



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR

City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
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SALISBURY, MARYLAND 21803-4860
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JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

November 18, 2021

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

1:30 P.M. Convene, Chip Dashiell, Chairman
Minutes –
Work Session of October 18, 2021; and
Meeting and Public Hearing of October 21, 2021

1:35 P.M. PRELIMINARY/FINAL PLAT – Minor Subdivision of Lot 2, Block ‘A’, “Subdivision for 5-0 Farms” – Snow Hill Road – A-1 and Airport Overlay – M-59, G-15, P-32 (M. Williams)

PRELIMINARY REVISED COMPREHENSIVE DEVELOPMENT PLAN – Glen Heights, LLC – Glenn Heights, 1800 Glen Ave – R-10A Residential – #20-034, M-0109, G-0017, P-2585 (B. Wilkins)

PRELIMINARY/FINAL SUBDIVISION PLAT – Salisbury Mall Realty Holdings LLC – The Centre at Salisbury, 2300 N Salisbury Blvd – General Commercial – #21-040, M-0119, G-0015, P-0237 (B. Wilkins)



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WORKING SESSION MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in a special work session on October 18, 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:

Lori A. Carter, MBA, Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Keith D. Hall, AICP, Deputy Director, PZCD
Clark Meadows, Zoning Administrator, PZCD
Adam Gibson, GIS Analyst, PZCD

Paul Wilber, Wicomico County Department of Law

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

Chairman Dashiell welcomed everyone to the work session of the Salisbury-Wicomico County Planning and Zoning Commission. He asked Ms. Carter to proceed with the presentation.

Ms. Carter introduced the Staff presenting the proposed legislation about the open top storage tanks. She introduced Adam Gibson, GIS Analyst, and Clark Meadows the Zoning Administrator.

Chairman Dashiell requested everyone allow Mr. Meadows and Mr. Gibson to present their materials and hold all questions until they have completed their presentations. Also, he reminded the public that a Public Hearing will occur on Thursday, October 21, 2021, where their comments can be heard. He mentioned today's work session is not opened up to public comments.

Mr. Meadows presented the County Council's proposed legislation. He stated under consideration is a revision to the County Zoning Code, Chapter 225 including basic definitions and interpretations of open top storage tanks.

Mr. Gibson proceeded with presenting what the current regulations and proposed legislation looks like using GIS mapping tools. The first image depicted where a storage tank is and is not currently permitted in Wicomico County. The second image illustrated tank locations permitted based on the proposed legislation. The last image showed the eligible and ineligible parcels in the proposed zoning districts of I-1 and I-2.

There was a discussion amongst Staff and Commissioners about the proposed location in context to the designated growth areas for the municipalities and the County. Mr. Hall added if the proposed legislation was enacted it would include portions of the designated growth areas for Salisbury, Delmar, and Fruitland. He noted these growth areas are also County growth areas.

Mr. Hall gave an overview of the eligibility map, as well as noted this proposed legislation will make the storage of DAF a specific use rather than being included as part of the agricultural use.

Dr. McNaughton inquired about if the legislation was about the application, which Mr. Wilber stated it's about the storage. Emphasized the need to understand how this proposed text amendment is interpreted. Mr. Hall explained the text amendment with regard to creating a new individual use.

Mr. Heath inquired if the agricultural zoning district was considered as an area appropriate for locating a tank. Mr. Hall responded in the affirmative and the first version of the proposal included Agricultural and Village Conservation Zoning Districts, which were removed per the request of the County Council. He

mentioned there is limited availability of land in industrially-zoned areas, as well as the prohibitive cost of land in those districts.

Dr. McNaughton discussed the need for more oversight of application and including language in the text amendment designed to ensure application is consistent with MDA expectations.

Mr. Holloway stated the County Council deliberated about the wording of the distribution process and that is part of why it was forwarded to the Planning Commission. He noted the restriction to industrial zones will be a little short-sided and affect the agricultural industry. The concern about the existing tank expressed by the citizens was lack of a voice during the process. Mr. Holloway discussed the Zoning Code has multiple uses in the agricultural zone requiring a special exception and would like to see moving back to a special exception for some tanks. He discussed setbacks, which Mr. Hall responded zoning districts, setbacks, lot sizes, and development standards are all items that can be under the purview of the Commissioners.

Dr. McNaughton inquired if this proposed legislation is a direct conflict with the Right to Farm laws. Mr. Wilber stated the Right to Farm laws have been a subject of litigation and conversation in several states. There is an ongoing debate between Zoning Code and how it is setup versus the Right to Farm laws and Mr. Wilber does not have the final answer.

Mr. Holloway mentioned the legislation is about a storage tank, but does that solve the other concerns.

Dr. McNaughton talked about the need for restrictions on the tank design and neutralizing the smell at the processing site can be done.

Mr. Holloway stated the poultry industry is working on the smell.

Mr. Hall concurred with the statement about the industry addressing the smell.

Chairman Dashiell asked if there were any questions or comments, there were none. He thanked the Staff for their presentations.

Mr. Hall stated a Public Hearing will occur at the end of the regularly scheduled meeting on Thursday, October 21st; the Public Hearing will commence at 2:30 p.m. Also, the public review and comment period is open until October 29th at 5:00 p.m.

Chairman Dashiell thanked everyone for attending the work session. There being no further business, upon a motion by Mr. Heath, seconded by Mr. Rogers

and with all members voting in favor the Commission work session meeting was adjourned.

The next regular Commission meeting will be on November 18th.

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 October 21, 2021, in Room 301, Council Chambers, Government Office Building. The final item on the agenda was a **PUBLIC HEARING – TEXT AMENDMENTS**. The following persons participated:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Brian Soper, City of Salisbury, DID
Adam Gibson, Wicomico County, PZCD
Clark Meadows, Wicomico County, PZCD
Keith D. Hall, AICP, Wicomico County, PZCD
Lori A. Carter, MBA, PZCD

Paul Wilber, Wicomico County Department of Law
Laura Hay, City of Salisbury Department of Law

The meeting was called to order at 2:30 p.m. by Chairman Dashiell.

Chairman Dashiell presented opening remarks. The purpose of this public hearing is to receive comments on the proposed text amendment legislation by Wicomico County Council to Chapter 225 of the Wicomico County Code, titled "Zoning" and other related sections of 225 to regulate the location and size of an

above ground, open top structure, designed and used for storage of agricultural product, by-product, fertilizer or soil amendment. He welcomed the public and discussed the guidelines of the hearing and requested that there not be repetitive comments. Each speaker has a 10 minute time limit and Chairman Dashiell requested that everyone state their name prior to speaking. The Public Hearing is being recorded by PAC 14. He asked attendees to place their cell phone on mute during public hearing and, if needed, to take calls outside of the Council Chambers. The purpose of the meeting is to receive comments about the County Council's proposed amendments to Chapter 225, Zoning of the Wicomico County Code.

There has been a number of issues and concerns surrounding this use that have been discussed at previous forums. He tasked each speaker to stay focused on the proposed legislation. The Record is open and will remain open until 5:00 PM on October 29, 2021. Written comments will be accepted this afternoon, which comments can be directed to Ms. Carter or Mr. Hall; they will be included as part of the Record. At the conclusion of this meeting, we will not be taking any action nor discussing any items mentioned by the speakers. He mentioned an interested party sign-up sheet is available for anyone wanting to stay abreast of the proposed legislation. Chairman Dashiell asked Mr. Wilber to provide an overview of the proposed legislation.

An overview of the proposed legislation was provided by Mr. Wilber. He communicated. The proposed legislation is a text amendment to the existing Zoning Code. It provides a definition of an above ground open top storage tank designed and used for the storage of an agricultural product, by-product, fertilizer or soil amendment.

The qualifications for an open top storage tank are as follows:

- 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 I-1 and I-2 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 I-1 and I-2 Zoned Districts.
- 3) An open top storage tank must have a minimum setback of 300 feet 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.

In addition, the Bill proposes to amend §225-67 Table of Permitted Uses, Resource Conservation and Residential Districts to reflect the changes created by this legislation. Also, Commercial, Institutional, Business and Industrial Districts shall be amended to reflect the legislation.

Mr. Wilber read the Public Hearing notice into the record and administered the oath to the public attendees testifying at the Public Hearing.

Chairman Dashiell welcomed the public and directed speakers to state their name upon arriving at the podium.

Mr. Mark S. Cropper, partner of Ayres, Jenkins, Gordy & Almand, P.A., representing Edmund “Biff” H. Burns, IV came forward. He submitted a written comment on October 13th to Planning and Zoning along with numerous attachments. He said this legislation only refers to limiting the location of tanks to only industrially zoned lands. He mentioned most of the land in Wicomico County is zoned agricultural, allows for agricultural uses, or in the agricultural land use category in the Comprehensive Plan. If this legislation is approved, the vast majority of the County will be eliminated from having open top storage tanks. The Comprehensive Plan is extensive with provisions to preserve, protect, and encourage agricultural activities. The negative impact this would have on the farming community is large because you are requesting farmers to lease or purchase industrial land to place a tank on, then add in the expense of transferring the product back to the farming land. He added that at the recent work session, Mr. Holloway noted if enacted, as proposed, it will not apply to closed tanks.

In 2019, a few of Mr. Burns’ neighbors initiated litigation against Mr. Burns in regards to the permit issued by Wicomico County for the construction of an open top tank on his property. The tank was constructed consistent with the permit. He proceeded with providing a brief history of the court actions associated with his client’s tank. A decision from the Maryland Court of Special Appeals is pending. He believes it is inappropriate for the Council to adopt any legislation that could impact upon the legality or the integrity of the tank that was permitted and built on Mr. Burns’ property until a decision is made by the Court.

If the Wicomico County Council does adopt this legislation as proposed, it turns Mr. Burns’ tank into non-conforming use and could have other impacts depending on the court’s ruling

Ms. Lynette Kenney lives on Porter Mill Road with her husband, about a quarter-mile from the open top storage tank. They derive most of their income from the agricultural sector and desire a strong viable agricultural industry, including poultry, on the Eastern Shore.

