REQUIRED

- a) Is a Forest Stewardship Plan required: Yes No
- b) If yes, is it in effect Yes No
(If yes, submit evidence of the Plan)

15. **REQUIRED DOCUMENTATION** to be included with this Application to Sell an Easement:

- a. All deeds, surveys, and/or plats that describe the property.
Md. Ann. Code Agriculture Article, § 2-510(b)(3) requires that an Application to Sell An Easement be accompanied by a complete description of the property to be encumbered by an Easement. Failure to submit a complete description with the Application to Sell an Easement may result in rejection of the Application.
- b. If property owned by an entity, provide necessary organizational documents (See Instructions Part C.2).
- c. Assessments and Taxation Data sheet from website (County administrator can provide)
- d. A tax map outlining property boundaries, and clearly indicating withheld acreage, if any, including legal and practical access to the withheld acreage.
- e. Aerial map with identified structures on the property located, as instructed in Part B #10.
- f. Forest Stewardship Plan, if one is required and completed
- g. Annual Implementation Review Sheet for the Nutrient Management Plan, if one is available.

PART D

Note: All landowners of record must sign this application. If the property is owned by an entity, all entity members must sign in their capacity as designated in the entity's organizational documents. Attach a separate sheet if necessary. Please note that if there are any life estate interests or right of first refusal in another person or entity, they must also sign this application.

I/We confirm my/our understanding that I/we may not change the lot selection unless I/we withdraw my/our application and apply in a subsequent cycle.

I/We acknowledge that the land on which I am/we are applying to sell an easement shall not be subdivided (including lot releases), conveyed to others, altered in its configuration, or encumbered by a restriction during the application process without prior written approval of the Foundation. Failure to comply with this restriction may result in withdrawal of the application.

I/We acknowledge that the land on which I am/we are applying to sell an easement consists of only the paid acres as described on page 1 of this application. I/We acknowledge that any acres identified on page 1, Part A, paragraphs d. and e., are voluntarily and willing incorporated into the easement for no compensation. In addition, when determining the agricultural value of the land (per COMAR 15.15.02.06), only the paid acres shall be considered.

I/We confirm my/our understanding that if the property contains at least 25 acres of contiguous woodland, I/we must submit evidence of a complete Forest Stewardship Plan performed by a forester certified in the State of Maryland prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. I/we also confirm our understanding that the plan must include methods of management and a schedule of implementation. I/we also understand that the plan must have been created and/or updated for sufficiency within the last ten years, and I/we confirm our understanding that the Forest Stewardship Plan must be followed according to its schedule for implementation. If an easement is purchased on this property, I/we confirm our understanding of the responsibility for implementing the plan as outlined according to the schedule of

I/We confirm my/our understanding that a current Nutrient Management Plan must be implemented for the property prior to the sale of the MALPF easement on the property under the following circumstances: (i) an easement offer is extended and accepted, and (ii) if the property is required to have a Nutrient Management Plan under Md. Code Ann., Agric. Section 8-801 et seq. (associated regulations are located in COMAR 15.20.07-08).

I/We confirm my/our understanding that the Department of General Services shall be reviewing title to the property and may request additional documentation, require certain actions by me/us to clear title to the property, or may require me/us to provide a modern boundary survey of the property, at my/our expense, prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. In addition, if there are multiple tax parcels being placed under one easement, then we may be required to combine those tax parcels into one account and parcel number.

I/We give MALPF permission to conduct appraisals on my/our property upon reasonable notification. I am/We are aware that any approval to obtain an option contract for the purchase of an agricultural land preservation easement made by the Foundation is subject to Board of Public Works approval and available funds.

I/We understand that there is no guarantee that an offer will be made or accepted for the purchase of an agricultural land preservation easement on this property.

I/We assert that all representation and information regarding the property are, to the best of my/our knowledge, accurate and complete. Additionally, I/we assert that there is no known reason (e.g. environmental or otherwise) why the property cannot be productively farmed.

In addition, I/we are aware that both Parts A and B of this Application to Sell an Easement must be completed and submitted to the County's Program Administrator, along with all necessary documentation. I/we understand that an incomplete application will be returned.

