



City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 203 & 201
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JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR

JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

March 17, 2022

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

Minutes – Meeting of February 17, 2022

1:35 P.M. **SKETCH PLAT REVIEW – Subdivision for Steeplechase Section 8 –** Crooked Oak Lane and Pemberton Drive – R20 Residential, M-37, G-21, P-348 (M. Williams)

REVISED SIGN PLAN APPROVAL – Kay Jewelers – 2645 North Salisbury Boulevard – General Commercial Zoning District (H. Eure)

REVISED COMPREHENSIVE DEVELOPMENT PLAN – Coventry Plaza – 1495 Still Meadow Boulevard – Planned Residential Zoning District – The Villages at Aydelotte Farm, M-29, P-534 (H. Eure)

PRELIMINARY/FINAL SUBDIVISION PLAN APPROVAL – Johnson’s Retreat – Johnson Road – R-10 Residential – M-48, G-11, P-288 (B. Wilkins)

DISCUSSION – CITY OF SALISBURY ZONING CODE TEXT AMENDMENT – EXEMPTIONS

DISCUSSION – CITY OF SALISBURY – RESIDENTIAL USE IN GENERAL COMMERCIAL ZONING DISTRICTS



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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on February 17, 2022, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Jim Thomas (via Zoom)
Mandel Copeland
Joe Holloway
Jack Heath
Matt Drew

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Brian Soper, City of Salisbury, DID
Brian Wilkins, City of Salisbury, DID
Marilyn Williams, Wicomico County Department of Planning, Zoning and Community Development ("PZCD")
Lori A. Carter, MBA, Wicomico County, PZCD
Janae Merchant, PZCD

Laura Hay, City of Salisbury Department of Law

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

MINUTES: The minutes from the January 20, 2022 meeting were brought forward for approval. Upon a motion by Mr. Heath, seconded by Mr. Holloway, and duly carried, the minutes from the January 20, 2022 meeting were **APPROVED** as submitted.

PRELIMINARY/FINAL PLAT – Subdivision for Samuel F. & Deborah B. Timmons – 8885 Parsonsburg Road – Residential (A-1 Zoning District) – M-22, G-8, and P56 (M. Williams)

Ms. Marilyn Williams presented the Staff Report. George E. Young, III, PC with Hampshire, Hampshire & Andrews submitted the subdivision plat which proposes the creation of one additional lot created from Lot 2 on the easterly side of Parsonsburg Road. The proposed one-lot subdivision requires Planning Commission approval since the remainder is less than 15 acres in the A-1 zone. In this case, Lot 3 is proposed to contain 7.08 acres. There will be no more rural density lots available from this parcel under current subdivision regulations.

Staff recommends approval of the Preliminary/Final Plat Subdivision for Timmons, with the following four (4) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirement. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development (DID).
2. Provide a detailed signage plan for approval by the Planning Commission.
3. Refuse disposal areas to be screened on 3 sides.
4. This approval is subject to further review and approval by the Salisbury DID and the Salisbury Fire Department.

Mr. Holloway entered a motion to approve the Preliminary/Final Plat Subdivision for Samuel and Deborah Timmons subject to the four (4) conditions presented in the Staff Report, seconded by Mr. Heath, and carried unanimously, the Commission approved the plan.

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

REVISED CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – Chesapeake Shipbuilding – 704 & 710 Fitzwater Street – Riverfront Redevelopment #2 Zoning District – M-106, G-21 and 20, P-1110 and 1113 (H. Eure)

Mr. Henry Eure, joined by Dwight Miller (Gillis Gilkerson), Morgan Helfrich (George, Miles & Buhr) and Steven McGee (president, Chesapeake Shipbuilding), presented the Staff Report. George, Miles & Buhr, LLC for Chesapeake Shipbuilding, LLC submitted a Revised Certificate of Design and Site Plan Approval for the office building for Chesapeake Shipbuilding, to be located at 710 Fitzwater Street.

This revised proposal is a modification to the office building. The applicants made some changes to comply with the Commission's request. The gables will be installed on the north side of the building. The split-faced block has been removed

from the north side due to elevation but will be on the south side. The colors of the office building will match other buildings on the campus.

Staff recommends approval of the revised office building as submitted, and granting of a Revised Certificate of Design and Site Plan for Chesapeake Shipbuilding, with the following three (3) conditions:

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

Mr. Drew said the plan looks great and Mr. Heath mentioned this project was great for the City of Salisbury and is encouraged by the potential growth. Mr. Holloway inquired into how many employees were currently employed. Mr. McGee mentioned there are 122 employees and after the completion of this project, more will be added. Wicomico County thanks you. Mr. Dashiell said the City and County appreciates all that Chesapeake Shipbuilding is doing, it is significant to our economy.

Mr. Heath made a motion to approve the Revised Design and Site Plan for the office building of Chesapeake Shipbuilding including the three (3) recommendations listed in the Staff Report, seconded by Mr. Drew, and carried unanimously with the exception of Mr. Thomas' recusal, the Commission approved the plan.

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

REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Grocery Outlet – 2645 N. Salisbury Boulevard – General Commercial Zoning District (H. Eure)

Mr. Henry Eure, joined by Luis Marcelino (Director of Architecture, Design and Construction with Grocery Outlet in the east) and Joshua Hale (Construction Manager with Grocery Outlet in the east), presented the Staff Report. The applicant, GreenbergFarrow Architectural Firm, has submitted a Revised Comprehensive Development Plan for a new Grocery Outlet supermarket, which is to be located in the former Bed, Bath & Beyond 21,579 sq. ft. space of the Lord Salisbury Shopping Center.

The applicants proposed exterior improvements including new primary and secondary building colors, new storefront doors, and minor changes to the loading area at the rear of the building. Also, two (2) "Grocery Outlet" wall signs are proposed to be erected on the front (west) and side (north). The parking and

landscaping will remain as it is currently. There have been no plans submitted for this site since February 19, 2004.

Staff review comments for the Revised Comprehensive Development Plan were presented. These included Building Elevations and Sign Plan. Ownership is supportive of the proposed color changes which include storefront colors of varying shades of gray with red accents, the north wall will be primarily red with gray trim.

Staff has concerns with the color theme of the north wall which is proposed to be primarily red and would be in stark contrast to the remainder of the building with its more muted tones.

Staff recommends approval for the Revised Comprehensive Plan for the Grocery Outlet tenant space in the Lord Salisbury Shopping Center, with the following one (1) condition:

1. Obtain a Revised Sign Plan approval for all proposed signs.

Mr. Marcelino said they will be submitting a signage plan separately. The supermarket is primarily out west with 400 stores but it is moving rapidly to the east coast and expanding into Maryland, Pennsylvania and New Jersey. This is not your traditional grocery store; each unit is owned and operated by a local owner, not a franchise model. The store will generate 25 – 30 jobs and the operator will be doing the hiring.

Mr. Heath and Mr. Dashiell were concerned about the square footage of red paint on the north wall and asked if something could be done to tone down the red. Mr. Marcelino indicated they can explore how to tame down the color. The rationale behind using the red was to help people driving south on Route 13 to identify the Grocery Outlet and find the entrance into the parking lot. Mr. Holloway asked if the colors were standard for the company, Mr. Marcelino said they use a lot of reds and dark grays but not every store has the exact color scheme.

After visiting the site, Mr. Drew discovered a lot of two-way traffic in the north fire lane. He asked for them to be cognizant of the traffic pattern when trucks are docking as this could be a traffic hazard. Additionally, be aware when installing freezers and refrigeration in this area as it could also affect traffic. Mr. Marcelino said there would be no outside units because they will be installing two (2) fifteen foot rooftop units.

Mr. Heath made a motion to approve the Revised Comprehensive Development Plan for Grocery Outlet supermarket with the recommendation mentioned in the Staff Report and eliminate the red as a primary color on the north wall and allow the approval of the revised color scheme be approved by

DID; leaning towards beige and light brown. The motion was seconded by Mr. Holloway, and carried unanimously, the Commission approved the plan.

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

REVISED SIGN PLAN APPROVAL – 59 Tags & Title Agency – 1121 S. Salisbury Boulevard – General Commercial Zoning District (H. Eure)

Mr. Henry Eure, joined by Jerry McClymont (Signs by Tomorrow), presented the Staff Report. The applicant submitted a Revised Sign Plan for 59 Tags & Title, located at 1121 South Salisbury Boulevard.

In June 2014, the Planning Commission approved a Final Comprehensive Development Plan for the existing mixed use building. Then in June 2015, the Commission approved a Sign Plan for the property using red, white, blue and black colors. Since this time, the tenant decided to add the color yellow as part of the corporate branding; this is supported by the landlord.

Staff recommends approval for the Revised Sign Plan as submitted. If approved, sign colors for the property will be expanded to include red, white, blue, black and yellow.

Mr. Dashiell mentioned the “yellow” looks orange and Mr. Heath said it looked like light gold. It was suggested if they add the colors yellow, orange and gold, the applicant would not need to return for Commission approval.

Mr. Heath made a motion to approve the Revised Sign Plan for 59 Tags & Title to include the following colors, red, white, blue, black, orange, yellow or gold; seconded by Mr. Holloway, and carried unanimously, the Commission approved the plan.

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

REVISED SIGN PLAN APPROVAL – Shah’s Halal Food – 111 Truitt Street – General Commercial Zoning District (H. Eure)

Mr. Henry Eure, joined by Jerry McClymont (Signs by Tomorrow), presented the Staff Report. The applicant submitted a Revised Sign Plan for Shah's Halal Food, a new restaurant that will occupy the space at Goose Creek convenience store located at the corner of U.S. Route 50 and Truitt Street.

In January 2013, the Planning Commission approved a Site Plan for the existing Goose Creek. A Sign Plan was approved in June 2014 and subsequent amendments were approved in October and December 2014. The current approved colors include red, white, blue, gold, green and black.

This tenant desires to install new signage on the front and north side walls. The front wall sign is 37.04 sq. ft. and will be a combination of individual channel letter, a logo and a smaller “channel case” cabinet sign. The sign on the north wall is 61.34 sq. ft. and the same combination of materials will be used. The signs will read “Shah’s Halal Food” using the approved colors but also adding orange and yellow. These colors are supported by the property owner.

Staff recommends approval for the Revised Sign Plan as submitted. If approved, sign colors for the property will be expanded to include red, white, blue, gold, green, black, orange and yellow.

Mr. Heath made a motion to approve the Revised Sign Plan for Shah’s Halal Food with following two colors added from the Staff Report, orange and yellow; seconded by Mr. Drew, and carried unanimously, the Commission approved the plan.

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

**REVISED CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – Marina Landing
– 650 Fitzwater Street; M-106, G-22 and P-1108 (H. Eure)**

Mr. Henry Eure, joined by Keith Fisher (Fisher Architecture), presented the Staff Report. The applicant is requesting a Revised Certificate of Design and Site Plan for Marina Landing Apartment complex located at 650 Fitzwater Street. The project will be increased to 76 residential units, with the addition of 20 more units in the former boathouse building.

On February 21, 2019, the Planning Commission issued a Preliminary Certificate of Design and Site Plan approval. A final approval was granted on May 16, 2019 which consisted of two (2) 28 unit apartment buildings with first floor retail/restaurant and a two-story boathouse.

This site is located within the downtown parking authority district. Parking is not required to be provided for sites within this special district. However, the site plan indicates that 108 parking spaces will be provided on site. Typically, 114 parking spaces would be required for an apartment complex of this size. Additional parking is available on the adjoining property to accommodate additional parking for guests and patrons of the retail/business uses. Storage/parking for at least four (4) bicycles would typically be required for the business/retail portion of the buildings, but is not required as it is located within the downtown parking district. However, Staff encourages this amenity be provided as a courtesy.

Staff recommends approval of the Revised Certificate of Design and Site Plan approval, subject to the following four (4) conditions:

1. This site shall be developed in accordance with the approved Site Plan and all requirements of the Salisbury Municipal Code. Minor plan adjustments that do not conflict with the Chesapeake Bay Critical Area requirements may be approved by the Director of the Salisbury DID.
2. The Applicant must obtain a Chesapeake Bay Critical Area Certificate of Compliance.
3. City Fire Marshal approval.
4. The project is subject to further review and approval by the City DID.

Mr. Fisher explained that he is back due to new incentives and the demand for housing in the County. The developer is excited and ready to proceed.

Mr. Justin Schaub, a Managing Partner of Brew River, came forward. He explained that he was concerned about the parking for the apartments and retail space. He discussed the parking lot and spaces dedicated to Brew River. There was discussion regarding the City Agreement with Frank Hanna in 1999. Mr. Schaub asked the Commission to take the time to investigate the parking situation.

Mr. Fisher explained that there is not 25,000 sq. ft. of retail space, it is closer to 17,000 - 18,000 sq. ft. The majority of the units in the building are two-bedroom units. The property will most likely have less than two (2) parking spaces per unit. We have no claim to the city parking lot and we are not making any claim to using it.

Mr. Holloway asked about Code requirements and was the parking a concern of Mr. Eure's. Mr. Eure explained it was his concern, this property is in the downtown parking district and parking is not required to be provided.

Mr. Dashiell commented that he was concerned for Brew River but the Code does not require the parking spaces. Though parking is not required in this area, the developer is supplying 108 parking spaces and have exceeded what is required of them. Parking is being created but what happens remains to be seen. The overflow of parking into Brew River's parking spaces is a difficult challenge to resolve. Mr. Dashiell believes the developer and the restaurant owner would want to have conversations on how they can work out the parking situation together so there is sufficient parking for the development and the restaurant.

