



# City of Salisbury

Jacob R. Day, Mayor

## AGENDA

### REGULAR MEETING

September 1, 2022

Government Office Building  
Route 50 & N. Division Street  
Council Chambers, Room 301, Third Floor

**6:00 P.M. -** Call to Order – Darrell Walker

Board Members: Darrell Walker, Shawn Jester, and Melissa Drew

**MINUTES** – November 4, 2021 and April 7, 2022.

### PUBLIC HEARINGS:

- Case #SA-20-773** Value Enterprises, LLC - 12-Month Extension of Time to Exercise the Approval for a 10 ft. Front Yard Setback Variance to Construct a Single Family Dwelling within the Required 25 ft. Front Yard Setback – 423 Druid Hill Avenue – R-10 Residential District.
- Case #SA-22-725** Maurice Ngwaba, PhD, AID, on behalf of The Great Commission of Jesus – Enlarge a Legal Nonconforming Structure by Constructing a 4,050 sq. ft. Addition to the Building – 234 Lake Street – General Commercial District.
- Case #SA-22-872** Daniel Moreno-Holt/Design Matters, LLC, on behalf of G and Bros. Roofing – Enlarge a Nonconforming Structure located within the 10 ft. Side Yard Setback – 109 Clark Street – Office Service Highway #1 District.
- Case #SA-22-872** Ayers, Jenkins, Gordy & Almand, P.A., on behalf of Snowfield, LLC – Special Exception to Utilize the Entire Property for Residential Use to Construct 195 Residential Units – Northeast Corner of Toadvine Road and Snow Hill Road – R-8 Residential and General Commercial District.

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Department of Infrastructure & Development  
125 N. Division St., #202 Salisbury, MD 21801  
410-548-3170 (fax) 410-548-3107  
[www.salisbury.md](http://www.salisbury.md)



# City of Salisbury

Jacob R. Day, Mayor

## **MINUTES**

The Salisbury Board of Zoning Appeals met in regular session on November 4, 2021, via Zoom Videoconference at 6:00 p.m. with attendance as follows:

### **BOARD MEMBERS:**

Albert G. Allen, III, Chairman  
Shawn Jester  
Kevin Utz

### **CITY STAFF:**

Henry Eure, Project Manager  
Brian Soper, City Planner  
Beverly Tull, Recording Secretary  
Laura Hay, City Solicitor

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Mr. Allen, Chairman, called the meeting to order at 6:10 p.m.

\* \* \* \* \*

### **MINUTES:**

Upon a motion by Mr. Jester, seconded by Mr. Utz, and duly carried, the Board **APPROVED** the October 12, 2021 minutes as submitted.

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Mr. Allen explained the public hearing procedure. He requested Mr. Eure to administer the oath to anyone wishing to speak before the case heard by the Salisbury Board of Zoning Appeals. Mr. Eure administered the oath.



\* \* \* \* \*

**Case # SA-21-1095 Amadeus De Sousa – 3 ft. Side Yard Setback Variance to Construct a 14 ft. x 24 ft. Accessory Structure – 128 Holland Avenue – R-8 Residential District.**

Mr. Amadeus De Sousa came forward. Mr. Henry Eure presented and entered the Staff report and all accompanying documentation into the record. He summarized the report explaining that the applicant requested permission to retain a car port that was constructed within the side yard setback on the property located at 128 Holland Avenue. Board approval of a 3 ft. side yard setback is requested.

Mr. Allen noted that the Board had received two (2) emails in regards to this case that were part of the record.

Mr. De Sousa stated that he didn't believe that his carport was an issue for the neighbors. He explained that if the carport was moved 5 ft. from the fence that there wouldn't be enough room to store his vehicle. He discussed the building materials that were used to construct the carport. Mr. De Sousa explained that the garage in his backyard also has a 3 ft. setback. If the carport were to be smaller, it wouldn't cover his truck which has sustained damage from his neighbor's tree. He further argued the fire hazard issue that was part of the Staff Report by stating that if his house caught on fire and the wind was blowing, the neighbor's house would catch on fire too.

Mr. Allen questioned Mr. Eure if the email from Ms. Olga Zavala of 130 Holland Avenue was a neighbor. Mr. Eure responded in the affirmative. Mr. Allen questioned if the carport was in violation of the Building Code and the Zoning Code. Mr. Eure responded in the affirmative.

Mr. Allen questioned Mr. De Sousa if there were any unique factors that supported his request. Mr. De Sousa responded that he couldn't put a matching roof on the carport due to lack of room.

Mr. Jester questioned if there was anywhere else to park the truck. Mr. De Sousa stated that he could leave the truck outside but there was no other place to park it on his property. He also listed other things that were stored on his property.

Mr. Allen questioned Mr. De Sousa on why didn't obtain a building permit for the carport. Mr. De Sousa responded that he built it during the time of Covid and couldn't get the permit due to the pandemic.

Mr. Dominic Amajioyi, 126 Holland Avenue, stated that he had no issue with the request and that the Board should grant the variance. He added that there was no space out in front of the property to put his vehicle.



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Another caller identified as K A on the Zoom meeting voiced their agreement with what had been said.

Upon a motion by Mr. Utz, seconded by Mr. Jester, and duly carried the Board **DENIED** the requested 3 ft. side yard setback variance, based on the criteria listed in Section V (c) of the Staff Report.

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## **ADJOURNMENT**

With no further business, the meeting was adjourned at 6:34 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 City of Salisbury Department of Infrastructure and Development Department.

\_\_\_\_\_  
Albert G. Allen, III, Chairman

\_\_\_\_\_  
Amanda Pollack, Secretary to the Board

\_\_\_\_\_  
Beverly R. Tull, Recording Secretary



# City of Salisbury

Jacob R. Day, Mayor

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## MINUTES

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The Salisbury Board of Zoning Appeals met in regular session on April 7, 2022, in Room 301, the Council Chambers, at 6:00 p.m. with attendance as follows:

### **BOARD MEMBERS:**

Melissa Drew  
Shawn Jester  
Darrell Walker

### **CITY STAFF:**

Henry Eure, Project Manager  
Brian Soper, City Planner  
Beverly Tull, Recording Secretary  
Laura Hay, City Solicitor

\* \* \* \* \*

Mr. Soper called the meeting to order at 5:58 p.m.

\* \* \* \* \*

Mr. Soper explained that the Board needed to hold elections for a new Chair and Vice Chair. Mrs. Hay added that there also needed to be an Open Meetings Act Representative. She explained that if someone wanted a position to speak up or nominate someone. Mrs. Drew questioned the roles of each position. The role of the Chair was explained as someone to run the meeting and keep control during the meeting. The Vice Chair acts as the Chair in their absence. Mrs. Hay explained that someone needs to take the role of Open Meetings Act Representative to make the sure Board adheres to the rules of the Open Meetings Act. There is a short online course involved and she requested that each Board member take the course. Mr. Walker offered to take on the role of Chair.

Mr. Jester nominated Mr. Walker to be the Chair, seconded by Mrs. Drew and duly carried; Mr. Walker was approved as the Chair.

Mr. Walker nominated Mrs. Drew as Vice Chair, seconded by Mr. Jester, and duly carried; Mrs. Drew was approved as the Vice Chair.



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Mr. Walker nominated Mr. Jester as the Open Meetings Act Representative, seconded by Mrs. Drew and duly carried; Mr. Jester was approved as the Open Meetings Act Representative.

\* \* \* \* \*

## **MINUTES:**

Upon a motion by Mr. Jester, seconded by Mrs. Drew, and duly carried, the minutes of the November 4, 2021 meeting were deferred to the next meeting for approval.

\* \* \* \* \*

Staff assisted Mr. Walker with how to run the rest of the meeting.

\* \* \* \* \*

**Case # SA-22-241    1501-3 Sharen Drive LLC – Special Exception TO Increase Density to 15.71 Units per Acre – Beaglin Park Drive (M-121; P-2582; Lots 12AA, 17AA, and 18AA) – PDD #1.**

Mr. LB Steele came forward. Mr. Henry Eure presented and entered the Staff report and all accompanying documentation into the record. He summarized the report explaining that the applicant requested permission to construct three (3) 3-story garden style apartment buildings on three (3) lots adjoining the existing Ocean Aisle Apartments. A total of 60 units are proposed on the three (3) lots. The proposed construction will have a combined density of 15.71 units per acre. A special exception to increase density to 15.71 units per acre is requested.

Mr. Walker requested that the Staff Report become part of the official record of the case.

Mr. Steele noted that he accepted the recommendations in the Staff Report and was available to answer any questions.

Mr. Jester questioned Mr. Steele if the recommendations in the Staff Report were acceptable. Mr. Steele responded in the affirmative. He explained that pending the approval of the Board, the request should be back on the Planning Commission's May meeting agenda. Once the final approval is received from the Planning Commission, permit applications will be submitted for review and approval.



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Mr. Walker questioned if this would be affordable housing. Mr. Steele responded that this would be market rate apartments.

Mrs. Drew questioned the Code sections referenced for the criteria for a special exception. Staff and Mrs. Hay explained the Code sections and the criteria needed to make the request. Mrs. Drew questioned traffic and the entrances onto Beaglin Park Drive. Mr. Steele explained that the Planning Commission required a traffic study during the preliminary approval. The complete traffic study will be submitted as part of the final comprehensive development plan for consideration by the Planning Commission. He added that they had removed the south entrance to the development that was shown on the site plan. There will be one (1) entrance onto Beaglin Park Drive and one (1) entrance onto Sharen Drive. Any recommendations or conditions that the Planning Commission impose based on the results of the traffic study will be implemented or a revised plan will be done and submitted for review. Mr. Eure added that the Board has the ability to add conditions to their motion. If the Board so wished, a condition could be added to require that any recommendations from the traffic study must be complied with.

Upon a motion by Mr. Jester, seconded by Mrs. Drew, and duly carried the Board **APPROVED** the request to increase density to 15.71 units per acre, adopting the Staff Report as the Findings of Fact, based on the criteria listed in Section V(c) of the Staff Report, and subject to the following Conditions of Approval:

## **CONDITIONS:**

1. Obtain a Final Comprehensive Development Plan approval from the Salisbury-Wicomico County Planning Commission in accordance with Section 17.180 of the Salisbury Zoning Code.
2. Consolidate all three (3) lots into one (1) lot.
3. Subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.
4. The results of the Traffic Study must be adhered to with development of this project.

\* \* \* \* \*

## **ADJOURNMENT**

With no further business, the meeting was adjourned at 7:04 p.m.



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

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development Department.