Harold Scrimgeour, Managing member 2-1-2021
Landowner Signature Date
Scrimgeour's Farm LLC

Harold Scrimgeour 2-1-2021
Landowner Signature Date

Print Full Name

Print Full Name

Landowner Signature Date

Landowner Signature Date

Print Full Name

Print Full Name

I hereby affirm, to the best of my knowledge, information and belief, that this application to sell an easement is complete and accurate.

County Program Administrator

Date

Print Name



City of
Salisbury
Jacob R. Day, Mayor

March 11, 2021

To: Wicomico/Salisbury Planning and Zoning Commission
From: Salisbury Department of Infrastructure and Development (DID)

Re: Preposed 7-Eleven, Lake Street and MD Rte. 50
Project: 19-027

Discussion Only



41704 Salisbury,
MD Elevations.pdf



201909100_SitePlan
Rendering.pdf



201909100al_ltr.pdf

This project does not need any approvals from the Commission; however, it is important that the Commission is aware of it. The location is in a highly visible location and is being reviewed by several State and Federal Agencies, including Maryland Department of Transportation (SHA), and FEMA, which regulates how and what can be built in a flood plain. The site is also within the Critical Area and those regulations will also need to be addressed.

Attached is the site plan and elevations that were submitted to DID. The developer and the engineer will be making the presentation at the March 18, 2021 meeting.

Please do not hesitate to call with any questions.

Anne Roane
443-477-2571



ARCHITECTURE
ENGINEERING

PLANNING OUR
CLIENTS' SUCCESS

February 17, 2021

Ms. Anne Roane
City Planner
City of Salisbury Maryland
125 N. Division Street, Suite 202
Salisbury, MD 21801

Re: **Planning Commission Submission**
7-ELEVEN, LAKE STREET
Salisbury, Maryland
2019091.00

Dear Ms. Roane:

Please find enclosed our submission of the proposed site plans for the construction of a new 7-Eleven store on the north-west corner of the intersection of business U.S. Route 50 and Lake Street in Salisbury, Maryland. The developer, PennTex Ventures, LLC proposes a 4,995 square foot convenience store with a quick serve food vendor, Roost Chicken, a self-serve car wash, and eight (8) fuel dispensers with sixteen (16) fueling positions. The site is an assemblage of eight (8) separate parcels, and the land will be consolidated into one (1) parcel as part of the project, prior to final site approvals being granted. The zoning is General Commercial and the use is a permitted use per the City of Salisbury Zoning Code.

A traffic study has been completed and reviewed by MDOT SHA. The entrance location is to be on Lake Street on the north end of the parcel furthest from the intersection of US Route 50. Lake Street will be widened approximately 3' to allow for the extension of the dual turn lanes at the intersection. Currently these lanes are only 75' long and the widening will increase the dual lane storage length to more than 260', providing for better intersection capacity. Both MDOT SHA and the City of Salisbury will review plans and issue approvals for the road and entrance work.

The site is located within the Chesapeake Bay Critical areas, IDA (Intensely Developed Areas). We will prepare the required landscaping plans to meet critical area requirements and submit to the City and State for compliance with those regulations. The property is not within the 100-foot buffer. Submission for critical areas will be made concurrent with the required submissions to the City for stormwater management review and the Wicomico County Soil Conservation District, in accordance with City and MDE requirements. The property is also in the 100- year floodplain. The building will be elevated to 2' above the base flood elevation in accordance with City of Salisbury floodplain requirements. The car wash will be above the floodplain, but since it is not a habitable structure, it will be at a slightly lower elevation. We will apply to FEMA for a letter of map amendment based on fill (CLOMA-F) to remove the building from the floodplain.

A wetlands exists in the middle of the site. The extents has been delineated by a wetlands scientist and a permit has been filed with the Maryland Department of the Environment to fill those wetlands. MDE has visited the site and given initial verbal approval of the project. The permit is currently in process. A mitigation fee will be required by MDE as part of the permit approval, which the Developer is agreeable to paying.

