



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR

City of Salisbury – Wicomico County

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JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

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SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

October 21, 2021

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

**Minutes –
Meeting of August 12, 2021; and
Meeting of September 16, 2021**

**1:35 P.M. REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL –
Eastfields Development LLC – The Preserve at Aydelotte Farm – Stream Valley Ct & Middle
Neck Drive – Planned Residential District #7 – 202100911, M-38, G-6 & P-432, Lots 1 – 10,
20 – 26, and 58 – 61 (B. Wilkins)**

**COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Morea Realty LLC – 227
Florida Ave – Neighborhood Business Zoning District – 202100913, M-111, G-16, & P-338
(H. Eure)**

**PRELIMINARY/FINAL PLAT APPROVAL – Dedicated Properties, LLC (5 Lots) –
Mr. and Mrs. Robert Ringgold, Minor Subdivision - Warren Road and Morris Road –
A-1 Zoning District – M-41, G-3, P-63 (M. Williams)**

**REVISED SITE PLAN REVIEW – ACCESSORY STORAGE BUILDING –
Witchmill, LLC - Southwesterly side of Snow Hill Road, 800 Snow Hill Road – C-1 Select
Commercial Zoning District – M-38, G-22, P-32, Lots 17, 33, 34 (M. Williams)**

**PRELIMINARY PLAT EXTENSION – THE POND AT NUTTERS CROSSING (18
Lots) – Pottermore, LLC – Thomas H. Ruark - Stonehaven Drive – R-20 Zoning District
& Airport Overlay – M-48, G-22, P-171, 446, 447, 443 (M. Williams)**

2:30 P.M. PUBLIC HEARING – TEXT AMENDMENTS – Section 225-20 “Amendments”, of the
Wicomico County Code, Chapter 225 of the Wicomico County Code, titled “Zoning” Part 3,
titled “Basic Definitions and Interpretations,” Article VI, titled “Terms Defined,” Section 225-
25; Part 8 titled “Special Standards for Particular Uses,” Article XX, titled “Uses and Standards
Enumerated,” Section 225-76, titled “Agricultural Operation, Farming,” and Part 6, titled
“Accessory and Principal Uses,” Article XVIII, titled “Principal Uses,” Section 225-67, titled
“Table of Permitted Uses-designations” to regulate, the construction, location and size of open
top storage tanks.



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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on August 12, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Brian Wilkins, City of Salisbury, DID
Keith D. Hall, AICP, Deputy Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Janae Merchant, Administrative Office Assistant I, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Cassie Dyson, Intern, Wicomico County Planning, Zoning, and Community Development ("PZCD")

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

MINUTES: The minutes from the July 15, 2021 meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Mr. Heath, and duly carried, the minutes from the July 15, 2021 meeting were **APPROVED** as submitted.

Mr. Henry Eure introduced a new Planner for the City of Salisbury, Jackson St. John. Mr. St. John will be primarily working on Critical Area cases and City projects. He was welcomed to the team by Chairman Dashiell.

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – St. Albans Commons – Dollar General – Southeast corner of Mt. Hermon Rd. and St. Albans Dr. – Planned Residential District PRD #11- Village at Salisbury Lake – M-121, G-21, P-2581 Lot 9A - #99-012 (B. Wilkins)

Chairman Dashiell confirmed Dale Dashiell and Brock Parker from Parker and Associates (on behalf of the owner) were present. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated Parker and Associates, on behalf of the owner, has submitted a Final Comprehensive Development Plan for approval for construction of a Dollar General Store to be located in St. Albans Commons. The applicants propose to construct a new 10,707 sq. ft. Dollar General on an existing pad site in the St. Albans Commons shopping center, which currently shares the site with an existing Hebron Savings Bank. The total size of the parcel is 1.86 acres.

St. Albans Commons, which is part of the Village at Salisbury Lake was initially approved as a Planned Residential Development in the late 1990's. On November 19, 2020 the Commission reviewed and approved the Preliminary Comprehensive Development Plan for this project.

Staff recommends approval as submitted with the following three (3) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
2. Provide a detailed signage plan for approval by the Planning Commission; and
3. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Chairman Dashiell thanked Mr. Wilkins for his report, then addressed Mr. Parker. Mr. Dale Dashiell was asked if he would like to add anything, he had no comment.

Chairman Dashiell asked if Commissioners had any questions or comments to applicants or Staff. Chairman Dashiell had a question about landscaping, he thought the proposal presented an opportunity at the front of the store for

additional landscaping. Mr. Parker added there are additional plans to add a shade-producing tree. Dollar General doesn't like shrubbery in the front of the store. Mr. Parker suggested forfeiting a parking spot in the middle of parking area to add an additional planter. Then replace the lost space on the side of the building.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and carried unanimously, the Commission approved the Final Comprehensive Development Plan Approval – St. Albans Commons – Dollar General with the three (3) conditions noted in the Staff Report and added a fourth (4) condition of forfeiting a middle parking spot to allow for a planter and a shade-producing tree.

Chairman Dashiell stated the motion was approved.

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Wawa – John Deere Drive – John Deere Drive – Parcel 38 – Lots 11 & 12 – Mixed Use Non-Residential Zoning District – M-39, G-10, P-38, Lots 11 & 12, #18-016 (B. Wilkins)

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates was present; he also confirmed no one else was present for this report. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated Parker and Associates, on behalf of the owner, has submitted a Preliminary Comprehensive Development Plan for the construction of a Wawa convenience store. The applicants propose to construct a 5,585 sq. ft. convenience store including gasoline pumps with a canopy and underground gasoline storage tanks. The total acreage of the parcel is 2.55 acres. The plan indicates 51 total parking spaces including four (4) handicap accessible spaces.

Salisbury City Council Resolutions 2875 and 2876 were passed in May of 2020 proposing the annexation and adopting a plan respectively. Also, Mr. Wilkins noted the City Zoning Code requires a Comprehensive Development Plan approval for this site.

Staff recommends approval as submitted with the following seven (7) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;
2. Reduce parking or provide additional landscaping to comply with parking requirements;

3. Provide a detailed signage plan for approval by the Planning Commission;
4. Provide a detailed landscaping plan for review by the Salisbury Department of Infrastructure & Development;
5. Resubdivision to combine lots 11 & 12;
6. Provide Development Schedule, Community Impact Statement and Statements of Intent to Proceed and Financial Capability; and
7. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Chairman Dashiell thanked Mr. Wilkins for his report and asked Mr. Parker if there is anything they would like to add.

Mr. Parker stated his client is seeking preliminary Comprehensive Development Plan approval and conditions mentioned by Mr. Wilkins are not objectionable and anticipated. In response to a meeting with the Maryland State Highway Administration ("SHA"), the southerly entrance on John Deere Dr. has been adjusted and pedestrian connectivity from the site to Shorebirds Stadium was requested. The project has received SHA engineering approval and wanted to bring this preliminary project to the Commission for input on location, layout and general concept.

Chairman Dashiell asked if Commissioners had any questions or comments regarding this preliminary plan.

After a brief discussion amongst Commissioners, Staff and representatives regarding parking spaces and landscaping, Chairman Dashiell clarified if parking was reduced then landscaping can be added.

In response to a question from Mr. Thomas about the proposed entrance, Mr. Parker mentioned SHA was concerned about the traffic at the entrance into Wawa from U.S. Route 50 eastbound. SHA has requested a full traffic study, which they will have completed.

Mr. Holloway suggested Mr. Parker request the State to install signage to direct people to the Wawa.

Chairman Dashiell asked if Commissioners had any additional questions or comments.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and carried unanimously, the Commission approved the Preliminary Comprehensive Development Plan Approval for a Wawa located on John Deere Drive with the seven (7) conditions contained in the Staff Report.

Chairman Dashiell stated the motion was approved.

ZONING RECOMMENDATION FOR ANNEXATION – John Deere Drive Annexation – John Deere Drive – Mixed Use Non-Residential Zoning District – M-39, G-11, P-739, Lot PAR AA - #202100726 (H. Eure)

Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure stated the City Administration has referred the John Deere Drive annexation to the Planning Commission for review and recommendation of an appropriate zoning designation. The property is located at the east end of John Deere Drive, south of eastbound U.S. Route 50, and is 16.62 acres in size. The requested annexation area consists of one (1) lot on one (1) parcel.

Staff recommends the Planning Commission forward a favorable recommendation to the Mayor and City Council for this property to be zoned Mixed Use Non-Residential upon annexation.

Chairman Dashiell thanked Mr. Eure for his report, then asked if Mr. Parker would like to add anything.

Mr. Parker stated the proposal is similar to Winterplace and Beaver Run with businesses on fee-simple lots. Moreover, he added that in response to a meeting with SHA, they requested that John Deere Drive be built in its entirety across the frontage instead of having access roads.

After a brief discussion amongst Commissioners, Staff and representatives regarding the proposed access easement and the extension of John Deere Drive, Chairman Dashiell clarified lots 1, 7, 8, 9 and 10 will all front on John Deere Drive. Mr. Parker responded in the affirmative.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and carried unanimously, the Commission approved forwarding a favorable recommendation to the Mayor and City Council for this property to be zoned Mixed Use Non-Residential upon annexation.

Chairman Dashiell stated the motion was approved.

CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – Chesapeake Shipbuilding – 704 & 710 Fitzwater Street – Riverfront Redevelopment #2 Zoning District – M-106, G-21, P-1110 and M-106, G-22, P-1113, #202100721 (H. Eure)

Mr. Thomas recused himself from this case.

Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure stated the applicant is requesting a Certificate of Design and Site Plan Approval for Chesapeake Shipbuilding, which is located at 704-710 Fitzwater Street. The project will consist of a new production building and shop, as well as a new office building. The applicants propose two phases of construction for the project, which the first phase will be a 150 ft. x 50 ft., two-story office building (15,000 sq. ft.). The building materials will include a split-faced block foundation with metal walls and roof. Colors have not been provided, but it is expected that colors will be complimentary to the existing buildings located on the site. Building height will be approximately 28 ft. The second phase proposed includes a 340 ft. x 80 ft. production/assembly building for the fabrication of cruise ships. This building will be 75 ft. in height. A 7,500 sq. ft. (50 ft. x 150 ft.) covered staging/production area is proposed for the southwest side of the building. The production building will consist of metal siding and roof. At this time, no colors have been identified, but Staff expects the colors to be complimentary to other building colors.

Previous Certificates of Design and Site Plan Approval for other production/fabrication buildings occurred in January of 2007 and February 2013.

Staff recommends approval of the proposed project as submitted, and granting a Certificate of Design and Site Plan for Chesapeake Shipbuilding, subject to the following three (3) conditions:

1. This site shall be developed in accordance with the approved Site Plan and all requirements of the Salisbury Municipal Code. Minor plan adjustments that do not conflict with the Chesapeake Bay Critical Area requirements may be approved by the Director of the Department of Infrastructure and Development;
2. Eliminate the interior lot line between 704-710 Fitzwater Street, combining both properties into one (1) lot;
3. The project is subject to further review and approval by the City Department of Infrastructure and Development.

Mr. Eure stated there were no representatives for the applicant. Moreover, he has spoken with the engineering office and they have checked with Chesapeake Shipbuilding, which they are okay with re-subdividing the lots.

Chairman Dashiell asked if Commissioners had any additional questions or comments.

After a brief discussion amongst Commissioners and Staff concerning speeding on Fitzwater Street, the imposing height of the structure and color scheme, Chairman Dashiell said the colors must be consistent with the existing colors.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and carried unanimously, the Commission approved the Certificate of Design and Site Plan Approval – Chesapeake Shipbuilding subject to the three (3) conditions and adding a fourth condition to ensure the new buildings use the same color palette of the existing buildings.

Chairman Dashiell stated the motion was approved.

STAFF COMMENTS:

Mr. Hall thanked the Commissioners for adjusting their schedules to attend this meeting. He stated a work session about proposed legislation concerning open storage tanks containing agricultural products is forthcoming.

He shared Mr. Brian Soper and Ms. Melissa Cassimore have accepted positions with nearby local jurisdictions. He acknowledged their significant contributions to the Department and the Planning and Zoning Commission. We wish them the best. A new employee, who started this morning, is Ms. Janae Merchant; she comes to us from Wor-Wic Community College. Also, Ms. Cassie Dyson, a GIS intern and a student at Salisbury University, has joined us for this meeting.

Chairman Dashiell asked if Commissioners had any questions. He thanked Mr. Soper and Ms. Cassimore for their service and wished them the very best in the future.

The next Commission meeting will be on September 16th.

There being no further business, upon a motion by Mr. Rogers, seconded by Mr. Thomas and with all members voting in favor the Commission meeting was adjourned at 2:35 p.m.

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

Keith D. Hall, AICP, Secretary

Janae Merchant, Recording Secretary



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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on September 16, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Brian Soper, City of Salisbury, DID
Brian Wilkins, City of Salisbury, DID
Keith D. Hall, AICP, Deputy Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Janae Merchant, Administrative Office Assistant I, Wicomico County Planning, Zoning, and Community Development ("PZCD")

Paul Wilber, Wicomico County Department of Law

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

MINUTES: The minutes from the August 12, 2021 meeting were brought forward for approval. There was a motion by Mr. Rogers to approve the minutes and seconded by Mr. Holloway. Dr. McNaughton requested a discussion about the process of recordings and documentation of minutes. There was a brief discussion of the minutes and Mr. Wilber, Wicomico County Attorney, agreed to review July and August recordings and compare to the minutes. If applicable, Mr. Wilber will

offer suggestions for revisions. Chairman Dashiell requested a motion to rescind the previous approval then defer the approval of the August 12th minutes. After the original motion and second to approve were withdrawn, Mr. Rogers made a motion to defer the approval of the meeting minutes until Mr. Wilber reviews the recording and compares to the minutes. The motion was seconded by Mr. Holloway, and carried unanimously. The approval of minutes from the August 12, 2021, meeting was **DEFERRED**.

PUBLIC HEARING – PROPOSED AMENDMENT TO THE CITY OF SALISBURY ZONING CODE - ADDING 17.16.090 Non-Conforming Use Zoning Exemption Program (R. Strickler)

Chairman Dashiell asked Mr. Hall to read the Public Hearing – Proposed Text Amendment notice into the record. Chairman Dashiell inquired if anyone from the public would like to be heard, which no one from the public requested to be heard. Mr. Strickler was sworn in prior to his testimony.

Mr. Strickler discussed the special exemption program for a non-conforming use. The program would be for properties that have been vacant for more than one (1) year to five (5) years. Vacant properties tend to lead to blight and experience more calls for service, in addition to decreased property values. If the amendment is approved, the surrounding community would see an increase in property values. Property owners would have a 12 month period to prepare the property for rental. However, if additional properties were identified, we could possibly extend the application another 12 months. We don't want to experience a long period of time for the rehabilitation process.

Chairman Dashiell thanked Mr. Strickler then asked if Commissioners had any questions or comments. Mr. Holloway inquired about the 12 month turnaround time due to the difficulty in getting supplies and work completed, which may be a short period to get a vacant property rehabilitated. Mr. Strickler wants to encourage a quick turnaround time because many of the properties have seen improvements; however, a few could take up to the 12 months. Mr. Strickler is encouraging the quick turnaround due to the national and City housing shortage crisis. Salisbury's growth is fastest in Maryland and much higher than many other cities in the United States. Mr. Holloway asked if there is the ability to apply for an extension. Mr. Strickler stated it was not initially considered in the program, but are open to guidance. Mr. Heath mentioned there is a housing inventory problem in the City and the County and believes this is a good move. Mr. Thomas asked if this is an insertion of the whole section 90 into the present Code as opposed to renovation of existing wording. Mr. Strickler confirmed it is an amendment to the existing Zoning Code.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and carried unanimously, the Commission approved forwarding a favorable

recommendation to the Mayor and City Council for the amendment that inherently permits the Non-conforming Use Zoning Exemption Program.

Hearing no additional questions or comments, Chairman Dashiell stated the motion was approved.

PRELIMINARY/FINAL COMPREHENSIVE DEVELOPMENT PLAN – 7-ELEVEN – 31997 Beaver Run Drive – Mixed Use Non-Residential Zoning District (“MUNR”) – M-39, G-6, P-264, Lots 1 & 2 (H. Eure)

Chairman Dashiell acknowledged Mr. Jeff Harmon, Civil Engineer with Becker Morgan Group, and asked Mr. Eure to present the Staff Report.

