



# City of 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

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### AGENDA

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REGULAR MEETING

APRIL 15, 2021

**VIDEO CONFERENCE DUE TO COVID-19 SEE BELOW FOR DETAILS**

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

**Minutes – Meeting of March 18, 2021**

**1:35 P.M.** **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 - #202100316 – M-0029; G-0011; P-0164 (H. Eure)**

**REVISED COMPREHENSIVE DEVELOPMENT PLAN & SIGN PLAN APPROVAL – Design & Engineering, Inc. for Buffalo Wild Wings – 2734 N. Salisbury Blvd. - General Commercial Zoning District - #202100313 - M-0029; G-0005; P-0532 Lot PAR 4B (H. Eure)**

**REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – MCAP Salisbury, LLC – Tressler Drive – Parcel 1134 - Planned Residential Zoning District No. 3B - #21-012 - M-0113; G-0019; P-1134 Lot PAR A (B. Wilkins)**

**PRELIMINARY/FINAL PLAT APPROVAL – Kinnamon/Anderson Subdivision/Resubdivision – Spearin Road – A-1 Zoning District - M-0059; G-0024; P-0182 & 0095 (H. Eure)**

In response to the COVID-19 crisis and in an effort to promote the healthy, safety, and general welfare of the public, the April 15, 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/97189613638?pwd=QjAxYUs0NEZlaElXK09WeGg4V2lEQT09>

Meeting ID: 971 8961 3638

Passcode: ba3fY0

One tap mobile

+13017158592,,97189613638#,,,,\*639351# US (Washington DC)

+13126266799,,97189613638#,,,,\*639351# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

Meeting ID: 971 8961 3638

Passcode: 639351

Find your local number: <https://zoom.us/u/aS4JPanRB>

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

\* \* \* \* \*



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## MINUTES

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The Salisbury-Wicomico County Planning and Zoning Commission met in regular session on March 18, 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")  
Anne Roane, City of Salisbury, DID  
Keith D. Hall, AICP, Deputy Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")  
Gloria Smith, Planner, PZCD  
Brian Soper, Planning Manager, PZCD  
Melissa Cassimore, Recording Secretary, PZCD

The meeting was called to order at 1:35 p.m. by Mr. Dashiell, Chairman.

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Mr. Hall conducted a roll call of Commission members participating on the video conference. Mr. Hall announced a quorum of Commissioners was achieved for the meeting.

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.

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.

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**MINUTES:** The minutes from the January 21st meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and duly carried, the minutes from the January 21, 2021 meeting were **APPROVED** as submitted.

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**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)**

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant is proposing to provide the shopping center with wall signs and a freestanding sign for tenant identification. The shopping center is currently under construction. The center tenant space is proposed to be provided with a 56.25 sq. ft. cabinet wall sign, while the remaining tenant spaces will have 30 sq. ft. signs. All signs will be internally illuminated and consist of aluminum construction with acrylic faces and vinyl graphics. The applicant/owner is requesting unlimited colors in order to streamline the approval process. The freestanding sign is proposed to be located along Beaglin Park Drive and will consist of a 2 ft. tall stone base, with a 120 sq. ft. sign surface area. The sign will include a 24 sq. ft. "Coventry Square Plaza" identification panel, while the remainder of the sign 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.

Staff recommends approval for the Coventry Square Plaza Sign Plan as submitted, with the following condition:

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

Chairman Dashiell thanked Mr. Eure for his report and asked if the applicant or representative were on the call, they were not present on the call.

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. 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 Mr. Thomas and carried unanimously, the Commission approved the Comprehensive Development Plan Sign Plan subject to the one proposed condition presented in the Staff report.

Chairman Dashiell stated the motion was approved.

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**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)**

Chairman Dashiell confirmed Mr. Chris Santosusso and Mr. Alan Freeman of Integrated Image 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 proposing to install identification, service, and directional signs for the Rite Aid store located at the southwest corner of Mt. Hermon Road and Beaglin Park Drive. 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 Planned Residential District #11.

Staff recommends approval for the Revised Sign Plan as submitted.

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

Mr. Santosusso stated he didn't have anything to add.

Chairman Dashiell asked Mr. Freeman if he has anything to add.

Mr. Freeman thanked the Commissioners for their time.

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

Dr. McNaughton confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Thomas stated Attachment 2 was helpful in the location and overview of the sign plan and thanked Integrated Image for providing it.

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 Mr. Heath and carried unanimously, the Commission approved the Revised Sign Plan for Rite Aid as submitted.

Chairman Dashiell stated the motion was approved.

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**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)**

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the request is to install a directional sign for Building H near the roundabout on Woodbrooke Drive, on the currently unimproved lot directly to the east of Building H. The applicant has reduced the proposed 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. Although reduced in both height and size, the directional sign proposed for Lot 2 still exceeds both height and area standards for directional signs in Section 17.216.050 of the City's Zoning Code.

Staff recommends 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 when combined with a reduced setback.

Chairman Dashiell thanked Mr. Eure for his report and asked if the applicant or representative were on the call, they were not present on the call.

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

Dr. McNaughton stated he is surprised no representatives are on the call. Dr. McNaughton understands the need for a sign and discussed sign options with staff.

Mr. Eure stated he believes TidalHealth wants to keep a consistent theme of signs at all of their locations.

Mr. Thomas stated he is surprised the applicant is not present on the call and asked if the applicant was aware Staff recommends denial of the request.

Mr. Eure confirmed the applicant was aware of the staff's recommendation for this request.

Dr. McNaughton questioned the possibility of confusion with the regulations.

Mr. Eure stated the regulations are detailed and italicized in the staff report. Mr. Eure discussed his suggestions to Takeform and the failure to accept the recommendations.

Mr. Rogers stated there are six criteria to be met and two are not compliant. Mr. Rogers agrees to deny.

Mr. Copeland agrees with the other Commissioners to deny the request.

Mr. Heath agrees with the concerns of the Commissioners and stated there needs to be continuity in the signs.

Chairman Dashiell concurred with Commissioners that he is not supportive of a sign that exceeds the Code requirements. Chairman Dashiell discussed a smaller sign with a larger font size would provide direction for patrons and be compliant with the code.

After a brief discussion amongst Commissioners and Staff, 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 Dr. McNaughton and carried unanimously by participating members, the Commission denied the Revised Sign Plan for the directional sign for Building H at Woodbrooke.

Chairman Dashiell stated the motion carries.

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

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Ms. Smith to present the Staff Report.

Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, which consists of 150.49 acres and is located on the westerly side of Pocomoke Road, near Salisbury. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan. Ms. Smith further discussed the land is suitable for corn, soybeans and timber production, contains 68.3 percent Class II, III and Woodland Group I soils and is not located within the boundaries of a 10-year water and sewer service district. Ms. Smith stated the closest district is in Fruitland, which is located 2.5 miles to the northwest. There is one residence on the property. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan followed by the Agricultural Land Preservation Advisory Board meeting in April to review the soils. Upon



completion, both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell thanked Ms. Smith for her report and asked if the applicant or representative were on the call, they were not present on the call.

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

Dr. McNaughton questioned if there is funding.

Ms. Smith stated no offers have been made on last year's applications and discussed the progress of last year's applications.

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 Mr. Thomas and carried unanimously, the Commission made a favorable recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement based on compliance with the County Comprehensive Plan.

Chairman Dashiell stated the motion was approved.

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

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Ms. Smith to present the Staff Report.

Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, which consists of 58.84 acres and is located on the westerly side of Pocomoke Road, near Salisbury. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as

Agriculture/Resource and within the Priority Preservation Area in the County Plan. Ms. Smith further discussed the land is suitable for corn, soybeans and timber production, contains 93.3 percent Class II, III and Woodland Group I soils and is not located within the boundaries of a 10-year water and sewer service district.

Ms. Smith stated the closest district is in Fruitland, which is located 2.5 miles to the northwest. This property adjoins the 150.49 acres and contains no structures. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan followed by the Agricultural Land Preservation Advisory Board meeting in April to review the soils. Upon completion, both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell thanked Ms. Smith for her report and asked if the applicant or representative were on the call, they were not present on the call.

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 made a favorable recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement based on compliance with the County Comprehensive Plan.

Chairman Dashiell stated the motion was approved.

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**AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – Scrimgeour's Farm All, LLC – Pittsville Road – 108.44 acres - M-0031, G-0006, P-0139, (G. Smith)**

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Ms. Smith to present the Staff Report.

Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, which consists of 108.44 acres and is located on both sides of Pittsville Road in Parsonsburg. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as Agriculture/Resource by the Comprehensive Plan.

Ms. Smith further discussed the land is suitable for corn, soybeans and timber production, contains 93.2 percent Class III and Woodland Group I soils and is not located within the boundaries of a 10-year water and sewer service district. Ms. Smith stated the closest district is in Pittsville, which is located 1.5 miles to the southeast. The property contains one mobile residence and one shed and adjoins an existing Maryland Agricultural Land Preservation Easement. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan followed by the Agricultural Land Preservation Advisory Board meeting in April to review the soils. Upon completion both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell thanked Ms. Smith for her report and asked if the applicant or representative were on the call, they were not present on the call.

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 Mr. Thomas and carried unanimously, the Commission made a favorable recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement based on compliance with the County Comprehensive Plan.

Chairman Dashiell stated the motion was approved.

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

Chairman Dashiell confirmed Jeffrey Harman of Becker Morgan and William Owen of PennTex Ventures were on the call. Chairman Dashiell asked Ms. Roane to present.

