



**SALISBURY CITY COUNCIL
WORK SESSION AGENDA**

JANUARY 3, 2023 (TUESDAY)

Government Office Building - Room 306 and Zoom Video Conferencing

- 4:30 p.m. Introduction of Sharen Drive – Ocean Isle Annexation- Building Official Bill Holland
- 4:35 p.m. Budget Amendment to appropriate additional funds required for Field Operations-
Acting Director of Field Operations Samuel Ireland
- 4:40 p.m. Administration and Council Remarks
- 4:45 p.m. Adjournment/Convene in Special Meeting

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88186172560>

Meeting ID: 881 8617 2560

Phone: 1.301.715.8592

MEMO

To: Rick Baldwin, Director Infrastructure & Development

From: William T Holland 

Date: 12/20/2022

Re: Sharen Drive – Ocean Isle Annexation

Attached is the referenced annexation scheduled for the City Council work session for Tuesday, January 3, 2023. The package includes Resolutions 3159, the Annexation Agreement and Resolution 33160, the Annexation Plan. Also included is Ordinance 2758 amending Section 17.119.020 of the City of Salisbury Zoning Code by adding the area of Planned Development District No. 1- Robertson Farm (PDD No.1).

Let me know if you have any question.



RINNIER
DEVELOPMENT COMPANY

218 East Main Street
Salisbury, MD 21801
410-742-8151
fax 410-742-8153
www.rinnier.com

June 2, 2021

City of Salisbury
Infrastructure & Development
125 N Division St, B13
Salisbury, MD 21801

Attn: Bill Holland, et al

To Whom It May Concern:

Please find enclosed our application to annex the attached parcel into the City of Salisbury. The proposed use will be for a self-storage facility and the site plan reflects our intended layout. This project will be built in three phases, which is also denoted on the site plan.

I have enclosed an older survey of the property however Brock Parker and Associates is in the process of conducting a new survey and annexation plat which I expect to have to you next week.

If you have any questions or need any additional information at this time please feel free to email me at LBSteele@rinnier.com or call me on 443-523-4403.

Thank you very much for your help.

LB Steele
Rinnier Development

CITY OF SALISBURY

PETITION FOR ANNEXATION


To the Mayor and Council of the City of Salisbury:

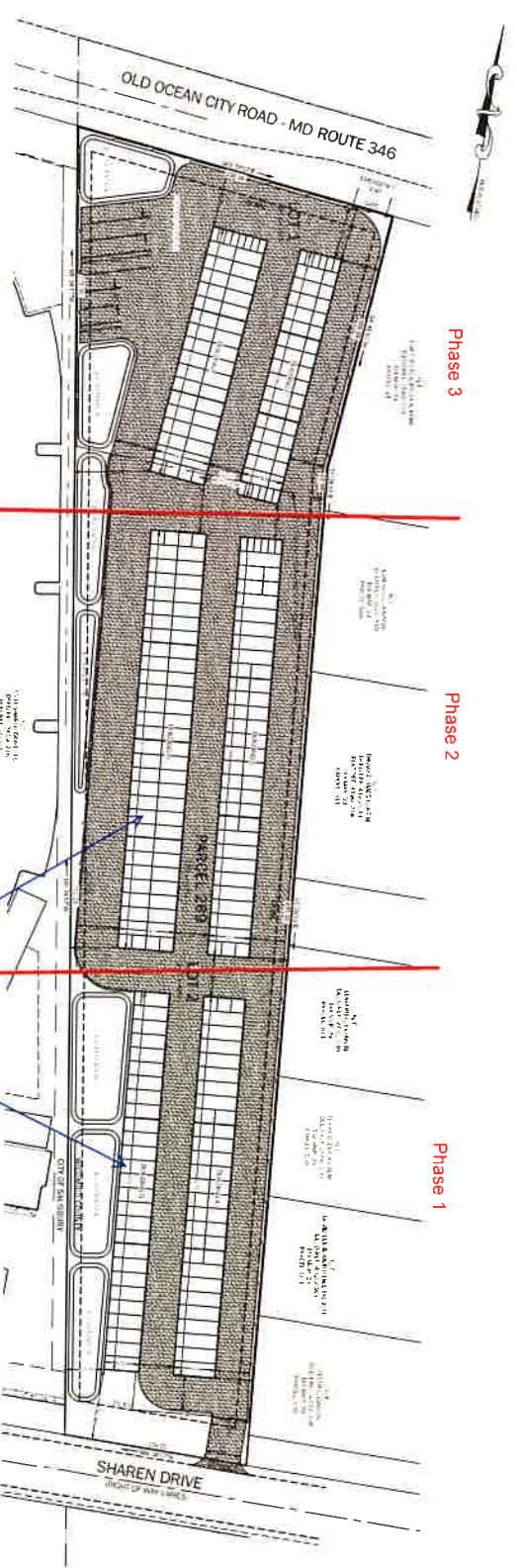
I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) # 0269

Map # 0039 - Grid #0007

SIGNATURE (S)

Printed	 W. Blair Rinnier - President, 2538 Old Ocean City Rd, LLC	<u>May 20, 2021</u> Date
Printed	_____	_____ Date
Printed	_____	_____ Date
Printed	_____	_____ Date



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.
3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.
5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES CONNECTIONS FROM THE LOCAL UTILITY COMPANIES.
6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION CONTRACTS FROM THE LOCAL CONTRACTORS.
7. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE FOR THE PROJECT.
8. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCING FOR THE PROJECT.
9. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL COUNSEL FOR THE PROJECT.
10. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE FOR THE PROJECT.

PHASE 1

Lot #	Area (sq. ft.)	Owner
100	10,000	ABC COMPANY
101	10,000	DEF COMPANY
102	10,000	GHI COMPANY

PHASE 2

Lot #	Area (sq. ft.)	Owner
200	20,000	JKL COMPANY
201	20,000	MNO COMPANY
202	20,000	PQR COMPANY

PHASE 3

Lot #	Area (sq. ft.)	Owner
300	30,000	STU COMPANY
301	30,000	VWX COMPANY
302	30,000	YZA COMPANY

LEGEND

- Proposed Building Footprint
- Proposed Parking Area
- Proposed Driveway
- Proposed Easement
- Proposed Right-of-Way
- Proposed Utility Line
- Proposed Access Point
- Proposed Landscaping
- Proposed Signage
- Proposed Security
- Proposed Lighting
- Proposed Stormwater Management
- Proposed Fire Protection
- Proposed Safety
- Proposed Accessibility
- Proposed Sustainability

DESIGNER'S CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the design and content of this plan, and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 05/12/2011 11:45AM



**CONCEPT SITE PLAN
SHAREN DRIVE SELF STORAGE FACILITY**

SHAREN DRIVE
OR SHAR RUNNER
PARSONS ELECTION DISTRICT, CITY OF SALISBURY, MARYLAND

REVISIONS

NO.	DATE	DESCRIPTION
1	05/12/2011	CONCEPT SITE PLAN



SHEET 1

DATE: 05/12/2011 11:45AM





City of
Salisbury
Jacob R. Day, Mayor

June 28, 2021

Rinnier Development Company
218 East Main Street
Salisbury, MD 21801
Attn: LB Steele

**RE: #202100641 Annexation Zoning – Sharen Drive Annexation – 2538 Old Ocean City Road –
Map 0039, Grid 0007, Parcel 0269, Lots 1 & 2**

Dear Mr. Steele:

The Salisbury Planning Commission at its June 17, 2021, meeting, forwarded a **FAVORABLE** recommendation to the Mayor and City Council for the referenced property to be zoned **Planned Development District #1** upon annexation. The Commission also found that the proposed zoning is consistent with the Wicomico County Zoning and the Salisbury Comprehensive Plan.

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

Sincerely,

Henry Eure
Project Manager



Infrastructure and Development Staff Report

July 15, 2021

I. BACKGROUND INFORMATION:

Project Name: Sharen Drive Annexation
Applicant/Owner: Rinnier Development
Infrastructure and Development Case No.: 202100641
Nature of Request: Zoning Recommendation for Annexation
Location of Property: 2538 Old Ocean City Road; Map #0039; Grid #0007; Parcel #0269;
Lots #1 & 2
Requested Zoning District: Planned Development District #1

II. SUMMARY OF REQUEST:

A. Introduction:

The City Administration has referred the Sharen Drive annexation, located east of the Ocean Aisle apartment complex, to the Planning Commission for review and recommendation of an appropriate zoning designation. **(Attachments 1 - 3)** The properties are located on the southerly side of Old Ocean City Road (MD Rt. 346), the easterly side of Ocean Aisle Apartments, and the northerly side of Sharen Drive. The combined area of both lots totals 3.55 acres. **(Attachment 4)**

B. Area Description:

The requested annexation area consists of two (2) lots on one (1) parcel that total 3.55 acres in size. **(Attachment 5)**

III. ZONING ANALYSIS:

A. Existing Zoning:

The annexation area and the adjoining County area to east is zoned R-15 Residential. To the west, the properties are located in the City's Planned Development District #1 zoning district, while properties to the north are in the City's R-10A Residential district. The south is bordered by properties in the City's Light Business and Institutional district.



City of
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Jacob R. Day, Mayor

B. County & City Plans.

The County Comprehensive Plan designates this property and area as High Density Residential. Meanwhile, the City's Comprehensive Plan targets this site as Mixed Use.

C. Zoning for Annexed Areas.

1. Introduction.

Current City policy requires that all areas to be annexed shall be submitted to the Salisbury-Wicomico Planning Commission for review and recommendation of an appropriate zoning district. The Zoning Code does not establish specific procedures for zoning lands to be annexed to the City of Salisbury. The classification of future City areas, therefore, is conducted consistent with local adopted plan recommendations and Maryland Annexation Law.

2. Adopted Plans.

The Planning Commission is a jointly established agency for both the City of Salisbury and Wicomico County. One of its basic charges is to prepare and recommend various plans guiding the long-range development of both jurisdictions.

The information below summarizes the legal status of the plans currently in effect for Wicomico County and the City of Salisbury.

- a. The Salisbury Comprehensive Plan - The Salisbury City Council adopted the current Comprehensive Plan on July 12, 2010. That document includes land use policies for all lands within the Corporate Limits as well as a Municipal Growth Element addressing growth areas outside the Corporate Limits. This property is included within the Municipal Growth Area, and designates this area as Mixed Use.
- b. The Wicomico County Comprehensive Plan - The Wicomico County Council adopted the County Plan on March 21, 2017. This area is designated "High Density Residential."



