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City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
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JULIE M. GIORDANO
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SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

May 18, 2023

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

Minutes – Meeting of April 20, 2023

1:35 P.M. PUBLIC HEARING – TEXT AMENDMENT – Jerry and Joan Matyiko, represented by Michael E. Crowson, Esq. – To Amend Section 225-12, Lots Divided by Zoning District Boundary Lines – To allow uses in a Zoning District that covers the majority of the land area of a parcel to extend over the entire parcel – WP-2304 (G. Pusey, B. Zito)

REVISED SIGN PLAN – COLLEGE SQUARE SHOPPING CENTER – BioLife Plasma Services, rep. by H and M Signs – 125 W. College Avenue – General Commercial Zoning District – M-0115, G-0015, P-2949 - #202300304 (H. Eure)

REVISED SIGN PLAN – THE CENTRE AT SALISBURY SHOPPING CENTER – Banfield Pet Hospital, rep. by MRC Signs – 2320 N. Salisbury Blvd. – General Commercial Zoning District – M-0119, G-0015, P-0237 - #202300357 (H. Eure)

PRELIMINARY/FINAL SUBDIVISION PLAT APPROVAL – HERITAGE – Heritage Revival Holdings LLC, rep. by Parker and Associates – Pemberton Dr. and Culver Rd. – R-8A Residential Zoning District – M-0037, G-0018, P-0144 - #21-046 (H. Eure)

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – MILL POND VILLAGE PHASE III – Salisbury 77 LLC, rep. by Parker and Associates – Jasmine Dr. and Mill Pond Ln. – General Commercial Zoning District – M-0101, G-0018, P-5489, Lot – 4A - #23-007 (B. Soper)

DISCUSSION – Community Clinic in R-5A Text Amendment – (B. Soper)



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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on April 20, 2023 in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Jim Thomas, Vice Chairman
Mandel Copeland
Matt Drew
Muir Boda
Kevin Shertz (via Zoom)

PLANNING STAFF:

Brian Soper, City of Salisbury, Department of Infrastructure and Development ("DID")
Henry Eure, DID
Amanda Rodriguez, DID
Gary Pusey, Planning Services Manager
Lori A. Carter, MBA, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")
Janae Merchant, PZCD

Laura Hay, City of Salisbury, Department of Law
Andrew Illuminati, County Attorney

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

MINUTES: The minutes from the January 19, 2023 were brought forward for approval. Mr. Mandel Copeland and Mr. Muir Boda abstained from approving the minutes. Mr. Jim Thomas submitted a motion to approve, seconded by Mr. Matt Drew and duly carried. The minutes for March 16, 2023 were presented for approval. Mr. Drew abstained from approving the minutes. Mr. Thomas submitted a motion to approve the minutes as corrected, seconded by Mr. Copeland, and duly carried. The minutes from March 16, 2023 meeting were **APPROVED** with corrections.

DISCUSSION – BOARD OF EDUCATION (B. Soper and L. Carter)

Mr. Soper and Ms. Carter presented the Board of Education discussion.

Mr. Soper spoke with three (3) members of the Board of Education regarding community impact. The Board of Education communicated that they are satisfied with the process for the past year and half in regards to getting information needed for the Board of Education planning purposes. Board of Education had one request as part of our development review, to provide the estimated number students the development would be bring into the system and they requested a development schedule.

Chairman Dashiell indicated the information provided was helpful and realized the information provided to the Board of Education will assist them in planning appropriately. He understands the reason it is requested to waive the Community Impact Statement. The request usually stems from our familiarity with the developers, their experience with our County and we are comfortable in waiving this request because of the expense associated with it. It doesn't mean there may not be a time where an issue surrounding Community Impact will require further explanation.

Mr. Thomas added the information was helpful. The conversation added insight into what the Board of Education needed to accommodate new students.

Mr. Shertz asked the estimated number of students who will provide that information. Mr. Soper stated the developer would calculate the numbers as they have a better understanding in the beginning when the preliminary plan is submitted about potential sizes of homes and the number of bedrooms.

Chairman Dashiell thanked Mr. Soper and Ms. Carter for obtaining the information to present.

The discussion ended at 1:43 p.m.

SUBDIVISION ANALYSIS – SUBDIVISION FOR STEEPLECHASE, SECTION 7 – Equestrian Drive – R-20 Residential - M-0037, G-0021, P-0348 (M. Williams)

Ms. Debra Rossi, of Messick Builders and Developers Homeowner's Association Manager, Mr. Donnie Messick, owner of Messick Builders and Mr. Matt Jones a resident of Steeplechase and President of Transitional Board of Director's joined Ms. Williams at the discussion table.

Ms. Marilyn Williams presented the Staff Report.

This request was from the Steeplechase Homeowners Association to sell the Recreation Lot to Messick Home Improvements to convert Section 7 into a residential building lot. This would help raise funds for the upkeep and maintenance of the pool and common areas.

A meeting was held with Paul Wilber, County Attorney, in compliance with the Zoning Code, and he agreed.

The Planning Staff recommends approval of the conversion of Parcel V from a Recreational Lot to a residential building lot subject to the five (5) conditions listed below.

1. The conversion of Parcel V Recreation Lot to a residential use lot will require a Corrected Plat which shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Corrected Plat.
3. The new residential lot will become a member of the Steeplechase Homeowners Association and existing Covenants and Restrictions and other conditions noted on the plat for Steeplechase, Section 7 will apply.
4. The Homeowners Association shall present evidence that all requirements of the Bylaws and/or Declaration of Covenants and Restrictions have been satisfied with regard to reaching an affirmative vote by the required number of homeowners.
5. This approval is subject to further review and approval and conditions imposed by the Departments of Planning and Zoning and Public Works.

Ms. Rossi added the information that Messick Builders will be absorbing the cost for surveying and all the approvals needed.

Mr. Jones added the community has benefitted with Messick Builders being the sole developer in the community as they have contributed to the upkeep and maintenance of the development.

Mr. Drew said they creatively solved a problem and are setting the homeowners up for success.

Mr. Thomas entered a motion to approve the Recreation Lot into a residential lot subject to the five (5) conditions in the Staff Report. The motion was seconded by Mr. Drew, and duly carried, the Commission approved the Plan.

Chairman Dashiell stated the motion was **APPROVED**

SKETCH PLAT REVIEW – RAEGAN’S RUN SKETCH – Southerly side of Riverside Drive, northwest of Fruitland - M-0047, G-0016, P-0065 (M. Williams)

Mr. Brock Parker of Parker and Associates joined Ms. Williams at the discussion table.

Ms. Williams presented the Staff Report.

The applicant proposed the subdivision of 10 lots averaging 1.445 acres each from this property on the southerly side of Riverside Drive. All new lots will have frontage on a new interior cul-de-sac. The land area is in a Town Transition zoning district just north of the City of Fruitland.

This project was originally presented as a Sketch Plat in October 2011 as a 33-lot subdivision. Extensions were granted and a Preliminary Plat was approved in September 2015. In accordance with §200-10 (B) (2), a Preliminary Plat becomes null and void after one year from the date of such approval unless a final plat is submitted. Therefore, this project was presented again as a Sketch Plat.

Mr. Parker stated that the developer is ready to move forward with the project. All Perc's are approved but may need to be revisited. The Bierman's have 50 acres, of which half will be farm land the remaining will be buildable lots. Chairman Dashiell asked Mr. Parker would relocating the 10 ft. right-of-way be a problem. Mr. Parker stated relocating the 10 ft. right-of-way would be improving the situation.

Chairman Dashiell indicated there were no questions and no action needed to be taken.

SITE PLAN REVIEW – STORAGE BUILDING – Eastern Shore Distributing Limited Partnership, rep. by Becker Morgan Group, Inc. – 811 Snow Hill Road – C-1 Select Commercial District – M- 0048, G-0004, P-0311, Lot 1A (G. Pusey)

Mr. Ted Hastings, Associate of Becker Morgan Group, Inc. and Mr. Josh Mason, Associate of Eastern Shore Distributing Limited Partnership joined Mr. Pusey at the discussion table.

Mr. Gary Pusey presented the Staff Report.

The applicant requested approval for a 2,000 square foot storage building to be constructed on Snow Hill Road. The property is owned by Eastern Shore Distributing Limited Partnership. The proposed building will be located behind the 33,745 square foot warehouse currently owned and operated by Eastern Shore Distributing Limited Partnership.

The Planning Staff supported the proposed development subject to the three (3) conditions listed below.

1. The site shall be developed in accordance with the approved Site Plan. Minor plan adjustments may be approved by the Wicomico County Zoning Administrator.
2. Subject to building permit approval by the Planning and Zoning permits and Inspections Division.
3. Subject to further review and approval for stormwater management by the Wicomico County Public Works Department.

Mr. Hastings commented the disturbance of the site will only be 3,620 sq ft. which make this project exempt from road and sediment control. Stormwater Management was developed back in 2013, therefore, it requires the project to meet the new Stormwater Management requirements. The project will be increasing by 480 sq ft. and the existing stormwater management on-site is more than adequate to handle the changes.

Mr. Thomas entered a motion to approve the Site Plan package subject to the three (3) conditions in the Staff Report. The motion was seconded by Mr. Copeland, and duly carried, the Commission approved the plan.

Chairman Dashiell stated the motion was **APPROVED**.

REVISED SIGN APPROVAL – CHARLEY’S CHEESESTEAKS – 2702 N. Salisbury Boulevard – General Commercial (H. Eure)

Mr. Henry Eure presented the Staff Report.

The applicant submitted a Revised Sign Plan to install a new “Charleys Philly Steaks” wall sign on the existing Walmart building. The colors for the proposed sign are red, white and brown; brown is the new color that will be introduced.

In October 1991, the Planning Commission granted Final Comprehensive Development Plan for construction of the North Pointe Plaza Shopping Center, which includes Sam’s, Walmart, Lowes, and

the associated outparcels. A Revised Comprehensive Development Plan was approved in February 2000 for the expansion of the store to the current Walmart Supercenter. The most recent approval for Walmart occurred on December 21, 2017 for changing the building color scheme and sign plan to what is currently displayed.

The Planning Staff recommended approval of the Revised Sign Plan for Charleys Cheesesteaks as submitted.

Chairman Dashiell inquired if there were any requirements for the size of the signage. Mr. Eure indicated the decision was up to the Planning Commission, there are no guidelines.

Mr. Thomas entered a motion to approve the Revised Sign Plan as submitted. The motion was seconded by Mr. Boda, and duly carried, the Commission approved the plan.

Chairman Dashiell stated the motion was **APPROVED**.

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL - HERITAGE – Heritage Revival Holdings LLC, rep. by Parker and Associates – Pemberton Dr. and Culver Rd. – R-8A Residential – M-0037, G-0018, P-0144 - #21-046 (H. Eure)

Mr. Parker of Parker & Associates Inc. and Mr. Jason Malone, developer of the project, joined Mr. Eure at the discussion table.

Mr. Eure presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a Final Comprehensive Development Plan for construction of 133 single family dwellings and 175 townhouses. The applicants proposed to construct this project with new public water, sewer, streets, sidewalks and streetlighting. Total acreage to be developed is 55.31 acres.

A Comprehensive Development Plan was approved by the Planning Commission in November 2003. In December 2021, a Revised Preliminary Comprehensive Development Plan was approved.

Staff presented the Comprehensive Development Review. These included the Site Plan, Building Elevations, Sign Plan, Landscaping and Lighting Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, and Forest Conservation.

Mr. Eure mentioned a Planning concern stating the driveways/parking for all townhouse units should have a minimum depth of 18 ft. for the full width of the parking area.

The Planning Staff recommended approval of the Final Comprehensive Development Plan subject to the five (5) conditions listed below.

1. The site shall be developed in accordance with a Final Comprehensive development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury DID. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan.

2. All townhouses parking spaces shall be a minimum of 18 feet deep for the full width of the parking area.
3. Provide a detailed signage plan for approval by the Planning Commission prior to issuance of any sign permits.
4. The project shall comply with all requirements of the Forest Conservation Act.
5. Approval of the Final Subdivision Plat by the Planning Commission.

Mr. Parker stated worked with city DID regarding the stormwater management and sewer we close to the end of the process. The plan is similar to the preliminary with one minor change to the road out the back to Pecan Square it has been removed. Culver Road came up regarding access and the road going from gravel to pavement so we deleted it off the project. There is good pedestrian connectivity throughout the project and a stabilized path around the pond to give more active space. Most of the drainage is design to be an open channel section. All of the swells and all the open channels are located in the back of the lots and some on the sides lot. The 18ft parking space will be implemented. Forest Conservation and subdivision plat is under review now. The final subdivision plat has been submitted to DID for review. We are 85% to 90% range of being complete.

Mr. Thomas asked any information from the Salisbury Fire Department regarding problems with the length of streets. Mr. Parker stated no negative comments from the Salisbury Fire Department. We eliminate dead end street two ways in and two ways out.

Mr. Drew asked a question is it the intent that phase one gets finished and build that out and then occupy while you are constructing the next phase. Mr. Parker stated yes, and that phasing is more for the vertical construction. Mr. Drew asked about the construction traffic. Mr. Malone stated we have the two ways in and the two ways out will eliminate construction traffic. Mr. Parker stated backing out through the non-constructive phase.

Chairman Dashiell inquired about landscaping. Mr. Parker stated a shade tree in between each townhouse. Trees on every other lot line on the single family and street lights in between. Landscaping in front of every unit.

Mr. Thomas entered a motion to approve the Final Comprehensive Development Plan for Heritage subject to the five (5) conditions being met. The motion was seconded by Mr. Shertz, and duly carried, the Commission approved the plan.

Chairman Dashiell stated the motion was **APPROVED**.

ZONING RECOMMENDATION FOR ANNEXATION – JD OLIVER – JD Oliver, LLC, rep. by Ryan Showalter of MDSW, LLC – 2407 N Salisbury Blvd. – General Commercial – M-0029, G-0011, P- 0158 (A. Rodriquez)

Mr. Brian Soper from Salisbury DID and Mr. Ryan Showalter appearing on behalf of JD Oliver, LLC. joined Ms. Rodriquez at the discussion table.

Ms. Amanda Rodriquez presented the Staff Report.

The applicant submitted a letter and petition for annexation of 2407 N Salisbury Blvd. The Planning Commission was asked to review and recommend an appropriate zoning designation.

The requested annexation area totals 13.49 acres. Parcel 158 has two (2) points of access to the northbound lane of North Salisbury Blvd (U.S. Rt 13). The area is zoned C-2 General Commercial in the County. The north and east properties are zoned C-2 in the County; the properties south and west are located in the City's General Commercial district.

Mr. Showalter stated this is an existing truck and sales and service facility. Contiguous to the City boundary to the south and west. The parcels immediately north are not in the City. Surrounded by the city with an exception very narrow 15 ft. strip that goes out to the east. The property to the south when the mall was annexed a few small parcels to the south that were excluded. Cannot annex without bringing in the small parcels in. Mr. Showalter client would like to make renovations to the building. Client is not seeking a change in use or redeveloping just improving the building and that requires water and sewer service. Requesting annexation so we can extend water and sewer to the property and continue to invest into the City.

Mr. Shertz asked on the northeast corner of the parcel note of existing house trailer does that project onto the parcel? Mr. Showalter stated just slightly, there is a minor encroachment of the trailer on the parcel. Mr. Shertz asked if it will be a problem for anyone involved? Mr. Showalter responded it's a private property rights matter does not affect the City's annexation or the municipal boundary but it is a minor encroachment that will have to be discussed at some time.

Mr. Thomas entered a motion to forward a FAVORABLE recommendation to the Mayor and City Council for this property to be zoned General Commercial upon annexation. The motion was seconded by Mr. Drew, and duly carried, the Commissioners approved the plan.

Chairman Dashiell stated the motion was **APPROVED**.

STAFF ANNOUNCEMENTS

Mr. Soper the Comprehensive Plan (RFP) is out. Tomorrow potential vendors will have the opportunity to ask questions prior to submitting their proposals. The proposals will be due May 12, 2023. At that point, the City will initiate a review process then a vendor will be selected. Anticipate coming back in the summer with a vendor and introductions.

Mr. Dashiell asked any updates with the zoning? Mr. Soper stated the initial zoning code task force was put together certain districts were proposed and based on existing plans that been develop but, not incorporated in the comprehensive plan. So, our intention is to get the Comprehensive Plan started. To understand what our land use districts going to look like. Potently and simultaneously will be working to improve the code. We are hoping to adopt a Comprehensive Plan. Within a six-to-eight-month period after that to adopt zoning code update.

Mr. Thomas asked will new Comprehensive Development Plan Map be prepared in association with this and would one follow the other necessarily? Mr. Soper yes, the Comprehensive Plan will have an updated land use map that would then be used to adopt a new zoning map. There are going to be new things to us like form base code and more mixed-use zoning. Our intention is to narrow down our zoning districts to not have so many. At the same time offering flexibility also consistency and protection of existing uses and developments.

Ms. Carter added that Solar was approved as a text amendment at the last meeting. Ms. Carter

stated she appreciated all the hard work and participation. Accepted all items that were listed only with one small modification. Modification is for staff to actually participate in the Public Service Commission meeting whenever there is a Public Hearing. The text amendment will go into effect in 60 days.

Mr. Shertz thanked the commission for accommodating his attendance by zoom today.

Upon a motion by Mr. Thomas, seconded by Mr. Copeland, and carried unanimously, the Commission meeting was adjourned at 2:50 p.m.

The next regular Commission meeting will be on May 18, 2023.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Wicomico County Department of Planning and Zoning, and Community Development Office.

Charles "Chip" Dashiell, Chairman

Lori A. Carter, MBA, Secretary

Janae Merchant, Recording Secretary



WICOMICO COUNTY, MARYLAND

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Julie M. Giordano
County Executive

Bunky Luffman
Director of Administration

STAFF REPORT

MEETING OF MAY 18, 2023

CASE NO: #WP-2304

APPLICANTS: Jerry and Joan Matyiko, rep. by Michael E. Crowson, Esq.

REQUEST: **PUBLIC HEARING – Text Amendment - To amend Section 225-12 of the Zoning Ordinance, entitled “Lots Divided By Zoning District Boundary Lines” – To allow uses in a Zoning District that covers the majority of the land area of a parcel to extend over the entire parcel, subject to the approval of a site and landscaping plan by the Planning Commission for non-residential uses.**

I. **REQUEST:**

Michael E. Crowson, Esq., on behalf of Jerry and Joan Matyiko, has submitted a request to amend the text of Section 225-12 of the Zoning Ordinance that addresses how zoning is applied to lots that are divided by zoning district boundary lines. (See Attachment #1, Letter of Application.)

Currently, lots that are divided by zoning district lines are treated in two ways:

- (1) For lots two (2) acres in size or less, the zoning district that covers the most land area applies to the entire parcel; and
- (2) For lots greater than two (2) acres in size, the zoning that covers each portion of the lot applies, so that essentially the lot is subject to two different zoning districts.

The Applicants propose to eliminate the two-acre distinction, and to allow the zoning district that covers the majority of the lot to apply to the entire parcel, but only if a Site and Landscaping Plan for the proposed use is approved by the Planning Commission. These Plan approvals would not be necessary if the proposed use is residential.

In accordance with the provisions of Section 225-20, Amendments of the Wicomico County Code, the Planning Commission must hold a Public Hearing on proposed Text Amendments to the Code. The Commission forwards a recommendation to the Wicomico County Council, and the Council must also hold a Public Hearing before approving or denying any Code text amendment.

II. DISCUSSION:

Currently, the text of Section 225-12 reads as follows:

§ 225-12 Lots divided by zoning boundary lines.