Mr. Eure stated the Becker Morgan Group, on behalf of the owner, has submitted a Preliminary/Final Comprehensive Development Plan for construction of a 7-Eleven convenience store. The applicants propose to construct 4,505 sq. ft. convenience store including gasoline and diesel pumps with canopies and underground fuel storage tanks. The total acreage of the site is 2.75 acres.

The Planning Commission recommended to the City Council on June 17, 2021, that the site be annexed into the City with a zoning designation of Mixed Use Non-Residential. The annexation process is currently under review by the City Council.

Mr. Eure proceeded with presenting the Comprehensive Development Plan Review, Building Plans, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Paleochannel Protection District, and Forest Conservation Program comments contained in the Staff Report.

Staff recommends approval as submitted with the following five (5) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed landscaping plans shall be incorporated in the Final Comprehensive Plan;
2. Re-subdivide Lots 1 and 2 to create one (1) lot;
3. Provide 8 ft. wide landscaped islands at the ends of the parking rows at the east end of the building;
4. Reduce pylon sign height to a maximum of 25 ft. tall; and

5. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Mr. Harmon thanked Mr. Eure for his presentation of the plan. He is in agreement with the recommendation to re-subdivide the lots to create one (1) and has updated the rendering to show two (2) landscaped islands. He is working with the 7-Eleven representatives concerning the sign height. If they require 30 ft., Mr. Harmon understands they will have to come back to ask for a variance. Landscaping detail will be part of the final rendering.

Chairman Dashiell asked if Commissioners had any questions or comments. Mr. Holloway asked if there was any consideration of making an exit onto Walston Switch Road. Mr. Harmon said the concern is the queue length at the signal, the traffic tends to back up with Tri-County Council being there and buses. He believes the State Highway Administration will not grant them permission to add the direct exit from the property. Some traffic improvements have been made such as the radius at the entrance to Beaver Run Drive is being increased to allow for adequate room for turning of larger vehicles.

Mr. Thomas inquired about the location of fuel tanks and if existing fuel tanks are being utilized. Mr. Harmon said all fuel tanks are new and will have all appropriate sensors and double walls required by MDE. There will be a total shutdown during new construction.

Mr. Eure believes the extensive landscaping was a fair trade to increase the parking area beyond normal conditions. They are also relying on the company to know the amount of parking needed for the establishment.

Chairman Dashiell asked if the directional signage, being limited to four (4) ft. instead of five (5) ft., would be a concern with the developer. Mr. Harmon doesn't believe it will be an issue.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and carried unanimously, the Commission approved the Preliminary/Final Comprehensive Development Plan for 7-Eleven, Beaver Run Drive, in accordance with the five (5) conditions presented in the Staff Report, amending item four (4) to include reducing the height of the directional sign to four (4) ft. and adding condition #6 waiving the Statement of Intent to Proceed and Financial Capability, and the Community Impact Statement.

The motion was approved.

**PRELIMINARY SUBDIVISION PLAT AND COMPREHENSIVE DEVELOPMENT PLAN
– PARSON'S LAKE SUBDIVISION – Parson's Lake Drive and Brown Road – R-10A
Residential Zoning District – M-30, G-7, P-223 & 398 (B. Wilkins)**

Chairman Dashiell confirmed Mr. Harmon from the Becker Morgan Group (on behalf of the owner) was present. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated the Becker Morgan Group, on behalf of the owner, proposes a subdivision of a 162.49-acre tract of land into 333 lots with a typical lot size of 10,650 sq. ft. Due to lot width requirements, corner lots and lots on cul-de-sacs are larger with the maximum size lot of approximately 17,800 sq. ft. All lots have frontage on new interior streets and will have City services and utilities. Per City of Salisbury Subdivision Regulations, this subdivision plat requires Planning Commission approval.

The proposed subdivision conforms to development standards as stated in the City of Salisbury Municipal Code (Chapter 17.160) for lot size (min. 10,000 sq. ft.) and lot width (70 ft., corner lots 85 ft.). Planning Staff recommends granting Preliminary/Final Subdivision Plat Approval for Parson's Lake Subdivision, subject to all conditions of approval being met. A Forest Conservation Plan shall be approved by Wicomico County Planning & Zoning prior to approval and recordation of the plat.

Staff recommends approval as submitted with the following five (5) conditions:

1. The Final Plat shall comply with all requirements of the Salisbury 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 Program;
4. A Homeowner's Association shall be created to maintain the open space, recreation, and stormwater management facilities, drainage and maintenance easements and forest conservation easements; and
5. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development.

Mr. Harmon thanked Mr. Wilkins for his presentation of the plan. He said the location is behind the mall off of Naylor Mill Road. Parson's Lake Drive is currently serving the townhomes that are located nearby. They are going to extend Parson's Lake Drive into the property, a 36 ft. wide street that will extend to Brown Road. There will be two access points on Brown Road. Surrounding the area is existing green space, they are leaving at least 50 ft. up to 100 ft. wide areas for existing woods and wetlands. A community center is located centrally and there

will be a small clubhouse (architecture to be determined at a later date), which will have a pool and patio surrounding it. There is space available for a recreational area for the community. A traffic study is almost complete, it has not been reviewed by State Highway Administration or the City. They met with SHA and the City to discuss intersections and hope to have everything resolved shortly. Christopher Duke, Becker Morgan Group, is the traffic engineer and will answer any questions related to traffic.

Chairman Dashiell asked if Commissioners had any questions or comments. Mr. Thomas inquired if they know the traffic numbers going each way. Mr. Duke mentioned they are assuming 40% of the traffic will exit to Brown Road while 60% will go towards Parson's Lake Drive toward Naylor Mill Road.

Mr. Holloway asked if there are any requirements to talk with the School Board to discuss the number of children going to school from this area. Mr. Harmon indicated they have not discussed this subdivision with the School Board. Additionally, Mr. Holloway wanted to know if any discussions were held with the County Roads Department in regards to the traffic on Brown Road. Chris Clasing was part of the scoping meeting and a study will be submitted for their review when completed.

Upon a motion by Mr. Rogers, seconded by Mr. Holloway, and carried unanimously, the Commission approved the Preliminary Subdivision Plat and Comprehensive Development Plan for Parson's Lake Subdivision subject to the five (5) conditions presented in the Staff Report and adding condition #6 to review and determine the impact of the scope of this development with the Wicomico County Schools to determine the student count impact.

The motion was approved.

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – PARSON'S LAKE – SINGLE FAMILY – Parson's Lake Drive and Brown Road – Parcels 223 & 398 Residential Zoning District – R-10A (B. Wilkins)

Chairman Dashiell confirmed Mr. Harmon from Becker Morgan Group (on behalf of the owner) was present. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated Becker Morgan, on behalf of the owner, has submitted a narrative and a Site Plan for construction of 332 single-family dwellings, a 5,400 sq. ft. community center and pool. The proposal includes new public streets, sidewalks with street lighting and public utilities. The total acreage of the parcels being developed is 162.49 acres.

Salisbury City Council Resolution 1191 was passed in March 2005 proposing the annexation of these parcels with the annexation becoming effective in April 2005.

Staff recommends approval as submitted with the following nine (9) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;
2. Provide building elevations and floor plans for the community center prior to final plan approval;
3. Provide additional information about the typical layout of the single-family lots and information on pool capacity to determine allowable parking;
4. Provide bicycle parking at the community center;
5. Provide a detailed signage plan for approval by the Planning Commission;
6. Provide a detailed landscaping plan prior to final plan approval;
7. Provide a Traffic Impact Study;
8. Provide Development Schedule, Community Impact Statement and Statements of Intent to Proceed and Financial Capability; and
9. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Mr. Wilkins would like to add a condition requesting details concerning what pool chemicals will be stored onsite since they are over the Paleochannel.

Mr. Harmon thanked Mr. Wilkins for his presentation of the plan. There are no concerns with the recommendations. It is very early on in the process, but wanted to present the project to the Commission.

Chairman Dashiell asked if Commissioners had any questions or comments. A clarification was made by Mr. Wilkins that in the previous agenda item they mentioned 333 lots, but this plan states 332. The missing one (1) lot represents the community center. Chairman Dashiell asked if we needed to make reference to the conditions of the refuse disposal area; it needs to be addressed by the time the final is presented for approval. Recommended to add condition #11 for this topic.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and carried unanimously, the Commission approved the Preliminary Comprehensive

Development Plan for Parson's Lake in accordance with the nine (9) conditions presented in the Staff Report, adding #10 to confirm the type and quantity of pool chemicals to be stored on site and #11 to confirm how refuse disposal for the community will be handled.

The motion was approved.

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – SWEETBAY PARK AT THE FOUNTAINS PLANNED BUSINESS CENTER – Sweetbay Drive – RC-Regional Commercial Zoning District – M-110, G-6, P-4487, Lots 3A & 4 (B. Soper)

Chairman Dashiell welcomed Mr. Brock Parker from Parker and Associates (on behalf of the owner) was present. Chairman Dashiell asked Mr. Soper to present the Staff Report.

Mr. Soper stated Parker and Associates, on behalf of the owner, has submitted a Preliminary Comprehensive Development Plan ("PCDP") for the construction of two (2) buildings located on Lots 3A and 4 in Sweetbay Park at The Fountains Planned Business Center. The applicant proposes to construct two (2) 14,700 sq. ft. buildings. The total acreage of the lots is 4.08 acres. The plan indicates 164 total parking spaces including eight (8) handicap accessible spaces. A re-subdivision to combine Lots 3A and 4 into a single lot is proposed.

The Fountains Planned Business Center was recorded on April 10, 2003. The existing development within the business center was completed in the mid-2000s.

Staff recommends approval as submitted with the following eight (8) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;
2. Parking will need to be reduced unless the Planning Commission grants approval to exceed the parking maximum and comply with chapter 17.196.020.H.1 of the Zoning Code;
3. Provide a detailed signage plan for approval by the Planning Commission;
4. Provide a detailed landscaping plan for review by the Salisbury Department of Infrastructure and Development and Planning Commission;
5. Re-subdivision to combine Lots 3A and 4;
6. Provide a Development Schedule;

7. Waive the Community Impact Statement, Statements of Intent to Proceed and Financial Capability requirements based upon the staff report findings; and
8. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Mr. Soper would like to amend the conditions by adding condition #9 to provide the number of bicycle parking spaces required per the Zoning Code.

Mr. Parker indicated this is the completion of the side of The Fountains Business Park. The two (2) buildings, under one roof, are being geared to medical or professional establishments. Stormwater Management is about 90% complete and anticipate submitting for review shortly. There is no problem with the recommended conditions. Mr. Heath stated the 118 parking spaces are not a minimum requirement, but a maximum requirement. Mr. Parker indicated there will be an overage of parking spaces when the final plan is submitted. Mr. Soper suggested to move forward and discuss the parking spaces at the time of the final plan and re-word condition #2.

Chairman Dashiell asked if Commissioners had any additional questions or comments, there were none.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and carried unanimously, the Commission approved the Preliminary Comprehensive Development Plan for Sweetbay Park at The Fountains Planned Business Center in accordance with the eight (8) conditions presented in the Staff Report and amending condition #2 to state the Planning Commission will approve or disapprove at the final plan review, the parking maximum and also #9 to provide bicycle parking per the Zoning Code.

The motion was approved.

PRELIMINARY/FINAL PLAT APPROVAL – Diane J. and Alice L. Smith, Minor Subdivision – 4376 Smith Road – A-1 Zoning District – M-57, G-2, P-58 (M. Williams)

Chairman Dashiell welcomed Ms. Williams (on behalf of the owner) and asked her to present the Staff Report.

This plat proposes the creation of one (1) new minor lot from Parcel 58. The lot will be the fourth lot subdivided from the parent parcel since our regulatory date. The lot is proposed as 1.76 +/- acres and it is improved by a single-family home.

Since this is the fourth lot, it must meet the rural density requirements of one (1) lot per 15 acres, and the establishment of an Open Space easement. This will be the final lot from the parent parcel under current subdivision regulations.

This area has a mixture of smaller single family lots, as well as larger farm parcels.

Staff recommends approval with the following five (5) conditions:

1. The Final Minor Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Minor Subdivision Plat.
3. The Minor Subdivision Plat shall comply with all requirements of the Forest Conservation Regulations.
4. An Open Space Easement agreement will be recorded in the land records of Wicomico County.
5. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

Chairman Dashiell asked if Commissioners had any additional questions or comments, there were none.

Upon a motion by Mr. Rogers, seconded by Mr. Holloway, and carried unanimously, the Commission approved the subdivision of Parcel 58 into a fourth lot as proposed subject to the five (5) conditions presented in the Staff Report.

The motion was approved.

PRELIMINARY/FINAL PLAT APPROVAL – Kristi and Brooks Brittingham, Minor Subdivision – Warren Road and Morris Road – A-1 Zoning District – M-41, G-3, P-61 (M. Williams)

Ms. Williams presented the Staff Report.

This plat proposes the creation of three (3) new minor lots from Parcel 61. The lots will be the first lots subdivided from the parent parcel since our regulatory date. Two of the proposed lots are 2 acres; the third proposed lot is 3.41 acres; and the remaining lands are proposed at 15.05 acres. There is currently a mobile home located on the property. Most of the acreage is farmland with a couple of small wooded areas.

The Planning Staff recommends approval of Lots 2, 3 and 4 of lands of Kristi and Brooks Brittingham, with the remainder becoming Lot 1. There will be no more rural density lots available from this parcel under current subdivision regulations.

The Planning Staff would like to make an additional recommendation with regards to Lot 2 and the remote sewage reserve area. There currently is no language addressing a strip of land leading to a remote sewage reserve area. For that reason, the Planning Staff would like to recommend that the strip of land on proposed Lot 2 be a minimum of 20 feet in width to allow for machinery to access the sewage reserve area.

Staff recommends approval as submitted with the following six (6) conditions:

1. The Final Minor Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Minor Subdivision Plat.
3. The Minor Subdivision Plat shall comply with all requirements of the Forest Conservation Regulations.
4. An Open Space Easement agreement will be recorded in the land records of Wicomico County.
5. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.
6. Access lane to Lot 2, sewage reserve area, be a minimum of 20 feet wide to remain open, accessible and free of obstruction.

Chairman Dashiell asked if Kristi and Brooks Brittingham were present, they were not. Mr. Holloway suggested adding a condition so that Lot 2 remains free of trees. As an additional condition, the strip of land leading to the remote sewage area for Lot 2 shall be a minimum of 20 ft. wide, which the strip of land should remain open, accessible and free of obstruction.

Upon a motion by Mr. Rogers, **seconded by Mr. Thomas, and carried unanimously, the Commission approved** Lots 2, 3 and 4 of the lands of Kristi and Brooks Brittingham with the remainder becoming Lot 1 in accordance with the five (5) proposed conditions presented in the Staff Report and adding condition number six (6) that the access lane to Lot 2 sewage reserve area be a minimum of 20 ft. wide, open, accessible and free of obstruction.

The motion was approved.

After a five (5) minute break, the meeting reconvened to discuss the last agenda item, **Open Work Session:** Proposed Zoning of Open Top Storage Tanks (P. Wilber).

Chairman Dashiell addressed Mr. Wilbur to begin the discussion of this item. Mr. Wilbur mentioned this is a work session giving the opportunity for the Planning

Commission to discuss and interact with Staff. According to Code, there will be a Public Hearing scheduled where anyone from the Public may comment to the Planning Commission.

There are currently two existing open top storage tanks in Wicomico County. Both are located in Agricultural Zone, one (1) is about a million gallons in size and the other is about three million gallons in size. The three million gallon tank was built within the last few years and is the subject of litigation. The litigation is between the neighbors, the County, and the owner of the land where the tank is located. The County Council has heard from the neighborhood and had 2 – 3 work sessions concerning this topic and has issued a moratorium on any new open top storage tanks. The purpose of this work session is to address this topic going forward. The County Council has requested the Planning Commission review and provide a recommendation regarding Open Storage Tank Zoning Code Amendment legislation.

An open top storage tank is an above ground open topped structure, designed and used for the storage of an agricultural product, by-product, fertilizer or soil amendment.