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Salisbury
Jacob R. Day, Mayor

3. Maryland Law.

House Bill 1141 made two (2) changes to Annexation Procedures that became effective October 1, 2006. They are:

- 1. The Five-Year Rule.** First, the rule is applied solely on zoning. The issue becomes the degree of use change from the current county zoning classification to the proposed municipal classification following the annexation. When the zoning change is from one residential zone to another, "substantially different" is defined as a density change. The five-year rule does not apply for a density change unless the proposed zoning is denser by 50 percent. For example, if the current zoning permits 1 unit per acre, the new zoning can be subject to the five-year rule if it permits anything more than 1.5 units per acre. A municipality may obtain a waiver from the county to avoid the five-year wait until the new zoning classification applies.
- 2. Annexation Plans Required.** An annexation plan is required that replaces the "outline" for the extension of services and public facilities prior to the public hearing for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009 (unless extended for up to two six-month periods). The Plan must be provided to the County and the State (the Maryland Department of Planning) at least 30 days prior to the hearing.

IV. DEVELOPMENT SCENARIO:

A. Proposed Use:

The proposed development will consist of six self-storage buildings that will utilize both lots. **(Attachment 6)**

B. Access:

The site will have access from Sharen Drive.



City of
Salisbury
Jacob R. Day, Mayor

C. Configuration and Design:

The annexation area is rectangular in shape and adjoins the existing City boundaries along the west property lines.

D. Estimated Development Impacts:

The development impact assessment traditionally pertains to a proposal for a residential development. This site is proposed for a low-traffic self-storage facility that is intended to serve residential customers in the area.

V. ZONING RECOMMENDATION:

The specific purpose of the Planning Commission's review is to make a zoning recommendation for the annexation area that is currently zoned R-15 Residential in the County.

The adopted Salisbury Comprehensive Plan designates nearby areas as mixture of both Mixed Use and Residential, and the proposed use and requested zoning classification of Planned Development District #1 meets this designation by utilizing the adjoining City zoning classification and also incorporating the inherently permitted uses of three (3) different zoning districts (Light Business and Institutional, Neighborhood Business, and Select Commercial districts). **(Attachment 7)**

Staff recommends that the Planning Commission forward a **Favorable** recommendation to the Mayor and City Council for this property to be zoned **Planned Development District #1** upon annexation.

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ORDINANCE NO. 2758

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND PURSUANT TO CHAPTERS 17.108, 17.228 AND 17.119.070 OF TITLE 17, ZONING, OF THE SALISBURY MUNICIPAL CODE, AND TITLE 4, ZONING OF THE LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND, FOR THE PURPOSE OF AMENDING SECTION 17.119.020 OF THE SALISBURY CITY CODE BY ADDING TO THE AREA OF PLANNED DEVELOPMENT DISTRICT NO. 1 – ROBERTSON FARM (PDD NO. 1) TWO LOTS TOTALING 3.55 ACRES WHICH TOGETHER ARE ON THE NORTH SIDE OF AND BINDING ON SHAREN DRIVE, THE SOUTH SIDE OF AND BINDING ON OLD OCEAN CITY ROAD – MD ROUTE 346, THE EAST SIDE OF AND BINDING ON THE CURRENT CORPORATE LINE OF THE CITY OF SALISBURY ALSO BEING THE CURRENT WESTERLY LINE OF PDD NO. 1 AND WEST OF BUT NOT BINDING UPON PHILLIP MORRIS DRIVE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO

WHEREAS, the ongoing application, administration and enforcement of Title 17 (Zoning) of the City Code of the City of Salisbury (the “**Salisbury City Code**”) demonstrates a need for its periodic review, evaluation and amendment, in order to keep the provisions of Title 17 current, comply with present community standards and values, and promote the public safety, health and welfare of the citizens of the City of Salisbury (the “**City**”); and

WHEREAS, the Mayor and Council of the City of Salisbury (the “**Mayor and Council**”) are authorized by MD Code, Local Government, § 5-202 to adopt such ordinances, not contrary to the Constitution of Maryland, public general law or public local law, as the Mayor and Council deem necessary to assure the good government of the municipality, to preserve peace and order, to secure persons and property from damage and destruction, and to protect the health, comfort and convenience of the citizens of the City; and

WHEREAS, the Mayor and Council may amend Title 17 (Zoning) of the Salisbury City Code pursuant to the authority granted by MD Code, Land Use, § 4-102, subject to the provisions set forth in § 17.228.020 of the Salisbury City Code; and

WHEREAS, Petitioner, 2538 Old Ocean City Road, LLC, filed a Petition for Annexation dated May 20, 2021, requesting annexation of property described in Exhibit A, attached hereto, and desiring that the annexed property be zoned Planned Development District No. 1 – Robertson Farm (PDD No.1); and

WHEREAS, the Petition was referred by the City planning staff to the Planning Commission and, after due notice, on June 17, 2021, at its regular meeting, the Planning Commission recommended that the property be zoned PDD No. 1, upon annexation. The fulfilment of that recommendation requires a text amendment to the Salisbury City Code to add the legal description of the newly annexed property to the current legal description of PDD No. 1; and

WHEREAS, a Public Hearing on the aforesaid proposed text amendment and Preliminary Development Plan for the requested addition to PDD No. 1 was held by the Planning Commission in accordance with the provisions of Chapters 17.108 and 17.228 of Title 17 of the Salisbury Municipal Code on September 15, 2022. On that day, the Planning Commission provided a favorable recommendation for the Preliminary Development Plan, as well as the aforesaid proposed text amendment; and

47 **WHEREAS**, the City Council agrees with the Planning Commission’s recommendation, and
48 finds that the proposed use of the property is appropriate for inclusion in PDD No. 1; and

49 **WHEREAS**, immediately prior to the approval of this Ordinance, the City Council approved
50 Resolution No. [REDACTED], to annex into the City of Salisbury the property known as the “Sharen Drive
51 Annexation,” described in Exhibit A, and to designate the zoning of the said property as PDD No. 1;

52 **WHEREAS**, the Mayor and Council have determined that the amendments to Section
53 17.119.020 of the Salisbury City Code shall be adopted as set forth herein.

54 **NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY COUNCIL OF THE CITY**
55 **OF SALISBURY, MARYLAND**, that Title 17 of the Salisbury City Code is hereby amended by adding
56 the bolded and underlined language as follows:

57 **Section 1.** By amending Section 17.119.020 of the Salisbury City Code, entitled “Area of
58 reclassification” as follows:

59 The area to be rezoned as planned development district No. 1—Robertson Farm, consists of **the**
60 **following:**

61 **Item One:** 45.4 acres of land binding upon the northerly side of a U.S. Route 50
62 service road, both sides of the Northeast Collector Road, the southerly side of MD
63 Route 346 (Old Ocean City Road) and the westerly side of lands now or formerly
64 owned by Sylvia Brittingham Robertson, James Scott Robertson, et al., United
65 Dominion Realty Trust, Inc., and Phillip Morris Drive Condominiums, being the same
66 as shown on the preliminary subdivision plat prepared by ESP Design Services, Inc.,
67 and dated February 19, 2003. The site is further identified as part of Parcel No. 2577 on
68 State City Tax Map No. 121.

69 **Item Two: 3.182 acres, more or less, beginning for the same at a point at a corner of**
70 **the existing Corporate Limits Line of the City of Salisbury, MD, being on the**
71 **northerly right of way line of Old Ocean City Road (MD Rte. 346). X 1,213,818.08 Y**
72 **200,006.79 (1) Thence with the said Corporate Limits line South nine degrees thirty-**
73 **four minutes fifty-seven seconds East (S 09° 34’ 57” E) nine hundred seventy-six**
74 **decimal three, three (976.33) feet to a point near the northerly line of Sharen Drive.**
75 **X 1,213,980.61 Y 199,044.08 (2) Thence continuing with the said existing Corporate**
76 **Limits Line North eighty-nine degrees thirty-eight minutes fifteen seconds East (N**
77 **89° 38’ 15” E) one hundred thirty-four decimal zero, zero (134.00) feet to a point on**
78 **the easterly line of Lot 2 of the “James W. & Hazel E. Brittingham Subdivision”. X**
79 **1,214,114.61 Y 199,044.93 (3) Thence with the easterly line of the said Lot 2 and Lot**
80 **1 , in part, North five degrees twenty-eight minutes fourteen seconds West (N 05°**
81 **28’ 14” W) six hundred ninety-four decimal zero, one (694.01) feet to a breakpoint**
82 **on the easterly line of the said Lot 1. X 1,214,048.44 Y 199,735.78 (4) Thence**
83 **continuing with the easterly line of the said Lot 1 and crossing the aforesaid Old**
84 **Ocean City Road North four degrees forty-one minutes forty-six seconds East (N**
85 **04° 41’ 46” E) two hundred forty-five decimal three, nine (245.39) feet to a point on**
86 **the northerly right of way line of the said Old Ocean City Road. X 1,214,068.53 Y**
87 **199,980.35 (5) Thence by and with the northerly line of the said Old Ocean City**
88 **Road and aforesaid existing Corporate Limits Line North eighty-three degrees fifty-**
89 **eight minutes twenty-two seconds West (N 83° 58’ 22” W) two hundred fifty-one**
90 **decimal eight, four (251.84) feet to the point of beginning.**

91 **Section 2.** The official zoning map on file in the office of Planning and Zoning shall be amended
92 to include Item Two above in the area known as planned development district No. 1—Robertson Farm.

93 **BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF**
94 **SALISBURY, MARYLAND**, as follows:

95 **Section 3.** It is the intention of the Mayor and Council of the City of Salisbury that each
96 provision of this Ordinance shall be deemed independent of all other provisions herein.

97 **Section 4.** It is further the intention of the Mayor and Council of the City of Salisbury that if any
98 section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid,
99 unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication
100 shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other
101 provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

102 **Section 5.** The recitals set forth hereinabove are incorporated into this section of the Ordinance
103 as if such recitals were specifically set forth at length in this Section 5.

104 **Section 6.** This Ordinance shall take effect upon the effective date of annexation Resolution
105
106

107 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of
108 Salisbury held on the _____ day of _____, 2022 and thereafter, a statement of the substance of
109 the Ordinance having been published as required by law, in the meantime, was finally passed by the
110 Council of the City of Salisbury on the _____ day of _____, 2022.

111
112 ATTEST:

113
114 _____
115 Kimberly R. Nichols
116 CITY CLERK

113
114 _____
115 John R. Heath
116 PRESIDENT, City Council

117
118 APPROVED BY ME THIS _____ day of _____, 2022
119

120 _____
121 Jacob R. Day, Mayor

MEMORANDUM

To: Julia Glanz, City Administrator
From: Christopher Jakubiak, AICP
Date: November 5, 2021
Re: Fiscal Impact, Sharon Drive - Annexation

The Sharon Drive Annexation would add 3.55 acres to the City zoned for commercial use. The intended zoning district is Light Business Institutional (LBI). Since the property lies adjacent to the Planned Development District #1- Robertson Farm, the Planning Commission has recommended that the Property be zoned Planned Development District (PDD). The process for obtaining a rezoning to the PDD is set forth in the City Zoning Ordinance, Chapter 17 of the City Code. The subject Property is vacant and unimproved. The annexation is expected to have an overall net positive fiscal impact to the City. This memorandum summarizes the costs and revenues associated with the Annexation.