Mr. Soper indicated the Staff is in complete agreement with no parking requirement and the plan could be approved as submitted. The proposed development is in compliance with the Code. Mr. Dashiell mentions the Commission is not insensitive to the fact of what has been expressed is a reasonable concern. Mr. Dashiell believes there is a way the two parties can have a conversation and at least acknowledge the potential for a problem and determine what they can do together to make for a reasonable solution that will

be helpful until something else is identified. Mr. Fisher added he will facilitate the conversation because he wants it to be a cohesive development, there will be some sharing. Mr. Fisher hopes the retail tenants will be complementary tenants to Brew River.

Mr. Thomas asked if there was excess parking available to the west. Mr. Eure replied, by today's standards there is excess parking. When the adjoining complex was built, there were parking minimums. Today's standards, we have parking maximums, therefore, they are definitely compliant and have more than enough due to the Code change. Mr. Thomas was wondering if the owner of the older development would be interested in opening up a connection into their lot to allow for overflow parking. Mr. Dashiell believe it's a good suggestion and he encourages adding Rivers Edge owner to the discussion process.

It is not within the authority of the Planning Commission to add the discussion between the three (3) parties as a condition of approval. It is only being recommended the parties get together to discuss the parking situation and hopefully reach an amicable solution.

Mr. Drew asked about bike parking and long term storage. Mr. Fisher explained there is significant unit storage within the building as well as on the ground level. There is also amenity space specifically that can be used for bike storage. Mr. Drew asked if a public kayak ramp was easily accessible. Mr. Fisher explained there is green area between the two (2) buildings and the boathouse where there is ample space for someone to pull up there for releasing a kayak.

Mr. Soper inquired if an agreement is reached concerning parking with Rivers Edge to allow ingress and egress does the plan need to come back to the Commission or could it be approved by the City of DID. Mr. Dashiell agrees it does not need to come back to the Commission.

Mr. Heath made a motion to approve the Revised Certificate of Design and Site Plan for Marina Landing apartment complex including the four (4) conditions in the Staff Report adding an additional condition of the submission of the sign plan approval, seconded by Mr. Holloway, and carried unanimously, the Commission approved the plan.

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

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN/WELLHEAD PROTECTION PLAN APPROVAL – Ocean Aisle Phase 3 – Beaglin Park Drive at Old Ocean City Road – Lots 12AA, 17AA, 18AA and 23AA; Planned Development District #1 (Robertson Farm) – M-121, G-5 and P-2582 (B. Wilkins)

Mr. Brian Wilkins, joined by Will Kernodle (Parker & Associates), LB Steele (Rinnier Development Company) and Brian Soper (City of DID), presented the

Staff Report. The applicant proposes to construct 60 apartment units in three (3) 3-story garden-style walk-up buildings bringing the total units to 240 across all phases of Ocean Aisle. The total acreage of the parcel is 5.77 acres.

Phases 1 and 2 of Ocean Aisle received final Planning Commission approval in April 2013. Access to Old Ocean City Road was eliminated and a reduction in parking was approved in June 2013.

Staff review comments for the Preliminary Comprehensive Development Plan were presented. These included the Site Plan, Building Elevations, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Wellhead Protection District, Forest Conservation Program, and Wicomico County Board of Education (WCBOE).

Staff is requesting a traffic impact study for the proposed Ocean Aisle Phase 3 as these were not taken into account in the previous study.

Staff recommends approval of the Preliminary Comprehensive Development Plan/Wellhead Protection Plan for Ocean Aisle Phase 3, with the following eight (8) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury DID.
2. Provide a detailed signage plan for approval by the Planning Commission prior to issuance of building permits.
3. Refuse disposal areas to be screened on 3 sides.
4. Colors of the proposed development shall be consistent with the existing Ocean Aisle development.
5. Provide an updated Traffic Impact Study.
6. Provide a parking study to justify additional spaces above the maximum.
7. Provide Development Schedule, Community Impact Statement and Statements of Intent to Proceed and Financial Capability.
8. This approval is subject to further review and approval by the Salisbury DID and the Salisbury Fire Department.

After a brief discussion about the number of parking spaces allowed and the inclusion of refuse disposal areas, Mr. Dashiell indicated these discussions should take place between the City of DID, Rinnier Development and Parker & Associates. Mr. Drew suggested losing a couple parking spaces for the placement of dumpsters.

Mr. Thomas inquired about the number of parking spaces in Phase 1 and 2 since they also had garages. These phases needed 270 spaces, however they ended up with 454 spaces not including garage space.

It was suggested by Mr. Drew to provide connectivity between Phase 3 and Phase 2 by way of a sidewalk. Mr. Drew asked why a Community Impact Statement had not been completed; Mr. Steele indicated the lack of it was an oversight on his part and one would be provided. Mr. Drew inquired about a traffic study, Mr. Kernodle will complete a traffic study.

Mr. Dashiell discussed landscaping and asked they make it as attractive as possible. He also said the landscaping specifics should be included in the Final Plan. Mr. Dashiell also brought up a consolidation plat needs to be completed for Lots 12AA, 17AA and 18AA prior to issuing building permits.

Mr. Heath made a motion to approve the Preliminary Comprehensive Development/Wellhead Protection Plan for Ocean Aisle Phase 3 including the eight (8) conditions in the Staff Report and adding a ninth condition that a re-sub-division plat consolidation for parcels 12AA, 17AA and 18AA be completed and recorded prior to issuance of any building permits. The motion was seconded by Mr. Thomas, and carried unanimously, the Commission approved the plan.

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

Upon a motion by Mr. Heath to adjourn and seconded by Mr. Holloway, and carried unanimously, the Commission meeting was adjourned.

The next regular Commission meeting will be on March 17, 2022.

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



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SKETCH PLAT REVIEW

Name of Subdivision: Steeplechase Section 8

Applicant: George E. Young, III, P.C.
1603 Market Street
Pocomoke, MD 21851

Owner: Messick Home Improvements
106 Morris Mill Road
Salisbury, MD 21804

Location: Crooked Oak Lane and Pemberton Drive

Property Data: Election District: #9 E.D. Name: Salisbury
Tax Map: 37 Grid: 21 Parcel: 348

Deed Reference: 4709/234

Maryland Grid Coordinates:

USGS Quad Map: DNR Wetlands Map: -

Soil Survey Map:

Chesapeake Bay Critical Area: No

100-Year Floodplain: No

Paleochannel Overlay District: No

Subdivision Information:

- a. **Present use of Land:** undeveloped
- b. **Present zoning:** R-20
- Surrounding zoning:** R-20
- c. **Approximate total acres in site:** 32.772+/- acres
- d. **Proposed number of lots:** 27
- e. **Minimum lot size required by zoning ordinance:** 20,000 sq. ft. (without water and sewer service)
- f. **Minimum lot size required by Health Department:**
- g. **Proposed average lot size:** 26,215 sq. ft. (.60 acres)
- h. **Proximity to community facilities:** Lots to be served by community water system

1. **School districts:** Pemberton Elementary School, Salisbury Middle School, James M. Bennett High School
2. **Fire district:** Salisbury
3. **Airport:** 8.7 miles
4. **Neighborhood recreation:** Across from Pemberton Historical Park

Other:

- i. **Natural features:** None
- j. **Drainage:** Well-drained
- k. **Historic sites:** None
- l. **Comprehensive Plan Relationship:** Inside the Metro Core
- m. **Comprehensive Sewerage and Water Plan Relationship:**
 1. **Water:** Lots to be part of a community water system
 2. **Sewer:** not in a planned service area
- n. **Estimated daily traffic generation:** 270 vehicle trips per day
- o. **Estimated total population:** 67.5 people
 1. **Estimated daily solid waste generation:** 237 lbs. per day
 2. **Estimated total daily water use:** 6,750 gallons per day
 3. **Estimated total sewage:** 6,750 gallons per day
 4. **Recreation demand:**
 5. **School-aged population:** 16 children



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SKETCH PLAT REVIEW

MEETING DATE – March 17, 2022

Subdivision Name: Steeplechase Section 8 Sketch

Jurisdiction: ___ City of Salisbury ___X___ Wicomico County

Type of Plat: ___X___ Sketch ___ Preliminary
___ Final ___ Resubdivision

Applicant: George E. Young, III, P.C.
1603 Market Street
Pocomoke, MD 21851

PROPOSAL:

The Applicant proposes the subdivision of 27 lots from 32 acres as a continuation of the Steeplechase subdivision. This parcel is located on the westerly side of Crooked Oak Lane and the northerly side of Pemberton Drive. Steeplechase Sections 8 and 9 received Preliminary approval from the Planning Commission in January of 2005, but the subdivision was abandoned due to economic conditions. The property is zoned R-20, and it is located on Tier Map III. The proposed lots average approximately .60 acres each.

WICOMICO COUNTY HEALTH DEPARTMENT:

The Health Department is confirming that the soil work previously completed matches the new sketch plat.

DEPARTMENT OF PUBLIC WORKS COMMENTS:

No comments to date. Stormwater facilities have already been installed.

BOARD OF EDUCATION COMMENTS:

Based on current and projected enrollments, we anticipate minimal impacts. The current educational facilities have the capacity to handle the anticipated number of students.

MARYLAND STATE POLICE:

No conflict of interest in the projected proposal. Roadways in and out of the area are already pre-established. The only concern would be the amount of increased traffic in the area due to the new homes, but with that said, non-new roads are being added to the current topography which would inflict increased risk to the community. The added homes do not add conflict for our level of expertise.

MARYLAND DEPARTMENT OF TRANSPORTATION (SHA):

The subdivision plat as proposed will have no negative effect to the surrounding State roadway network. Based on the assessment, we have no further comments at this time.

SOIL CONSERVATION/SEDIMENT & EROSION CONTROL:

This section of the development was previously reviewed and approved as a portion of Steeplechase Section 7. The developer has addressed the requirements of this office based on the checklist available on our website under Erosion and Sediment Control.

RECREATION, PARKS AND TOURISM COMMENTS:

There are no concerns from the Recreation & Parks perspective with regard to the proposed development. There are existing recreational facilities nearby (Pemberton Park, Cedarhurst Park, Centennial Village) with various types of amenities. Additionally, the proposed West Metro park on Levin Dashiell Road could be another future asset that could serve residents on this side of town in the future.

PLANNING DEPARTMENT COMMENTS:

Zoning allows for 20,000 sq. ft. lots in the R-20 Zoning District. This request has an average lot size of 26,215 sq. ft. Remaining lands are proposed at 14.45 acres.

Planning Department review of the proposed Sketch Plat was completed by Technical Staff Marilyn Williams.

The Code requires a front building setback of 45 ft. which should be shown on Lot 10, 11 and 13 in Block 'K'.

The building envelopes are reasonable for the size houses already built in previous sections of Steeplechase.

Direct access to Crooked Oak Lane and Pemberton Drive will be denied for all lots with frontage along these road.

These lots should become part of the existing Steeplechase Homeowners Association.

COORDINATOR: Marilyn Williams, Land Development Coordinator
DATE: February 28, 2022

OWNERS & SURVEYORS CERTIFICATION

The subject property has been surveyed and the plat is true and correct in accordance with the plat. The requirements of the Surveying Law of Maryland, Article 26B, are hereby certified to be met.

Community water will be available to all lots offered for sale.

OWNER/RESPONSIVE:
 Mastad Home Improvement, Inc.
 105 Morris Hill Road
 Salisbury, MD 21804

Date: _____

SURVEYORS CERTIFICATION

I/We certify that the requirements of "Real Property" Section 3-108 of the Annotated Code of Maryland, latest edition, as far as it concerns the making of this plat and the setting of markers have been complied with to the best of our knowledge.

SURVEYOR: George E. Young III
 Professional Surveyor, MD No. 10854
 Expiration Date: 04/07/2022

Date: _____

WICOMICO COUNTY DEPARTMENT OF PLANNING & ZONING

BY: _____ DATE: _____

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS

BY: _____ DATE: _____

WICOMICO COUNTY HEALTH DEPARTMENT

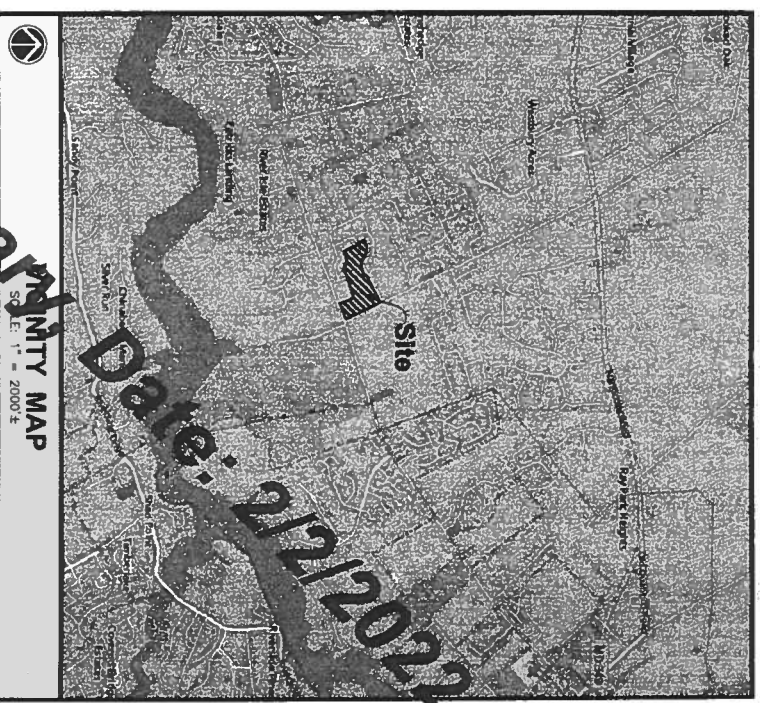
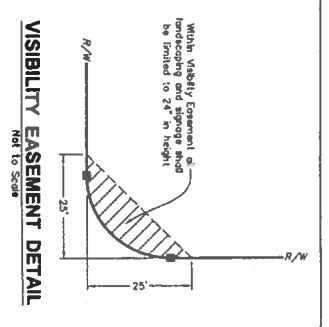
This subdivision is approved for public health on-site sewage systems and a comprehensive water and sewerage plan.