Ms. Roane stated this is an informational presentation and no action was required. Ms. Roane turned the presentation over to Mr. Harman to share his power point presentation.

Chairman Dashiell thanked the presenters for the information.

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**RECOGNITION OF MS. GLORIA J. SMITH'S RETIREMENT**

Chairman Dashiell stated Ms. Smith has worked with Wicomico County for 35 years and staffed this Commission for 31 years. Chairman Dashiell read the Certificate of Appreciation presented to Ms. Smith into record and Commissioners and Staff members thanked Ms. Smith for her service.

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The next Commission meeting will be on April 15<sup>th</sup>.

There being no further business, the Commission meeting was adjourned at 3:10 p.m.

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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.

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Charles “Chip” Dashiell, Chairman

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Keith D. Hall, Secretary

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Melissa Cassimore, Recording Secretary

## Infrastructure and Development Staff Report April 15, 2021

### I. BACKGROUND INFORMATION:

Project Name: Lotus Plaza Shopping Center  
Applicant/Owner: Cockey, Brennan & Maloney, P.C. for Lotus Plaza, LLC  
Infrastructure and Development Case No.: 202100316  
Nature of Request: Revised Sign Plan Approval  
Location of Property: 2420 N. Salisbury Blvd., Map 0029, Parcel 0164  
Existing Zoning: General Commercial

### II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted to amend the existing approved plan for both the pylon sign and wall signage. The proposed Sign Plan has the support of the property owner. (**Attachments 1 & 2**)

### III. DISCUSSION:

#### Approval History

Lotus Plaza shopping center was established in 1994, and was originally known as the Discovery Zone Plaza. Since that time there have been several Sign Plan Amendments for the shopping center. More recently, on November 19<sup>th</sup>, 2020, the Commission approved a Revised Comprehensive Development Plan for building renovations. On January 21<sup>st</sup> of this year, a Revised Sign Plan was approved for the pylon sign.

#### Revised Sign Plan

The applicant has submitted the following amendments to the approved plan:

1. The most recent approval for the pylon sign indicated that tenant panels may have the approved building sign colors (red, blue, green, black and white) on a white background. (**Attachment 3**) The applicant is now proposing that colors be approved by the owner, with no restrictions to background colors. In essence, this would allow a full palette of colors to be utilized for the signage. (**Attachment 4**)

2. Individual channel letters are proposed for the building at a ratio of 2 sq. ft. of signage for every linear foot of tenant space width. "Channel case" signage is also requested to be permitted as a secondary or auxiliary sign to incorporate additional smaller text that would otherwise cause a sign to exceed the proposed standards. **(Attachment 5)** Again, colors would be approved by the owner, potentially increasing the colors beyond the approved colors of red, blue, green, black and white. The current approved plan allows for a sign band, with a maximum height of 36-inches, and a length not to exceed 13 ft. for tenants occupying a single unit, and 26 ft. in length for multiple unit tenants. Two (2) rows of signage may be used for any tenant, but the overall height of both rows may not exceed 36-inches. Currently, a business logo, such as the logo for H&R Block or ATI Physical Therapy are permitted, but "channel case" signs are prohibited.

#### IV. PLANNING CONCERNS

As pointed out in the applicant's letter of request, the proposed request to allow the pylon sign to incorporate a multi-colored background for individual tenant panels is an aesthetic and subjective opinion that must be decided individually by Planning Commission members. Corporate identification and recognition are important features to national companies who may occupy tenancy in the shopping center. Shopping center pylon signs with tenant panels containing multiple colored backgrounds have been approved locally, and are also evident regionally, as illustrated by the applicant. **(Attachments 6 – 11)** However, alternative opinions view such signs with a uniform background for all tenants as a "cleaner" look, regardless of the background color. Again, this is a subjective opinion that can only be decided individually. Incorporating an open color palette to be approved by the owner is also subjective, but would limit appearances before the Planning Commission for sign plan revisions. Older shopping centers, which existed prior to the adoption of the current Zoning Code, are nonconforming, as the Planning Commission did not approve sign plans for these centers. In these locations, there are no restrictions regarding colors.

As for the proposed change to wall signage, it appears that the existing approved plan is slightly more liberal regarding sign size. The current plan allows for 39 sq. ft. of signage for single tenant space occupants, as opposed to a proposed approximate maximum sign area of 37.5 sq. ft. Multiple tenant space occupants are allowed 78 sq. ft. of signage, vs. the approximately proposed 75 sq. ft. for a tenant in two (2) units. The only exception to this would be for tenants who occupy more than two (2) tenant spaces. For example, a tenant who occupied four (4) tenant spaces would be permitted 150 sq. ft. of signage under the applicant's proposal. However, it would be extremely rare to find a tenant who



City of  
**Salisbury**  
Jacob R. Day, Mayor

will occupy more than two (2) tenant spaces. No height restrictions for signs are proposed with this request. In this regard, Staff is of the opinion that maintaining the current approved plan regarding size and area for wall signs is a better fit for existing and future tenants of the shopping center. However, incorporating the applicant's request to allow "channel case" signage as secondary signage would offer greater flexibility for a tenant's desire to display services or products offered. Again, allowing a color palette that is approved by the owner would reduce sign plan amendments that would otherwise be heard by the Planning Commission.

## **V. RECOMMENDATION**

Staff has no recommendation to the Planning Commission for the proposed background color change for the pylon sign, as this is a subjective opinion that can only be decided individually. However, Staff supports the applicant's request for colors to be approved by the property owner. Staff also recommends that the Planning Commission retain the existing wall sign plan which allows for a limited height and width for signs, but incorporate the applicant's request to include "channel case" signs as a secondary or auxiliary sign. Such signs shall fit within the prescribed height and width of 3 ft. and 13 ft. respectively for single unit tenants, and 3 ft. and 26 ft. for multi-unit tenants. Staff also supports the request for owner approved colors.



LAW OFFICES  
**COCKEY, BRENNAN & MALONEY, P.C.**

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March 12, 2021

City of Salisbury, Maryland  
Salisbury-Wicomico County Planning and Zoning Commission  
c/o Anne Roane, City Planner  
125 N. Division Street, Room 202  
Salisbury, Maryland 21801

***Re: Request for Approval at Lotus Plaza of: (i) Color Backgrounds for Sign Panels; (ii) National Coatings & Supplies Wall Sign; and (iii) Signage Standards for Wall Signs***

Dear Ms. Roane,

We greatly appreciate your assistance in the redevelopment of Lotus Plaza at 2420 North Salisbury Boulevard. There remain a few outstanding signage matters which Lotus Plaza LLC (the "Applicant") respectfully submits for the Commission's consideration.

1. Color backgrounds for sign panels. It has come to our attention that the January 21, 2021 Staff Report anticipated white backgrounds for the sign panels on the new pylon sign. We would kindly ask that the Commission consider extending approval to panels with backgrounds of other colors. To illustrate, we submit herewith a rendering of the new pylon as proposed with colored panels, as well as a rendering of how it would look with only white panels. Exs. A, B. Ultimately it is an aesthetic choice which is up to the Commission. We believe, however, that when the Commission compares the two renderings it will agree that colored panels are both the more attractive and more practical option. Colored panels appear to be standard in high-end centers throughout the Mid-Atlantic (Ex. C), and are common elsewhere in Salisbury (Ex. D). They also offer a practical benefit, as they are much easier to read. Different colors set each panel apart, and drivers often know the color of the logo they are looking for, making it easier for them to spot their destination. In contrast all-white panels have more of a "washed-out" look, with each panel more difficult to locate and distinguish. For these reasons, we respectfully request permission to install panels with non-white backgrounds.

2. The Applicant seeks to upgrade the building signage of one of its tenants, National Coating & Supplies ("NCS"). NCS occupies Units 7 and 8 at the center. Its existing signage is a flat panel mounted to the exterior stucco. The Applicant seeks to replace the flat panel with new channel letter signage that matches the exterior signage of the center's other tenants. To that end,

the Applicant respectfully requests approval of the enclosed plans for new wall signage at the NCS Units. (Ex. E). At approximately 35 square feet in size, the proposed sign is smaller than what the City typically allows above a multi-unit storefront of this length (40 linear feet).

3. Finally, the Applicant requests the Planning Commission's approval of the following signage standards for wall signage at Lotus Plaza:

- (A) Wall signage shall not exceed two square feet (2') in size for every one (1) linear foot (1') of storefront.
- (B) Wall signage may be any color(s), subject to the landlord's prior written approval.

If approved, the requested signage standards will subject wall signage at Lotus Plaza to the generally accepted industry standards for size, while also making sure potential tenants are not ruled out due to restriction.

A check payable to the City is enclosed. Please schedule the Applicant's requests for approval of (i) color backgrounds for sign panels, (ii) the proposed NCS sign, and (iii) the proposed signage standards for wall signage at the Lotus Plaza Shopping Center, for the April 15, 2021 Planning Commission Meeting.

Thank you for your time and consideration of the Applicant's requests.