Ms. Kenney and the neighbors have been living through this ordeal for two and a half years. There are approximately 13 homes within a ¼ mile from the tank; 36 homes within a ½ mile and over 50 homes within a mile. The neighbors have been affected by the stench and heavy industrial tanker traffic generated by the existing tank. The roads were not built to withstand high industrial traffic. In addition to the environmental and health factors they are concerned about well-being of their loved ones because of having to share the roads not designed for industrial traffic

She questioned if DAF is an industrial waste or agriculture and continued with providing information related to an existing tank and permitting process. Ms. Kenney indicated other counties and states regulate use of storage tanks. Talbot County regulates an organic resource recovery facility, which uses poultry waste and processing waste in an anaerobic digester. Delaware considers DAF an industrial waste and regulations are stricter than Maryland. DAF is trucked to Wicomico County from Virginia and Delaware to be spread on our farmland. She expressed concerns about hazardous road conditions.

The neighbors were misled by Mr. Burns when he stated the tank is only used from December 15th to the end of February; it has been in use all year long.

Ms. Kenney recommends these tanks be placed on collector roads and not just anywhere in the County on agricultural land. She suggests considering lagoon storage and regulations requiring anaerobic digesters. She is in favor of such facilities and it is a better environmental alternative. Tops cannot be placed on open top storage tanks because the waste decomposes and creates gas; the gas would cause the top to pop off.

Mr. John Groutt, Wicomico Environmental Trust ("WET"), started with a question if the County has determined if there is a need for additional DAF tanks in Wicomico County. He noted Perdue is the only plant producing DAF waste in the County. Perdue Farms has entered into a 20 year contract to have all of their waste processed in an anaerobic digester near Seaford; it is environmentally sound without nuisances. No processing plants in Wicomico County currently exist to send materials to such a tank. Materials will be coming from other counties and states. Does not know what is in the material or where it is coming from.

WET and Friends of the Nanticoke applaud Perdue Farms for their efforts. WET joins the Delmarva Chicken Association's in support of the anaerobic digester facility in Seaford.

Mr. Groutt asks the Council to consider who will benefit and who will bear the burden and costs of unregulated DAF tanks in Wicomico County. He believes this is not an agricultural operation, instead it is a large-scale industrial operation

that belongs in zoning areas designed to accommodate the tanks. If used in industrial areas, they will be distanced from residential and business areas and located among other large-scale industrial operations. This is not against farmers, which WET supports agriculture. It is giving agriculture a bad name and this is a heavy industrial and commercial issue needing to be addressed. The proposed zoning change is modest and begins to recognize unaddressed issues.

Ms. Carol Dunahoo, speaking on behalf of the Friends of the Nanticoke River and WET, addressed the arguments being mentioned today concerning restrictions on DAF waste storage are bad for local agriculture. Ms. Dunahoo or the organizations she represents are not anti-agricultural. The discussion is not about agriculture or the right to farm, it is waste management.

Ms. Dunahoo stated DAF is an organic waste from poultry processing plants or rendering plants such as Valley Proteins. She continued with a brief overview of the waste management companies. The proposed amendments would govern the storage of open DAF storage and Mr. Smethurst's alternative for open DAF storage of any kind. It's a challenge to understand what agricultural needs would necessitate to permit the unregulated storage of DAF waste. Other than Perdue, which will be sending materials to an anaerobic digester for the next 20-years, there are no rendering plants in Salisbury.

Ms. Dunahoo cited we are talking about waste that will be trucked in from other counties or states purely for storage in Wicomico County. Industrial zoned storage will not make it impossible for farmers to use DAF on their fields. DAF has been applied directly on Wicomico County farms for the past twenty-five (25) years without onsite storage anywhere in the County. Storage should not be responsibility of farmers. If a farmer chooses to store DAF in its raw farm rather than using an anaerobic digester, they should have to store it appropriately during the time when it cannot be applied to land. Surprised by some agricultural interest comments in opposition to the legislation. The amendment won't prevent farmers from storing manure or other organic matter produced on their farm. If any doubt about impacts of legislation on the storage of manure or other fertilizers, amend legislation to specifically apply only to DAF.

Mr. Sam Parker is a farmer and has no intentions to build or construct any DAF tanks as he lives and operates a farm in a highly residential area. He believes there are areas within the County where it makes sense to use this product and does not believe ruling it out entirely is a good choice. Uncertain if tanks only being permitted in industrial zones would bring any value to the farmers using the product. Not certain of truck traffic coming in and out of industrial zone near Henry S. Parker complex is wanted.

As this legislation is reviewed, Mr. Parker asks the Council to keep in mind unintended consequences that could come along with making a wide-sweeping legislation. Perhaps a solution may be to allow in A-1 land with special exemptions.

Mr. Steve Smethurst, stated he is representing most of the neighbors protesting the tank on Porter Mill Road. He mentioned the legislation does not regulate the open top tank itself but its uses.

A problem of the proposed text amendment is that is not the way to amend a zoning code for a use being regulated. As proposed, the legislation is regulating an open-storage tank. There is not a structure in the Zoning Code that needs a special exception. Uses are regulated not structures. Agrees with most agricultural community comments opposing the text amendment. The proposed text amendment may hurt agriculture because it might regulate the use in Ag zones for things farmers do. The product comes from a facility not a farm. It comes from an industrial facility. According to the County Zoning office this use is acceptable in the ag zoning district, which it is not and is only permitted in the I-2 Zoning District by special exception. This legislation eliminates any controversy in the interpretation of the code. A compositing facility is permitted in the I-2 by a special exception, a text amendment should eliminate any questions.

The Zoning office made a mistake, but it was based on wrong information provided by the applicant. The applicant had to go back for stormwater management and erosion control, which the County made them submit documents. He notified the applicant, prior to constructing the tank, that his proposal is not in conformity of code and could expect a lawsuit. The case is in front of the Court of Special Appeals.

The substitute amendment deals with materials not originating on site, which takes care of most complaints from the ag. community. The County's proposal doesn't address this. The alternate proposal focuses on the use instead of the structure.

He suggested looking at his alternative amendment. A compositing facility definition deals with materials not originating on the site. It's about the storage rather than the structure. He did not attempt to establish an acreage or setback.

Chairman Dashiell stated the record remains open until October 29, 2021 and interested parties can sign up for updates. He thanked the public for attending the meeting and providing their comments on this important topic.. He mentioned this particular issue is impacting our farm communities as well as all who live in Wicomico County. The comments made today will be taken under consideration.

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.

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



WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
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John D. Psota
Acting County Executive

John D. Psota
Director of Administration

COUNTY SUBDIVISION ANALYSIS

MEETING OF NOVEMBER 18, 2021

Subdivision Name: Minor Subdivision of Lot 2, Block 'A', "Subdivision for 5-0 Farms"

Location: Snow Hill Road

Map: 59

Grid: 15

Parcel: 32

Acres: 4.92 +/- acres

Subdivision Acreage: 4.92 +/- acres

Lots: 1

Applicant: Brock Parker
Parker and Associates
528 Riverside Drive
Salisbury, MD 21801

Applicant: Charles E. Jones
3894 Snow Hill Road
Salisbury, MD 21804

Zoning: A-1 & Airport Overlay

Jurisdiction: Wicomico County

Type of Plat: Preliminary/Final Plat

Type of Development Proposed: Residential

I. EXPLANATION OF REQUEST.

This plat proposes the creation of one additional lot created from Lot 2. This would be the third lot created from that portion of the parent parcel located on the westerly side of Snow Hill Road. The parent parcel in existence at our regulatory date was Parcel 32, and that parcel was separated by Snow Hill Road. In accordance with the County's subdivision regulations, when a road divides a parcel of land, both sides of the road are allowed three inherent lots.

The proposed one-lot subdivision requires Planning Commission approval since the remainder is less than 15 acres in the A-1 zone. In this case, the "remainder" will be Lot 2A which is proposed to contain 2.60 acres.

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.

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 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 Subdivision Plat.
3. The Subdivision Plat shall comply with all requirements of the Forest Conservation Regulations.
4. 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 the remaining lands are less than 15 acres in the A-1 zone. No further subdivisions will be allowed under current subdivision regulations.

Lot sizes vary in this area from large farms to half acre lots along nearby Spearin Road. The new lot and the remainder will each be over 2 acres which maintains a rural atmosphere.

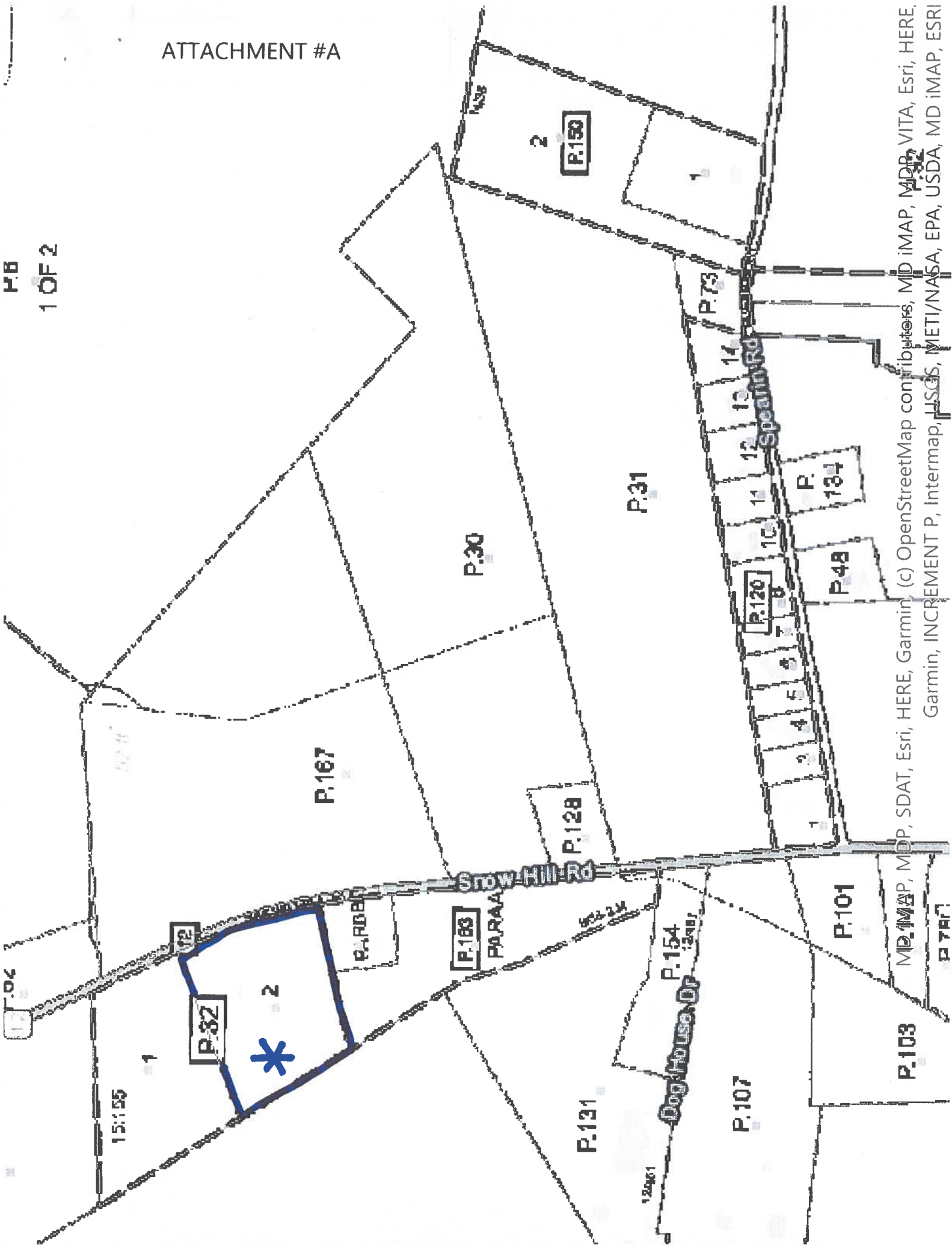
COORDINATOR: Marilyn Williams, Technical Review
DATE: November 12, 2021