Proposed Legislation - Uses and Standards:

1. An open top storage tank less than 150,000 gallons in capacity, or multiple open top storage tanks with an aggregate capacity not exceeding 150,000 gallons, are only permitted in the Heavy Industrial and Light Industrial Zones.
2. An open top storage tank with a capacity exceeding 150,000 gallons, or multiple open top storage tanks with an aggregate capacity exceeding 150,000 gallons, are permitted by special exception in the Heavy Industrial and Light Industrial Zoned districts.
3. An open top storage tank must have a minimum setback of 300 ft. from all property lines, regardless of capacity or Zoning District.
4. An open top storage tank may only be accessed by vehicle, in the Zoning District, from a collector street.
5. An open top storage tank erected prior to the enactment of this legislation, pursuant to a permit by the County, may continue as a non-conforming use in its current location regardless of Zoning District.

Chairman Dashiell asked if Commissioners had any questions or comments for Mr. Wilber. Mr. Holloway clarified one of the current tanks was built for the waste of a dairy farm and sits far from the road and asked if it was in front of any board for approval.

Mr. Hall stated at the time it was built permits were not required for agricultural uses in the A-1 Zoning District.

Mr. Holloway emphasized the importance of the agricultural community and stated the most recently built tank was built in close proximity to residential homes.

Dr. McNaughton asked Mr. Holloway how close was the recent tank build to residential homes.

Mr. Holloway asked Mr. Hall how close is the tank, which Mr. Hall responded within approximately 1,000 – 2,000 ft. He noted lots of traffic. The tanks do smell and draw flies when moved or agitated. His concern is they don't know what really is put in the tank. The product in these tanks is an amendment to the soil, not a fertilizer and is a product that farmers want to use.

Dr. McNaughton stated it is a processing plant chill tanks, that chill tank water is required to be changed nightly and sometimes weekly. It contains a product called Peroxide Acidic Acid ("PAA"), an oxidizer, disinfects chickens, and sometimes it goes through a wastewater system or directly to storage. It contains more than 80 parts per million of PAA and has a smell problem in the plant. It is applied directly on the land.

After a discussion about the products going into the tanks, where the products originated, time of year the product can be applied, and testing of the product, Chairman Dashiell asked if Mr. Wilber if he had any further guidance.

Mr. Wilber reiterated the Council position to restrict new structures to only being located in Industrial Zoning Districts, limit the size except by special exception, and setbacks in the proposed legislation.

Mr. Thomas asked if there is anything required about structural integrity of the tank.

Mr. Hall responded there are engineering standards based on what is going in the tank.

Dr. McNaughton stated he did not believe they require a double-wall tank. He mentioned the right of neighbors as well as right of farms is being looked at by several states.

Mr. Holloway thinks the poultry industry is aware of the situation they have now.

Chairman Dashiell asked if the Commissioners had any additional questions or comments.

Mr. Wilber mentioned we needed to schedule a Public Hearing and then bring it to a formal vote of the Planning Commission. Chairman Dashiell indicated the County Council has requested the Planning Commission to provide a

recommendation regarding Open Storage Tank Zoning Code Amendment Legislation, this is our charge.

Chairman Dashiell thanked the individuals who attended for this topic. A Public Hearing will be scheduled, at which time public comments will be heard and addressed. Mr. Steve Smethurst asked if the public could submit comments to the Planning Commission.

Mr. Hall mentioned a Public Hearing advertisement will run twice notifying the public of a Public Hearing scheduled for October 14th, public comments should be submitted by October 7th.

There being no further business, upon a motion by Mr. Rogers, seconded by Mr. Heath and with all members voting in favor the Commission meeting was adjourned.

The next regular Commission meeting will be on October 21st.

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

Keith D. Hall, AICP, Secretary

Janae Merchant, Recording Secretary



Infrastructure and Development Staff Report

October 21, 2021

I. BACKGROUND INFORMATION:

Project Name: The Preserve at Aydelotte Farm
Applicant/Owner: East Fields Development LLC
Infrastructure and Development Case No.: 202100911
Nature of Request: Revised Comprehensive Development Plan Approval
Location of Property: Middle Neck Dr. - Stream Valley Ct. – P. 432, Lots 1-10, 20-26, & 58-61
Existing Zoning: Planned Residential District #7

II. SUMMARY OF REQUEST:

The applicant is requesting a product change to the remaining 21 undeveloped lots in The Preserve at Aydelotte Farm.

III. DISCUSSION:

The applicant has submitted a narrative (**Attachment 1**), floor plan (**Attachment 2**) rendering (**Attachment 3**) and landscape plan (**Attachment 4**) to accommodate a 20 ft. wide concrete driveway at each residence instead of a narrower driveway and one-car garage which was originally approved.

IV. APPROVAL HISTORY:

A Final Comprehensive Development Plan was approved for this project on December 16, 2004.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

Staff notes the following with regard to Zoning Code requirements:

A. Site Plan

- 1. Density:** There is no proposed density change to the original approval.
- 2. Parking/Streets:** The proposed change does not affect total parking. The Zoning Code requires parking to be provided at 2 spaces per dwelling.
- 3. Refuse Disposal:** Code requires Refuse Disposal Areas to be screened on three sides.



4. **Building Setbacks/Spacing:** All structures will meet or exceed front (25 ft.) and rear (30 ft.) setbacks. Building spacing to be a minimum of 30 ft.
5. **Height:** The PRD #7 limits building height to 35 ft.
6. **Open Space:** The plan indicates a tot lot and recreational area on the site.
7. **Sidewalks:** Sidewalk installation is complete within the project.

B. Building Elevations/Floor Plans

A rendering with floor plans was provided with the submittal.

C. Sign Plan

No additional signs are proposed.

D. Landscaping Plan

A landscaping plan was provided including modification to foundation plantings to accommodate the wider driveways.

E. Development Schedule

A specific development schedule was not indicated.

F. Community Impact Statement

Community Impact Statement was previously waived by the Planning Commission.

G. Statement of Intent to Proceed and Financial Capability

These requirements were previously waived by the Planning Commission.

H. Fire Service

The project is subject to further review by the Salisbury Fire Department.

I. Stormwater Management



City of Salisbury

Jacob R. Day, Mayor

The Stormwater Management Plan will be reviewed by the Salisbury Department of Infrastructure & Development.

J. Paleochannel Protection District

The site is within Paleochannel Protection District. The proposed construction will be compliant with Code as none of the uses listed in Chapter 17.100.040 are proposed.

K. Forest Conservation Program

Forest Conservation Program requirements will be met prior to issuance of building permits.

L. Wicomico County Board of Education

The Board of Education has been notified of the proposed new residential housing and is reviewing the impact on the school system.

VI. PLANNING CONCERNS

Planning staff has no concerns with this project at this time.

VII. RECOMMENDATION

Staff recommends approval of the Revised Comprehensive Development Plan for The Preserves at Aydelotte with the following conditions:

1. The site shall be developed in accordance with the Revised Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;
2. Forest Conservation requirements, if any, shall be addressed with the Wicomico County Dept. of Planning.
3. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

East Fields Development LLC
604 Belvedere Terrace
Salisbury, MD 21804

August 16, 2021

Salisbury/Wicomico Planning Commission
Salisbury, MD 21801

To Whom It May Concern,

The developers of The Villages at Aydelotte Farms Salisbury, MD would like to meet with the Planning Commission at their earliest convenience to discuss a product change for the remaining 21 lots located in The Preserve at Aydelotte on Middleneck Blvd.

The original builder left the project in 2008 after the down turn. We have contracted with D.R. Horton, Inc. to buy the last 21 lots in the first phase. Their 2-story townhouse unit does not have a one car garage so they propose the unit shown in the rendering with a 20 foot wide concrete driveway thus enabling the occupant to park at least 2 cars off street.

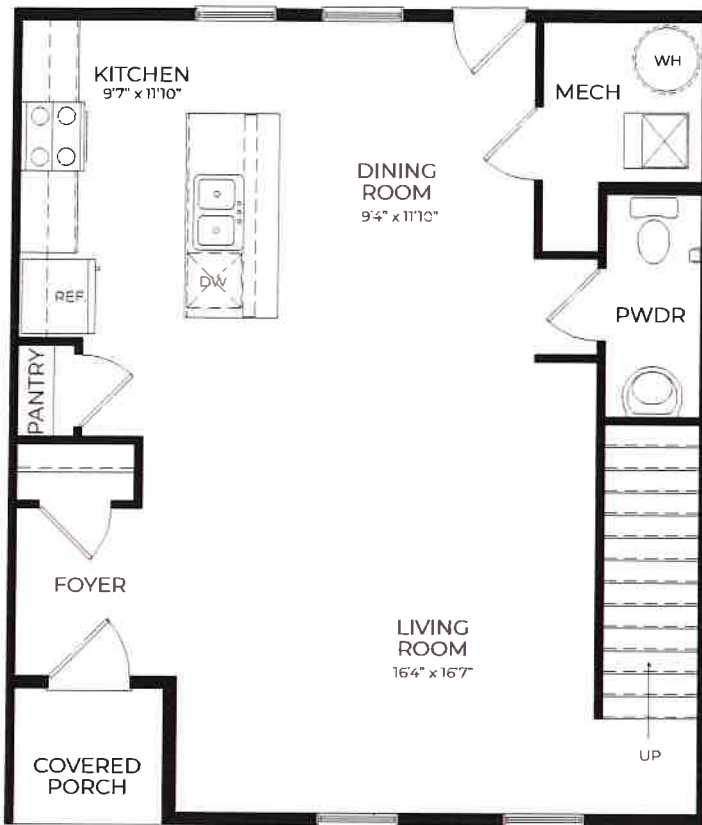
D.R. Horton's research shows that one car garages are counted as parking spaces by municipalities but are used for storage thus putting more parked cars on the street.

The landscaping will match the existing planting schedule from the original units. Brick faces will also be constructed to match what was approved originally.

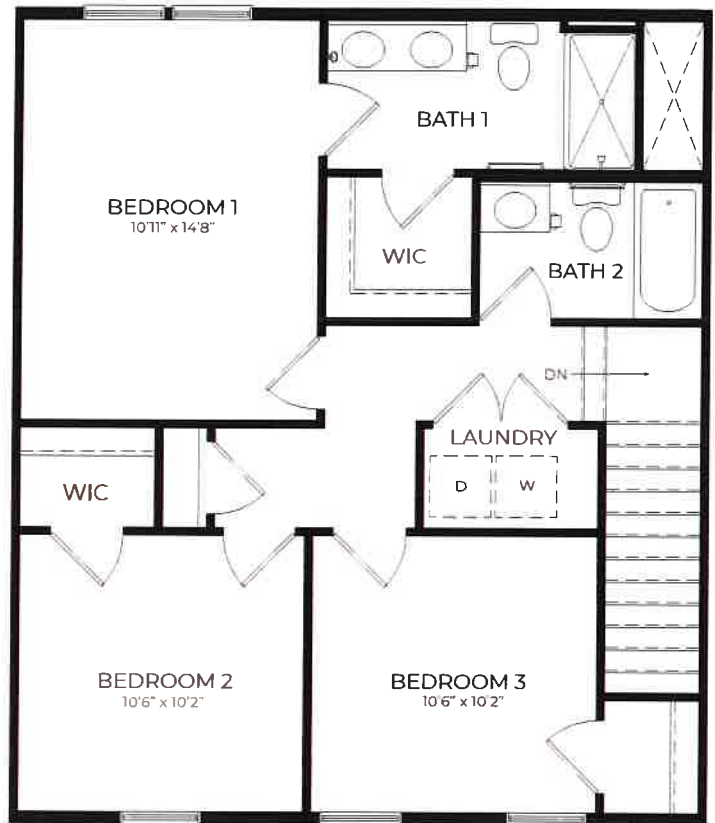
Attached please find a site plan and elevation drawing for your review.

Thank you in advance for your time and consideration in this matter.

K. Kirk Kinnamon
Member
East Fields Development LLC



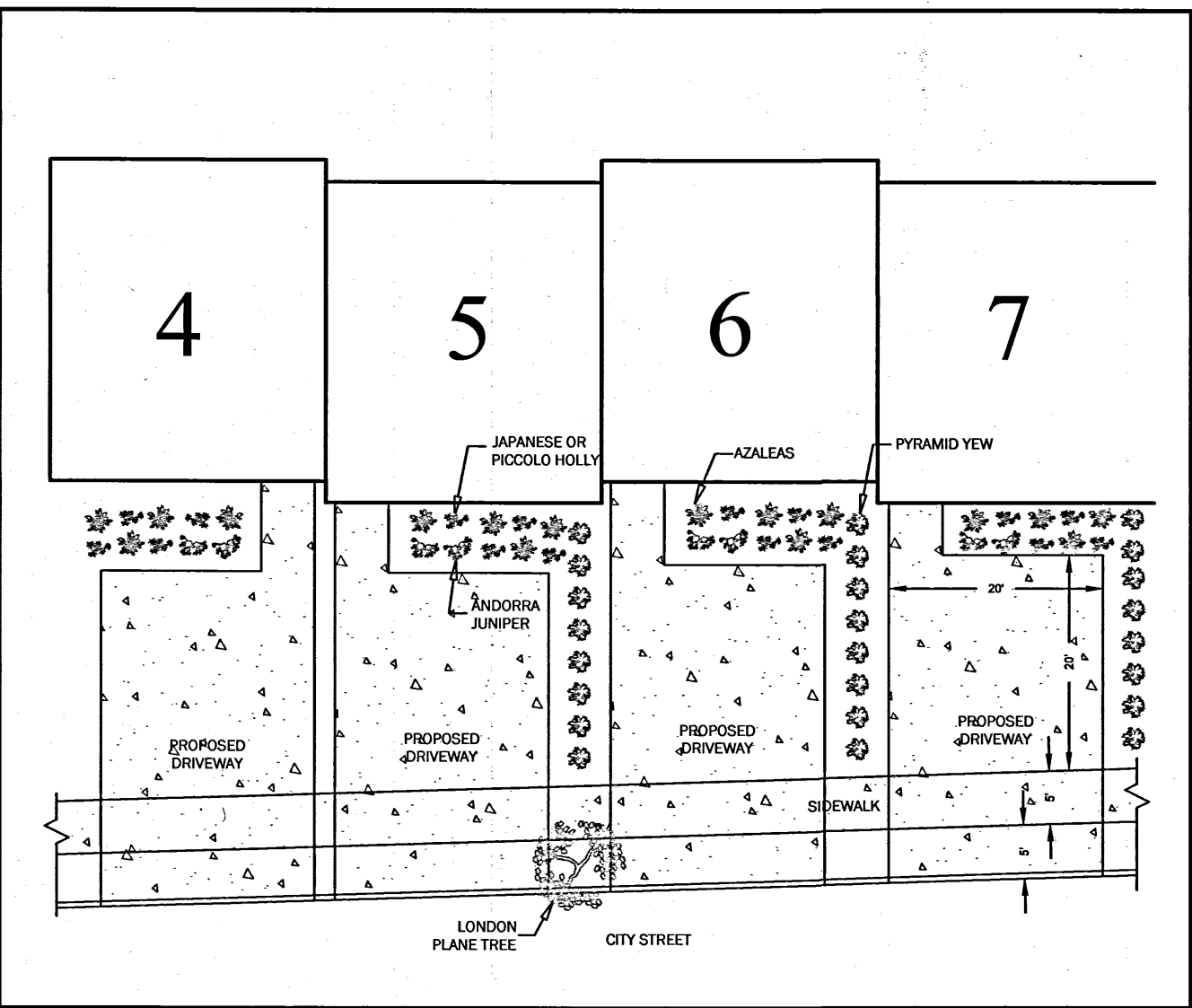
FIRST FLOOR



SECOND FLOOR

D.R. Horton is a Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.