Cost

Cost projections are based on a snapshot marginal cost approach. The current level of service derived from the FY 2022 Approved Budget is used to project new costs, using demand unit multipliers, which reflect how responsive a cost is to demand—that is, how much the City's cost of providing a service is likely to vary with each additional household or job and in the present case, solely jobs since the project is completely commercial. Some a portion of all City services is fixed and therefore remains constant in light of new development; this portion of the municipal budget is not assigned to new development. The estimated annual cost to the City is \$941.00.

Revenues

When land is annexed into Salisbury it is subject to the municipal real property tax. The real property tax rate is applied to the value of land and improvements (structures) thereon. The City's rate is \$0.9832 per \$100 of assessed value. Since the assessed value of a future land use is unknown, this study estimates an assessed value by comparing assessed values of comparable properties in the City of Salisbury. The source for the information is the Maryland Department of Assessments and Taxation.

According to the proposed concept development plan, upon annexation, this Property would be developed with 48,450 square feet of interior building self-storage space. At an estimated assessed value of \$2,907,000, the total expected revenue from the proposed development on the Property is \$28,582. (Should the site be developed with 30% fewer square feet of building space, the projected revenue would approximate \$20,007.)

It is important to note that upon annexation of a property, the City of Salisbury could begin receiving property tax revenue before development. These revenues are not included. Also, this study considers only "direct" costs and revenues. "Indirect" costs and revenues, which may arise from increased demand for local commercial and industrial uses as a result of the development and its occupants are not considered in this model.

Lastly, the City collects user fees, license fees, and permitting fees. These are charged to applicants for permits and/or users of certain services. These revenues are small relative to the property tax revenue and are not included in this study.

Conclusion

The Annexation would have a positive fiscal impact to the City of between \$27,641 and \$19,066 per year, depending on the final development plan eventually approved by the City.

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RESOLUTION NO. 3159

A RESOLUTION OF THE CITY OF SALISBURY PROPOSING THE ANNEXATION TO THE CITY OF SALISBURY OF A CERTAIN AREA OF LAND SITUATE CONTIGUOUS TO AND BINDING UPON THE EASTERLY CORPORATE LIMIT OF THE CITY OF SALISBURY, TO BE KNOWN AS THE "SHAREN DRIVE ANNEXATION," ON THE NORTH SIDE OF AND BINDING ON SHAREN DRIVE, THE SOUTH SIDE OF AND BINDING ON OLD OCEAN CITY ROAD – MD ROUTE 346, THE EAST SIDE OF AND BINDING ON THE CURRENT CORPORATE LINE OF THE CITY OF SALISBURY ALSO BEING THE CURRENT WESTERLY LINE OF PDD NO. 1 AND WEST OF BUT NOT BINDING UPON PHILLIP MORRIS DRIVE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO

WHEREAS, the City of Salisbury has received a Petition for Annexation, signed by at least twenty-five percent (25%) of the persons who are resident registered voters and of the persons who are owners of at least twenty-five percent (25%) of the assessed valuation of the real property in the area sought to be annexed, and being located on the north side of and binding on Sharen Drive, the south side of and binding on Old Ocean City Road – MD Route 346, the east side of and binding on the current corporate line of the City of Salisbury also being the current westerly line of PDD No. 1 and west of but not binding upon Phillip Morris Drive and more particularly described in **Exhibit A**, attached hereto (the aforesaid real property is hereinafter referred to as the "**Property**"); and

WHEREAS, the City of Salisbury has caused to be made a certification of the signatures on said Petition for Annexation and has verified that the persons signing the petition represent at least twenty-five percent (25%) of the persons who are eligible voters and property owners owning twenty-five percent (25%) of the assessed valuation of real property in the area to be annexed, all as of September 23, 2021, as set forth in the certification of Leslie C. Sherrill, Surveyor, of the City of Salisbury, attached hereto as **Exhibit B**; and

WHEREAS, it appears that the Petition meets all the requirements of the law, and

WHEREAS, the public hearing is scheduled for _____, 2022 at :__ p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY as follows:

Section 1. It is hereby proposed and recommended that the boundaries of the City of Salisbury be changed so as to annex to and include within said City all that parcel of land together with the persons residing therein and their property, contiguous to and binding on the north side of Sharen Drive, the south side of and binding on Old Ocean City Road – MD Route 346, the east side of and binding on the current corporate line of the City of Salisbury also being the current westerly line of PDD No. 1 and west of but not binding upon Phillip Morris Drive, as more particularly described in **Exhibit A**, attached hereto and made a part hereof

Section 2. The annexation of the Property be and hereby is approved by the Council of the City of Salisbury subject to all terms, conditions and agreements contained in the aforementioned property description, the proposed Annexation Agreement, the Annexation Plan, and the Concept Site Plan, attached as **Exhibits C, D and E**, respectively, each of which is attached hereto and incorporated herein as if all such terms, conditions and agreements contained in such Exhibits were specifically set forth at length in this Resolution.

Section 3. Pursuant to MD Code, Local Government, § 4-406, the Council of the City of

48 Salisbury shall hold a public hearing on this Resolution on _____, 2022 at ____ p.m. in the
49 Council Chambers at the City-County Office Building and the City Administrator shall cause a public
50 notice of the time and place of said hearing to be published not fewer than two (2) times at not less than
51 weekly intervals, in one (1) newspaper of general circulation in the City of Salisbury, which said public
52 notice shall specify a time and place at which the Council of the City of Salisbury will the hold the
53 aforesaid public hearing, the date of which shall be no sooner than fifteen (15) days after the final
54 required date of publication as specified hereinabove.

55 **Section 4.** Upon annexation of the Property, the Zoning Map of the City of Salisbury shall be
56 amended to include the Property within that certain Zoning District of the City of Salisbury identified as
57 **“Planned Development District No. 1 (PDD No. 1)”** which said real property newly annexed into
58 Corporate Limits of the City of Salisbury, as contemplated by this Resolution, is presently zoned **“R-15**
59 **Residential”** in accordance with the existing zoning laws of Wicomico County, Maryland.

60 **AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF**
61 **SALISBURY** as follows:

62 **Section 5.** It is the intention of the Council of the City of Salisbury that each provision this
63 Resolution shall be deemed independent of all other provisions herein.

64 **Section 6.** It is further the intention of the Council of the City of Salisbury that if any section,
65 paragraph, subsection, clause or provision of this Resolution shall be adjudged invalid, unconstitutional or
66 otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to
67 the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this
68 Resolution shall remain and shall be deemed valid and enforceable.

69 **Section 7.** The Recitals set forth hereinabove are incorporated into this section of this Resolution
70 as if such recitals were specifically set forth at length in this Section 7

71 **Section 8.** This Resolution and the annexation of the Property as contemplated herein, shall take
72 effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right
73 of referendum with respect to this Resolution as set forth in MD Code, Local Government, § 4-401. et
74 seq.

75 The above Resolution was introduced and read and passed at the regular meeting of the Council of
76 the City of Salisbury held on the ____ day of _____, 2022, having been duly published as required by
77 law; in the meantime a public hearing was held on the ____ day of _____, 2022, and was finally
78 passed by the Council at its regular meeting held on the ____ day of _____, 2022.

79

80 ATTEST:

81

82

83 _____
84 Kimberly R. Nichols
85 CITY CLERK

83 _____
84 John R. Heath
85 PRESIDENT, City Council

86

86 APPROVED BY ME THIS _____ day of _____, 2022

87

88

89 _____
89 Jacob R. Day, Mayor

EXHIBIT A

SHAREN DRIVE – OCEAN ISLE

Beginning for the same at a point at a corner of the existing Corporate Limits Line of the City of Salisbury, MD, being on the northerly right of way line of Old Ocean City Road (MD Rte. 346). X 1,213,818.08 Y 200,006.79 (1) Thence with the said Corporate Limits line South nine degrees thirty-four minutes fifty-seven seconds East (S 09° 34' 57" E) nine hundred seventy-six decimal three, three (976.33) feet to a point near the northerly line of Sharen Drive. X 1,213,980.61 Y 199,044.08 (2) Thence continuing with the said existing Corporate Limits Line North eighty-nine degrees thirty-eight minutes fifteen seconds East (N 89° 38' 15" E) one hundred thirty-four decimal zero, zero (134.00) feet to a point on the easterly line of Lot 2 of the "James W. & Hazel E. Brittingham Subdivision". X 1,214,114.61 Y 199,044.93 (3) Thence with the easterly line of the said Lot 2 and Lot 1, in part, North five degrees twenty-eight minutes fourteen seconds West (N 05° 28' 14" W) six hundred ninety-four decimal zero, one (694.01) feet to a breakpoint on the easterly line of the said Lot 1. X 1,214,048.44 Y 199,735.78 (4) Thence continuing with the easterly line of the said Lot 1 and crossing the aforesaid Old Ocean City Road North four degrees forty-one minutes forty-six seconds East (N 04° 41' 46" E) two hundred forty-five decimal three, nine (245.39) feet to a point on the northerly right of way line of the said Old Ocean City Road. X 1,214,068.53 Y 199,980.35 (5) Thence by and with the northerly line of the said Old Ocean City Road and aforesaid existing Corporate Limits Line North eighty-three degrees fifty-eight minutes twenty-two seconds West (N 83° 58' 22" W) two hundred fifty-one decimal eight, four (251.84) feet to the point of beginning.

Annexation containing 3.182 acres, more or less.

EXHIBIT B



City of
Salisbury
Jacob R. Day, Mayor

CERTIFICATION

SHAREN DRIVE – OCEAN ISLE ANNEXATION

This is to certify that I have verified the petitions for the annexation and that to the best of my knowledge the persons having signed the petition represent at least 25% of the registered voters residing in the area to be annexed and are the owners of at least 25% of the assessed valuation of real property located in the area to be annexed.

A handwritten signature in black ink, appearing to read 'Leslie C. Sherrill', is written over a horizontal line.

Leslie C. Sherrill
Surveyor

Date: 9/23/2021

Sharen Drive – Ocean Isle – Certification – 09-23-2021.doc

EXHIBIT C

ANNEXATION AGREEMENT

Sharen Drive –Annexation

THIS AGREEMENT is made this ___ day of _____, 2022, by and between the City of Salisbury, a municipal corporation of the State of Maryland (hereinafter, “the City”) and 2538 Old Ocean City Road, LLC (hereinafter, “the Owner”) with the principal address at 218 E. Main Street, Salisbury, Maryland.