Sincerely,

/s/

Thomas J. Maloney

Enclosures/







# SCOPE OF WORK:

Fabricate & Install  
Illuminated Double Sided Cabinet  
Reusing Existing 10" Square Steel Poles

**LOTUS PLAZA**  
Route 13 - Salisbury, MD.



PROPOSED SIGN



EXISTING SIGN

CONTINENTAL  
CLAY 475

SIDING  
ARCHINA  
CEDAR

BFS  
BROWN  
R-211  
G-108  
B-124

<p><b>PHILLIPS SIGNS, INC., SEAFORD, DE (302) 620-3550/FAX (302) 628-9082</b></p> <p>IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p>	
<p><b>PHILLIPS SIGNS, INC., SEAFORD, DE (302) 620-3550/FAX (302) 628-9082</b></p> <p>THE DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. NO REPRODUCTION OR USE OF THIS DESIGN CAN BE MADE WITHOUT THE WRITTEN PERMISSION OF PHILLIPS SIGNS, INC. SEAFORD, DE (302) 620-3550/FAX (302) 628-9082</p>	<p><b>CUSTOMER INFORMATION</b></p> <p>Customer: <b>LOTUS PLAZA</b> Address: <b>Salisbury Md</b> Date: <b>2.16.2020</b> Sales: <b>Gary Spence</b></p>
<p><b>DRAWING INFORMATION</b></p> <p>Scale: <b>1/8" = 1'-0"</b> File Name: <b>Lotus Plaza</b> Revision: <b>1</b></p>	<p><b>CUSTOMER INFORMATION</b></p> <p>Customer: <b>LOTUS PLAZA</b> Address: <b>Salisbury Md</b> Date: <b>2.16.2020</b> Sales: <b>Gary Spence</b></p>
<p><b>Customer:</b></p> <p><b>Signed:</b></p> <p><b>Date:</b></p>	<p><b>Customer:</b></p> <p><b>Signed:</b></p> <p><b>Date:</b></p>

# Attachment 4

## SCOPE OF WORK:

Fabricate & Install  
Illuminated Double Sided Cabinet  
Reusing Existing 10" Square Steel Poles



PROPOSED SIGN



CONTINENTAL CLAY 475	SCINC. NC/HMA CEDAR	EFS BBO WH B-211 C-148 B-124
----------------------	---------------------	------------------------------

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**CUSTOMER INFORMATION**

Customer: LOTUS PLAZA  
Address: Salisbury Md  
Date: 2.18.2020  
Sales: Gary Spence

**DRAWING INFORMATION**

Scale: 1/8" = 1'-0"  
File Name: Lotus Plaza  
Revision: 1  
Drawn by: Gary Spence  
Checked by: Gary Spence  
Date: 2.18.2020

**Customer:**

**Signed:**

**Date:**

PHILLIPS SIGNS, INC. 11111 N. 11TH AVE. SEAFORD, DE 19782-3000

LOTUS PLAZA

Route 13 - Salisbury, MD.











Best Sign USA, Laurel, Maryland

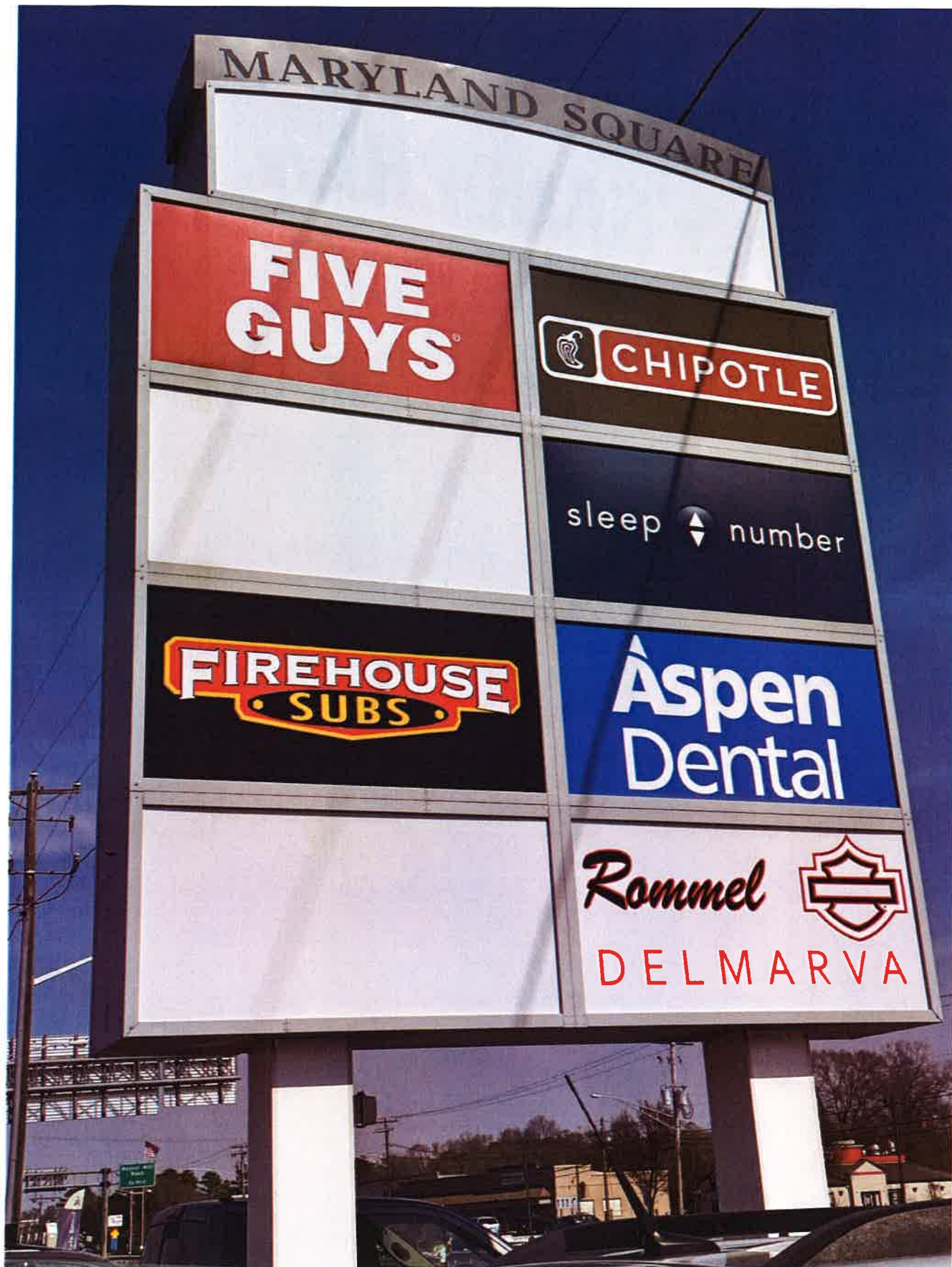






Lord Salisbury Center, Salisbury, Maryland

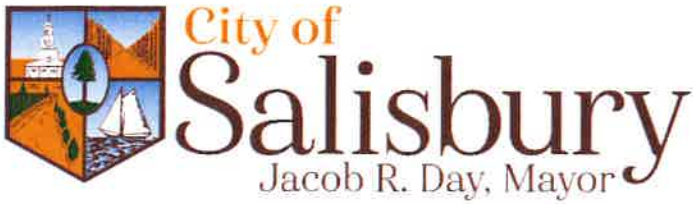








North Pointe, Salisbury, Maryland



## **Infrastructure and Development Staff Report**

**April 15, 2021**

### **I. BACKGROUND INFORMATION:**

Project Name: Buffalo Wild Wings  
Applicant/Owner: Design & Engineering, Inc. for Buffalo Wild Wings  
Infrastructure and Development Case No.: 202100313  
Nature of Request: Revised Comprehensive Development Plan & Sign Plan Approval  
Location of Property: 2734 N. Salisbury Blvd.  
Existing Zoning: General Commercial

### **II. SUMMARY OF REQUEST:**

A Revised Comprehensive Development Plan and Sign Plan has been submitted for Buffalo Wild Wings. **(Attachment 1)** An updated façade and signage are proposed for the building.

### **III. DISCUSSION:**

The proposed Revised Comprehensive Development Plan for the building will introduce new colors and materials for the existing restaurant. New, updated building and takeout signage is also proposed. All changes have the support of the property owner. **(Attachment 2)**

### **IV. APPROVAL HISTORY:**

The Planning Commission originally approved a Comprehensive Development Plan for the existing building, which was originally Atlantic Book Warehouse, in 1996. Buffalo Wild Wings took over tenancy in June of 2013.

## **V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:**

### **A. Building Elevations.**

The most prominent changes proposed for the building include the removal of the yellow and other brighter colors for a more subdued appearance, with the introduction of black and gray colors on the existing EIFS and masonry. The existing yellow “tower” at the restaurant’s entrance will be changed to black, while the remainder of the building will exhibit various shades of gray. The existing window awnings will be removed, as well as the awning over the “take out” door on the north side of the building. **(Attachments 3 & 4)**

### **B. Sign Plan:**

The existing signage will remain, with the following minor changes:

1. The logo signs on the “tower” will be replaced with the new, updated logo. The size of each sign will remain unchanged.
2. A new 19.63 sq. ft. logo and 7.5 sq. ft “Take Out” sign will be placed on the north wall over the “take out” door. **(Attachments 3 - 7)**

## **VI. PLANNING CONCERNS**

None as shown. The proposed changes will bring a fresh, updated look to an existing building.

## **VII. RECOMMENDATION**

Staff recommends approval for the Revised Comprehensive Plan and Sign Plan as submitted.









February 16, 2021

Mr. Steve Wheat  
Buffalo Wild Wings  
2734 N. Salisbury Blvd; Suite 5B  
Salisbury, MD 21801

RE: Remodel

Dear Mr. Wheat,

This letter is to inform you, that I have reviewed the elevation drawings regarding the remodeling of the Buffalo Wild Wings in North Point Plaza Shopping Center. I hereby approve the extensive changes as presented. Please feel free to contact me if you have any questions.