BY: _____ DATE: _____

WICOMICO COUNTY FOREST CONSERVATION ACT

This subdivision is bounded by the easement as set forth in FCA # 2008-05 on the Planning Office.

BY: _____ DATE: _____



Subdivision Plat
 of
PRESTEEPLECHASE
SECTION NO. 8
 LOTS 60-67, BLOCK B, LOTS 9-14, BLOCK J,
 LOTS 5-17, BLOCK K & REMAINING LANDS
 SALISBURY ELECTION DISTRICT
 WICOMICO COUNTY, MARYLAND

- SITE NOTES:**
1. Owner/Developer: Mastad Home Improvement, Inc., Salisbury, MD 21804
 2. For Map No. 31, Ord 21, Parcel 346
 3. Deed Ref.: 4109/234
 4. Plat Ref.: 16/105
 5. Site Address: 2823 Cordell Oak Lane Salisbury, MD 21801
 6. Zoning: R-30
 7. Setback: Front = 40' min, for 40' wide streets or as shown, Side = 30', Rear = 30'
 8. 10' to be reserved on lots adjacent to street right-of-way, for setbacks and utilities.
 9. Maximum Building Height = 35'
 10. Maximum Lot Coverage = 35%
 11. Total Site Area = 432,772 Acres
 12. Total Lot Area = 318,528
 13. Area of Remaining Lands = 414,450 Acres
 14. By actual map location and graphic platting only, the subject property appears to lie entirely in Zone Y (Assem determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Study (FIRMS) for Maryland Community Flood No. 2404020232. Effective Date August 17, 2015.
 15. Based on the Maryland Environmental Resources and Land Information Network (MELIN) this site does not lie within the Chesapeake Bay Critical Area and does not contain any wetlands.
 16. This subdivision is subject to a Declaration of Covenants & Restrictions recorded in Liber MSB 1366, folio 54 and on Amended Shovel Platting Agreement recorded in Liber MSB 2501, folio 311.
 17. This subdivision is subject to a Maintenance & Inspection Agreement of Record 77.
 18. All street intersections with the subdivision are subject to a Visibility Easement. See detail this sheet.
 19. The purpose of this plat is to subdivide Parcel 346 into 27 residential lots.
 20. Coordinates are based on Plat Ref. MSB 18/705.

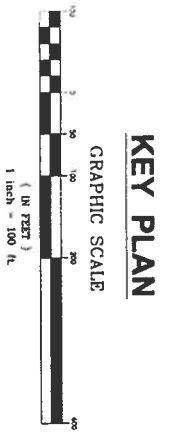
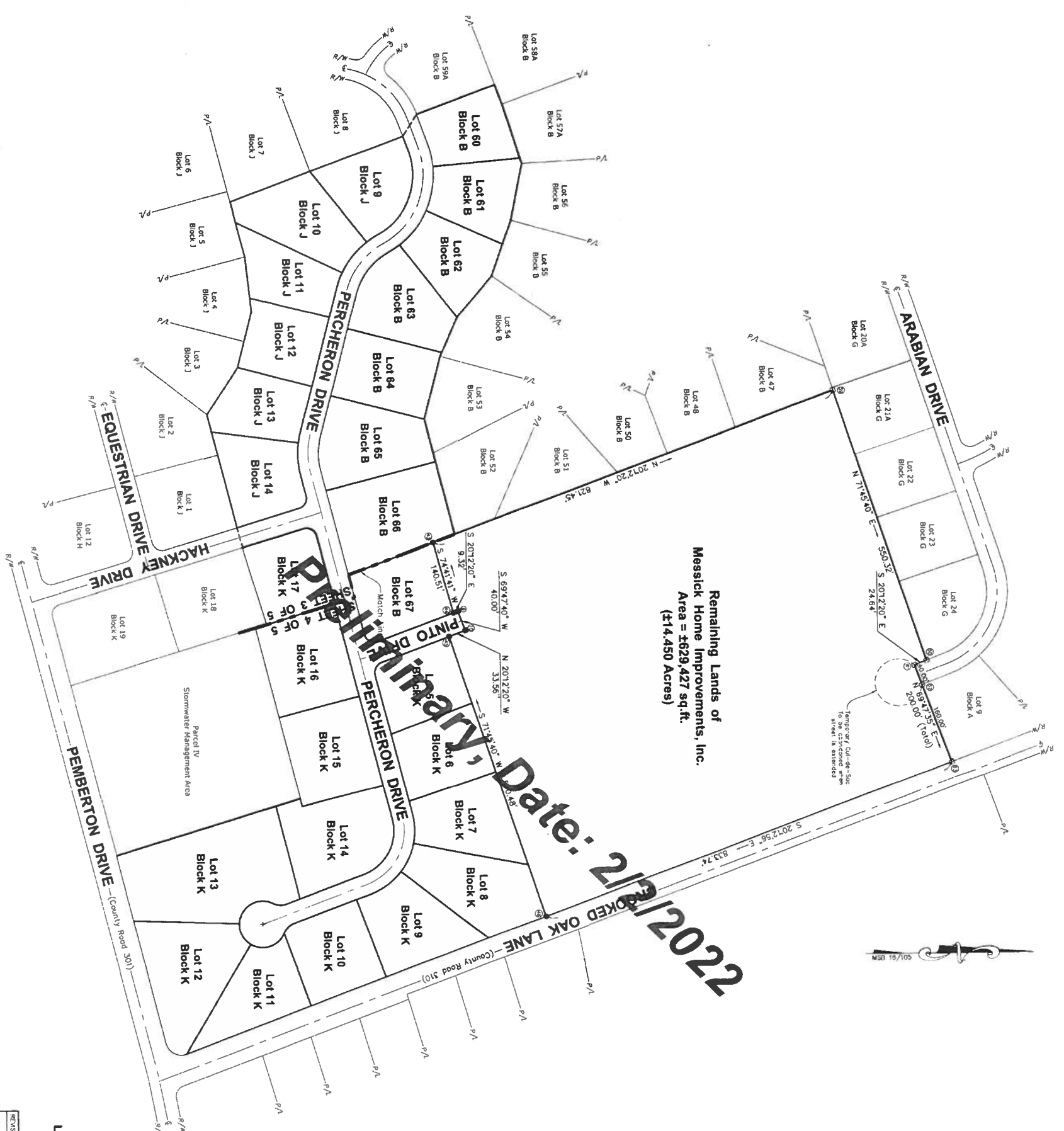
GENERAL NOTES

1. The following notes are standard notes required by the Wicomico County Department of Public Works on all subdivision plats.
2. This property may be susceptible to particular localized drainage structures so as to minimize the impact of these potential storm drainage problems.
3. The approval of the Wicomico County Department of Public Works does not relieve the applicant of the responsibility to comply with all other applicable laws, rules and regulations.
4. Final plat approved certifies that the subdivision has been reviewed for compliance with the Maryland Public Works and Public Safety Code within its own boundaries and not including lots.
5. All future construction shall conform to the Wicomico County Zoning Code in effect at the time of construction.
6. Within the zone designated as "Threshold and Maintenance Easement" objects (such as structures, fences, sidewalks, pond drainage and/or utilities) which may act as an obstruction to the intended use and/or maintenance of this easement, shall not be permitted.

- WICOMICO COUNTY HEALTH DEPARTMENT NOTES**
1. G.P.A. Management Zone B1
 2. The sewage reuse area(s) shown on this plat are not to be impacted during any phase of construction, grading or storm water management activities, otherwise the site may be denied and not subdivided.
 3. Each sewage reuse area shall remain exclusive of structures, easements, right of ways, and driveways.
 4. Sewerage system designs are based on undisturbed grades which were used in the design of the subdivision. Any disturbance of elevation or change in grade may void approvals.
 5. All foundations shall be a minimum of 10' from sewage reuse areas (25' from road frontage) and 30' from a potable well.
 6. Utilities are to be located outside of the sewage disposal areas.
 7. The approved wastewater flows are based on residential use. Other uses may reduce the flow.
 8. State Water Appropriation No. W18920148

Date Platted: 1/19/2023

REVISIONS:			
DATE	BY		
GEORGE E. YOUNG, III, P.C. DRAWING ENGINEER REGISTERED PROFESSIONAL SURVEYOR 105 MORRIS HILL ROAD SALISBURY, MARYLAND 21801 PHONE: (410)-937-2148 FAX: (410)-937-2038		SCALE:	None
		DRAWN BY:	upg
DESIGNED BY:	DEV	DATE DRAWN:	Nov 2023
CHECKED BY:	DEV		
CAD DWG NAME:	Subdivision.mxd	SHEET	1
		OF	5
PROJECT NUMBER:		M21096	



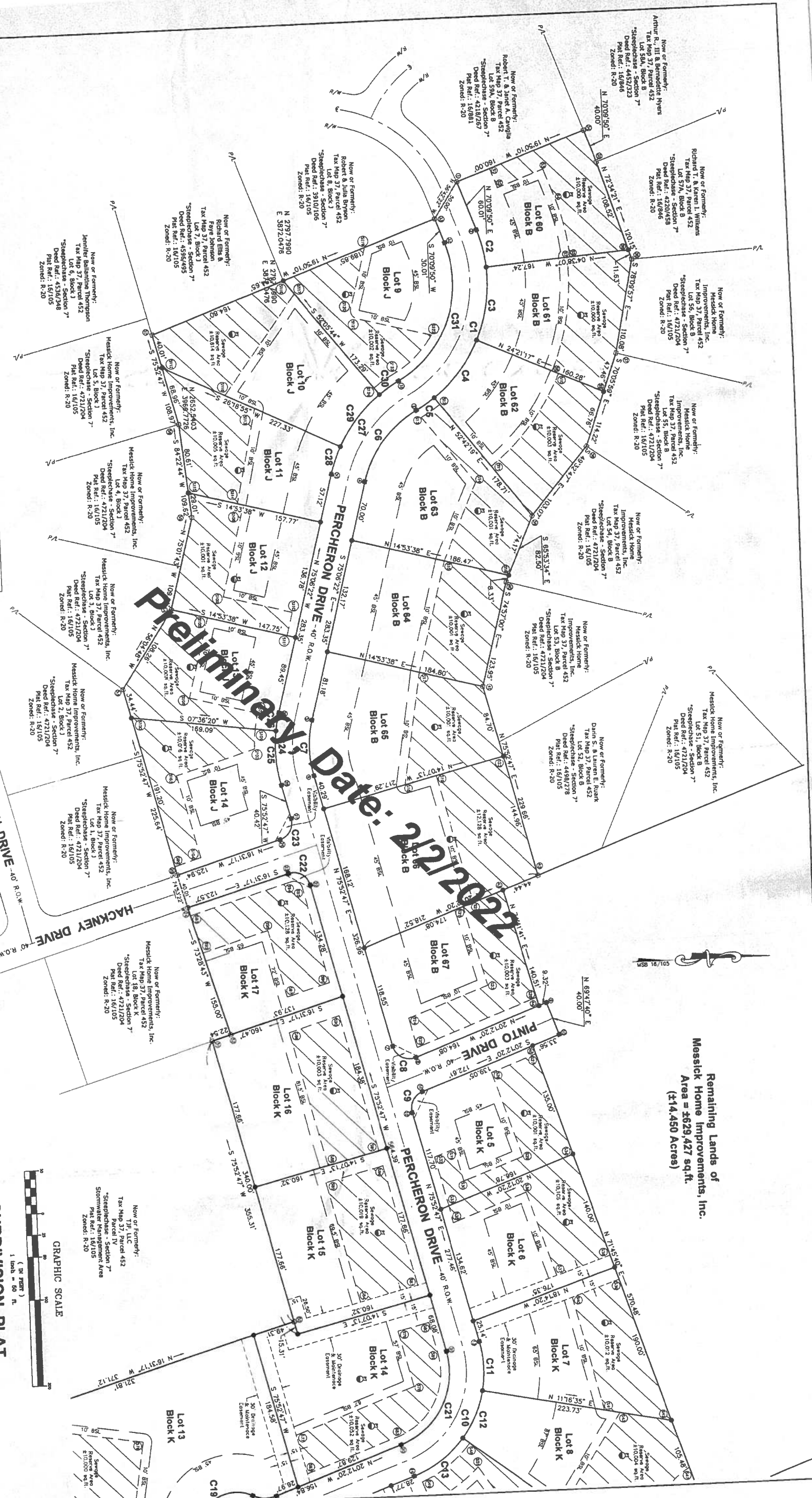
SUBDIVISION PLAT
STEEPLECHASE - SECTION NO. 8
 SALISBURY ELECTION DISTRICT
 WICOMICO COUNTY, MARYLAND

LOTS 60-67, BLOCK B, LOTS 9-14, BLOCK J, LOTS 5-17, BLOCK K & REMAINING LANDS

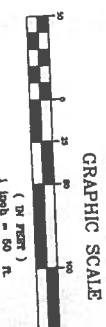
<p>GEORGE E. YOUNG, III, P.C. ENGINEERS & SURVEYORS 1603 WARE STREET ROCKWIRE WARELAND 21851 PHONE: (410)-937-2149 FAX: (410)-937-2838</p>	<p>SCALE: 1" = 100' DRAWN BY: UPB DATE DRAWN: Nov. 2021 CHECKED BY: CEY CAD DWG NAME: Steeplechase subd 1.dwg</p>	<p>PROJECT NUMBER M21096</p> <p>SHEET 2 OF 5</p>
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Drafting Date: 2/12/2022

Remaining Lands of
Messick Home Improvements, Inc.
Area = 4629,427 sq.ft.
(±14,450 Acres)