- A. Whenever a single lot two acres or less in size is located within two or more different zones, the zoning regulations applicable to the zone which constitutes the larger portion of the lot shall apply to the entire lot.
- B. Whenever a single lot greater than two acres in size is located within two or more different zones, each portion of that lot shall be subject to all the regulations applicable to the zone in which it is located.

The Applicants propose that the text be amended to read as follows:

§ 225-12 Lots divided by zoning boundary lines.

- A. Whenever a single lot ~~two acres or less in size~~ is located within two or more different zones, the zoning regulations applicable to the zone which constitutes the larger portion of the lot shall **MAY** apply to the entire lot, **SUBJECT TO AN APPROVED SITE AND LANDSCAPING PLAN BY THE PLANNING COMMISSION FOR NON-RESIDENTIAL USES.**
- ~~B. Whenever a single lot greater than two acres in size is located within two or more different zones, each portion of that lot shall be subject to all the regulations applicable to the zone in which it is located.~~

As proposed by the Applicants, the two-acre distinction would be eliminated, so that the requirements of the zoning district that covers the majority of a parcel could be applied to the entire parcel, provided that the Planning Commission approves a Site and Landscaping Plan for the proposed use. The review and approval of a Site and Landscaping Plan would help ensure that any possible negative impacts on adjacent properties would be mitigated. As proposed, the Site and Landscaping Plan requirement wouldn't apply for residential uses being extended over an entire parcel, since impacts associated with residential uses are typically less than those associated with commercial or industrial uses.

If approved, the amendment wouldn't prohibit a lot with two zoning districts from being developed in accordance with the requirements of each separate district – this amendment would only allow an option of having the zoning of the larger portion apply to the entire lot.

III. PLANNING COMMENTS/CONCERNS:

Although the Applicants may be pursuing this text amendment with a particular property in mind, text amendments are not site specific and, if approved, this amendment would apply to any properties in the County that are divided by zoning district boundary lines.

The Staff has analyzed the zoning map to determine where and how many properties this amendment could affect, and 58 parcels throughout the County have been identified that contain two zoning classifications, in various combinations. For example, twenty-five (25) of the split parcels involve the A-1 Agriculture-Rural District in combination with either the Town Transition, the Rural Village, or the Light Business and Institutional District. Another twenty-three (23) of the split parcels have either Light or Heavy Industrial zoning combined with commercial or residential zoning, and the remaining split zoning parcels primarily have two different residential zoning districts.

Staff is supportive of revising this Section of the Code, as it is generally not good zoning practice to have parcels split into different zoning districts. However, after consulting with the County Attorney's Office, Staff believes the Zoning Code's current regulations pertaining to standards such as setbacks and landscaping are sufficient to protect adjoining properties without requiring a separate review by the Planning Commission. Instead, the plan reviews would be conducted administratively by the Planning Department to ensure that all Code requirements are met.

Staff does recommend that wording be included that gives the Planning Department the authority to determine which zoning district covers a majority of a lot that contains more than one zoning district.

IV. RECOMMENDATION:

Staff recommends that the Commission forward a **FAVORABLE** recommendation to the Wicomico County Council for the amendment proposed by Staff, as explained above. The amendment would read as follows:

§ 225-12 Lots divided by zoning boundary lines.

- A. Whenever a single lot ~~two acres or less in size~~ is located within two or more different zones, the zoning regulations applicable to the zone which constitutes the larger portion of the lot **AS DETERMINED BY THE DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT** shall ~~shall~~ **MAY** apply to the entire lot.
- ~~B. Whenever a single lot greater than two acres in size is located within two or more different zones, each portion of that lot shall be subject to all the regulations applicable to the zone in which it is located.~~

COORDINATORS: Ben Zito & Gary Pusey



Infrastructure and Development Staff Report

May 18, 2023

I. BACKGROUND INFORMATION:

Project Name: BioLife Plasma Services

Applicant/Owner: H and M Signs for Rockford Capital Partners & BioLife Plasma Services

Infrastructure and Development Case No.: 202300304

Nature of Request: Revised Sign Plan Approval

Location of Property: 125 West College Avenue: Map 0115, Grid 0115, Parcel 2949

Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

The applicant has submitted a Revised Sign Plan to install a new wall sign on the primary building at College Square shopping center. **(Attachments 1 & 2)**

III. DISCUSSION:

The applicant is proposing to install a new "BioLife Plasma Services" wall sign on the existing building. The sign has been approved by the property owner. **(Attachment 3)**

IV. APPROVAL HISTORY:

In March of 1998, the Salisbury Planning Commission granted Final Comprehensive Development Plan approval for the construction of the College Square shopping center. A Sign Plan for the center was approved by the Commission in July of 1998. Subsequently, several revised sign plan approvals have been granted since the original approval. The most recent amendment came in December of 2015. The current approved standards for non-anchor tenants is as follows:

- A. Wall signage a maximum of 42-inches in height, with a length not exceeding 75% of the tenant space storefront.
- B. Wall signs shall be individual channel letters on a raceway, with exceptions granted by the Planning Commission. The approved colors are black, white, red, green, blue, yellow, orange and fuchsia.

V. SIGN PLAN REVIEW:

The proposed blue and orange "Biolife" wall sign will be located on the front wall, above the tenant space storefront. The sign is proposed to be 180 sq. ft., with a maximum letter height of 7 ft. **(Attachments 4 & 5)** Although the sign meets the approved square footage standards, the height is twice the height allowed for non-anchor tenants. For comparison purposes, anchor tenant Planet Fitness has an overall height of 80-inches (6 ft. 8-inches) for the logo, while the letter height is 53-inches (4 ft. 5-inches). Non-anchor Dollar Tree letters are 36-inches in height. **(Attachment 6)** Other non-anchor tenant signs range between 36-inches and 42-inches. **(Attachment 7)** Staff could not locate the specific standards for anchor tenant Ace Hardware, but the signs are approximately 5 ft. in height. **(Attachment 8)** In addition, a tenant panel sign is proposed for the exiting pylon sign. This sign meets approved colors and is compliant with all standards, and does not require Planning Commission approval. **(Attachment 9)**

VI. PLANNING CONCERNS

Staff is of the opinion that such a large sign is unnecessary, as the existing signs for both anchor tenants and non-anchor tenants are significantly smaller in letter height and are easily readable from the south side of West College avenue - a distance of nearly 400 ft. **(Attachment 2)**

VII. RECOMMENDATION

Staff recommends denial of the Revised Sign Plan for BioLife Plasma Services wall sign as submitted. A sign that complies with current approved non-anchor tenant standards is sufficient for identification, as is evidenced by existing signage.

MEDIAQUEST SIGNS

5100 20th Avenue SW Cedar Rapids, IA 52404
319-848-SIGN (7446)

March 31, 2023

To Whom it May Concern,

Rockford Capital Partners, BioLife Plasma Services and MediaQuest Signs are requesting approval for the purpose of installing quantity-1 (one) set of single face, illuminated channel letters & logo mounted on a raceway. This sign is proposed for the property of 125 W College Ave Salisbury, MD 21801, located within the College Square Shopping Center development.

Current sign standards for the College Square Shopping Center list a total of 6 (six) requirements when reviewing and approving new signage. Those requirements are as listed below:

- Overall sign length is limited to no more than 75% of the tenant space storefront width.
- The proposed signs must be individual channel letters on a raceway.
- The proposed raceway must match the fascia color.
- The approved sign colors are black, white, red, green, blue, yellow, orange, fuchsia and purple.
- Quantity 1 (one) wall sign permitted, per tenant.
- Wall signs shall have a max letter height of 42 inches.

As indicated in rendering 2_BIOLIFE_EXTB_180_R1, the sign in reference, due to the disproportionate letter height within the overall logo, is compliant with all but one requirement listed for this development – maximum letter height. Though it is understood by all parties that these requirements create a type of unification within the development, the specific requirement of maximum letter height creates a hardship for businesses with asymmetrical branding and logos.

By placing a maximum height cap on any letter within a given sign, this also, proportionately, places a maximum cap on over all square footage for businesses with asymmetrical logos or logos that consist of a number of different letter heights, as seen with BioLife Plasma Services logo. Not only does this proportionally limit the overall size of sign and logo a business can have, it also severely limits the viewing distance of the sign in question - taking into consideration any natural or architectural obstructions. By limiting the viewing distance, this compromises a businesses adequate advertising and visibility of vehicular traffic.

It is our hope that the hardships explained are reviewed and taken into careful consideration. On behalf of Rockford Capital Partners, BioLife Plasma Services and MediaQuest Signs, your time is thoroughly appreciated.

Thank you,


Mickala Facion - MediaQuest Signs

Date: 4/1/23


Michael Facion

Date: 4/1/23

Authorized Agent – Rockford Capital Partners


Michael Facion

Date: 3/31/23

Authorized Agent – BioLife Plasma Services



© All EagleView Technolo

MEDIAQUEST SIGNS

5100 20th Avenue SW Cedar Rapids, IA 52404
319-848-SIGN (7446)

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes MediaQuest Sign Company, LLC (or their Agents of Subcontractors _____) to act as Agent, to secure permits or variances required by the local governing body, and to perform commercial signs, awnings or other: _____ installations, removals, or maintenance at the property located at: _____
125 W College Ave, Unit C, Salisbury, MD 21804

Tenant or Job Name: BioLife Salisbury

Owner/Deed Holder **Authorized Agent** Information:

Company Name: Rockford Capital Partners Phone Number: (302)220-4786

Name: ~~Nick Hammonds~~ David Shepherd Title: Principal

Address: 219 W 9th St Ste 230, Wilmington, DE 19801



Date: 3/30/23

SIGNATURE OF OWNER/DEED HOLDER/AUTH. AGENT

NOTARY:

City: Wilmington

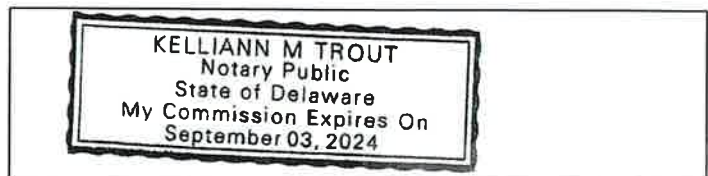
County: New Castle

State of: Delaware

Acknowledged before me this 30th day of March, 2023


SIGNATURE OF NOTARY

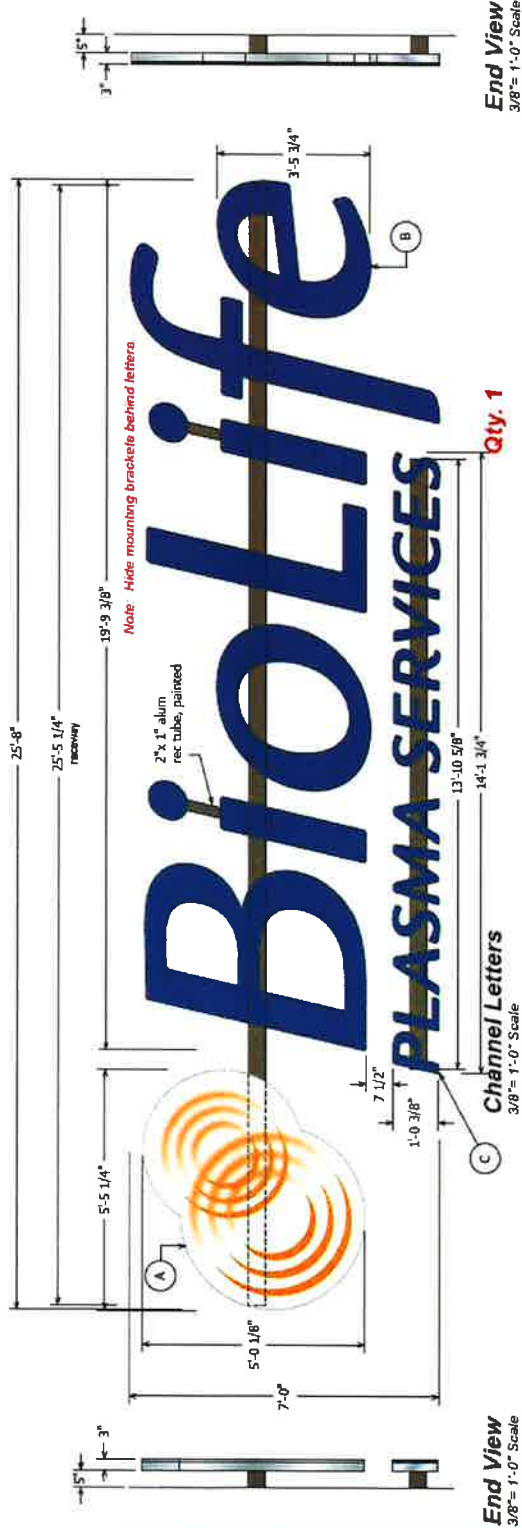
NOTARY STAMP OR SEAL REQUIRED:



EXTERIOR B

Face-lit Channel Letters

DISCONNECT MUST BE MOUNTED SO IT IS VISIBLE TO THE ELECTRICAL INSPECTOR, BUT OUT OF REACH FROM THE GENERAL PUBLIC.



End View
3/8" = 1'-0" Scale

Channel Letters
3/8" = 1'-0" Scale

End View
3/8" = 1'-0" Scale



ILLUMINATION (ILLUMINATED TAGLINE)

RACEWAY - PAINT TO MATCH FASCA (RBD)
DIGITALLY PRINTED VINYL
3M 360-87 ROYAL BLUE PAINT & VINYL

401 JOB DETAILS

TOTAL SQ. FT. OF SIGNAGE: 180 SQ. FT.
APPROX. VIEWING DISTANCE OF COPY: VARIES

- A) CLOUD CABINET:**
- PRE-FINISHED BRUSHED ALUMINUM RETURNS
 - SLEEK TRIM CAP BACKS WITH SECURITY CLIPS AS NEEDED
 - ROUTED ALUMINUM BACK
 - INSTALLY PRINTED LOGO ON CLEAR VINYL GLASS LAMINATION
 - ILLUMINATE WITH WHITE LEDS
 - MOUNTED TO 4.5" x 2.5" EXCELLENT ALUMINUM RACEWAY, PAINT TO MATCH FASCA COLOR
- B) CHANNEL LETTERS:**
- PRE-FINISHED BRUSHED ALUMINUM RETURNS
 - TRIM CAP BACKS PAINTED TO MATCH FACES WITH SECURITY CLIPS AS NEEDED
 - ROUTED ALUMINUM BACKS
 - ROUTED 3/8" WHITE ACRYLIC POLYCARBONATE FACES
 - VINYL APPLIED TO ENTIRE FACE
 - ILLUMINATE WITH WHITE LEDS
 - MOUNTED TO 4.5" x 2.5" EXCELLENT ALUMINUM RACEWAY, PAINT TO MATCH FASCA COLOR
- C) ILLUMINATION:**
- 3" DEEP PRE-FINISHED BRUSHED ALUMINUM RETURNS
 - TRIM CAP PAINTED TO MATCH FACES
 - ROUTED ALUMINUM BACKS
 - ROUTED 3/8" WHITE ACRYLIC POLYCARBONATE FACES
 - VINYL APPLIED TO ENTIRE FACE
 - ILLUMINATE WITH WHITE LEDS
 - MOUNTED TO 4.5" x 2.5" EXCELLENT ALUMINUM RACEWAY, PAINT TO MATCH FASCA COLOR

INSTALL IN LOCATION AS PER PRINT (RBD).

120V POWER
NO REVISIONS

RF: _____
RZ: _____
R1: _____
R4: _____

DESIGN APPROVED BY: _____
AUTHORIZED SIGNATURE: _____
DATE: _____
LANDLORD SIGNATURE: _____
DATE: _____

FILE NAME: 2 BIOLIFE_EXTB_180_00
REQ. NAME: BIOLIFE PLASMA SERVICES
LOCATION: SALISBURY, MD
DATE: 02 22 2023
SCALE: 3/8" = 1"
SHEET: 55
SHEETS: CL

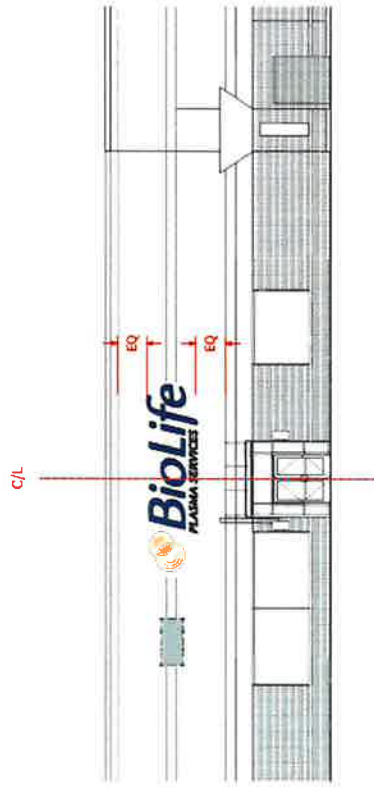
5100 20th Ave SW, Cedar Rapids, IA 52404
Phone: 319.848.7446 Fax: 319.363.3766
medaquestsigns.com

UNLESS OTHERWISE SPECIFIED:
 • ALL FLUORESCENT LAMPS WILL BE TYPED AWARD
 • ALL BALLASTS WILL BE COLD-CATHODE FLUORESCENT BALLASTS
 • END SIGNAGE POWER TO BE PROVIDED BY OTHER
 • ALL ELECTRICAL TO ELECTRICAL WORK WILL BE BY OTHER
 • ALL WIRE REQUIREMENTS WILL BE ELECTRICAL CODE

THIS IS AN ORIGINAL, COMPUTER-GENERATED COLOR PREVIEW OF THE SIGNAGE. THE PRINT MAY NOT MATCH THE FINAL SIGN. COLOR AND PAINT COLOURS EXACTLY. THIS IS TO BE VIEWED AS A REFERENCE ONLY. ALL COLORS ARE THE SOLE PROPERTY OF MEDIAQUEST SIGNS. THEY ARE ONLY FOR CUSTOMER USE IN CONNECTION WITH OUR PROFESSIONAL DESIGN, INSTALLATION AND PRINTING SERVICES. ORIGINALS ARE NOT TO BE USED BY ANYONE OTHER THAN YOUR ORGANIZATION. WORK IS TO BE APPROVED, ACQUIRED OR EXPEDITED AS YOU REQUEST THROUGH THE COURTESY OF MEDIAQUEST SIGNS.

MEDIAQUEST SIGNS
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BUILDING SIGNAGE
Exterior Elevation Reference



PROPOSED SQ FT: 180
MAX SQ FT ALLOWED: 180
Front Elevation (Entrance)

5100 20th Ave SW, Cedar Rapids, IA 52404  Phone: 319.848.7446  Fax: 319.363.3786  mediaquestsigns.com

UNLESS OTHERWISE SPECIFIED:
 • ALL FLUORESCENT LAMPS WILL BE T12/CW/40
 • ALL BALLASTS WILL BE CONDENSANT ALLOW AT PER BALLASTS
 • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS
 • ALL DATA USED TO ELECTRONIC SIGNAGE WILL BE BY OTHERS
 • ALL PAINT COLORS WILL BE RAL/2005/008 TRIST
 THIS IS AN ORIGINAL, COMPUTER GENERATED COLOR FILE. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE FINAL SIGN. ONLY ONE-PART COLORS EXACTLY. IT IS TO BE VIEWED AS A REFERENCE ONLY. ALL COLORS ARE THE SOLE PROPERTY OF MEDIAQUEST SIGNS. THEY ARE ONLY FOR CUSTOMER USE IN CONNECTION WITH OUR PROFESSIONAL PROJECTS. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION. NONE IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM OR MEDIUM WITHOUT THE CONSENT OF MEDIAQUEST SIGNS.