Attachment #A – Tax Map

Attachment #B – Aerial Photo

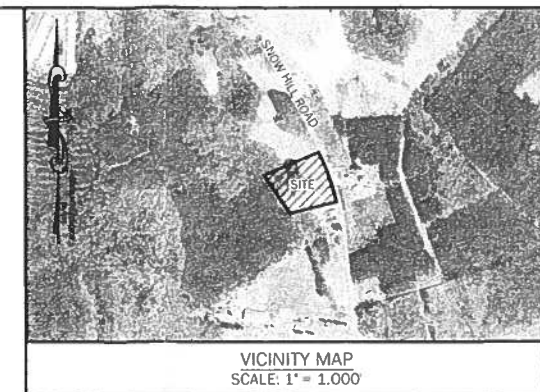
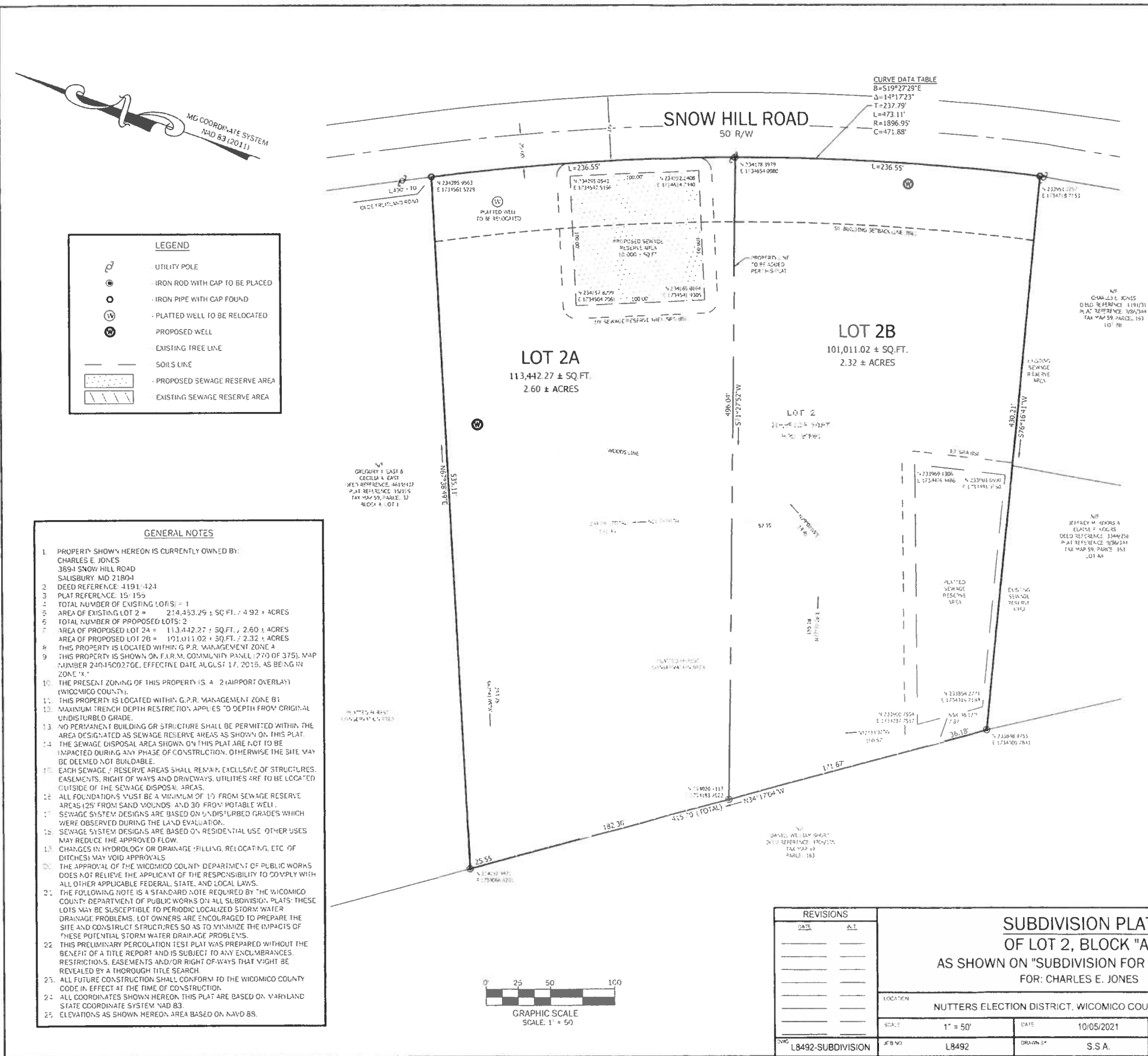
Attachment #C – Proposed Plat

ATTACHMENT #A



MD iMAP, MDP, SDAT, Esri, HERE, Garmin, (c) OpenStreetMap contributors, MD iMAP, MDP, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, MD iMAP, ESRI





WICOMICO COUNTY FOREST CONSERVATION ACT

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA # 2005-30 ON FILE IN THE PLANNING OFFICE.

PLANNING DIRECTOR _____ DATE _____

FINAL PLAT APPROVAL CERTIFIES THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR STORMWATER DRAINAGE AFFECTING ONLY STREETS AND PUBLIC AREAS WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS _____ DATE _____

THIS PARCEL IS APPROVED FOR INTERIM INDIVIDUAL WATER AND ON-SITE SEWAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE WICOMICO COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN

WICOMICO COUNTY HEALTH DEPARTMENT _____ DATE _____

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-10B OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MONUMENTS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

BROCK E. PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR
LIC. #21193 RENEWAL DATE 01/25/2022

CHARLES E. JONES OWNER _____ DATE _____

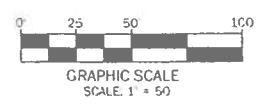
REVISIONS	
DATE	BY

SUBDIVISION PLAT
OF LOT 2, BLOCK "A"
AS SHOWN ON "SUBDIVISION FOR 5-0 FARMS"
FOR: CHARLES E. JONES

LOCATION: NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 50' DATE: 10/05/2021 TAX MAP: 59

DWG: L8492-SUBDIVISION SHEET NO: L8492 DRAWN BY: S.S.A. PARCEL: 32



Oct 26 2021 2:06pm



Infrastructure and Development Staff Report November 18, 2021

I. BACKGROUND INFORMATION:

Project Name: Glenn Heights
Applicant/Owner: Parker & Associates Inc. for Glen Heights, LLC
Infrastructure and Development Case No.: 20-034
Nature of Request: Preliminary Revised Comprehensive Development Plan Approval
Location of Property: Glen Avenue – Parcel 2585
Existing Zoning: R-10A Residential

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a narrative (**Attachment 1**) and a Site Plan (**Attachments 2-3**) for construction of 30 duplex homes (60 units total).

III. DISCUSSION:

The applicants propose to construct 60 duplex units with new public streets, sidewalks, streetlighting and public water/sewer. The total acreage of the parcel is 16.37 acres.

IV. APPROVAL HISTORY:

Annexation of this parcel was effective June 2004 (Resolution #1101). A Final Comprehensive Development Plan was approved by the Planning Commission in December 2004. The Final Subdivision Plat was approved by the Planning Commission in December 2005. The plat was recorded in the land records in December 2006 (**Attachment 4**). As of this date, the approved project was not constructed.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

The Zoning Code requires Comprehensive Development Plan Approval. Staff notes the following with regard to Zoning Code requirements:



A. Site Plan

- 1. Density:** The R-10A Residential District requires a minimum 15,000 sq.ft. lot for a two-family dwelling. Lot sizes range from a minimum 15,015 sq.ft. to a maximum of 26,606 sq.ft. The district also requires minimum lot widths of 80 ft. Minimum width proposed is 100 ft. Proposed density is just slightly above 0.27 units per acre.
- 2. Parking/Streets:** The Zoning Code requires parking to be provided at 2 spaces per dwelling. The proposal shows 12x18 driveways with a garage.
- 3. Refuse Disposal:** Code requires refuse disposal areas to be screened on 3 sides. Refuse disposal area(s) are not indicated on the plan. The plan states trash collection to be private.
- 4. Building Setbacks/Spacing:** All structures meet or will meet or exceed front (25 ft.), rear (30 ft.) and side (10 ft.) setback minimums.
- 5. Height:** The R-10 A residential district limits building height to 40 ft.
- 6. Open Space:** The plan shows open space in center of the project with stormwater management practices throughout the project.
- 7. Sidewalks:** The plan indicates the provision of sidewalks installed throughout the development.

B. Building Elevations

Building elevations were not included with the plan. A sample building elevation is requested prior to Final approval.

C. Sign Plan

No details regarding signage for the community center has been provided.

D. Landscaping Plan

A landscaping plan was included with attachment 3 including crepe myrtles, white pine and Leyland cypress.