SUBDIVISION PLAT
STEPPLECHASE - SECTION NO. 8
LOTS 60-67, BLOCK B, LOTS 8-14, BLOCK J, LOTS 5-17, BLOCK K & REMAINING LANDS
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND



LEGEND

- R/W - RIGHT OF WAY LINE
- P/L - PROPERTY LINE
- - CONCRETE MONUMENT FOUND
- - IRON ROD w/ CAP SET
- ⊕ - TELEPHONE PEDSTAL
- ⊖ - UTILITY POLE
- ⊙ - EXISTING WELL
- ⊗ - PERC TEST
- ⊠ - COORDINATE LABEL (SRA)

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/22	AS SHOWN
2	10/20/22	AS SHOWN
3	10/20/22	AS SHOWN
5	10/20/22	AS SHOWN

PROJECT NUMBER
M21096

DATE OF RECORDATION
10/20/22

RECORDING OFFICE
SALISBURY ELECTION DISTRICT

WICOMICO COUNTY, MARYLAND

GEORGE E. YOUNG, III, P.C.
SURVEYOR & ENGINEER
PROFESSIONAL LICENSE NO. 2480
PHONE (410) 403-2140
FAX (410) 403-2888



Preliminary Date: 12/27/22

Date Platted: 1/18/2022

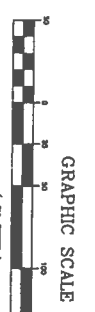
Remaining Lands of
Messick Home Improvements, Inc.
 Area = 1629,427 sq.ft.
 (14.450 Acres)



Preliminary Plat

LEGEND	
R/W	RIGHT OF WAY LINE
—	CENTER LINE OF ROAD
P/A	PROPERTY LINE
□	CONCRETE MONUMENT FOUND
■	CONCRETE MONUMENT SET
—	IRON ROD w/ CAP SET
⊠	TELEPHONE PEDestal
⊕	UTILITY POLE
⊙	EXISTING WELL
⊗	PERC TEST
⊘	COORDINATE LABEL
⊙	COORDINATE LABEL (SRA)

SUBDIVISION PLAT
STEEPLECHASE - SECTION 7
 LOTS 5-17, BLOCK B, LOTS 9-14, BLOCK J, LOTS 5-17, BLOCK K & REMAINING LANDS
 SALISBURY ELECTION DISTRICT
 WICOMICO COUNTY, MARYLAND



GEORGE E. YOUNG, III, P.C. SURVEYORS 1000 WILSON STREET ROCKVILLE, MARYLAND 20851 PHONE: (410) 597-2148 FAX: (410) 597-2828		SCALE: 1" = 50' DRAWN BY: WJB DATE DRAWN: Nov 2021 REVISIONS:	PROJECT NUMBER: M21096 SHEET 4 OF 5
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Date Platted: 1/18/2022

Plotted As of Date: 2/22/2022

COORDINATE TABLE SEWAGE RESERVE AREAS				
NUMBER	NORTHING	EASTING	DESCRIPTION	REMARKS
1	3003.8314	3765.8324	PT & Concrete Monument Found	
2	3024.1934	3822.2785	PC & Concrete Monument Set	
3	2946.1171	4028.9704	PT & Concrete Monument Set	
4	2883.0659	4109.5021	PT & Concrete Monument Set	
5	2810.2366	4383.3320	PC & Concrete Monument Set	
6	2809.7988	4448.4604	PT & Concrete Monument Set	
7	2889.5812	4785.5421	PC & Concrete Monument Set	
8	2915.8847	4779.4321	PT & Concrete Monument Set	
9	3069.8461	4722.7811	Concrete Monument Set	
10	3083.6817	4760.2995	Concrete Monument Set	
11	2921.6763	4819.9163	PC & Concrete Monument Set	
12	2909.1884	4843.5646	PT & Concrete Monument Set	
13	2976.8779	5112.8461	PC & Concrete Monument Set	
14	2895.7062	5266.3603	PT & Concrete Monument Set	
15	2748.5190	5320.5308	PC & Concrete Monument Set	
16	2728.4444	5339.5739	PT & Concrete Monument Set	
17	2687.0916	5321.8269	Center of Cul-de-Sac	
18	2707.0734	5281.5066	PT & Concrete Monument Set	
19	2734.7034	5282.9924	PT & Concrete Monument Set	
20	2881.8907	5228.8220	PC & Concrete Monument Set	
21	2938.0885	5122.4044	PT & Concrete Monument Set	
22	2800.3992	4575.0656	PC & Concrete Monument Set	
23	2775.3160	4680.7705	PT & Concrete Monument Set	
24	2656.8471	4595.9105	Concrete Monument Found	
25	2646.4166	4557.2818	Concrete Monument Found	
26	2767.1572	4521.4680	PC & Concrete Monument Set	
27	2780.8854	4487.4146	PT & Concrete Monument Set	
28	2771.0054	4373.0509	PC & Concrete Monument Set	
29	2844.4098	4099.2709	PC & Concrete Monument Set	
30	2926.8813	3993.9103	PT & Concrete Monument Set	
31	2986.5667	3835.8517	PT & Concrete Monument Set	
32	2976.3846	3807.6256	Concrete Monument Found	
33	3154.3388	3749.1693	Concrete Monument Found	
34	3167.9132	3741.5392	Concrete Monument Found	
35	3203.8993	3963.8090	Concrete Monument Found	
36	3161.3241	3971.5443	Concrete Monument Found	
37	3142.4454	4078.9478	Concrete Monument Found	
38	3075.5703	4197.3770	Concrete Monument Found	
39	3041.8735	4232.6816	Concrete Monument Found	
40	3009.6884	4352.3800	Concrete Monument Found	
41	3065.7159	4575.1010	Concrete Monument Found	
42	3024.0052	4390.4522	Iron Rod w/ Cap Set	
43	3061.0955	4725.9817	Iron Rod w/ Cap Set	
44	3052.1685	4711.8902	Iron Rod w/ Cap Set	
45	3230.7173	5313.7108	Iron Rod w/ Cap Set	
46	2538.0799	5568.7648	PC & Concrete Monument Found	
47	2498.6419	5548.0189	PT & Concrete Monument Found	
48	2408.4628	5186.1844	Concrete Monument Found	
49	2762.2624	5080.6477	Concrete Monument Found	
50	2879.3170	4750.9204	Concrete Monument Found	
51	2700.9249	4744.5111	Concrete Monument Found	
52	2591.3710	4338.4840	Concrete Monument Found	
53	2651.7838	4248.6280	Concrete Monument Found	
54	2689.3829	4033.6458	Concrete Monument Found	
55	2642.7789	3927.9687	Concrete Monument Found	
56	2861.1001	4142.7387	Concrete Monument Found	
57	2893.3629	4033.6458	Concrete Monument Found	
58	2642.7789	3927.9687	Concrete Monument Found	
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COORDINATE TABLE SEWAGE RESERVE AREAS				
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55	2810.2366	4383.3320	PC & Concrete Monument Set	
56	2809.7988	4448.4604	PT & Concrete Monument Set	
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64	2895.7062	5266.3603	PT & Concrete Monument Set	
65	2748.5190	5320.5308	PC & Concrete Monument Set	
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67	2687.0916	5321.8269	Center of Cul-de-Sac	
68	2707.0734	5281.5066	PT & Concrete Monument Set	
69	2734.7034	5282.9924	PT & Concrete Monument Set	
70	2881.8907	5228.8220	PC & Concrete Monument Set	
71	2938.0885	5122.4044	PT & Concrete Monument Set	
72	2800.3992	4575.0656	PC & Concrete Monument Set	
73	2775.3160	4680.7705	PT & Concrete Monument Set	
74	2656.8471	4595.9105	Concrete Monument Found	
75	2646.4166	4557.2818	Concrete Monument Found	
76	276			

Infrastructure and Development Staff Report

March 17, 2022

I. BACKGROUND INFORMATION:

Project Name: Kay Jewelers
Applicant/Owner: Chris Dailey for VERIET MT Salisbury MD, LLC
Infrastructure and Development Case No.: 202200174
Nature of Request: Revised Sign Plan Approval
Location of Property: 2645 N. Salisbury Blvd.
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted for a new Kay Jewelers, which is to be located in the satellite building that was previously occupied by Next Day Blinds. **(Attachment 1)**

III. DISCUSSION:

The applicant is proposing to install three (3) new “Kay Jewelers” wall signs on the existing tenant space. **(Attachments 2 & 3)** Additionally, six (6) “Kay Jewelers” vinyl decals are proposed for several window exteriors. **(Attachments 2 & 4)** There are no proposed exterior changes to the existing building. All parking and landscaping will remain as is as well.

IV. APPROVAL HISTORY:

The Planning Commission approved a Final Comprehensive Development Plan for the existing shopping center on February 19, 2004. On March 4, 2004, the Salisbury Board of Zoning Appeals granted a special exception for the Lord Salisbury Shopping Center. Subsequent approvals include Revised Comprehensive Development Plans for the satellite buildings and Revised Sign Plans for various tenants. The most recent approval was on February 17, 2022 for a Revised Comprehensive Development Plan for the Grocery Outlet grocery store, located in the primary building.

V. SIGN PLAN REVIEW:

A. Building Elevations

Three (3) wall signs are proposed; one (1) each on the west (front), north (side) and east (rear) walls. **(Attachment 2)** Each sign is an 8 ft. x 5 ft. (40 sq. ft.) black cabinet with white lettering. The lettering will protrude from the cabinet to provide a three-dimensional effect with relief. **(Attachment 3)** Additionally, six (6) white vinyl decals are proposed for the exterior side of several windows. **(Attachment 2)** As the decals are on the exterior of the windows, they are classified as wall signs. The decals are 19-inches x 7.5-inches (approximately 1 sq. ft.) in size. **(Attachment 4)** There are NO standards for decals placed on the inside of the windows, and would not be subject to Planning Commission review or permit requirements. The property management team has indicated that ownership supports all signage as submitted. **(Attachment 5)** The proposed colors of black and white are part of the approved color palette for this shopping center, which allows the following colors: blue yellow, green, black, white, red, plum, and gold.

B. Pylon Sign

No information was provided regarding a tenant panel on the pylon sign, but it is assumed that a sign that is similar to the wall signs would be proposed. Proposed signage for the pylon sign will need to be submitted for review prior to the installation of a new tenant panel. Planning Commission review and approval will be required if the sign does not comply with approved colors. The pylon sign currently displays both black and white. **(Attachment 6)**

VI. PLANNING CONCERNS

The City's Zoning Code indicates that shopping center tenants be limited to one (1) sign for each tenant. However, the Planning Commission has typically permitted a second sign for tenants where warranted. Currently, three (3) primary wall signs and six (6) secondary signs are proposed. Approval of all signs as proposed would be unprecedented. Additionally, all other tenants within the shopping center have signs that primarily consist of individual channel letters with only secondary "channel case" or pillbox-style signs that have been approved. Furthermore, some tenants have individual channel letters with a colored background to provide additional contrast.