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Attachment 6



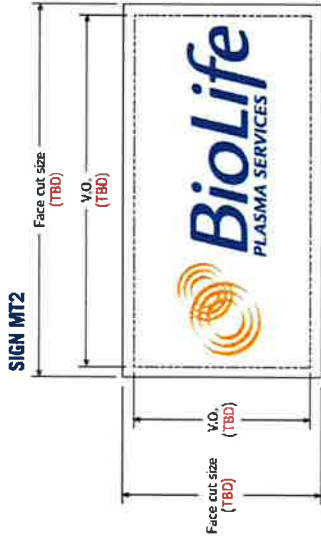
Attachment 7



Attachment 8

EXTERIOR MT

Multi-tenant Panels



Tenant Panel
 3/4" = 1'-0" Scale
Face Cut Size TBD
Qty. TBD



3539-84 TANGERINE W/VL
 3M 3636-87 ROYAL BLUE W/VL

JOB DETAILS

- TOTAL SQ. FT. OF SIGNAGE: TBD
- APPROX. VIEWING DISTANCE OF COPY: TBD
- REPLACEMENT TENANT FACES FOR EXISTING ILLUMINATED EXTERIOR MULTI-TENANT SIGN.
- REMOVE EXISTING FACES AS PER PRINT AND DISCARD.
- NEW FACES (FACE TYPE - TBD) WITH LOGO GRAPHIC.
- INSTALL NEW FACES IN SAME LOCATION AS PREVIOUS.

REVISIONS

RF: 01.28.2023 (SS) - REFINED PANEL SIZE
 RE:
 RE:
 RE:

SURVEY REQUIRED

FORM APPROVED BY:
 AUTHORIZED SIGNATURE _____
 DATE _____
 LANDLORD SIGNATURE _____
 DATE _____

FILE NAME: J BIOLIFE_EXTM1_R1
 JOB NAME: BIOLIFE PLASMA SERVICES
 LOCATION: SALISBURY, MD
 DATE: 01.11.2023
 SCALE: 3/4" = 1'
 REGION: SS
 SHEET: 01

5100 20th Ave SW, Cedar Rapids, IA 52404
 Phone: 319.848.7446 Fax: 319.363.3766
 medaquestsigns.com

UNLESS OTHERWISE SPECIFIED:
 • ALL DIMENSIONS SHALL BE IN INCHES
 • ALL MATERIALS SHALL BE COMMERCE GRADE
 • THIS DRAWING IS FOR INFORMATION ONLY. IT IS TO BE USED AS A GUIDE ONLY.
 • ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 • ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 • ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 • ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.





Infrastructure and Development Staff Report May 18, 2023

I. BACKGROUND INFORMATION:

Project Name: Banfield Pet Hospital
Applicant/Owner: MRC Signs for Banfield Pet Hospital
Infrastructure and Development Case No.: 202300357
Nature of Request: Revised Sign Plan Approval
Location of Property: 2320 N. Salisbury Blvd: Map 0119, Grid 0015, Parcel 0237
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

The applicant has submitted a Revised Sign Plan to install new wall signs on the existing freestanding building that was formerly occupied by Pier 1 Imports on outparcel #3 at The Centre at Salisbury. **(Attachments 1 & 2)**

III. DISCUSSION:

The applicant is proposing to install two (2) new "Banfield Pet Hospital" wall signs on the existing building. The signs have been approved by the property owner. **(Attachment 3)**

IV. APPROVAL HISTORY:

The Centre At Salisbury has an extensive history, although the subject property has a limited history: In December of 1992, the Salisbury Planning Commission granted Final Comprehensive Development Plan approval for the Pier 1 Imports retail store, which included approval of three (3) Pier 1 wall signs. Other notable more recent approvals for the Centre include a Revised Sign Plan approval for Boscov's in November of 2019, and a resubdivision of the Centre in November of 2021. Additionally, In July of 2021, the Planning Commission forwarded a favorable recommendation to the City Council to amend the City's Zoning Code to allow an animal hospital as a permitted use within shopping centers. This code amendment was made with the anticipation that Banfield would occupy this specific location.

V. SIGN PLAN REVIEW:

As the approved signage for the building was restricted to Pier 1 Imports, the applicant has submitted a revised plan for Banfield that are similar in size to the previous Pier 1 signs. The front wall sign will be 97.1 sq. ft., with white letters and black returns. The west elevation facing Rt. 13 will display a 90.2 sq. ft. sign with orange letters and black returns. At night, the lettering will be white in color. Both signs incorporate the Banfield logo, and read "Banfield Pet Hospital." The applicants are not proposing a third sign on the east elevation as previously existed for Pier 1. The changes from the previously approved signs are minor, as orange will now be introduced as a new color. **(Attachments 4 – 8)**

VI. PLANNING CONCERNS

None. The proposed signs utilize basically the same area as the previous signs for Pier 1 Imports.

VII. RECOMMENDATION

Staff recommends approval of the Revised Sign Plan for Banfield Pet Hospital as submitted.

April 11, 2023

To: Planning Commission of Salisbury MD
c/o Henry Heure
125 North Division Street
Salisbury, MD 21801

Re: Proposed Banfield Pet Hospital Signage
2320 North Salisbury Boulevard
Salisbury, MD 21801

Subject: Planning Commission Review

Dear Planning Commission,

On behalf of Banfield Pet Hospital, I am requesting approval of the attached brandbook which presents the proposed signage at the new Banfield Pet Hospital, to be located at 2320 North Salisbury Boulevard, the building previously known as Pier 1. The front elevation shows the proposed 97.1 square foot, direct mount channel letter wall sign. This sign will display white both during the day and at nighttime. The left elevation shows the proposed 90.2 square foot, raceway mounted channel letter wall sign. This sign is to display the Banfield orange during the day, however it will illuminate white at nighttime.

There are (5) proposed parking lot signs (exact locations to be determined at a later time) and (2) temporary double-sided, "Opening Soon" and "Now Open" banners which are to be located near the front elevation and left elevation signage.

I appreciate your time and consideration in the review of this sign package. If you have any questions, or I can be of any further assistance, please contact me via email or telephone. Thank you.

Sincerely,



Christine Aument
Project Manager
MRC SIGNS
O: 267.988.4370
Email: Christine@mrcsigns.net
145 Railroad Dr, Ste C | Warminster, PA | 18974

Attachment 2

SITE PLAN



BANFIELD REAR ELEVATION



BANFIELD RIGHT SIDE ELEVATION

BANFIELD LEFT SIDE ELEVATION

BANFIELD FRONT ELEVATION

NEIGHBORING TENANTS



For Reference Only

Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888-503-1559

Banfield PET HOSPITAL
CLIENT: Banfield PET HOSPITAL
ADDRESS: 2320 N SALISBURY BLVD
SALISBURY, MD 21801-2145
PAGE NO. 2

ORDER NUMBER: 1157286	PROJECT NUMBER: 78785
SITE NUMBER: 005365	PROJECT MANAGER: JESSICA BUTAUSKI
ELECTRONIC FILE NAME: G:\ACCOUNTS\BANFIELD PET HOSPITAL\021M01-005365_Salisbury\005365_Salisbury MD_Sign Exhibit_R31.cdf	

Rev.#	Req.#	Date/Artist	Description	Rev.#	Req.#	Date/Artist	Description
Original	35382	12/21/12	CR				
Rev 1	354702	01/10/12	JH				Updated elev sheets
Rev 2	355043	01/20/12	JH				
Rev 3	371488	03/04/12	JH				

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8959 Tyler Boulevard
Mentor, OH 44060
888 . 503 . 1569
stratusunlimited.com

LETTER OF AUTHORIZATION

October 22, 2021

To Whom It May Concern:

This letter is to certify that Stratus Unlimited dba Stratus or agent thereof is authorized to survey, permit and install signage as per attached artwork on behalf of Banfield Pet Hospital at the following property address:

Hospital 005365 Salisbury
2320 N Salisbury Blvd. Suite TBD
Salisbury, MD 21801

CROSS LAKE, LLC

Landlord or Property Owner Name

CP SUN-MILLER COMMERCIAL REAL ESTATE

Landlord or Property Owner Address

410-543-2440

Landlord or Property Phone Number

FREEMILLER@SUN.COM

Landlord or Property Owner Email

Signature

Date

Printed Name

Attachment 4

EXISTING CONDITIONS



BUILDING ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

COLOR PALETTE:



Stratus™

stratusunlimited.com
 8959 Tyler Boulevard
 Mentor, Ohio 44060
 888-503-1569

**Banfield
 PET HOSPITAL**

CLIENT ADDRESS:
 2320 N SALISBURY BLVD
 SALISBURY, MD 21801-2145

PAGE NO.: **3**

ORDER NUMBER: 1157286
 PROJECT NUMBER: 78785
 SITE NUMBER: 005365
 PROJECT MANAGER: JESSICA BUTAUSKI
 ELECTRONIC FILE NAME: G:\ACCOUNTS\BANFIELD PET HOSPITAL\021\MD\005365_Salisbury\005365_Salisbury MD_Sign Exhibit_R31.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	363882	12/29/21 CR					
Rev 1	364705	01/10/22 JH	Updated elev labels, removed right side				
Rev 2	366049	01/20/22 JH					
Rev 3	371488	03/04/22 JH					

PHOTOGRAPHY BY STRATUS UNLIMITED. ALL RIGHTS RESERVED. © 2021 STRATUS UNLIMITED. ALL RIGHTS RESERVED. 03/04/22

FRONT ELEVATION

BPH-CL-36LW

Scale: 1/16" = 1'-0"



SIMULATED NIGHTTIME VIEW



COLOR PALETTE:

BUILDING COLOR
PMS 723 C

Stratus™

stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.5.03.1569

CLIENT:
Banfield PET HOSPITAL

ADDRESS:
2320 N SALISBURY BLVD
SALISBURY, MD 21801-2145

ORDER NUMBER:
1157286

PROJECT NUMBER:
78785

PROJECT MANAGER:
JESSICA BUTAUSKI

ELECTRONIC FILE NAME:
G:\ACCOUNTS\BIBANFIELD PET HOSPITAL\2021\MDI_005365_Salisbury\005365_Salisbury MD_Sign Exhibit_R31.cdr

Rev. #	Req. #	Date/Artist	Description
Original	363832	12/9/21 CR	
Rev 1	364700	01/18/22 JH	Updated the labels to include updated form & proposed lettering
Rev 2	366849	01/28/22 JH	Revised color palette
Rev 3	371488	03/01/22 JH	

Rev. #	Req. #	Date/Artist	Description

Rev. #	Req. #	Date/Artist	Description

Attachment 6

LEFT SIDE ELEVATION

BPH-CL-60SOP-RW

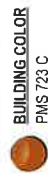
Scale: 1/16" = 1'-0"



SIMULATED NIGHTTIME VIEW



COLOR PALETTE:



Stratus™

stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888 503 1569

CLIENT: **Banfield PET HOSPITAL**

ADDRESS:
2320 N SALISBURY BLVD
SALISBURY, MD 21081-2145

PAGE NO.

5

ORDER NUMBER:
1157286

SITE NUMBER:
005365

ELECTRONIC FILE NAME:
G:\ACCOUNTS\BIBANFIELD PET HOSPITAL\2021\MDI_005365_Salisbury\005365_Salisbury_MD_Sign_Exhibit_R31.cdr

PROJECT NUMBER:
78785

PROJECT MANAGER:
JESSICA BUTAUSKI

Rev #	Rev #	Date/Artist	Description	Rev #	Rev #	Date/Artist	Description
Original	363982	12/29/21 CR					
Rev 1	364200	01/10/22 JH	Revised elevations for sign and logo (revised 2/2/22)				
Rev 2	366049	01/20/22 JH	Revised elevations				
Rev 3	371488	03/04/22 JH	Revised elevations and materials				

Original 363982 12/29/21 CR

Rev 1 364200 01/10/22 JH Revised elevations for sign and logo (revised 2/2/22)

Rev 2 366049 01/20/22 JH Revised elevations

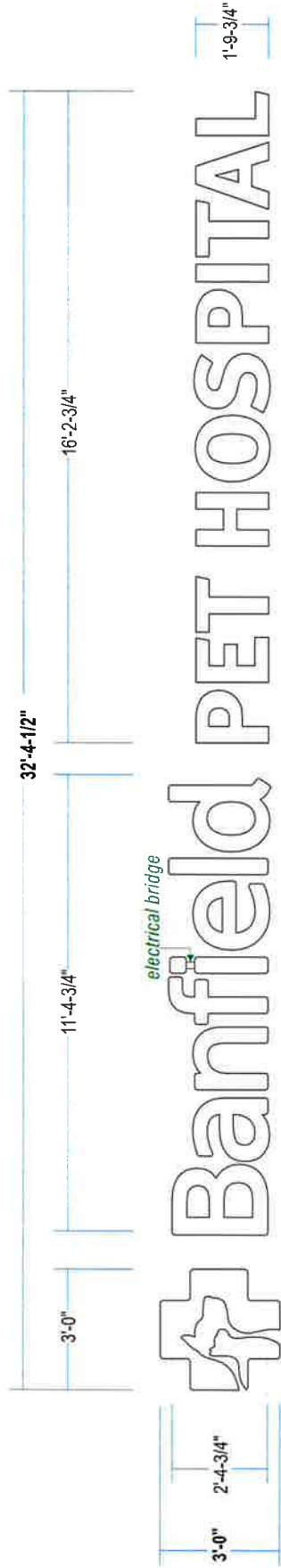
Rev 3 371488 03/04/22 JH Revised elevations and materials

FACE LIT CHANNEL LETTERS

BPH-CL-36LW

Scale: 3/8" = 1'-0"

97.1 square feet



- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" Black jewellite trimcap
- RETURNS:** 5" deep .040 alum. pre-finished White inside; Black outside
- ELECTRICAL BRIDGE:** 3-3/4" deep .040 alum. pre-painted white inside; Painted to match wall area on outside
- BACKS:** .063 alum. - pre-finished White inside
- ILLUMINATION:** GE White LED's as required by manufacturer; Remote Power Supplies
- WALL TYPE:** Wood
- INSTALL:** Thru bolted using all thread into blocking as required 12" standard length of threaded rod will be supplied unless otherwise noted 3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) One required for front elevation

Banfield PET HOSPITAL

Logo to be (2) two pieces;
Building facade to be visible thru center of graphic

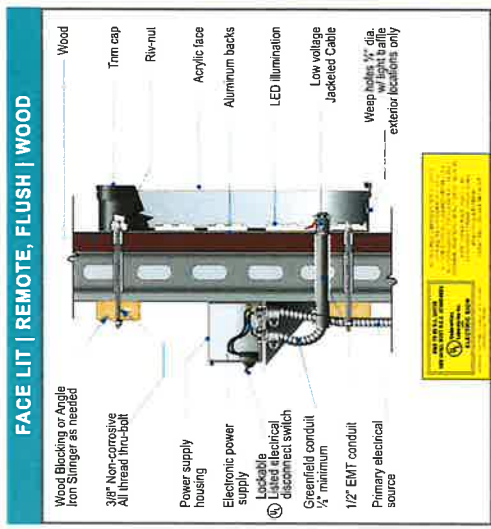
SIMULATED NIGHT TIME VIEW

Banfield PET HOSPITAL

COLOR PALETTE:

- LETTER FACES: #7328 White Acrylic
- RETURNS/TRIMCAP: Black
- ELECTRICAL BRIDGE: PMS 723 c

ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED



Rev #	Rec #	Date/Artist	Description
Original	36382	12/29/21	CR
Rev 1	36400	01/10/22	JH
Rev 2	36603	01/20/22	JH
Rev 3	37195	03/04/22	JH

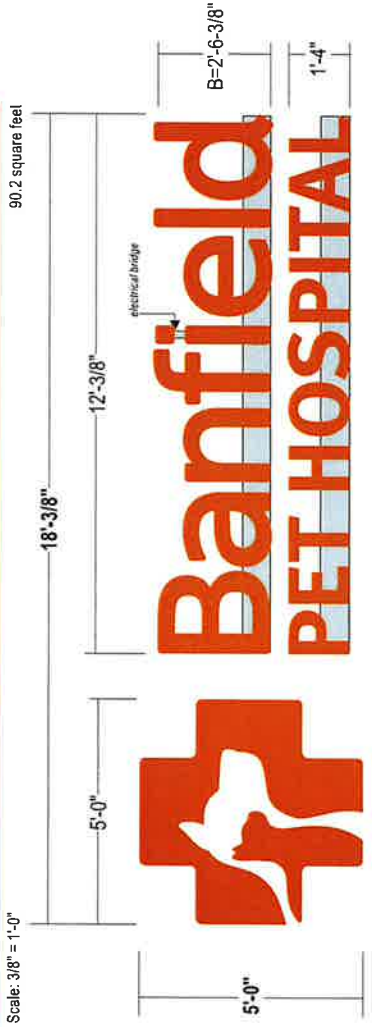
PROJECT NUMBER:	78785
PROJECT MANAGER:	JESSICA BUTAUSKI
ORDER NUMBER:	1157286
SITE NUMBER:	005365
ELECTRONIC FILE NAME:	G:\ACCOUNTS\BIBANFIELD PET HOSPITAL\021\MDI_005365_Salisbury\005365_Salisbury_MD_Sign_EmbL_R31.cdr

CLIENT:	Banfield PET HOSPITAL
ADDRESS:	2320 N SALISBURY BLVD SALISBURY, MD 21801-2145
PAGE NO.:	6

Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mantoloking, NJ 08050
888.509.1569

Attachment 8

FACE LIT CHANNEL LETTERS ON RACEWAYS BPH-CL-60SOP-RW



Scale: 3/8" = 1'-0" 90.2 square feet

COLOR PALETTE:

LETTER FACES:
 DN00517
 Formula # 9800-333 Mesh 360
 Substrate 3635-210
 Alt# 6

RACEWAYS/ELECTRICAL BRIDGE:
 PMS 723 c

RETURNS/TRIMCAP:
 Black



SIMULATED NIGHT TIME VIEW

FACES: 3/16" #2447 White acrylic w/ perforated orange vinyl overlay;
Will illuminate white at night

TRIMCAP: 1" Black jewelrite trimcap

RETURNS: LOGO: 9" deep .040 alum. pre-finished White inside; Black outside
 COPY: 5" deep .040 alum. pre-finished White inside; Black outside

ELECTRICAL BRIDGE: 3-3/4" deep .040 alum. pre-painted white inside;
 Painted to match wall area on outside

BACKS: .063 alum. - pre-finished White inside

ILLUMINATION: LOGO: GE White LED's as required by manufacturer; Secured to alum. baffle painted white;
 Set back from face 5"; **Self-Contained Power Supplies**
 COPY: GE White LED's as required by manufacturer; **Power Supplies Housed in Raceway**

RACEWAY: 7-1/2" tall x 4" deep fab'd alum. raceways - painted to match sign band

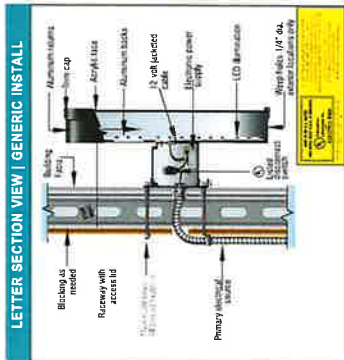
WALL TYPE: Wood

INSTALL: Thru bolted using all thread into blocking as required
 12" standard length of threaded rod will be supplied unless otherwise noted
 3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: (1) ONE REQUIRED FOR LEFT SIDE ELEVATION



Logo to be (2) two pieces;
 Building facade to be visible thru center of graphic



Stratus™
 stratusunlimited.com
 6959 Tyler Boulevard
 Mentor, Ohio 44060
 888 503 1569

CLIENT: Banfield PET HOSPITAL

ORDER NUMBER: 1157286

PROJECT NUMBER: 78785

ADDRESS: 2320 N SALISBURY BLVD
 SALISBURY, MD 21801-2145

SITE NUMBER: 005365

PROJECT MANAGER: JESSICA BUTAUSKI

PAGE NO.: 7

ELECTRONIC FILE NAME: G:\ACCOUNTS\BIBANFIELD PET HOSPITAL\2021MDI 005365_Salisbury\005365_Salisbury MD_Sign Exhibit_R31.cdr

Rev.#	Req.#	Date/Artist	Description
Original	363892	12/29/21 CR	
Rev 1	384700	01/19/22 JH	
Rev 2	366649	01/20/22 JH	Revised to millerate, baffle not allowed
Rev 3	371488	03/04/22 JH	

REPLACE THE ORIGINAL PROPERTY SIGN WITH THIS ONE. THE ORIGINAL SIGN WILL BE DESTROYED. NO OTHER SIGNAGE TO BE INSTALLED WITHOUT THE WRITTEN APPROVAL OF STRATUS.