E. Development Schedule



City of
Salisbury
Jacob R. Day, Mayor

Construction is expected to begin once all approvals have been granted. A specific development schedule was not indicated, but will be required prior to final approval.

F. Community Impact Statement

The applicant has requested a waiver for this requirement. The Commission previously waived this requirement.

G. Statement of Intent to Proceed and Financial Capability

The applicant has requested a waiver for this requirement. The Commission previously waived this requirement.

H. Fire Service

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

I. Stormwater Management

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

J. Forest Conservation Program

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

VI. PLANNING CONCERNS

- The plan previously approved by the Commission in 2004 included a connection to the neighboring development to the south, Stone Gate. The current plan shows Stonehurst Drive ending in a cul-de-sac. City staff has determined it would be in the best interest of the public to have this connection made for vehicular and pedestrian access and emergency services. Currently, there are no deeds recorded in land records granting ownership of the roadbed in Stone Gate to the City of Salisbury. There is only the area marked 'Area Reserved for Future Extension' on the Stone Gate plat (**Attachment 5**) and the Glen Heights plat. The City's legal team is currently reviewing to determine if the City can have this road built with only a reservation.

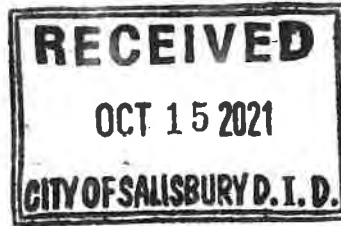
VII. RECOMMENDATION



City of
Salisbury
Jacob R. Day, Mayor

Staff recommends approval of the Preliminary Revised Comprehensive Development Plan for Glenn Heights, with the following 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 prior to final plan approval;
3. Provide a detailed signage plan for approval by the Planning Commission;
4. Provide development schedule;
5. The project will comply with all requirements of the Forest Conservation Act;
6. Make connection to Stone Gate for vehicular and pedestrian access if the City's determines this can be done;
7. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.



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 10/7/2021
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

Attn: Brian Wilkins
Ref: Glenn Heights Revised Comprehensive Development Plan

Dear Brian,

Attached hereto, please find our proposed revised comprehensive development plan for the Glenn Heights residential project. It is the intent of this submittal to respectfully seek approval of this revised plan, in accordance with sections 17.150 and 17.108 of the zoning code, so that we may finalize engineering and development plans based upon the confidence that this is acceptable to the commission.

This comprehensive development plan reflects the redevelopment of the previously approved Glenn Heights subdivision. The original subdivision recorded in 2006 proposed 90 Townhouse units and 3 City streets. Our client has opted to redevelop the property to provide 30 duplex units (60 residential units) each with three bedrooms and a garage, therefore the density and uses proposed are less in scope and impact than that of the previously approved planned residential district site plan.

Each unit will be on its own lot, with areas of open space throughout the site. All construction and development on this project will be in accordance with the zoning code, as well as the city of Salisbury construction specifications. All sewer, roads, and water will be public entities, while trash collection will be private. Each unit also has its own driveway in addition to the garage, therefore no additional off-street parking will be required. This proposed site plan maintains two previously-dedicated town streets for use within the project.

Additionally, I would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed. The developer already owns this property and is quite anxious to proceed to construction and certainly has the desire and ability to proceed.

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 black 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

CITY OF SALISBURY - GENERAL NOTES

- 1. THE CITY RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF SUCH MODIFICATIONS ARE NECESSARY.
2. 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 PAVING CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY.
3. ALL DETERIORATED CURBS, GUTTER AND SIDEWALKS, AS DETERMINED BY THE CITY, ALONG THE FRONTAGES OF THE PROPERTY MUST BE REPLACED AT THE TIME OF CONSTRUCTION USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY.
4. ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAINS, CURB, GUTTER, SIDEWALKS, STREET LIGHTS, AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED IN WRITING BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. A WRITTEN NOTICE TO PROCEED MUST BE OBTAINED FROM AND A PRE-CONSTRUCTION MEETING SCHEDULED WITH DID, BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC R/W'S, EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS.
6. STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT STREET TREE POLICY.
7. CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-(2) / S-(2).
8. CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
9. MILLING AND REPAVING SHALL BE PER RESOLUTION 2298.
10. PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
11. CONTRACT NUMBER 7-02-7 / 20-77-W / 33-88-S
12. 60 EDU'S OF WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT, SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
13. APPROVAL OF THE SITE PLAN AND UTILITY DRAWINGS EXPIRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE. CONSTRUCTION OF THE PROJECT MUST HAVE BEEN STARTED PRIOR TO THE EXPIRATION DATE. THE CITY RESERVES THE RIGHT TO EXTEND THE EXPIRATION DATE UPON WRITTEN REQUEST AND WRITTEN CONFIRMATION.
14. PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENTS CONSTRUCTION PLAN.
15. FOLLOWING COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMISSION AS-BUILT DRAWINGS OF THE PUBLIC WATER, SEWER, AND STORM DRAINS.
16. THE APPROVED UTILITY CONTRACTOR'S FIELD REPRESENTATIVE SHALL BE REQUIRED TO FOLLOW AND HAVE AN APPROVED, SIGNED COPY OF THE UTILITY DRAWINGS, THE LATEST REVISION OF THE CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATION FOR UTILITY AND ROADWAY CONSTRUCTION AND THE CONSTRUCTION STANDARDS, (STANDARD DETAILS) MANUALS AT THE CONSTRUCTION AREA DURING WORKING HOURS.
17. ALL CONSTRUCTION WITHIN CITY RIGHT OF WAYS AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION.
18. CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST A PREVIOUSLY CONSTRUCTED POINT OF KNOWN ELEVATION BEFORE BEGINNING CONSTRUCTION.
19. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY' AT 1-800-257-7777, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
20. DURING THE PROGRESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWINGS AND THE STORMWATER MANAGEMENT PLAN DRAWINGS.
21. SEWER MAINS TO BE SDR-35
22. SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STD. NOS. 400.13
23. ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE MANHOLE LID.
24. FOR INSPECTION OF PRIVATE SEWER MAINS AND FOR ABANDONMENT OF EXISTING SEWER SERVICES, CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR REQUIREMENTS, AND TO COORDINATE THE WORK AND INSPECTION.
25. MAINTAIN 42" OF COVER OVER ALL NEW WATER MAINS.
26. FIRE HYDRANTS AND VALVES SHALL CONFORM TO CITY STD. NO. 300.55.
27. BLOW OFF HYDRANTS SHALL CONFORM TO CITY STD. NO. 300.51.
28. WATER MAINS TO BE C-900
29. DUCTILE IRON MECHANICAL JOINT FITTINGS PER CITY CONSTRUCTION AND MATERIALS SPECIFICATION SHALL BE USED TO RESTRAIN ALL WATER MAIN JOINTS.
30. #12 SOLID COATED COPPER TRACER WIRE TO BE USED ON ALL CITY WATER MAINS PER CITY STD. NO. 300.55.
31. ALL VALVE BOXES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE VALVE BOX LID.
32. WATER METERS AND ASSOCIATED VALVES SHALL NOT BE LOCATED IN DRIVEWAYS OR OTHER AREAS INTENDED FOR VEHICULAR TRAFFIC.
33. DEFLECT THE WATER MAIN AROUND OTHER UTILITIES PER CITY STD. NO. 300.42 AS NECESSARY TO AVOID CONFLICTS.
34. EXISTING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE PLUGGED/CAPPED AT THE CORPORATION STOP ON THE MAIN PER SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT INSPECTOR'S REQUIREMENTS.

GENERAL NOTES

- 1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED & TO BE DEVELOPED BY: GLEN HEIGHTS, LLC PO BOX 1109 ALLEN MD 21810
2. DEED REFERENCE: 2180-4444
3. TOTAL NUMBER OF LOTS= 60
4. TOTAL AREA OF PROPERTY=16.46 +/- ACRES
5. THE PRESENT ZONING OF THIS PROPERTY IS R-10A
6. THIS PROPERTY IS LOCATED WITHIN THE G.P.R. MANAGEMENT ZONE A
7. PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 148 OF THE WICOMICO COUNTY CODE ENTITLED "FLOOD PLAIN MANAGEMENT".
8. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24054C0252E, DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING.
9. NON-TIDAL WETLANDS ARE AS ESTABLISHED BY FIELD SURVEY PERFORMED BY RONALD GATTON, INC.
10. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION.
11. WATER AND SEWER SHALL BE PROVIDED BY THE CITY OF SALISBURY. TRASH COLLECTION SHALL BE PRIVATE.
12. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE.
13. CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S ELEVATED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION.
14. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.

LEGEND section containing symbols and descriptions for proposed water valve, fire hydrant, sewer manhole, water meter, etc.

LAND USE SUMMARY section detailing total area of property (16.37 AC), limit of disturbance (15.50 AC), and proposed density (27 units per acre).

PARKING PROVIDED section stating 1 space per garage and 1 space per driveway, totaling 120 spaces.

ESTIMATED WATER & SEWER USAGE section providing design guidelines for sewerage facilities, including 30 3/3 Bedroom Duplex Units.

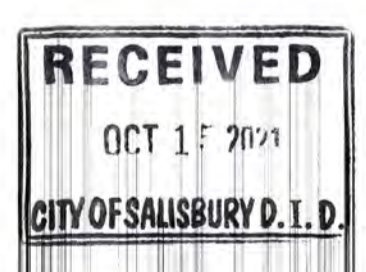
Glenn Heights SALISBURY, MARYLAND REVISED COMPREHENSIVE DEVELOPMENT PLAN



SHEET 1 OF 2 and GRAPHIC SCALE (1 inch = 60 feet).

REVISIONS table with columns for date, description, and initials.

REVISIONS DEVELOPMENT PLAN GLENN HEIGHTS section with project details and dates.



OWNER/DEVELOPERS CERTIFICATION section where the owner certifies that the improvements are being submitted with full knowledge and consent.