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Darrell Walker, Chairman

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Richard Baldwin, Acting Secretary to the Board

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Beverly R. Tull, Recording Secretary



# Value Enterprises, LLC

July 12, 2022

City Of Salisbury  
Dept. of Infrastructure & Development  
125 N. Division St., #202  
Salisbury, MD 21801

RE: Case #SA-20-773 Value Enterprises, LLC. — 10 ft. Front Yard Setback Variance to Construct a Single-Family Dwelling within the Required 25 ft. Front Yard Setback — 423 Druid Hill Avenue — R-10 Residential District

Dear Anne Roane:

Please allow us an additional 12-month extension from the date of September 4, 2022 pursuant to the city's zoning code standards on extensions. We are still experiencing a high cost of lumber as well as a lack of available contractors needed to perform the work in a timely fashion. We believe these issues to be resolved in the next 12 months.

We understand that this request is subject to approval by the Board of Zoning Appeals. Please consider this letter our formal request. Please confirm receipt to [CrystalC@valuecarpetone.com](mailto:CrystalC@valuecarpetone.com). For any further questions, please give us a call at 410-742-2068.

Sincerely,



Crystal Chambers  
Building Manager



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## STAFF REPORT

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MEETING OF SEPTEMBER 1, 2022

**Case No.** 202200725  
**Applicant:** Maurice Ngwaba, Ph.D., AIA  
**Property Owner:** Great Commission of Jesus, Inc.  
**Location:** 234 Lake Street  
State City Tax Map: #106  
Parcel #1599, Grid #11  
**Zoning:** General Commercial District  
**Requests:** Permission to enlarge a legal nonconforming structure.

**I. SUMMARY OF REQUEST:**

The Applicant requests permission to construct a 4,050 sq. ft. addition to the existing nonconforming building. The building is nonconforming as it does not meet the minimum required front yard setback of 25 ft. from Burton Street. Board approval to enlarge an existing nonconforming building is requested. A similar request was approved by the Board of Zoning Appeals in March of 2020, but has since expired. **(Attachment 1 & 2)**

**II. ACCESS TO THE SITE AREA:**

The property is located at the southwest corner of Lake and Burton Streets. Access to the property is currently available from both streets, but will be limited to Lake Street pending approval of this request. **(Attachments 3 - 5)**

**III. DESCRIPTION OF PROPERTY:**

The site consists of a 42,029 sq. ft. lot which has been improved with an existing 2,500 +/- sq. ft. block building, which was constructed in 1940. The site is located within the flood plain according to FEMA's Flood Insurance Rate Map.

**IV. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:**

The surrounding properties are primarily light industrial type uses, such as automobile repair services and warehouses for storage. Other nearby uses include retail sales and residential uses.

**V. EVALUATION:**

- (a) **Discussion:** The existing building is considered to be a legal nonconforming structure, as it was built in 1940, prior to the adoption of current Zoning Code standards, and does not meet minimum setback requirements along Burton Street, as it has a 22.9 ft. setback from Burton Street at its closest point. A minimum setback of 25 ft. is required. Section 17.16.040C of the Zoning Code states that a nonconforming structure may be enlarged by approval from the Board of Zoning Appeals.

The Applicant proposes construction of a 4,050 sq. ft., one story addition that will extend eastward along Burton Street. The addition will be for a new church sanctuary. The proposed addition will maintain a 30 ft. setback from Burton Street. **(Attachments 5 - 8)**

Automobile and bicycle parking are compliant with code standards.

- (b) **Impact:** The proposed enlargement of a legal nonconforming structure should not have a negative impact on surrounding properties. The proposed improvements should only enhance the neighborhood.
- (c) **Relationship to Criteria:**

Section 17.16.080 of the Zoning Code identifies the criteria for approval of enlarging a nonconforming structure when considering the following:

- [1] **The intensity of the existing use relative to the district in which it is located, the scale of the change or enlargement in relation to the intensity of the use and whether it will have serious negative effects on the surrounding area, depreciating property values.**

The proposed addition will have minimal effects on surrounding properties. The improvements to the property will only enhance the neighborhood.

- [2] **Whether the change, alteration or enlargement is of benefit to or in the best interest of the community or surrounding area, such as providing additional employment or housing for the community or services to a neighborhood.**

The enlargement will have some impact on the surrounding area, as the church would be expected to serve some of the people who reside or work in the neighborhood.

- [3] Existing or possible traffic and parking problems and how they can be reduced or minimized.**

As previously mentioned, parking is compliant with Zoning Code standards.

- [4] Screening, buffering or architectural improvements which may make the use more compatible with the surrounding area.**

Building elevations indicate that the proposed addition and remodel of the existing building will enhance the appearance of the property and neighborhood. A landscaping plan has not been provided, but the site will be expected to be provided with landscaping that is compliant with Zoning Code standards.

- [5] Whether the change, alteration or enlargement will upgrade or improve the existing nonconforming use, such as change to a less-intensive use, change in operation, structural changes or redesign of the site relative to parking areas, entrances, exits, loading or unloading and traffic flow.**

Again, the proposed enlargement will improve the appearance of the property. In addition, providing a paved parking area will also bring the property into compliance with parking standards, as currently no paved parking exists.

#### **VI. RECOMMENDATION:**

Based on the findings contained in this Staff Report, Staff supports the applicant's request to enlarge a legal nonconforming structure, as the improvements to the property will also serve as an improvement to the neighborhood. **Approval** of the applicant's request to enlarge a legal nonconforming structure is recommended with the following conditions:

1. Provide an "Agreement to Submit an Elevation Certificate" form prior to development and an "Elevation Certificate" prior to occupancy to in comply with FEMA regulations for development within the flood plain.
2. Subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

## Henry Eure

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**From:** Maurice Ngwaba <cma90@hotmail.com>  
**Sent:** Wednesday, May 25, 2022 2:06 PM  
**To:** Henry Eure  
**Cc:** anglichepeti@gmail.com; petithab@gmail.com; cduryea@gey3pc.com; Adam Filbert; Dr. Maurice Ngwaba  
**Subject:** Church of the Great Commission of Jesus - Planning & Zoning Application 5-25-2022  
**Attachments:** COGC - Zoning Appeals Application- 5-24-2022.PDF; Recorded Consolidated Plat Plan.PDF; Site Plan (Updated Per Planning & Zoning 3-6-20).PDF; COGC-1dwg A4 -Floor Plan.pdf; COGC-1dwg A5 - Lake St. & Left Side Elev.pdf; COGC-1dwg A6 - Burton Strret & Rear Side Elev.pdf

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Dear Mr. Eure:

Thanks for giving me and Mr. Christopher Duryea the opportunity to meet you and your staff on May 4, 2022, to review matters regarding the above project. We appreciate all the assistance and directives we received.

We are applying to the City of Salisbury Board of Planning and Zoning Appeals to renew the variance granted to the Church of the Great Commission dated in its decision dated March 6, 2020. We have complied with most of the decision on our plans except the FEMA Elevation certifications that are required at the beginning and completion of the construction work prior to building occupancy. We have attached the following documents:

1. Board of Zoning Appeals Application and its decision of March 6, 2020
2. Recorded Consolidated Plat Plan
3. Site Plan
4. Floor Plan
5. Elevations: Lake Street & Left Side
6. Elevations: Burton Street & Rear Side

We will drop off the \$50 Dollars application fee at your office today. Please let us know if you require additional information as we look forward to the July Zoning Appeals meeting. Thank you.

Best regards  
Maurice

Maurice C. Ngwaba, Ph.D, AIA, AICP, CCS  
Chyke Maurice & Assoc., Inc.  
Architecture, Planning, & Technology Mgt.



March 6, 2020

Maurice Ngwaba, PhD, AIA  
The Great Commission of Jesus  
234 Lake Street  
Salisbury, Maryland 21801

**RE: Case #SA-20-133 Maurice Ngwaba, PhD, AIA, on behalf of The Great Commission of Jesus, - Enlargement of a Legal Nonconforming Structure with Construction of a 4,500 sq. ft. addition to a building and a 5.1 ft. Front Yard Setback Variance – 234 Lake Street – General Commercial District.**

Dear Mr. Ngwaba:

This is to officially notify you that the Salisbury Board of Zoning Appeals at a meeting on March 5, 2020, **APPROVED** the 2.1 ft. Front Yard Setback Variance and the Enlargement of a Legal Nonconforming Use at 234 Lake Street, based on the criteria listed in the Staff Report, particularly the criteria listed in Section 17.232.020B, and subject to the following Conditions of Approval:

**CONDITIONS:**

1. The three (3) parcels shall be resubdivided/consolidated into one (1) parcel.
2. Provide an "Agreement to Submit an Elevation Certificate" form prior to development and an "Elevation Certificate" prior to occupancy to in comply with FEMA regulations for development within the flood plain.
3. Provide a minimum of four (4) bicycle parking/storage spaces and two (2) van accessible spaces.
4. Subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Any party dissatisfied with the Board's decision may appeal to the Wicomico County Circuit Court within 30 days from the date of this letter. The court is empowered to overturn or confirm the Board's decision.

You may now proceed with applying for your building permits.

If you have further questions, please feel free to contact Henry Eure at 410-548-3130.

Sincerely,

Anne Roane  
Secretary to the Board

AR:brt

cc: City Solicitor  
Assessments

Department of Infrastructure & Development  
P.O. Box 361, 202 Salisbury, MD 21801  
410-548-3130 (fax) 410-548-3101  
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CURVE TABLE				
CURVE	RAD	Δ	ARC	CNB
C1	15.00'	91°34'02"	23.97'	21.50'

Now or Formerly:  
John G. Parks, Jr., et al.  
Tax Map No. 106, Parcel 3284  
Deed Ref. 1021/720  
Zoned: GC



APPROVED: \_\_\_\_\_ City Project # \_\_\_\_\_  
CITY OF SALISBURY \_\_\_\_\_ Utility Contract # \_\_\_\_\_  
DEPARTMENT OF INFRASTRUCTURE \_\_\_\_\_  
AND DEVELOPMENT \_\_\_\_\_

Amirante H. Peters, Ph.D., [cp@rcf30](mailto:cp@rcf30)City Project #  
Utility Contract #City Project #  
Utility Contract #

"I/We certify that this Improvements construction plan is submitted with my/our full knowledge and consent and is in accordance with my/our desires as owner/owners."