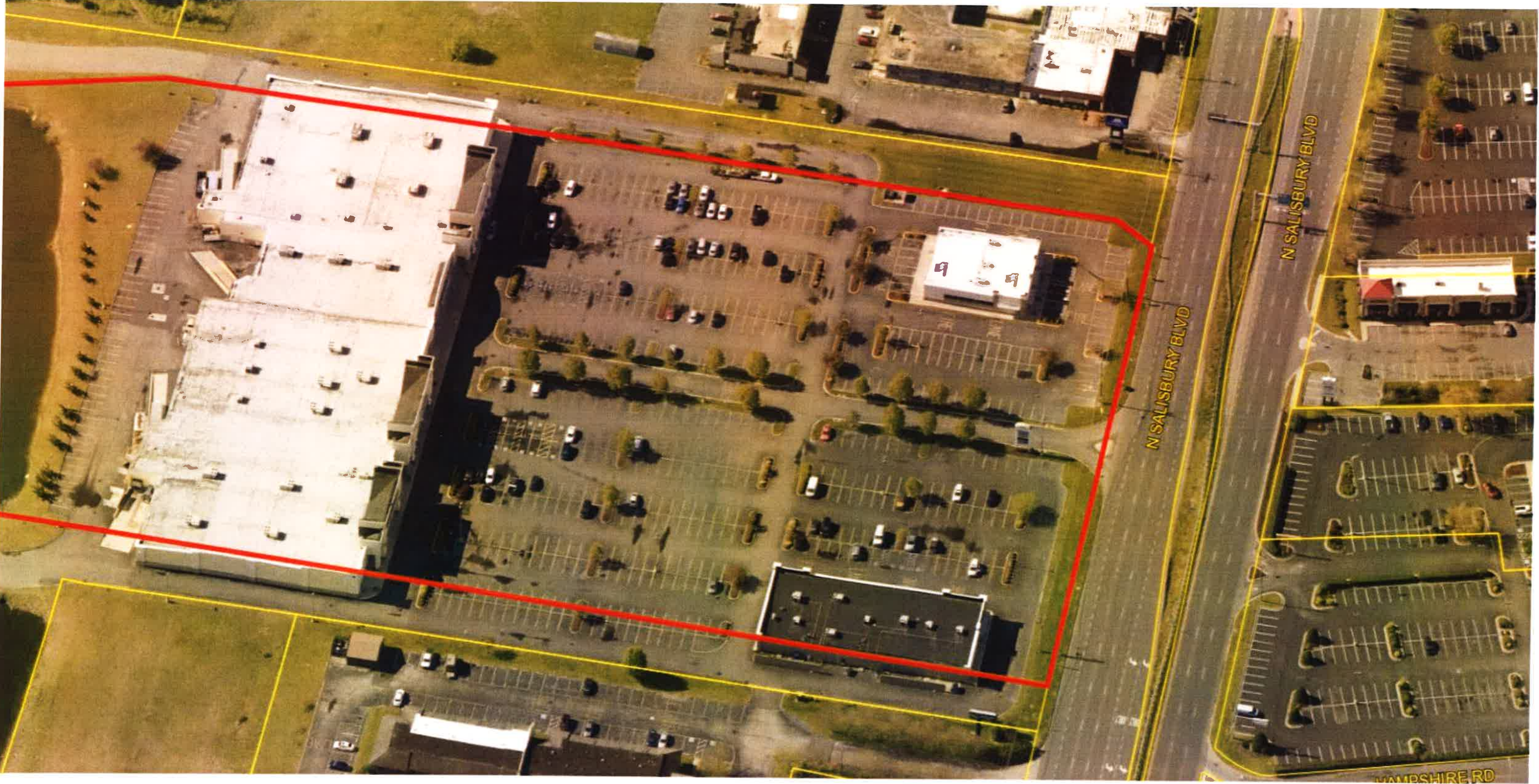


City of
Salisbury
Jacob R. Day, Mayor

VII. RECOMMENDATION

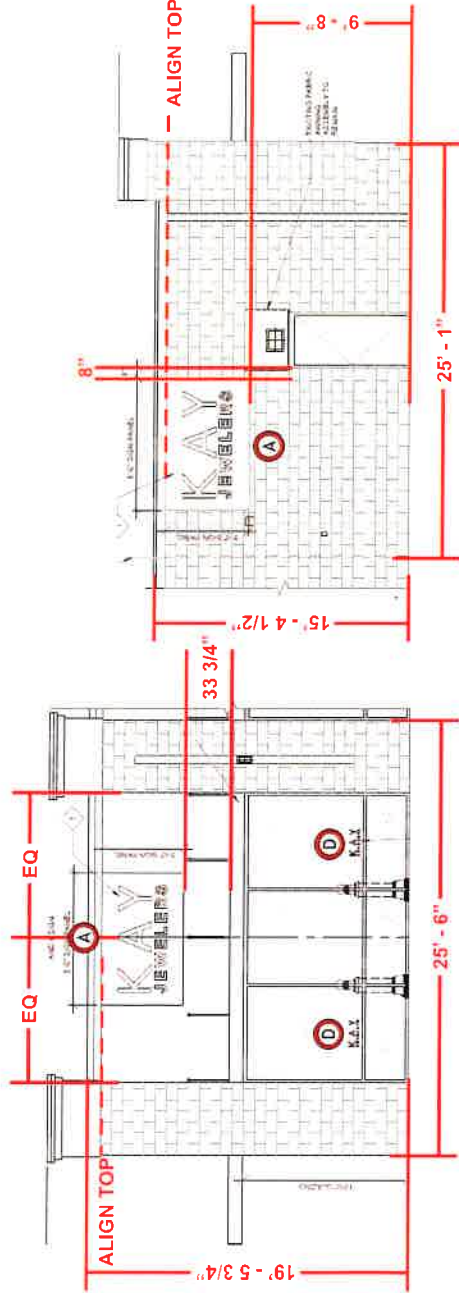
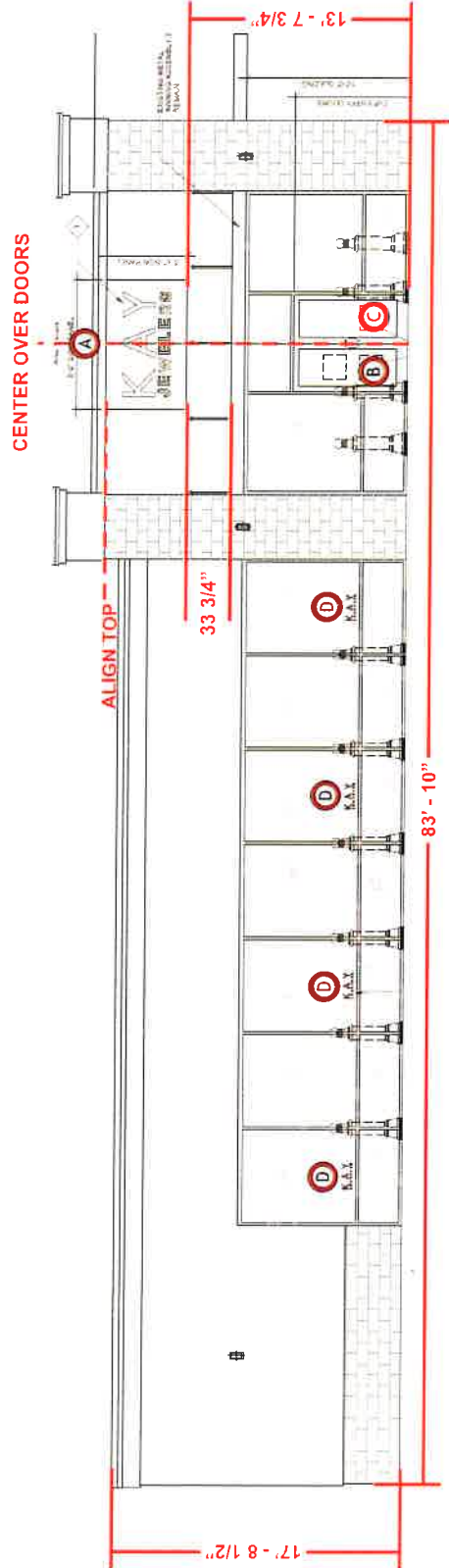
Staff recommends approval of a Revised Sign Plan for Kay Jewelers with the following conditions:

1. A maximum of two (2) wall signs shall be permitted. Locations shall be at the choice of the owner/tenant.
2. Signs shall be individual channel letters with a contrasting background.



Attachment 1

STOREFRONT - ELEVATION



Ruggles SIGN
 93 Industry Drive
 PO Box 349
 Versailles, KY 40383
 859.879.1199

KAY JEWELERS

STORE 1174 I SPACE D-107
 LORD SALISBURY SHOPPING CENTER
 2639 N. SALISBURY BLVD.
 SALISBURY, MD 21801

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



Submittal Date: 01/10/21
 Plan Issue/Rev Date:
 Acct Rep: Katie Durham
 Designer: Jaye Williams

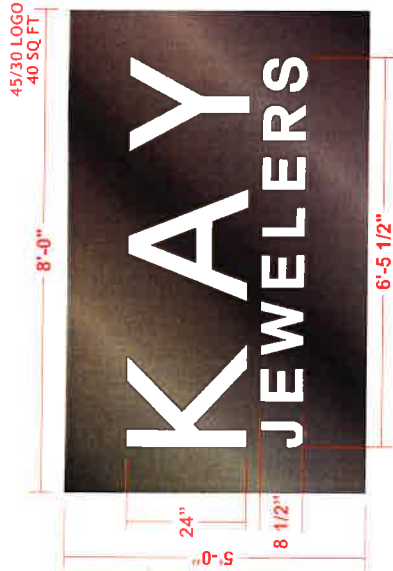
REVISIONS	
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r4:	r9:
r5:	r10:

PAGE: 2

- (A) K PT CB96 Qty - 3
- (B) CW V MD Qty - 1
- (C) HR V Qty - 1
- (D) K5V Qty - 1
- (E) KAYS PT PL66 Qty - 6
- (F) K12FCO Qty - 1
- (G) ADA CAU PL SIG yellow Qty - 1
- (H) SIG RS EE ADA PL blue Qty - 1
- (I) ADA RR UNI PL SIG black Qty - 1

Attachment 3

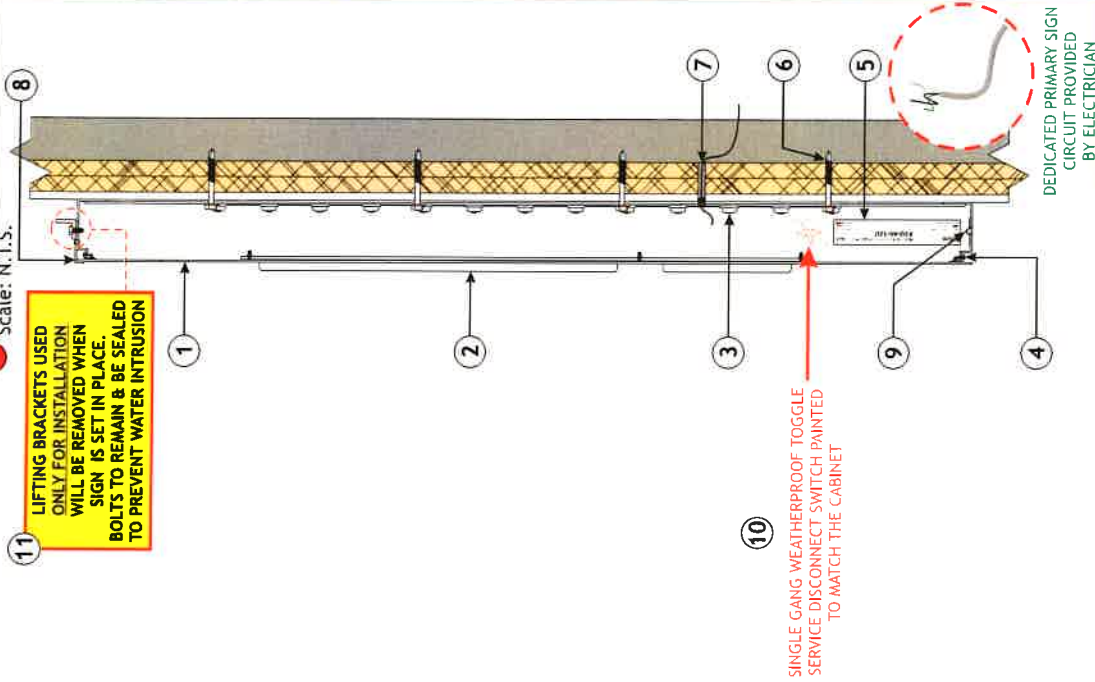
ILLUMINATED CABINET SIGN - ELEVATION
Scale: 1/2" = 1' - 0"



SIGN - DETAILS

- 1 5" DEEP, FABRICATED ALUMINUM EXTRUSION CABINET WITH ROUTED ALUMINUM, HINGED FACE PAINTED HIGH GLOSS BLACK (SW 95794) ON ALL SIDES. ALL INTERIOR LETTER SURFACES PAINTED HIGH GLOSS WHITE
- 2 3/4" THICK, ROUTED CLEAR ACRYLIC PUSH THRU LETTERS WITH FROSTED FACES AND 1/4" BEVELED FLAMED EDGES. LETTERS BACKED WITH 3/16" THICK WHITE LIGHT DIFFUSING POLYCARB PANEL
- 3 SLOAN SIGN BOX 5000K WHITE LED LATTICE SYSTEM
- 4 ALUMINUM ANGLE ATTACHED TO BACK OF SIGN FACE, AND COUNTERSUNK SCREW HIDDEN IN REVEAL. SCREW REMOVED TO OPEN FACE FOR SERVICE ACCESS
- 5 BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED INSIDE CABINET
- 6 SIGN MOUNTS FLUSH TO SURFACE WITH 5/8" DIA. x 6" LONG LAG BOLT FASTENERS
- 7 POWER PROVIDED TO SIGN BY OTHERS
- 8 BROKE ALUMINUM CAP PAINTED HIGH GLOSS BLACK (SW 95794), TO SHIELD REVEAL FROM WATER LEAKAGE. SECURED TO TOP OF SIGN WITH COUNTERSUNK SCREWS
- 9 DRAIN HOLES AT BOTTOM RETURN WITH LIGHT COVERS
- 10 SINGLE GANG WEATHERPROOF TOGGLE SERVICE DISCONNECT SWITCH PAINTED TO MATCH CABINET
- 11 LIFTING BRACKETS USED ONLY FOR INSTALLATION. WILL BE REMOVED WHEN SIGN IS SET IN PLACE. BOLTS TO REMAIN AND BE SEALED TO PREVENT WATER INTRUSION

ILLUMINATED CABINET SIGN - SECTION
Scale: N.T.S.