**Infrastructure and Development
Staff Report
Meeting of May 18, 2022**

I. BACKGROUND INFORMATION:

Project Name: Heritage

Applicant: Parker & Associates, Inc.
528 Riverside Drive
Salisbury, MD 21801

Owner: Heritage Revival Holdings, LLC
P.O. Box 1109
Allen, MD 21810

Infrastructure and Development Project No.: 202300462

Nature of Request: Final Subdivision

Location of Property: Northwest Corner of Pemberton Drive & Culver Road:

Zoning District: R-8A Residential

Tax Map and Parcel: Map 37, Parcel 144

Area: 55.31 Acres

II. EXPLANATION OF REQUEST:

The applicant is requesting final subdivision approval of the approximate 55-acre parcel into 308 lots consisting of 133 single family lots and 175 townhouse lots. All lots have frontage on interior streets, and meet minimum width and area standards as required by the Zoning Code. **(Attachments 1 – 8)** A Final Comprehensive Development Plan was approved for the project in April of 2023.

III. RECOMMENDATION:

The Planning Staff recommends the granting of Final Plat Approval for Heritage, subject to all conditions of approval being met.



City of
Salisbury
John "Jack" R. Heath, Mayor

IV. SUBDIVISION STATUS:

A. WAIVERS REQUIRED:

N/A

B. CHESAPEAKE BAY CRITICAL AREA:

N/A

C. PROPOSED CONDITIONS:

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

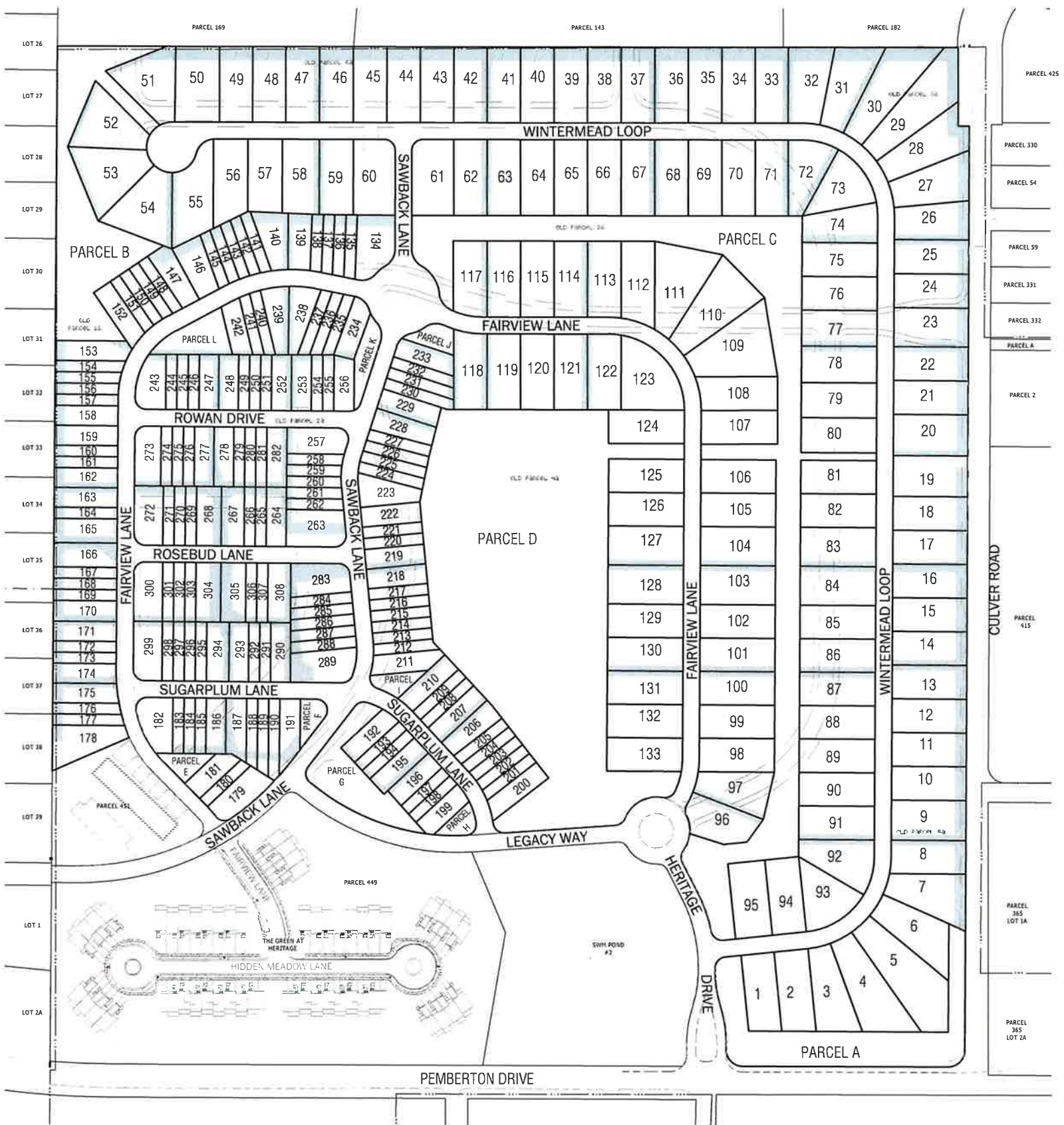
D. PLANNING STAFF COMMENTS:

1. None.

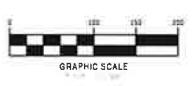
SHEET	DESCRIPTION
1	TITLE SHEET
2	PLAN VIEW
3	PLAN VIEW
4	PLAN VIEW
5	PLAN VIEW
6	PLAN VIEW
7	PLAN VIEW
8	CHARTS

LEGEND	DESCRIPTION
	CONCRETE MONUMENT
	IRON ROD FOUNDATION
	CONCRETE MONUMENT
	10 FOOT UTILITY EASEMENT
	10 FOOT VERTICAL EASEMENT
	BUILDING SETBACK LINE
	EDGE OF PAVING
	EXISTING CURB
	EXISTING FENCE
	CORPORATE LIMITS LINE
	EXISTING SIDEWALK
	DRAINAGE EASEMENT
	EXISTING PROPERTY LINE TO BE ABANDONED FOR THIS PLAT
	EXISTING CITY OF SALISBURY EASEMENT TO BE ABANDONED FOR THIS PLAT

- GENERAL NOTES
- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: HERITAGE REVIVAL HOLDINGS, LLC PO BOX 1109 ALLEN MD 21816
 - DEED REFERENCE: 49941119, 289713, 289716
 - PLAT REFERENCE: 151557
 - TOTAL AREA OF PROPERTY: 51.31 ± ACRES
 - TOTAL NUMBER OF LOTS = 306; TOTAL AREA OF LOTS = 49.64 ± ACRES
 - TOTAL NUMBER OF PARCELS = 12; TOTAL AREA OF PARCELS = 11.89 ± ACRES
 - TOTAL AREA OF NEW ROADS = 5.77 ± SQUARE FEET; 8,069.69 LINEAR FEET
 - THE PRESENT ZONING OF THIS PROPERTY IS: R-4-B
 - THIS PROPERTY IS LOCATED WITHIN G.P.A. MANAGEMENT ZONE A.
 - HORIZONTAL DATUM IS MARYLAND STATE GRID, NAD 83.
 - THIS PROPERTY IS SHOWN ON F.L.A.M. COMMUNITY PANEL #240502021E (PARCEL 231 OF 275) AND PANEL #240502022E (PARCEL 232 OF 275), DATED AUGUST 17, 2015, AS BEING IN FLOOD ZONE X - AREAS OF MINOR FLOODING.
 - THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 - OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - THE MAINTENANCE OF ALL LANDSCAPE AREAS OR MEDJANS LOCATED INSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 - A. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREES OR SHRUBS PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
 - B. ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS.
 - NO STRUCTURES MAY BE PLACED IN THE FOREST CONSERVATION EASEMENT AREA.
 - NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL MAY OCCUR WITHIN THE FOREST CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
 - NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL MAY OCCUR IN THE FLOOD PROTECTION, OR DRAINAGE AND MAINTENANCE EASEMENTS THAT ARE LOCATED WITHIN THE FOREST CONSERVATION EASEMENT AREA, WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
 - A "BLANKET EASEMENT" SHALL BE GRANTED TO THE CITY OF SALISBURY FOR THE INSPECTION, MAINTENANCE, AND/OR REPAIR OF ANY FIRE HYDRANTS, WATER METERS, CLEANOUTS, ETC. LOCATED ON PRIVATE PROPERTY. THE BLANKET EASEMENT SHALL PROVIDE 10' CLEARANCE FROM THE STRUCTURE OR UTILITY.
 - THE EXISTING TEMPORARY UTILITY EASEMENTS LOCATED WITHIN THE PUBLIC ROADWAYS ARE ELIMINATED BY THE PROVISIONS OF THIS PLAT AND THE DEDICATION OF THE ROADWAYS.
 - WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS SUBDIVISION, SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
 - NO CONSTRUCTION OF ANY STRUCTURAL IMPROVEMENTS, PLANT TREES, SHRUBS OR PLACE ANY LANDSCAPING OTHER THAN GRASS IN OR ON THE EASEMENT AREA, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENT HEREBY CONVEYED PERMITTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
 - ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS UNLESS WRITTEN CONSENT IS OBTAINED FROM THE CITY OF SALISBURY.
 - PER CITY CODE SECTION 13.28.060 ITEM B.5: IF A STORMWATER MANAGEMENT PLAN INVOLVES DIRECTION OF SOME OR ALL RUNOFF OFF OF THE SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN FROM ADJACENT PROPERTY OWNERS ANY EASEMENTS OR OTHER NECESSARY PROPERTY INTERESTS CONCERNING FLOWAGE OF WATER. APPROVAL OF A STORMWATER MANAGEMENT PLAN DOES NOT CREATE OR AFFECT ANY RIGHT TO DIRECT RUNOFF ONTO ADJACENT PROPERTY WITHOUT THAT PROPERTY OWNER'S PERMISSION.
 - THIS PROPERTY IS LOCATED ON CITY MAP NUMBER.
 - OWNER, DEVELOPER, AND SUBSEQUENT OWNERS, THEIR EXCESSORS AND ASSIGNS, SHALL NOT MODIFY THE INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN AS APPROVED BY THE CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT, WITH CONSTRUCTION, GRADING, OR LANDSCAPING.
 - THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH. LOTS 7 THRU 29 AND PARCEL A SHALL BE DENIED DIRECT VEHICULAR ACCESS TO CULVER ROAD.



PROPOSED SETBACKS SINGLE FAMILY	ZONE R-8A SETBACKS
FRONT = 25 FEET	PROPOSED SETBACKS TOWNHOMES
SIDE = 10 FEET EACH, TWO REQUIRED	FRONT = 25
REAR = 30 FEET	SIDE = 15' EACH SIDE EXCEPT CORNER LOTS
	CORNER LOT = SIDE BLDG LINE EQUAL TO FRONT NO LESS THAN 25
	REAR = 30
MAX. BUILDING HEIGHT = 40	MAX. BUILDING HEIGHT = 35 OR 3 STORES
MIN. LOT AREA = 8,000 SF	MIN. LOT AREA = 3,000 SF
MIN. LOT WIDTH = 60'	MIN. LOT WIDTH = 20'



SHEET 1 OF 8

REVISIONS	DATE	BY

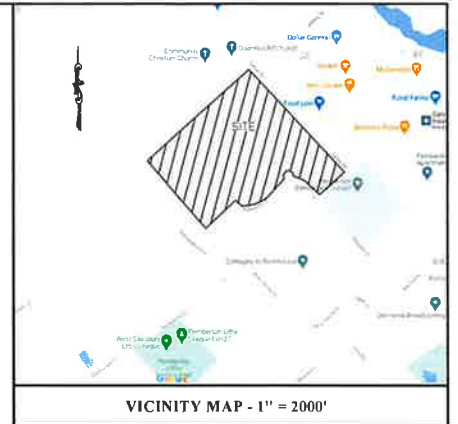
SUBDIVISION AND CORRECTED PLAT
OF
HERITAGE SUBDIVISION
FOR HERITAGE REVIVAL HOLDINGS, LLC

CITY OF SALISBURY
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 100'
DATE: 03/01/2023
DRAWN BY: EDR
PARCEL: 144

PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 21195
STATE OF MARYLAND

Attachment 1



WICOMICO COUNTY FOREST CONSERVATION ACT
THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION ACT, FCA# 2004-14 & 2006-45 FCA(E) 7 2018 08

PLANNING DIRECTOR _____ DATE _____

THIS SUBDIVISION IS APPROVED FOR INTERIM WATER SUPPLY AND SEWERAGE DISPOSAL IN ACCORDANCE WITH THE WICOMICO COUNTY WATER AND SEWERAGE PLAN. WATER AND SEWER SERVICES TO BE PROVIDED BY THE CITY OF SALISBURY.

WICOMICO COUNTY HEALTH DEPARTMENT _____ DATE _____

COMMUNITY WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OF THE REMAINING AGRICULTURAL LANDS OF IIM LAND HOLDINGS, LLC OFFERED FOR SALE.

HERITAGE REVIVAL HOLDINGS, LLC
C/O JASON MALONE _____ DATE _____

APPROVED: _____ City Project # 19JMS
CITY OF SALISBURY
DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

RICHARD D BALDWIN _____ DATE _____
DIRECTOR

WE CERTIFY THAT THE REQUIREMENTS OF "REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MONUMENTS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

Brock E. Parker 04/27/2023
BROCK E. PARKER, REGISTERED PROFESSIONAL LAND SURVEYOR DATE
LIC # 21195, RENEWAL DATE 01/25/2024
518 RIVERSIDE DR., SALISBURY, MD, 21803
(410)49-1023

HERITAGE REVIVAL HOLDINGS, LLC, OWNER _____ DATE _____
PO BOX 1109
ALLEN MD 21816



N/F HERITAGE REVIVAL HOLDINGS LLC
 DEED REF 4994/119
 PLAT REF 147/48
 PARCEL 149
 PARCEL A

N/F HERITAGE REVIVAL HOLDINGS LLC
 DEED REF 4994/119
 PLAT REF 147/04
 SWM POND #2
 PARCEL 144

N/F RWB INVESTMENTS LLC
 DEED REF 3376/322
 PLAT REF 16/281
 PARCEL 415
 LOT 1AAAA

N/F CROPPER CREEK VENTURES LLC
 DEED REF 3303/284
 PLAT REF 14/767
 PARCEL 365
 LOT 1A

N/F BAY SHORE SERVICES INC
 DEED REF 3397/193
 PLAT REF 14/767
 PARCEL 365
 LOT 2A

SHEET 2 OF 8

REVISED	DATE	BY

SUBDIVISION AND CORRECTED PLAT
 OF
 HERITAGE SUBDIVISION
 FOR HERITAGE REVIVAL HOLDINGS, LLC

CITY OF SALISBURY
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30'
 DATE: 03/03/2023
 PLAT: 37

NO: S1660A PB-FINAL SUB
 NO: S1660A
 DRAWN BY: EDR
 SHEETS: 144





N/F
1210 NANTICOKE ROAD LLC
DEED REF 4231274
PLAT REF 81/04
PARCEL 415
LOT 2

ENTRANCE TO
PECAN SQUARE

N/F
RWB INVESTMENTS LLC
DEED REF 3388512
PLAT REF 16/281
PARCEL 415
LOT 3AAA

CITY OF SALISBURY
WICOMICO COUNTY

SHEET 3 OF 8

REVISIONS	
NO.	DESCRIPTION

**SUBDIVISION AND CORRECTED PLAT
OF
HERITAGE SUBDIVISION**
FOR HERITAGE REVIVAL HOLDINGS, LLC

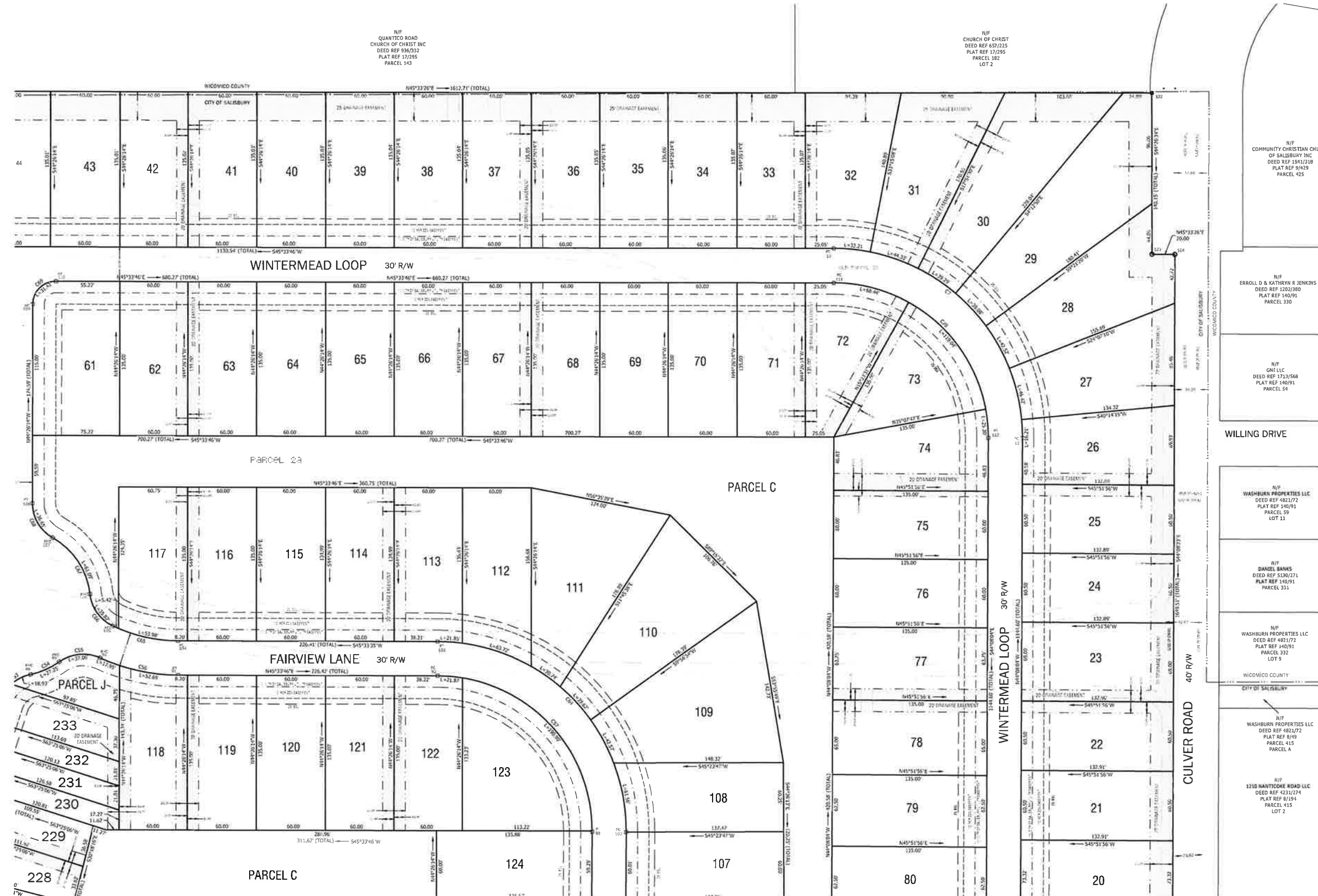
CITY OF SALISBURY
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