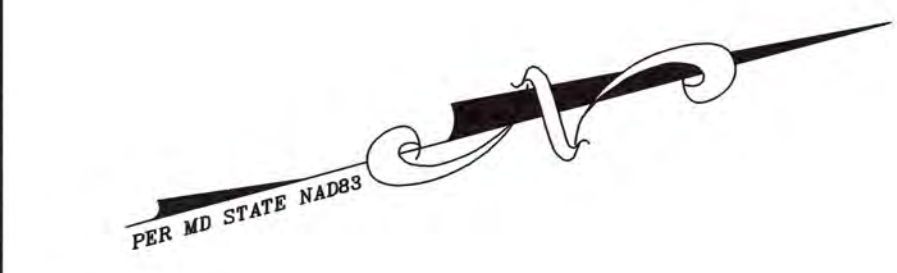
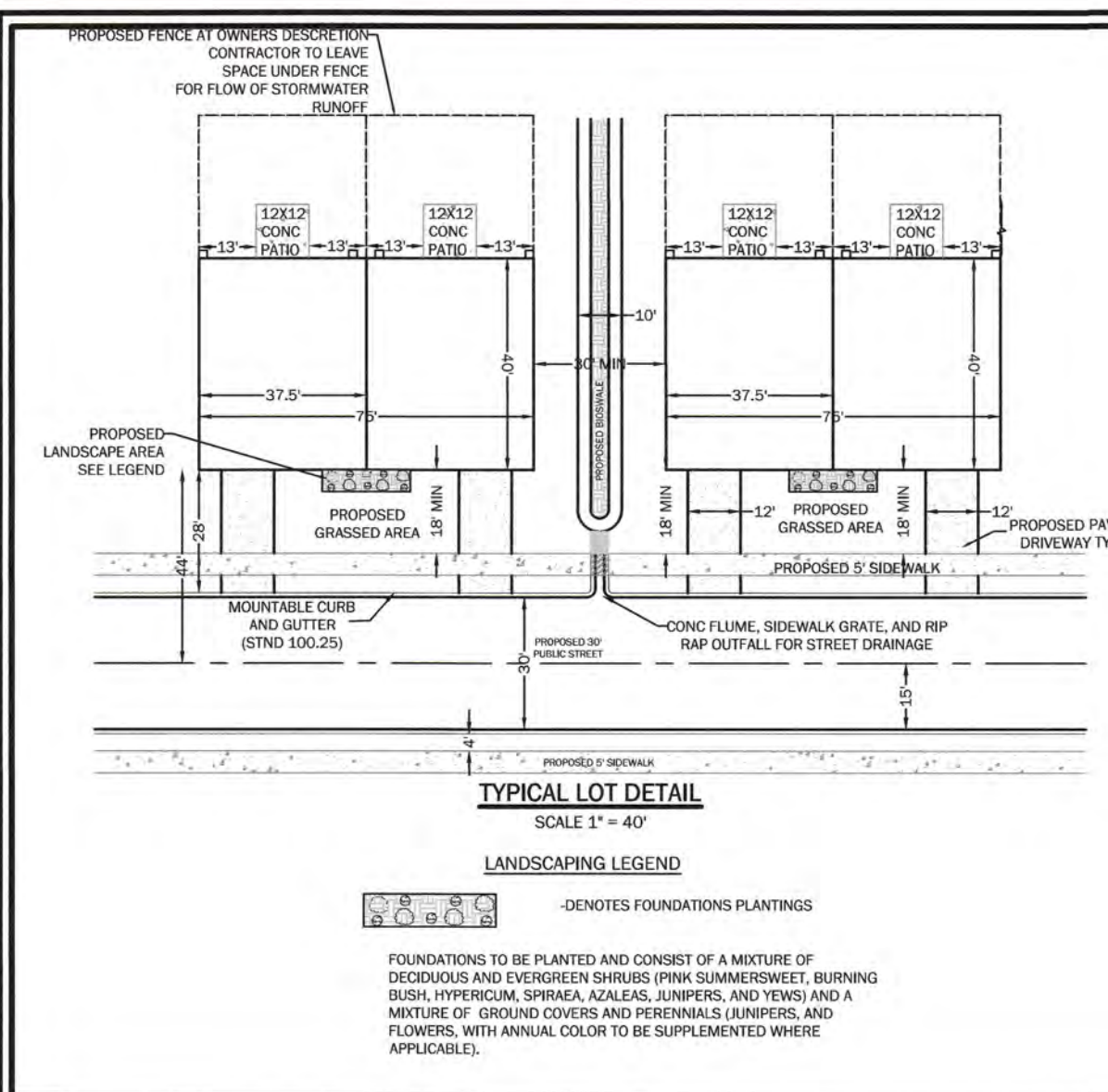
PROFESSIONAL CERTIFICATION section where the engineer certifies that the documents were prepared or approved by them.

Contact information for Jason Malone, GLEN HEIGHTS LLC, including address, phone, and email.

Contact information for Brock E. Parker, P.E., R.L.S., including address, phone, and email.

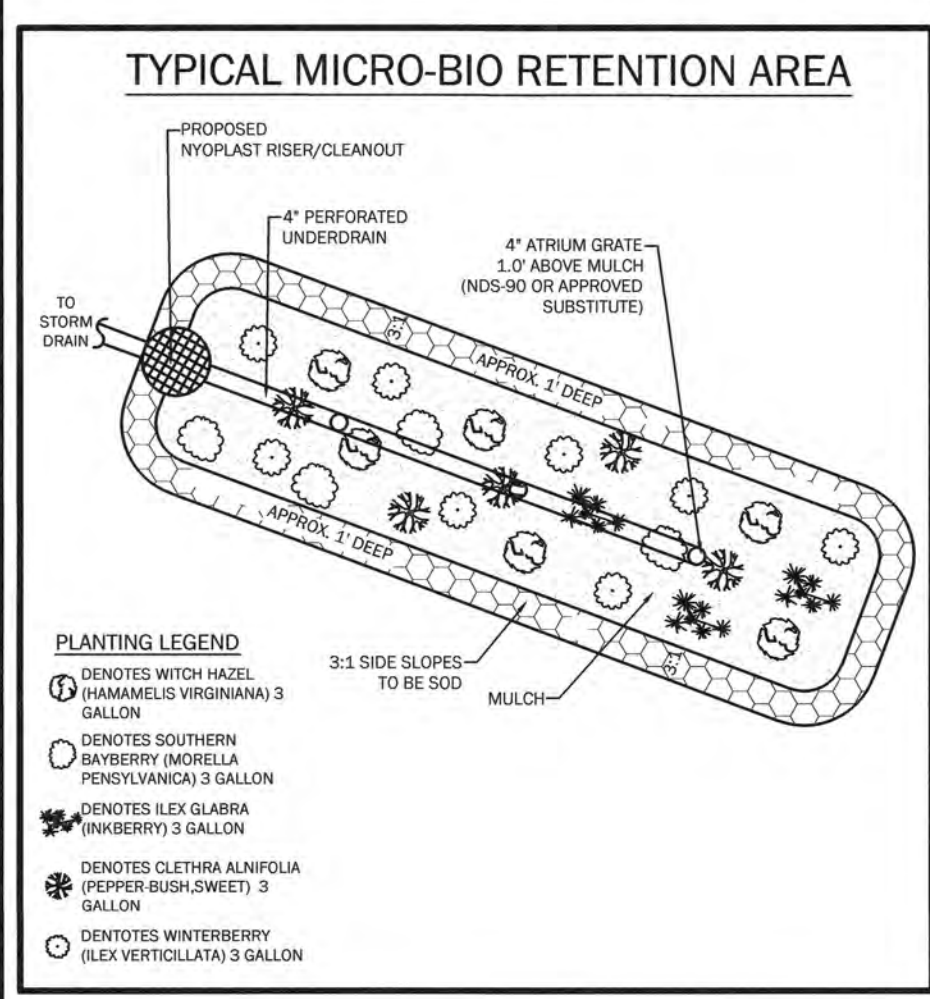
Approval and signature lines for the Supervisor (Rick Glasgow) and Director (Amanda H. Pollack, P.E.).

PARKER & ASSOCIATES logo and contact information for the civil engineering firm.

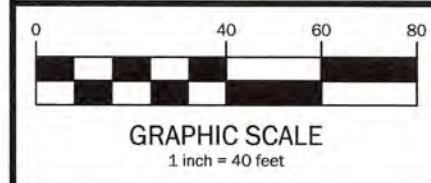


LANDSCAPING LEGEND

SYMBOL	QTY.
	20
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	46
	17



SHEET 2 OF 2



REVISIONS

NO.	DATE	DESCRIPTION
1		
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REVISED COMPREHENSIVE DEVELOPMENT PLAN

GLENN HEIGHTS

Project Name: Glenn Avenue
 For: J.H. MALONE CONSTRUCTION, INC.
 SALISBURY, WICOMICO COUNTY, MARYLAND

DATE: 9/23/21
 DRAWN BY: TJS
 CHECKED BY: TJS
 SCALE: 1"=40'
 SHEET NO.: 2566S
 TOTAL SHEETS: 17

PARKER & ASSOCIATES
 CIVIL ENGINEERING INC.
 SURVEYING FORESTRY

08_2021-307.ppt



Infrastructure and Development Staff Report

Meeting of November 18, 2021

I. BACKGROUND INFORMATION:

Project Name: The Centre at Salisbury - Subdivision

Applicant: Parker & Associates, Inc.

528 Riverside Drive

Salisbury, MD 21801

Owner: Salisbury Mall Realty Holdings LLC

1010 Northern Blvd., Suite 212

Great Neck, NY 11021

Infrastructure and Development Project No.: 21-040

Nature of Request: Preliminary/Final Subdivision Approval

Location of Property: Centre Drive, Salisbury, MD

Zoning District: General Commercial

Tax Map and Parcel: Map 119, Grid 15, Parcel 237

Area: 40.47 Acres

II. EXPLANATION OF REQUEST:

The owner proposes subdivision of the Centre at Salisbury property into 3 additional parcels ranging from 3.33 to 5.77 acres in size. The balance of the subdivided parcel being 44.25 acres (labeled as 'Parcel 1A'). All lots have frontage on Centre Drive with City services and utilities available. A Preliminary Subdivision Plat with narrative has been submitted (**Attachments 1-5**). Per City of Salisbury Subdivision Regulations, this subdivision plat requires Planning Commission approval.

III. RECOMMENDATION:

The proposed subdivision conforms to development standards for General Commercial zoning as stated in the City of Salisbury Municipal Code (Chapter 17.36.060) for lot size (min. 10,000 sq.ft.) and lot width (80 ft.) Planning Staff recommends granting Preliminary/Final



City of
Salisbury
Jacob R. Day, Mayor

Subdivision Plat Approval for the Centre at Salisbury Subdivision, subject to all conditions of approval being met.