Building elevations are included for your information. All sides of the building are to be finished so that aesthetically pleasing facades are visible on all sides and from every adjacent street. Wall parapets are varied in height for visual interest and breaking up the façade. Windows with canopies are provided on the front and side elevations. The south elevation will face U.S. Route 50 and has a very nice large window and canopy. The finishes include manufactured stone and brick veneer with colored metal trim. The car wash matches the main building in materials and architectural style and also contains

BECKER MORGAN GROUP, INC.

PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950

THE TOWER AT STAR CAMPUS
100 DISCOVERY BOULEVARD, SUITE 102
NEWARK, DELAWARE 19713
302.369.3700

3333 JAECKLE DRIVE, SUITE 120
WILMINGTON, NORTH CAROLINA 28403
910.341.7600

www.beckermorgan.com



ARCHITECTURE
ENGINEERING

windows. The fuel canopy will have a standing seam metal roof with pitched slope. The dumpster enclosure is finished with stone veneer matching the building and car wash structures.

Please place this project on the agenda for the March Planning Commission hearing. If you have any questions about the project, do not hesitate to call and we will be happy to provide additional details. Thank you for your assistance.

Sincerely,

BECKER MORGAN GROUP, INC.

A handwritten signature in blue ink, appearing to read 'Jeffrey A. Harman'.

Jeffrey A. Harman, P.E.
Senior Associate

jah/apg

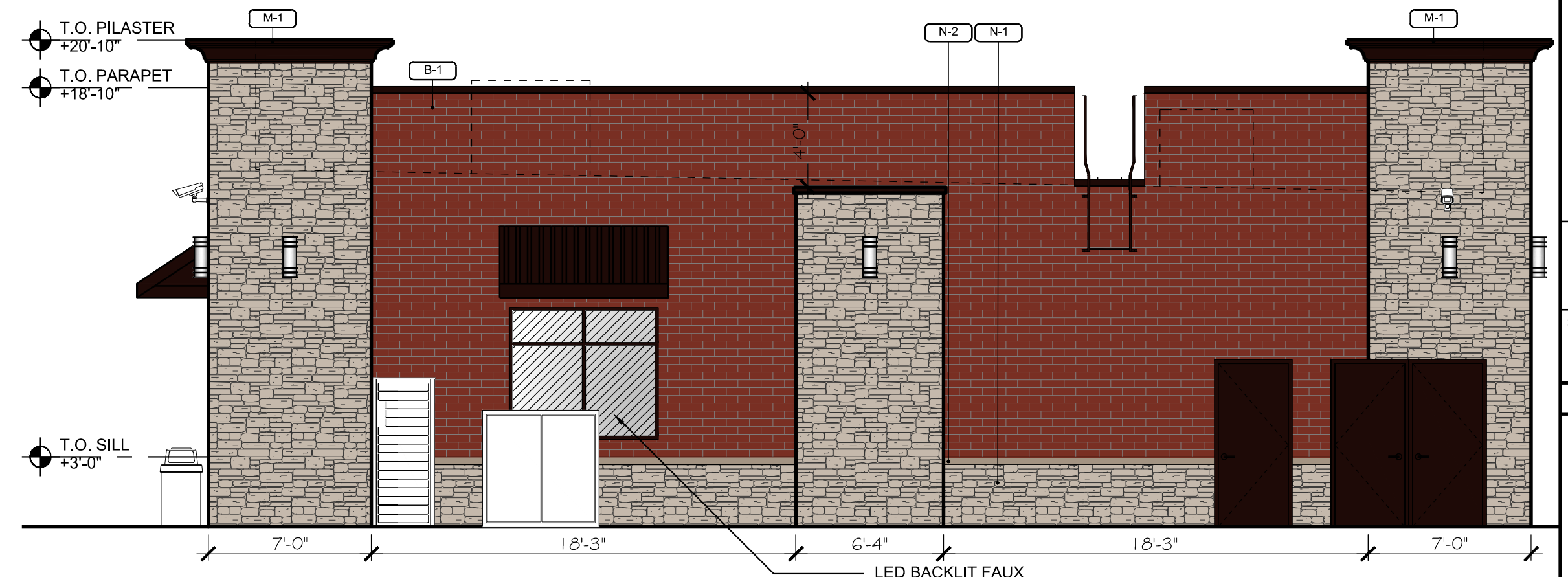
enc: 1 Set of 4 Sheets (Cover Sheet, Demolition Plan, Site Plan, and Landscape Plan), 24" x 36"
1 Set of 3 Sheets (Color Site Rendering, Color Building Elevations) 11" x 17" Sheets