K PT CB96



Ruggles
SIGN

93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199

WASA MEMBER

IMA MEMBER

KAY

JEWELERS

STORE 1174 | SPACE D-107
LORD SALISBURY SHOPPING CENTER
2639 N. SALISBURY BLVD.
SALISBURY, MD 21801



Suitable for
Wet Locations
UL label located
inside cabinet

Submittal Date: 01/10/21
Plan Issue/Rev Date:
Acct Rep: Katie Durham
Designer: Jaye Williams

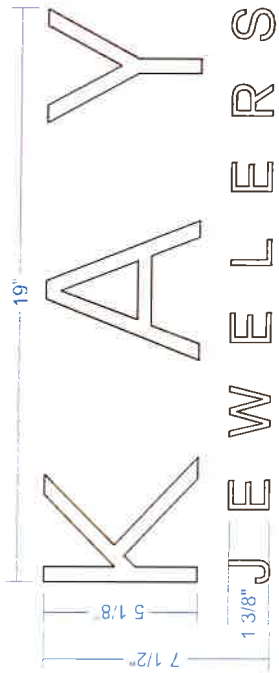
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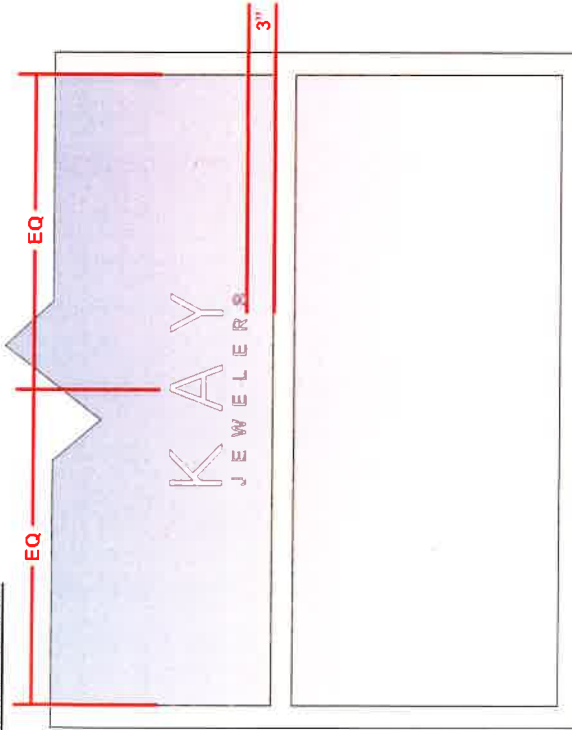
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

D WINDOW VINYL - DETAIL
 Scale: 3" = 1' - 0"



INSTALL - DETAILS



SIGN - DETAILS

- 1 INDIVIDUALLY, FORWARD CUT, OPAQUE GLOSS WHITE HIGH PERFORMANCE VINYL LOGO
- 2 VINYL GRAPHIC IS INSTALLED ON THE OUTSIDE SURFACE OF STOREFRONT



Ruggles SIGN
 93 Industry Drive
 PO Box 349
 Versailles, KY 40383
 859.879.1199



KAY
 JEWELERS

STORE 1174 | SPACE D-107
 LORD SALISBURY SHOPPING CENTER
 2639 N. SALISBURY BLVD.
 SALISBURY, MD 21801

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Submittal Date: 01/10/21
 Plan Issue/Rev Date:
 Acct Rep: Kate Durham
 Designer: Jaye Williams

REVISIONS

REVISIONS	
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r3:	r8:
r4:	r9:
r5:	r10:

K5V

PAGE: 8



January 19, 2022

**RE: Building Signage Approval
Kay Jewelers – Lord Salisbury Center
2300 N. Salisbury Blvd., Salisbury, MD 21801**

To whom it may concern:

We are in receipt of the proposed sign design for the building signage at the Shopping Center and approve the signage as attached, subject to the following conditions:

1. Manufacturing and installation shall be completed in a good workmanlike manner and in compliance with all applicable covenants, restrictions, statutes, regulations and ordinances.
2. Appropriate governmental permits, Owner's Association and Business Park approvals as necessary must be obtained by Tenant and provided to Landlord prior to installation.
3. All signage must be manufactured and installed by a Maryland State licensed contractor. Installer must have liability insurance and worker's compensation insurance in an amount appropriate for the scope of work.
4. The sign materials and installation methods must conform to the Sign Criteria as defined in the Lease.
5. Said approval is based on measurement as provided by sign contractor and has not been field verified. If measurements are inaccurate causing a sign violation, the Tenant and/or contractor shall be responsible to rectify.

The Tenant shall be responsible to contract for said work and installation is contingent upon Tenant's authorization and approval. Should signage not be installed as approved, Tenant will be required to remove and replace at its own expense.

If you have any questions or need further clarification, please do not hesitate to contact me at 407.378.2489 or via email at ddeleon@cimgroup.com.

Sincerely,

**Denice DeLeon
Regional Property Manager
VEREIT MT Salisbury MD, LLC**



Attachment 6



Infrastructure and Development Staff Report

March 17, 2022

I. BACKGROUND INFORMATION:

Project Name: Coventry Plaza

Applicant/Owner: Stanley Markofsky for Coventry Plaza LLC

Infrastructure and Development Case No.: 202200186

Nature of Request: Revised Comprehensive Development Plan

Location of Property: 1495 Still Meadow Blvd.

Map: 0029; Parcel: 0534; Lot: Par. D

Existing Zoning: Planned Residential District #7 – The Villages at Aydelotte Farm

II. SUMMARY OF REQUEST:

The applicant has submitted a Revised Site Plan for the Coventry Plaza Shopping Center for the Planning Commission's review and approval. **(Attachment 1)** No other changes are proposed for the shopping center.

III. DISCUSSION:

The applicant is seeking approval for the installation of a 6 ft. tall privacy fence to enclose an outdoor play area for the "Heights to Heights Learning Center" daycare.

IV. APPROVAL HISTORY:

The Villages at Aydelotte Farm (PRD #7) has an extensive history, dating back to October 1993. The most recent approvals include a Preliminary Comprehensive Development Plan for The Villas at Aydelotte in January of 2019, Coventry Square Apartments Sign Plan in November of 2019, the Comprehensive Development Plan Approval of this shopping center in February of 2020, and Sign Plan Approval for the shopping center on March 18, 2021.

V. REVISED SITE PLAN:

The City's Department of Infrastructure and Development issued a fence permit for the site in August of 2021. **(Attachment 2)** The permit application indicated that a 4 ft. tall fence was to be constructed in order to enclose the outdoor play area for the Heights to Heights Learning Center. The site plan indicated that a portion of the fence would be located within the 25 ft. front yard setback, at a distance of 13 ft. 6-inches from the curbline. **(Attachment**

3) Fences are permitted to be erected within the front yard setback, but are limited to a maximum height of 4 ft. Since the time that the permit was issued, it was decided to increase the fence height to 6 ft. tall in order to provide additional privacy and protection. **(Attachment 5 & 6)** This increase in height is supported by the property owner. **(Attachment 6)**

VI. PLANNING CONCERNS

None. Section 17.180.040 of the Zoning Code indicates that the Planning Commission, as part of a Comprehensive Development Plan Review, "... may consider deviations from strict compliance with the standards for the development proposed..." This give the Commission permission to waive the fence height standards if deemed appropriate.

The fence's increased height does not impair motorist's visibility when entering Still Meadow Boulevard from access points located both east and west of the site. However, as mentioned previously, the fence's increased height will provide additional privacy as well as added protection for children attending the daycare.

VII. RECOMMENDATION

Staff recommends approval of the Revised Site Plan with a 6 ft. tall fence enclosing the outdoor play area as submitted.



Attachment 1



City of Salisbury, Maryland
Department of Infrastructure & Development
125 N. Division St., Room 202
Salisbury, MD 21801
(410)548-3130 Fax (410)548-3107
www.salisbury.md

Member:
ICC
NFPA
MBOA

FENCE PERMIT

Application Number	202100742
Property Address	1493 STILL MEADOWS BOULEVARD
Land Key	05129828
Application Description	FENCE
Tenant Name	COVENTRY PLAZA
Property Use	BUSINESS
Property Zoning	PRD #7

Owner

COVENTRY PLAZA LLC
105 CAMDEN ST
63158

Contractor

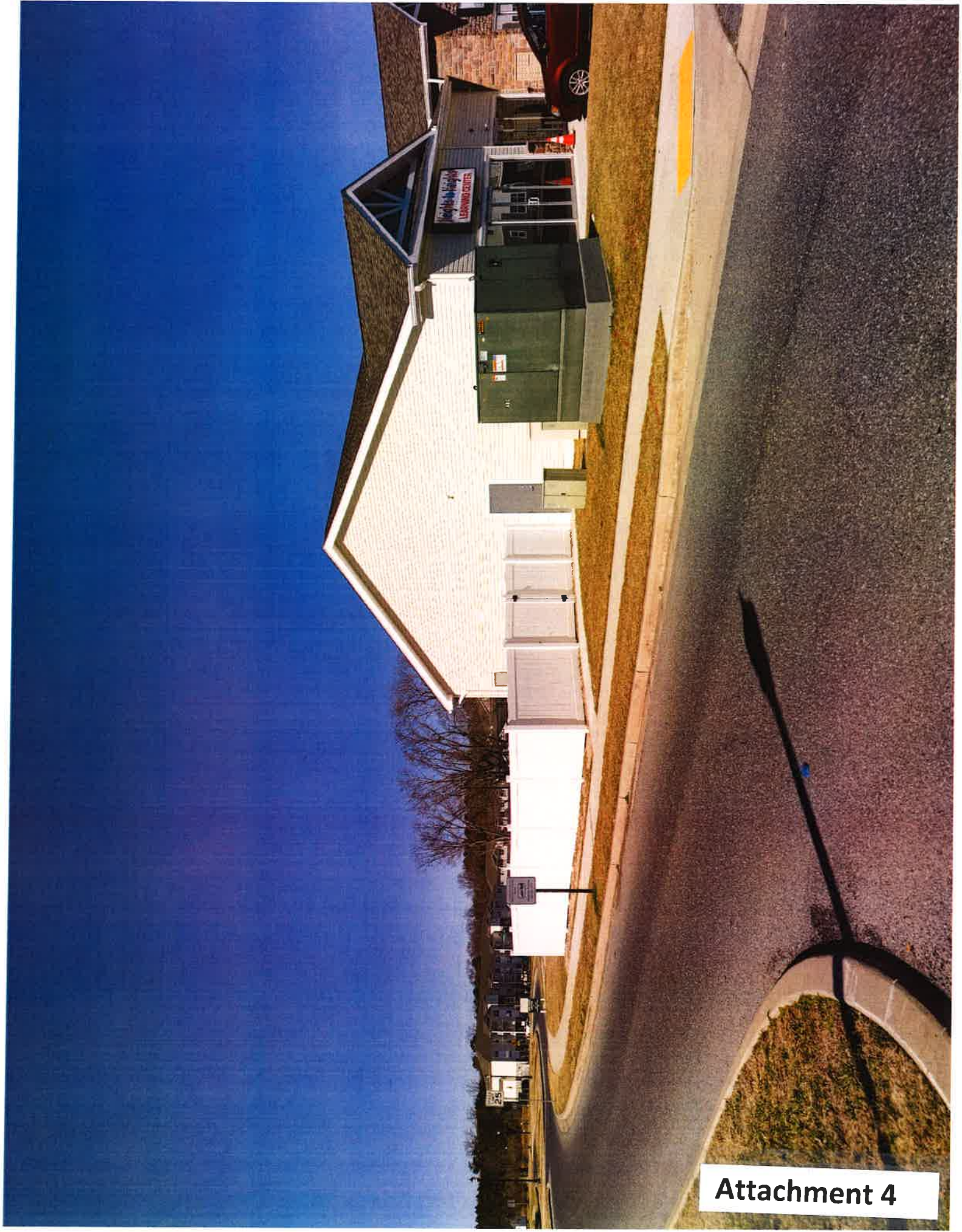
GLADDEN CONSTRUCTION
105 S. DIVISION ST
19283

Permit Type	FENCE
Permit Fee	117.75
Plan Check Fee	0
Issue Date	08/06/2021
Valuation	6500
Expiration Date	02/02/2022

NOTE: Fences shall be constructed so that any supportive structures, such as bracing or posts are constructed on the fence facing the property that the fence is located on (the good side of the fence faces neighboring properties). Fence height shall not exceed four-feet in height within the front yard setbacks and not to exceed six-feet in height in the side and rear yard set backs.

1493 STILL MEADOW BLVD
SALISBURY, MD, 2104





Attachment 4



Attachment 5

Coventry Plaza LLC

1400 East Oakland Park Blvd., Suite 103
Fort Lauderdale, FL 33334
954-567-5161

2/15/2022

City of Salisbury
Dept. of Infrastructure & Development
Henry Eure- Project Manager
125 N. Division Street, Room 202
Salisbury, MD 21801

Reference: Coventry Plaza – Heights to Heights Daycare

Dear Henry,

As you know we are fortunate to build a daycare center in our new property Coventry Plaza. This is a needed business in our community for working families. In order to meet all of the state of Maryland criteria for the daycare center; we must have adequate outdoor play area for the children. We did not realize that there will be an issue with a 6-foot-high fence in our PUD. For the safety of the children in regards to climbing a short fence and possible child abduction. We are requesting permission for this 6-foot fence. All concerned with this new state of the art daycare center feel that a 6-foot fence would be a benefit for the reason stated above. Per our conversation, we would like to get our CO so that the business can fulfill their obligation to their clients.

We would appreciate the city understanding. As we continue to improve Aydelotte Farm PUD.

Thank you for consideration.

Sincerely,


Stanley Markofsky
Manager



Infrastructure and Development Staff Report

Meeting of March 17, 2022

I. BACKGROUND INFORMATION:

Project: Johnson's Retreat - Subdivision
Applicant: Parker & Associates, Inc.
528 Riverside Drive
Salisbury, MD 21801

Infrastructure and Development Project No.: 21-024
Nature of Request: Preliminary/Final Subdivision Approval
Location of Property: Johnson Road, Salisbury, MD
Zoning District: R-10 Residential
Tax Map and Parcel: Map 48, Grid 11, Parcel 288
Area: 24.34 Acres

II. EXPLANATION OF REQUEST:

The owner requests approval of the revised Johnson's Retreat Subdivision. This subdivision was previously approved by the Planning Commission in June 2007. The new proposed subdivision has revised the lot configuration to increase the lots from 71 to 72 and accommodate new stormwater management regulations. All lot dimensions meet zoning code requirements for R-10 Residential zoning and will have frontage on new proposed public streets with City services available. A Preliminary/Final Subdivision Plat with narrative has been submitted (**Attachments 1-6**). For reference, the previously approved subdivision plat is included (**Attachment 7**). Per City of Salisbury Subdivision Regulations, this subdivision plat requires Planning Commission approval.

III. PLANNING STAFF COMMENTS:

The applicant has requested a waiver to the turnaround required at the south end of Retreat Circle.

Staff notes the following with regard to this turnaround:

1. The note from the previously approved subdivision states: "Turnaround to revert to property owners of lot 21 & 22 (proposed lots 19 & 20) if and when the street is extended to adjoining property."
2. The utility easement across lot 19 and building setbacks for lot 19 are shown with the turnaround in place.