SURVEYOR

OWNER/REPRESENTATIVE  
Church of Great Commission of Jesus  
Angeline Feltner  
234 Lake Street  
Salisbury, MD 21801  
410-281-9772

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																																																																																								
Population	11.4	11.5	11.6	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9	13.0	13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0	14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	14.9	15.0	15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9	16.0	16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0	17.1	17.2	17.3	17.4	17.5	17.6	17.7	17.8	17.9	18.0	18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	19.0	19.1	19.2	19.3	19.4	19.5	19.6	19.7	19.8	19.9	20.0	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0	24.1	24.2	24.3	24.4	24.5	24.6	24.7	24.8	24.9	25.0	25.1	25.2	25.3	25.4	25.5	25.6	25.7	25.8	25.9	26.0	26.1	26.2	26.3	26.4	26.5	26.6	26.7	26.8	26.9	27.0	27.1	27.2	27.3	27.4	27.5	27.6	27.7	27.8	27.9	28.0	28.1	28.2	28.3	28.4	28.5	28.6	28.7	28.8	28.9	29.0	29.1	29.2	29.3	29.4	29.5	29.6	29.7	29.8	29.9	30.0	30.1	30.2	30.3	30.4	30.5	30.6	30.7	30.8	30.9	31.0	31.1	31.2	31.3	31.4	31.5	31.6	31.7	31.8	31.9	32.0	32.1	32.2	32.3	32.4	32.5	32.6	32.7	32.8	32.9	33.0	33.1	33.2	33.3	33.4	33.5	33.6	33.7	33.8	33.9	34.0	34.1	34.2	34.3	34.4	34.5	34.6	34.7	34.8	34.9	35.0	35.1	35.2	35.3	35.4	35.5	35.6	35.7	35.8	35.9	36.0	36.1	36.2	36.3	36.4	36.5	36.6	36.7	36.8	36.9	37.0	37.1	37.2	37.3	37.4	37.5	37.6	37.7	37.8	37.9	38.0	38.1	38.2	38.3	38.4	38.5	38.6	38.7	38.8	38.9	39.0	39.1	39.2	39.3	39.4	39.5	39.6	39.7	39.8	39.9	40.0	40.1	40.2	40.3	40.4	40.5	40.6	40.7	40.8

Figure 1

DATE: \_\_\_\_\_

SITE NOTES:

1. **OWNER:**  
Great Commission 2 Jesus, Inc  
4622 Decatur Avenue  
Salem, MO 65804
2. Tax Map No: 136, Grid #1 Parcel 1557 1558 & 1559
3. City Property Map No:
4. Deed Ref: 35487550
5. Plat Ref: WTS 349-147, AJS 2-26-07
6. OPR Management: Zone A
7. Site Address: 134 Iowa Street  
Salem, MO 65804
8. Zoned: General Commercial
9. Setbacks: Front = 25'  
Side = two feet less than 20' total in any combination  
Rear = 10'
10. Minimum Building Height = 6'
11. By record map location and general plotting only, the subject property is located in Zone A-1 (Rev. 6-01) according to the Final Comprehensive Site Map for Missouri County, MO Community, Zone No. 294545C2012, (Effective Date August 15, 2012)
12. Area = 442,740 sq ft (10.0931 Acres)
13. This site lies entirely within the Crestedlake Bay Shaded Area (USA).
14. There are no wetlands located on this site per the Meritt website.
15. Horizontal and Vertical Datum are based on GCS of North Carolina datum.
16. Existing Impervious Area:  

Building	=	2467 sq ft
Concrete Pads & Walks	=	440 sq ft
<u>Grass Parking Area</u>	=	<u>1471,324 sq ft</u>
<b>TOTAL</b>	=	<b>1759,811 sq ft (32.38)</b>
17. Developed Impervious Area:  

Building	=	6617 sq ft
Concrete Pads & Walks	=	2275 sq ft
<u>Asphalt Paved Area</u>	=	<u>7811 sq ft</u>
<b>TOTAL</b>	=	<b>16744 sq ft (58.58)</b>
Increase of	=	13945 sq ft (26.07)
18. Required Parking: 1 space per 4 seats
19. Proposed Parking:  
49 Standard (9'x19')  
4 Handicap  
**TOTAL = 53**
20. A 21' foot Front Yard Setback, Sidewalk and the Encroachment of a Legal Nonconforming Use are approved by the Secretary Board of Zoning Appeals at a meeting held on March 2, 2022 (Case #54-20-133)

Graphic scale bar showing 0 to 100 feet.

### LEGEND

- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- BUILDING SETBACK LINE
- PROPERTY LINE
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- PROPERTY CORNER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- MANHOLE
- GAS VALVE
- CATCH BASIN
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- OVERHEAD FADSY LINE
- CONCRETE FADS & SIDEWALKS
- STONE/GRAVEL AREAS
- NO PARKING AREA
- HANDICAP PARKING SPACE
- DIRECTION OF TRAVEL ARROW

**CONCEPT PLAN**  
OF THE LANDS OF  
**GREAT COMMISSION OF JESUS, INC.**  
**CITY OF SALISBURY**  
**SALISBURY ELECTION DISTRICT**  
**WICOMICO COUNTY, MARYLAND**

GEORGE E. YOUNG, III, P.C.  
d.b.a. HAMPSHIRE, HAMPSHIRE & ANDREWS  
720 E. College Avenue, Unit D  
Salisbury, MD 21804  
Ph. 410-742-4573  
Email: tharg@comcast.net

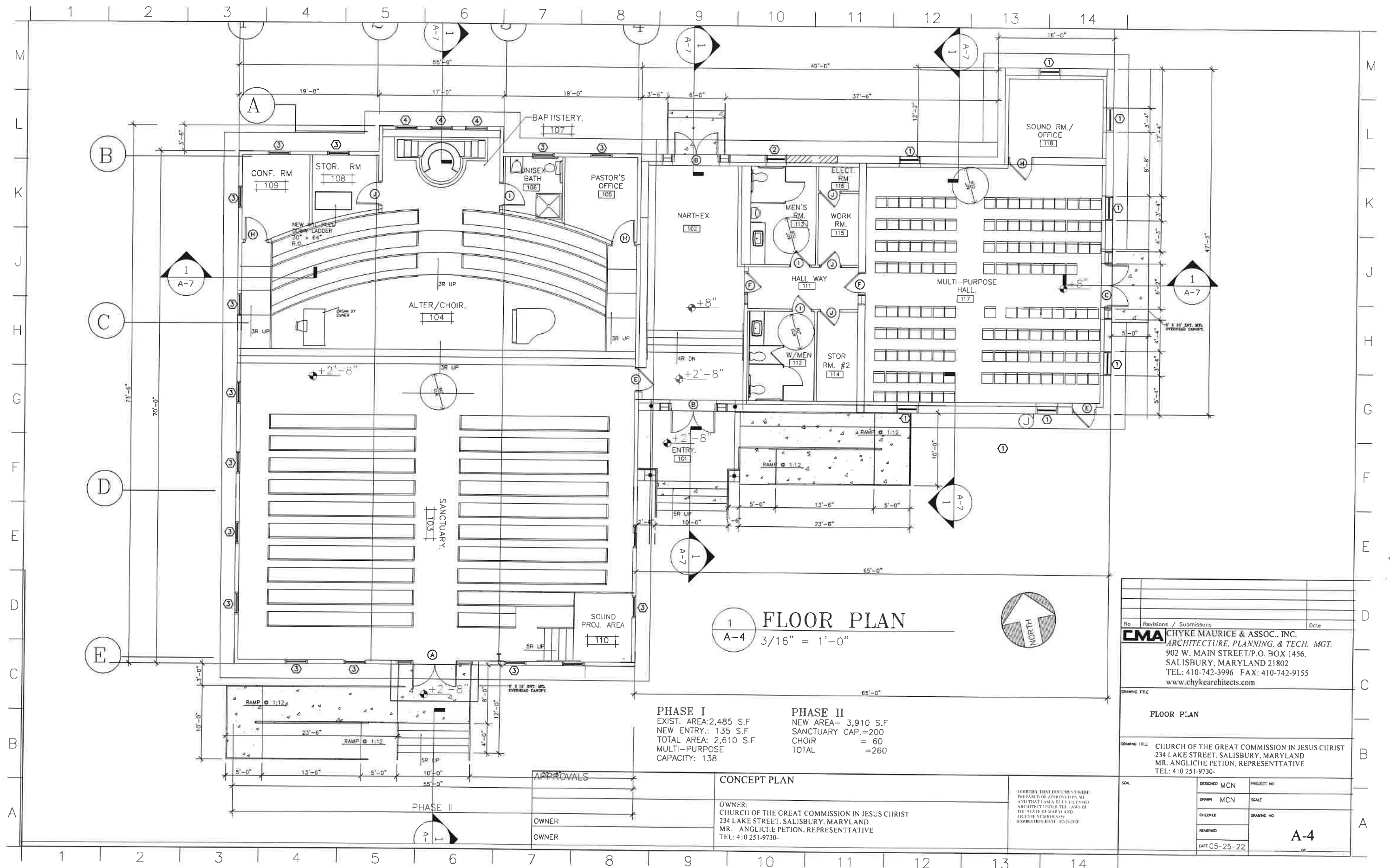
ICB NUMBER: SM-18628-1 SCALE: 1" = 20'

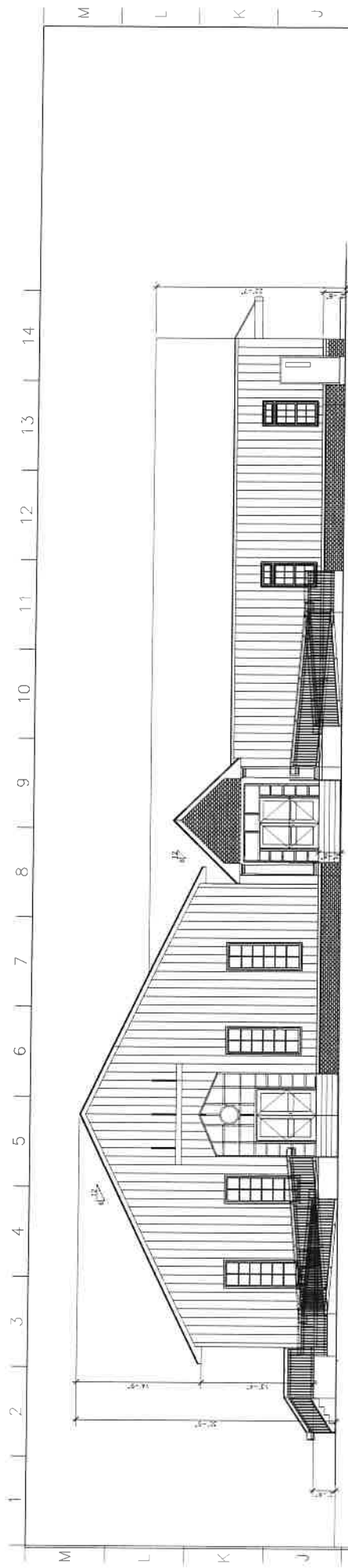
600 NUMBER	34-15620-1	2000	1	1	1
DRAMA BY	MOS	DATE	3/4/00	1	1

DRIVEN BY: RFE	DATE: FEB 7, 2017
COLLECTED BY: MFE	DATE: FEB 7, 2017

COMPUTED BY: AVF	DATE: Jan 19, 20
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CHECKED BY:	DATE:
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2 LEFT SIDE ELEV.  
A-5 3/16" = 1'-0"