cc: William Owen, PennTex Ventures, LLC

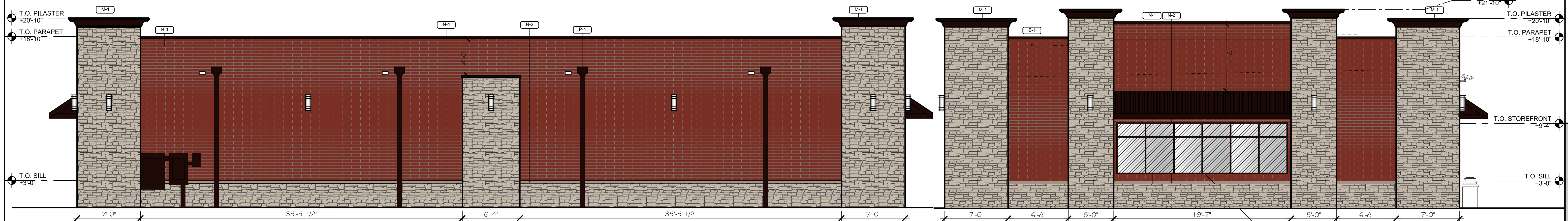
201909100a1_itr.docx



EAST ELEVATION
SCALE 3/16" = 1'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"

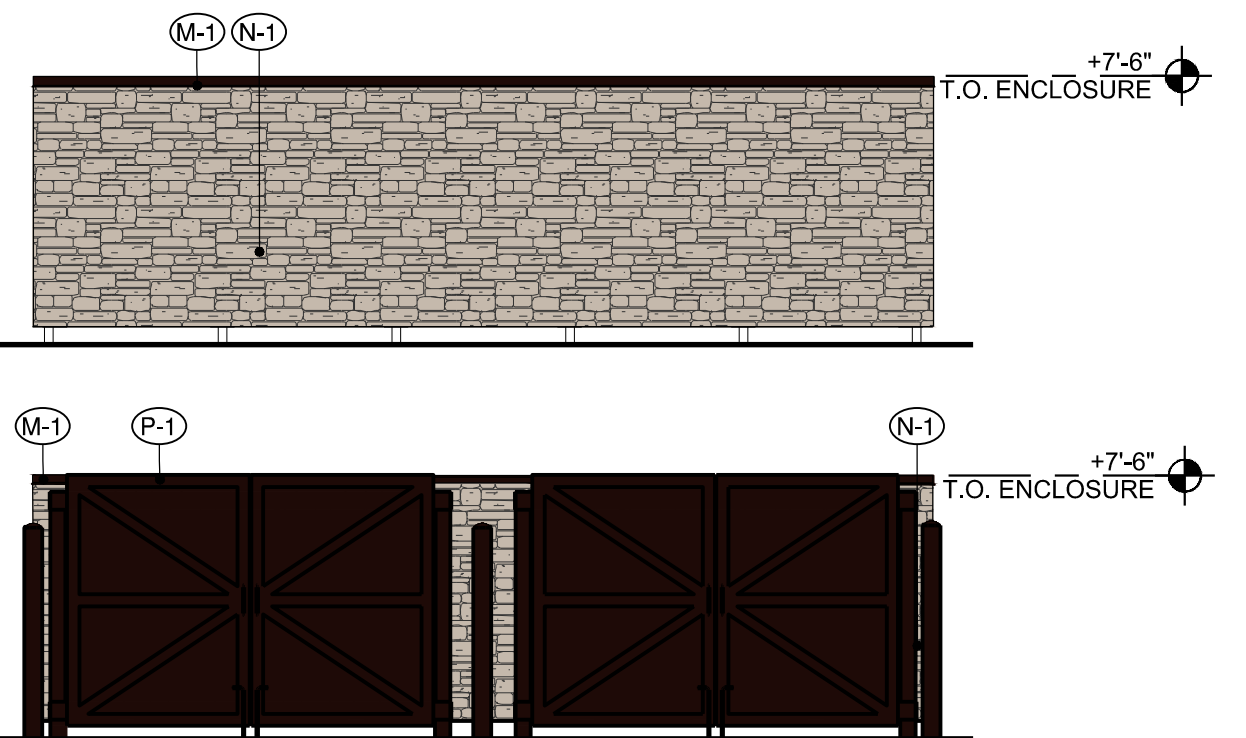


WEST ELEVATION
SCALE 3/16" = 1'-0"