IV. SUBDIVISION STATUS:

A. WAIVERS REQUIRED:

N/A

B. FOREST CONVERSATION:

A Forest Conservation Plan shall be approved by Wicomico County Planning & Zoning prior to approval and recordation of the plat.

C. CHESAPEAKE BAY CRITICAL AREA:

N/A

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

E. PLANNING STAFF COMMENTS:

1. Staff has no comments.



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

November 9, 2021

City of Salisbury, Department of Infrastructure & Development

Attn: Brian Wilkins

RE: Subdivision of Parcel 1, "Subdivision plat for Springhill Limited Partnership", The Centre at Salisbury

Dear Brian,

On behalf of Salisbury Mall Realty Holding LLC, we are hereby respectfully requesting to be placed on next week's Planning Commission agenda for the above referenced project. The objective of this request is to obtain final approval on the Subdivision plat, titled "Subdivision of Parcel 1, Subdivision Plat for Springhill Limited Partnership, The Centre at Salisbury" for final recording. The property is located on Tax Map 119, Parcel 237 and is also known as The Centre at Salisbury. The property consists of 9 Parcels. This project concentrates on Parcel 1 which contains an area of 40.47 acres and the subdivision into 4 new parcels (Parcel 1A, 10, 11 and 12) for further business opportunities.

Sincerely,

Elise Steele

PARKER & ASSOCIATES, INC.

528 RIVERSIDE DRIVE, SALISBURY, MARYLAND 21801

PHONE: (410) 749-1023 FAX: (410) 749-1012

E-MAIL: elise@parkerandassociates.org

ATTACHMENT 1

SHEET	DESCRIPTION
1	TITLE SHEET
2	PLAN VIEW
3	PLAN VIEW
4	PLAN VIEW

LINE #	DIRECTION	LENGTH
L1	S5°17'03"E	33.57
L2	N40°24'54"E	104.20
L3	S69°29'16"W	67.69
L4	S68°56'54"W	29.79
L5	S21°03'06"E	41.11
L6	S68°57'06"W	30.00
L7	S21°03'06"E	33.00
L8	S68°57'06"W	73.02
L9	N68°52'45"E	114.00
L10	S66°14'19"E	40.89
L11	S20°56'07"E	53.80
L12	S69°28'44"W	28.53

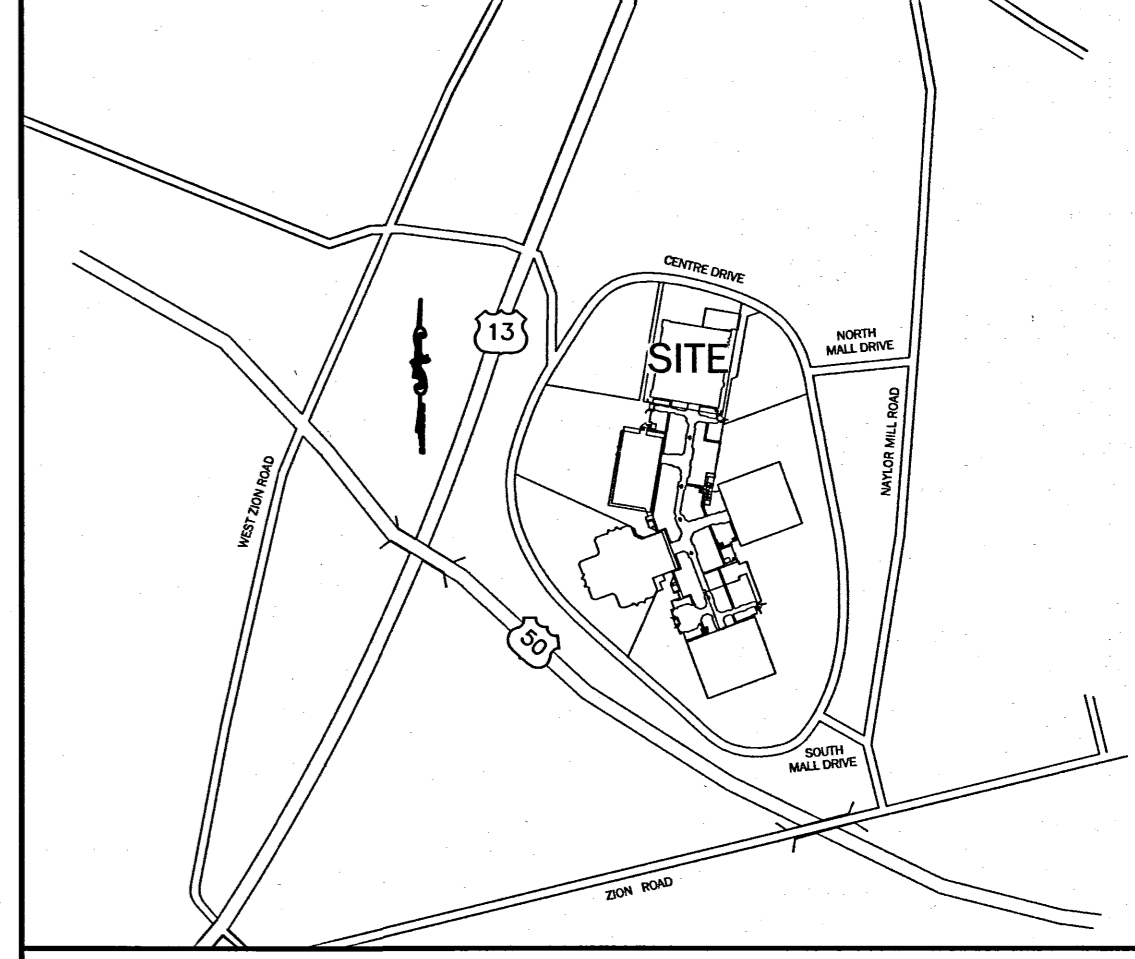
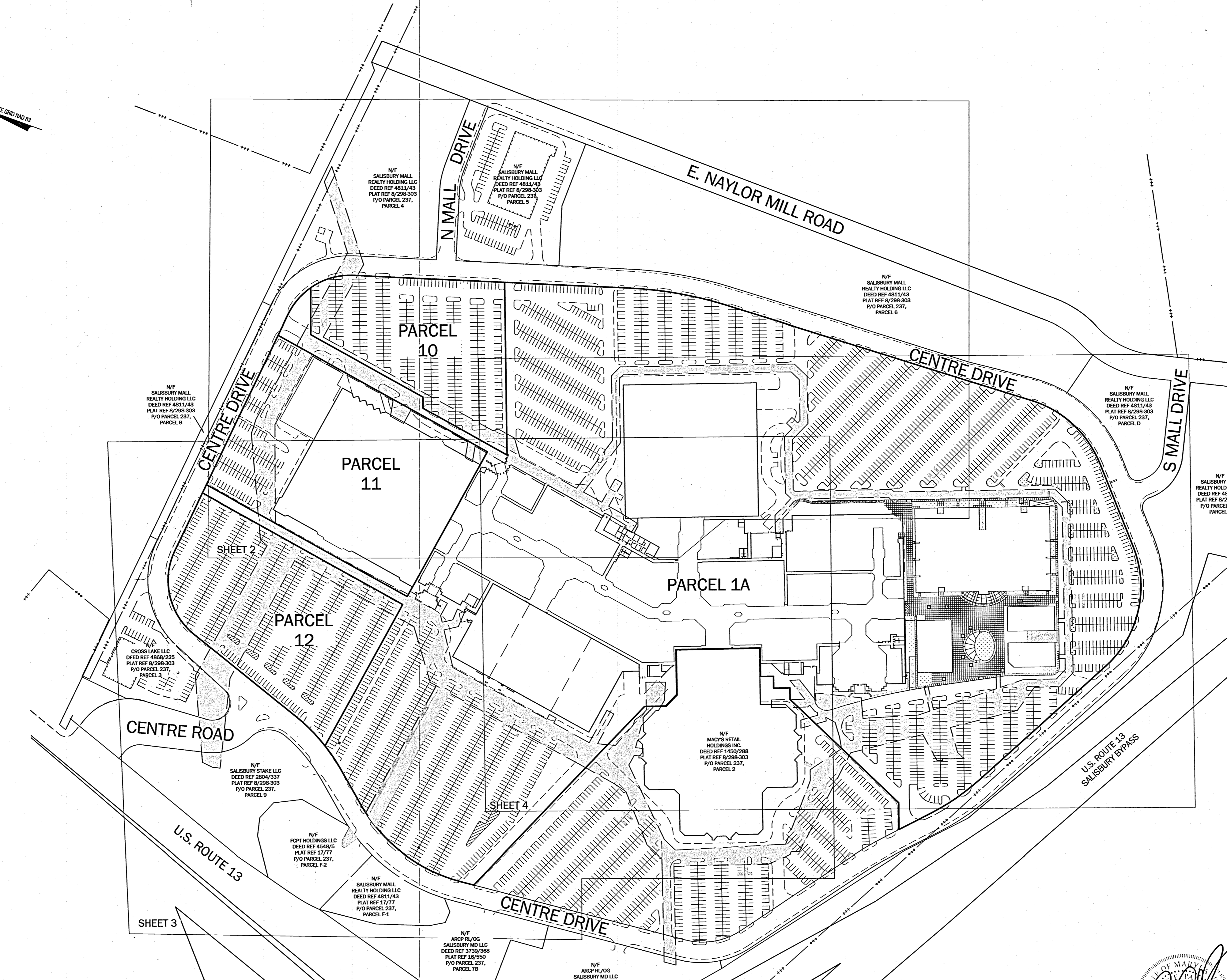
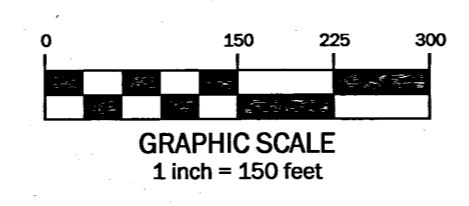
- GENERAL NOTES**
- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: SALISBURY MALL REALTY HOLDING LLC 1010 NORTHERN BLVD SUITE 212 GREAT NECK, NY 11021
 - DEED REFERENCE: 4811/43
 - PLAT REFERENCE: 8/298-303
 - TOTAL AREA OF THIS PROPERTY IS 1,762,676.78 SQ.FT./40.47± ACRES.
 - TOTAL NUMBER OF PROPOSED PARCELS = 4
 - TOTAL NUMBER OF EXISTING PARCELS = 1
 - THE PRESENT ZONING OF THIS PROPERTY IS: GENERAL COMMERCIAL
 - THIS PROPERTY IS LOCATED WITHIN G. P. R. MANAGEMENT ZONE A
 - THIS PROPERTY IS SHOWN ON F.L.R.M. COMMUNITY PANEL MAP NUMBER #240450114E (PANEL 114 OF 375), DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING.
 - CITY PROPERTY MAP NUMBER IS 181 & 201
 - THE UTILITY EASEMENT IS FOR THE PURPOSES STATED IN THE DEED OF EASEMENT DATED JUNE 25, 1993 BY SPRINGHILL - SALISBURY LIMITED PARTNERSHIP (1345/215).
 - ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENT. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
 - FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS SALISBURY MALL REALTY HOLDING LLC FURTHER COVENANTS TO THE CITY OF SALISBURY THAT IN THE FUTURE IT WILL NOT CONSTRUCT ANY POLES, PAVING OR STRUCTURAL IMPROVEMENTS, PLANT TREES, SHRUBS OR PLACE ANY LANDSCAPING OTHER THAN GRASS IN OR ON THE EASEMENT AREAS OR IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OR ANY PAVING OR SIDEWALK THEREON OVER THE EASEMENT HEREBY CONVEYED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY OR APPROVAL OF A SITE PLAN SHOWING SUCH IMPROVEMENTS BY AN AUTHORIZED CITY OFFICIAL, PROVIDED THAT SUCH CONSENT OR APPROVAL MAY NOT BE UNREASONABLY WITHHELD AND IS HEREBY GIVEN BY THE CITY FOR THE IMPROVEMENTS THAT NOW EXIST IN THE EASEMENT AREAS. AFTER THE INITIAL WATER MAIN INSTALLATION, THE SURFACE OF THE PRIVATELY OWNED PORTIONS OF THE EASEMENT AREA SHALL BE MAINTAINED BY SALISBURY REALTY HOLDING LLC AND ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT THE CITY OF SALISBURY SHALL RESTORE THE SURFACE OF THE EASEMENT AREA TO ITS ORIGINAL CONDITION UPON COMPLETION OF ANY CITY CONSTRUCTION, REPAIR, INSPECTION.
 - CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
 - WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS SUBDIVISION; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - OWNER/DEVELOPER, AND SUBSEQUENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT MODIFY THE INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN, AS APPROVED BY THE SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT, WITH CONSTRUCTION, GRADING OR LANDSCAPING.
 - ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENT UNLESS WRITTEN CONSENT IS OBTAINED FROM THE CITY OF SALISBURY.
 - PER CITY CODE SECTION 13.28.060 ITEM B.6: IF A STORMWATER MANAGEMENT PLAN INVOLVES DIRECTION OF SOME OR ALL RUNOFF OFF OF THE SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN FROM ADJACENT PROPERTY OWNERS ANY EASEMENTS OR OTHER NECESSARY PROPERTY INTERESTS CONCERNING FLOWAGE OF WATER. APPROVAL OF A STORMWATER MANAGEMENT PLAN DOES NOT CREATE OR AFFECT ANY RIGHT TO DIRECT RUNOFF ONTO ADJACENT PROPERTY WITHOUT THAT PROPERTY OWNERS PERMISSION.
 - AN INGRESS/EGRESS BLANKET EASEMENT WILL ENCOMPASS THE ENTIRE PROPERTY FOR THE BENEFIT OF ALL PARCELS TO MAINTAIN ACCESS TO ALL PARCELS.
 - PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT.