Thank you,

Dennis E. Silicato  
Managing Member/Owner

36932 Silicato Drive, Suite 10, Millsboro, Delaware 19966

[www.silicatodevelopment.com](http://www.silicatodevelopment.com) 302.945.3350

**Attachment 2**



1. EXISTING 1"X6" - PROVIDE NEW STEINLEUIL  
EFS BRACK PATTERN WITH GLOSSY BLACK  
FINISH
2. EXISTING EFS'S - PAINT BW/DTB WINDFUI  
GRAT
3. EXISTING EFS AND CMU HAVE TO BE PAINTED  
WITH BLACK
4. REPLACE DOOR CLINGS WITH NEW LOGO
5. EXISTING METAL CORNER TO REMAIN
6. NOT USED
7. EXISTING BLACK STANDING STEAM METAL  
ROCK - PAINT 1"X6" IN BLACK TO REMOVE  
YELLOW COLORING
8. NOT USED
9. NOT USED
10. NEW ALUMINUM SIGN BAND WITH BLACK  
LETTERS PROVIDED AND INSTALLED ON  
VEHICLE
11. LED STRIP LIGHTING - 1"X6"  
UPDATE SIGNAGE WITH NEW FACE PANEL TO  
MATCH NEW BRN SPEC'S. LOGO CANINET AND  
CHANNEL LETTER FRAME TO REMAIN AND BE  
REPAIRED
12. EXISTING CMU BASE TO REMAIN
13. EXISTING EFS'S - PAINT BLACK
14. EXISTING EFS'S - PAINT BW/DTB GRANT  
GRAY

- A. EXISTING SIGN TO REMAIN, UNPLACED ROUND LOGO FACE PANEL WITH NEW LOGO
- B. EXISTING SIGN TO REMAIN, REPLACE ROUND LOGO WITH NEW LOGO
- C. EXISTING CHANNEL LETTER SIGN TO REMAIN
- D. NEW 1" YELLOW LED 9 TRIP LIGHTING
- E. NEW 1/2" CHANNEL LETTER SIGN
- F. EXISTING ROUND LOGO SIGN - RELOCATED TO CENTER OF LOWER LEFT SIDE FACE TO BE COVERED BY NEW UNPLACED LOGO FACE PANEL WITH NEW LOGO





REMODEL GEN 4 TO CENTER STAGE - PHASE 1  
2734 N. SALISBURY BLVD  
SALISBURY, MD

## STORE ELEVATIONS - 2 OF 2

PAGE TITLE:  
LOCATION:

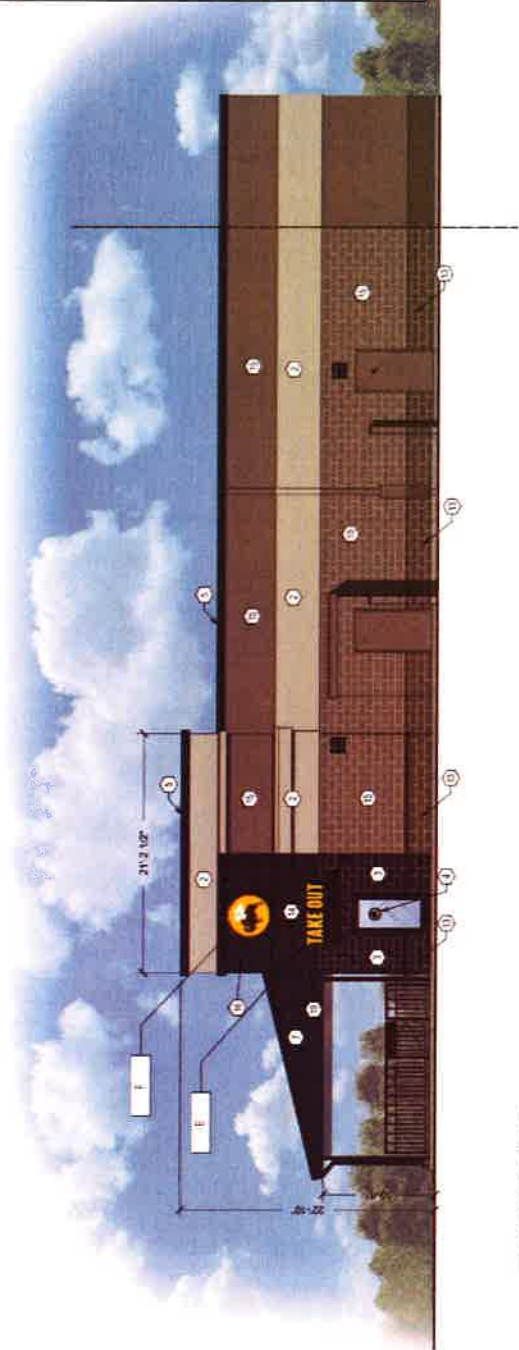
SCALE: 3/32" = 1'-0"  
MEDIA SIZE: LEDGER  
DRAWN BY: DANE  
DATE: 3/15/21  
FILE: x-entrway-Salisbury  
REVISION # 1

### LEGEND

- 1 EXISTING EIFS - PROVIDE NEW 1/2" TANGLED FIBER BRICK PATTERN WITH GLAZED BLACK FINISH
- 2 EXISTING EIFS - PAINT SWAIN'S WINDFALL GRAY
- 3 EXISTING EIFS AND CMU BASE TO BE PAINTED BLACK
- 4 REPLACE DOOR GLINGS WITH NEW LOGO
- 5 EXISTING METAL COPING TO REMAIN
- 6 NOT USED
- 7 EXISTING BLACK STANDING SEAM METAL ROOF - PAINT ASK BLACK TO REMOVE YELLOW CHECKERS
- 8 NOT USED
- 9 NOT USED
- 10 NEW ILLUMINATED SIGN BAND WITH BLACK FINISH, PROVIDED AND INSTALLED BY SIGN VENDOR
- 11 LED STRIP LIGHTING - 1" YELLOW
- 12 UPDATE SIGNAGE WITH NEW FACE (PANEL TO MEET NEW SIGN SPECS, LOGO CABINET AND CHANNEL LETTER FRAME TO REMAIN AND BE REPAINTED)
- 13 EXISTING CMU BASE TO REMAIN
- 14 EXISTING EIFS - PAINT BLACK
- 15 EXISTING EIFS - PAINT SWAIN'S WINDFALL GRAY
- 16 NOT USED
- 17 NOT USED
- 18 NOT USED
- 19 NEW TAKEOUT CHANNEL LETTER SIGN BY SIGN VENDOR

### SIGN LEGEND

- A EXISTING SIGN TO REMAIN, REPLACE ROUND LOGO FACE PANEL WITH NEW LOGO
- B EXISTING SIGN TO REMAIN, REPLACE ROUND LOGO WITH NEW LOGO
- C EXISTING CHANNEL LETTER SIGN TO REMAIN
- D NEW 1" YELLOW LED STRIP LIGHTING
- E NEW TAKEOUT CHANNEL LETTER SIGN
- F EXISTING ROUND LOGO SIGN - RELOCATED FROM ENTRY TOWER LEFT SIDE FACE TO BE OVER TAKEOUT ENTRY - REPLACE FACE PANEL WITH NEW LOGO