1 LAKE STREET ELEV.  
A-5 3/16" = 1'-0"

<b>EMA</b> CIVIL ENGINEERING & ARCHITECTURE, INC. ARCHITECTS 902 W. MAIN STREET, P.O. BOX 1556 SALISBURY, MARYLAND 21802 TEL: 410-742-3996 FAX: 410-742-9155 www.emaarchitects.com	
<b>FRONT &amp; REAR ELEVATION</b>	
CLIENT: THE GREAT COMMISSION IN JESUS CHRIST 234 LAKE STREET, SALISBURY, MARYLAND MR. ANGLIE PETION, REPRESENTATIVE TEL: 410-251-9706	
SHEET NO. A-5	DATE 05-25-22

APPROVALS	
OWNER	OWNER
CONCEPT PLAN CLIENT: THE GREAT COMMISSION IN JESUS CHRIST 234 LAKE STREET, SALISBURY, MARYLAND MR. ANGLIE PETION, REPRESENTATIVE TEL: 410-251-9706	



1 BURTON STREET ELEV.  
A-6  $3/16'' = 1'' = 0''$



2 REAR SIDE ELEV.  
A-6  $\frac{3}{16}'' = 1'-0''$

APPROVALS		CONCEPT PLAN	
OWNER	OWNER	OWNER	CHURCH OF THE GREAT COMMISSION IN JESUS CHRIST
OWNER	OWNER	OWNER	294 LAKE STREET NAYIMBURY, MARYLAND
		OWNER	MR. ANGELO PEDON REPRESENTATIVE
		OWNER	TEL. 410-253-8116

[illegible]

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## STAFF REPORT

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MEETING OF SEPTEMBER 1, 2022

**Case No.** 202200872  
**Applicant:** Daniel Moreno-Holt, Design Matters LLC  
**Property Owner:** Reyes Guillermo Molina  
**Location:** 109 Clark Street  
State City Tax Map: #115  
Parcel #2159, Grid #9  
**Zoning:** Office and Service Highway #1 District  
**Requests:** Permission to enlarge a legal nonconforming structure.

**I. SUMMARY OF REQUEST:**

The Applicant requests permission to construct an addition to the existing building, which is nonconforming as it does not meet the minimum required side yard setback of 10 ft. Board approval to enlarge an existing nonconforming building is requested.

**II. ACCESS TO THE SITE AREA:**

The property is located at the southeast corner of Eastern Shore Drive and Clark Streets. Access to the property is available from both streets.

**III. DESCRIPTION OF PROPERTY:**

The site consists of 10,650 sq. ft. lot that has been improved with the existing Cape Cod-style building, which was constructed in 1950. This structure has an existing setback of 5 ft. from the east property line. A gravel parking area is located on the north side of the building. **(Attachment 1)**

**IV. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:**

The surrounding properties are a mixture of office and service and other commercial-type uses along Eastern Shore Drive. Properties to the east are primarily single family dwellings.

**V. EVALUATION:**

- (a) **Discussion:** The existing building is considered to be a legal nonconforming structure, as it was built in 1950, prior to the adoption of current Zoning Code standards, and does not meet minimum 10 ft. side yard setback requirements along the easterly side yard property line. A 5 ft. setback has been established along this line, while the stairs project an additional 3 ft. into the setback. Section 17.16.030C of the Zoning Code states that a nonconforming structure may be enlarged by approval from the Board of Zoning Appeals.

The Applicant proposes construction of a 1,313 sq. ft. addition that will include offices on the north side of the building, and an expanded showroom on the south side of the structure. The expansion will maintain the existing 5 ft. setback along the east property line. **(Attachments 2 – 7)**

A paved parking area that is compliant with Zoning Code standards is also proposed. A minimum of three (3) bicycle parking/storage spaces are also required, but not shown on the site plan.

- (b) **Impact:** The proposed enlargement of a legal nonconforming structure should not have a negative impact on surrounding properties. The proposed improvements should only enhance the neighborhood.
- (c) **Relationship to Criteria:** Section 17.16.080 of the Zoning Code identifies the criteria for approval of enlarging a nonconforming structure when considering the following:

- [1] **The intensity of the existing use relative to the district in which it is located, the scale of the change or enlargement in relation to the intensity of the use and whether it will have serious negative effects on the surrounding area, depreciating property values.**

The proposed addition will have minimal effects on surrounding properties. The improvements to the property will only enhance the neighborhood. The addition will not encroach any closer to the existing side yard property line.

- [2] **Whether the change, alteration or enlargement is of benefit to or in the best interest of the community or surrounding area, such as providing additional employment or housing for the community or services to a neighborhood.**



The proposed improvements will increase curb appeal to the site, and provide increased aesthetics to the neighborhood.

**[3] Existing or possible traffic and parking problems and how they can be reduced or minimized.**

The proposed site plan indicates that automobile parking will be compliant with Zoning Code standards. The existing parking does not meet current standards. Parking/storage should also be provided for at least three (3) bicycles.

**[4] Screening, buffering or architectural improvements which may make the use more compatible with the surrounding area.**

A landscaping plan has not been provided, but the site will be expected to be provided with landscaping that is compliant with Zoning Code standards, which will include providing at least two (2) trees at the ends of the parking rows.

**[5] Whether the change, alteration or enlargement will upgrade or improve the existing nonconforming use, such as change to a less-intensive use, change in operation, structural changes or redesign of the site relative to parking areas, entrances, exits, loading or unloading and traffic flow.**

Again, the proposed enlargement will improve the appearance of the property. In addition, providing a paved parking area will also bring the property into compliance with parking standards, as currently no paved parking exists.

**VI. RECOMMENDATION:**

Staff supports the applicant's request to enlarge a legal nonconforming structure, as the improvements to the property will also serve as an aesthetic improvement to the neighborhood. **Approval** of the applicant's request to enlarge a legal nonconforming structure is recommended with the following conditions:

1. Provide a minimum of three (3) bicycle parking/storage spaces, as required by the City's Zoning Code.
2. Subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

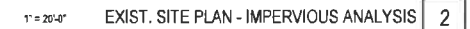




© All EagleView Technol







NOT FOR  
CONSTRUCTION

PROJECT  
22.005  
G AND BROS.  
ROOFING  
ADDITION

100 CLARK ST.  
SALISBURY, MD  
21884

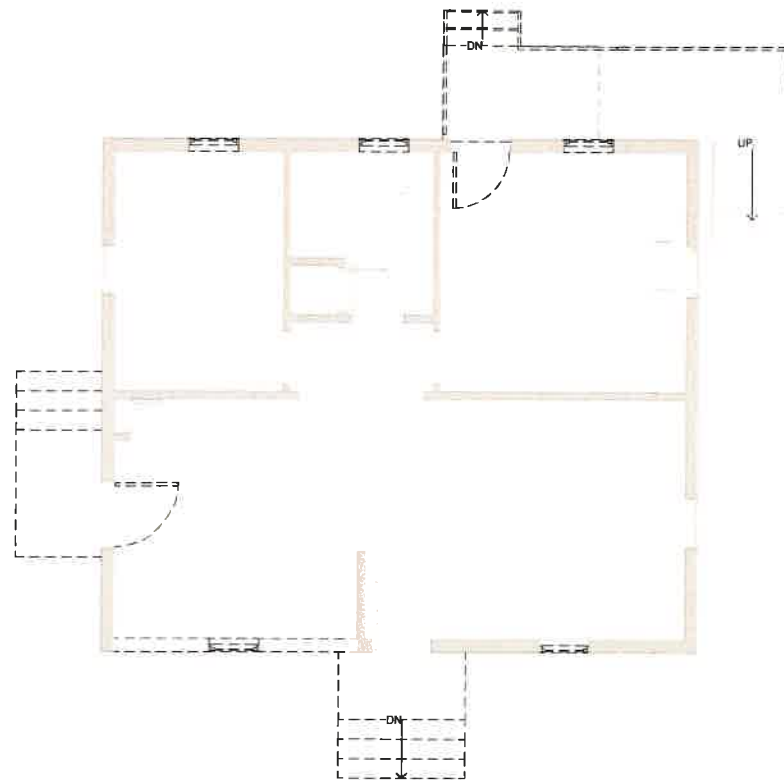
ISSUE DATE  
6/14/2022  
SCHEMATIC  
DESIGN  
REVISIONS

NO.	DATE
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SCALE  
1/4" = 1'-0"

DEMOLITION  
FIRST  
FLOOR PLAN

A101



A200

A200

A200

A200

SCALE

0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

1/4" = 1'-0"

LEVEL 1 - DEMOLITION

2

CONSULTANTS:

I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Maryland.