RECITALS

WHEREAS, the Owner is the record owner of certain real property located in Wicomico County, Maryland, (hereinafter, “the Property”), and more particularly described in Attachment “A” attached hereto and made a part hereof; and

WHEREAS, the Owner desires to construct upon the Property six self-storage buildings; and

WHEREAS, the Property is not presently within the corporate boundaries of the City and is therefore ineligible to receive certain municipal services, including municipal water and wastewater services, that the Owner desires to obtain for the Property; and

WHEREAS, the Owner desires that the City annex the Property and the City desires to annex the Property, provided that certain conditions are satisfied; and

WHEREAS, pursuant to the authority contained in Local Government Article, subtitle 4-400 of the Annotated Code of Maryland, the Owner and the City have agreed that the following conditions and circumstances will apply to the annexation proceedings and to the Property.

1

WITNESSETH:

1. WARRANTIES AND REPRESENTATIONS OF CITY:

The City of Salisbury, the Salisbury-Wicomico County Planning Commission and staff will be guided by this Agreement throughout the review of all development plans submitted for the Property ensure that the provisions of this Agreement are specifically implemented, and the Property is developed in substantial conformance with the concept development plan which is part of this Agreement. Any approval granted to a development plan by any commission, board, body, or agent of the City shall be in substantial compliance with the terms and conditions of this Agreement and the appurtenant concept development plan.

The parties understand and agree that the City’s herein provided covenant of support is not

intended, nor could it be construed, to legally prohibit the City from enacting such future ordinances or charter provisions or engineering standards or amendments deemed necessary to protect the public health, safety and welfare of the residents of the City, nor from applying such ordinances or charter provisions to the development of the Property, provided such application does not operate to divest prior approvals, nor interfere with the Owner's vested rights to any greater extent than the impact of such ordinances and charter resolutions upon other similarly-situated properties within the City's boundaries.

2. **WARRANTIES AND REPRESENTATIONS OF THE OWNER:**

This Agreement constitutes the formal written consent to annexation by the Owner as required by Local Government Article of the Maryland Code, Section 4-403 (b)(1) and (2). The Owner acknowledges that it will receive a benefit from annexation and agrees, as a bargained-for condition and circumstances applicable to the annexation, that it waives and completely relinquishes any right to withdraw its consent to annexation, except as explicitly provided for in this Annexation Agreement, from the date of execution of this Agreement by all parties. The Owner further agrees that it will not petition to take the Annexation Resolution to referendum and that, in the event of a referendum in which it is permitted to vote, that it shall vote in favor of the Annexation Resolution.

The Owner warrants and represents that it has the full authority to sign this Agreement and is in fact the sole owner of the real property encompassed in the annexation area and more particularly described in Attachment "A", and that there is no action pending against it or involving it that would in any way affect its right and authority to execute this Agreement.

The Owner warrants and represents that it has the full power and authority to sign this Agreement and Consent and is, in fact, collectively the sole owner of not less than Twenty-five Percent (25%) of the assessed valuation of the real property within the annexation area.

3. **APPLICATION OF CITY CODE AND CHARTER**

From and after the effective date of the Annexation Resolution implementing this Agreement, all provisions of the Charter and Code of the City shall have full force and effect within the Property except as otherwise specifically provided herein.

4. **MUNICIPAL ZONING**

Upon the effective date of the Annexation Resolution implementing this Agreement, the Property will be zoned **Planned Development District No. 1 – Robertson Farm (PDD No. 1)** as stated in the Annexation Resolution, but only if all appropriate submissions are received from the Owner and if the City of Salisbury determines that PDD No. 1 is the appropriate zoning classification. If so, the City will amend PDD No. 1, which adjoins the Annexation Property to include the Annexation Property, pursuant to the zoning provisions of the Salisbury Municipal Code. Since the zoning classification of

pursuant to the zoning provisions of the Salisbury Municipal Code. Since the zoning classification of PDD No.1 is critical to the viability of the proposed development project, if the City determines that PDD No. 1 is not the appropriate zoning classification for the Annexation Property, the Owner may withdraw its Petition For Annexation in writing.

5. MUNICIPAL SERVICES

Upon the effective date of the Annexation Resolution implementing this Agreement, the City will make the Property eligible to receive all applicable municipal services to the extent that the necessary public facilities exist to provide such services. Any allocation of capacity and/or services will be made by the City according to adopted allocation plans which may be in effect at the time the Owner makes request for such capacity and/or services.

6. STANDARDS AND CRITERIA

Should any environmental, engineering, or other similar standard or criteria specifically noted in this Agreement be exceeded by any local, State, or Federal standard, criteria, or regulation, which may be adopted after the execution of this Agreement, the newer stricter standard, criteria, or regulation shall apply.

7. CITY BOUNDARY MARKERS

The Owner will fund and install City Boundary Markers at the boundary lines to the newly enlarged City boundaries and will provide receipt of such work completed to the City within 90 days of expiration of the 45-day referendum period. The Owner agrees that failure to comply with this provision will subject the Owner to payment of a fee to the City of Salisbury made payable prior to development plan approval of \$10,000.00 plus the cost for the City's surveyor to complete the work.

8. DEVELOPMENT CONSIDERATIONS

A. Costs and Fees: The Owner agrees that it will pay the costs of annexation to the City, including but not limited to the City's costs for legal fees, planning, and other consulting fees in connection with the preparation of this Agreement and/or the necessary annexation resolution and related documents, for publication of any required notices, and for any other cost or expense reasonably related, in the City's sole judgment, to the annexation. This obligation applies regardless of whether the proposed annexation or the desired zoning classification is achieved by the Owner.

B. The Owner and City agree that the Property will be developed consistent with the regulations of the zoning district classification referenced in the Annexation Resolution and in substantial conformance with the concept development plan shown as Attachment B-1, except as may be modified through the inclusion of the Property within the Planned Development District No.1 Robertson Farm.

C. Contribution to Area Improvement: The Owner agrees that any site plan for the Property shall contain a landscape plan containing evergreen and deciduous trees, planted in a buffer area of a

sufficient width to screen the proposed buildings and site operations from the adjoining public streets and adjoining properties using tree species and tree sizes approved by the City.

D. The Owner agrees to install a 5-foot-wide sidewalk along the Property's full frontage with Sharen Drive to specifications approved by the City.

E. Re-investment in Existing Neighborhoods: Prior to the issuance of the first building permit, the Owner agrees to pay a development assessment to the City of Salisbury at the rate of \$9,011 per acre, such that the amount payable for the subject 3.55-acre Property shall be \$31,989. This assessment is understood by the parties to be intended for use by the City in its sole discretion for beautification, restoration, and revitalization improvements to existing neighborhoods in the City and is to be in addition to and independent of the City's water and sewer comprehensive connection charges, any impact fees imposed by Wicomico County or the City, and any assessments that may be required to be paid elsewhere in this Agreement.

F. Escalation of Development Assessments: The assessment set forth in paragraph E. above is subject to adjustment to reflect inflation. Beginning January 1, 2024, the assessment shall be adjusted for inflation and this adjustment shall take place annually thereafter on the first day of January, for any assessment that remains unpaid. The assessment shall be adjusted by the percent change in the CPI during the previous 12-month period. The CPI to be used is the Consumer Price Index-U, All City Average, Unadjusted, published by the Bureau of Labor Statistics.

G. Community / Environmental Design: The Owner agrees to use its best efforts, in coordination with the City of Salisbury Department of Infrastructure and Development and the Salisbury – Wicomico County Planning Commission to achieve as many LEED certification level points as possible for new construction projects as outlined by the U.S. Green Building Council's LEED Standards for Building Design, New Construction as may be updated from time to time and specifically agrees to meet the following energy and environmental performance standards:

Site lighting fixtures shall be energy efficient and, where possible, shall utilize LED lamps for energy efficiency and long lamp life. They shall also be selected for highest efficiency but recognizing that they will ultimately be owned and maintained by the City of Salisbury, the selection of streetlights shall be made in conjunction with the City of Salisbury DPW.

The Property's entire stormwater management system will be designed with an emphasis on stormwater infiltration, bio-retention, and open channel conveyance, with as little conventional piped conveyance as possible. Using these and other innovative approaches, the requirements for groundwater recharge and stormwater pretreatment will be satisfied in an environmentally friendly and aesthetically pleasing manner.

Roadway and parking lot construction shall be accomplished using recycled aggregates and base material when acceptable recycled materials meeting the required physical properties of the design engineer are locally available.

The HVAC systems in the buildings that will contain them shall be high energy performance units. Air conditioning compressors will be 17 SEER, minimum.

Building finish materials that have high recycled content shall be selected.

Building roofing materials on the Property shall be selected for energy efficiency and to minimize the heat island effect of dark roof coverings.

Building finish materials that have high-recycled content shall be selected where possible. Low VOC (Volatile Organic Compound) paints and finishes shall be used.

The parties acknowledge and agree that the obligations set forth herein on the part of both parties pertain to the Property, unless otherwise expressly stated herein.

9. RECORD PLAT:

The Owner will provide the City with a copy of the final record plat for the development of the Property.

10. MISCELLANEOUS:

The obligations of the parties hereto, set forth herein are contingent upon the adoption of an Annexation Resolution effecting the annexation of the Property by the Mayor and City Council of the City of Salisbury and shall be void in the event the City fails to affect such annexation or such annexation is invalidated by referendum or otherwise.

The use of singular verb, noun and pronoun forms in this Agreement shall also include the plural forms where such usage is appropriate; the use of the pronoun "it" shall also include, where appropriate "he" or "she" and the possessive pronoun "its" shall also include, where appropriate, "his" "hers" and "theirs."

From time to time after the date of this Annexation Agreement, the parties, without charge to each other, will perform such other acts, and will execute, acknowledge and will furnish to the other such instruments, documents, materials and information which either party reasonably may request, in order to affect the consummation of the transactions provided for in this Agreement.

This Agreement, which includes all exhibits, schedules, and addenda hereto, each of which is incorporated in this Agreement by this reference, shall be recorded among the Land Records of Wicomico County and shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors, and assigns, and embodies and constitutes the entire understanding, representations, and statements, whether oral or written, are merged in this Annexation Agreement. The parties may renegotiate the terms hereof by mutual agreement, after the effective date of any Annexation Resolution adopted by the City pursuant hereto, provided that neither this Agreement nor any provisions hereof may be waived, modified, or amended unless such modification is in writing and is signed by the party against whom the enforcement of such waiver, modification or amendment is sought, and then only to the extent set forth in such instrument.