DATE: 03/03/2023 DAY: 37

SCALE: 1" = 30' DRAWN BY: EDR PARCEL: 144



Attachment 3



N/F
QUANTICO ROAD
CHURCH OF CHRIST INC
DEED REF 936/232
PLAT REF 17/295
PARCEL 143

N/F
CHURCH OF CHRIST
DEED REF 457/225
PLAT REF 17/295
PARCEL 182
LOT 2

N/F
COMMUNITY CHRISTIAN CHURCH
OF SALISBURY INC
DEED REF 1541/218
PLAT REF 9/429
PARCEL 425

N/F
ERROLL D & KATHRYN R JENKINS
DEED REF 1202/380
PLAT REF 140/91
PARCEL 330

N/F
GNI LLC
DEED REF 1713/568
PLAT REF 140/91
PARCEL 54

N/F
WASHBURN PROPERTIES LLC
DEED REF 140/91
PLAT REF 140/91
PARCEL 59
LOT 11

N/F
DANIEL BANKS
DEED REF 5130/271
PLAT REF 140/91
PARCEL 311

N/F
WASHBURN PROPERTIES LLC
DEED REF 4821/72
PLAT REF 140/91
PARCEL 332
LOT 9

N/F
WASHBURN PROPERTIES LLC
DEED REF 4823/72
PLAT REF 8/49
PARCEL 415
PARCEL A

N/F
1210 HANTICOCKE ROAD LLC
DEED REF 4221/274
PLAT REF 8/194
PARCEL 415
LOT 2

SHEET 4 OF 8

NO.	DATE	REVISIONS

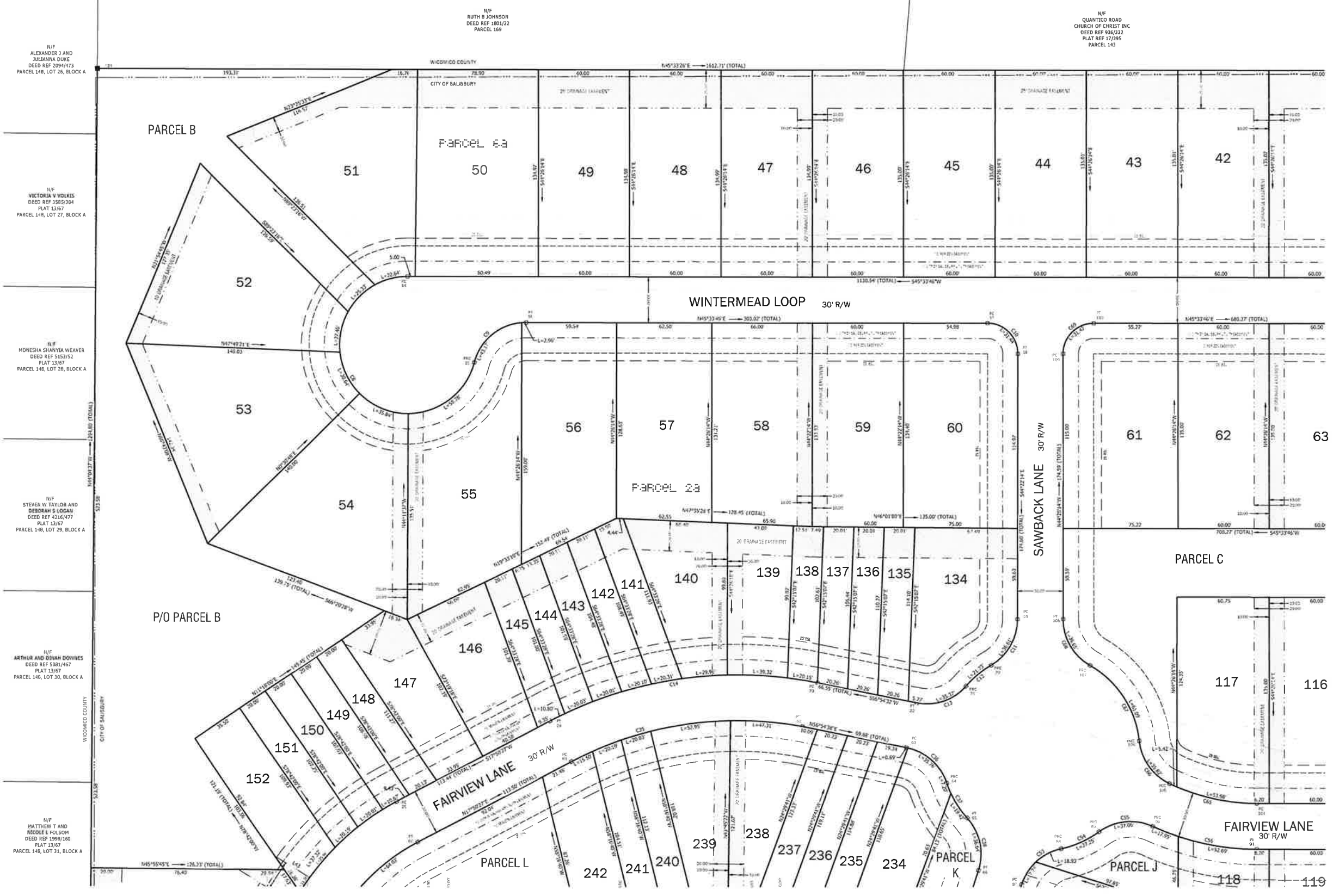
SUBDIVISION AND CORRECTED PLAT
OF
HERITAGE SUBDIVISION
FOR HERITAGE REVIVAL HOLDINGS, LLC

CITY OF SALISBURY
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30'
DATE: 03/03/2023
TAX MAP: 37

DESIGNER: EDW
PAGE: 144





N/F
ALEXANDER J AND
JULIANA DYKE
DEED REF 2094173
PARCEL 148, LOT 26, BLOCK A

N/F
VICTORIA V VOYLES
DEED REF 5385384
PLAT 13/67
PARCEL 148, LOT 27, BLOCK A

N/F
HONESHA SHANTA WEAVER
DEED REF 5153152
PLAT 13/67
PARCEL 148, LOT 28, BLOCK A

N/F
STEVEN W TAYLOR AND
DEBORAH S LOGAN
DEED REF 4216477
PLAT 13/67
PARCEL 148, LOT 29, BLOCK A

N/F
ARTHUR AND DEBRA DOWRIES
DEED REF 5881467
PLAT 13/67
PARCEL 148, LOT 30, BLOCK A

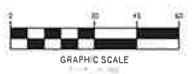
N/F
MATTHEW T AND
NICOLE E FOLSOM
DEED REF 19981100
PLAT 13/67
PARCEL 148, LOT 31, BLOCK A

N/F
RUTH B JOHNSON
DEED REF 1801722
PARCEL 149

N/F
QUANTICO ROAD
CHURCH OF CHRIST INC
DEED REF 936232
PLAT REF 57295
PARCEL 143

SHEET 5 OF 8
REVISIONS

DATE	BY	DESCRIPTION



SUBDIVISION AND CORRECTED PLAT
OF
HERITAGE SUBDIVISION
FOR HERITAGE REVIVAL HOLDINGS, LLC

CITY OF SALISBURY
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 03/03/2023 TIA: 37

DRAWN: S1680A CHECKED BY: EDR PARCEL: 144





N/F
ARTHUR AND DIIAH DOWNES
DEED REF 5081467
PLAT 13/67
PARCEL 148, LOT 30, BLOCK A

N/F
MATTHEW T AND
NICOLE L FOLSON
DEED REF 19991160
PLAT 13/67
PARCEL 148, LOT 31, BLOCK A

N/F
KEVIN FULLMER AND
TROY SEARS
DEED REF 1989239
PLAT 13/67
PARCEL 148, LOT 32, BLOCK A

N/F
DARIO G MERCADO
DEED REF 4776723
PLAT 13/67
PARCEL 148, LOT 33, BLOCK A

N/F
INGRID A MORALES
DEED REF 515032
PLAT 13/67
PARCEL 148, LOT 34, BLOCK A

N/F
LESLIE MARISA JACKSON
DEED REF 5118122
PLAT 13/67
PARCEL 148, LOT 35, BLOCK A

SHEET 6 OF 8

REVISIONS	
NO.	DESCRIPTION

SUBDIVISION AND CORRECTED PLAT
OF
HERITAGE SUBDIVISION
FOR HERITAGE REVIVAL HOLDINGS, LLC
CITY OF SALISBURY
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND
DATE: 03/03/2023
TAX MAP: 37
S1650A PS-FINAL SUB
DRAWN BY: EDK
PARCEL: 144





4500 WINDY JACKSON
DEED REF 4894/119
PARCEL 146 LOT 30 BLOCK 4

707
DAVE E AND NANCY MARTH
DEED REF 4894/119
PARCEL 146 LOT 30 BLOCK 4

70
CHRISTOPHER AND BRIDGET EDDINGS
DEED REF 4894/119
PARCEL 146 LOT 30 BLOCK 4

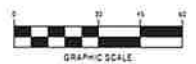
70
WILLIAM R BLANTON
DEED REF 4894/119
PARCEL 146 LOT 30 BLOCK 4

707
HERITAGE REVIVAL HOLDINGS LLC
DEED REF 4994/119
PARCEL 449
PARCEL A

70
DAVID AND JUDITH COLLINS
DEED REF 4894/119
PARCEL 146 LOT 30 BLOCK 4

70
70
70

707
HERITAGE REVIVAL HOLDINGS LLC
DEED REF 4994/119
PARCEL 449
PARCEL A



SHEET 7 OF 8

NO.	DATE	DESCRIPTION

SUBDIVISION AND CORRECTED PLAT			
OF			
HERITAGE SUBDIVISION			
FOR HERITAGE REVIVAL HOLDINGS, LLC			
LOCATION	CITY OF SALISBURY		
SCALE	1" = 30'	DATE	03/03/2023
TAX MAP	37	PARCEL	144
PROJECT	S1660A PS-FINAL SUB	DRAWN BY	EDR



Attachment 7



Infrastructure and Development Staff Report

May 18, 2023

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 23-007

Project Name: Mill Pond Village Phase 3

Applicant/Owner: Parker and Associates for Salisbury 77 LLC.

Nature of Request: Preliminary Comprehensive Development Plan Approval

Location of Property: Jasmine Dr – Tax Map: 0101 Grid: 0018 Parcel: 5489 Lot: 4A

Existing Zoning: General Commercial - GC

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a narrative and a Preliminary Comprehensive Development Plan ("PCDP") for a four story, 80-unit apartment building.

III. DISCUSSION:

The applicant proposes to develop a vacant parcel that is adjacent to the existing Mill Pond Village development.

IV. APPROVAL HISTORY:

There have not been any previous approvals for Parcel H.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan (Attachment 2)

1. Parking/Access: The 145 parking spaces as proposed exceed the permitted 1.5 spaces per unit by 25 spaces. A waiver from the Planning Commission would be required to exceed the 120 permitted spaces. Staff recommends no action at this time as engineering review may change the number of proposed spaces.

2. Refuse Disposal: Trash collection will be private.



- 3. Density:** A special exception of 13.47 units per acre density was granted for the current Mill Pond Village development. The proposed increase in density to 13.72 units/acre will require a special exception to increase.

Property acreage: 3.45 ac

Density: 12 units/ acre – R-5A

Current Special Exception Density: 13.47 units/ acre

Proposed density: 13.72 units/acre

- 4. Building Setbacks/Spacing:** The code requirements for apartment setbacks are as follows:

Front: 40 ft

Side: 40 ft

Rear: 40 ft

- 5. Open Space:** Multiple stormwater bio areas are shown throughout the property. A common area is also shown on the east side of the building. Residents would have access to the existing open space and amenities in Mill Pond Village.

B. Building Elevations/Floor Plans

Building elevations have not been provided at this time. Building elevations will be required prior to Final Comprehensive Development Plan approval.

C. Sign Plan

None submitted.

D. Landscaping Plan

A landscaping plan has been provided on Sheet 3 of the PCDP.

E. Development Schedule

Construction is expected to begin once all approvals have been granted and applicable permits issued. A specific development schedule was not indicated. A development schedule shall be provided to the Board of Education.



F. Community Impact Statement

The applicant is requesting a waiver to this requirement.

Staff is supportive of this request to waive the Community Impact Statement. The developer shall provide the number of potential students from the development to the Board of Education.

G. Statement of Intent to Proceed and Financial Capability

The applicant is requesting a waiver to this requirement.

Staff is supportive of this waiver. The developer has an extensive inventory of completed projects in the City including Mill Pond Village, Addison Court, and Coventry Square.

H. Fire Service

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

I. Stormwater Management

The Stormwater Management Plan has yet to be submitted for review by the Salisbury Department of Infrastructure & Development.

J. Forest Conservation Program

All FCA requirements must be met prior to approval of the subdivision plat and final CPD.

K. Transportation, Streets, and Pedestrians

The Department of Infrastructure & Development is currently reviewing for transportation. Comments will be provided to the developer during engineering review.

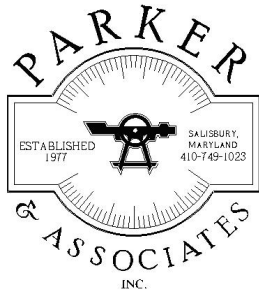
VI. RECOMMENDATION

Staff recommends approval of the Preliminary Comprehensive Development Plan for Mill Pond Village Phase 3 with the following conditions:



City of
Salisbury
John "Jack" R. Heath, Mayor

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 and number of students to the Board of Education;
3. Obtain a special exception for the density increase from the Salisbury Board of Appeals.
4. Waive the Statements of Intent to Proceed, Financial Capability, and Community Impact Statement requirements based upon the staff report; and
5. 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.



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

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

City of Salisbury 04/4/2023
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

Attn: Jessica Crenshaw
Ref: Mill Pond Village Phase III Comprehensive Development Plan

Dear Jessica,

Attached hereto, please find our proposed comprehensive development plan for the Mill Pond Village Phase III apartment project. It is the intent of this submittal to respectfully seek approval of this plan, in accordance with sections 17.168 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 one eighty (80) unit, elevator served apartment building to be accessed through the existing Mill Pond Village. It is the intent of this project to designate this as an expansion to the Mill Pond Village apartment project. The current Zoning for this property is General Commercial. According to the Zoning Code 17.168 for apartments the construction standards and regulations fall under Zone R-5A. All water will be public entities, while sewer and trash collection shall be private. Parking will be based on City parking standards.

The current density standard for this project is 12 units/acre. During the development of Mill Pond Village, a special exception for increased density was granted that permitted a project wide density of 13.47 units/acre. During the development of phase 2, one complete 24 unit building was sacrificed in lieu of a second pool and open space. Therefore, Mill Pond Village phases one and two provided a realized density of 12.81 units/acre. In order to permit this project to proceed as planned, we respectfully request that the existing special exception be expanded to this project and slightly increased to permit a project wide density of 13.72 units/acre, as shown on the plans.

Additionally, I would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed. The developer already owns this property and is quite anxious to proceed to construction and certainly has the desire and ability to proceed. Not to mention the fact that this developer's track record in the City of Salisbury is exemplary.