Daniel Monno-Holt  
License No. 18521  
Expiration 08-25-2022  
STAMP

**NOT FOR  
CONSTRUCTION**

PROJECT  
22.005  
**G AND BROS.  
ROOFING  
ADDITION**

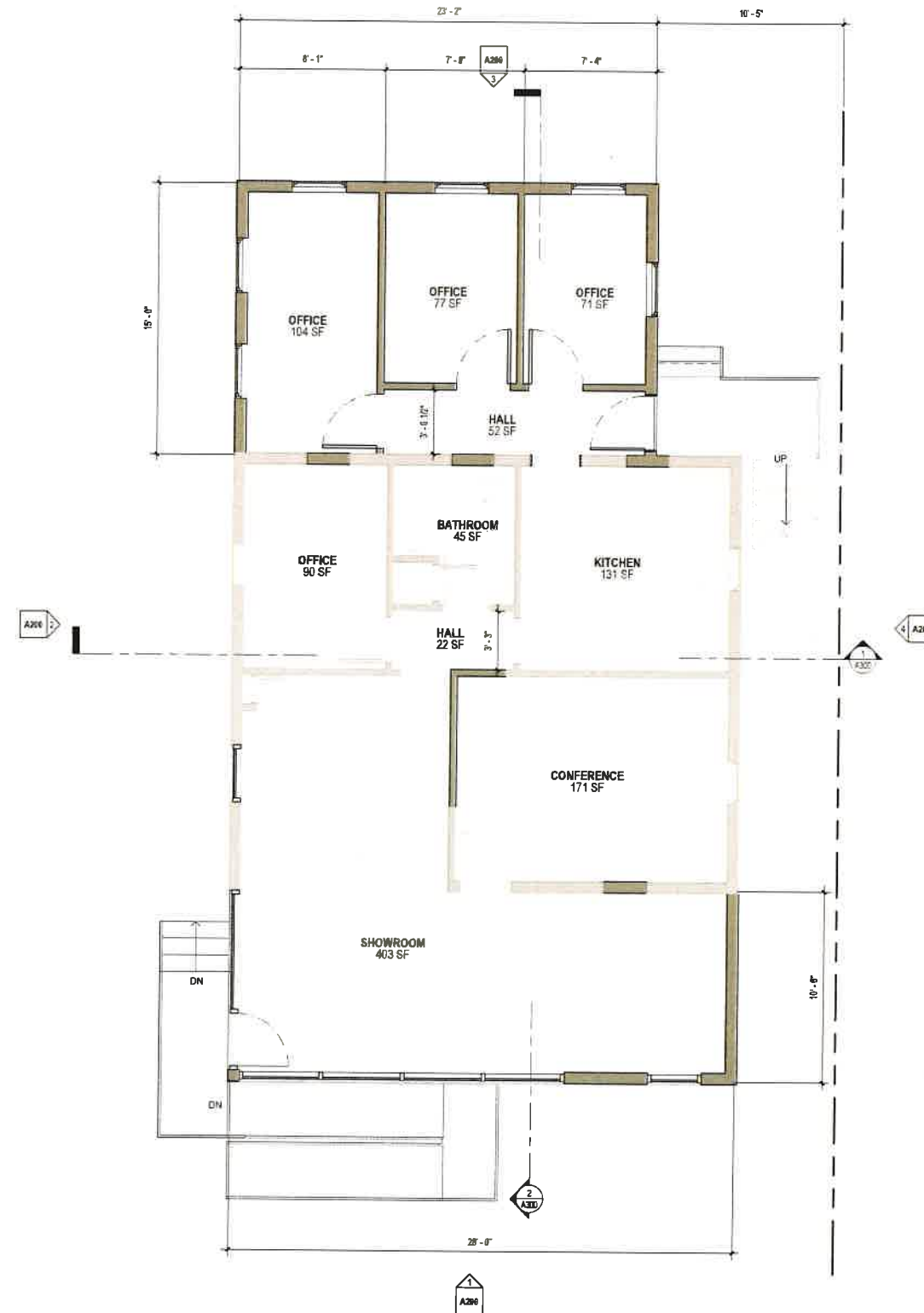
109 CLARK ST.  
SALISBURY, MD  
21804

ISSUE DATE  
**6/14/2022**  
**SCHEMATIC  
DESIGN**  
REVISIONS

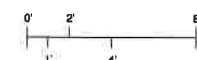
NO.	DATE

SCALE  
1/4" = 1'-0"

**FIRST  
FLOOR PLAN**



SCALE



1/4" = 1'-0"

**Attachment 5**  
LEVEL



CONSULTANTS

I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Maryland.

Daniel Morris-Hall  
License No. 19521  
Expiration: 06-25-2022

STAMP

**NOT FOR  
CONSTRUCTION**

PROJECT  
22-005  
**G AND BROS.  
ROOFING  
ADDITION**

109 CLARK ST.  
SALISBURY, MD  
21804

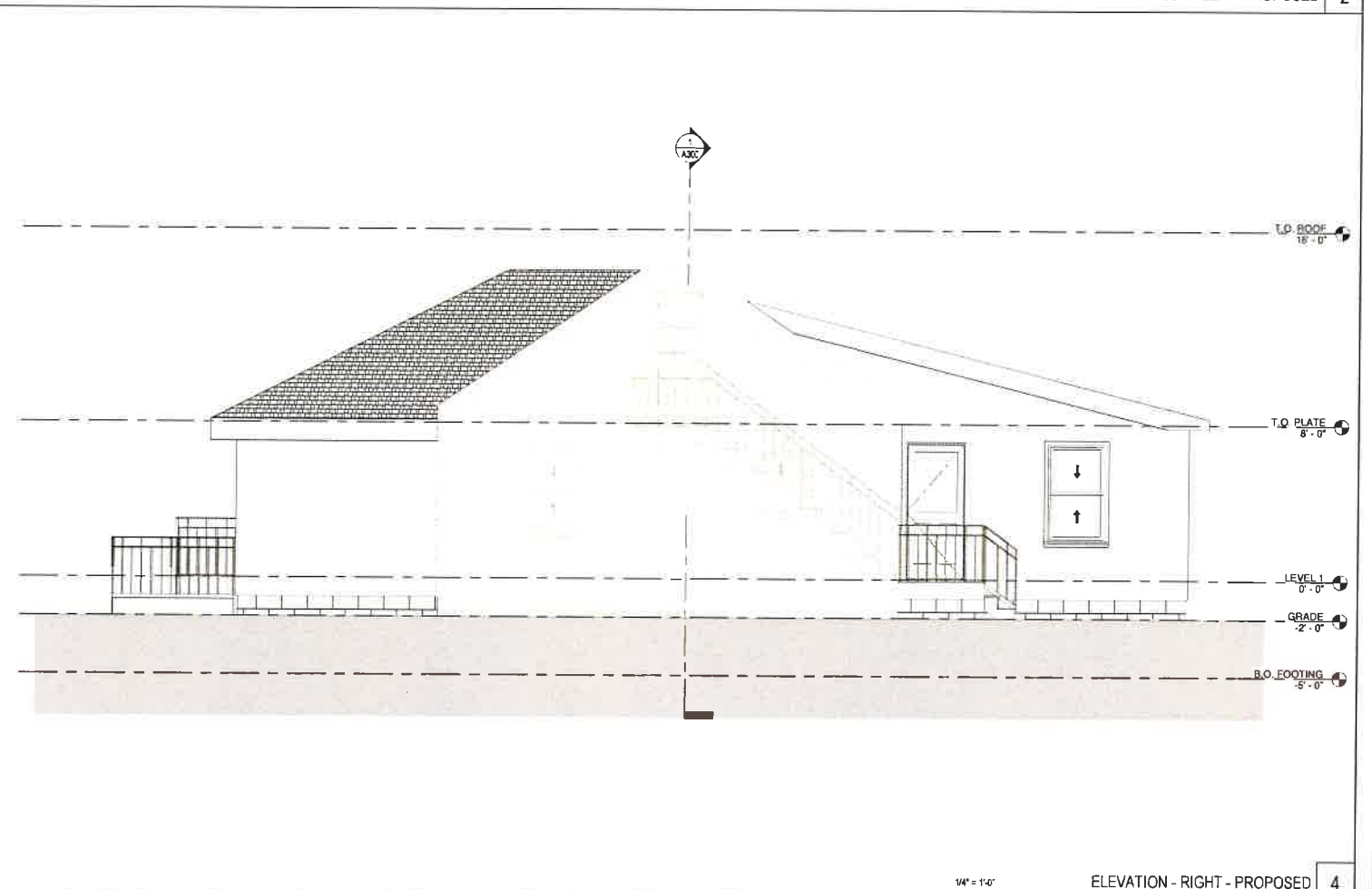
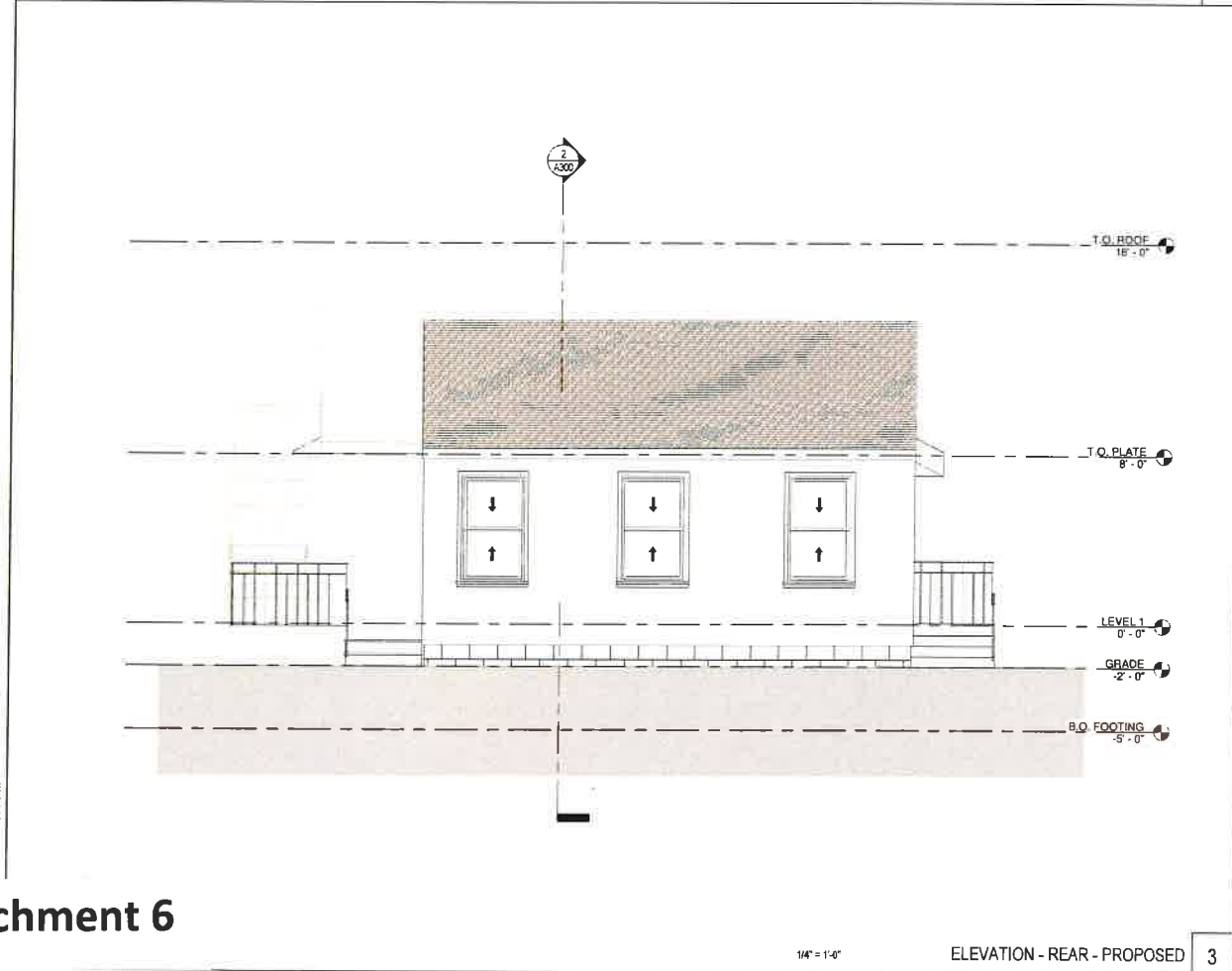
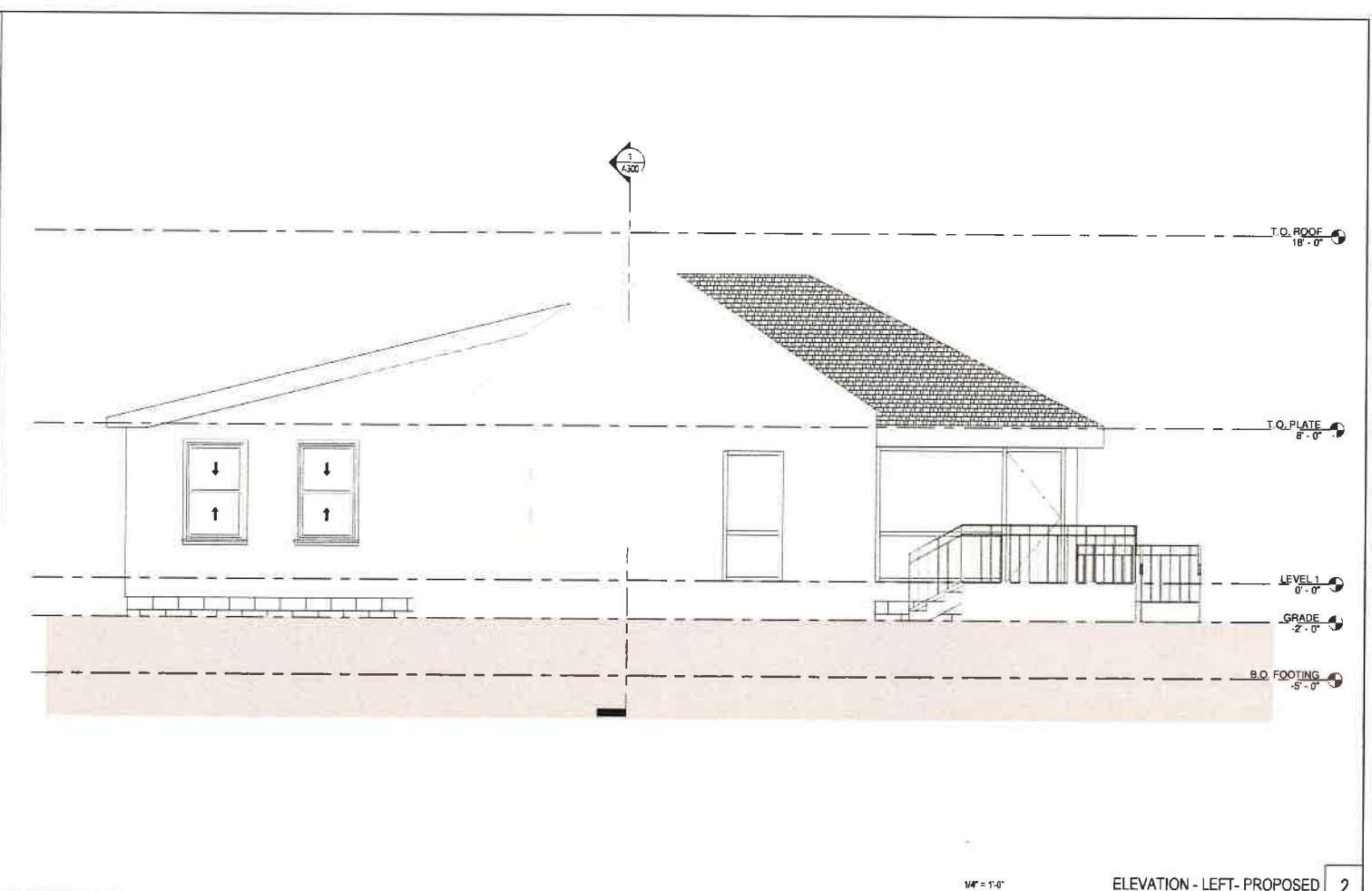
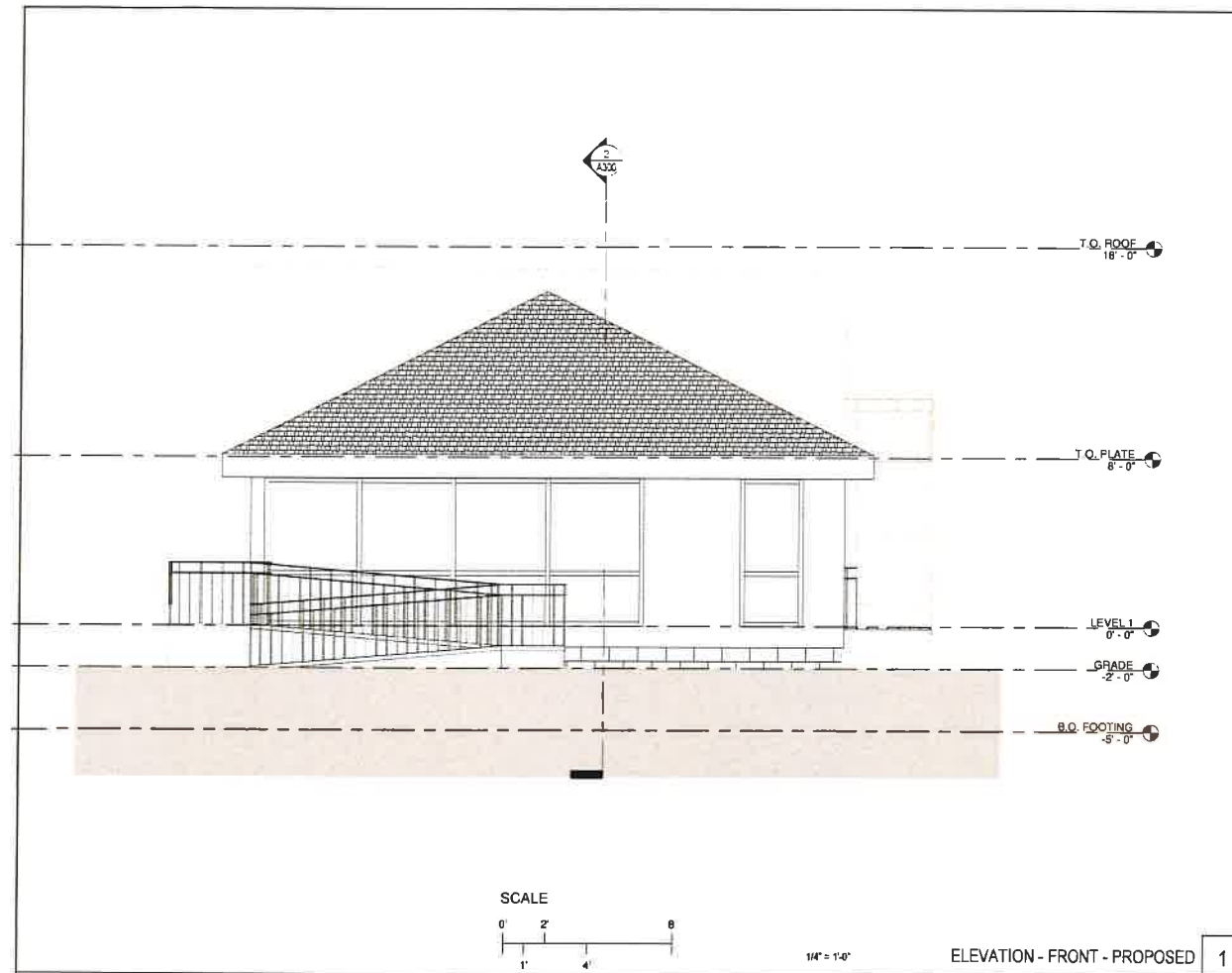
ISSUE DATE  
**6/14/2022**  
**SCHEMATIC  
DESIGN**