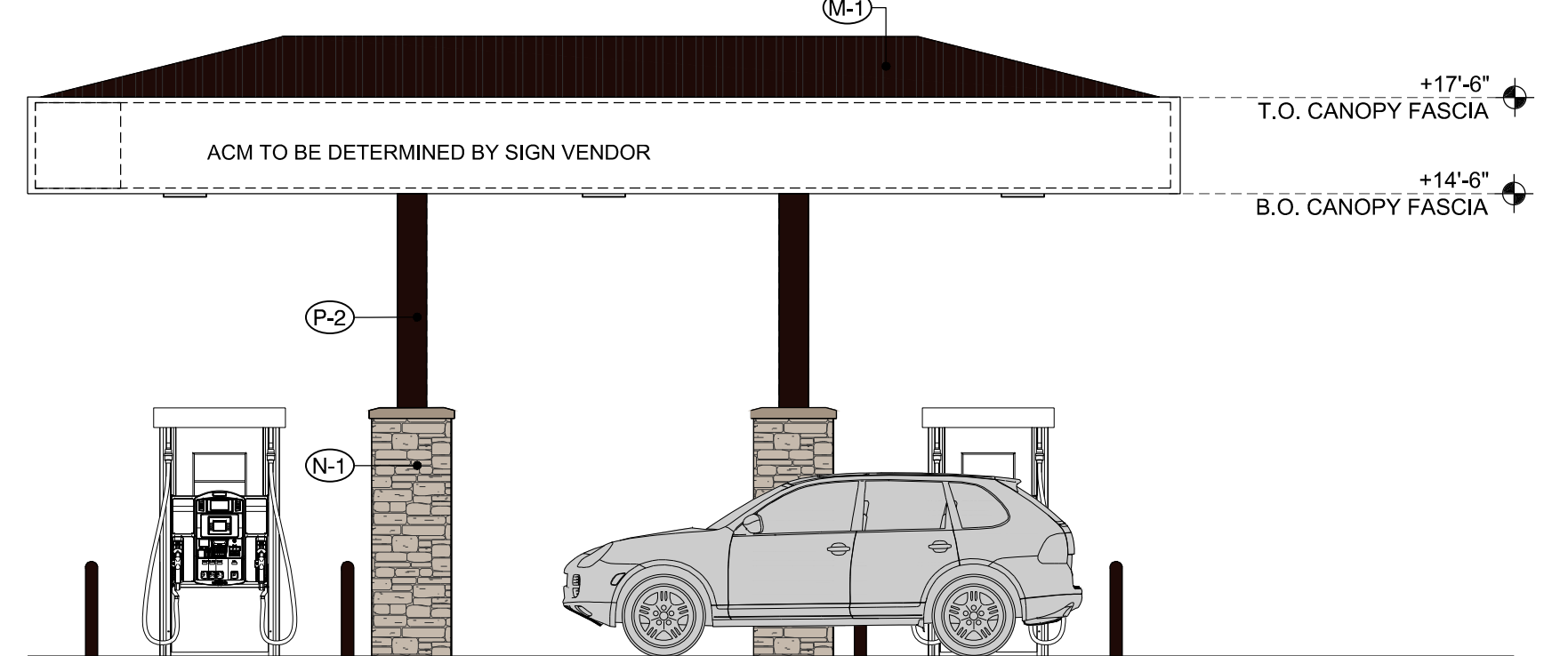
SOUTH ELEVATION
SCALE 3/16" = 1'-0"



CANOPY SIDE ELEVATION
SCALE 3/16" = 1'-0"



TRASH ENCLOSURE
SCALE 3/16" = 1'-0"