POINT #	NORTHING	EASTING
1	270487.2290	1722534.6010
2	270581.8976	1722579.4314
3	270897.9785	1722687.4851
4	271015.5084	1722870.4236
5	270955.2289	1723475.4535
6	270918.5149	1723617.6052
7	270827.2868	1723584.2384
8	270603.8731	1723753.8894
9	270459.1318	1723799.0024
10	270154.8754	1723893.8330
11	269910.6012	1723936.9191
12	269091.5681	1723975.4696
13	268876.2288	1723884.0809
14	268724.1219	1723714.1542
15	268686.4655	1723401.1703
16	268889.0952	1723021.8496
17	268876.5421	1722899.7675

POINT #	NORTHING	EASTING
18	269039.9018	1722832.1004
19	269063.6209	1722895.4986
20	269413.3104	1723048.6834
21	269424.0113	1723076.4851
22	269462.3775	1723061.7180
23	269473.1522	1723089.7163
24	269503.9497	1723077.8623
25	269530.1753	1723146.0102
26	269730.1221	1723068.9570
27	269689.0436	1722962.6153
28	269705.5193	1722925.1914
29	269755.7676	1722905.9679
30	270010.8124	1722331.7395
31	270044.2397	1722328.6478
32	270351.5087	1722425.9128
33	270430.8434	1722493.4675
34	270949.3444	1723534.5170

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C1	174.83	465.00	173.80	88.46	21°32'31"
C2	234.62	175.00	217.44	138.74	76°48'56"
C3	204.63	175.00	193.17	115.82	66°59'49"
C4	248.72	975.00	248.05	125.04	14°36'58"
C5	244.12	275.00	236.18	130.76	50°51'43"
C6	335.70	275.00	315.24	192.35	69°56'33"
C7	150.60	575.00	150.17	75.73	15°00'24"
C8	331.00	415.00	322.30	174.87	45°41'55"

LEGEND	
(Symbol)	= IRON ROD W/CAP PLACED
(Symbol)	= 10' PRIVATE UTILITY EASEMENT
(Symbol)	= CITY OF SALISBURY UTILITY EASEMENT



WICOMICO COUNTY FOREST CONSERVATION ACT
THIS SITE IS LOCATED IN A PRIORITY FUNDING AREA AND IS EXEMPT FROM THE FOREST CONSERVATION ACT. AN FCA EXEMPTION NUMBER IS NOT REQUIRED.

PLANNING DIRECTOR _____ DATE _____

APPROVED:
CITY OF SALISBURY, PLANNING COMMISSION

PLANNING COMMISSION _____ DATE _____

APPROVED: CITY PROJECT # 21040
CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

AMANDA H. POLLOCK, P.E. DIRECTOR _____ DATE _____

THIS SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE WICOMICO COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND WILL BE SUPPLIED COMMUNITY WATER AND SEWER PROVIDED BY THE CITY OF SALISBURY

WICOMICO COUNTY HEALTH DEPARTMENT _____ DATE _____
L. E. # _____

COMMUNITY WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

SALISBURY MALL REALTY HOLDING LLC OWNER _____ DATE _____
C/O FELIX REZNICK



"I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH"

Brock E. Parker
REGISTERED PROFESSIONAL LAND SURVEYOR
LIC. #21193 RENEWAL DATE 01/25/2022

SALISBURY MALL REALTY HOLDING LLC OWNER _____ DATE _____
C/O FELIX REZNICK

SALISBURY MALL REALTY HOLDING LLC OWNER _____ DATE _____
1010 NORTHERN BLVD SUITE 212 GREAT NECK NY 11021

RECEIVED
OCT 29 2021
CITY OF SALISBURY D. I. C.
PRELIMINARY

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 237 TO CREATE 3 NEW PARCELS.

SHEET 1 OF 4

DATE	REV.	EDR
10/26/2021		

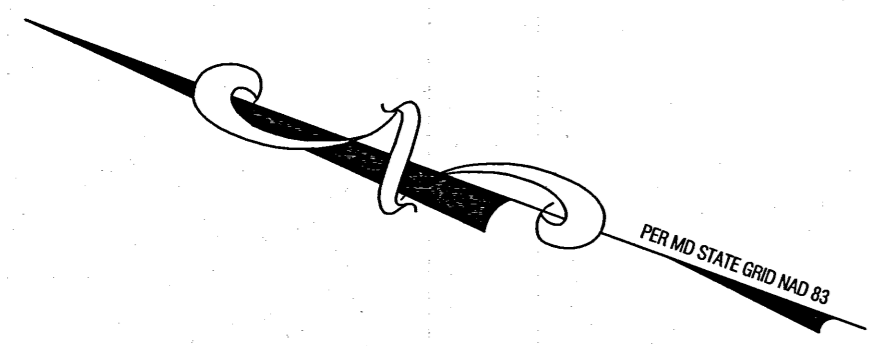
SUBDIVISION
"OF PARCEL 1, SUBDIVISION PLAT FOR SPRINGHILL LIMITED PARTNERSHIP" THE CENTRE AT SALISBURY
OWNER: SALISBURY MALL REALTY HOLDING LLC

LOCATION: CITY OF SALISBURY PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 150' DATE: 10/14/2021 TAX MAP: 119

DWG: S1625_SUBDIVISION JOB NO.: S1625 DRAWN BY: EDR PARCEL: 237

PARKER & ASSOCIATES
CIVIL ENGINEERING INC. SITE PLANNING



N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 4

N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 5

SEARS
(EXISTING BUILDING)

E. NAYLOR MILL ROAD
60' R/W

N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 6

N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL B

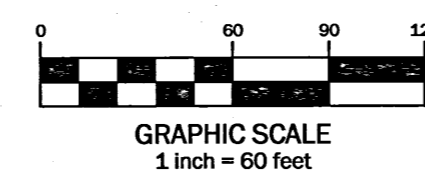
PARCEL 10
144,933.78 SQ.FT
3.33± ACRES

PARCEL 11
251,385.02 SQ.FT
5.77± ACRES
BOSCOVS
(EXISTING BUILDING)