REVISIONS  
NO. DATE

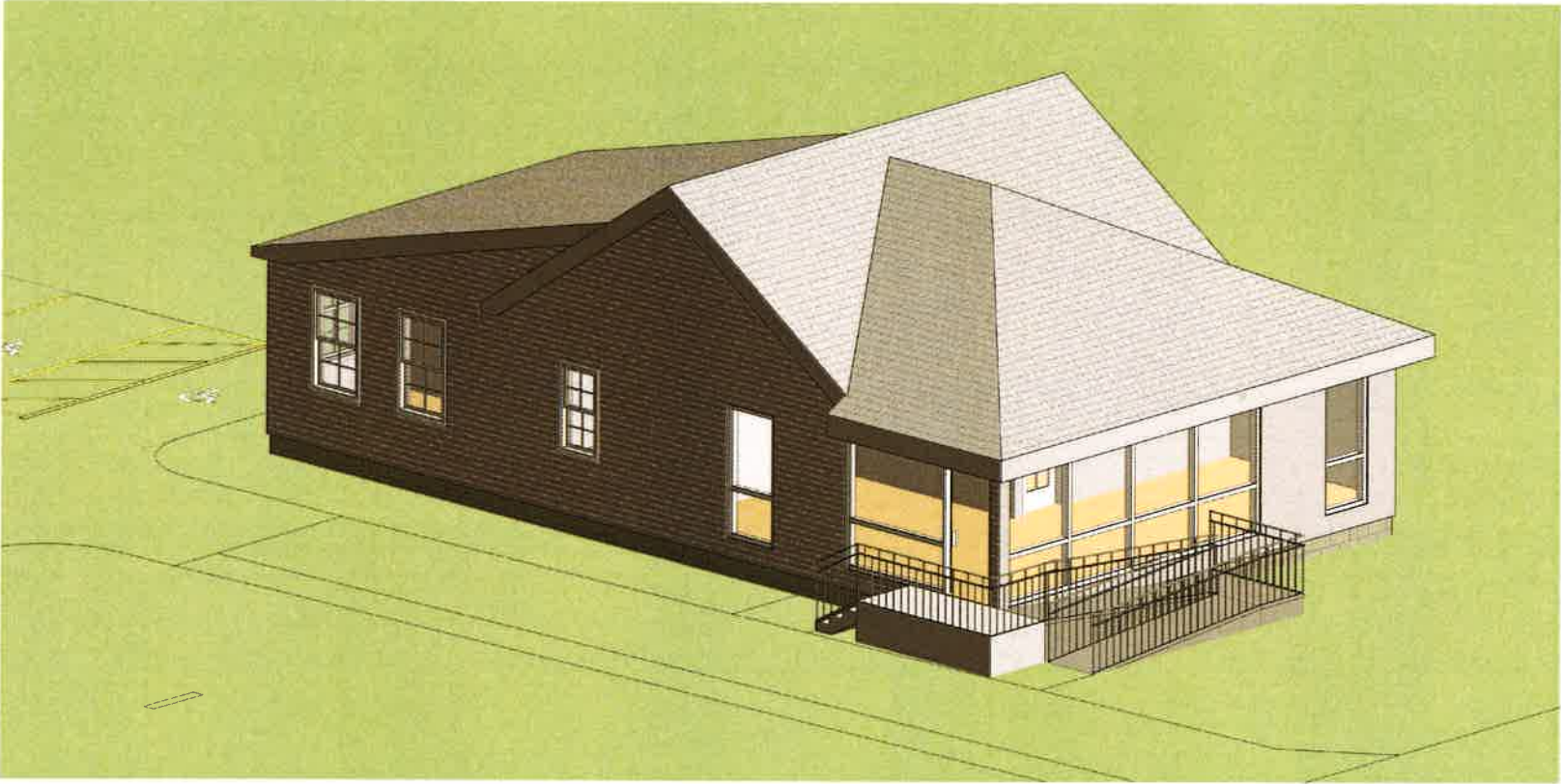
SCALE  
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ELEVATIONS