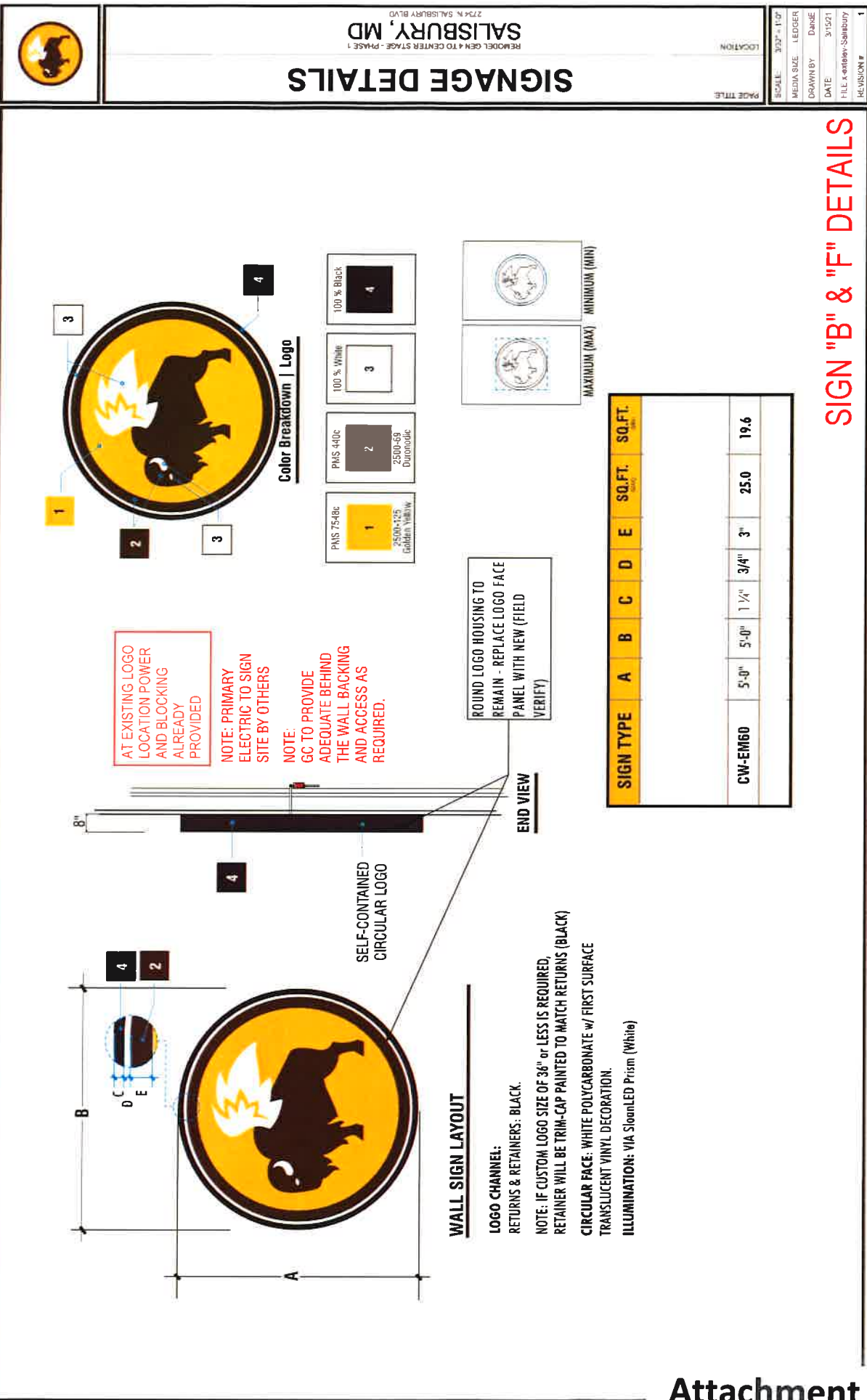
3 REAR ELEVATION

REMODEL GEN 4 TO CENTER STAGE - PHASE 1  
SALISBURY, MD  
2734 N. SALISBURY BLVD

SCALE:	3/32" = 1' 0"
MEDIA SIZE	LEDGER
DRAWN BY	DaveE
DATE	3/15/21
FILE X-extension	Salisbury
REVISION #	1

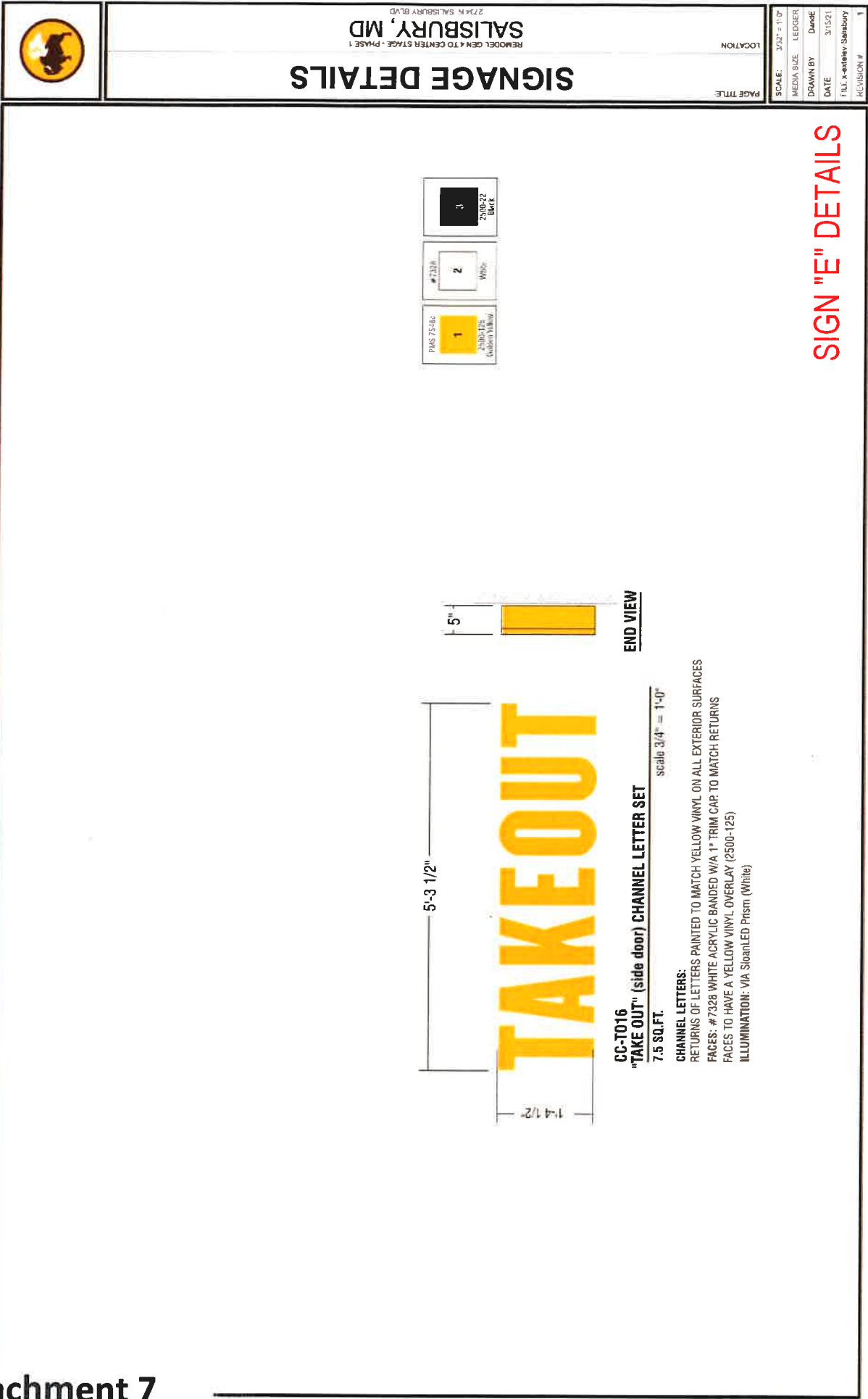


**LOGO CHANNEL:**  
RETURNS & RETAINERS: BLACK  
NOTE: IF CUSTOM LOGO SIZE OF 36" or LESS IS REQUIRED, RETAINER WILL BE TRIM-CAP PAINTED TO MATCH RETURNS  
**CIRCULAR FACE:** WHITE POLYCARBONATE w/ FIRST SURFACE TRANSLUCENT VINYL DECORATION.  
ILLUMINATION: VIA SMOOLED PRISM (White)



SIGN "B" & "F" DETAILS







## **Infrastructure and Development Staff Report**

**April 15, 2021**

### **I. BACKGROUND INFORMATION:**

Project Name: Harbor Pointe – Phase 3  
Applicant/Owner: MCAP Salisbury LLC  
534 E. Main St., Suite B  
Charlottesville, VA 22902-5395  
D.I.D. Project No.: 21-012  
Nature of Request: Approval of Revised Comprehensive Development Plan  
Location of Property: Tressler Drive – Parcel 1134  
Existing Zoning: Planned Residential District No. 3B (17.136)

### **II. DISCUSSION:**

The applicant has proposed to construct an addition to the existing assisted living building and four independent living multifamily cottage buildings including additional parking, stormwater management and landscaping. A total of 62 additional units (38 assisted living, 24 independent living) are proposed, keeping within 9.38 units/acre density allowed for this district. Applicant has provided a narrative, site plan, floor plan and building elevations (Attachment 1-4).

### **III. PLANNING AND ZONING:**

#### **A. Site Description**

The site consists of a total area of 10.23 acres fronting on Tressler Drive in Harbor Pointe.

#### **B. Surrounding Area Development**

The site is contained within the Planned Residential District 3, Harbor Pointe. All adjacent properties are also within this district or phases of this district.

#### **C. Access to the Site**

The site has access from Tressler Drive.



#### **IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:**

##### **A. Zoning Code Requirements Analysis**

A review of the Revised Comprehensive Development Plans has revealed the following:

##### **1. Setbacks and Parking**

The plan meets required setbacks specified in PRD#3.

For PRD#3, maximum parking for the additional units would be 111 spaces (62 units \* 1.5 spaces/unit + 20%)

Proposed parking does not exceed maximum as 73 new spaces are proposed.

##### **2. Stormwater Management**

The site will be subject to review and approval from the Salisbury Department of Infrastructure & Development (SDID) prior to building permits being issued.

##### **3. Fire Service**

Any concerns of the Salisbury Fire Marshal will be addressed prior to final approval of the Comprehensive development plan.

##### **4. Forest Conservation**

Forest Conservation review and approval will be addressed prior to final approval.

#### **V. PLANNING CONCERNS:**

Planning staff has no concerns with this project.



City of  
**Salisbury**  
Jacob R. Day, Mayor

**VI. STAFF RECOMMENDATION:**

Staff recommends approval of Revised Comprehensive Development Plan as submitted, with the following conditions:

1. Site work and Stormwater Management shall be subject to further review and approval by Salisbury Department of Infrastructure & Development;
2. Address any Fire Marshal requirements; and
3. Address Forest Conservation requirements.



March 15, 2021

*Michael R. Wigley, AIA, LEED AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.*

City of Salisbury  
Department of Infrastructure and Development  
125 N. Division Street, Room 203  
Salisbury, MD 21803

Attn: Ms. Anne Roane  
City Planner

Re: Harbor Pointe – Phase 3  
PRD #3B  
Revised Comprehensive Development Plan  
DBF# 3797A001

Dear Ms. Roane:

On behalf of the applicant MCAP Salisbury LLC, we would like request to amend the previously approved Comprehensive Development Plan for the above referenced project. Initially a phased project, phase 3 was partially constructed with six multifamily cottage buildings, a 34 unit assisted living building, parking and utilities. The remainder of the phase was never completed.