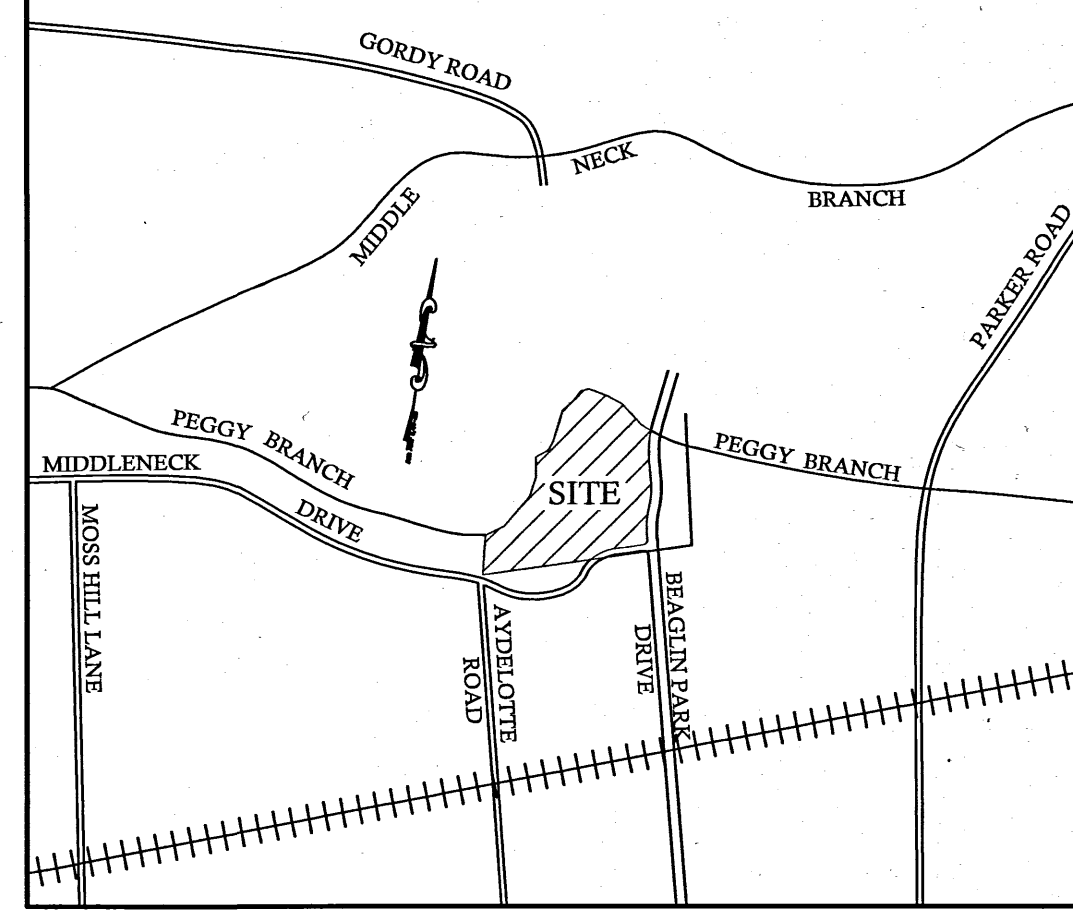
TYPICAL FOUNDATION PLANTINGS
SCALE - 1" = 10'

LANDSCAPING LEGEND

- FOUNDATION PLANTINGS TO CONSIST OF A MIXTURE OF JAPANESE HOLLY, PICCOLO HOLLY, PYRAMID YEW, ANDORRA JUNIPER, AND AZALEAS.
- LONDON PLANE OR OTHER SIMILAR SHADE PRODUCING SPECIMEN TREE SUITABLE FOR ROADSIDE PLANTING

N/F
EAST LAND DEVELOPMENT CORP. &
J & B SELL, LLC & HTC INC. T/C
1736/136
TAX MAP 29, PARCEL 312

N/F
EAST LAND DEVELOPMENT CORP. &
J & B SELL, LLC & HTC INC. T/C
1736/136
TAX MAP 29, PARCEL 312



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

- The property shown hereon is currently owned by:
East Fields Development LLC,
c/o Bryan Lloyd
32221 Beaver Run Dr.
Telephone: 410-742-9800
- Deed reference: 1736/136
- Plat reference: 6/54-215
- Total area of parcels 219 = 45.00+ acres. Total area of Parcel = 16.29+ acres.
- The present zoning of this property is : Planned Residential District
Parcel 1 (Aydelotte Farms)
- This property is shown on F.I.R.M. Community Panel #24045C0118E (Panel 118 of 375) & #24045C0114E (Panel 114 of 375), dated 8/17/2015, as being in Flood Zone C & A-1, Area of Minimal Flooding & Area of 100-year flood base flood elevations and flood hazards determined.
- This project is to be served with public trash, water and sewer.
- Current Wicomico County Water/Sewer Plan Service Category W-4/5-4.
- Street lighting conduit shall be installed per approved site plan location prior to lot driveway construction, lot sodding or roadway surface application.
- Provide street name signage per City of Salisbury standard for Stream Valley Court & Cat Tail Court Intersections.
- Decorative street lights to be constructed for public streets will be dedicated to the City of Salisbury. Shall be constructed in accordance with the adopted "Construction Standards & Construction and Material Specifications for Utility and Roadway Construction" as described for decorative lighting.
- Project falls into the Paleo channel in its entirety.
- The City reserves the right to require structural modifications to the site work following permit issuance if, in the opinion of the City, such modifications are necessary to correct deficiencies in the plan.
- All stabilization, paving and road patching in the public roadway, which is necessitated by the construction of this project, shall be the responsibility of the developer, using a concrete contractor who is currently approved by the city.
- All deteriorated curb, gutter, and sidewalks, as determined by the city, along the frontage(s) of the property must be repaired/replaced at the time of construction using a concrete contractor who is currently approved by the city. Handicap ramps with a maximum 1:21 slope are required at all public street and driveway intersections. Detectable warning devices (Truncated Domes) must be provided at all handicap ramps. See City standard 100.37.
- A written "Notice to Proceed" must be obtained from a Preconstruction meeting scheduled with Salisbury Public Works, before beginning construction in City public R/W's, easements and/or city maintained utilities or roadways. Contact Frank Ennis of Salisbury Public Works, Rm 202, 125 N. Division St., Salisbury, MD, 21801-4940, telephone 410-548-3170, e-mail fennis@ci.salisbury.md.us, to schedule a Pre-construction meeting and obtain a written "Notice to Proceed".
- This Site Plan is NOT for construction of City of Salisbury water and sewer mains. Use approved City of Salisbury water and sewer contract drawings for construction of public water and sewer mains.
- All manholes installed in ungraded areas to be furnished with a concrete collar extending 1' beyond frame of the manhole lid. The collar shall be 6" thick and be supported by a 6" base of CR-6 aggregate which in turn shall be supported by suitable soil compacted to 95% proctor. Concrete collars shall be installed after the top of the manhole lids are adjusted to finish grade. Slope the surrounding earth around manhole in such a way as to create positive drainage away from the lid.

EXISTING DEVELOPED
PORTION OF THE
PRESERVES

LEGEND

- DENOTES EXISTING HANDICAP RAMP (PER STANDARD 100.31)
- DENOTES EXISTING DECO. LIGHT (HADCO 250 WATT LPS)
- DENOTES EXISTING SEWER MANHOLE
- DENOTES EXISTING WATER VALVE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING STORM DRAIN MANHOLE
- DENOTES EXISTING STORM DRAIN INLET
- DENOTES CORPORATE LIMITS LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES EXISTING FENCE
- DENOTES LIMITS OF WETLANDS
- DENOTES WETLANDS BUFFER LINE
- DENOTES FORESTRY EASEMENT LINE
- DENOTES 10' CITY OF SALISBURY UTIL. EASEMENT
- DENOTES EXISTING SEWER MAIN
- DENOTES EXISTING WATER MAIN
- DENOTES EXISTING STORM DRAIN PIPE
- DENOTES EXISTING STORM DRAIN PIPE
- DENOTES FOREST CONSERVATION AREA
- DENOTES CONCRETE STABILIZED AREA
- DENOTES MACADAM STABILIZED AREA
- DENOTES PROPOSED TOWNHOUSE

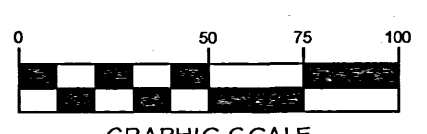
REVISED COMPREHENSIVE DEVELOPMENT
& LANDSCAPING PLAN

THE PRESERVES AT AYDELOTTE FARM
PREPARED FOR EASTFIELDS LLC
CITY OF SALISBURY, MARYLAND

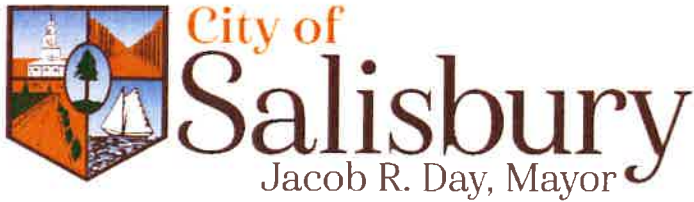
SURVEYING
PARKER
ESTABLISHED 1977
CIVIL ENGINEERING
INC.

FORESTRY
SITING
PLANNING

LOCATION: SOME ELECTION DISTRICT WICOMICO COUNTY, MARYLAND
SCALE: 1"=30'
DATE: 8/13/21
JOB NO.: S0081
TAX MAP: 38
PARCEL: 219
DWS: S0081/SITEBASE.PTH



Attachment 4



Infrastructure and Development Staff Report

October 21, 2021

I. BACKGROUND INFORMATION:

Project Name: West Waverly Center
Applicant/Owner: Parker & Associates, Inc. for Morea Realty, LLC
Infrastructure and Development Case No.: 202100913
Nature of Request: Comprehensive Development Plan
Location of Property: 227 Florida Avenue
Existing Zoning: Neighborhood Business

II. SUMMARY OF REQUEST:

Parker & Associates and Phillips Signs, on behalf of Morea Realty, LLC, has submitted a Comprehensive Development Plan for the West Waverly Center for approval by the Commission. **(Attachments 1 & 2)**

III. APPROVAL HISTORY:

In June of 1973, The Salisbury Board of Zoning Appeals granted a parking variance for the existing improvements. No other approvals have been granted for the property, as development occurred prior to the adoption of the City's current Zoning Code.

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. Building Elevations

Minor modifications are proposed to the building's elevation that consists of revising the storefronts to resemble the sister building located on the south side of Florida Avenue. Architectural trim above each entrance door will be replaced with black awnings that match the awnings on the building across the street. **(Attachment 3)**



City of
Salisbury
Jacob R. Day, Mayor

B. Site Plan

The five (5) mature trees (and one stump) located in the parking area have damaged the asphalt due to their root system, and are slated for removal. The parking area will be resealed, and provided with a reconfigured parking area that will contain 34 spaces, with two (2) accessible spaces. In addition, three (3) landscaped islands with nine (9) crepe myrtle trees and 29 knockout rose bushes are proposed for the parking area in front of the building to replace the removed trees. An enclosed dumpster area is also proposed for the west end of the building. **(Attachment 4)**

C. Sign Plan

A new pylon sign advertising all tenants is proposed for the site. The existing sign will be removed and the new sign will be placed in the easternmost landscaped island. The sign will be 183.33 sq. ft. in area, 26.5 ft. in height, and have a 20 ft. setback; all of which are compliant with Zoning Code standards. Multiple colors are proposed for the tenant panels, and are subject to landlord approval. The landlord is requesting an open color palette for the sign, similar to other shopping centers that have recently been approved. **(Attachment 4)**

V. PLANNING CONCERNS

None. The proposed changes are welcome upgrades that will only increase the attractiveness of the site.

VI. RECOMMENDATION

Staff recommends approval for the Comprehensive Development Plan for West Waverly Plaza as submitted.



528 RIVERSIDE DRIVE
SALISBURY, MD 21801
PHONE: 410-749-1023
FAX: 410-749-1012
WWW.PARKERANDASSOCIATES.ORG

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

City of Salisbury
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

9/20/21

Attn: Henry Eure
Ref: West Waverly Center, Florida Avenue near Waverly

Dear Henry,

Attached hereto, please find our proposed Site and Signage plan that we respectfully submit for approval for the referenced shopping center.

The overall goal of this project is to significantly enhance the appearance of this existing shopping center. The developer proposes some minor modifications to the exterior of the building (paint trim and add awnings). He also proposes to renovate the existing parking lots. Currently, there are four separate parking courts in front of the building. Within those parking areas, there are six timber planters, each containing a tree that has outgrown its containment. The roots of these trees within these planters have destroyed the pavement surrounding same. Therefore, these six trees and planters will be removed and the entire parking lot will be rehabilitated, sealed/repaved and restriped in accordance with the plan provided. In an effort to beautify the site, three landscaping islands will be provided along Florida Avenue, greatly increasing the amount of landscaping for the site. Within same, we propose a mix of crepe myrtles, and flowering shrubs. We are confident that this will increase the curb appeal of the center.

As for the parking, we will be sacrificing a few parking spaces to realize the desired goal of the unification of the site. However, at the end of the day, the site will still provide enough parking spaces in order to be deemed compliant with the city of Salisbury zoning code. For the 8,200 square-foot shopping center, 33 spaces are required. This plan provides 34 parking spaces, including the provision of two handicap (one of which will be a new space that is fully code compliant).

We also propose to renovate the dumpster enclosure so that it is screened on a minimum of three sides in accordance with the zoning code. The proposed enclosure will be a standard stockade fence surrounding the dumpster so that it is screened properly.

We would also like to construct a new sign that will reflect the tenants of the shopping center. The detail of the sign is shown on the site plan. The location is as well. The sign will be set back a minimum of 20 feet from the existing curb line of Florida Avenue.

We believe these improvements will enhance the appearance of the site and surrounding neighborhood. The modifications being proposed are purely voluntary and are proposed solely to provide a more amenable site to tenants and patrons alike.

I'm not certain if they are required, but we would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed. The developer of this project has the necessary finances and an intent to renovate this shopping center, as he has done with other centers around the city of Salisbury. As far as the community impacts go, we propose no increase or decrease in the existing footage of the center, only a beautification of the site and building and construction of a new sign. Therefore, we respectfully seek approvals now to renovate this shopping center and construct a new sign

If I may be of further service to you whatsoever, please do not hesitate to ask. Thank you for your help on this matter

Sincerely,

A handwritten signature in dark ink, appearing to read 'BEP', with a long horizontal line extending to the right.

Brock E. Parker, PE, RLS, QP
528 Riverside Drive
Salisbury, MD 21801
Phone: 410-749-1023
Fax: 410-749-1012
Email: kevin@parkerandassociates.org





Attachment 3

WEST WAVERLY CENTER

Taxi, Etc. anytime anywhere for less

HAIR PLAY Salon

MIMI'S HAIR BRAIDING

FENIX YOUTH PROJECT

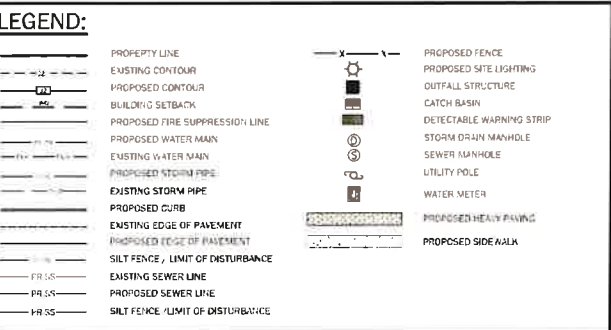
ADORING LOOKS BEAUTY

TENANT

TENANT

PRAEUS REALTY WEST WAVERLY CENTER

SIGN DETAIL - NOT TO SCALE



PARKING
REQUIRED PARKING - SHOPPING CENTER - 1 SPACE PER EVERY 250 SF OF GROSS FLOOR SPACE
TOTAL FLOOR SPACE - 8,200 SF
PARKING REQUIRED - $8,200 / 250 = 33$ SPACES REQUIRED
EXISTING PARKING PROVIDED = 40 SPACES
PROJECTED PARKING PROVIDED = 34 SPACES

LANDSCAPE LEGEND:

RD5A KNOCK OUT - ROSE BUSH - RED/DARK PINK - OR SIMILAR FLOWERING SHRUB

[illegible]

WUPE REALTY LLC
C. C. CHRISTOS ADAMPOPOULOS, STARPHOTOSREALTY.COM
101 E. MAIN ST. SUITE #01
SPRINGBURY, MD 21151
410-753-4147

PROFESSIONAL CERTIFICATION	
<p>I HEREBY CERTIFY THAT THE FOLLOWING INDIVIDUAL HAS BEEN APPROVED BY ME, AND THAT I AM A duly LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MISSISSIPPI, AND THAT I AM THE EXPIRATION DATE: JULY 24, 2002, AND I FULLY RECOGNIZE THAT I AM PROVIDING MY SERVICES UNDER THE LAWS OF THE STATE OF MISSISSIPPI, LICENSE NO. 11003. EXPIRATION DATE: JANUARY 25, 2002.</p>	
<p>ROCKY E. FAHREN, P.E., P.E.S. 301 RIVERSIDE DRIVE GULFPORT, MISSISSIPPI 39501 PHONE: (901) 749-1022 FAX: (901) 749-1012 E-MAIL: ROCKY@PARKLANDSOCIETIES.COM</p>	<p>DATE _____</p>