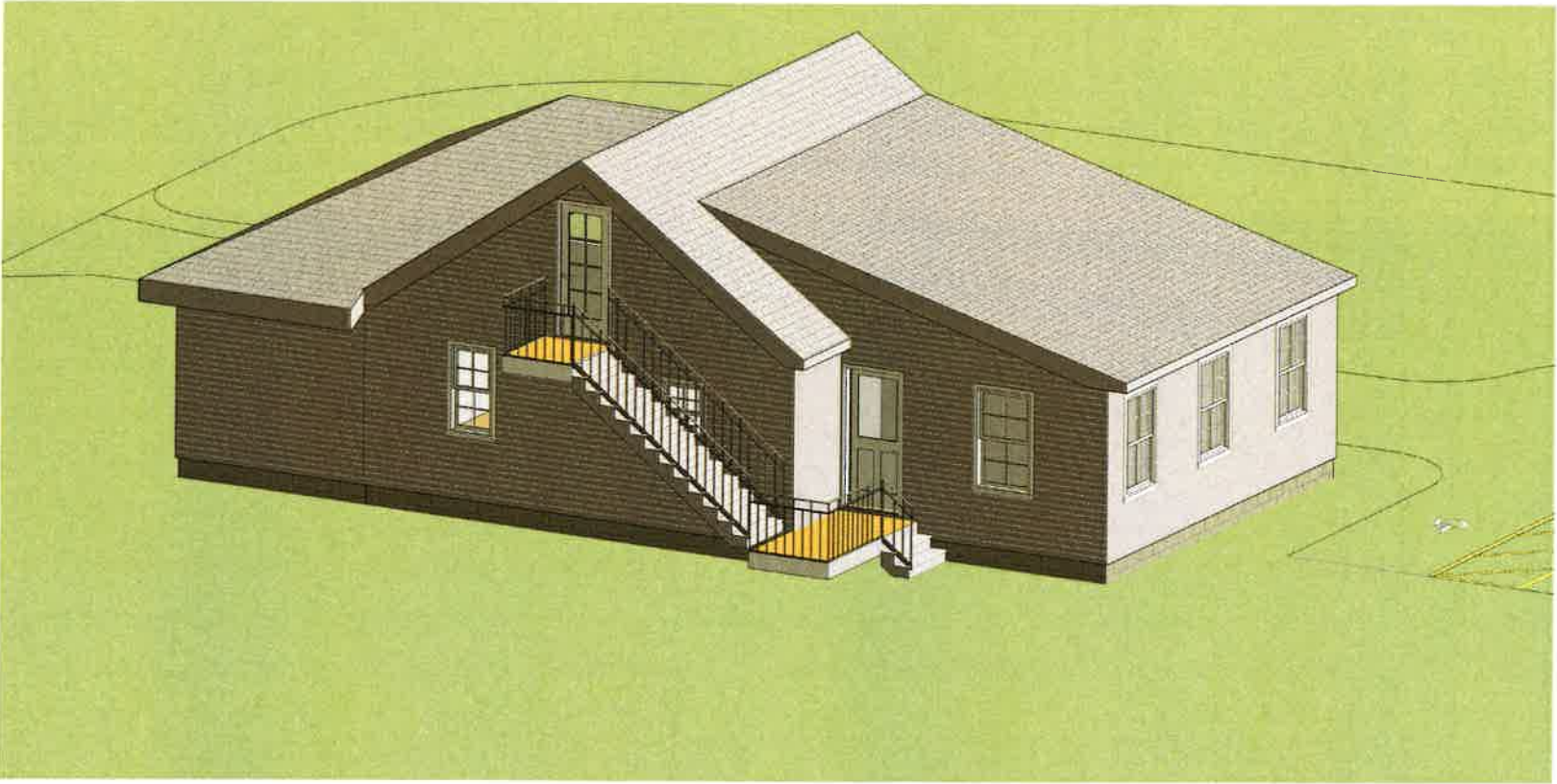
**A200**



2022 12:57:11 PM



3D VIEW FRONT 1



CONSULTANT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Maryland.  
Daniel M. Wintershall  
License No. 16521  
Expiration: 06-25-2022  
174349

NOT FOR CONSTRUCTION

PROJECT  
22.005  
G AND BROS.  
ROOFING  
ADDITION  
  
109 CLARK ST.  
SALISBURY, MD  
21804

ISSUE DATE  
6/14/2022  
SCHEMATIC  
DESIGN  
REVISIONS  

NO.	DATE
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SCALE  
  
3D VIEWS





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## STAFF REPORT

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MEETING OF SEPTEMBER 1, 2022

**Case No.** 202200727

**Applicant:** Ayres, Jenkins, Gordy & Almand, P.A., for Snowfield, LLC

**Property Owner:** Snowfield, LLC

**Location:** NW Corner of Snow Hill Road & Toadvine Road

**Zoning:** Map: #0048, Grid #0011, Parcel #0492  
R-8A & General Commercial

**Requests:** Special exception request to construct 195 residential units in the R-8A and General Commercial zoning districts

**I. SUMMARY OF REQUEST:**

The Applicant requests permission to construct a 195 unit residential subdivision to be known as the Village at Snowfield. The site is located within the R-8A Residential and General Commercial zoning districts. A special exception is being requested to construct residential units in the General Commercial district pursuant to Zoning Code standards. **(Attachment 1)**

**II. ACCESS TO THE SITE:**

The property has frontage along Snow Hill Road and Toadvine Road. Access is proposed along both frontages. **(Attachments 2 - 4)**

**III. DESCRIPTION OF PROPERTY:**

The site is an unimproved agricultural field that is 42.146 acres in size. **(Attachment 2)**

**IV. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:**

The property is adjacent to Marley Manor and across Snow Hill Road from Summersgate residential developments. Allen Memorial Baptist Church is also across Snow Hill Road from the site. These sites all lie within the City of Salisbury's jurisdiction. To the south

and west, the properties are located in Wicomico County's R-20 Residential zoning district and are a mixture of single-family dwellings and agricultural areas. **(Attachment 2)**

**V. EVALUATION:**

- (a) **Discussion:** Section 17.08.030C. of the Zoning Code indicates that "When a zoning district boundary line crosses a lot of record that was existing as of May 23, 1983, and sixty (60) percent of the lot is in one zoning district and forty (40) percent is in another zoning district, a special exception may be granted to use the entire property for uses allowed in the zoning district that applies to the sixty (60) percent portion of the lot." The property is zoned 60.3% R-8A Residential and 39.7% General Commercial. **(Attachment 3)**

The applicant, on behalf of the developer, proposes to utilize the entire site for 195 residential units, consisting of 104 single family dwellings and 91 townhouse units. A special exception is requested in order to construct single-family and townhouse residential units in the General Commercial portion of the property. Currently, the Zoning Code only allows multi-family units in the General Commercial district. Both residential styles are permitted in the R-8A district. **(Attachments 4 - 7)**

- (b) **Impact:** The proposed construction of The Village at Snowfield will help to contribute to the City's housing stock, which is currently in short supply, as the City is the top growing city in the state of Maryland, according to the City's website. Traffic, primarily along Snow Hill Road, will be increased due to the development. Currently, a roundabout is proposed at the Snow Hill Road entrance to the site, as a traffic calming device that will also improve traffic flow. Additionally, a traffic analysis is planned to determine if any changes or improvements will be necessary to accommodate the added volume.

- (c) **Relationship to Criteria:**

Section 17.232.020B. of the Salisbury Municipal Code contains the criteria the Board should consider when approving special exceptions. Staff finds that this request complies with the Special Exception criteria as follows:

- [1] **The proposal will be consistent with the Metro Core Plan, the objectives of the Zoning Ordinance and any other applicable policy or plan adopted by the Planning Commission or City Council for development of the area affected.**





The site is compliant with comprehensive development standards as required by the Salisbury Zoning Code. A Preliminary Comprehensive Development Plan was approved for the project by the Salisbury Planning Commission on May 19, 2022. **(Attachment 8)** A Final Comprehensive Development Plan must be approved by the Commission prior to construction. In addition, the City's Comprehensive Plan targets the future growth of this site as a mixture of residential and commercial. Extending the residential development into the commercial area is permitted by special exception from the Board of Zoning Appeals.

- [2] The location, size, design and operating characteristics under the proposal will have minimal adverse impact on the livability, value or appropriate development of abutting properties and the surrounding area.**

The proposed development will increase the housing market in the neighborhood and City. Allowing residential development in the General Commercial portion of the site will eliminate the possibility of less desirable uses that are permitted within the General Commercial district.

- [3] The design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.**

The project will be subject to the Planning Commission's review, as part of a Comprehensive Development Plan which will help to ensure attractiveness of the both the buildings and the site.

- [4] The proposal will not be detrimental to or endanger the public health, security, general welfare or morals.**

Staff does not find that the proposed use will have a negative effect on any of these items.

- [5] The proposal will not impair an adequate supply of light or air to adjacent property or overcrowd the land or create any undue concentration of population or substantially increase the congestion of the streets or create hazardous traffic conditions or increase the danger of fire or otherwise endanger the public safety.**

The proposed project should have minimal negative effects on neighboring properties. A roundabout is proposed at the Snow Hill Road entrance to the site, and a traffic analysis is planned to determine if any additional changes or improvements will be necessary.



- [6] The proposal will not adversely affect transportation or unduly burden water, sewer, school, park, stormwater management or other public facilities.**

The proposal should have minimal impacts on transportation, water, sewer, stormwater management or other public facilities. The project has been sent to the Wicomico County Board of Education for comments, but Staff has not received a reply to date regarding the project.

- [7] The proposal will preserve or protect environmental or historical assets of particular interest to the community.**

The proposal will not impact environment or historical assets either negatively or positively.

- [8] The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property value for speculative purposes.**

The developer has in the past demonstrated an interest in maintaining the economic growth of Salisbury by investing in other residential projects. Multiple projects are in various stages of development, and are proceeding as planned.

#### **VI. RECOMMENDATION:**

Based on the findings contained in this Staff Report, Staff recommends **Approval** of the applicant's request to construct single-family residential and townhouse units in the General Commercial portion of the site with the following condition:

1. Subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.



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

4/8/2022

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

Attn: Brian Wilkins  
Ref: Village at Snowfield - Comprehensive Development Plan

Dear Brian,

Attached hereto, please find our proposed comprehensive development plan for the Village at Snowfield residential project. It is the intent of this submittal to respectfully seek approval of this plan, in accordance with sections 17.156 and 17.224 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 proposes 104 single family lots and 91 townhouse lots, 195 units in total, all to be accessed by proposed City streets. We are proposing a traffic roundabout at the entrance to Snowhill Road pending approval of SHA and a standard entrance with planted island on Toadvine Road. The current zoning of this property is R8-A with an area 500 feet deep along Snowhill Road currently zoned General commercial. 61% of the site is in the R8-A zoning and we are also requesting special exception to rezone 100% of the property to R8-A. Single family lots proposed have a minimum of 8,000 square feet, with a minimum lot width of 60 feet (75 feet for corner lots). Each townhouse unit will be on its own lot of at least 2,000 square feet or greater with a minimum width of 20' per City zoning requirements. Areas of open space have been methodically placed 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 single-family unit proposes a 1-car driveway and 2-car garage, while each townhouse unit proposes a 2-car driveway, therefore no additional off-street parking will be required.

