



**SALISBURY CITY COUNCIL
WORK SESSION AGENDA**

JULY 19, 2021

Government Office Building, Council Chambers, Salisbury, MD and Zoom Video Conferencing

4:30 p.m. Salisbury 50 Annex, LLC-John Deere Drive Annexation introduction- Department of Infrastructure and Development Building Official - Bill Holland

4:45 p.m. Administration and Council Comments

4:50 p.m. Adjournment

*Times shown are approximate. Council reserves the right to adjust the agenda as circumstances warrant.
The Council reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland 3-305(b).*

Join Zoom Meeting


<https://us02web.zoom.us/j/5362772908>

Meeting ID: 536 277 2908

Phone: 1.301.715.8592

Posted 6/30/21

Memorandum

To: Amanda Pollack, P.E., Director Infrastructure & Development
From: William T. Holland 
Date: 6/29/2021
Re: Work Session – John Deere Drive – Salisbury 50 Annexation

The Department of Infrastructure & Development requests the proposed John Deere Drive – Salisbury 50 Annexation be placed on the City Council work session agenda scheduled for Monday, July 19. As part of the presentation, the City Council will be provided information related to this request, including, but not limited to the following:

- Purpose of the request;
- Consistency with applicable plans and policies;
- Overview of next steps; and
- Obtain consent from the Council to proceed with the annexation request.

Consistent with the City's 2006 Annexation Policies and Procedures, the applicant has signed the annexation petition and has paid the required annexation deposit.

The 16.5-acre site is located on John Deere Drive that runs parallel to Rt. 50 East and abuts the Professional Park of Delmarva which is contiguous to the City of Salisbury corporate limits. This request contains a concept development plan which the petitioner is proposing a small business park with fee simple lots.

Attached, please find the cover letter requesting annexation into the City, a signed annexation petition, annexation survey, the concept development plan, and an aerial view of the location.

Staff is available to answer questions about this request.

Salisbury 50 Annex LLC
14 Back River Neck Rd
Baltimore, MD 21221

June 17, 2021

Mr. William Holland
Infrastructure & Development
City of Salisbury
125 N. Division Street, B13
Salisbury, MD 21801

RE: Annexation Request 16.62 Acres John Deere Drive

Mr. Holland,

My company recently purchased 24 acres on John Deere Drive. We have engaged Parker and Associates and had the property subdivided into two parcels, one of which we would like to have annexed into the City. The property is subject to a Pre-Annexation Covenant and Agreement dated 12/1/2003 between the City and former Owner, Lois T. Perdue.

It is our intent to develop the parcel into a small business park with fee simple lots and a public street, as shown on the attached annexation site plan. We feel as though the need is here and the location is perfect for this type of development. Further, we feel as though this would be a benefit to the City, as it will bring in businesses and Job, while at the same time, minimize and burden on the city's resources.

Our preliminary review of the zoning code suggests that the Mixed-Use Non-Residential District would be consistent with the neighborhood and accommodate our plans.

I look forward to working with you, the Planning Commission and the City Council to arrive at a viable solution for the incorporation of our property into the City. Please feel free to contact me, either directly, or through Brock, as we proceed through the process. Thank you for your consideration.

Sincerely,



Kirk Salvo

Managing Member

enc

CITY OF SALISBURY

PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) # 739

Lot# AA

Map # 39

SIGNATURE (S)

Kirk Salvo

Printed

Kirk Salvo

Date

Managing Member, Salisbury SD Annex LLC

Printed

Date

6/17/21

Printed

Date

Printed

Date



VICINITY MAP: 1" = 2,000'



U.S. ROUTE 50 (EAST BOUND LAKE)
300' R/W

JOHN DEERE DRIVE
30' R/W

PARCEL AA
724.072 ± 80 FT.
16.82 ± ACRES

PARCEL A
LONG 504.0 ± 50 FT.
24.42 ± ACRES

PARCEL B
361,432.76 ± 90 FT.
8.30 ± ACRES

WETLANDS ARE INDICATED ON THIS PROPERTY FOR ELITE, BIODIVERSITY, LOCAL MAPING SOURCES. OWNERS ARE REQUIRED TO OBTAIN A WETLANDS DELINEATION PRIOR TO DEVELOPMENT. OWNERS ARE ENCOURAGED TO CONTACT THE MARSHLAND DEPARTMENT OF THE ENVIRONMENT PRIOR TO ANY ACTIVITY.