The parties hereto acknowledge that, in entering into this Agreement, neither party has been induced by, nor has relied upon, nor included as part of the basis of the bargain herein, any representations or statement, whether express or implied, made by any agent, representative or

employee, which representation or statement is not expressly set forth in this Agreement.

This Agreement shall be construed according to its plain meaning without giving regard to any inference or implication arising from the fact that it may have been drafted in whole or in part by or for any one of the parties hereto.

This Agreement, its benefit and burden, shall be assignable, in whole or in part, by the Owner without the consent of the City or of its elected officials, employees or agents, to any purchasers or contract purchasers of the property or any party thereof. However, the Owner will not transfer or pledge as security for any debt or obligation, any interest in all or part of the Annexation Area, without first obtaining the written consent and acknowledgement of the transferee or pledgee to the Annexation Agreement and to the complete observance hereof. The Owner shall provide the City with copies of all documents of transfer or assignment, including exhibits when the documents are fully executed, regardless of recordation.

The captions in any Agreement are inserted for convenience only, and in no way define, describe, or limit the scope of intent of this Agreement or any of the provisions hereof.

The laws of the State of Maryland shall govern the interpretation, validity, and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect. Any suit to enforce the terms hereof or for damages or other remedy for the breach or alleged breach hereof shall be brought exclusively in the Courts of the State of Maryland in Wicomico County and the parties expressly consent to the jurisdiction thereof and waive any right that they might otherwise have to bring such action in or transfer or remove such action to the courts of any other jurisdiction.

All notices and other communications under this Agreement shall be in writing and shall be sent either by first class mail, postage prepaid, or by personal delivery, addressed to the parties as provided below. Notice shall be deemed given on the date delivered or attempted to be delivered during normal working hours on business days.

IF TO THE CITY: Julia Glanz, City Administrator
125 North Division Street
Salisbury, Maryland 21801

WITH A COPY TO: Laura Hay, City Attorney
313 Lemmon Hill Lane
Salisbury, MD 21801

IF TO THE OWNER: W. Blair Rinnier, President
218 East Main Street
Salisbury, MD 21801

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

WITNESS:

THE CITY OF SALSIBURY, MARYLAND

By: _____

WITNESS/ATTEST:

OWNER:

By: _____
W. Blair Rinnier, President

APPROVED AS TO FORM:

Laura Hay, City Attorney

STATE OF MARYLAND
COUNTY OF _____, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, _____, before me, a Notary Public in and for the State aforesaid, personally appeared _____, who has been satisfactorily proven to be the person whose name is subscribed to the within instrument, who acknowledged himself to be a duly elected official of the City of Salisbury, a municipal corporation of the State of Maryland, and that said official, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation as such official.

WITNESS my hand and notarial seal.

_____(SEAL)
Notary Public

My Commission Expires: _____

I HEREBY CERTIFY, that on this _____ day of _____, _____, before me, a Notary Public in and for the State aforesaid, personally appeared _____, who has been satisfactorily proven to be the person whose name is subscribed to the within instrument.

WITNESS my hand and notarial seal.

_____(SEAL)
Notary Public

My Commission Expires: _____

I HEREBY CERTIFY that the foregoing instrument was prepared by or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

_____, City Attorney

EXHIBIT D
REPORT OF ANNEXATION PLAN
for the
**SHAREN DRIVE ANNEXATION
TO THE CITY OF SALISBURY**

November 5, 2021

This Annexation Plan is consistent with the Municipal Growth Element of the City of Salisbury's adopted Comprehensive Plan. The following are milestones in the public review and consideration of the proposed Annexation.

- At a work session on _____, the Salisbury City Council reviewed the proposed annexation request.
- On June 17, 2021 the City of Salisbury / Wicomico County Planning Commission reviewed the proposed annexation and approved a favorable recommendation to the Salisbury City Council for the proposed zoning of the Property.
- At a Salisbury City Council work session on _____ 2021, the City Council *reviewed the draft annexation agreement and the draft version of this Annexation Plan and directed that an Annexation Resolution be drafted for review – (text in italics is written prospectively).*
- A City Council meeting held on *(date to be inserted)* the Council formally reviewed this Annexation Plan and the Annexation Resolution and directed that a date for a public hearing be established. The Council further directed that the Annexation Plan be forwarded to the Maryland Department of Planning and the Wicomico County Council for comment within 30 days of the public hearing as provided for by State law.

1.0

GENERAL INFORMATION AND DESCRIPTION

1.1 Petitioners

The petitioner is Rinnier Development, a Maryland corporation whose principal address is 218 E. Main Street in Salisbury, Maryland 21801.

1.2 Location

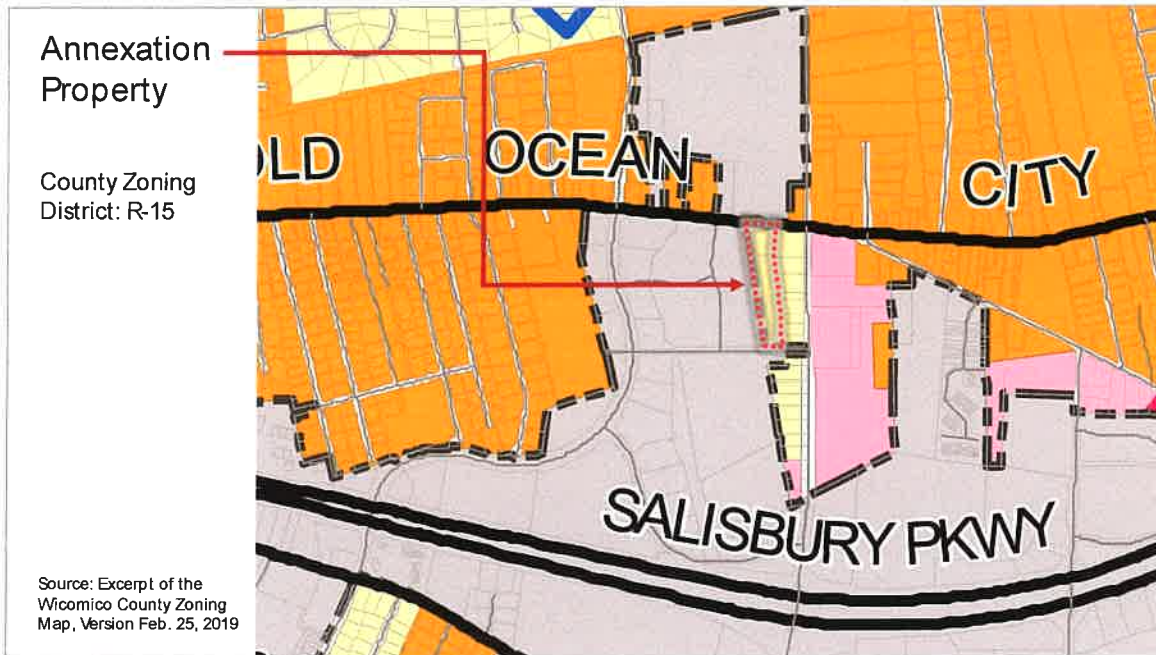
The Property's fronts Sharen Drive just west of its intersection with Phillip Morris Drive: Tax Map 0039, Parcel 0269.

1.3 Property Description

The Property is comprised of two lots totaling 3.55 acres. It contains a single-family detached house and otherwise is undeveloped, vacant, and partially wooded.

1.4 Existing Zoning

The Property is now zoned Residential, R-15 under the Wicomico County Code as shown in the exhibit below.



2.0

LAND USE PATTERN PROPOSED FOR THE AREA TO BE ANNEXED

2.1 Comprehensive Plan

The City of Salisbury adopted the current Comprehensive Plan in 2010. The Property is located within the City's Municipal Growth Area with a planned land use designation of "Mixed-Use". As the Comprehensive Plan states that, "The purpose of the mixed use category is to optimize the use of land and services, the conservation of environmentally sensitive areas, and the creation of functional and attractive developments". The Comprehensive Plan specifically notes that "areas designated as "Mixed-Use" within the designated future growth areas will not include a residential component". The use proposed for the annexation is fully non-residential – a self-storage facility.

The Comprehensive Plan's goal as it pertains to annexations is as follows: "To encourage the orderly growth and expansion of the City of Salisbury by annexing selected areas and by providing public services to newly developing areas without overburdening these facilities while continuing to maintain a high level of services to existing developments and residents of the City".

The annexation of the subject Property is consistent with the Comprehensive Plan. It is in the designated municipal growth area and lies adjacent to property in the City already developed with apartments and other high density residential uses, under the Planned Development District standards (PDD #1-Robertson Farm).

2.2 Proposed Zoning

Upon annexation, the Property would be zoned Light Business Institutional (LBI). The Salisbury Wicomico County Planning Commission recommends that the Property be zoned Planned Development District. The process for applying the Planned Development District zoning designation is set forth in the City Zoning Ordinance. It may be rezoned PDD through an amendment to the existing PDD #1 which is known as Robertson Farm. Under such an amendment, the boundaries of the PDD #1 would be enlarged to encompass the Property. This zoning step could proceed after annexation upon petition of the Owner.

2.3 Proposed Land Use

The petitioners are proposing that the Property be developed into a self-storage facility. Development would be governed by City zoning regulations pertaining to the proposed LBI District except as may be amended through a subsequent rezoning to Planned Development District #1, as may be amended from time to time, or, through any successor zoning district which may be approved by the City in the future.

3.0

THE PUBLIC FACILITIES AND SERVICES NEEDED BY THE DEVELOPMENT AND THE METHODS TO PROVIDE SUCH FACILITIES AND SERVICES TO THE ANNEXED PARCEL

3.1 Roads

Access to the Property is provided via Sharen Drive, which is a public street road running between Beaglin Parkway and Phillip Morris Drive. The developer would extend the existing sidewalk on Sharen Drive from its current terminus through the frontage of the Property to Philip Morris Dive.

3.2 Water and Wastewater

The Annexation Property is presently not connected to public water and sewer services and no connections are planned as part of the development. The proposed use—self storage—will operate without a source of potable water or sanitary sewer services.

3.3 Schools

As a non-residential use, the Property would not generate pupil enrollment and have no impact of school capacity.

3.4 Parks and Rec.

As a non-residential use in this case, the Property would have no impact on park and recreational facilities or generate a demand for them.

3.5 Fire, E.M., and Rescue Services

The Salisbury Fire Department would provide fire suppression, technical rescue, special operations, and advanced life support (ALS-EMS) emergency medical treatment and transport services to the Property.

3.6 Police

The City of Salisbury Police Department would provide services to the Property.