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

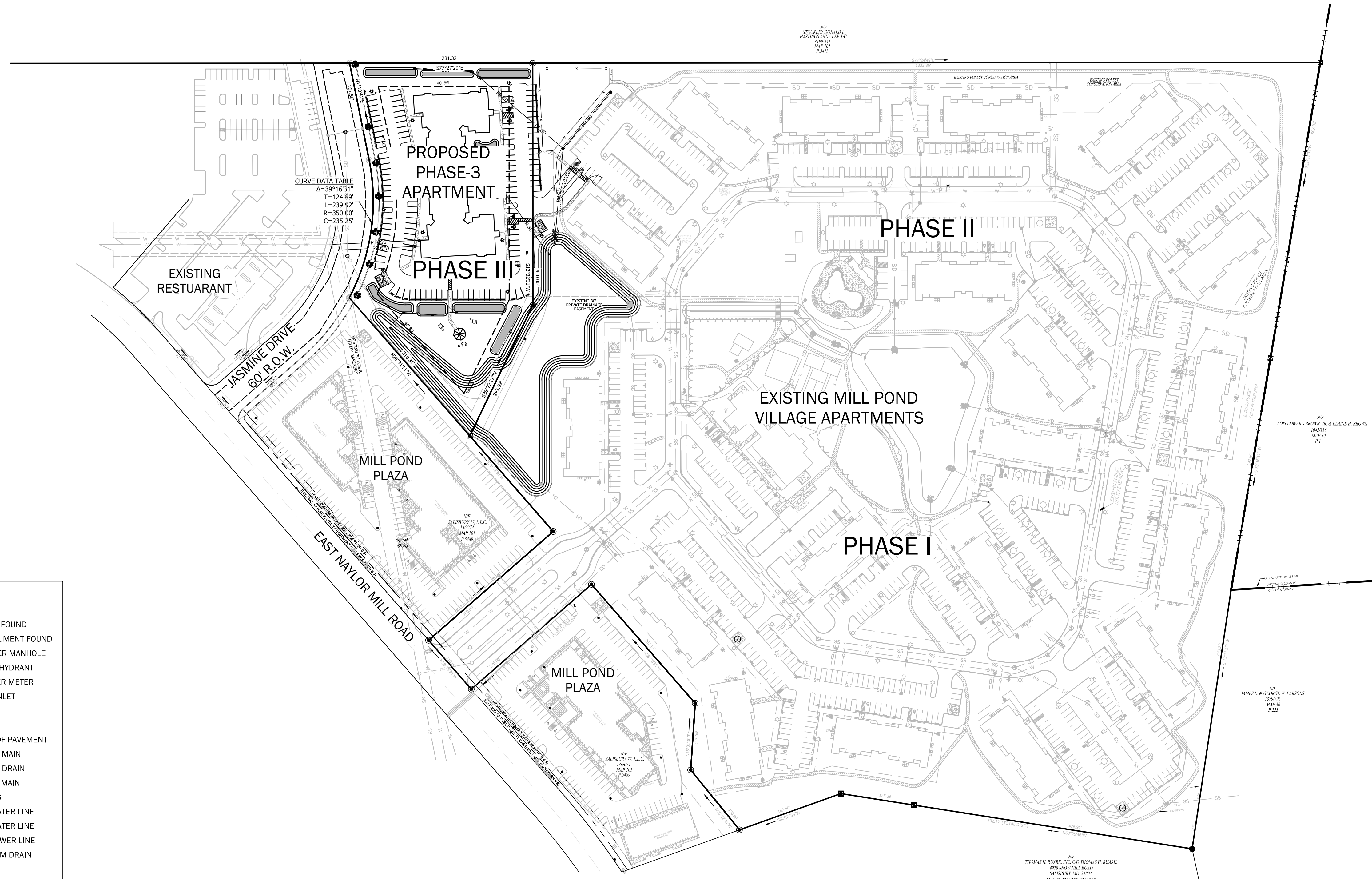
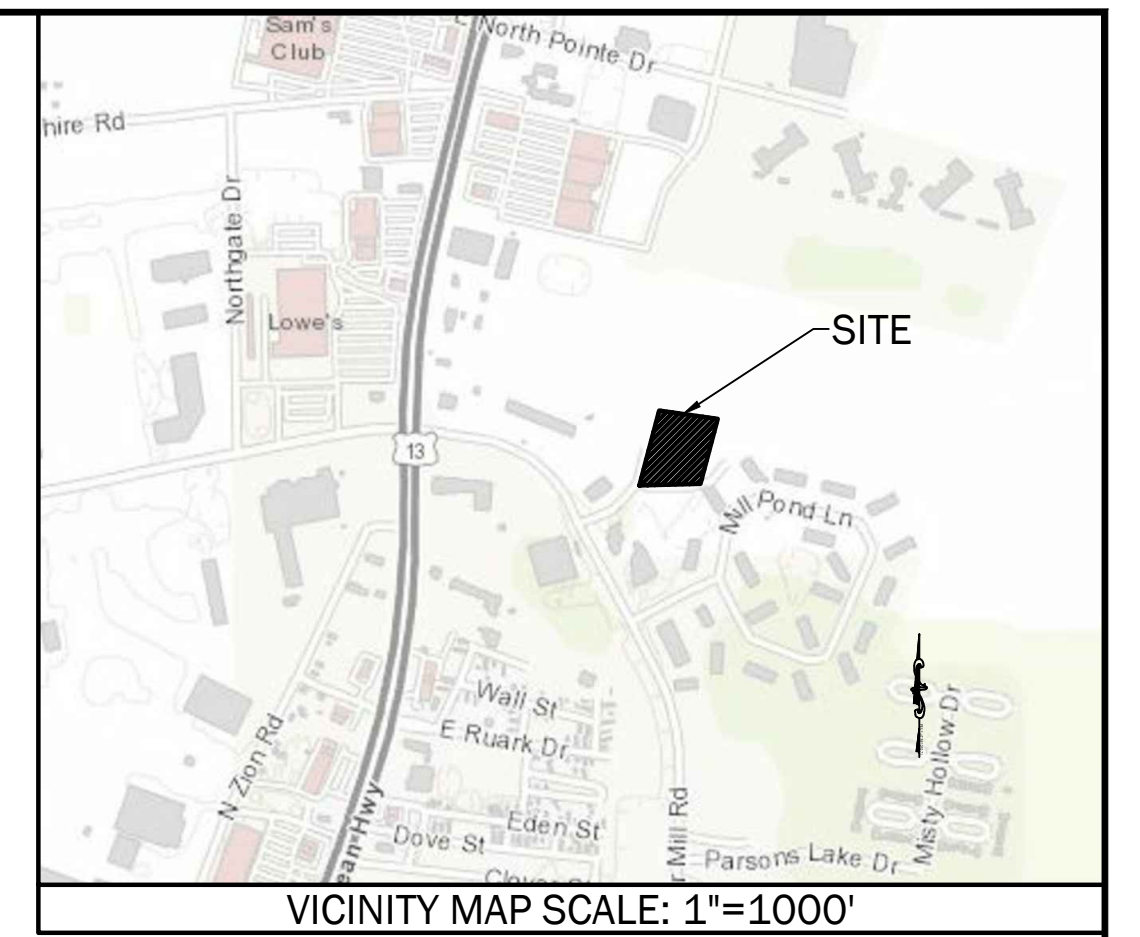
Sincerely,

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

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

MILL POND VILLAGE, PHASE THREE

COMPREHENSIVE DEVELOPMENT PLAN
SALISBURY, MARYLAND 21801



SHEET INDEX

SHEET-1	TITLE SHEET
SHEET-2	SITE PLAN
SHEET-3	LANDSCAPE/ LIGHTING PLAN
SHEET-4	DETAILS



SHEET 1

GRAPHIC SCALE
1 inch = 40 feet

PHASE III PARKING TABULATION
**PARKING TABULATION THIS PHASE ONLY

REQUIRED:	
APARTMENTS:	
1.5 SPACES PER DWELLING UNIT X 20%	
TOTAL REQUIRED:	
80 UNITS X 1.5	= 120
120 X 20%	= 24 SPACES
TOTAL PROVIDED:	
145 SPACES (1 SURPLUS)	

MINIMUM REQUIREMENTS
CITY OF SALISBURY, MD
FOR DENSITY INCREASE BY SPECIAL EXCEPTION
ZONE: GENERAL COMMERCIAL R-5A
(PER 17.168.030 SECTION C)

MINIMUM LOT AREA	= 10,000 SF
MINIMUM INTERIOR LOT WIDTH	= 60 FT
MINIMUM CORNER LOT WIDTH	= 75 FT

4 STORY BUILDING
MINIMUM SETBACKS:
FRONT: 40'
SIDE: 40'
REAR: 40'

OPEN SPACE REQUIRED: 40%
ADDITIONAL LANDSCAPE BUFFERING AROUND PARKING AREAS

PROVIDED LAND SUMMARY
CITY OF SALISBURY, MD
FOR DENSITY INCREASE BY SPECIAL EXCEPTION
ZONE: GENERAL COMMERCIAL R-5A
(PER 17.168.030 SECTION C)

4 STORY BUILDING	
MINIMUM SETBACKS:	
FRONT: 40'	
SIDE: 40'	
REAR: 40'	
OPEN SPACE:	
APPROVED FROM PHASE 1 & 2	
NUMBER OF UNITS 480 APPROVED (456 BUILT)	
ACREAGE OF SITE: 35.61 ACRES	
OPEN SPACE: 21.55 AC (60.50%)	
DENSITY: 13.47 UNITS/AC APPROVED (12.81 BUILT)	
PHASE III	
PROPOSED UNITS 80 (4-STORY BUILDING)	
ACREAGE OF SITE: 3.45 ACRES	
1.71 AC PROPOSED IMPERVIOUS WITHIN PARCEL-4A (50.43% OPEN SPACE)	
0.14 AC PROPOSED ADDITIONAL IMPERVIOUS WITHIN PHASE 1 & 2	
TOTAL OPEN SPACE: 23.15 ACRES	
TOTAL PERCENT: 23.15/39.06 = 59.27% OPEN SPACE	
PROPOSED DENSITY 456+80= 536/39.06 ACRES = 13.72 UNITS/ACRE	

PROPOSED PHASE III ESTIMATED WATER & SEWER USAGE
(FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES)

ONE BEDROOM APTS:	20 x 1 PERSON = 20
TWO BEDROOM APTS:	44 x 2 PEOPLE = 88
THREE BEDROOM APTS:	16 x 3 PEOPLE = 48
TOTAL ESTIMATED PEOPLE FOR THE COMPLEX	= 156
RESIDENTIAL GPD AT 60 GPD PER PERSON:	
80 x 156	= 9,360 GPD
TOTAL PROJECT USAGE:	= 9,360 GPD
TOTAL EDU/S FOR PROJECT AT 250 GPD PER EDU:	
9,360 / 250	= 38 EDU/S

LEGEND

	IRON ROD & CAP FOUND
	CONCRETE MONUMENT FOUND
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED WR INLET
	PROPERTY LINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING SEWER MAIN
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING WOODS
	PROPOSED 6" WATER LINE
	PROPOSED 4" WATER LINE
	PROPOSED 8" SEWER LINE
	PROPOSED STORM DRAIN
	PROPOSED CURB
	PROPOSED EDGE OF PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE SIDEWALK

- GENERAL NOTES**
1. THE PROPERTY SHOWN HEREON IS OWNED BY:
SALISBURY 77 LLC
C/O SACHS EQUITIES
155 EAST 56TH STREET
NEW YORK, NY 10022
REFERENCES: DEED - 1466/74
 2. TOTAL AREA OF PROPERTY: 3.45+ ACRES
 3. THE ZONING OF THIS PROPERTY: GENERAL COMMERCIAL
 4. THIS PROPERTY IS SHOWN ON F.J.R.M. COMMUNITY PANEL #24045C0112E, (PANEL 112 OF 375) AND 24045C0116E, (PANEL 116 OF 375), DATED 08/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING.
 5. THE ADDRESS OF THE PROPERTY IS LOT-4A EAST NAYLOR MILL ROAD, SALISBURY MD 21801.
 6. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES ON SITE.
 7. THERE IS NO OBSERVED EVIDENCE OF AN ENCROACHMENT.
 8. AN INGRESS/EGRESS BLANKET EASEMENT WILL ENCOMPASS THE ENTIRE PROPERTY OF MILL POND VILLAGE FOR THE BENEFIT OF ALL PARCELS TO MAINTAIN ACCESS TO ALL PARCELS.

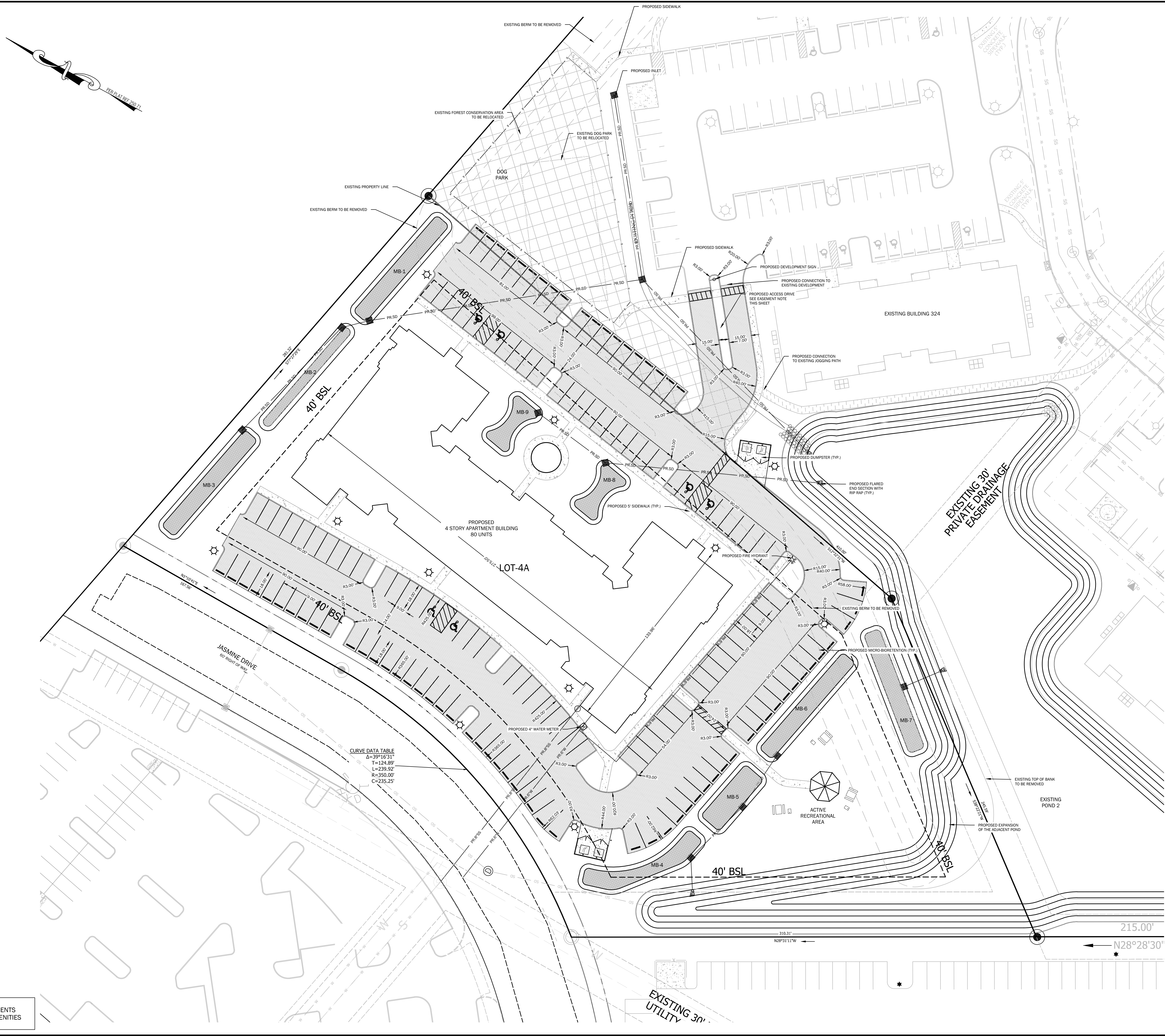
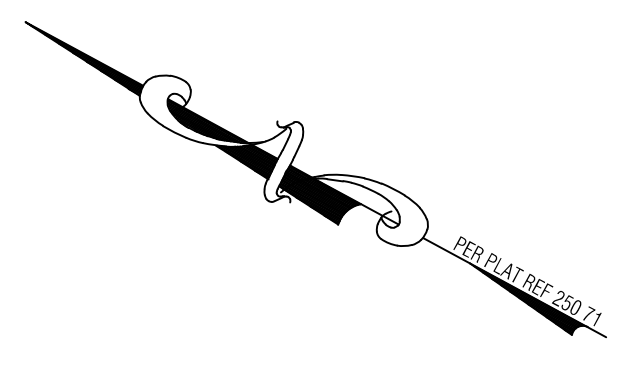
TITLE SHEET
MILL POND VILLAGE - PHASE III

City of Salisbury, MD
East Naylor Mill Road
Salisbury 77, LLC
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

DATE: 03/20/2023
SCALE: 1"=40'
DRAWN BY: MAW
CHECKED BY: JBS
PROJECT NO.: 51254-L-PS-COMPREHENSIVE/DEVELOPMENT PLAN
SHEET NO.: 5489

PARKER & ASSOCIATES
CIVIL ENGINEERING
SITE PLANNING

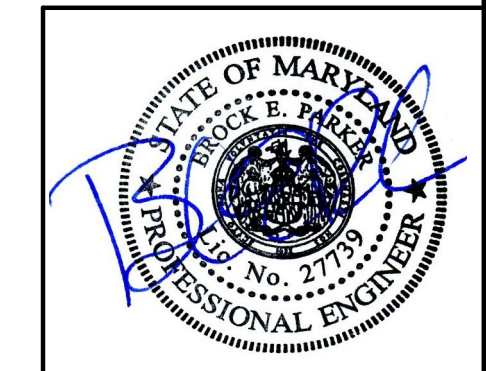
Mar 31, 2023 9:34am



CURVE DATA TABLE

Δ=39°16'31"
T=124.89'
L=239.92'
R=350.00'
C=235.25'

EASEMENT NOTE:
 SHARED PARKING, ACCESS, UTILITY, AMENITY, STORMWATER (etc) EASEMENTS SHALL BE RECORDED TO PERMIT SHARING OF INFRASTRUCTURE AND AMENITIES BETWEEN ALL PHASES OF THIS PROJECT



SHEET 2

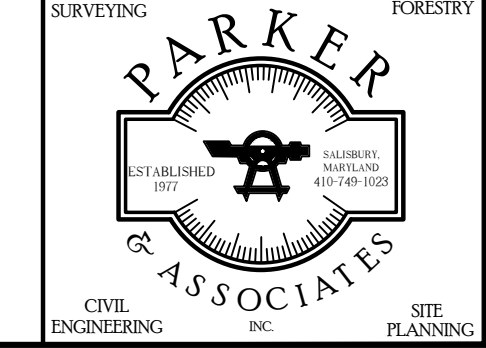
GRAPHIC SCALE
 1 inch = 30 feet

REVISIONS	DATE	BY	CHK

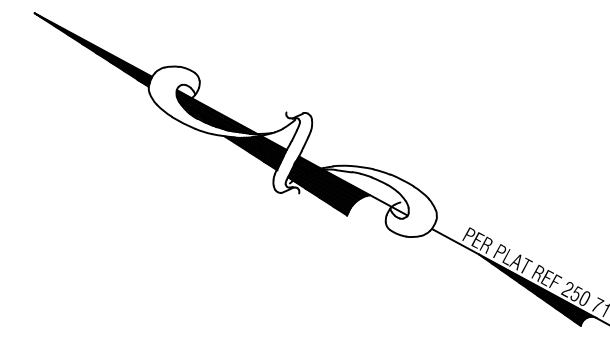
**COMPREHENSIVE SITE PLAN
 MILL POND VILLAGE - PHASE III**

Road Name: EAST NAYLOR MILL ROAD
 For: SALISBURY 77, LLC
 CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

SCALE: 1"=30'
 DATE: 03/20/2023
 DRAWN BY: MAV
 CHECKED BY: JLB
 PROJECT NO.: 5489



Mar 31, 2023 9:34am



SYMBOL	DESCRIPTION
	- 3" CALIBER, 6' TALL (AT PLANTING) DECIDUOUS SHADE TREE PLANTING LOCATION. TO CONSIST OF LONDON PLANE, RED MAPLE, RIVER BIRCH, SYCAMORE, PIN OAK, OR SIMILAR SPECIMEN TREE.
	- 3" SMALL DECIDUOUS FLOWERING ORNAMENTAL SPECIMEN TREE PLANTING LOCATION. TO CONSIST OF NATCHEZ CREPE MYRTLE, TUSCARORA CREPE MYRTLE, FLOWERING KWAZAZAN CHERRY, OR SIMILAR SPECIMEN TREE.
	- KNOCKOUT ROSE 3 GAL
	- DENOTES FOUNDATION PLANTING (SEE NOTE #1 BELOW).

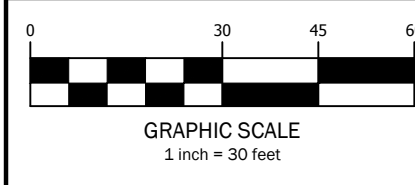
NOTE:

- FOUNDATIONS TO BE PLANTED AND CONSIST OF A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET, BURNING BUSH, HYPERICUM, SPIRAEA, AZALEAS, AND JUNIPERS) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS AND FLOWERS, WITH ANNUAL COLOR TO BE SUPPLEMENTED WHERE APPLICABLE).
- MINIMUM 4" OF TOPSOIL IN ALL LANDSCAPE BEDS.
- MINIMUM 2" OF MULCH IN ALL LANDSCAPE BEDS.