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON SHALL BE OWNED AND DEVELOPED BY: NORTA REALTY LLC
C/O DIRECTOR OF MONROVILLE, CT/06040/SPEALTY.COM
100 E. MAIN ST, SUITE 401
SAUSALITO, MD 21061
PHONE: 410-286-1100
PLAT REF: N/A
DEED REF: 20040-430
PROPERTY OF PARCEL 139 AS SHOWN ON MAP 111, GRID 16 PARCEL
PROPERTY AREA: 23.391 SQ. (134.42)
THE PRESENT ZONING OF THIS PROPERTY IS NEIGHBORHOOD BUSINESS
FROM THE CITY OF SAUSALITO, MD
NEAR SETBACK = 15 FEET
SIDE SETBACKS = 10'
THIS PROPERTY IS LOCATED WITHIN D.P.R. MANAGEMENT ZONE A
OF THE COUNTY WICKAMONG COUNTY WATER, SEWER PLANT SERVICE CATEGORIES
W-1/S-1.
THIS IS A PRELIMINARY UNRECORDED DEED, PLANS, AND OTHER
NECESSARIES. A BOUNDARY SURVEY WAS NOT PERFORMED THROUGHOUT THE
COURSE OF THE PREPARATION OF THIS PLAN. THIS PLAN IS SUBJECT TO ANY
FUTURE EASEMENTS, EIGHTHINGS, ENCROACHMENTS, EASEMENTS, EIGHTHINGS, AND/OR
ANY OTHER RECORDS THAT MAY BE RECORDED THAT MAY BE RECORDED BY A
THOROUGH FIELD SEARCH AND BOUNDARY SURVEY.
THIS PROJECT IS HELD TO BE SUBJECT TO PUBLIC WORKS, WATER, AND
SEWER PLANT CATEGORIES.
ALL PROPOSED DRAINAGE AND CONSTRUCTION SHOWN ON THESE PLANS SHALL BE
IN ACCORDANCE WITH THE LATEST CITY ORDINANCES. IT IS THE
RESPONSIBILITY OF THE SUBMITTER TO VERIFY THAT THE PROPOSED DRAINAGE
AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE FOR TOPOGRAPHIC
DIFFERENCES THAT MAY OCCUR ON THE PLANS. CONTRACTOR SHALL NOTIFY ENGINEER
PRIOR TO ANY CHANGES.
PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE
PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH
THE PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDIAN OR LANDSCAPE
LOCATED INSIDE OF CITY OF SAUSALITO, MD RIGHT OF WAY IS THE RESPONSIBILITY
OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED
INSIDE OF THE CITY OF SAUSALITO RIGHT OF WAY IS THE RESPONSIBILITY
OF THE PROPERTY OWNERS.

SITE AND SIGNAGE PLAN

WEST WAVERLY CENTER



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 OCTOBER 21, 2021

Subdivision Name: Minor Subdivision of the Lands of Dedicated Properties, LLC

Location: Warren Road and Morris Road

Map: 41 **Grid:** 3 **Parcel:** 63 **Acres:** 61.88 +/- acres

Subdivision Acreage: 10.04 +/- acres **Lots:** 5

Applicant: Chris Custis
Chris Custis Surveying
P.O. Box 786
Princess Anne, MD 21853

Applicant: Mr. and Mrs. Robert Ringgold
35025 Main Street
Pittsville, MD 21850

Zoning: A-1

Jurisdiction: Wicomico County **Type of Plat:** Preliminary/Final Plat

Type of Development Proposed: Residential

I. EXPLANATION OF REQUEST.

This plat proposes the creation of five new minor lots from Parcel 63, with Lots 4 and 5 meeting the 1:15 density requirements. The lots will be the first lots subdivided from the parent parcel since our regulatory date, and the proposed lots are the maximum allowed. All of the proposed lots are a minimum of 2 acres per the health department requirements; and the remaining lands are proposed at 51.39 +/- acres. Most of the acreage is farmland with a couple of small wooded areas.

Recently, the Ringgolds received approval from the Board of Appeals to construct a building on the remaining lands near Morris Road for the purpose of operating their

electrical business. The Ringgolds also intend to construct a residence on the remaining lands.

There is a cemetery located on the property which is not part of the parcel of land as it was exempted out of an earlier land transfer. The cemetery and its deeded right-of-way are shown on the proposed subdivision.

The proposed minor subdivision requires Planning Commission approval since more than three lots are proposed.

II. RECOMMENDATION.

The Planning Staff recommends approval of the subdivision as proposed. There will be no more rural density lots available from this parcel under current subdivision regulations.

The Planning Staff would like to make an additional recommendation with regards to Lot 3 and the remote sewage reserve area. The County's subdivision regulations do not currently address a minimum width of a piece of land, except with regards to road frontage and the width of the lot at the building setback line. Section 200-13 states that, "The minimum lot width shall be determined at the minimum setback line as required by the Chapter 225, Zoning." There currently is no language addressing a strip of land leading to a remote sewage reserve area. For that reason, the Planning Staff would like to recommend that the strip of land on proposed Lot 3 be a minimum of 20 feet in width to allow for machinery to access the sewage reserve area. According to Dan Williams, Director of Environmental Services at the health department, COMAR regulations do not require a specific width, either.

III. SUBDIVISION STATUS.

A. WAIVERS REQUIRED:

N/A

B. FOREST CONSERVATION:

The subdivision must comply with forest conservation regulations.

C. CHESAPEAKE BAY CRITICAL AREA:

N/A

D. PROPOSED CONDITIONS:

1. The Final Minor Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Minor Subdivision Plat.
3. The Minor Subdivision Plat shall comply with all requirements of the Forest Conservation Regulations.

4. An Open Space Easement agreement will be recorded in the land records of Wicomico County.
5. A stormwater management plan is required and will need approval from the Department of Public Works prior to recordation of the plat.
6. The strip of land on Lot 3 leading to the remove sewage reserve area is to be a minimum of 20 feet wide.
7. 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:

This plat requires Planning Commission approval because more than three minor lots are being proposed. The two-acre lot size contributes to the rural nature of the area. No further subdivisions will be allowed under current subdivision regulations.

COORDINATOR: Marilyn Williams, Technical Review
DATE: October 11, 2021

Attachment #A – Tax Map

Attachment #B – Aerial Photo

Attachment #C – Proposed Plat

Attachment B





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 OCTOBER 21, 2021

CASE NO: WP-2003-21A

APPLICANT: Witchmill, LLC, represented by Parker & Associates

PROPERTY OWNER: Same

LOCATION: Southwesterly side of Snow Hill Road, 800 Snow Hill Road
County Tax Map #38
Parcel # 32, Grid #22, Lots #17, 33, 34

ZONING: C-1 Select Commercial District

REQUEST: **Revised Site Plan Review – Accessory Storage Building**

I. SUMMARY OF REQUEST:

A. Introduction.

At the October 15, 2020 Planning Commission meeting, the applicant presented a Site Plan for the construction of a 65' x 70' accessory storage building (or 4,549 sq. ft.) on this site. (See **Attachment #3.**) However, the applicant is requesting approval for a revised Site Plan for a 50' x 92' accessory storage building (or 4,600 sq. ft.) located closer to the southeasterly property line. (See **Attachment #4.**)

B. Development Scheme.

The revised Site Plan depicts the location of the existing building, paved parking, proposed access fencing and access gate, the proposed building, and landscaping. The proposed building is 50 ft. x 92 ft.

C. Site Description.

Lots 17, 33, and 34 of Lin Hill Village total 39,372 sq. ft. (.90 acres) of land area.

D. Surrounding Area Development.

This site is located on the southwesterly side of Snow Hill Road in an area zoned Select Commercial.

To the south is Tidal Health (PRMC, formerly Surgical Center Associates) and Deaf Independent Living.

To the east is Wicomico Memorial Park, a carpet sales, and Kitchen Concepts (formerly Go Glass).

To the north, across Edgar Drive, is McMillan Brothers. (See Attachments #1 and 2).

E. Access to the Site.

The Site Plan indicates there will be no new access to Snow Hill Road. The existing access to the existing building will be utilized.

II. SITE PLAN REVIEW:

Section 225-35E of the Code requires review and approval of a Site Plan by the Planning Commission for all development in the C-1 Select Commercial District.

The Planning Staff has determined that the Site Plan is in general conformance with the regulations. The proposed Site Plan is included as **Attachment #4**.

A. Code Requirements.

The development of this site with an accessory storage building is consistent with uses permitted inherently in the C-1 Select Commercial District.

1. **Setbacks**: The Code requires a 30 ft. front setback, 30 ft. rear setback, and 5 ft. and 25 ft. side setbacks, except adjoining residential districts. The placement of the proposed building meets or exceeds these requirements.
2. **Parking**. The plan indicates that 28 parking spaces are provided for the existing buildings. No new spaces are being provided for the storage building.
3. **Landscaping areas**. Landscaping, consisting of Crepe myrtles and Knockout roses is shown in a landscaping area along Snow Hill Road.
4. **Building Elevations**. The submittal includes elevations for the front, sides, and rear of the building. The proposed metal is red and white with a dark colored roof. (See Attachment #5.)

III. PLANNING COMMENTS:

Use of this property for an accessory building is permitted by the Code in the Select Commercial District. The Staff is supportive of the revised plan for development.

IV. STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant Site Plan Approval for Miller Investment Properties, LLC, subject to the following Conditions:

1. The site shall be developed in accordance with the approved Site and Landscaping Plan.
2. Subject to further review and approval, if required, by the Wicomico County Public Works Department.

COORDINATOR: Marilyn Williams, Land Development Coordinator
DATE: October 11, 2021

Attachment #1

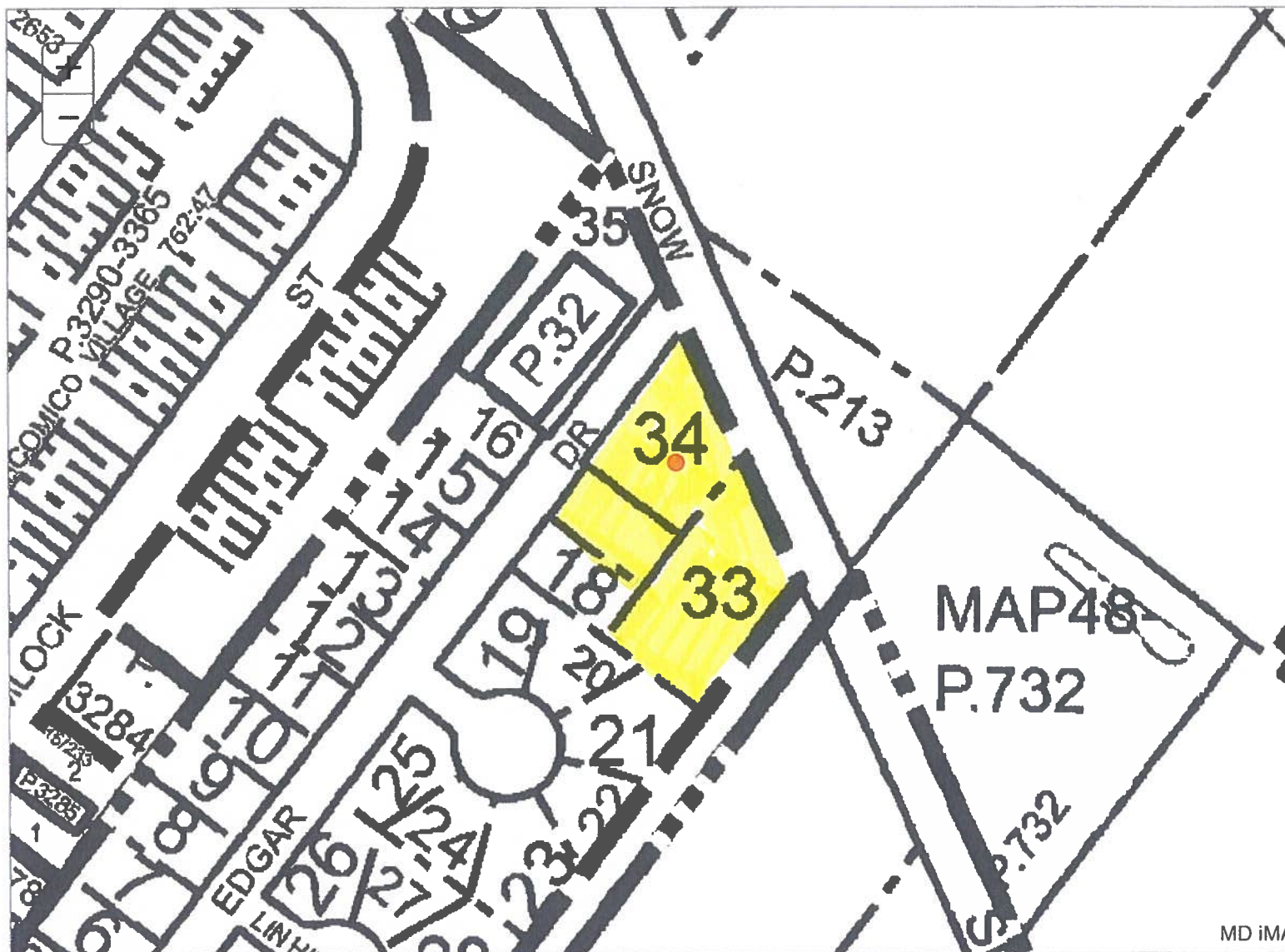
Attachment #2

Attachment #3

Attachment #4

Attachment #5

District: **13** Account Number: **003491**



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.

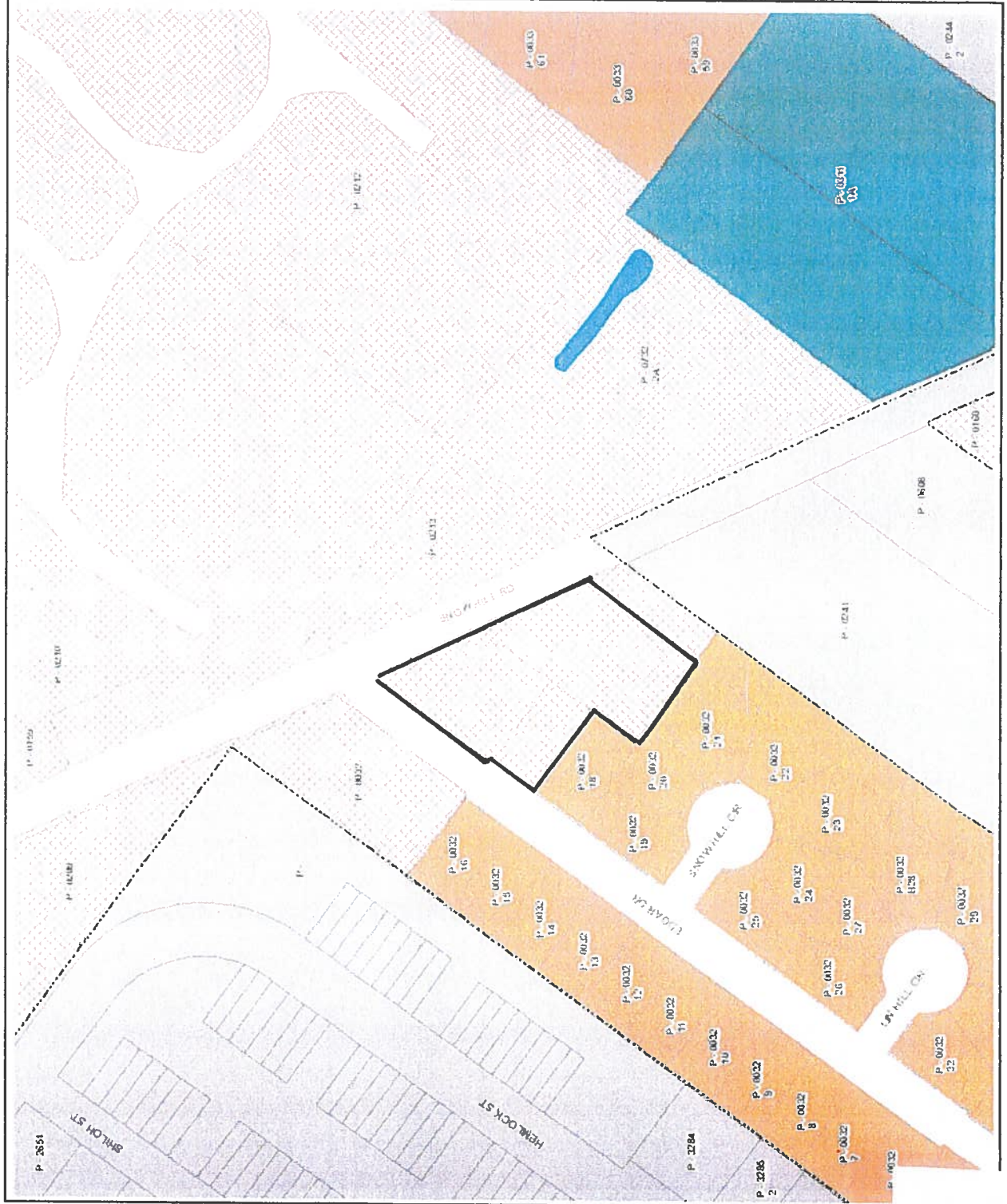
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

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>).