3.7 Stormwater Management:

Stormwater management is governed by the Maryland Stormwater Management regulations administered locally.

3.8 Waste Collection

Commercial development in the City is served by independent waste haulers.

4.0

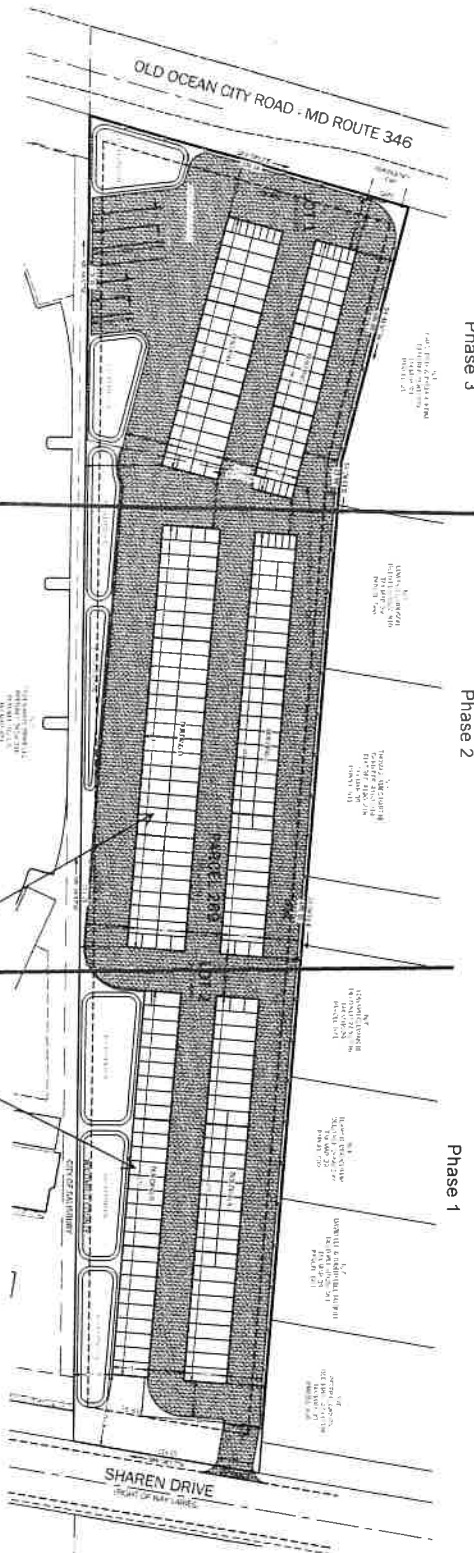
HOW DEVELOPMENT OF THE ANNEXED PARCEL WOULD RELATE TO EXISTING/PLANNED LAND USE DEVELOPMENT, STREETS, PUBLIC FACILITIES AND SERVICES, OPEN SPACES AND NATURAL AREAS.

The Property is located within the City's Municipal Growth Area and within the area designated "Mixed-Use". The Property is proposed to be developed as a self-storage facility. It lies adjacent to an existing apartment complex on its western side which is in the City, and single family detached house lots on its eastern side, which is outside of the City.

Should the Property eventually be rezoned to PDD #1, as recommended by the Planning Commission, (through amendments to the Roberts Farm PDD Development Plan), care will need to be taken to ensure that potential land use conflicts are minimized through use of setbacks, buffering, landscaping, and careful regulation of the placement and intensity of site lighting. The property must be developed with buffers adequate to screen the self-storage building and site operations from the adjoining residential uses and from Sharen Drive.

The sidewalk existing on Sharen Drive will be extended by the developer from its existing terminus to Phillip Morris Drive.

The site is presently mostly vacant and partially forested. It has no significant natural features or environmental constrains.



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
7. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CHANGES MADE DURING CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
9. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. ALL UTILITIES SHALL BE PROTECTED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
13. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CHANGES MADE DURING CONSTRUCTION.
14. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
15. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

LAND USE ZONING REGULATIONS

PERMITTED USES:

- Single-Family Detached Dwellings
- Two-Family Detached Dwellings
- Three-Family Detached Dwellings
- Four-Family Detached Dwellings
- Five-Family Detached Dwellings
- Six-Family Detached Dwellings
- Seven-Family Detached Dwellings
- Eight-Family Detached Dwellings
- Nine-Family Detached Dwellings
- Ten-Family Detached Dwellings
- Eleven-Family Detached Dwellings
- Twelve-Family Detached Dwellings
- Thirteen-Family Detached Dwellings
- Fourteen-Family Detached Dwellings
- Fifteen-Family Detached Dwellings
- Sixteen-Family Detached Dwellings
- Seventeen-Family Detached Dwellings
- Eighteen-Family Detached Dwellings
- Nineteen-Family Detached Dwellings
- Twenty-Family Detached Dwellings

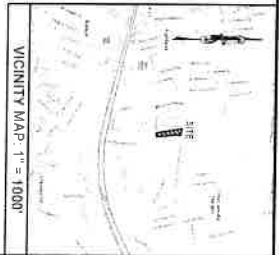
PERMITTED USES

Use	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Floor Area (sq. ft.)	Min. Floor Area Ratio
Single-Family Detached Dwellings	10,000	30	100	10	5	5	35	1,000	0.10
Two-Family Detached Dwellings	12,000	35	110	10	5	5	35	1,200	0.12
Three-Family Detached Dwellings	15,000	40	120	10	5	5	35	1,500	0.15
Four-Family Detached Dwellings	20,000	50	140	10	5	5	35	2,000	0.20
Five-Family Detached Dwellings	25,000	60	160	10	5	5	35	2,500	0.25
Six-Family Detached Dwellings	30,000	70	180	10	5	5	35	3,000	0.30
Seven-Family Detached Dwellings	35,000	80	200	10	5	5	35	3,500	0.35
Eight-Family Detached Dwellings	40,000	90	220	10	5	5	35	4,000	0.40
Nine-Family Detached Dwellings	45,000	100	240	10	5	5	35	4,500	0.45
Ten-Family Detached Dwellings	50,000	110	260	10	5	5	35	5,000	0.50
Eleven-Family Detached Dwellings	55,000	120	280	10	5	5	35	5,500	0.55
Twelve-Family Detached Dwellings	60,000	130	300	10	5	5	35	6,000	0.60
Thirteen-Family Detached Dwellings	65,000	140	320	10	5	5	35	6,500	0.65
Fourteen-Family Detached Dwellings	70,000	150	340	10	5	5	35	7,000	0.70
Fifteen-Family Detached Dwellings	75,000	160	360	10	5	5	35	7,500	0.75
Sixteen-Family Detached Dwellings	80,000	170	380	10	5	5	35	8,000	0.80
Seventeen-Family Detached Dwellings	85,000	180	400	10	5	5	35	8,500	0.85
Eighteen-Family Detached Dwellings	90,000	190	420	10	5	5	35	9,000	0.90
Nineteen-Family Detached Dwellings	95,000	200	440	10	5	5	35	9,500	0.95
Twenty-Family Detached Dwellings	100,000	210	460	10	5	5	35	10,000	1.00

LEGEND

- Phase 1
- Phase 2
- Phase 3
- Proposed Building
- Proposed Parking
- Proposed Driveway
- Proposed Access Road
- Proposed Utility
- Proposed Erosion Control
- Proposed Landscaping
- Proposed Stormwater Management
- Proposed Security
- Proposed Signage
- Proposed Fencing
- Proposed Lighting
- Proposed Security System
- Proposed Fire Alarm
- Proposed Fire Extinguisher
- Proposed Fire Escape
- Proposed Fire Exit
- Proposed Fire Exit Sign
- Proposed Fire Exit Door
- Proposed Fire Exit Window
- Proposed Fire Exit Staircase
- Proposed Fire Exit Ramp
- Proposed Fire Exit Elevator
- Proposed Fire Exit Lift
- Proposed Fire Exit Escalator
- Proposed Fire Exit Staircase
- Proposed Fire Exit Ramp
- Proposed Fire Exit Elevator
- Proposed Fire Exit Lift
- Proposed Fire Exit Escalator

Buildings B + D
to be climate controlled



CONCEPT SITE PLAN
SHAREN DRIVE SELF STORAGE FACILITY

SHAREN DRIVE
150' WIDE RIGHT-OF-WAY

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

DATE: 08/11/2011
SCALE: AS SHOWN

SHEET 1

DESIGNED BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

DATE: 08/11/2011

1 RESOLUTION NO. 3160

2 A RESOLUTION OF THE CITY OF SALISBURY PROPOSING THE
3 ANNEXATION TO THE CITY OF SALISBURY OF A CERTAIN AREA OF LAND
4 SITUATE CONTIGUOUS TO AND BINDING UPON THE EASTERLY
5 CORPORATE LIMIT OF THE CITY OF SALISBURY, TO BE KNOWN AS THE
6 "SHAREN DRIVE ANNEXATION," ON THE NORTH SIDE OF AND BINDING
7 ON OLD OCEAN CITY ROAD – MD ROUTE 346, THE EAST SIDE OF AND
8 BINDING ON THE CURRENT CORPORATE LINE OF THE CITY OF
9 SALISBURY ALSO BEING THE CURRENT WESTERLY LINE PDD NO. 1 AND
10 WEST OF BUT NOT BINDING UPON PHILLIP MORRIS DRIVE AND
11 PARTICULARLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO

12 WHEREAS, the City of Salisbury is considering the annexation of a parcel of land contiguous to
13 and binding upon the easterly corporate limit of the City of Salisbury, to be known as the "Sharen Drive
14 Annexation," on the north side of and binding on Old Ocean City Road, the east side of and binding on the
15 current corporate line of the City of Salisbury also being the current westerly line PDD NO.1 being all of
16 Map 0039, Parcel 0269, Lot 1 & 2, being more particularly described in "Exhibit A" attached hereto and
17 made part hereof; and

18 WHEREAS, the City of Salisbury is required to adopt an annexation plan for the proposed area of
19 annexation pursuant to the Local government Article of the Maryland Annotated Code; and

20 WHEREAS, pursuant to MD Code, Local Government, § 4-406, a public hearing on this
21 Resolution, providing for the Council of the City of Salisbury's approval of the Annexation Plan (as defined
22 hereinbelow) for the City of Salisbury's annexation of the Property as set forth herein, shall be and hereby
23 is scheduled for _____ at 6:00 p.m.

24 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
25 SALISBURY as follows:

26 **Section 1.** The Annexation Plan for the Sharen Drive Annexation, attached hereto as **Exhibit B**
27 and incorporated as if fully set forth herein (the "**Annexation Plan**"), be and hereby is adopted for the City
28 of Salisbury's annexation of the Property as contemplated by this Resolution.