The proposed plan shows a revision to the parking lot circulation, an addition to the assisted living building, four multifamily cottage buildings, stormwater management and landscaping. Density is proposed to remain the same as the original approval at 9.38 units per acre. Per this application, we are requesting approval for the revision to the PRD #3B zoning and comprehensive development site plan, specifically:

- Proposed building addition to assisted living facility for an additional 38 units
- Proposed multifamily cottages, parking and stormwater management

If you have any questions, please let me know.

Sincerely,  
DAVIS, BOWEN AND FRIEDEL, INC.



Timothy M. Metzner, PLA, LEED AP ND  
Associate / Sr. Landscape Architect

Letter: MCAP Advisers, LLC  
March 15, 2021  
Page 2

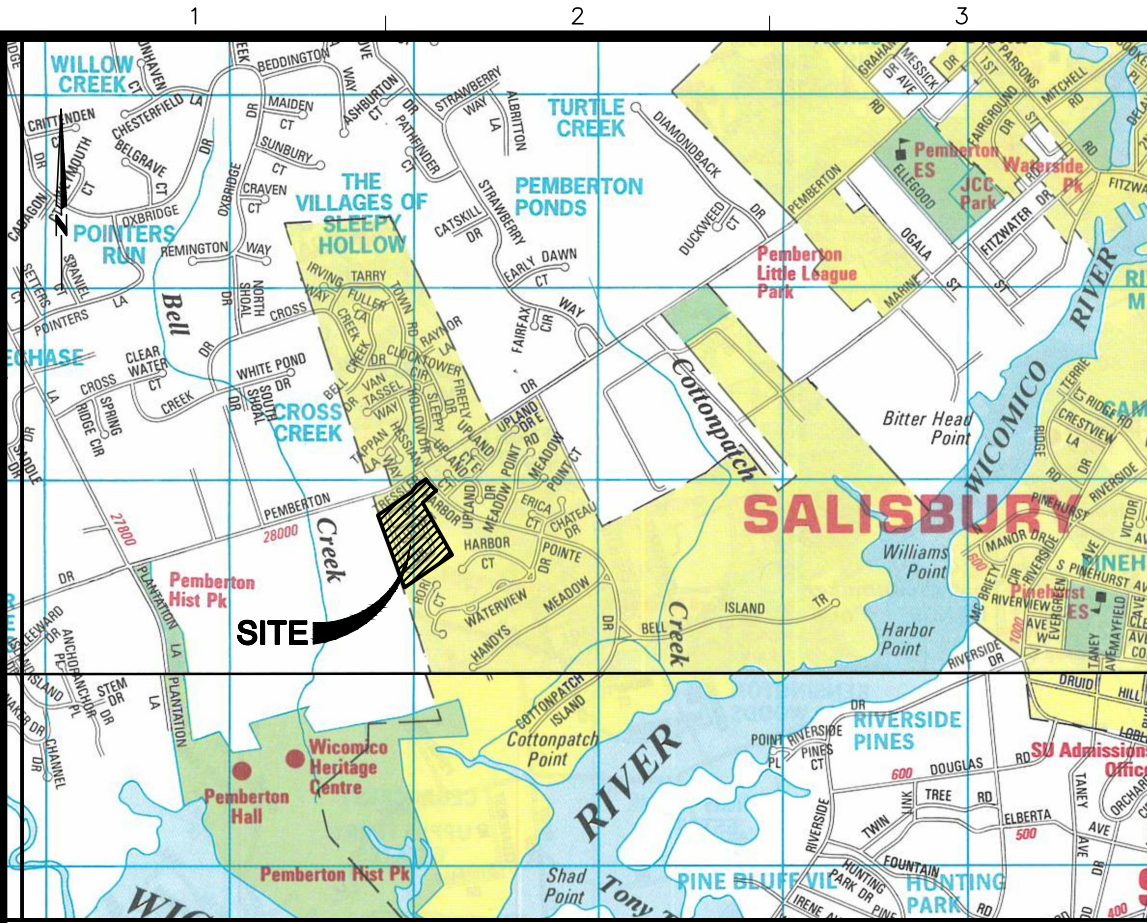
## Enclosures

TMM

P:\3797\3797A001\current working folder\docs\2021-03-15 - City Cover Letter-Preliminary.docx

cc: Mr. Kevin Willis – MCAP Advisers LLC  
Mr. Andy Sullivan – MCAP Advisers LLC





**LOCATION MAP** SCALE: 1"=2,000'

MAP COPYRIGHT © ADC THE MAP PEOPLE, (800)829-6277; PERMITTED USE #BJE051082, EXP. 1/4/2022.

## SITE DATA

OWNER/DEVELOPER: MCAP ADVISERS LLC  
534 E. MAIN ST., SUITE B  
CHARLOTTESVILLE, VA 22902-5395  
PHONE: 434-531-4858

ENGINEER: DAVIS, BOWEN & FRIEDEL, INC.  
601 E. MAIN ST., SUITE 100  
SALISBURY, MARYLAND 21804  
PHONE: 410-543-9091  
FAX: 410-543-4172

PROPERTY ADDRESS: 611 TRESSLER DRIVE  
SALISBURY, MD 21801

TAX MAP, GRID, PARCEL NO.: 0113, 0019, P. 1134, LOT PAR A

CITY OF SALISBURY MAP NO.: 188 & 189

DEED REF.: 04659/00437

ZONING: PLANNED RESIDENTIAL DISTRICT 3B  
EXISTING: PLANNED RESIDENTIAL DISTRICT 3B  
PROPOSED: PLANNED RESIDENTIAL DISTRICT 3B

BUILDING SETBACKS: HARBOR POINTE DRIVE - 50'  
WEST - 40'  
SOUTH (PH II) - 30'  
EAST (PH III) - 10'

MAX BUILDING HEIGHT: 40'

PROPOSED USE: ASSISTED LIVING CARE FACILITY

TOTAL SITE AREA: 10.23 ACRES

EX. IMPERVIOUS SURFACE: 0.5 ACRES

EX. IMPERVIOUS %: 5%

PRO. IMPERVIOUS %: 30%

FLOOD ZONE: ZONE X - OUTSIDE FLOODPLAIN  
(FIRM MAP 2404500232E  
DATED AUGUST 17, 2015)

MAXIMUM DENSITY: 9.38 UNITS PER ACRE  
96 UNITS = 9.38 UNITS/ACRE x 10.23 AC.

PLANNED DENSITY: 9.38 UNITS PER ACRE = 96 UNITS/10.23  
96 UNITS

PREVIOUSLY APPROVED PARKING (PER APPROVED SITE PLANS)  
ASSISTED LIVING UNITS (PER APPROVED SITE PLANS)  
72 SPACES (34 EX. UNITS + 38 PROPOSED UNITS = 72)  
1 SPACE PER UNIT

COTTAGES (PER PRO)  
44 SPACES (12 EX. UNITS + 12 PROPOSED UNITS = 24)  
1.5 SPACE PER UNIT + 20% GUEST SPACES  
114 PARKING SPACES

PARKING PROVIDED: 134 SPACES (INCLUDING 5 HANDICAP)

ACTUAL BUILDING COVERAGE: 19% (1.9 AC.)

OPEN SPACE REQUIRED MIN.: 30% (3.07 AC.)

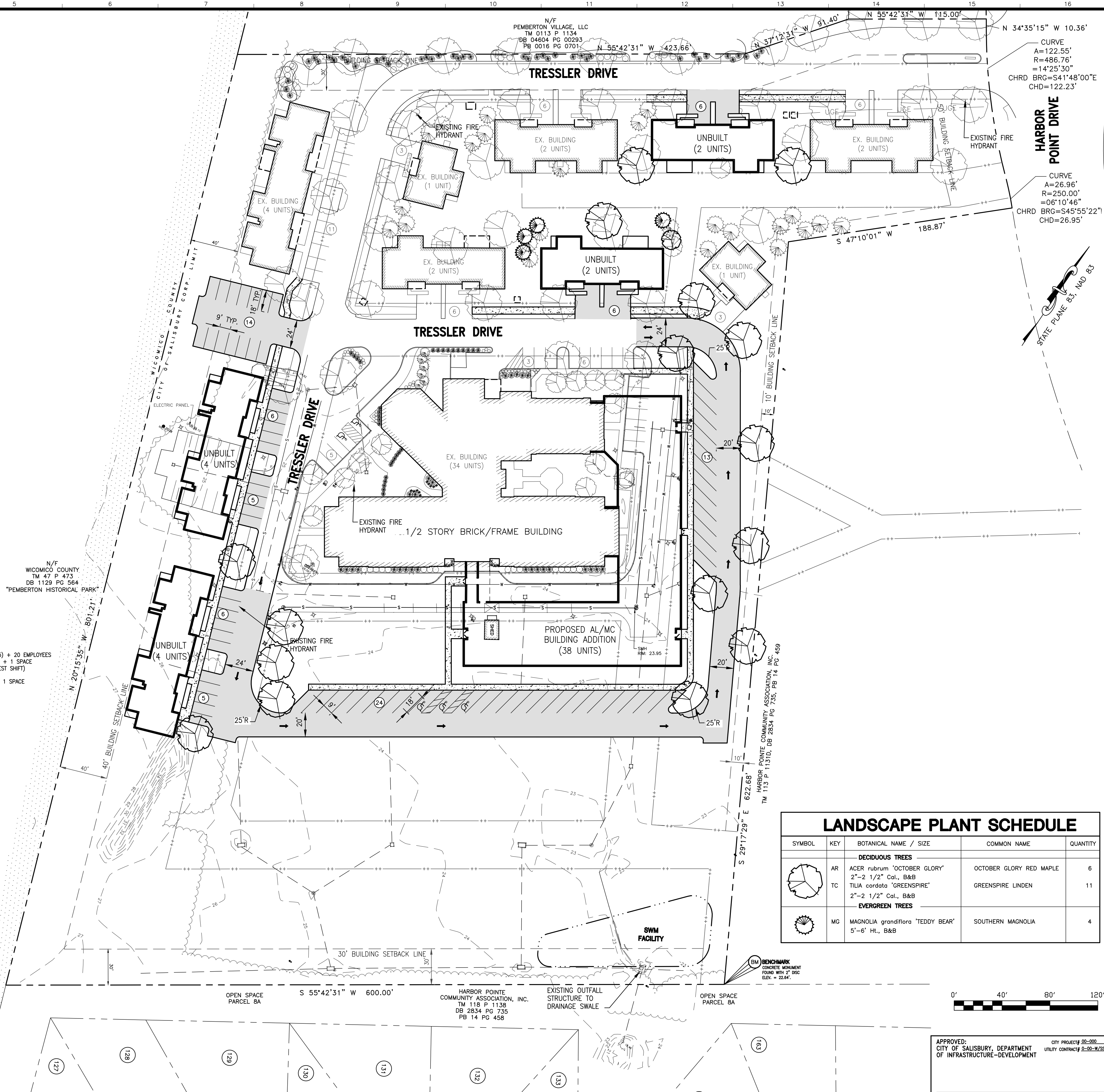
OPEN SPACE PROVIDED: 5.6 AC.