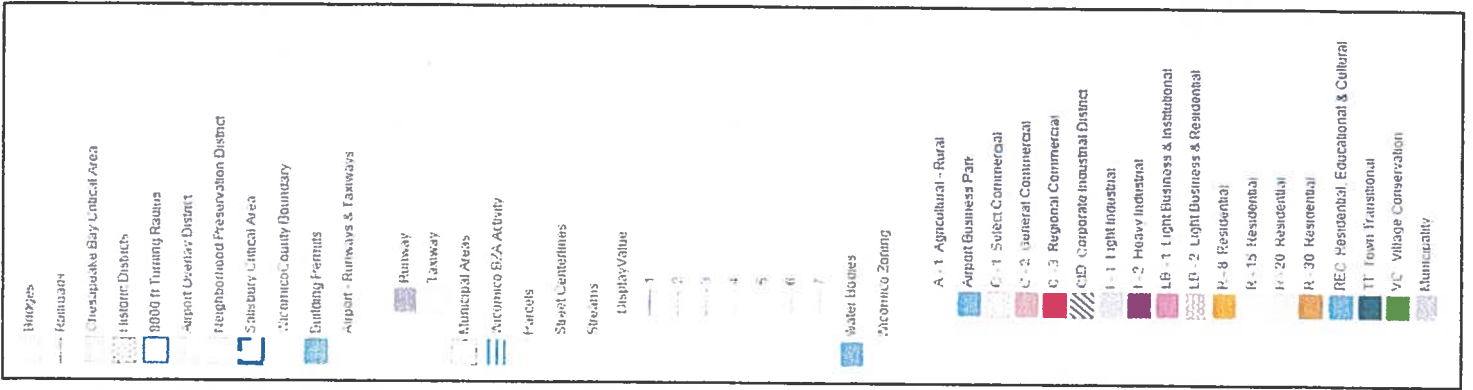
Attachment #1

WICOMICO COUNTY ZONING MAP



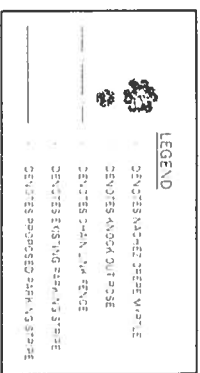
Snow Hill Road

50 ft



VICINITY MAP: 1" = 500'

VICINITY MAP: 1" = 500'



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An aerial photograph of a residential neighborhood. A road runs diagonally from the bottom left towards the top right. A label '8000 Sycamore Hill Road' is superimposed on the road. The area is filled with houses, many of which are partially obscured by large, dark trees. The image is in black and white and has a grainy, high-contrast appearance.

GENERAL NOTES



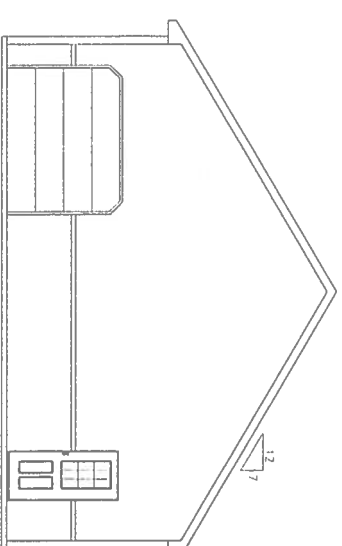
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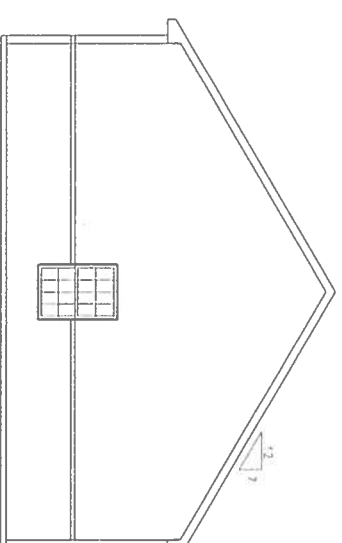
10255

ALL DATA READERS TO BE 9.5" IN HEIGHT.

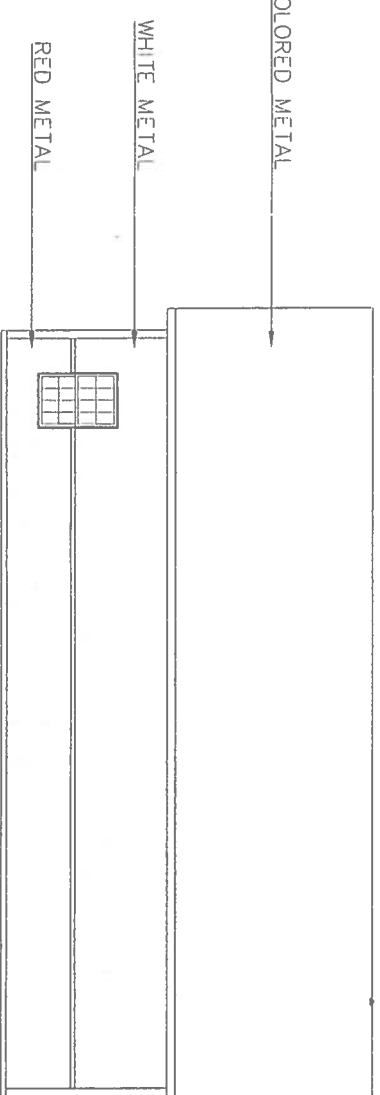
FRONT ELEVATION
3/16" = 1' - 0"

$$\underline{3/16'' = 1' - 0''}$$


SIDE ELEVATION

$$\underline{3/15 = 1 - 0}$$


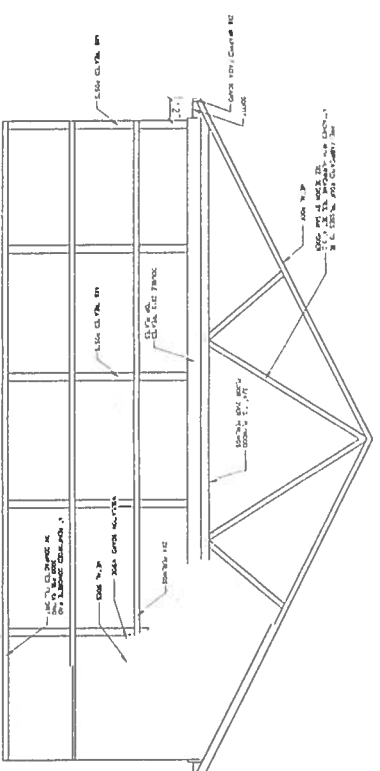
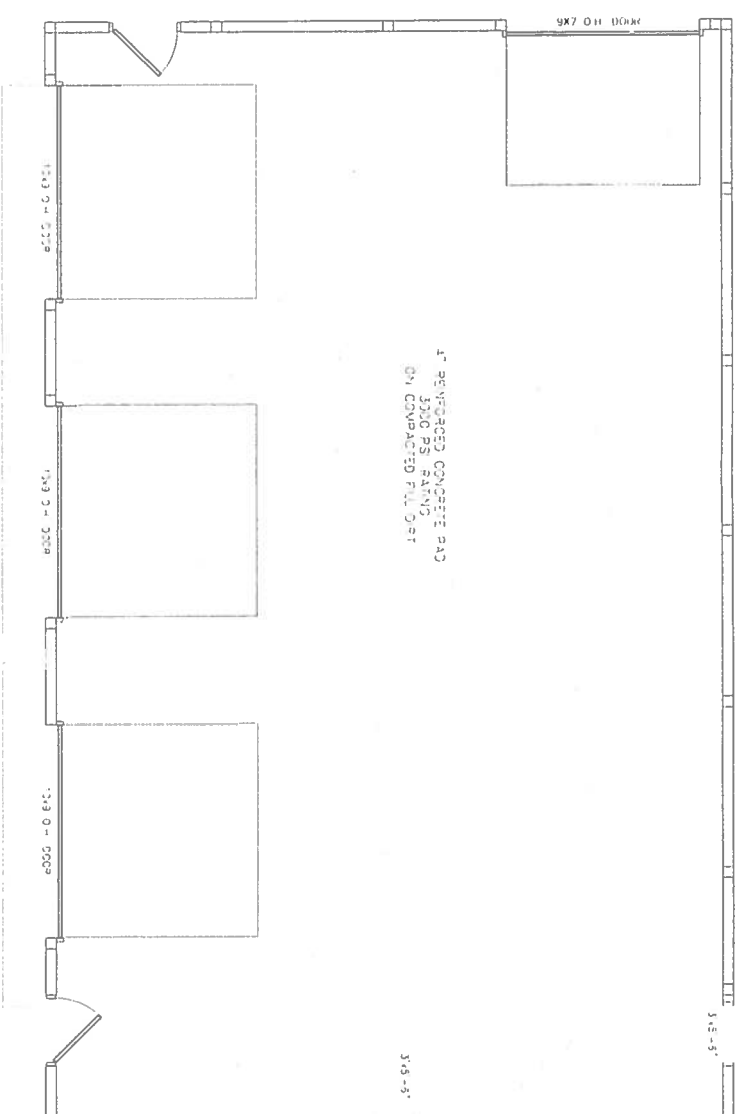
SIDE ELEVATION

$$\underline{3/16"=1'-0"}$$


REAR ELEVATION

$$\underline{3/16'' = 1'-0''}$$

FLOOR PLAN

$$\frac{1}{\sqrt{1-\beta^2}}$$


TYPICAL SECTION

NOT TO SCALE



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 OCTOBER 21, 2021

Subdivision Name: The Pond at Nutters Crossing **Section:** N/A
Location: Stonehaven Drive **DPW#:** SKP-4/19-1
Map: 48 **Parcels:** 171, 446, 447, 443 **Grid:** 22 **Acres:** 60.48 +/- acres
Subdivision Acreage: 14.53 +/- acres **Lots:** 18
Applicant: Parker & Associates
528 Riverside Drive
Salisbury, MD 21801

Applicant: Pottermore, LLC
c/o Thomas H. Ruark
2920 Snow Hill Road
Salisbury, MD 21804

Zoning: R-20 & Airport Overlay
Jurisdiction: Wicomico County **Type of Plat:** Preliminary Plat Extension
Type of Development Proposed: Residential

I. EXPLANATION OF REQUEST.

We have received a request for a one-year extension of the Preliminary Plat approval for this project. The Sketch Plat for the re-designed development was approved by the Planning Commission in May, 2019; the Preliminary Plat and Tier Map revision were approved October 17, 2019; and a one year extension of the Preliminary Plat was granted on October 15, 2020.

Over the past year, several of the Proposed Conditions established by the Planning Commission have been met, including a topographic survey of the property, establishment of the floodplain line based on true elevations, delineation of the non-tidal wetlands, approval of an Improvements Construction Plan, as well as the stormwater management plan.

Lot 12 was modified as recommended to provide a larger building envelope, prompting re-evaluation by the Health Department. The Health Department also re-evaluated Lots 7 and 8. A letter detailing the perk approvals was issued from the health department in January, 2021, however, according to Dan Williams, Environmental Services Director, the Maryland Department of the Environment has still not given their approval of the individual septic areas and the subdivision.

Another delay has been with the amendment of the water and sewer designations in the Comprehensive Water and Sewerage Plan. According to the Public Works Department, application has been made for the amendment, but the State's review is ongoing. This subdivision had originally planned for a community water and sewerage facility, but is now being changed to individual water and sewer. This process requires MDE initial approval, followed by County Council approval.

II. RECOMMENDATION.

The Planning Staff recommends approval of a one-year extension of the Preliminary Plat due to the unique and extensive requirements associated with this re-designed subdivision. Significant progress has been made over the past year, and once approval is received from MDE for the two facets mentioned above, the Final Plat can be presented to the Planning Commission. Per §200-8 A(1)(c), final Health Department approval is required before the Planning Commission can act on the Final Plat.

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 Planning Commission review of the Final Plat.
3. The Final Plat shall comply with all requirements of the Forest Conservation program.
4. Final approval of the stormwater management plan by the Department of Public Works is required prior to recordation of the Final Plat.
5. Improvements Construction Plans shall be approved by the Public Works Department prior to the recordation of the Final Plat.

6. All lots will become members of the Pond at Nutters Crossing Homeowners Association and a Covenants and Restrictions document shall be recorded in the Land Records of Wicomico County prior to the recordation of the Final Plat.
7. A deed conveying the existing pond parcel and Parcel B to the Homeowners Association shall be recorded in the Land Records for Wicomico County prior to recordation of the Final Plat. The Homeowners Association will be responsible for maintenance of all stormwater facilities.
8. A deed of Forest Conservation Easement and long-term management agreement shall be recorded in the Land Records for Wicomico County prior to recordation of the Final Plat.
9. A cluster mailbox pad with adequate access is to be constructed outside of all easement areas and in accordance with U.S. Postal Service requirements, or, a letter from the local USPS office confirming individual mail delivery is required prior to the recordation of the Final Plat.
10. Individual grading plans will be required on Lots 7, 8, 9, 13, 14 and 15 due to the existing slopes and the fill required for construction.
11. 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:

§200-10, B (2) states, "The approval of the preliminary plat shall become null and void after one year from the date of such approval by the Commission unless a final plat based thereon and complying with §200-8 is submitted to the Commission within that time or an extension of time is applied for by the subdivider and granted by the Planning Commission. The Commission may grant an extension upon a showing by the subdivider of a justifiable cause for such extension, provided that each such extension shall not exceed one year at a time."

The applicant and developer have addressed several of the conditions for approval that have been discussed at prior meetings, and, after MDE approval of the on-site septic areas and the amendment to the Comprehensive Water and Sewerage Plan, the Final Plat can be presented to the Planning Commission.

COORDINATOR: Marilyn Williams, Technical Review
DATE: October 12, 2021

Attachment #A – Letter requesting extension

Attachment #B – Preliminary Plat



528 RIVERSIDE DRIVE
SALISBURY, MD 21801
PHONE: 410-749-1023
FAX: 410-749-1012
WWW.PARKERANDASSOCIATES.ORG

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

Wicomico County Planning and Zoning
Attn: Gloria Smith

10-12-2021

RE: The Pond At Nutters

Dear Gloria,

On behalf of the developer of the referenced project, Mr. Thomas Ruark, we are hereby respectfully requesting an extension of the Preliminary Plat.