PROPOSED FOREST BETWEEN PARCELS AA & B 34.8 ± ACRES

PROPOSED FOREST BETWEEN PARCELS A & B 15.0 ± ACRES

N7 PLAT 1918A
DEED REF: 181800
PLAT MAP 30
PARCEL 600

N7 PROFESSIONAL PARS OF DELMARVA, LLC
DEED REF: 009594
PLAT MAP 30
PARCEL 114

N7 SALISBURY MARKET TEMPLE
DEED REF: 1306460
PLAT MAP 30
PARCEL 330

- GENERAL NOTES**
- 1) THE PROPOSER'S SUBDIVISION IS CURRENTLY OWNED BY: SALISBURY MARKET TEMPLE, LLC. PREPARED ADDRESS: JOHN DEERE DRIVE, SALISBURY, MD 21684.
 - 2) THE PROPOSER'S ADDRESS IS: JOHN DEERE DRIVE, SALISBURY, MD 21684.
 - 3) THE PROPOSER'S ADDRESS IS: JOHN DEERE DRIVE, SALISBURY, MD 21684.
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 - 9) THE PROPOSER'S ADDRESS IS: JOHN DEERE DRIVE, SALISBURY, MD 21684.
 - 10) THE PROPOSER'S ADDRESS IS: JOHN DEERE DRIVE, SALISBURY, MD 21684.
 - 11) THIS PROPERTY IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO THE MARSHLAND DEPARTMENT OF THE ENVIRONMENT'S WETLANDS DELINEATION REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR OTHER RIGHTS THAT MAY BE REVEALED BY A TITLE CURATIVE SEARCH.
 - 12) THE FOLLOWING NOTES ARE STANDARD NOTES REQUIRED BY THE MARSHLAND DEPARTMENT OF PUBLIC WORKS ON ALL SUBDIVISION PLATS. THESE NOTES MAY BE SUBJECT TO PERIODIC LOCALIZED SYSTEM WATER DRAINAGE PROBLEMS. EIT ENGINEERS ARE ENCOURAGED TO PREPARE THE SITE AND CONSTRUCT STRUCTURES SO AS TO MINIMIZE THE IMPACT OF THESE POTENTIAL SYSTEM WATER DRAINAGE PROBLEMS.
 - 13) ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE WISCONSIN COUNTY CODE AS APPLICABLE AT THE TIME OF SUBMISSION.
 - 14) THE APPROVAL OF THE WISCONSIN COUNTY DEPARTMENT OF PUBLIC WORKS DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, THE RIGHT OF WAY ALONG THE EAST BOUND LAKE OF ROUTE 50 HAS BEEN DEDICATED TO HIGHWAY USE.
 - 15) WITHIN THE AREA SUBMITTED FOR SUBDIVISION AND VARIANCE EASEMENTS, UTILITIES SUCH AS UTILITIES, FENCES, SIDEWALKS, PUBLIC UTILITIES, AND/OR OTHER UTILITIES SHALL BE AS AN INSTRUMENT TO THE INTENDED USE AND MAINTENANCE OF THE PROPERTY SHALL NOT BE PERMITTED.
 - 16) THE PROPOSER SHALL TO A PLANNING AGREEMENT RECORDED IN SALISBURY, MD.
 - 17) THE PROPOSER SHALL TO A PLANNING AGREEMENT RECORDED IN SALISBURY, MD.
 - 18) A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE JURISDICTION OF THE SALISBURY CITY WATER AND SEWER DEPARTMENT AND IS SUBJECT TO THE REGULATIONS THEREOF.
 - 19) PRIOR TO COMMENCING CONSTRUCTION, OWNERS ARE REQUIRED TO CONTACT THE MARSHLAND DEPARTMENT OF PUBLIC WORKS TO OBTAIN ACCESS PERMIT FOR EACH PROPOSED ACCESS POINT FOR PARCELS A AND B. IN SUCH EVENT, IF THE PARCELS ARE DEVELOPED AS COMMERCIAL, THEN A COMMERCIAL ACCESS PERMIT WILL BE NECESSARY TO OBTAIN ACCESS TO ANY STATE HIGHWAY. THROUGH THE DISTRICT ACCESS MANAGEMENT OFFICE. IF THE PARCELS ARE DEVELOPED AS RESIDENTIAL, A DISTRICT ACCESS PERMIT WILL BE NECESSARY TO OBTAIN ACCESS TO ANY STATE HIGHWAY. THROUGH THE DISTRICT ACCESS MANAGEMENT OFFICE.
 - 20) NO STRUCTURES MAY BE PLACED IN THE PATH OF EXISTING OR FUTURE EASEMENTS.
 - 21) NO CLEARING OR CUTTING OF ANY VEGETATION OR DISTURBANCE OF WETLAND SHALL OCCUR WITHIN THE PROPOSED SUBDIVISION BOUNDARY AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.