WATER: CITY OF SALISBURY

SEWER: CITY OF SALISBURY

TRASH: PRIVATE

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE, RIGHT-OF-WAY LINE OR LOT LINE
	CENTERLINE OF ROAD
	EASEMENTS
	FENCE
	CONTOUR
	DITCH, SWALE
	WATER BODY EDGE OF WATER LINE
	EDGE OF WOODS, LIMITS OF CLEARING LINE
	CURB, CURB AND GUTTER
	CONCRETE SIDEWALK, CONCRETE PAD, OR CONCRETE PAVING
	BITUMINOUS PAVING
	BUILDING
	DECIDUOUS TREE, EVERGREEN TREE, AND SHRUBS
	ROAD SIGN, MAIL BOX
	TRAFFIC SIGNAL POLE
	UTILITY POLE WITH GUY WIRES



LANDSCAPE PLANT SCHEDULE				
SYMBOL	KEY	BOTANICAL NAME / SIZE	COMMON NAME	QUANTITY
	AR	ACER rubrum 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	6
	TC	TILIA cordata 'GREENSPIRE'	GREENSPIRE LINDEN	11
	MG	MAGNOLIA grandiflora 'TEDDY BEAR'	SOUTHERN MAGNOLIA	4



APPROVED:  
CITY OF SALISBURY, DEPARTMENT  
OF INFRASTRUCTURE-DEVELOPMENT

AMANDA POLLACK, P.E. DIRECTOR DATE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. License No. 20344, Expiration Date: 07/11/22

DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS • ENGINEERS • SURVEYORS  
SALISBURY, MARYLAND (410) 543-9091  
FARMERSVILLE, MARYLAND (410) 770-1244  
EASTON, MARYLAND (410) 770-1244

COMPREHENSIVE DEVELOPMENT PLAN

# HARBOR POINTE

## CITY OF SALISBURY

### WICOMICO COUNTY, MARYLAND

REVISIONS:

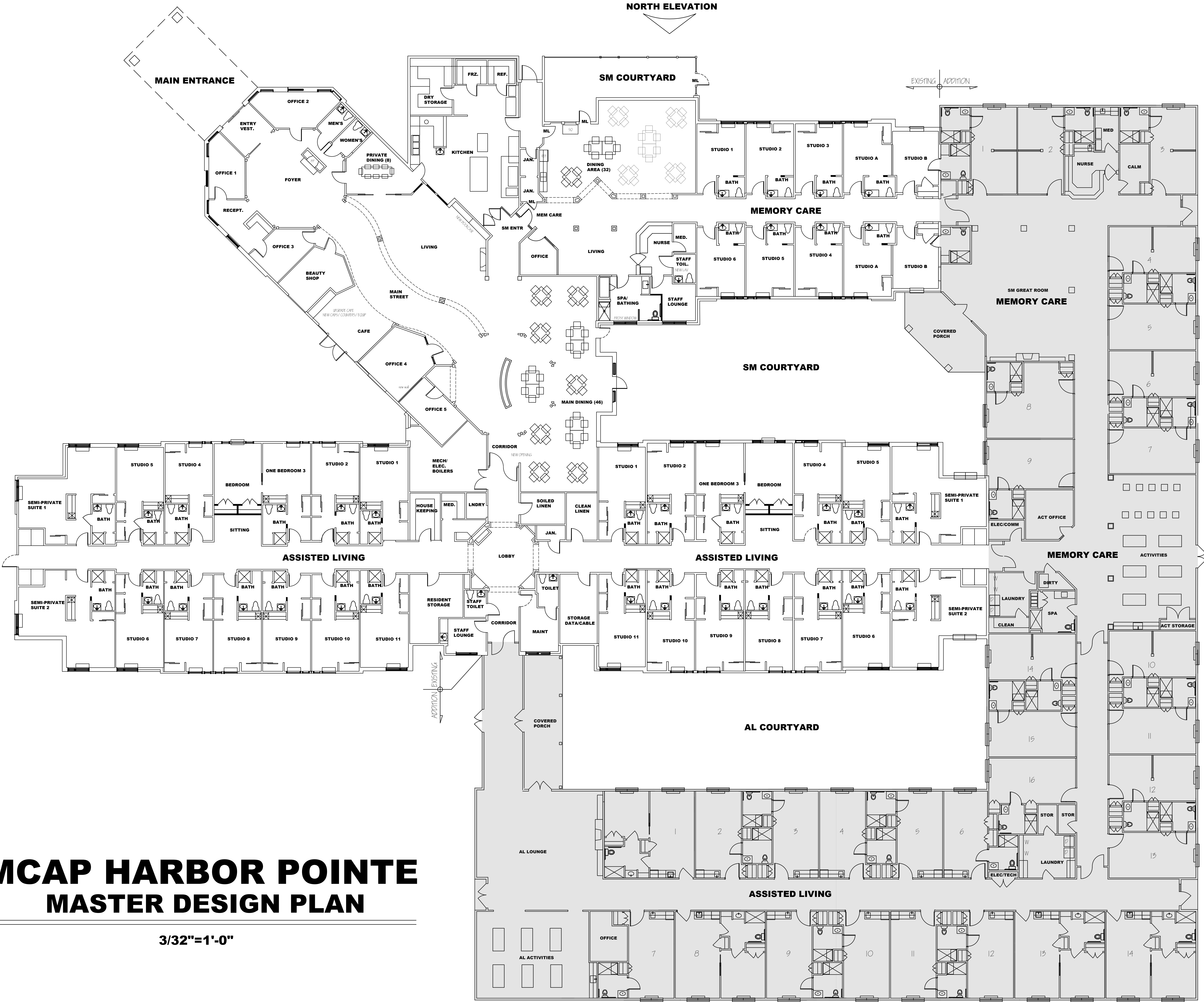
Date:	MARCH 12, 2021
Scale:	1"=40'
Dwn.By:	ADM
Proj.No.:	3797A001
Dwg.No.:	

# CDP-1



# MCAP HARBOR POINTE MASTER DESIGN PLAN

3/32"=1'-0"



ADDITION CODE DATA:  
USE GROUP: i-2 (INSTITUTIONAL-2)  
CONSTRUCTION TYPE: 5A

MASTER FLOOR PLAN

**MCAP HARBOR POINTE**  
611 TRESSLER DRIVE  
SALISBURY, MD

PROJECT NUMBER:

ISSUED DATE:

3/11/2021

REVISIONS:

**MP**

SHEET:





EXISTING BUILDING - WESTERN ELEVATION

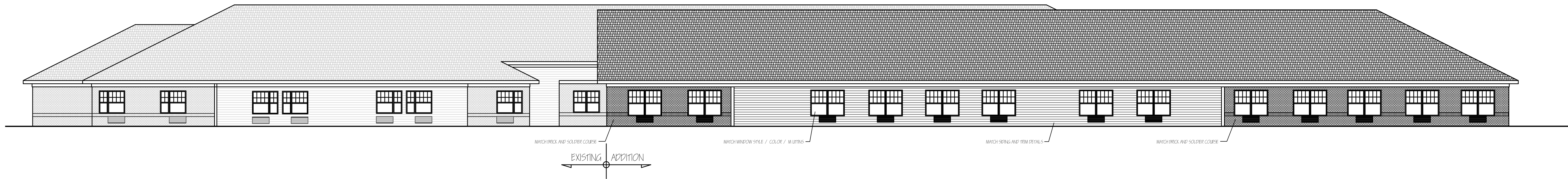


EXISTING BUILDING - SOUTH EAST CORNER



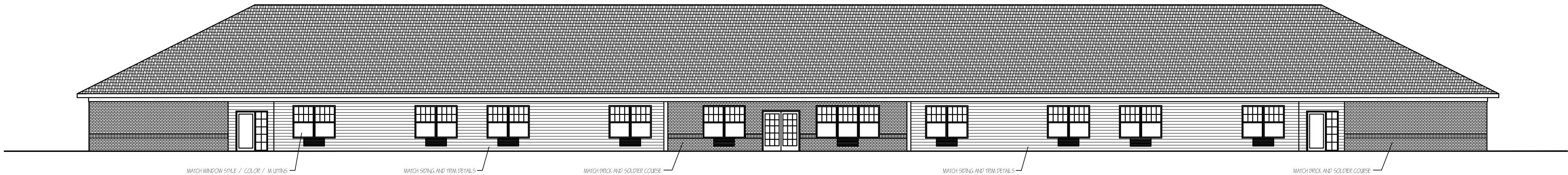
## WEST ELEVATION

3/32"=1'-0"