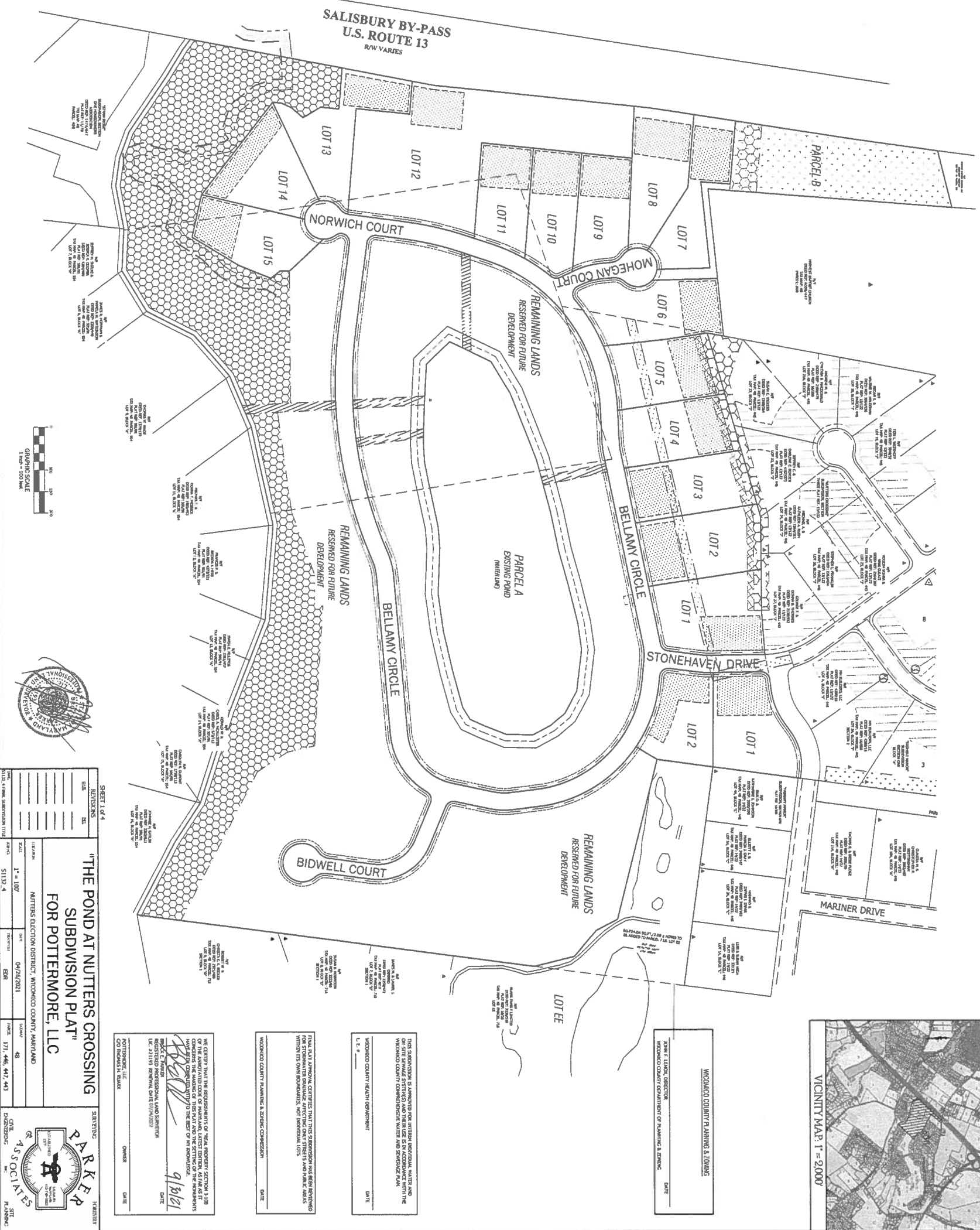
While we are close to receiving our approvals from all applicable agencies, we still need more time to complete that process, but expect to do so in the next 12 months. Therefore, the granting of a 1 year extension of the Preliminary plat would be greatly appreciated.

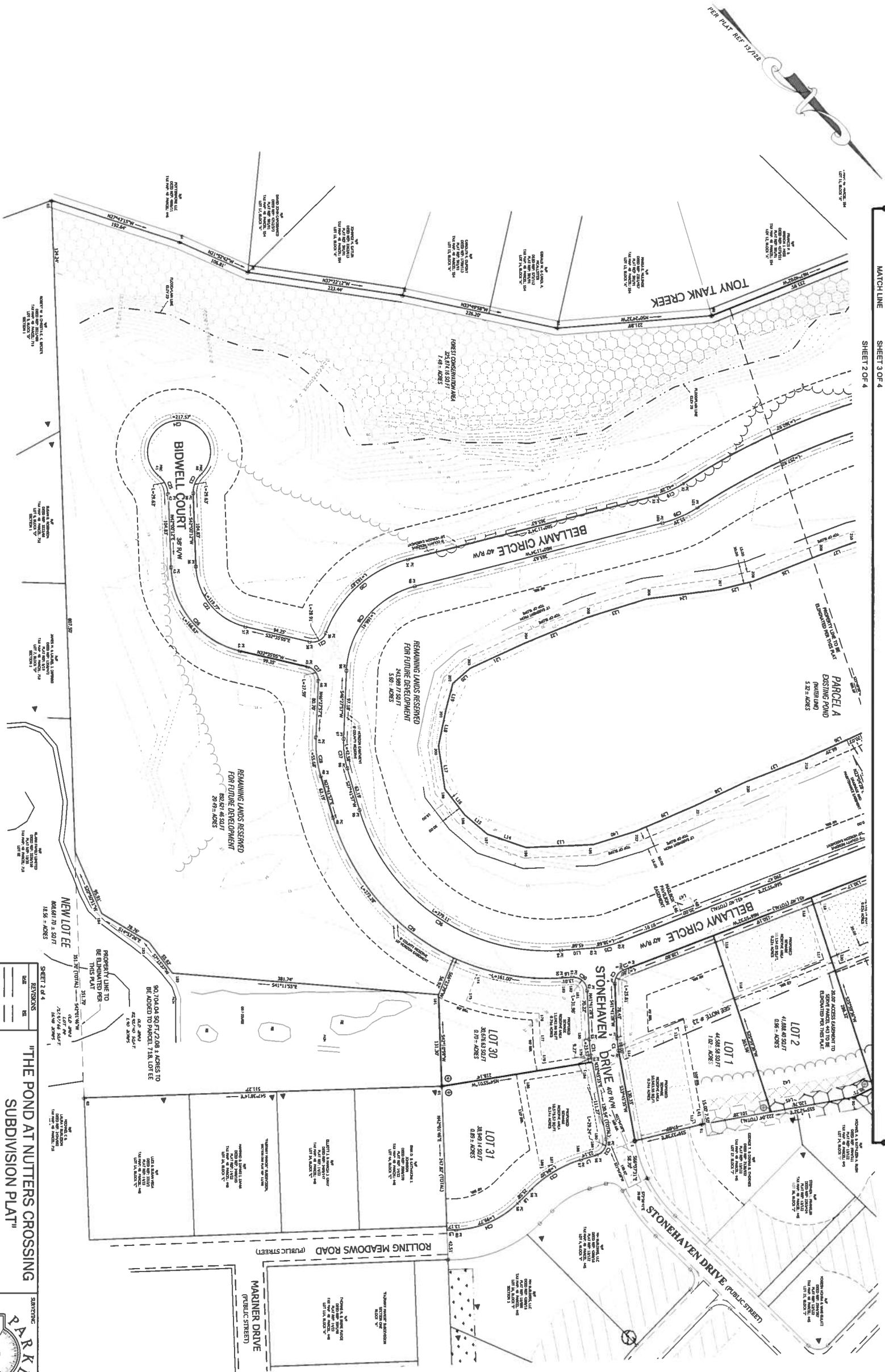
Thank you for your time and consideration on this matter. If I can be of further service or provide you anything that you might require, please do not hesitate to contact me.

Cordially yours,

Brock E. Parker, P.E., R.L.S.
Vice President, Parker and Associates

ATTACHMENT A

[illegible]



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	05/09/21	ESK	1" = 60'
2	05/09/21	ESK	1" = 60'
3	05/09/21	ESK	1" = 60'
4	05/09/21	ESK	1" = 60'
5	05/09/21	ESK	1" = 60'
6	05/09/21	ESK	1" = 60'
7	05/09/21	ESK	1" = 60'
8	05/09/21	ESK	1" = 60'
9	05/09/21	ESK	1" = 60'
10	05/09/21	ESK	1" = 60'

"THE POND AT NUTTERS CROSSING"
SUBDIVISION PLAT
FOR POTTERMORE, LLC

NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

GRAPHIC SCALE
1" = 60'

DATE 05/09/21
BY ES
SCALE 1" = 60'
PROJECT 171, 446, 447, 443

PLANNING
ASSOCIATES
PARKER
171, 446, 447, 443

ROW VARIABLES

[illegible]

Line #	Direction	Length
L1	N07°49'43"E	12.66
L2	N08°53'13"E	28.72
L3	S28°53'13"W	28.72
L4	S31°49'43"W	41.29
L5	S32°59'41"W	65.54
L6	N40°52'42"W	13.61
L7	N02°59'43"E	33.14
L8	N08°48'48"E	25.58
L9	S47°52'23"E	13.17
L10	N40°52'42"W	43.68
L11	S42°07'46"W	63.24
L12	S27°09'41"W	65.64
L13	S48°21'53"E	96.87
L14	S28°58'07"E	38.18
L15	S5°29'04"E	43.84
L16	S5°38'28"W	48.35
L17	S33°41'02"W	82.77
L18	S33°41'02"W	82.18
L19	S33°48'29"W	39.20
L20	N08°52'44"W	32.70

Line #	Direction	Length
L21	N10°37'18"W	68.68
L22	N08°13'05"W	98.79
L23	N05°11'01"W	68.58
L24	N53°04'20"W	106.63
L25	N53°48'29"W	49.00
L26	N07°18'47"W	104.87
L27	N08°15'29"W	48.18
L28	N43°24'03"W	69.43
L29	N43°29'51"W	62.07
L30	N43°18'21"W	64.02
L31	N47°47'20"W	75.88
L32	N00°50'42"E	106.28
L33	S08°47'18"E	69.43
L34	S17°02'29"E	94.25
L35	S10°01'31"E	127.05
L36	S07°08'54"E	89.80
L37	S11°03'44"E	81.80
L38	S09°09'41"E	97.23
L39	S43°08'20"E	62.87

Line #	Direction	Length
L41	N43°47'28"E	32.50
L42	N45°13'23"W	212.80
L43	N11°23'32"W	444.93
L44	N53°04'20"W	444.06
L45	N45°32'22"W	221.65
L46	N27°43'02"E	22.00
L47	S47°12'54"E	20.00
L48	S22°49'05"W	22.00

Curve Table						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA	
C1	18.00	130.00	17.98	9.61	7°55'40"	
C2	25.81	28.00	24.86	15.68	77°56'40"	
C3	7.60	176.00	7.60	3.80	7°23'40"	
C4	28.81	19.00	19.99	10.60	8°49'10"	
C5	279.35	40.00	269.46	143.21	77°47'40"	
C6	36.77	20.00	31.81	26.32	105°29'20"	
C7	49.51	132.00	43.70	22.16	18°43'20"	
C8	28.43	35.00	28.36	15.77	48°29'20"	
C9	212.57	64.00	191.60	99.86	127°01'10"	
C10	29.43	35.00	28.36	15.77	48°29'20"	
C11	55.88	168.00	55.82	28.85	18°43'40"	
C12	22.36	28.00	21.27	12.83	64°03'40"	
C13	15.83	776.00	15.81	7.91	18°29'20"	
C14	146.83	796.00	145.81	73.34	18°29'20"	
C15	25.23	30.00	24.49	13.43	48°11'20"	
C16	214.30	45.00	42.83	27°51'20"		
C17	47.81	20.00	36.81	47.80	12°40'00"	
C18	551.10	100.00	544.42	282.46	39°27'20"	
C19	42.38	130.00	42.80	21.33	18°29'20"	
C20	163.83	170.00	157.56	88.40	53°11'00"	
C21	28.81	20.00	26.46	17.66	82°49'20"	
C22	119.77	92.00	111.49	70.87	74°29'20"	

Curve Table						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA	
C23	29.43	35.00	28.36	15.77	48°29'20"	
C24	212.57	64.00	191.60	99.86	127°01'10"	
C25	29.43	35.00	28.36	15.77	48°29'20"	
C26	29.43	35.00	28.36	15.77	48°29'20"	
C27	27.59	176.00	27.46	14.49	7°49'20"	
C28	55.88	170.00	55.43	28.80	18°43'00"	
C29	433.27	320.00	408.93	207.18	77°47'40"	
C30	31.46	20.00	28.87	20.56	91°41'40"	
C31	22.53	170.00	22.51	11.25	7°25'20"	
C32	28.24	20.00	26.79	17.13	82°49'40"	
C33	84.28	168.00	84.23	43.03	18°43'40"	
C34	99.77	122.00	97.41	54.46	42°19'20"	
C35	38.48	130.00	38.54	19.48	18°29'20"	
C36	379.11	280.00	358.81	225.53	77°47'40"	
C37	42.88	130.00	42.79	21.48	18°43'00"	
C38	166.41	130.00	158.38	96.80	77°07'20"	
C39	55.29	170.00	55.84	27.80	18°29'20"	
C40	528.49	520.00	520.00	271.38	39°27'20"	
C41	31.42	20.00	28.28	20.80	90°00'00"	
C42	138.45	220.00	138.24	68.43	18°29'20"	
C43	464.95	380.00	459.85	208.47	69°23'20"	
C44	38.17	170.00	38.14	19.11	18°49'10"	

Point #	Stationing	Latitude
1	2+0737.4323	17°09'04.6614
2	2+0738.4143	17°09'02.2382
3	2+0739.4128	17°09'00.1238
4	2+0739.4291	17°08'59.6136
5	2+0737.7101	17°09'06.5108
6	2+0738.4037	17°09'03.5195
7	2+0740.7302	17°09'04.3466
8	2+0740.8088	17°09'04.5112
9	2+0737.7803	17°09'02.1199
10	2+0738.4041	17°09'03.5288
11	2+0737.7803	17°09'02.1199
12	2+0738.4143	17°09'04.6614
13	2+0740.6021	17°09'06.5002
14	2+0740.7323	17°09'08.0897
15	2+0740.7708	17°09'04.3801
16	2+0739.4191	17°09'01.8881
17	2+0738.4321	17°09'03.6309
18	2+0739.4018	17°09'03.1397
19	2+0737.7142	17°09'03.6669
20	2+0742.2375	17°09'08.1036
21	2+0740.5507	17°09'02.3794
22	2+0740.7302	17°09'04.3466
23	2+0740.8088	17°09'04.5112
24	2+0737.7803	17°09'02.1199
25	2+0738.4041	17°09'03.5288
26	2+0737.7803	17°09'02.1199
27	2+0738.4143	17°09'04.6614
28	2+0740.6021	17°09'06.5002
29	2+0740.7323	17°09'08.0897
30	2+0740.7708	17°09'04.3801
31	2+0739.4191	17°09'01.8881

Point #	Stationing	Latitude
32	2+0738.4143	17°09'04.6614
33	2+0740.6021	17°09'06.5002
34	2+0740.7323	17°09'08.0897
35	2+0740.7708	17°09'04.3801
36	2+0739.4191	17°09'01.8881
37	2+0738.4321	17°09'03.6309
38	2+0739.4018	17°09'03.1397
39	2+0737.7142	17°09'03.6669
40	2+0742.2375	17°09'08.1036
41	2+0740.5507	17°09'02.3794
42	2+0740.7302	17°09'04.3466
43	2+0740.8088	17°09'04.5112
44	2+0737.7803	17°09'02.1199
45	2+0738.4041	17°09'03.5288
46	2+0737.7803	17°09'02.1199
47	2+0738.4143	17°09'04.6614
48	2+0740.6021	17°09'06.5002
49	2+0740.7323	17°09'08.0897
50	2+0740.7708	17°09'04.3801
51	2+0739.4191	17°09'01.8881
52	2+0738.4321	17°09'03.6309
53	2+0739.4018	17°09'03.1397
54	2+0737.7142	17°09'03.6669
55	2+0742.2375	17°09'08.1036
56	2+0740.5507	17°09'02.3794
57	2+0740.7302	17°09'04.3466
58	2+0740.8088	17°09'04.5112
59	2+0737.7803	17°09'02.1199
60	2+0738.4041	17°09'03.5288