SYMBOL	DESCRIPTION
	DENOTES WITCH HAZEL (HAMAMELIS VIRGINIANA) 3 GALLON
	DENOTES SOUTHERN BAYBERRY (MORELLA PENNSYLVANICA) 3 GALLON
	DENOTES ILEX GLABRA (INKBERRY) 3 GALLON
	DENOTES CLETHRA ALNIFOLIA (PEPPER BUSH, SWEET) 3 GALLON
	DENOTES WINTERBERRY (ILEX VERTICILLATA) 3 GALLON

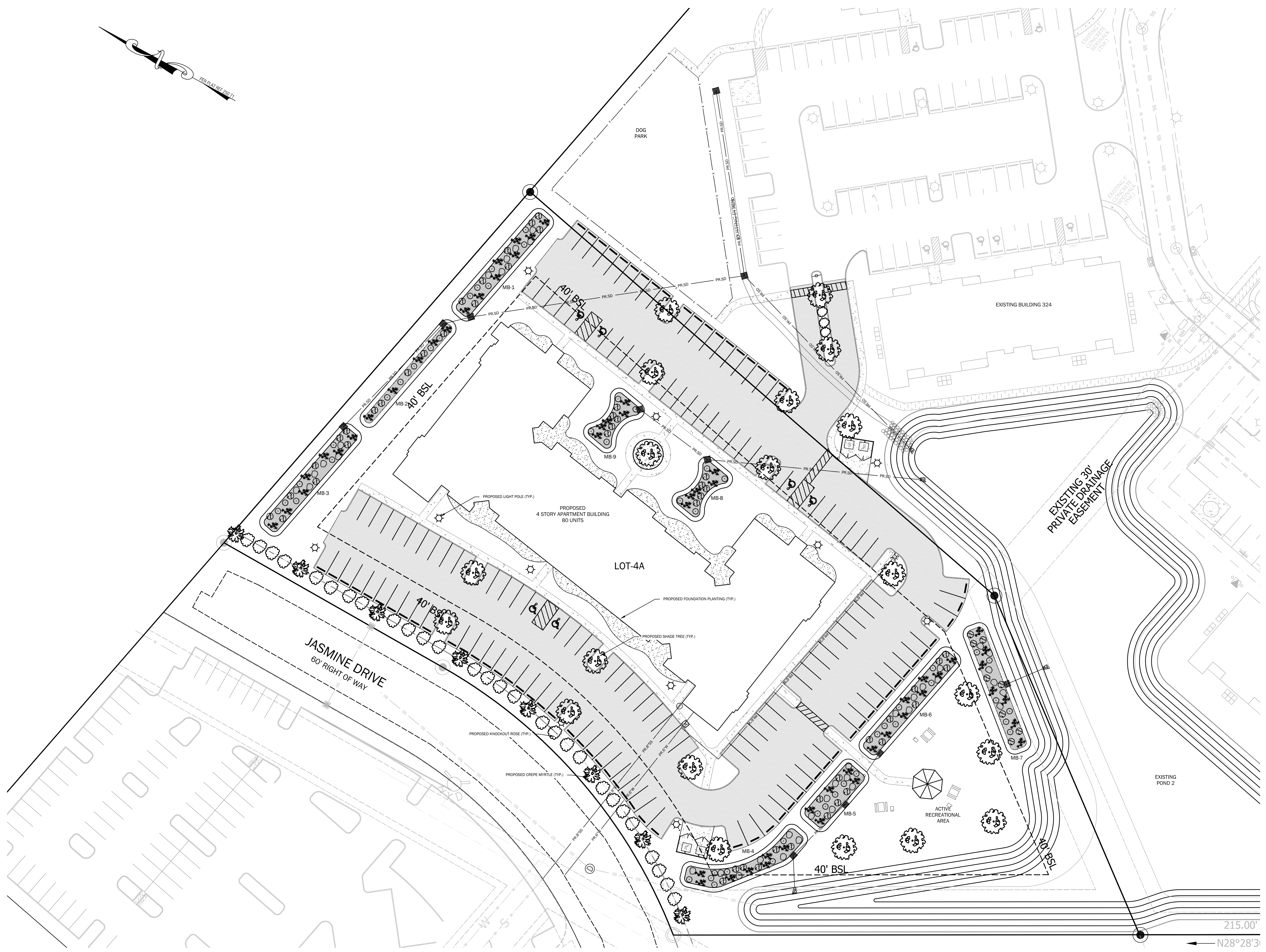
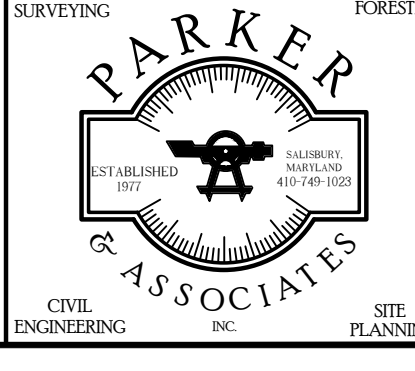


SHEET 3



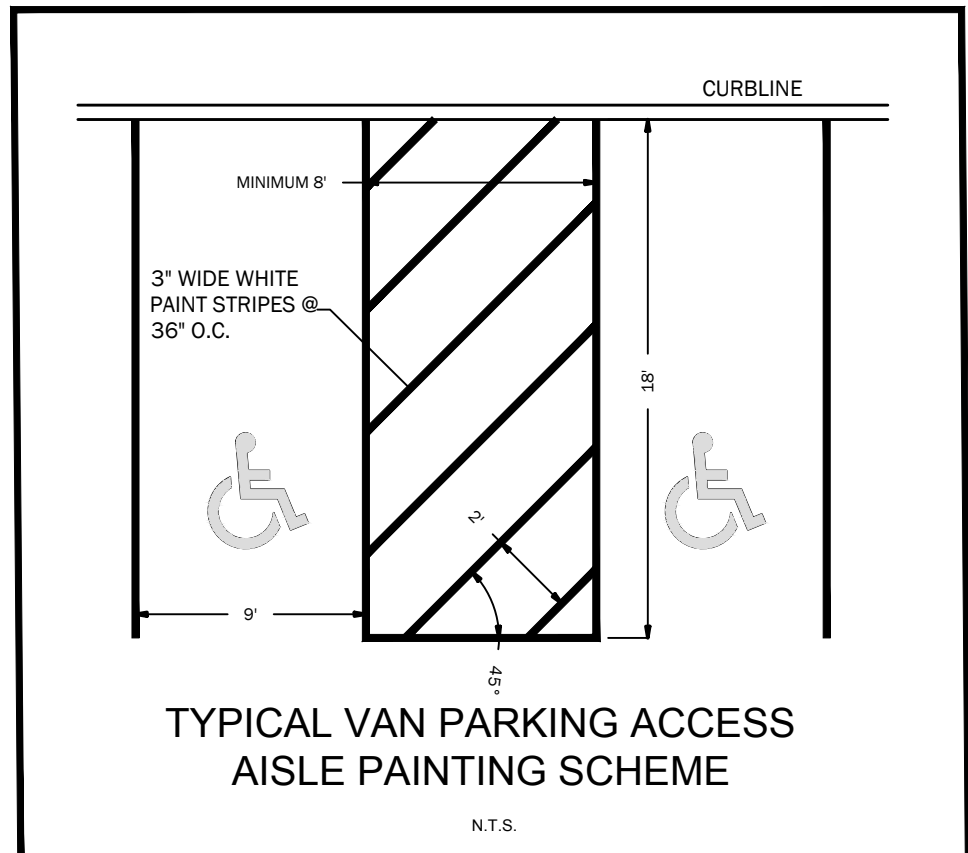
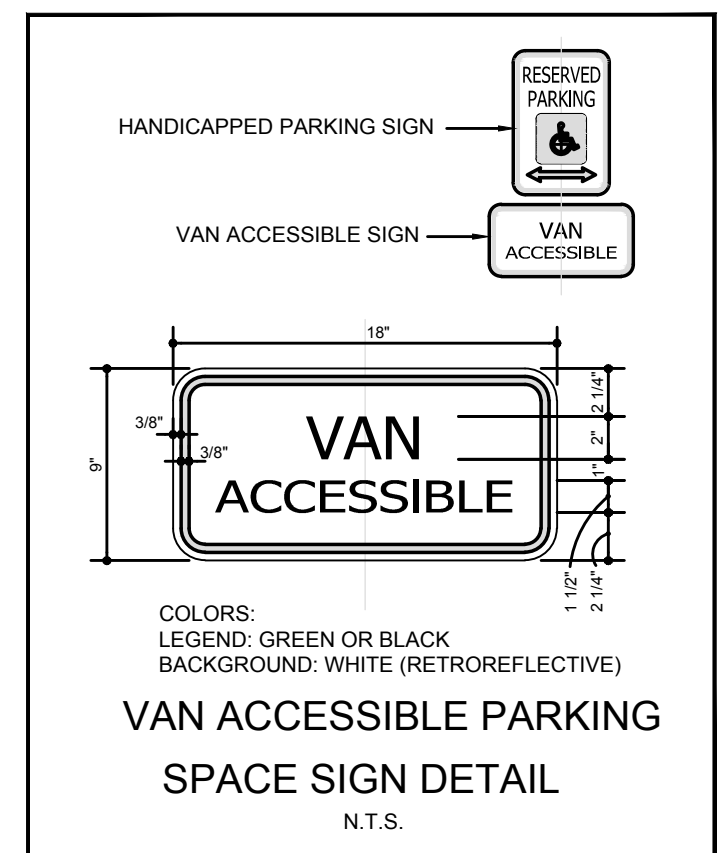
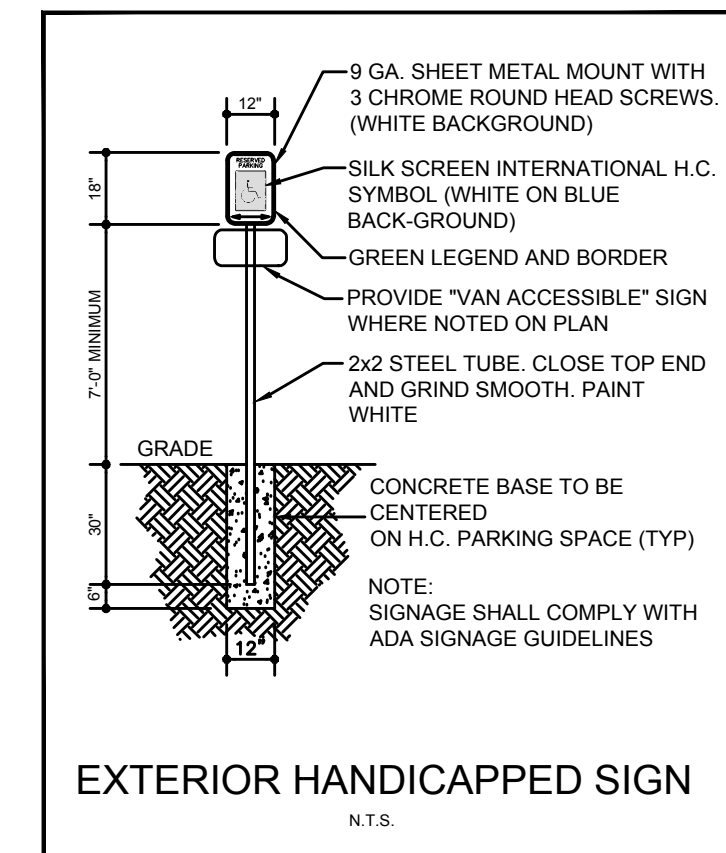
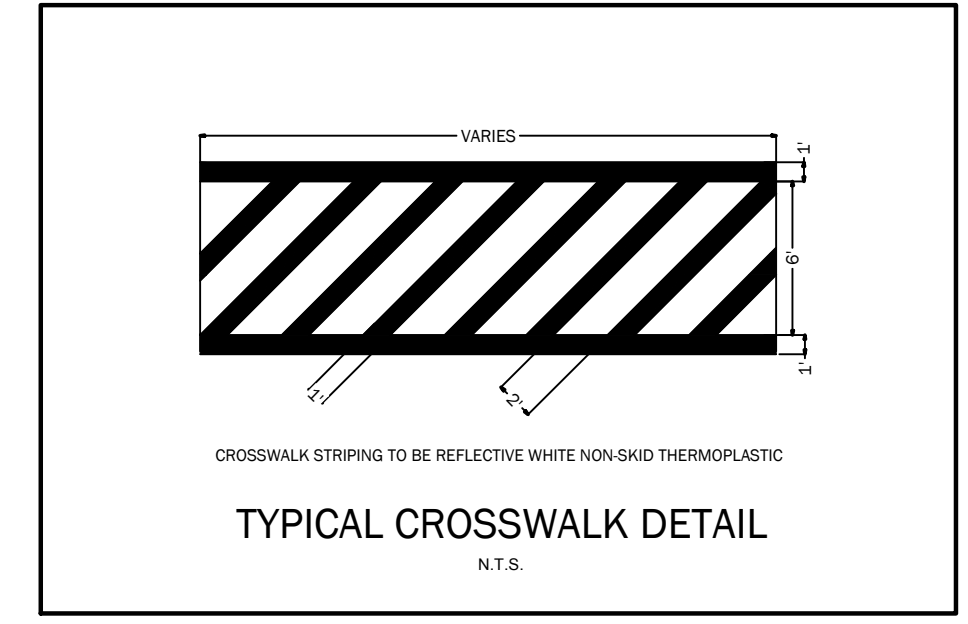
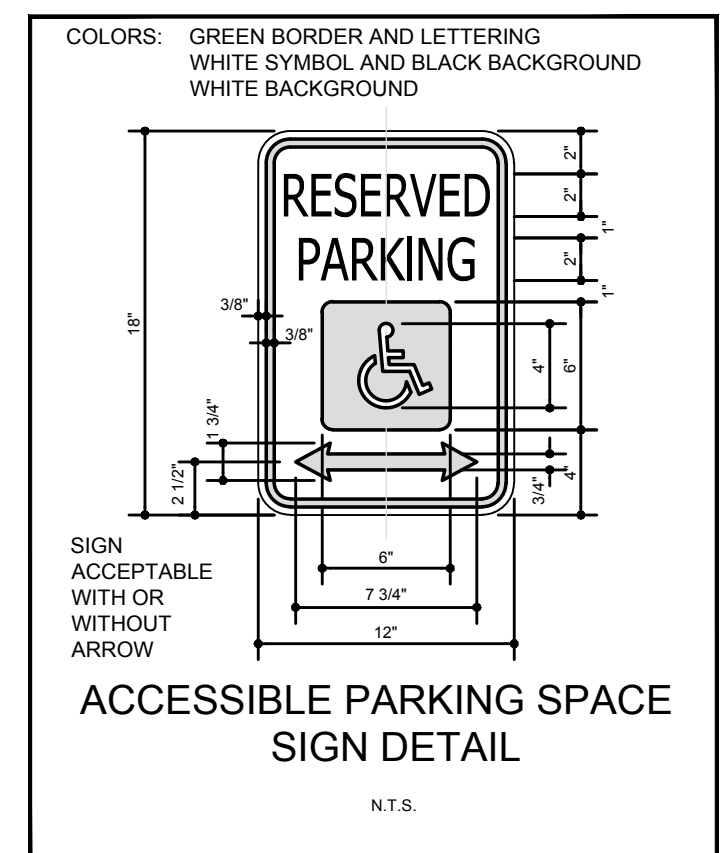
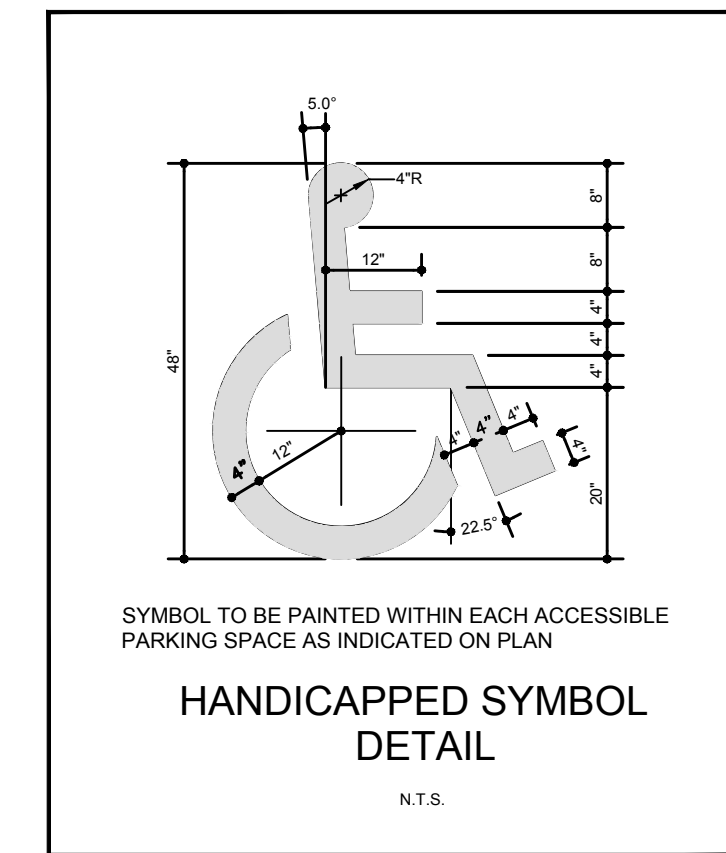
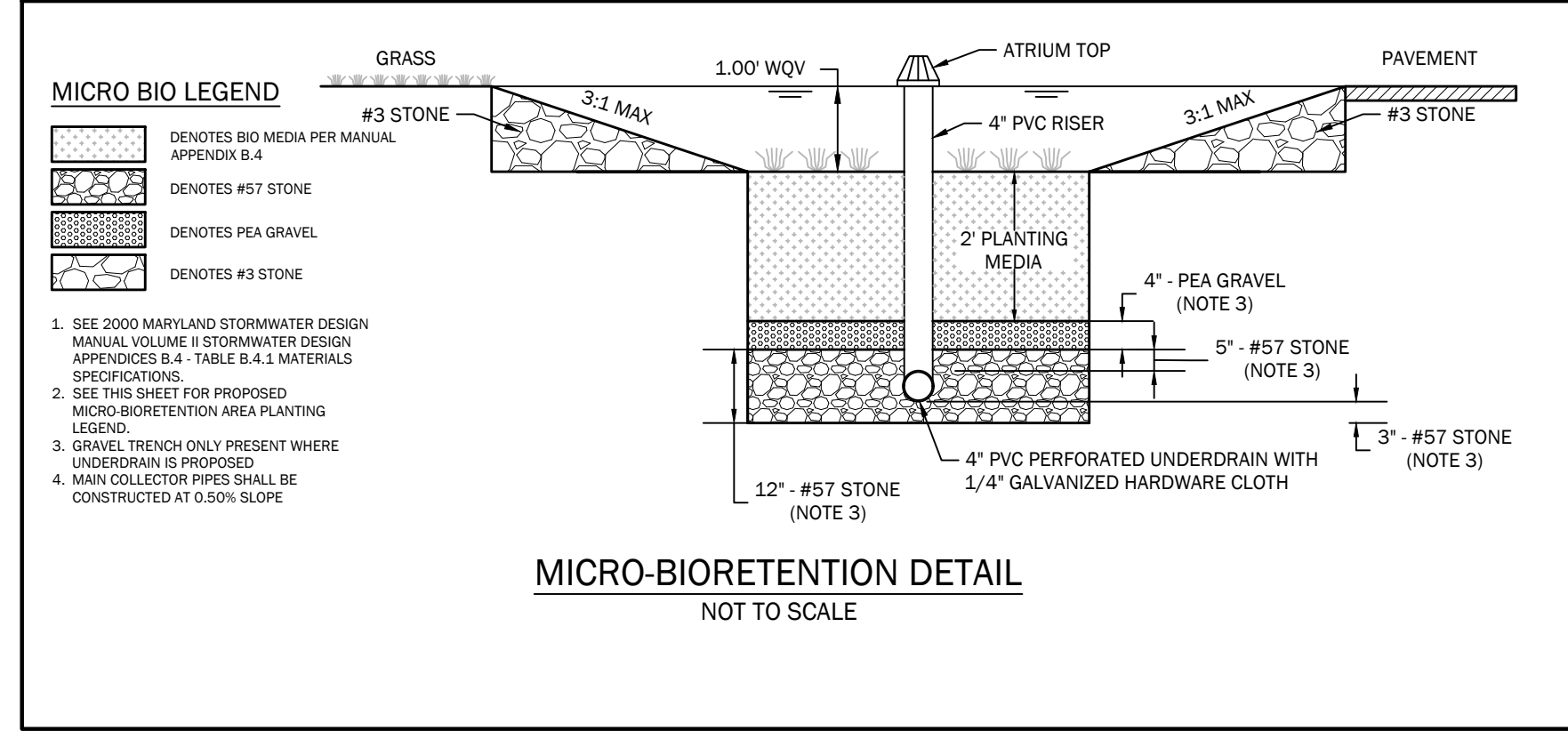
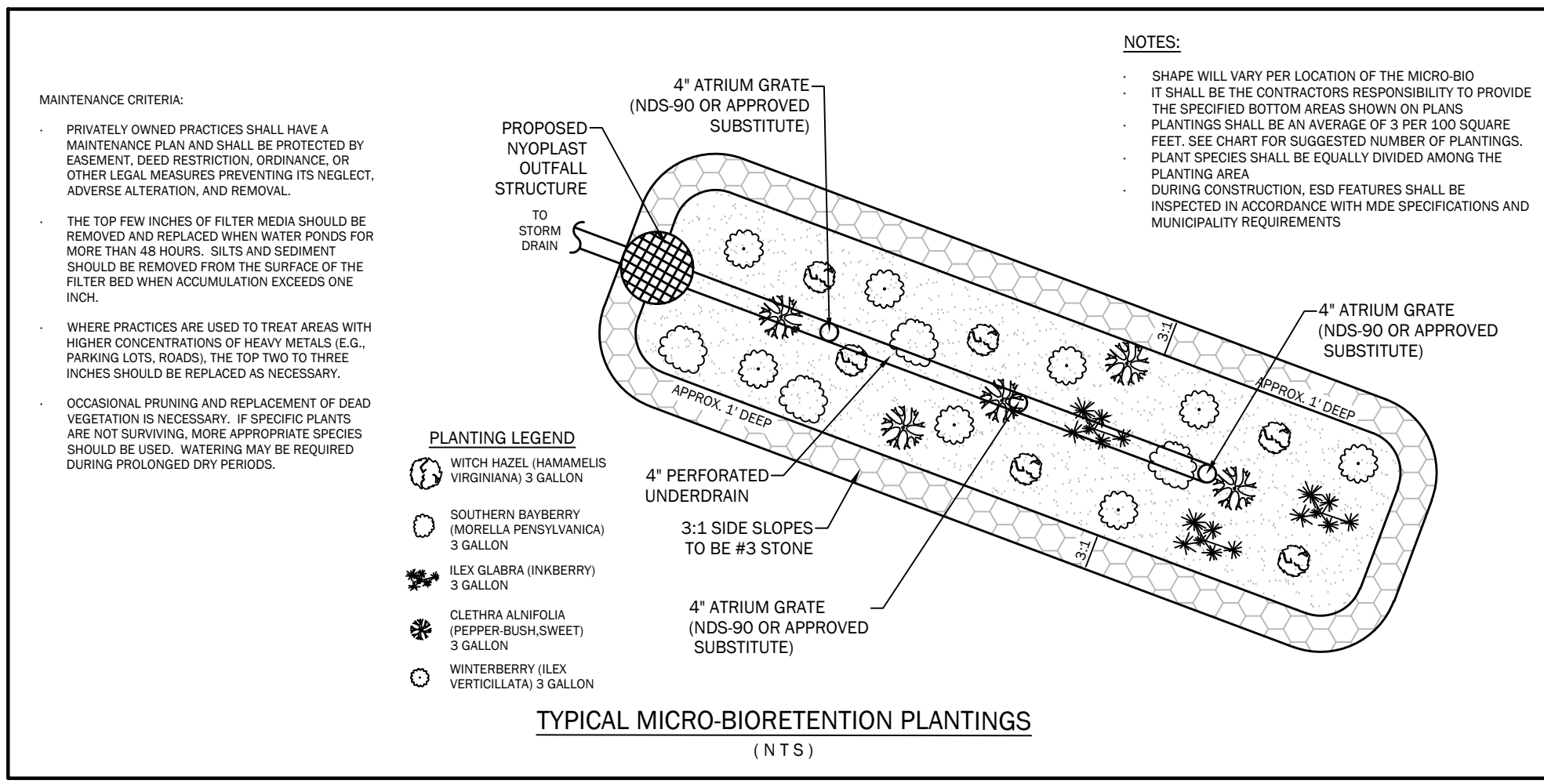
REVISIONS	DATE	BY	CHK