29 **Section 2.** Pursuant to MD Code, Local Government, § 4-406, the Council of the City of Salisbury
30 shall hold a public hearing on this Resolution on _____ at 6:00 p.m. in the Council
31 Chambers at the City-County Office Building, and the City Administrator shall cause a public notice of
32 time and place of the said public hearing to be published not fewer than two (2) times at not less than weekly
33 intervals, in at least one (1) newspaper of general circulation in the City of Salisbury, which said public
34 notice shall specify a time and place at which the Council of the City of Salisbury will the hold the aforesaid
35 public hearing, the date of which shall be no sooner than fifteen (15) days after the final required date of
36 publication as specified hereinabove.

37 AND, BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY
38 as follows:

39 **Section 3.** It is the intention of the Council of the City of Salisbury that each provision this
40 Resolution shall be deemed independent of all other provisions herein.

41 **Section 4.** It is further the intention of the Council of the City of Salisbury that if any section,
42 paragraph, subsection, clause or provision of this Resolution shall be adjudged invalid, unconstitutional or
43 otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to
44 the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this
45 Resolution shall remain and shall be deemed valid and enforceable.

46 **Section 5.** The Recitals set forth hereinabove are incorporated into this section of this Resolution
47 as if such recitals were specifically set forth at length in this Section 5.

48 **Section 6.** This Resolution and the annexation of the Property as contemplated herein, shall take
49 effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right
50 of referendum with respect to this Resolution as set forth in MD Code, Local Government, § 4-401, et seq.

51 **THIS RESOLUTION** was introduced and read and passed at the regular meeting of the Council
52 of the City of Salisbury held on, having been duly published as required by law in the meantime a public
53 hearing was held on _____, 2022, at 6:00 p.m., and was finally passed by the Council of the
54 City of Salisbury at its regular meeting held on the _____ 2022.

55

56

57

58 _____
59 Kimberly R. Nichols,
60 City Clerk

John R. Heath,
Council President

61 APPROVED BY ME this ____ day of _____, 2022.

62

63

64

65 _____
66 Jacob R. Day,
67 Mayor

68

EXHIBIT A

SHAREN DRIVE – OCEAN ISLE

Beginning for the same at a point at a corner of the existing Corporate Limits Line of the City of Salisbury, MD, being on the northerly right of way line of Old Ocean City Road (MD Rte. 346). X 1,213,818.08 Y 200,006.79 (1) Thence with the said Corporate Limits line South nine degrees thirty-four minutes fifty-seven seconds East (S 09° 34' 57" E) nine hundred seventy-six decimal three, three (976.33) feet to a point near the northerly line of Sharen Drive. X 1,213,980.61 Y 199,044.08 (2) Thence continuing with the said existing Corporate Limits Line North eighty-nine degrees thirty-eight minutes fifteen seconds East (N 89° 38' 15" E) one hundred thirty-four decimal zero, zero (134.00) feet to a point on the easterly line of Lot 2 of the "James W. & Hazel E. Brittingham Subdivision". X 1,214,114.61 Y 199,044.93 (3) Thence with the easterly line of the said Lot 2 and Lot 1, in part, North five degrees twenty-eight minutes fourteen seconds West (N 05° 28' 14" W) six hundred ninety-four decimal zero, one (694.01) feet to a breakpoint on the easterly line of the said Lot 1. X 1,214,048.44 Y 199,735.78 (4) Thence continuing with the easterly line of the said Lot 1 and crossing the aforesaid Old Ocean City Road North four degrees forty-one minutes forty-six seconds East (N 04° 41' 46" E) two hundred forty-five decimal three, nine (245.39) feet to a point on the northerly right of way line of the said Old Ocean City Road. X 1,214,068.53 Y 199,980.35 (5) Thence by and with the northerly line of the said Old Ocean City Road and aforesaid existing Corporate Limits Line North eighty-three degrees fifty-eight minutes twenty-two seconds West (N 83° 58' 22" W) two hundred fifty-one decimal eight, four (251.84) feet to the point of beginning.

Annexation containing 3.182 acres, more or less.

EXHIBIT B

REPORT OF ANNEXATION PLAN

for the

**SHAREN DRIVE ANNEXATION
TO THE CITY OF SALISBURY**

November 5, 2021

This Annexation Plan is consistent with the Municipal Growth Element of the City of Salisbury's adopted Comprehensive Plan. The following are milestones in the public review and consideration of the proposed Annexation.

- At a work session on _____, the Salisbury City Council reviewed the proposed annexation request.
- On June 17, 2021 the City of Salisbury / Wicomico County Planning Commission reviewed the proposed annexation and approved a favorable recommendation to the Salisbury City Council for the proposed zoning of the Property.
- At a Salisbury City Council work session on _____ 2021, the City Council *reviewed the draft annexation agreement and the draft version of this Annexation Plan and directed that an Annexation Resolution be drafted for review – (text in italics is written prospectively).*
- A City Council meeting held on *(date to be inserted)* the Council formally reviewed this Annexation Plan and the Annexation Resolution and directed that a date for a public hearing be established. The Council further directed that the Annexation Plan be forwarded to the Maryland Department of Planning and the Wicomico County Council for comment within 30 days of the public hearing as provided for by State law.

1.0

GENERAL INFORMATION AND DESCRIPTION

1.1 Petitioners

The petitioner is Rinnier Development, a Maryland corporation whose principal address is 218 E. Main Street in Salisbury, Maryland 21801.

1.2 Location

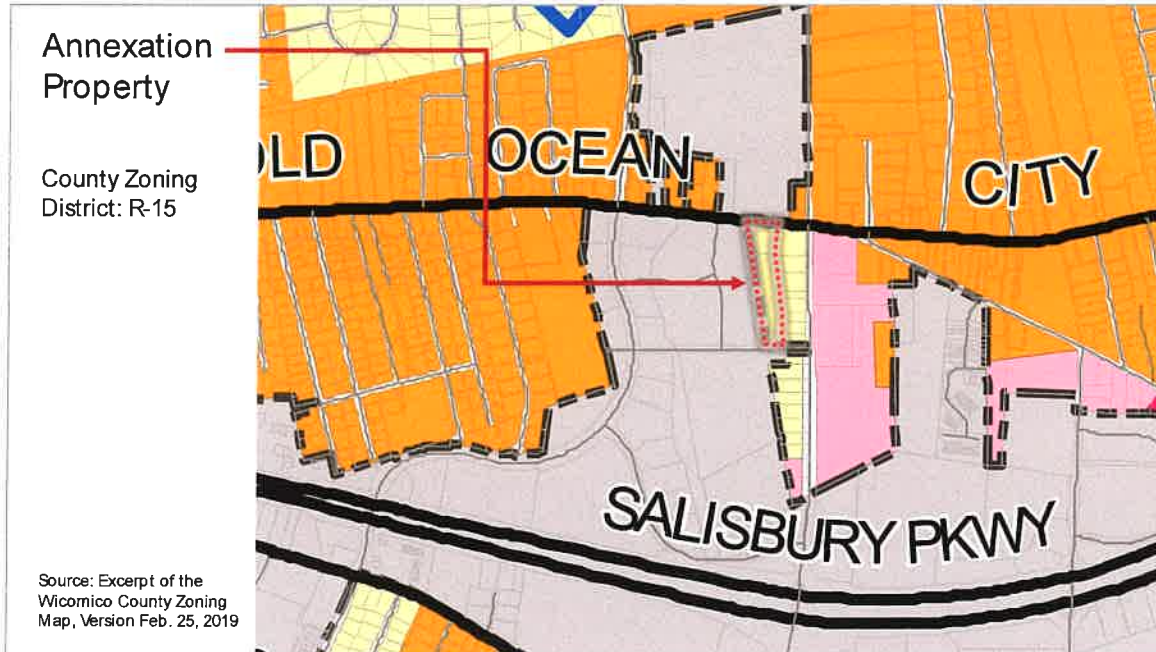
The Property's fronts Sharen Drive just west of its intersection with Phillip Morris Drive: Tax Map 0039, Parcel 0269.

1.3 Property Description

The Property is comprised of two lots totaling 3.55 acres. It contains a single-family detached house and otherwise is undeveloped, vacant, and partially wooded.

1.4 Existing Zoning

The Property is now zoned Residential, R-15 under the Wicomico County Code as shown in the exhibit below.



2.0 LAND USE PATTERN PROPOSED FOR THE AREA TO BE ANNEXED

2.1 Comprehensive Plan The City of Salisbury adopted the current Comprehensive Plan in 2010. The Property is located within the City’s Municipal Growth Area with a planned land use designation of “Mixed-Use”. As the Comprehensive Plan states that, “The purpose of the mixed use category is to optimize the use of land and services, the conservation of environmentally sensitive areas, and the creation of functional and attractive developments”. The Comprehensive Plan specifically notes that “areas designated as “Mixed-Use” within the designated future growth areas will not include a residential component”. The use proposed for the annexation is fully non-residential – a self-storage facility.

The Comprehensive Plan’s goal as it pertains to annexations is as follows: “To encourage the orderly growth and expansion of the City of Salisbury by annexing selected areas and by providing public services to newly developing areas without overburdening these facilities while continuing to maintain a high level of services to existing developments and residents of the City”.

The annexation of the subject Property is consistent with the Comprehensive Plan. It is in the designated municipal growth area and lies adjacent to property in the City already developed with apartments and other high density residential uses, under the Planned Development District standards (PDD #1-Robertson Farm).

2.2 Proposed Zoning Upon annexation, the Property would be zoned Light Business Institutional (LBI). The Salisbury Wicomico County Planning Commission recommends that the Property be zoned Planned Development District. The process for applying the Planned Development District zoning designation is set forth in the City Zoning Ordinance. It may be rezoned PDD through an amendment to the existing PDD #1 which is known as Robertson Farm. Under such an amendment, the boundaries of the PDD #1 would be enlarged to encompass the Property. This zoning step could proceed after annexation upon petition of the Owner.

2.3 Proposed Land Use The petitioners are proposing that the Property be developed into a self-storage facility. Development would be governed by City zoning regulations pertaining to the proposed LBI District except as may be amended through a subsequent rezoning to Planned Development District #1, as may be amended from time to time, or, through any successor zoning district which may be approved by the City in the future.

3.0 THE PUBLIC FACILITIES AND SERVICES NEEDED BY THE DEVELOPMENT AND THE METHODS TO PROVIDE SUCH FACILITIES AND SERVICES TO THE ANNEXED PARCEL

3.1 Roads Access to the Property is provided via Sharen Drive, which is a public street road running between Beaglin Parkway and Phillip Morris Drive. The developer would extend the existing sidewalk on Sharen Drive from its current terminus through the frontage of the Property to Philip Morris Dive.