3. A process for reverting the portion of the turnaround area to lots 19 and 20 is not provided; consideration was not given to the preparation of a new plat and deed for the impacted lots, potential access improvements to lot 19, and the relocation of private utility easements.
4. Staff has requested the Dept. of Field Operations to review the proposed turnaround and maneuverability of vehicles. The Planning Commission has the ability to waive this requirement per 16.40.150. Staff recommendation will depend on comments from Field Operations.

IV. RECOMMENDATION:

The proposed subdivision conforms to development standards for R-10 Residential as stated in the City of Salisbury Municipal Code (Chapter 17.156.060.A.1) for lot size (min. 10,000 sq.ft.), lot width (70 ft.) and corner lot width (85 ft.) Planning Staff recommends granting Preliminary/Final Subdivision Plat Approval for Johnson's Retreat Subdivision, subject to all conditions of approval being met.

V. SUBDIVISION STATUS:

1. WAIVERS REQUESTED:

The applicant has requested a waiver to 16.40.020.B.4 of the code requiring dead end streets have a turnaround. The applicant has requested a waiver under 16.40.150 of the subdivision code.

Staff has requested comments from the City Department of Field Operations on the turnaround. At the time of this report those comments had not yet been provided.

2. FOREST CONVERSATION:

A Forest Conservation Plan was approved by Wicomico County Planning & Zoning in 2007 (FCA #2006-07).

3. CHESAPEAKE BAY CRITICAL AREA:

N/A

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



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

March 9, 2022

City of Salisbury, Department of Infrastructure & Development
Attn: Brian Wilkins
RE: Johnsons Retreat Final Resubdivision and Corrected Plat

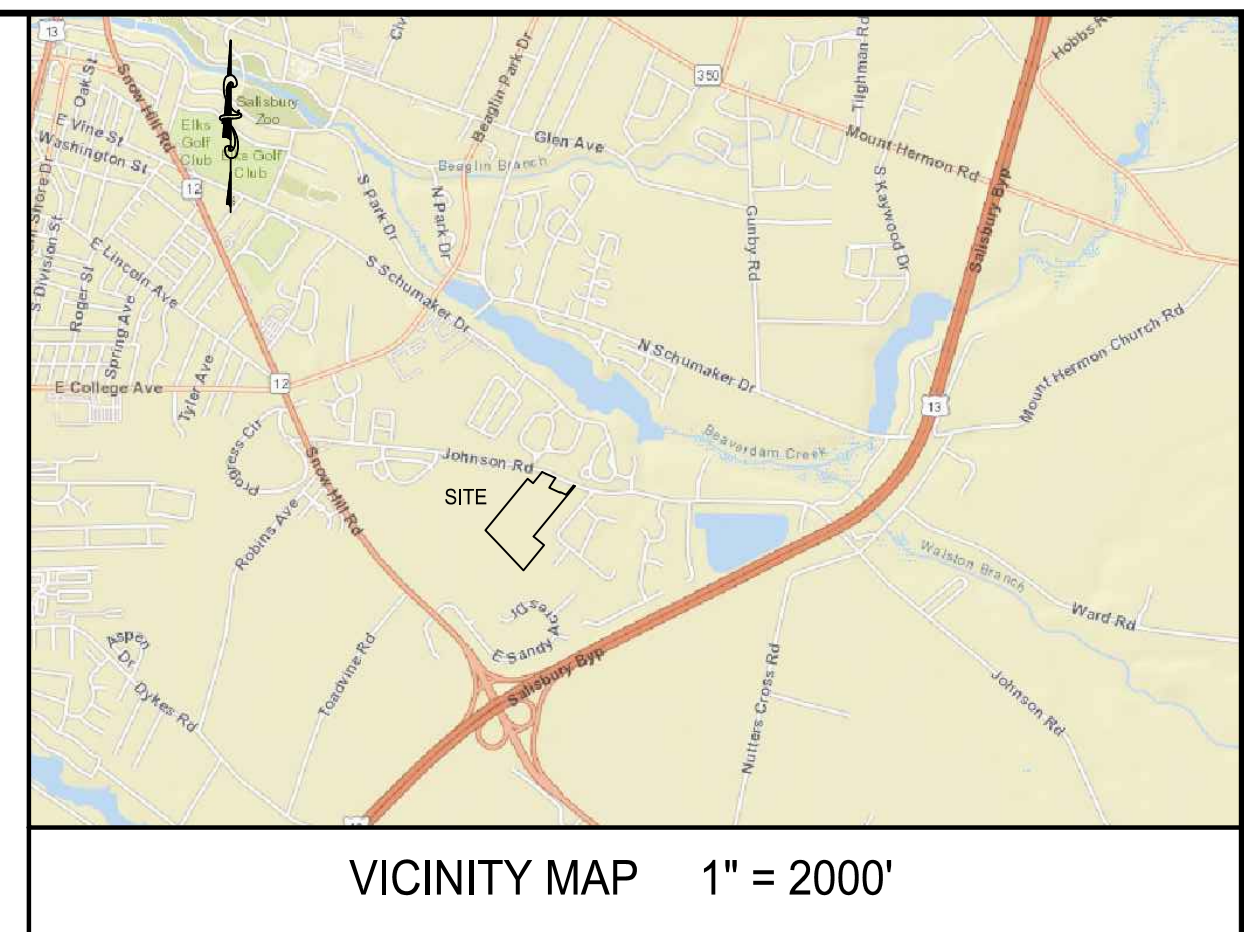
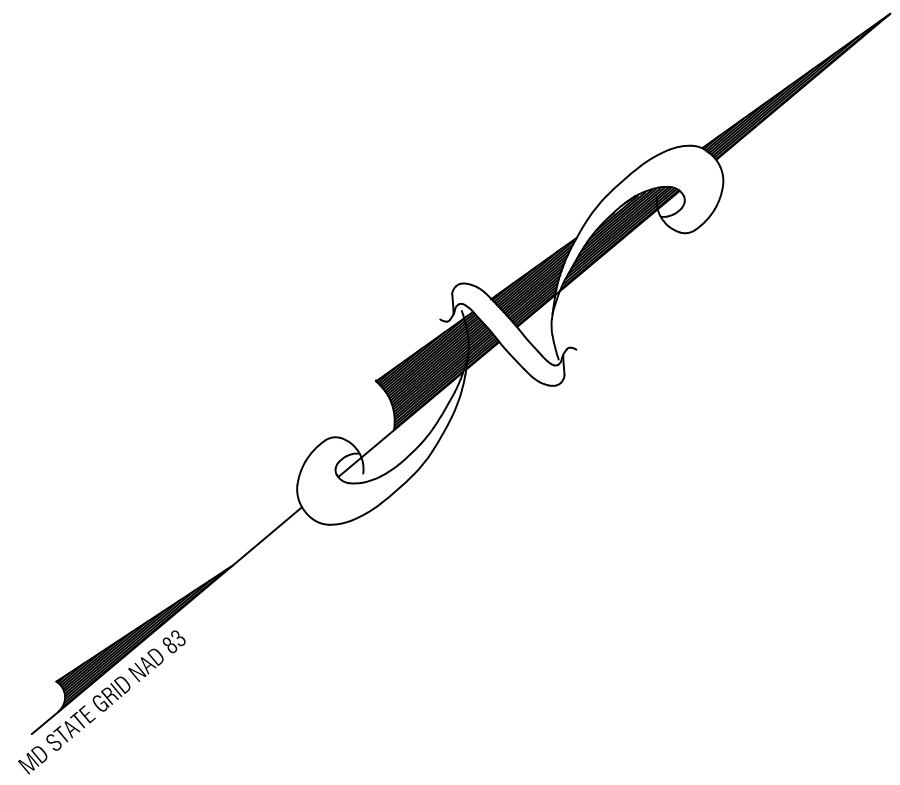
Dear Brian,

On behalf of Salisbury Aydelotte LLC, we are hereby respectfully requesting to be placed on March's Planning Commission agenda for the above referenced project. The objective of this request is to obtain final approval on the Resubdivision and Corrected plat, titled "Resubdivision and Corrected Plat of Johnsons Retreat" for final recording. The property is located on Tax Map 48, Parcel 288 and it consists of 72 lots, replacing the previously recorded final plat containing 71 lots and titled "Johnsons Retreat Final Subdivision Plat" in Plat Book Liber 15, Folio 367.

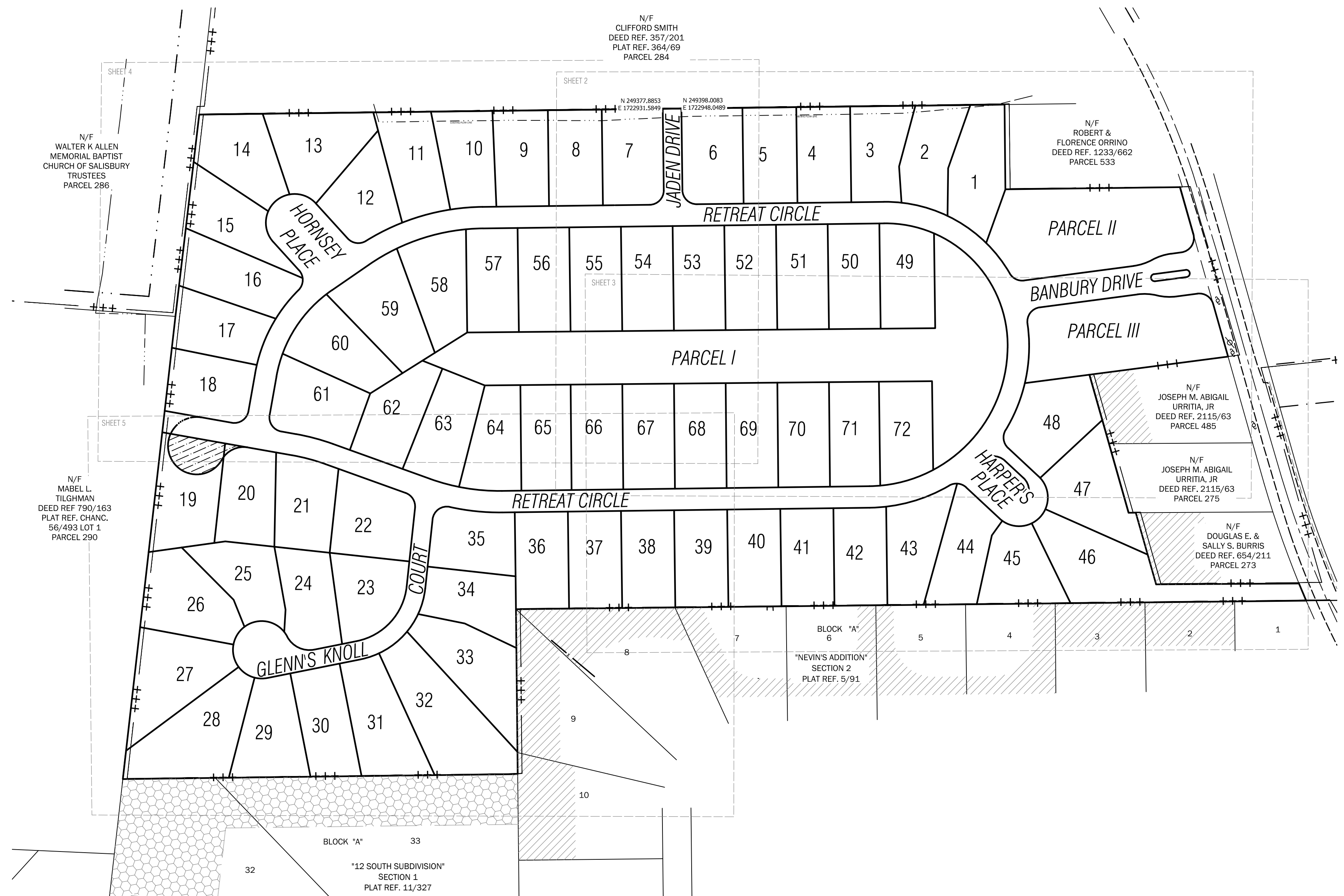
Additionally, I would also like to respectfully request a waiver from the code requirement to construct a cul-de-sac at the end of retreat circle, between lots 18 and 19. We feel as though a cul-de-sac in this location does not serve any real purpose and will lead to confusion and complications (with respect to setbacks, easements, utility construction, access/driveway) if and when that cul-de-sac is abandoned. We would like to simply construct the road to the property line to provide access to lot 19. We've left this on the plat currently, but can easily remove same should this waiver be granted.