LANDSCAPE/LIGHTING PLAN	DATE	03/20/2023	SCALE	1"=30'
	DRAWN	MAV	PROJECT	5489
MILL POND VILLAGE - PHASE III	DATE	03/20/2023	SCALE	1"=30'
	DRAWN	MAV	PROJECT	5489
Road Name: EAST NAYLOR WILL ROAD For: SALISBURY 77, LLC CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND				



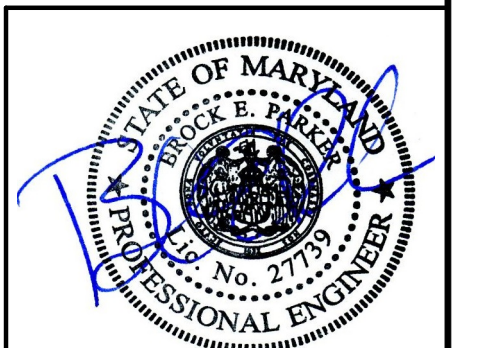
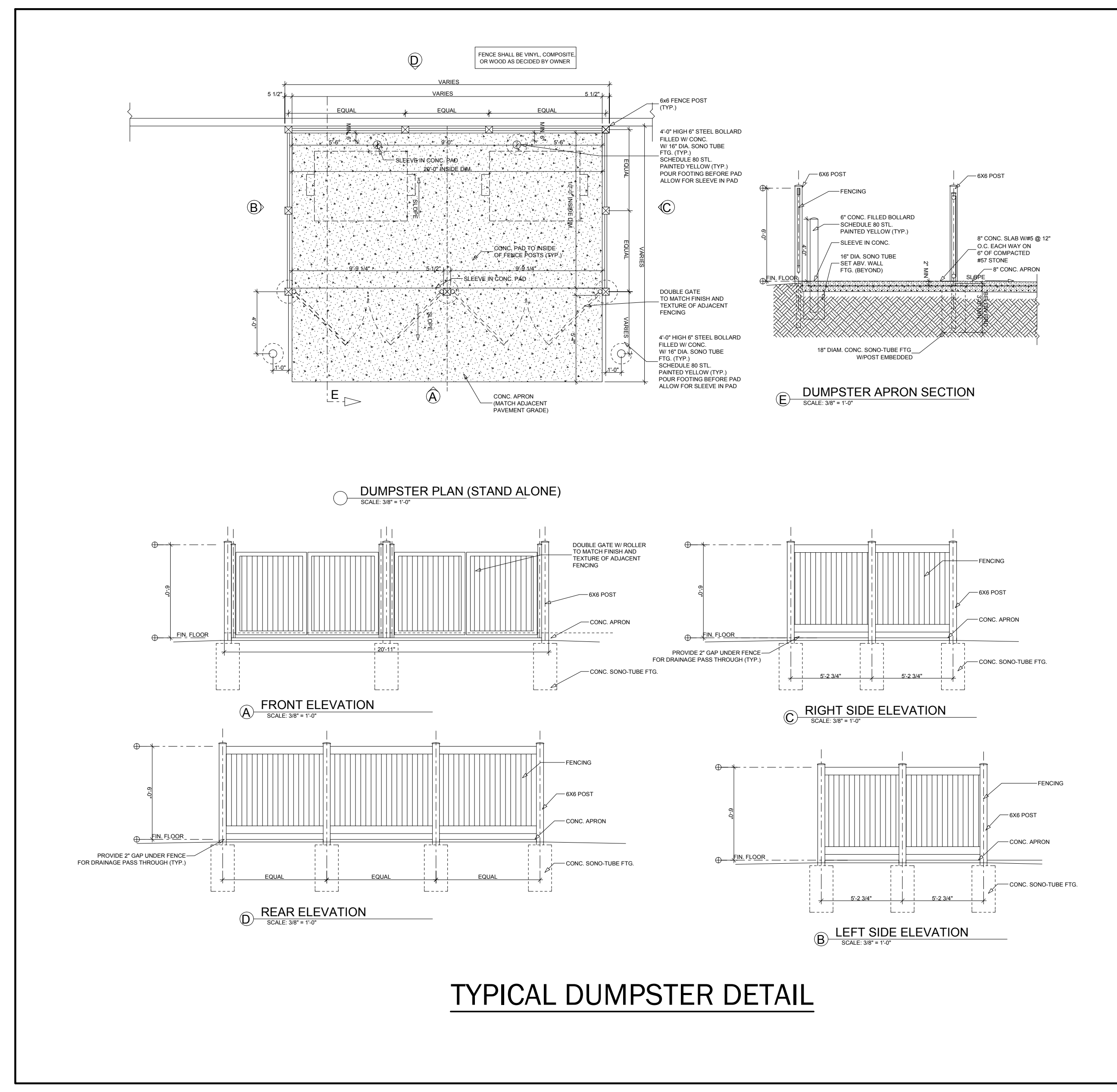
EASEMENT NOTE:
SHARED PARKING, ACCESS, UTILITY, AMENITY, STORMWATER (ETC) EASEMENTS SHALL BE RECORDED TO PERMIT SHARING OF INFRASTRUCTURE AND AMENITIES BETWEEN ALL PHASES OF THIS PROJECT

Mar 31, 2023 9:34am



Appendix B.4. Construction Specifications for Environmental Site Design Practices

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60-65%) & compost (35-40%) or sandy loam (30%), course sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		aged 6 months, minimum; no pine or wood chips
Mulch	shredded hardwood	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	n/a	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" TO 3/4")	
Underdrain piping	F-758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underdrain pipes. Perforated pipe shall be wrapped with 1/2-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; $f'_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 309.8.9c: vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Gneystone (AASHTO #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



SHEET 4
NOT TO SCALE

REVISIONS	DATE	BY	CHK.	DETAILS

DETAILS
MILL POND VILLAGE - PHASE III
Road Name: EAST NAVLOR MILL ROAD
For: SALISBURY 77, LLC
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
DATE: 03/20/2023
SCALE: 1"=40'
DRAWN: MAV
CHECKED: JBS
PROJECT NO.: 23254-L-PS-COMPREHENSIVE/LEWING
SHEET: 101 OF 105
JOB NO.: 5489



Mar 31, 2023 9:34am



City of
Salisbury
John "Jack" R. Heath, Mayor

To: Salisbury – Wicomico County Planning and Zoning Commission
From: Brian Soper, City Planner *RS*
Date: May 18, 2023
Re: Community Clinic in R-5A – Text Amendments

TidalHealth has requested a text amendment to Chapter 17.160 R-5A, R-8A and R-10A Residential Districts to allow for a community clinic as a special exception in the R-5A district. TidalHealth has purchased the property known as the Hotel Esther on East Church St as a location for the community clinic.

Staff is seeking comments from the Planning Commission prior to finalizing a draft for Public Hearing.

The current text of Chapter 17.160 is attached to this memo for reference.

A letter sent on behalf of TidalHealth from Mark Cropper is attached that describes the proposed use and language for the text amendment.

Proposed next steps:

1. Public Hearing at the next Planning Commission meeting; May 18, 2023.

ATTACHMENTS (2):

1. **Chapter 17.160**
2. **Letter from Mark Cropper on behalf of TidalHealth**

Chapter 17.160 - R-5A, R-8A AND R-10A RESIDENTIAL DISTRICTS

17.160.010 - Purpose.

- A. The purpose of the R-5A, R-8A and R-10A residential districts is to recognize those areas of the city that have developed or are suitable for development with apartments or townhouses and to provide additional areas where they may be developed at densities compatible to existing or future residential development within or adjoining the districts.

These districts are located in areas which are presently served or which can be served by existing municipal public utilities of water, sanitary sewer and storm drains and which contain the services and amenities necessary for concentrations of population and traffic normally associated with apartment and townhouse development.

- B. Uses permitted in these districts include the uses in the R-5, R-8 and R-10 districts while providing for additional housing uses to meet the varied housing needs of the community. In accordance with this purpose, the following uses, standards and area regulations are established.

(Prior code § 150-27)

17.160.020 - Permitted uses.

Permitted uses shall be as follows:

- A. Apartment building or project, in accordance with chapter 17.168;
- B. Cluster development, in accordance with chapter 17.176;
- C. Cultivation of land;
- D. Dwellings.
1. Patio dwelling, in accordance with chapter 17.200,
 2. Semidetached, in accordance with chapter 17.208,
 3. Single-family detached,
 4. Two-family dwelling on a lot with a minimum of nine thousand (9,000) square feet of land area in an R-5A district; eleven thousand seven hundred (11,700) square feet of land in an R-8A district; and fifteen thousand (15,000) square feet of land in an R-10A district. All parking required for any two-family dwelling shall be in the rear yard three feet from all adjoining property lines;
- E. Firehouse;
- F. Park and playground, public and private, in accordance with chapter 17.220;
- G. School of general instruction, in accordance with chapter 17.220;

Townhouse, in accordance with chapter 17.224;

I. Group domiciliary care facilities.

(Ord. 1786 § 13 (part), 2000; Prior code § 150-28)

17.160.030 - Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Care home, in accordance with chapter 17.220;
- B. Church and other place of worship on a lot size of less than five acres, in accordance with chapter 17.220, excluding bus storage and maintenance, cemetery, day-care center, school of general instruction and gymnasium as accessory uses;
- C. Church and other place of worship on a minimum lot of five (5) acres, in accordance with chapter 17.220, including an activity building with offices and meeting rooms, cemetery, day-care center, school of general instruction and gymnasium as accessory uses;
- D. Day-care facilities for the elderly and handicapped.
- E. Solar Farm.

(Ord. 1786 § 13 (part), 2000; Prior code § 150-29)

(Ord. No. 2410, 1-9-2017)

17.160.040 - Uses permitted by ordinance permit.

Uses permitted by ordinance permit by the city council shall be as follows:

- A. Day-care center or nursery school, in accordance with chapter 17.220;
- B. Utility substation, in accordance with chapter 17.220.

(Prior code § 150-30)

17.160.050 - Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Cloister or clerical housing on the same lot with a church or other place of worship, meeting lot area and/or standards required for each individual use;
- B. Home occupation;
- C. Home office;
- D. Family day-care home;
- E.

Office within an apartment or townhouse project solely for the purpose of ongoing management and rental or a temporary sales office in conjunction with model units until all units in the project have been sold;

- F. Private garages and other accessory uses normally associated with residential use, such as but not limited to detached home workshop, swimming pool, cabana, greenhouse, private studio and boathouse, all of which shall be incidental to the use of the property as a residence;
- G. Rental of guest rooms to not more than two roomers in a single-family detached dwelling on a minimum lot of five thousand (5,000) square feet which is occupied by a family related by blood, marriage or adoption, provided that one (1) additional parking space for each roomer shall be provided in the rear yard;
- H. Storage of recreational vehicles and boats on residential lots, limited to two in any combination, in back of the front building setback line, where such recreation vehicles and boats are for the use and enjoyment of the resident thereon;
- I. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.

(Prior code § 150-31)

17.160.060 - Development standards.

Development standards for the R-5A, R-8A and R-10A residential districts shall be as follows:

- A. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:

- 1. All lots except for two-family dwellings:

District	Lot Area (square feet)	Interior Lot Width (feet)	Corner Lot Width (feet)
R-5A	5,000	50	65
R-8A	8,000	60	75
R-10A	10,000	70	85

- 2. Lots for two-family dwellings:

District	Lot Area (square feet)	Interior Lot Width (feet)	Corner Lot Width (feet)
R-5A	9,000	60	75
R-8A	11,700	70	85
R-10A	15,000	80	95

B. Minimum yard and setback requirements shall be as follows:

1. Front: twenty-five (25) feet;
2. Rear: thirty (30) feet;
3. Side: ten feet each; two required.

C. Height Limitations.

1. The height limitation for principal buildings and structures shall be forty (40) feet.
2. The height limitation for accessory buildings and structures shall not exceed twenty (20) feet in height.

D. Parking shall be provided in accordance with chapter 17.196.

1. No motor vehicle, whether operable or inoperable, shall be parked in the front yard of any residence unless the same shall be positioned in a driveway or designated parking area with continuous access to a public street.
2. No outside storage of trucks or vans used in the conduct of business shall be permitted.

E. No more than one principal use shall be permitted on an individual lot.

F. Accessory Buildings and Structures.

1. No part of any accessory building or structure shall be located closer than five feet to a front and side property line. On a corner lot, no accessory building shall be located closer than twenty-five (25) feet to a lot line of an abutting street.
2. No accessory building or structure shall occupy more than fifty (50) percent of the required rear or side yard area.
3. Swimming pools may be constructed in the rear yard or in a side or front yard on a corner lot, no closer than twenty-five (25) feet to any curblineline or property line if no curblineline exists; provided, that the combined total coverage of a swimming pool and all accessory

buildings or structures, including those allowed to project into yards, shall not occupy more than seventy-five (75) percent of the required rear or side yard.

G. Signs. All signs shall be in accordance with the provisions of chapter 17.216.

H. Landscaping or Screening.

1. Either landscaping or screening shall be provided for all uses in accordance with the provisions of chapter 17.220;
2. In addition to the requirements of chapter 17.220, all areas not devoted to building or required parking areas shall be landscaped as defined in section 17.04.120 and maintained in accordance with section 17.220.080.

I. Related Requirements.

1. The provisions of chapter 17.04, Article IV, where applicable, shall apply to all uses and structures relative to vision at intersections, height exceptions, yard exceptions, fences and walls, airport height limitations and historic or religious monuments, markers or shrines.
2. Projections into yards may be allowed in accordance with the provisions of chapter 17.04, section 17.04.230.

(Ord. 1952 (part), 2005; Ord. 1774 (part), 2000; Ord. 1720 (part), 1999; Ord. 1599 § 16 (part), 1995; prior code § 150-32)

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MARK SPENCER CROPPER
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VICTORIA O'NEILL
SPENCER AYRES CROPPER

EMAIL ADDRESS:
mcropper@ajgalaw.com

(410) 723-1400
FAX (410) 723-1861

OF COUNSEL
HAROLD B. GORDY, JR.

April 5, 2023

Mr. Brian Soper
City Planner, Infrastructure and Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

RE: Text Amendment for TidalHealth, Inc.

Dear Mr. Soper:

As you know, I represent TidalHealth, Inc. ("TidalHealth"), which owns and operates a variety of medical and other health related facilities in Salisbury, Maryland and the surrounding areas. My client wishes to place a community based medical clinic on a parcel of land zoned R-5A located in the City of Salisbury that will provide the following types of services:

- Outpatient diagnostic examinations and treatment;
- Outpatient behavioral and mental health counseling;
- In-house phlebotomy services supporting the on-premises examinations; and
- A community group wellness education center.

The type of clinic desired by TidalHealth is not allowed in the R-5A zoning district of the City of Salisbury without a text amendment permitting it to occur. As such, please accept this letter as a request to amend Chapter 17.160.030 of the Salisbury City Code to include a "community based medical clinic" as a new use permitted by special exception, which will be referred to as Section 17.160.030 (F). Knowing of concerns that may exist with allowing such a clinic in a residentially zoned area, TidalHealth agrees that any approval should include the following conditions:

- A. Minimum lot width 250';
- B. Minimum lot depth 250';
- C. Ratio of total interior floor area to total lot area shall not exceed 0.25;
- D. Maximum lot coverage 80%;

E. Parking shall only be permitted on two sides of the building where determined by the Planning Commission;

F. A landscaped buffer not less than 20' wide shall be located along any property line with existing residential uses; and

G. A privacy fence not less than 6' tall shall be installed along any property line with adjoining residential uses.

Should you have any questions about this letter or proposed text amendment, do not hesitate to give me a call. As always, your cooperation has been appreciated.

Very truly yours,



Mark Spencer Cropper

cc: Tom Anderson
Jeff Harman