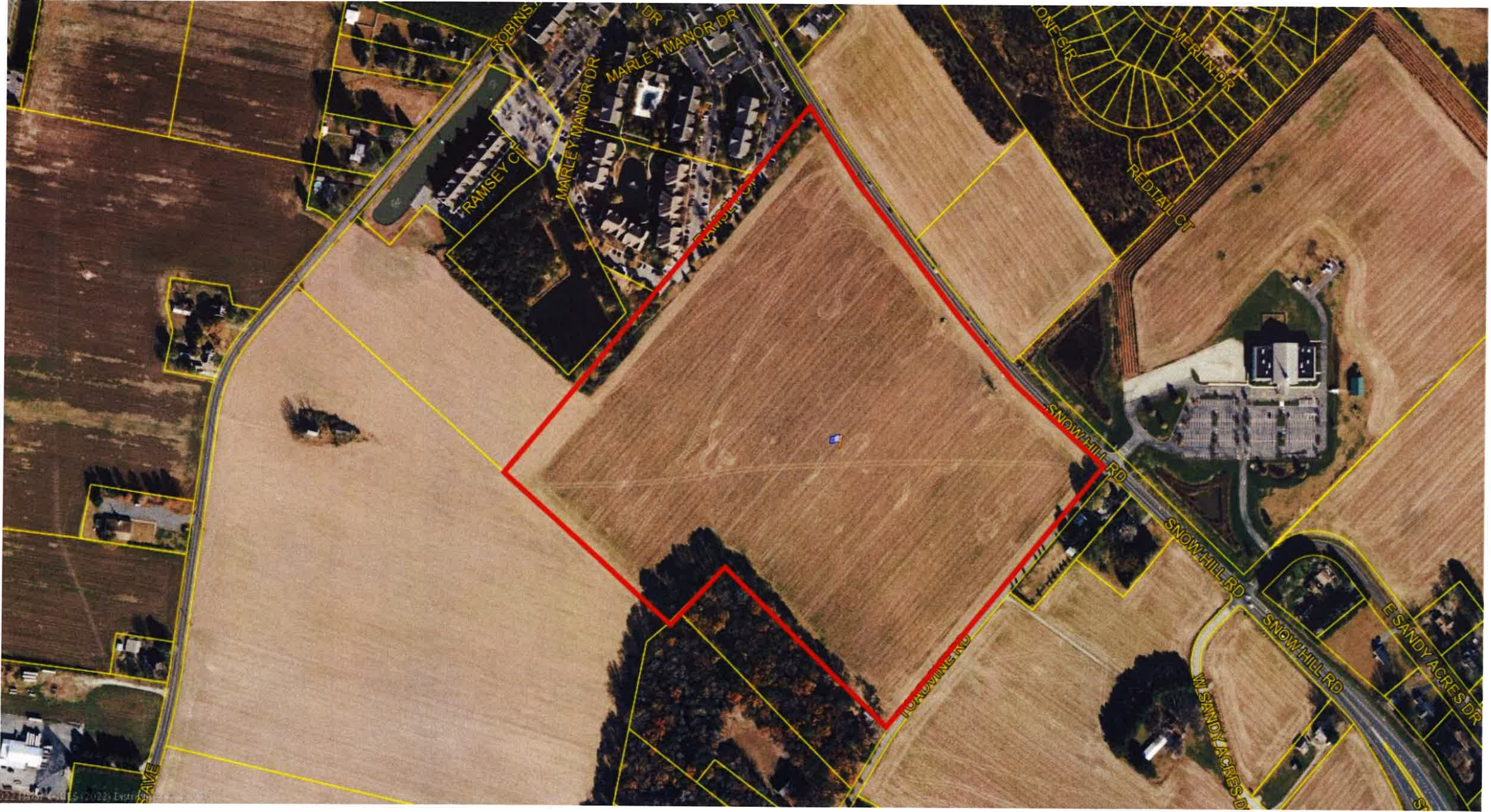
Additionally, I would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed.

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

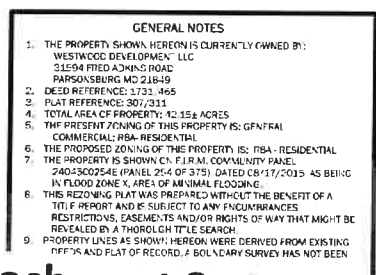
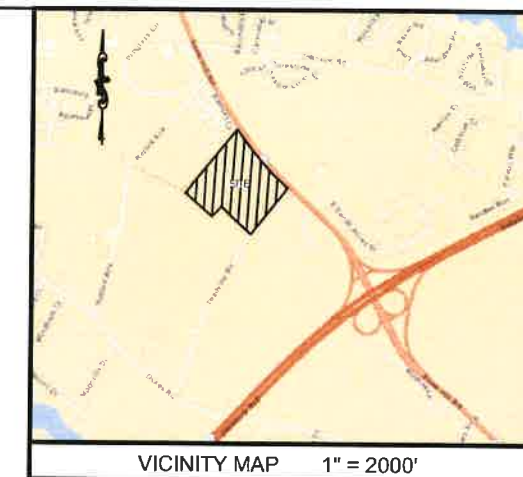
Sincerely,  
Brock E. Parker, P.E., R.L.S.

**Attachment 1**









PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED  
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE  
NUMBER 21193, EXPIRATION DATE 01/25/24

BRUCE E. PARKER \_\_\_\_\_ DATE \_\_\_\_\_

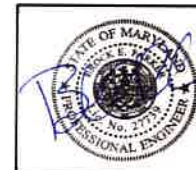
REVISIONS	SPECIAL EXCEPTION DETAIL SNOW HILL ROAD, PARCEL 492 FOR JASON MALONE						SURVEYED BY _____  PARKER & ASSOCIATES INC. CIVIL ENGINEERING PLANNING PA.
							<small>NORTH ARROW</small> NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND
	SHEET NO.	TITLE	DATE	DRAWN BY	CHECKED BY	PAGE NO.	
	SCALE:	1" = 100'	DATE:	01/25/02	DRAWN BY:	DRM	48
	PROJECT:	S2408	DRAWN BY:	EDR	PARCEL:	492	
	<b>SCALE-SPECIAL EXCEPTION</b>						

VICINITY MAP SCALE: 1"=2000'

QUERCUS ALEA - WHITE OAK - 86 TOTAL  
LAGERSTROEMIA INDICA - CRAPE MYRTLE - 3 TOTAL  
ROSA KNOCK OUT - ROSE BUSH - 12 TOTAL



#### SHEET INDEX



SHEET 1



TITLE SHEET  
VILLAGE AT SNOWFIELD

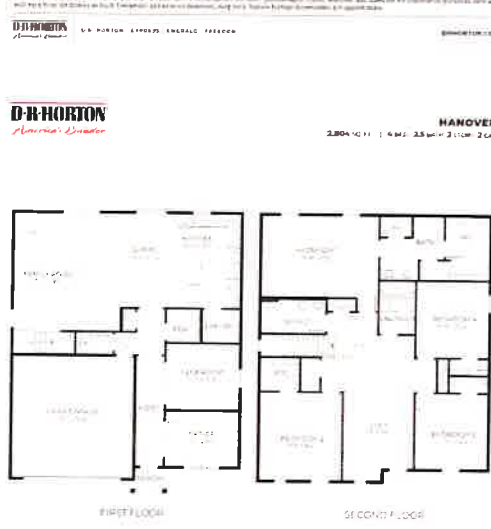
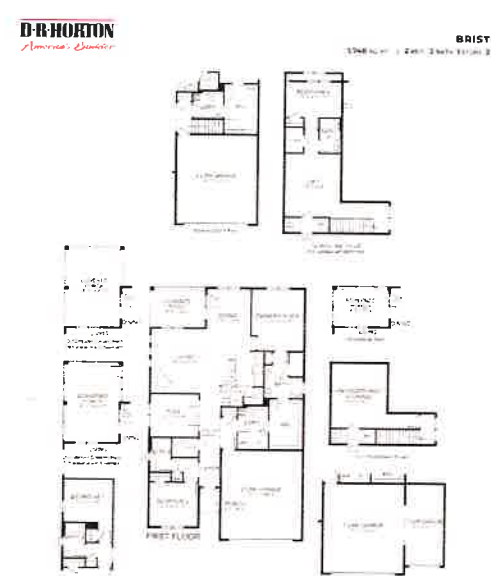












STATE OF MARYLAND  
JASON MALONE  
Professional Engineer  
No. 2719

SHEET 4

NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

ARCHITECTURALS  
VILLAGE AT SNOWFIELD

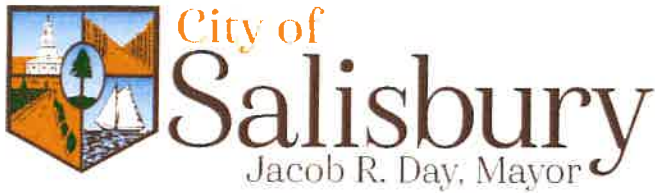
Road Name: SNOWHILL ROAD & TOWNLINE ROAD  
For: JASON MALONE - HERITAGE REVIVAL HOLDINGS LLC  
CITY OF SALISBURY, MARYLAND

NTS  
DATE: 06/01/23  
BY: JLM  
CHECKED: WJK  
SCALE: 1/8"=1'-0"

PARKER  
& ASSOCIATES

300  
FLOOR

COMPREHENSIVE  
DEVELOPMENT PLAN



May 23, 2022

Brock Parker, PE, RLS, QP  
Parker & Associates, Inc.  
528 Riverside Dr.  
Salisbury, MD 21801

**RE: CASE # 21-032 – PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Village at Snowfield – R-8A Residential and General Commercial Districts – M-48, G-11 P-492**

Dear Mr. Parker,

The Salisbury Planning Commission, at its May 19, 2022, meeting, **APPROVED** the Preliminary Comprehensive Development Plan for the proposed Village at Snowfield development at the referenced property as submitted, subject to the following Conditions of Approval:

**CONDITIONS:**

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;
2. Provide a Development Schedule;
3. Waive the Statements of Intent to Proceed, Financial Capability, and Community Impact Statement requirements based upon the staff report findings;
4. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate; and
5. Deeded access points to the storm water management areas are preferred by the Commission.

If you have any questions or concerns regarding this matter, please call our office at 410-548-3130.

Sincerely,

Brian Soper  
City Planner

---

Department of Infrastructure & Development  
125 N. Division St., #202 Salisbury, MD 21801  
410-548-3170 (fax) 410-548-3107  
[www.salisbury.md](http://www.salisbury.md)

**Attachment 8**