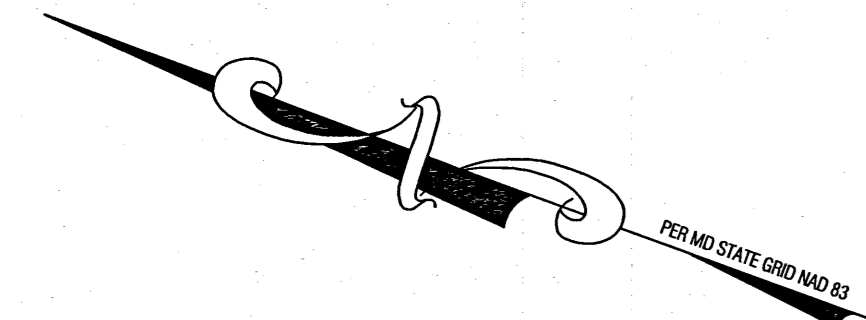
PARCEL 1A
1,927,831.35 SQ.FT
44.25± ACRES

VACANT
(EXISTING BUILDING)

OLD PARCEL 1
OLD AREA 57.91 ACRES



SHEET 2 OF 4		REVISIONS		SUBDIVISION							
DATE	REV.	"OF PARCEL 1, SUBDIVISION PLAT FOR SPRINGHILL LIMITED PARTNERSHIP" THE CENTRE AT SALISBURY OWNER: SALISBURY MALL REALTY HOLDING LLC				CITY OF SALISBURY					
						PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND					
						SCALE	1" = 60'	DATE	10/14/2021	TAX MAP	119
						DRAWN BY	EDR	PARCEL	237		
						DWG	S1625_SUBDIVISION	JOB NO.	S1625		



N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL B

N/F
CROSS LAKE LLC
DEED REF 4868/225
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 3

N/F
SALISBURY STAKE LLC
DEED REF 2804/337
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 9

N/F
FOPT HOLDINGS LLC
DEED REF 4548/95
PLAT REF 17/77
P/O PARCEL 237, PARCEL F-2

N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 17/77
P/O PARCEL 237, PARCEL F-1

N/F
ARCP R/OG
SALISBURY MD LLC
DEED REF 3739/368
PLAT REF 16/550
P/O PARCEL 237, PARCEL 7B

PARCEL 11
251,385.02 SQ.FT
5.77± ACRES
BOSCOVS
(EXISTING BUILDING)

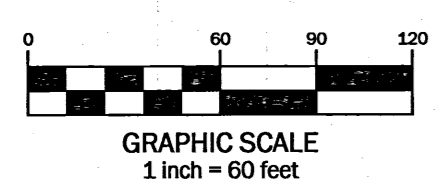
PARCEL 12
197,369.50 SQ.FT
4.53± ACRES

PARCEL 1A
1,927,831.35 SQ.FT
44.25± ACRES

HOME GOODS
(EXISTING BUILDING)

BURLINGTON FACTORY
(EXISTING BUILDING)

N/F
MACY'S RETAIL
HOLDINGS INC.
DEED REF 1450/288
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 2



SHEET 3 OF 4

REVISIONS	
DATE	INTL.

SUBDIVISION
"OF PARCEL 1, SUBDIVISION PLAT FOR
SPRINGHILL LIMITED PARTNERSHIP"
THE CENTRE AT SALISBURY
OWNER: SALISBURY MALL REALTY HOLDING LLC

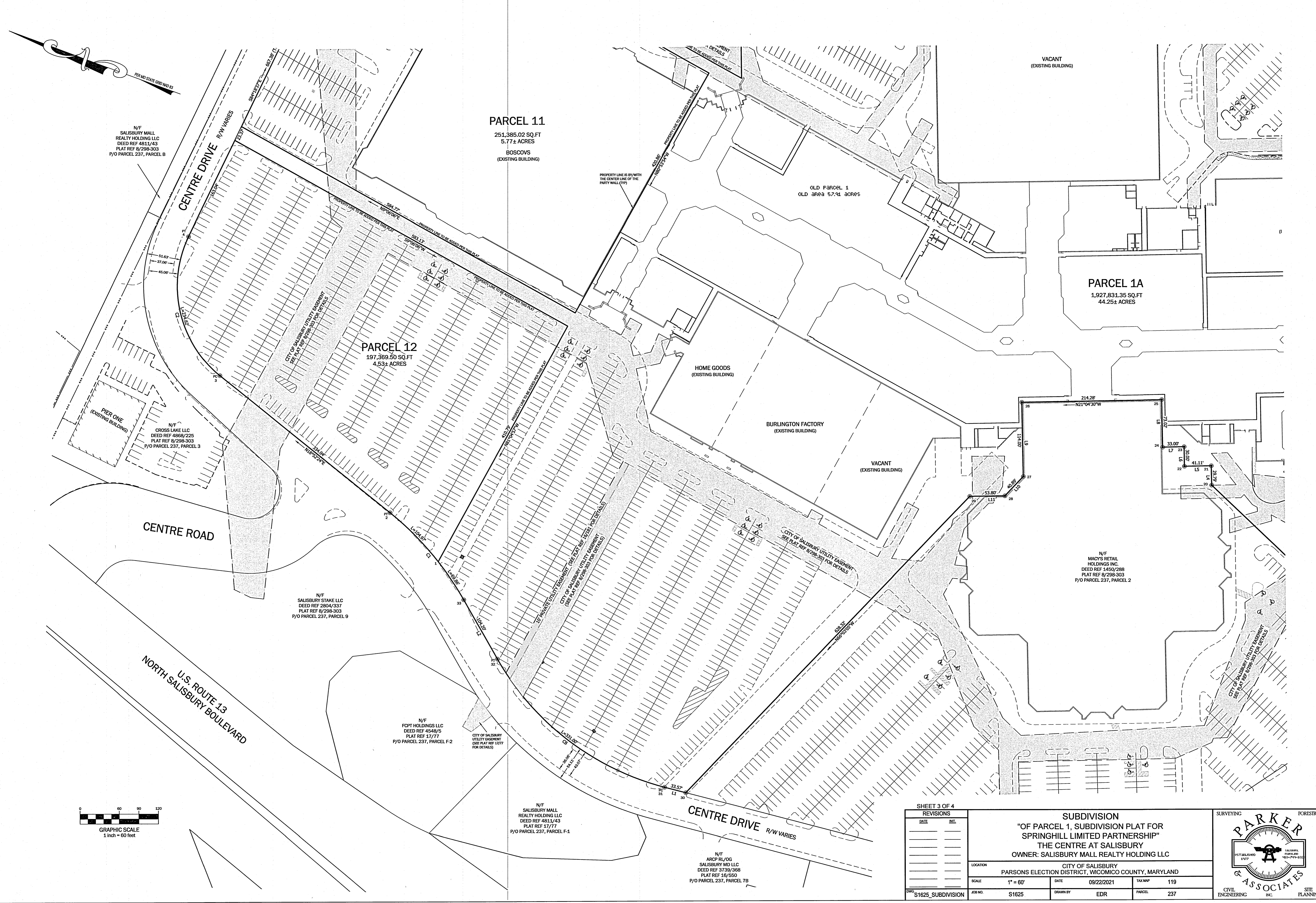
LOCATION
CITY OF SALISBURY
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

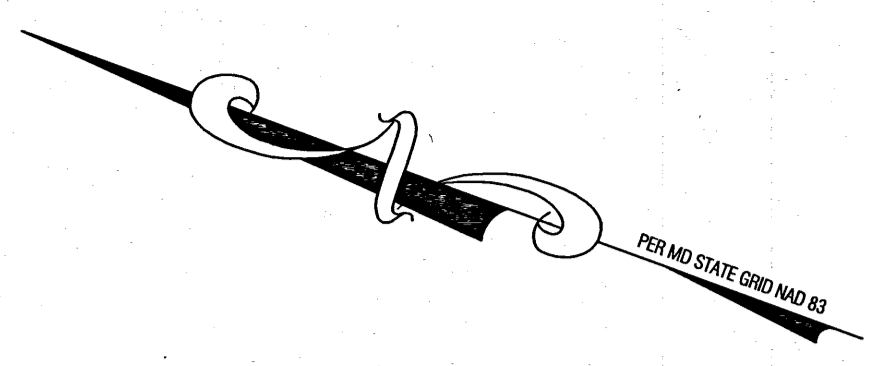
SCALE: 1" = 60' DATE: 09/22/2021 TAX MAP: 119

DWG: S1625_SUBDIVISION JOB NO.: S1625 DRAWN BY: EDR PARCEL: 237

SURVEYING FORESTRY

CIVIL ENGINEERING INC. SITE PLANNING





PER MD STATE GRID NAD 83

N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 6

N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL D

N/F
SALISBURY MALL
REALTY HOLDING LLC
DEED REF 4811/43
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL E

VACANT
(EXISTING BUILDING)

OLD PARCEL 1
OLD AREA 57.91 ACRES

CITY OF SALISBURY UTILITY EASEMENT
SEE PLAT REF 8/298-303 FOR DETAILS

DICK'S
(EXISTING BUILDING)

REGAL CINEMAS
(EXISTING BUILDING)

PARCEL 1A
1,927,831.35 SQ.FT
44.25± ACRES

VARIES
(EXISTING BUILDING)

HOME GOODS
(EXISTING BUILDING)

BURLINGTON FACTORY
(EXISTING BUILDING)

VACANT
(EXISTING BUILDING)

N/F
MACY'S RETAIL
HOLDINGS INC.
DEED REF 1450/288
PLAT REF 8/298-303
P/O PARCEL 237, PARCEL 2

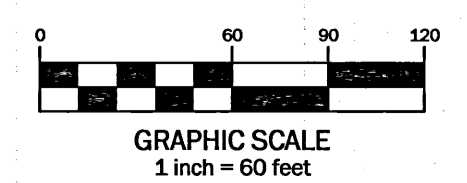
CITY OF SALISBURY UTILITY EASEMENT
SEE PLAT REF 8/298-303 FOR DETAILS

CITY OF SALISBURY UTILITY EASEMENT
SEE PLAT REF 8/298-303 FOR DETAILS

SHEET 4 OF 4
REVISIONS

DATE	BY

SUBDIVISION "OF PARCEL 1, SUBDIVISION PLAT FOR SPRINGHILL LIMITED PARTNERSHIP" THE CENTRE AT SALISBURY OWNER: SALISBURY MALL REALTY HOLDING LLC			
CITY OF SALISBURY PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND			
LOCATION	SCALE	DATE	TAX MAP
	1" = 60'	09/22/2021	119
DWG: S1625 SUBDIVISION	JOB NO. S1625	DRAWN BY EDR	PARCEL 237



SURVEYING FORESTRY

CIVIL ENGINEERING INC. SITE PLANNING