Point #	Stationing	Latitude
61	2+0738.4143	17°09'04.6614
62	2+0740.6021	17°09'06.5002
63	2+0740.7323	17°09'08.0897
64	2+0740.7708	17°09'04.3801
65	2+0739.4191	17°09'01.8881
66	2+0738.4321	17°09'03.6309
67	2+0739.4018	17°09'03.1397
68	2+0737.7142	17°09'03.6669
69	2+0742.2375	17°09'08.1036
70	2+0740.5507	17°09'02.3794
71	2+0740.7302	17°09'04.3466
72	2+0740.8088	17°09'04.5112
73	2+0737.7803	17°09'02.1199
74	2+0738.4041	17°09'03.5288
75	2+0737.7803	17°09'02.1199
76	2+0738.4143	17°09'04.6614
77	2+0740.6021	17°09'06.5002
78	2+0740.7323	17°09'08.0897
79	2+0740.7708	17°09'04.3801
80	2+0739.4191	17°09'01.8881
81	2+0738.4321	17°09'03.6309
82	2+0739.4018	17°09'03.1397
83	2+0737.7142	17°09'03.6669
84	2+0742.2375	17°09'08.1036
85	2+0740.5507	17°09'02.3794
86	2+0740.7302	17°09'04.3466
87	2+0740.8088	17°09'04.5112
88	2+0737.7803	17°09'02.1199
89	2+0738.4041	17°09'03.5288
90	2+0737.7803	17°09'02.1199

Point #	Stationing	Latitude
91	2+0738.4143	17°09'04.6614
92	2+0740.6021	17°09'06.5002
93	2+0740.7323	17°09'08.0897
94	2+0740.7708	17°09'04.3801
95	2+0739.4191	17°09'01.8881
96	2+0738.4321	17°09'03.6309
97	2+0739.4018	17°09'03.1397
98	2+0737.7142	17°09'03.6669
99	2+0742.2375	17°09'08.1036
100	2+0740.5507	17°09'02.3794
101	2+0740.7302	17°09'04.3466
102	2+0740.8088	17°09'04.5112
103	2+0737.7803	17°09'02.1199
104	2+0738.4041	17°09'03.5288
105	2+0737.7803	17°09'02.1199
106	2+0738.4143	17°09'04.6614
107	2+0740.6021	17°09'06.5002
108	2+0740.7323	17°09'08.0897
109	2+0740.7708	17°09'04.3801
110	2+0739.4191	17°09'01.8881
111	2+0738.4321	17°09'03.6309
112	2+0739.4018	17°09'03.1397
113	2+0737.7142	17°09'03.6669
114	2+0742.2375	17°09'08.1036
115	2+0740.5507	17°09'02.3794
116	2+0740.7302	17°09'04.3466
117	2+0740.8088	17°09'04.5112
118	2+0737.7803	17°09'02.1199
119	2+0738.4041	17°09'03.5288
120	2+0737.7803	17°09'02.1199

	Point #	Stationing	Latitude
121	198	2+0738.4143	17°09'04.6614
122	199	2+0740.6021	17°09'06.5002
123	200	2+0740.7323	17°09'08.0897
124	201	2+0740.7708	17°09'04.3801
125	202	2+0739.4191	17°09'01.8881
126	203	2+0738.4321	17°09'03.6309
127	204	2+0739.4018	17°09'03.1397
128	205	2+0737.7142	17°09'03.6669
129	206	2+0742.2375	17°09'08.1036
130	207	2+0740.5507	17°09'02.3794
131	208	2+0740.7302	17°09'04.3466
132	209	2+0740.8088	17°09'04.5112
133	210	2+0737.7803	17°09'02.1199
134	211	2+0738.4041	17°09'03.5288
135	212	2+0737.7803	17°09'02.1199
136	213	2+0738.4143	17°09'04.6614
137	214	2+0740.6021	17°09'06.5002
138	215	2+0740.7323	17°09'08.0897
139	216	2+0740.7708	17°09'04.3801
140	217	2+0739.4191	17°09'01.8881
141	218	2+0738.4321	17°09'03.6309
142	219	2+0739.4018	17°09'03.1397
143	220	2+0737.7142	17°09'03.6669
144	221	2+0742.2375	17°09'08.1036
145	222	2+0740.5507	17°09'02.3794
146	223	2+0740.7302	17°09'04.3466
147	224	2+0740.8088	17°09'04.5112
148	225	2+0737.7803	17°09'02.1199
149	226	2+0738.4041	17°09'03.5288
150	227	2+0737.7803	17°09'02.1199
151	228	2+0738.4143	17°09'04.6614
152	229	2+0740.6021	17°09'06.5002
153	230	2+0740.7323	17°09'08.0897
154	231	2+0740.7708	17°09'04.3801
155	232	2+0739.4191	17°09'01.8881
156	233	2+0738.4321	17°09'03.6309
157	234	2+0739.4018	17°09'03.1397
158	235	2+0737.7142	17°09'03.6669
159	236	2+0742.2375	17°09'08.1036
160	237	2+0740.5507	17°09'02.3794
161	238	2+0740.7302	17°09'04.3466
162	239	2+0740.8088	17°09'04.5112
163	240	2+0737.7803	17°09'02.1199
164	241	2+0738.4041	17°09'03.5288
165	242	2+0737.7803	17°09'02.1199
166	243	2+0738.4143	17°09'04.6614
167	244	2+0740.6021	17°09'06.5002
168	245	2+0740.7323	17°09'08.0897
169	246	2+0740.7708	17°09'04.3801
170	247	2+0739.4191	17°09'01.8881
171	248	2+0738.4321	17°09'03.6309
172	249	2+0739.4018	17°09'03.1397
173	250	2+0737.7142	17°09'03.6669
174	251	2+0742.2375	17°09'08.1036
175	252	2+0740.5507	17°09'02.3794
176	253	2+0740.7302	17°09'04.3466
177	254	2+0740.8088	17°09'04.5112
178	255	2+0737.7803	17°09'02.1199
179	256	2+0738.4041	17°09'03.5288
180	257	2+0737.7803	17°09'02.1199
181	258	2+0738.4143	17°09'04.6614
182	259	2+0740.6021	17°09'06.5002
183	260	2+0740.7323	17°09'08.0897
184	261	2+0740.7708	17°09'04.3801
185	262	2+0739.4191	17°09'01.8881
186	263	2+0738.4321	17°09'03.6309
187	264	2+0739.4018	17°09'03.1397
188	265	2+0737.7142	17°09'03.6669
189	266	2+0742.2375	17°09'08.1036
190	267	2+0740.5507	17°09'02.3794
191	268	2+0740.7302	17°09'04.3466
192	269	2+0740.8088	17°09'04.5112
193	270	2+0737.7803	17°09'02.1199
194	271	2+0738.4041	17°09'03.5288
195	272	2+0737.7803	17°09'02.1199
196	273	2+0738.4143	17°09'04.6614
197	274	2+0740.6021	17°09'06.5002
198	275	2+0740.7323	17°09'08.0897
199	276	2+0740.7708	17°09'04.3801
200	277	2+0739.4191	17°09'01.8881
201	278	2+0738.4321	17°09'03.6309
202	279	2+0739.4018	17°09'03.1397
203	280	2+0737.7142	17°09'03.6669
204	281	2+0742.2375	17°09'08.1036
205	282	2+0740.5507	17°09'02.3794
206	283	2+0740.7302	17°09'04.3466
207	284	2+0740.8088	17°09'04.5112
208	285	2+0737.7803	17°09'02.1199
209	286	2+0738.4041	17°09'03.5288
210	287	2+0737.7803	17°09'02.1199
211	288	2+0738.4143	17°09'04.6614
212	289	2+0740.6021	17°09'06.5002
213	290	2+0740.7323	17°09'08.0897
214	291	2+0740.7708	17°09'04.3801
215	292	2+0739.4191	17°09'01.8881
216	293	2+0738.4321	17°09'03.6309
217	294	2+0739.4018	17°09'03.1397
218	295	2+0737.7142	17°09'03.6669
219	296	2+0742.2375	17°09'08.1036
220	297	2+0740.5507	17°09'02.3794
221	298	2+0740.7302	17°09'04.3466
222	299	2+0740.8088	17°09'04.5112
223	300	2+0737.7803	17°09'02.1199
224	301	2+0738.4041	17°09'03.5288
225	302	2+0737.7803	17°09'02.1199
226	303	2+0738.4143	17°09'04.6614
227	304	2+0740.6021	17°09'06.5002
228	305	2+0740.7323	17°09'08.0897
229	306	2+0740.7708	17°09'04.3801
230	307	2+0739.4191	17°09'01.8881
231	308	2+0738.4321	17°09'03.6309
232	309	2+0739.4018	17°09'03.1397
233	310	2+0737.7142	17°09'03.6669
234	311	2+0742.2375	17°09'08.1036
235	312	2+0740.5507	17°09'02.3794
236	313	2+0740.7302	17°09'04.3466
237	314	2+0740.8088	17°09'04.5112
238	315	2+0737.7803	17°09'02.1199
239	316	2+0738.4041	17°09'03.5288
240	317	2+0737.7803	17°09'02.1199
241	318	2+0738.4143	17°09'04.6614
242	319	2+0740.6021	17°09'06.5002
243	320	2+0740.7323	17°09'08.0897
244	321	2+0740.7708	17°09'04.3801
245	322	2+0739.4191	17°09'01.8881
246	323	2+0738.4321	17°09'03.6309
247	324	2+0739.4018	17°09'03.1397
248	325	2+0737.7142	17°09'03.6669
249	326	2+0742.2375	17°09'08.1036
250	327	2+0740.5507	17°09'02.3794
251	328	2+0740.7302	17°09'04.3466
252	329	2+0740.8088	17°09'04.5112
253	330	2+0737.7803	17°09'02.1199
254	331	2+0738.4041	17°09'03.5288
255	332	2+0737.7803	17°09'02.1199
256	333	2+0738.4143	17°09'04.6614
257	334	2+0740.6021	17°09'06.5002
258	335	2+0740.7323	17°09'08.0897
259	336	2+0740.7708	17°09'04.3801
260	337	2+0739.4191	17°09'01.8881
261	338	2+0738.4321	17°09'03.6309
262	339	2+0739.4018	17°09'03.1397
263	340	2+0737.7142	17°09'03.6669
264	341	2+0742.2375	17°09'08.1036
265	342	2+0740.5507	17°09'02.3794
266	343	2+0740.7302	17°09'04.3466
267	344	2+0740.8088	17°09'04.5112
268	345	2+0737.7803	17°09'02.1199
269	346	2+0738.4041	17°09'03.5288
270	347	2+0737.7803	17°09'02.1199
271	348	2+0738.4143	17°09'04.6614
272	349	2+0740.6021	17°09'06.5002
273	350	2+0740.7323	17°09'08.0897
274	351	2+0740.7708	17°09'04.3801
275	352	2+0739.4191	17°09'01.8881
276	353	2+0738.4321	17°09'03.6309
277	354	2+0739.4018	17°09'03.1397
278	355	2+0737.7142	17°09'03.6669
279	356	2+0742.2375	17°09'08.1036
280	357	2+0740.5507	17°09'02.3794
281	358	2+0740.7302	17°09'04.3466
282	359	2+0740.8088	17°09'04.5112
283	360	2+0737.7803	17°09'02.1199
284	361	2+0738.4041	17°09'03.5288
285	362	2+0737.7803	17°09'02.1199
286	363	2+0738.4143	17°09'04.6614
287	364	2+0740.6021	17°09'06.5002
288	365	2+0740.7323	17°09'08.0897
289	366	2+0740.7708	17°09'04.3801
290	367	2+0739.4191	17°09'01.8881
291	368	2+0738.4321	17°09'03.6309
292	369	2+0739.4018	17°09'03.1397
293	370	2+0737.7142	17°09'03.6669
294	371	2+0742.2375	17°09'08.1036
295	372	2+0740.5507	17°09'02.3794
296	373	2+0740.7302	17°09'04.3466
297	374	2+0740.8088	17°09'04.5112
298	375	2+0737.7803	17°09'02.1199
299	376	2+0738.4041	17°09'03.5288
300	377	2+0737.7803	17°09'02.1199
301	378	2+0738.4143	17°09'04.6614
302	379	2+0740.6021	17°09'06.5002
303	380	2+0740.7323	17°09'08.0897
304	381	2+0740.7708	17°09'04.3801
305	382	2+0739.4191	17°09'01.8881
306	383	2+0738.4321	17°09'03.6309
307	384	2+0739.4018	17°09'03.1397
308	385	2+0737.7142	17°09'03.6669
309	386	2+0742.2375	17°09'08.1036
310	387	2+0740.5507	17°09'02.3794
311	388	2+0740.7302	17°09'04.3466
312	389	2+0740.8088	17°09'04.5112
313	390	2+0737.7803	17°09'02.1199
314	391	2+0738.4041	17°09'03.5288
315	392	2+0737.7803	17°09'02.1199
316	393	2+0738.4143	17°09'04.6614
317	394	2+0740.6021	17°09'06.5002
318	395	2+0740.7323	17°09'08.0897
319	396	2+0740.7708	17°09'04.3801
320	397	2+0739.4191	17°09'01.8881
321	398	2+0738.4321	17°09'03.6309
322	399	2+0739.4018	17°09'03.1397
323	400	2+0737.7142	17°09'03.6669
324	401	2+0742.2375	17°09'08.1036
325	402	2+0740.5507	17°09'02.3794
326	403	2+0740.7302	17°09'04.3466
327	404	2+0740.8088	17°09'04.5112
328	405	2+0737.7803	17°09'02.1199
329	406	2+0738.4041	17°09'03.5288
330	407	2+0737.7803	17°09'02.1199
331	408	2+0738.4143	17°09'04.6614
332	409	2+0740.6021	17°09'06.5002
333	410	2+0740.7323	17°09'08.0897
334	411	2+0740.7708	17°09'04.3801
335	412	2+0739.4191	17°09'01.8881
336	413	2+0738.4321	17°09'03.6309
337	414	2+0739.4018	17°09'03.1397
338	415	2+0737.7142	17°09'03.6669
339	416	2+0742.2375	17°09'08.1036
340	417	2+0740.5507	17°09'02.3794
341	418	2+0740.7302	17°09'04.3466
342	419	2+0740.8088	17°09'04.5112
343	420	2+0737.7803	17°09'02.1199
344	421	2+0738.4041	17°09'03.5288
345	422	2+0737.7803	17°09'02.1199
346	423	2+0738.4143	17°09'04.6614
347	424	2+0740.6021	17°09'06.5002
348	425	2+0740.7323	17°09'08.0897
349	426	2+0740.7708	17°09'



Legal Notices

WICOMICO COUNTY PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING TEXT AMENDMENT

In accordance with the procedural provisions of Section 225-20 "Amendments", of the Wicomico County Code, the County Council has proposed amendments to the text of the County Zoning Code Chapter 225 of the Wicomico County Code, titled "Zoning" Part 3, titled "Basic Definitions and Interpretations," Article VI, titled "Terms Defined," Section 225-25; Part 8 titled "Special Standards for Particular Uses," Article XX, titled "Uses and Standards Enumerated," Section 225-76, titled "Agricultural Operation, Farming," and Part 6, titled "Accessory and Principal Uses," Article XVIII, titled "Principal Uses," Section 225-67, titled "Table of Permitted Uses-designations" to regulate, the construction, location and size of open top storage tanks.

A PUBLIC HEARING WILL BE HELD ON

Thursday, October 21, 2021, at 1:30 P.M. in the Council Chambers (Room 301), of the Government Office Building, 125 N. Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any. Subsequent to the consideration of this proposal by the Wicomico County Planning and Zoning Commission, a recommendation will be made at a later date to the Wicomico County Council and Executive for its consideration at a Public Hearing.

Copies of the draft amendments are available through the Salisbury-Wicomico County Planning & Zoning Commission Office at the Government Office Building, 125 North Division St., Salisbury, MD, and are also available through the County Website (www.wicomicocounty.org) under Government\Departments\Planning and Zoning. In addition to commenting at the Public Hearing, a 30-day public review period beginning on Sept. 30, 2021 and ending on October 29, 2021 at 5:00 PM will occur prior to an action of the Wicomico County Planning and Zoning Commission. Comments can be submitted via the following methods: delivered or mailed to the Salisbury-Wicomico County Planning and Zoning Commission, Government Office Building, 125 N. Division Street, Room 203, Salisbury, Maryland 21803; e-mail planning@wicomicocounty.org; or fax 410-548-4955.

**The Commission reserves the right to close a part of this meeting as authorized by State Government section 10-508(a) of the Maryland Annotated Code.
(FOR FURTHER INFORMATION CALL 410-548-4860)**

Charles "Chip" Dashiell, Chairman
09/30, 10/07, 10/14'21

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