CANOPY END ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.		
FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	[Pattern]
P-1	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	[Pattern]
N-1	STONE VENEER - ELDERADO STONE - MOUNTAIN LEDGE - "SIERRA" - OR SIMILAR	[Pattern]
N-2	PRE-CAST CONCRETE SILL	[Pattern]
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	[Pattern]
B-1	NICHHA FIBER CEMENT PANEL - ALEXANDRIA RED	[Pattern]

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN #1045921
ROUTE 50 & LAKE ST.
SALISBURY, MD 21801

DESCRIPTION
Rev. #
Date
Proto 10-23-2019

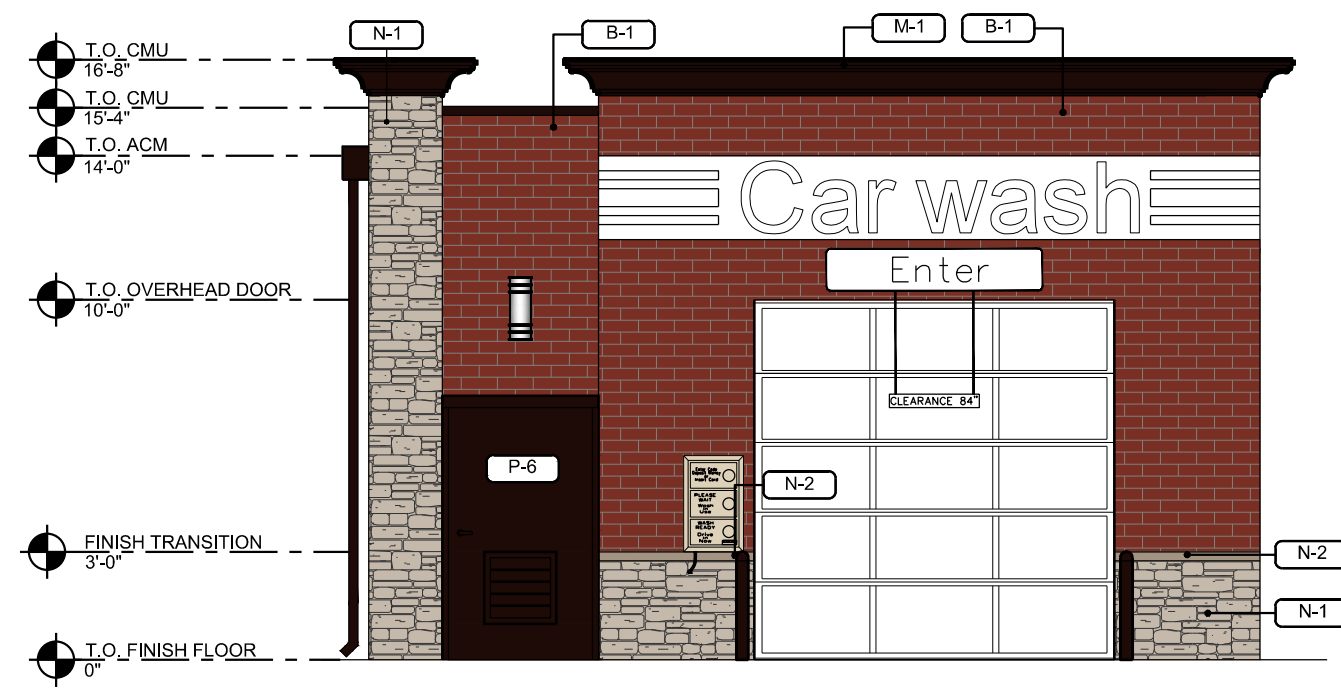
ELEVATIONS

THE DIMENSION GROUP
ARCHITECTURAL ENGINEERING • MEP ENGINEERING
MECHANICAL, ELECTRICAL, PLUMBING, HVAC, TYPING

Job#: C20-049
Scale: AS NOTED
Date: 03/27/2020
Drawn By:
Checked By:

Documents prepared by The Dimension Group are for the specific project and only for the specific use intended. Any extension of use to other party, without the expressed written consent of The Dimension Group is done at the user's own risk. The Dimension Group shall not be held responsible for any errors or omissions specifically intended. User will hold The Dimension Group harmless from all claims and losses.