3.2 Water and Wastewater The Annexation Property is presently not connected to public water and sewer services and no connections are planned as part of the development. The proposed use—self storage—will operate without a source of potable water or sanitary sewer services.

3.3 Schools As a non-residential use, the Property would not generate pupil enrollment and have no impact of school capacity.

3.4 Parks and Rec. As a non-residential use in this case, the Property would have no impact on park and recreational facilities or generate a demand for them.

3.5 Fire, E.M., and Rescue Services The Salisbury Fire Department would provide fire suppression, technical rescue, special operations, and advanced life support (ALS-EMS) emergency medical treatment and transport services to the Property.

3.6 Police The City of Salisbury Police Department would provide services to the Property.

3.7 Stormwater Management: Stormwater management is governed by the Maryland Stormwater Management regulations administered locally.

3.8 Waste Collection Commercial development in the City is served by independent waste haulers.

4.0

HOW DEVELOPMENT OF THE ANNEXED PARCEL WOULD RELATE TO EXISTING/PLANNED LAND USE DEVELOPMENT, STREETS, PUBLIC FACILITIES AND SERVICES, OPEN SPACES AND NATURAL AREAS.

The Property is located within the City's Municipal Growth Area and within the area designated "Mixed-Use". The Property is proposed to be developed as a self-storage facility. It lies adjacent to an existing apartment complex on its western side which is in the City, and single family detached house lots on its eastern side, which is outside of the City.

Should the Property eventually be rezoned to PDD #1, as recommended by the Planning Commission, (through amendments to the Roberts Farm PDD Development Plan), care will need to be taken to ensure that potential land use conflicts are minimized through use of setbacks, buffering, landscaping, and careful regulation of the placement and intensity of site lighting. The property must be developed with buffers adequate to screen the self-storage building and site operations from the adjoining residential uses and from Sharen Drive.

The sidewalk existing on Sharen Drive will be extended by the developer from its existing terminus to Phillip Morris Drive.

The site is presently mostly vacant and partially forested. It has no significant natural features or environmental constrains.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

LEGEND:

- 1. EXISTING DRIVEWAY
- 2. EXISTING SIDEWALK
- 3. EXISTING CURB
- 4. EXISTING ASPHALT DRIVEWAY
- 5. EXISTING ASPHALT SIDEWALK
- 6. EXISTING ASPHALT DRIVEWAY
- 7. EXISTING ASPHALT SIDEWALK
- 8. EXISTING ASPHALT DRIVEWAY
- 9. EXISTING ASPHALT SIDEWALK
- 10. EXISTING ASPHALT DRIVEWAY
- 11. EXISTING ASPHALT SIDEWALK
- 12. EXISTING ASPHALT DRIVEWAY
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- 23. EXISTING ASPHALT SIDEWALK
- 24. EXISTING ASPHALT DRIVEWAY
- 25. EXISTING ASPHALT SIDEWALK

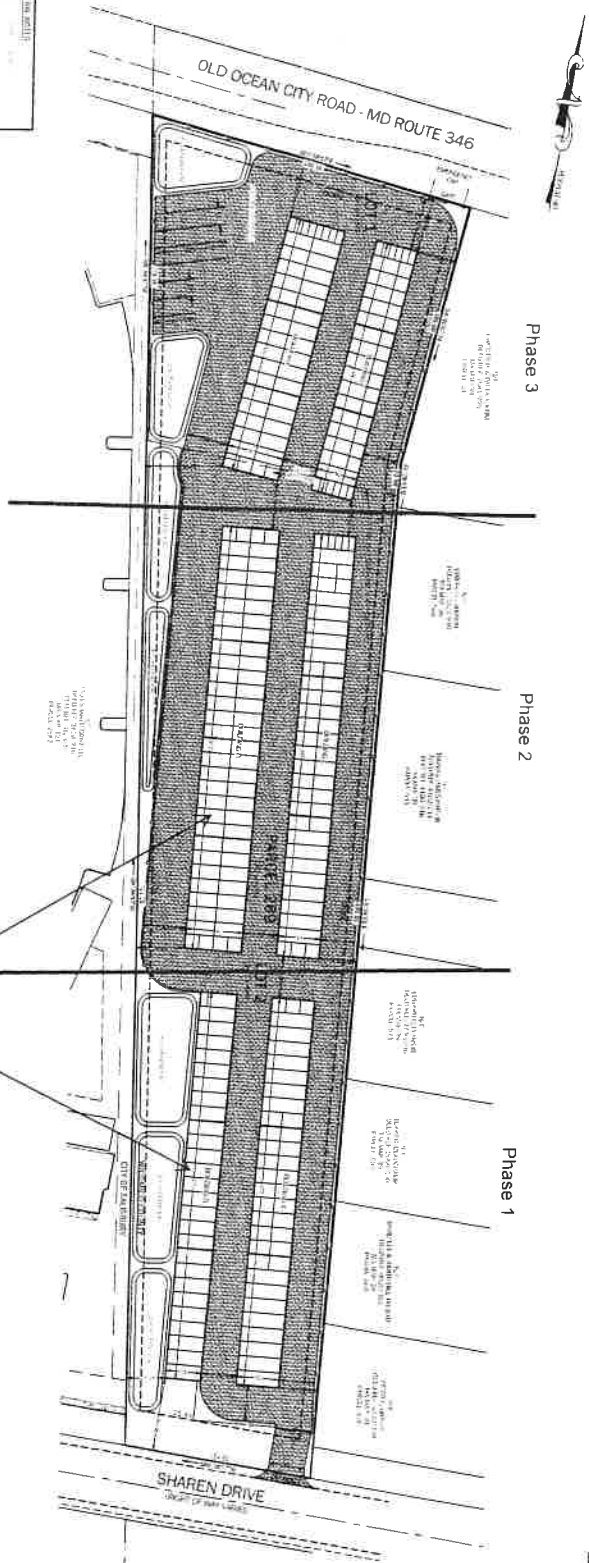
EXISTING LOT DIMENSIONS

Lot No.	Area (sq. ft.)	Dimensions (ft.)
1	10,000	100 x 100
2	10,000	100 x 100
3	10,000	100 x 100
4	10,000	100 x 100
5	10,000	100 x 100
6	10,000	100 x 100
7	10,000	100 x 100
8	10,000	100 x 100
9	10,000	100 x 100
10	10,000	100 x 100
11	10,000	100 x 100
12	10,000	100 x 100
13	10,000	100 x 100
14	10,000	100 x 100
15	10,000	100 x 100
16	10,000	100 x 100
17	10,000	100 x 100
18	10,000	100 x 100
19	10,000	100 x 100
20	10,000	100 x 100
21	10,000	100 x 100
22	10,000	100 x 100
23	10,000	100 x 100
24	10,000	100 x 100
25	10,000	100 x 100

LEGEND:

- 1. EXISTING DRIVEWAY
- 2. EXISTING SIDEWALK
- 3. EXISTING CURB
- 4. EXISTING ASPHALT DRIVEWAY
- 5. EXISTING ASPHALT SIDEWALK
- 6. EXISTING ASPHALT DRIVEWAY
- 7. EXISTING ASPHALT SIDEWALK
- 8. EXISTING ASPHALT DRIVEWAY
- 9. EXISTING ASPHALT SIDEWALK
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- 23. EXISTING ASPHALT SIDEWALK
- 24. EXISTING ASPHALT DRIVEWAY
- 25. EXISTING ASPHALT SIDEWALK

**Buildings B + D
to be climate controlled**



**CONCEPT SITE PLAN
SHAREN DRIVE SELF STORAGE FACILITY**

SHAREN DRIVE
400 BLUE BRIDGE
PARDONS ELECTION DISTRICT CITY OF SALISBURY MARYLAND

PROFESSIONAL CERTIFICATION

I, **DAVID J. HARRIS**, a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the above described plan and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

DATE: 05/12/2011 11:43am

SHEET 1

SCALE: 1" = 100'

DATE: 05/12/2011 11:43am



City of
Salisbury
Jacob R. Day, Mayor

Memo

To: Julia Glanz, City Administrator
From: Samuel Ireland, Acting Director of Field Operations
Subject: Budget Amendment for Fuel
Date: December 15, 2022

The Department of Field Operations is requesting the approval of a budget amendment in the amount of \$70,000 to cover funding shortfalls in gasoline accounts.

The fuel budget has not kept up with inflation. Fuel prices have remained higher than originally accounted for in the FY23 budget and based upon projected volumes, an increase of \$70,000 will allow the Department to operate through FY23 without impacting service.

Department of Field Operations
500 Mack Ave.
Salisbury, MD 21801
www.salisbury.md

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY APPROVING A BUDGET AMENDMENT OF THE FY2023 GENERAL FUND BUDGET TO APPROPRIATE ADDITIONAL FUNDS REQUIRED FOR FIELD OPERATIONS.

WHEREAS, the City has surpassed what was originally budgeted for gasoline in the Department of Field Operations and;

WHEREAS, the City’s fuel budget has not kept up with the inflated price of gasoline seen in FY22/FY23.

WHEREAS, the City’s Field Operations Department would use the funds to operate through the remainder of FY23 without impacting service and;

WHEREAS, the budget amendment as provided herein must be made upon the recommendation of the Mayor and the approval of four-fifths of the Council of the City of Salisbury.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

Section 1. The City of Salisbury’s Fiscal Year 2023 General Fund budget is hereby amended as follows:

Increase (decrease)	Account Type	Account	Description	Amount
Increase	Revenue	01000-469810	Current Year Surplus	\$70,000
Increase	Expenditure	32061-546006	Operating	\$70,000

BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

Section 2. It is the intention of the Mayor and Council of the City of Salisbury that each provision of this Ordinance shall be deemed independent of all other provisions herein.

Section 3. It is further the intention of the Mayor and Council of the City of Salisbury that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

Section 4. The recitals set forth hereinabove are incorporated into this section of the Ordinance as if such recitals were specifically set forth at length in this Section 4.

Section 5. This Ordinance shall take effect from and after the date of its final passage.

THIS ORDINANCE was introduced and read at a Meeting of the Mayor and Council of the City of Salisbury held on the _____ day of _____, 2023 and thereafter, a statement of the substance of the Ordinance having been published as required by law, in the meantime, was finally passed by the Council of the City of Salisbury on the _____ day of _____, 2023.

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[SIGNATURES APPEAR ON THE PAGE THAT FOLLOWS]

43 ATTEST:

44

45

46

47

Kimberly R. Nichols, City Clerk

John R. Heath, City Council President

48

49

50

51 Approved by me, this _____ day of _____, 2023.

52

53

54

55

56

Jacob R. Day, Mayor

57