LEGEND

- 1" PIPER PIPES SET
- CONCRETE MANAGEMENT FIELDS
- UTILITY POLE
- WATER VALVE
- SEWER HYDRANT
- BANTRY BEYOND MANHOLE
- PROPOSED PROPERTY LINE
- CONICAL SURFACE LINE
- EDGE OF PAVEMENT
- CORPORATE LIMITS LINE
- CENTERLINE OF ROAD
- BOUNDARY CENTER LINE
- TREE LINE
- BANTRY BEYOND MANHOLE
- PROPOSED FOREST RETENTION AREA
- PROPOSED FOREST RETENTION AREA
- 1/2 D.P. & 1/2 BENT OF HIGHWAY
- 22' CITY OF SALISBURY UTILITY DEDICATED ROAD W/P. 1/2 D.P.
- 20' DRAINAGE & MAINTENANCE easement
- PROPOSED BY INSTRUMENTS DEEDS ACCESS easement
- PARTIAL STREAM easement 10' R/W

WISCONSIN COUNTY DEPARTMENT OF PUBLIC WORKS
THIS SUBDIVISION IS BEING SUBMITTED TO THE WISCONSIN COUNTY DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL. DATE: 5/15/24

FINAL PLAT APPROVAL CERTIFIED THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND PUBLIC AREAS WITHIN ITS OWN BOUNDARIES, NOT REVENUE LOTS. DATE: 6/15/24

THIS CORRECTED PLAT IS APPROVED IN ACCORDANCE WITH THE WISCONSIN COUNTY CODE OF PUBLIC WORKS AND STREAMING PLANS, COMPARTMENT MAPS, AND SHALL BE PROVIDED BY THE CITY OF SALISBURY. DATE: 6/12/24

WE CERTIFY THAT THE REQUIREMENTS OF PUBLIC HEALTH SECTION 9.08 OF THE WISCONSIN COUNTY CODE OF PUBLIC WORKS HAVE BEEN FULLY COMPLIED WITH TO THE BEST OF MY KNOWLEDGE. DATE: 4/24/24



PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCELS A & B TO CERTAINLY 2 NEW PARCELS, PARCELS AA & B.

GRAPHIC SCALE
1 inch = 100 feet

SUBDIVISION PLAT

OF PARCEL A AS SHOWN ON
"SUBDIVISION OF THE LANDS OF LOS T. PERDUE"
OWNER: SALISBURY 50 ANNEX, LLC

REVISIONS	DATE	BY	DESCRIPTION
1	02/17/2021	EAJ/MAA	INITIAL

DATE	BY	DESCRIPTION
02/17/2021	EAJ/MAA	INITIAL

PARKER & ASSOCIATES
SURVEYING & ENGINEERING
1111 W. MARKET STREET, SALISBURY, MD 21684
PHONE: 410-551-1111
FAX: 410-551-1112
WWW.PARKERANDASSOCIATES.COM

REF: 17-1433

CONNECTEXPLORER



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map: Auto (Aerial) ▾ Dates: All ▾