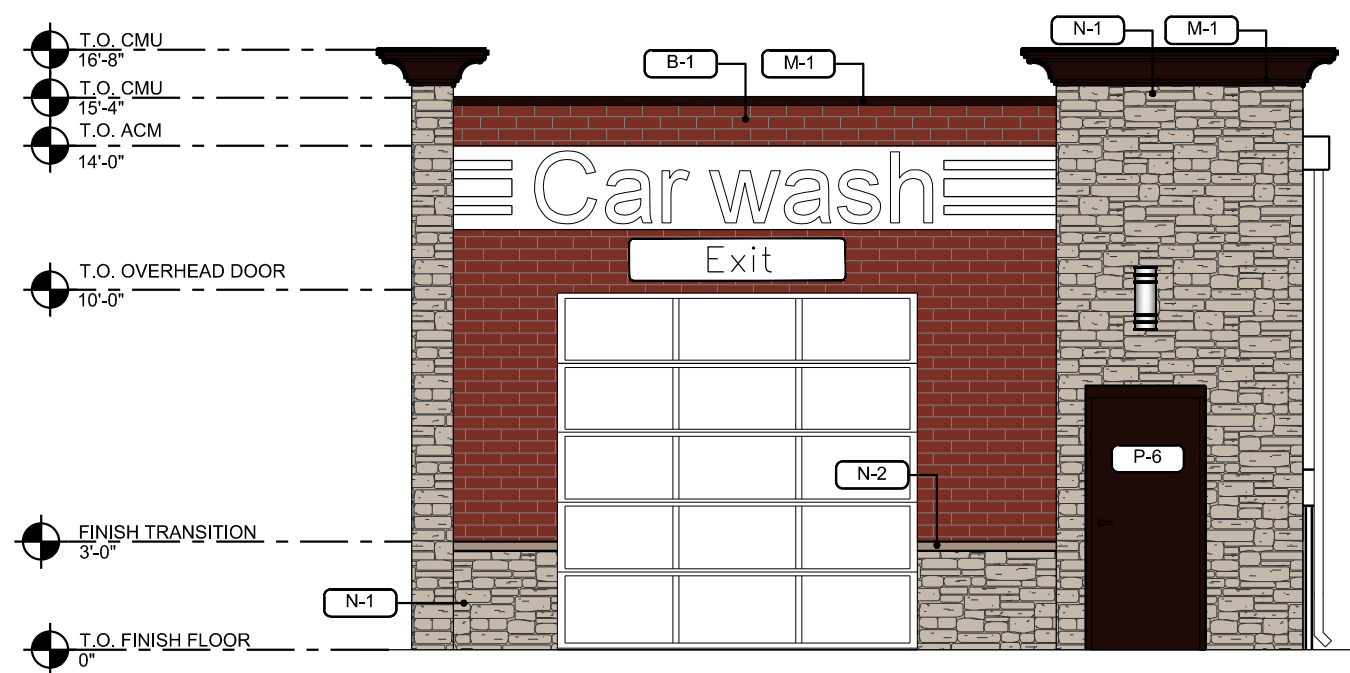
SHEET:



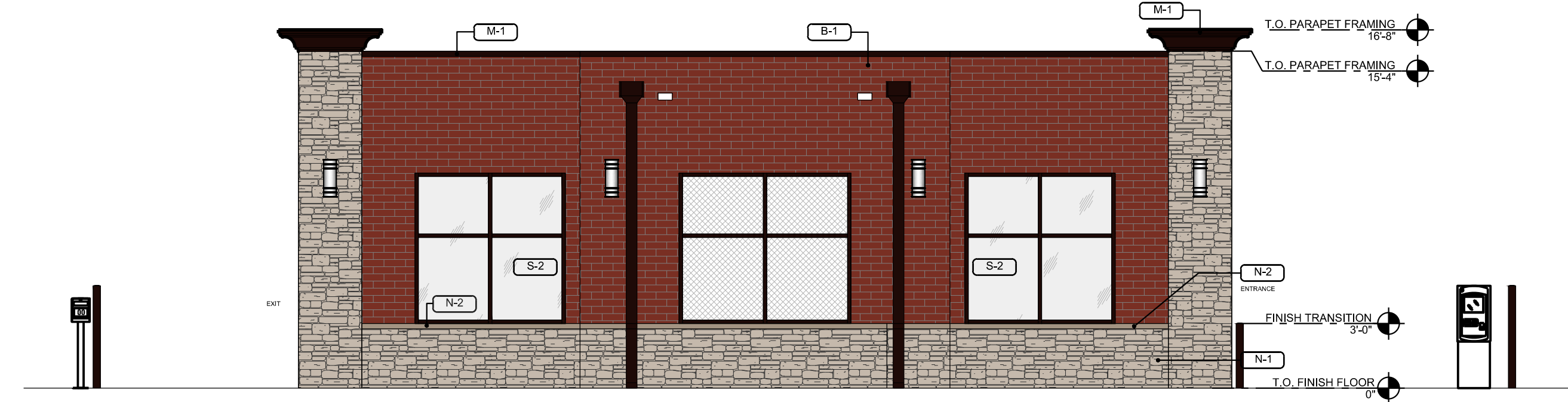
1 WEST ELEVATION
SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE 3/16" = 1'-0"



3 EAST ELEVATION
SCALE 3/16" = 1'-0"



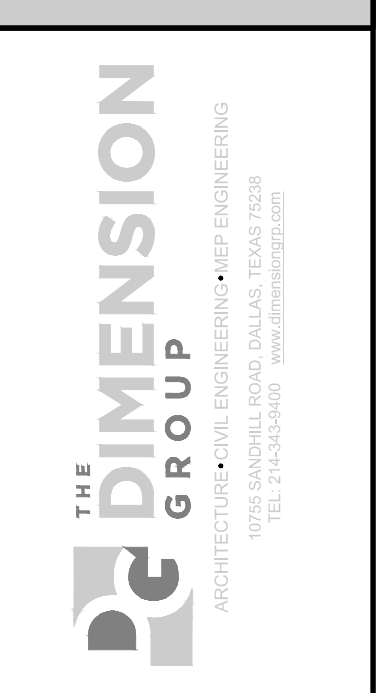
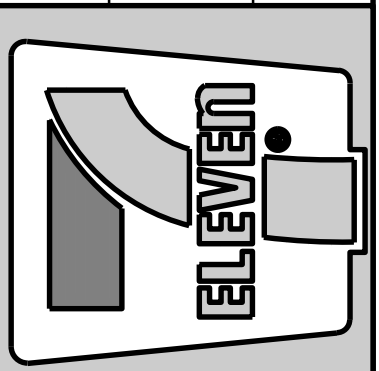
4 NORTH ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.		
FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	[Pattern]
P-1	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	[Pattern]
N-1	STONE VENEER - EL DorADO STONE - MOUNTAIN LEDGE - "SIERRA" - OR SIMILAR	[Pattern]
N-2	PRE-CAST CONCRETE SILL	[Pattern]
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	[Pattern]
B-1	NICHIHA FIBER CEMENT PANEL - ALEXANDRIA RED	[Pattern]

Job#:	C20-049
Scale:	AS NOTED
Date:	03/27/2020
Drawn By:	
Checked By:	
<p>Documents prepared by The Dimension Group are for the specific project and intended only for the specific use for which they are intended. Any extension of use to other party, without the expressed, written consent of The Dimension Group is done at the user's own risk. The Dimension Group shall not be held responsible for any errors or omissions specifically intended. User will hold The Dimension Group harmless from all claims and losses.</p>	
SHEET:	

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN #1045921
ROUTE 50 & LAKE ST.
SALISBURY, MD 21801



ELEVATIONS



**PROPOSED 7-11
NEW STORE**
55.5' X 90' - 4,995 SF
(NON-PROTOTYPICAL)
F.F. ELEV. = 8.0'

**PROPOSED FUEL
CANOPY
(8 MPD)**
(36'x119')

CAR WASH

LAKE STREET
60' RIGHT OF WAY ; POSTED SPEED 25 MPH

U.S. ROUTE 50
VARIABLE WIDTH RIGHT OF WAY

Pylon Sign