## SOUTH ELEVATION

3/32"=1'-0"



## EAST ELEVATION

3/32"=1'-0"



## NORTH ELEVATION

3/32"=1'-0"



EXISTING BUILDING - NORTH WEST CORNER

- EXTERIOR FINISHES:
1. BRICK - MATCH EXISTING BUILDING BRICK AND DETAILS
  2. SIDING: MATCH EXISTING VINYL SIDING AND TRIM DETAILS
  3. CORNICE: MATCH EXTG SOFFIT / CORNICE AND GUTTERS
  4. ROOFING: MATCH EXTG ROOF - ARCH SHINGLES / COLOR
  5. WINDOWS: MATCH EXTG WINDOW COLOR / TYPE





**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

---

**COUNTY SUBDIVISION ANALYSIS**

---

**MEETING OF APRIL 15, 2021**

**Subdivision Name:** Kinnamon/Anderson Subdivision/Resubdivision      **Section:** N/A  
**Location:** Spearin Road      **DPW#:**  
**Map:** 59      **Parcels:** 182 & 95      **Grid:** 24      **Acres:** 63.31 & 37.90 +/- acres  
**Subdivision Acreage:** 40 +/- acres      **Lots:** 1  
**Applicant:** Brock Parker  
Parker & Associates  
528 Riverside Drive  
Salisbury, MD 21801  
  
**Applicant:** K. Kirk & Tammy Kinnamon (Parcel 182)  
604 Belvedere Terrace  
Salisbury, MD 21804  
  
William C. Anderson (Lot 3AA, Parcel 95)  
32131 Spearin Road  
Salisbury, MD 21804  
  
**Zoning:** A-1  
**Jurisdiction:** Wicomico County      **Type of Plat:** Preliminary/Final Plat  
**Type of Development Proposed:** Residential/Agricultural

**I. EXPLANATION OF REQUEST.**

This plat proposes creating a new lot from Parcel 182 owned by Kirk and Tammy Kinnamon, and also performing a boundary line adjustment with Lot 3AA (Parcel 95) owned by William C Anderson. The new lot will be the fourth lot created from the parent parcel since the regulatory date which requires Planning Commission approval.

In addition to the subdivision/resubdivision, the plat also proposes moving a portion of the forest conservation easement currently located on proposed Lot 4 and moving it to the Remaining Lands. This action will require County Council approval.

An Open Space easement equal to half of the existing Parcel 182, or approximately 31.65 acres, will be established.

## **II. RECOMMENDATION.**

The Planning Staff recommends approval of the Preliminary/Final subdivision plat for the lands of K. Kirk and Tammy Kinnamon and William C. Anderson.

## **III. SUBDIVISION STATUS.**

### **A. WAIVERS REQUIRED:**

N/A

### **B. FOREST CONSERVATION:**

This subdivision must comply with Forest Conservation requirements.

### **C. CHESAPEAKE BAY CRITICAL AREA:**

N/A

### **D. PROPOSED CONDITIONS:**

1. The Final Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Final Plat.
3. The Final Plat shall comply with all requirements of the Forest Conservation regulations associated with the proposed moving of a portion of the forest conservation easement.
4. A deed of Open Space Easement shall be recorded in the Land Records of Wicomico County prior to the recordation of the Final Plat.
5. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

### **E. PLANNING/PUBLIC WORKS STAFF COMMENTS:**

Parcel 182 is primarily a forest conservation mitigation bank with a small area available for residential development. Mr. Kinnamon has a buyer who wants a large piece of land for a residence and hunting area. The proposed Lot 4 would capture the buildable area which has an approved sewage reserve area.

In a previous resubdivision of Lot 3AA, the 300' wide power line right-of-way was added to Lot 3AA, which is now owned by Mr. William C. Anderson. The

purchaser of the Kinnamon lot has negotiated to purchase the power line right-of-way from Mr. Anderson, thus creating a boundary line adjustment with Lot 3AA. The new Lot 4 proposes taking 20+/- acres from Parcel 182 and 20.60+/- acres from Lot 3AA, for a total of 40.60+/- acres.

The Remaining Lands of Parcel 182 and Lot 3AA will still conform to all size and road frontage requirements. Since this will be the fourth lot, it requires Planning Commission approval and it also requires a 50% Open Space set aside.

The proposed subdivision/resubdivision maintains the integrity of a rural environment by meeting the 1:15 density requirement, and this additional lot is available to the parent farm under the County's Subdivision Regulations.

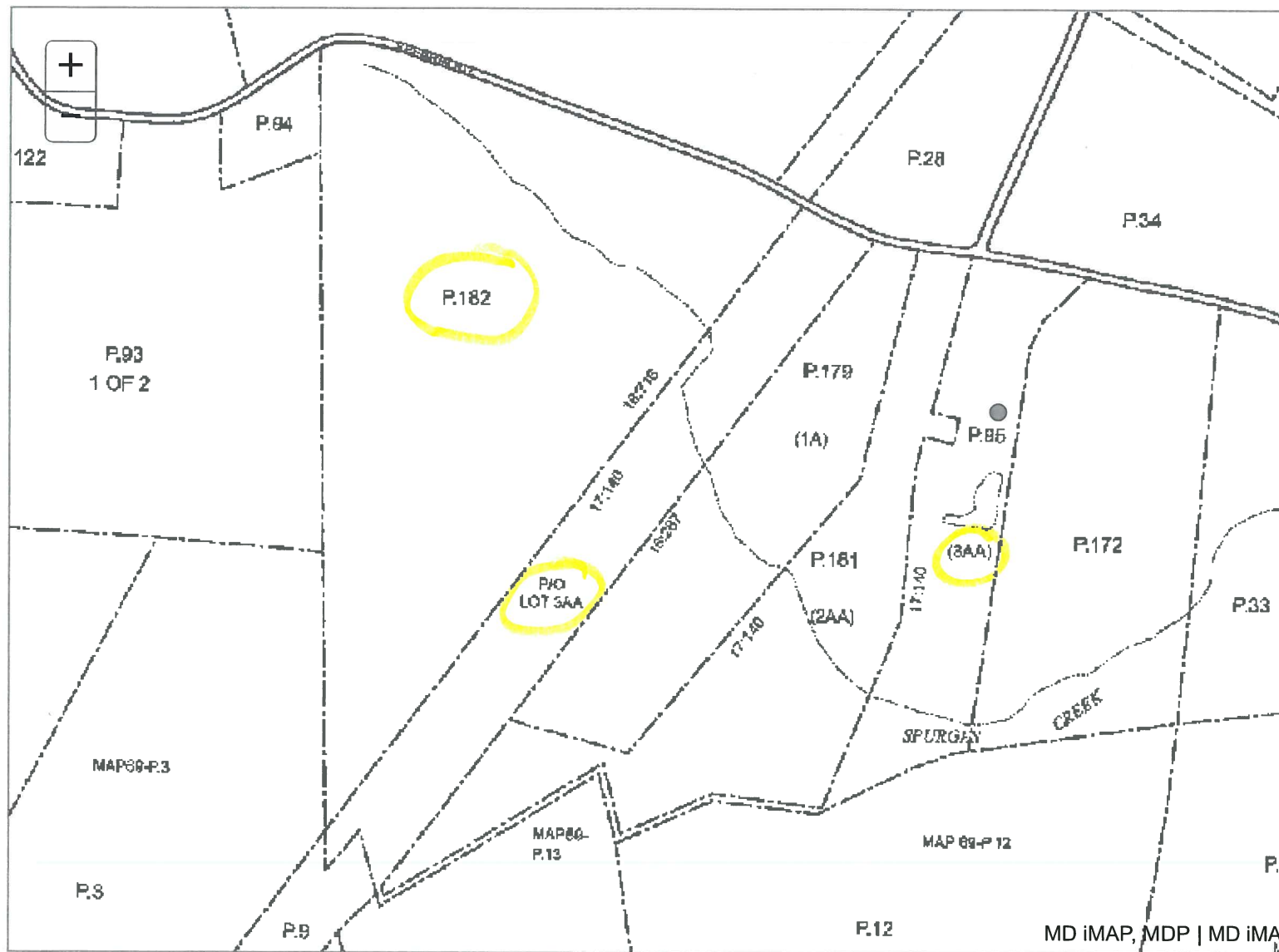
COORDINATOR: Marilyn Williams, Technical Review  
DATE: April 7, 2021



**Attachment #A – Tax Map**

**Attachment #B – Aerial Photo**

**Attachment #C – Proposed Plat**

District: **08** Account Number: **043582**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

ATTACHMENT A





## Attachment B