Sincerely,

Elise Steele
PARKER & ASSOCIATES, INC.
528 RIVERSIDE DRIVE, SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
E-MAIL: elise@parkerandassociates.org



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

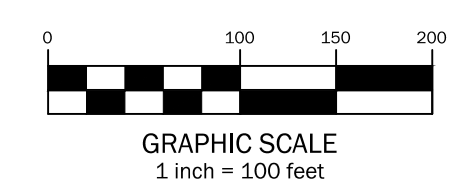


GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: SALISBURY AYDELOTTE LLC, 1400 E. OAKLAND PARK BLVD, STE 103, FORT LAUDERDALE FL 33334
- DEED REFERENCE: 4332/408
- PLAT REFERENCE: 15/367
- TOTAL NUMBER OF LOTS = 72
- TOTAL AREA OF LOTS = 797,513.03 SQ.FT./18.31+ ACRES
- TOTAL NUMBER OF PARCELS = 3 PARCEL I = 74,257.27 SQ.FT./1.70+ ACRES, PARCEL II = 30,820.99 SQ.FT./0.71+ ACRES, PARCEL III = 26,428 SQ.FT./0.61+ ACRES
- TOTAL AREA OF ROADS = 2.93+ ACRES
- TOTAL AREA OF PROPERTY = 1,059,960.68 SQ.FT./24.34+ ACRES.
- THE PRESENT ZONING OF THIS PROPERTY IS: R-10.
- THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A.
- PARCELS II AND III SHALL BE DENIED DIRECT VEHICULAR ACCESS TO JOHNSON ROAD.
- THE APPROVAL OF THE CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
- ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE CITY OF SALISBURY CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
- THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24045C0252E (PANEL 252 OF 375), AND #24045C0254E (PANEL 254 OF 375) DATED 8/17/2015, AS BEING IN FLOOD ZONE X.
- MAINTENANCE OF AREA SHOWN AS JADEN DRIVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS A ROAD, CONSTRUCTED TO THE CITY OF SALISBURY CONSTRUCTION STANDARDS, IS APPROVED AND ACCEPTED INTO THE CITY MAINTENANCE SYSTEM.
- WITHIN THE AREA DESIGNATED AS "DRAINAGE AND MAINTENANCE EASEMENT", OBJECTS (SUCH AS STRUCTURES, FENCES, SIDEWALKS, PAVED DRIVEWAYS, AND/OR UTILITIES) WHICH MAY ACT AS AN OBSTRUCTION TO THE INTENDED USE AND/OR MAINTENANCE OF THIS EASEMENT SHALL NOT BE PERMITTED.
- THIS PROPERTY IS LOCATED WITHIN AN AREA WHICH ALLOWS AGRICULTURAL OPERATIONS. THIS "RIGHT TO FARM" IS PROTECTED UNDER CHAPTER 186 OF THE WICOMICO COUNTY CODE.
- 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 INFRASTRUCTURE AND DEVELOPMENT AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNERS ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
- 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. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY.
- THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF THE WAY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- OWNER/DEVELOPER, AND SUBSEQUENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT MODIFY THE INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN, AS APPROVED BY THE SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT, WITH CONSTRUCTION, GRADING, OR LANDSCAPING.
- COORDINATES AS SHOWN HEREON ARE BASED ON NAD 83.
- CITY PROPERTY MAP NUMBER 193
- WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS SUBDIVISION; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- THIS RESUBDIVISION 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.
- THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, WATER, AND TRASH COLLECTION.
- NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT.
- PER CITY CODE SECTION 13.28.060 ITEM B.6: IF A STORMWATER MANAGEMENT PLAN INVOLVES DIRECTION OF SOME OR ALL RUNOFF OFF OF THE SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN FROM ADJACENT PROPERTY OWNERS ANY EASEMENTS OR OTHER NECESSARY PROPERTY INTERESTS CONCERNING FLOWAGE OF WATER. APPROVAL OF A STORMWATER MANAGEMENT PLAN DOES NOT CREATE OR AFFECT ANY RIGHT TO DIRECT RUNOFF ONTO ADJACENT PROPERTY WITHOUT

LEGEND

	- CONCRETE MONUMENT FOUND
	- CHISEL MARK PLACED
	- STONE FOUND
	- IRON PIPE W/CAP PLACED
	- BUILDING SETBACK LINE (BSL)
	- 10' CITY OF SALISBURY UTILITY EASEMENT
	- 10' VERIZON EASEMENT
	- CORPORATE LIMITS LINE
	- 20' PRIVATE DRAINAGE AND MAINTENANCE EASEMENT
	- EXISTING PROPERTY LINE TO BE ELIMINATED PER THIS PLAT
	- EXISTING PEDESTRIAN ACCESS TO BE ELIMINATED PER THIS PLAT
	- EXISTING 20' PRIVATE DRAINAGE AND MAINTENANCE EASEMENT TO BE ELIMINATED PER THIS PLAT
	- EXISTING 10' CITY OF SALISBURY UTILITY EASEMENT TO BE ELIMINATED PER THIS PLAT
	- EXISTING SEWAGE RESERVE AREA



WICOMICO COUNTY FOREST CONSERVATION ACT
 THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA# _____ ON FILE IN THE PLANNING OFFICE.
 PLANNING DIRECTOR _____ DATE _____

APPROVED: _____ City Project # 21-024
 CITY OF SALISBURY
 DEPARTMENT OF INFRASTRUCTURE
 AND DEVELOPMENT
 RICHARD D. BALDWIN
 ACTING DIRECTOR _____ DATE _____

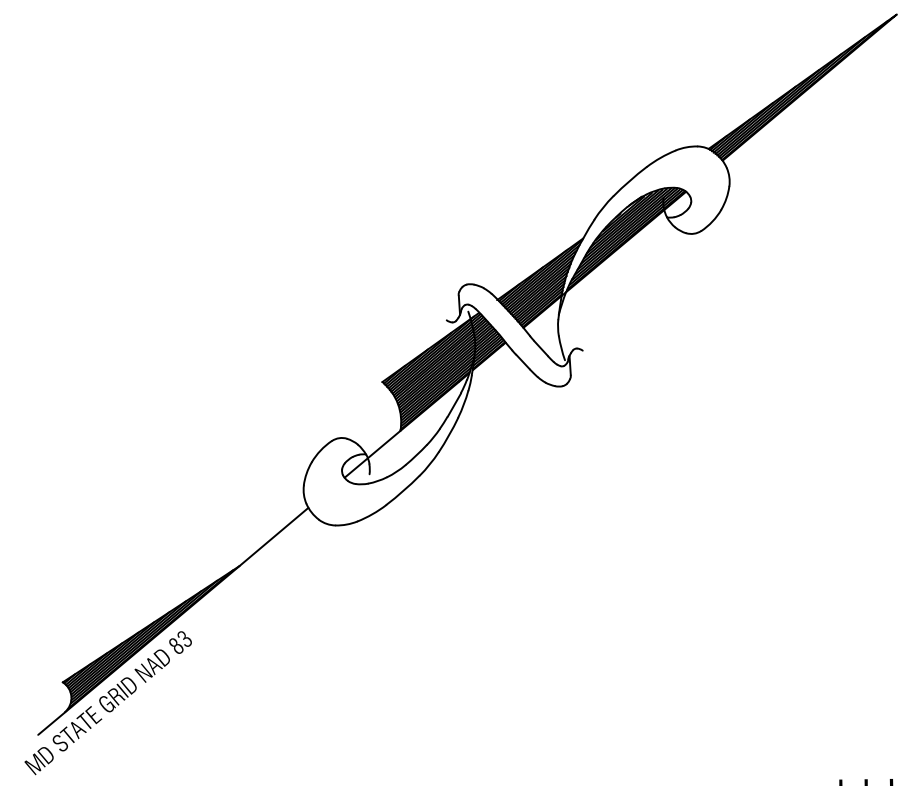
APPROVED: _____
 CITY OF SALISBURY, PLANNING COMMISSION
 PLANNING COMMISSION _____ DATE _____

WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
 SALISBURY AYDELOTTE LLC
 C/O _____ OWNER _____ DATE _____

THIS SUBDIVISION IS APPROVED IN CONFORMANCE WITH THE WICOMICO COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND WILL BE SERVED BY COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE PROVIDED BY THE CITY OF SALISBURY
 WICOMICO COUNTY HEALTH DEPARTMENT _____ DATE _____

"I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH"
 SURVEYOR: BROCK E. PARKER LIC# 21193 EXP 07/24/2022 DATE: _____
 OWNER/REPRESENTATIVE: SALISBURY AYDELOTTE LLC DATE: _____
 SALISBURY AYDELOTTE LLC
 C/O 1400 E. OAKLAND PARK BLVD, STE 103
 FORT LAUDERDALE FL 33334
 443-

SHEET 1 OF 5		RESUBDIVISION PLAT OF LOTS 1-71, JOHNSON'S RETREAT FOR SALISBURY AYDELOTTE, LLC			
DATE	BY				LOCATION
03/10/2022	EDR	SCALE	1" = 100'	TAX MAP	48
		DATE	02/01/2022	DRAWN BY	EDR
DWG	S1136_B RESUBDIVISION	JOB NO.	S1136_B	PARCEL	288
		CIVIL ENGINEERING INC.		SITE PLANNING	

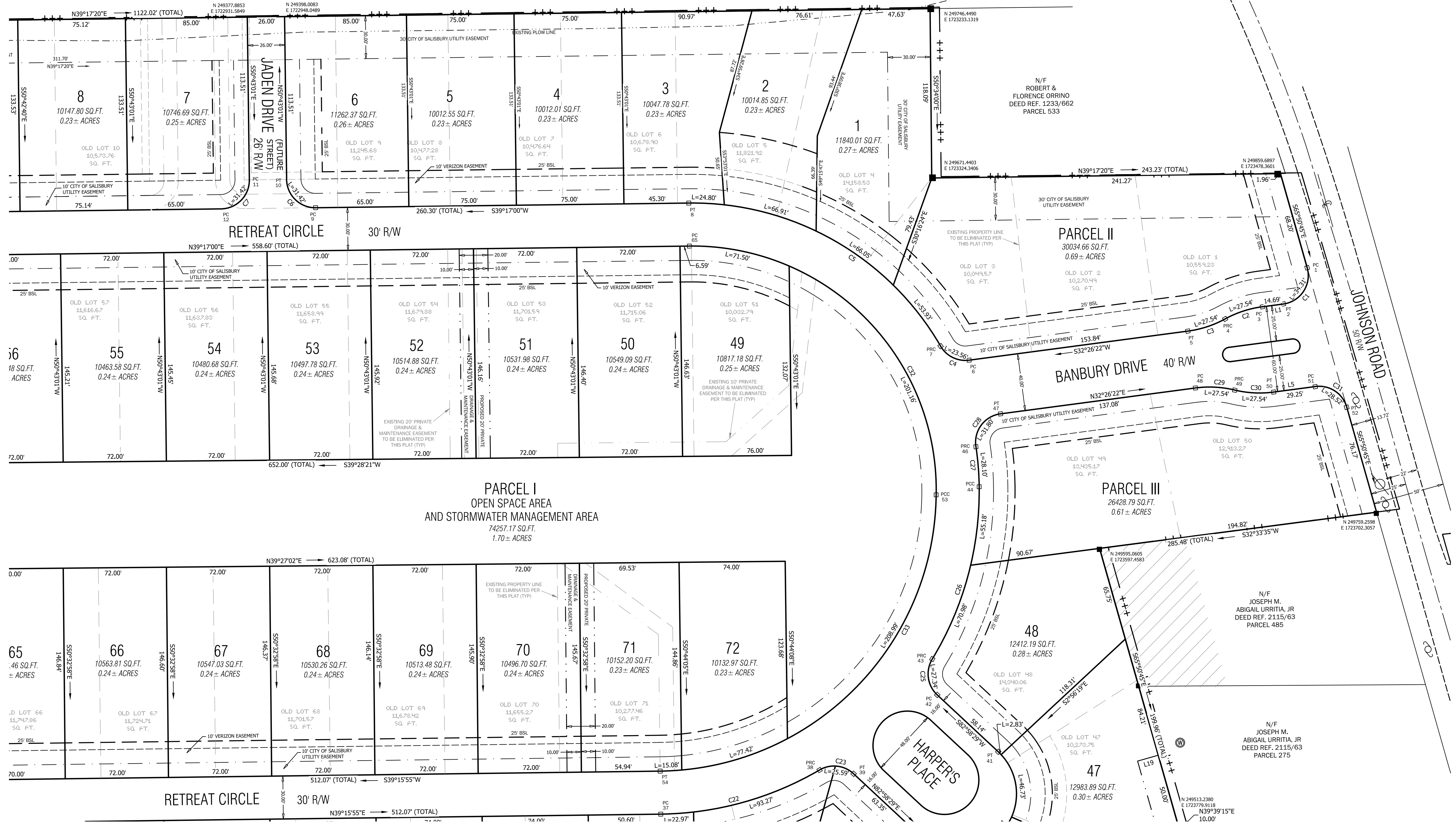


N/F
CLIFFORD SMITH
DEED REF. 357/201
PLAT REF. 354/69
PARCEL 284

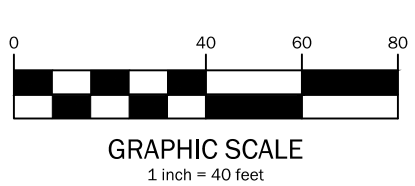
N/F
ROBERT &
FLORENCE ORRINO
DEED REF. 1233/662
PARCEL 533

N/F
JOSEPH M.
ABIGAIL URRITIA, JR
DEED REF. 2115/63
PARCEL 485

N/F
JOSEPH M.
ABIGAIL URRITIA, JR
DEED REF. 2115/63
PARCEL 275



Line #	Direction	Length
L1	N32°26'22"E	14.69
L2	S87°43'36"W	65.91
L3	N87°43'38"E	53.11
L4	S28°42'50"W	60.31
L5	N32°26'22"E	29.25
L6	S50°02'33"W	20.63
L7	S46°33'30"E	31.04
L8	S71°50'21"E	40.69
L9	S14°11'55"E	25.00
L10	S46°13'00"W	257.93
L11	S32°02'54"W	76.85
L12	N43°16'57"W	20.67
L13	S32°02'54"W	79.60
L14	S46°13'00"W	256.68
L15	N51°20'36"E	114.89
L16	N50°36'13"W	34.71
L17	S39°22'48"W	889.30
L18	S65°50'45"E	160.14
L19	S24°09'15"W	15.00
L20	N51°20'36"E	123.98
L21	S50°36'00"E	169.60
L22	S39°18'09"W	201.64



SHEET 2 OF 5

REVISIONS	
DATE	BY
03/10/2022	EDR

**RESUBDIVISION PLAT
OF LOTS 1-71,
JOHNSON'S RETREAT
FOR SALISBURY AYDELOTTE, LLC**

CITY OF SALISBURY
NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 02/01/2022 TAX MAP: 48

DWG: S1136_B RESUBDIVISION JOB NO.: S1136_B DRAWN BY: EDR PARCEL: 288

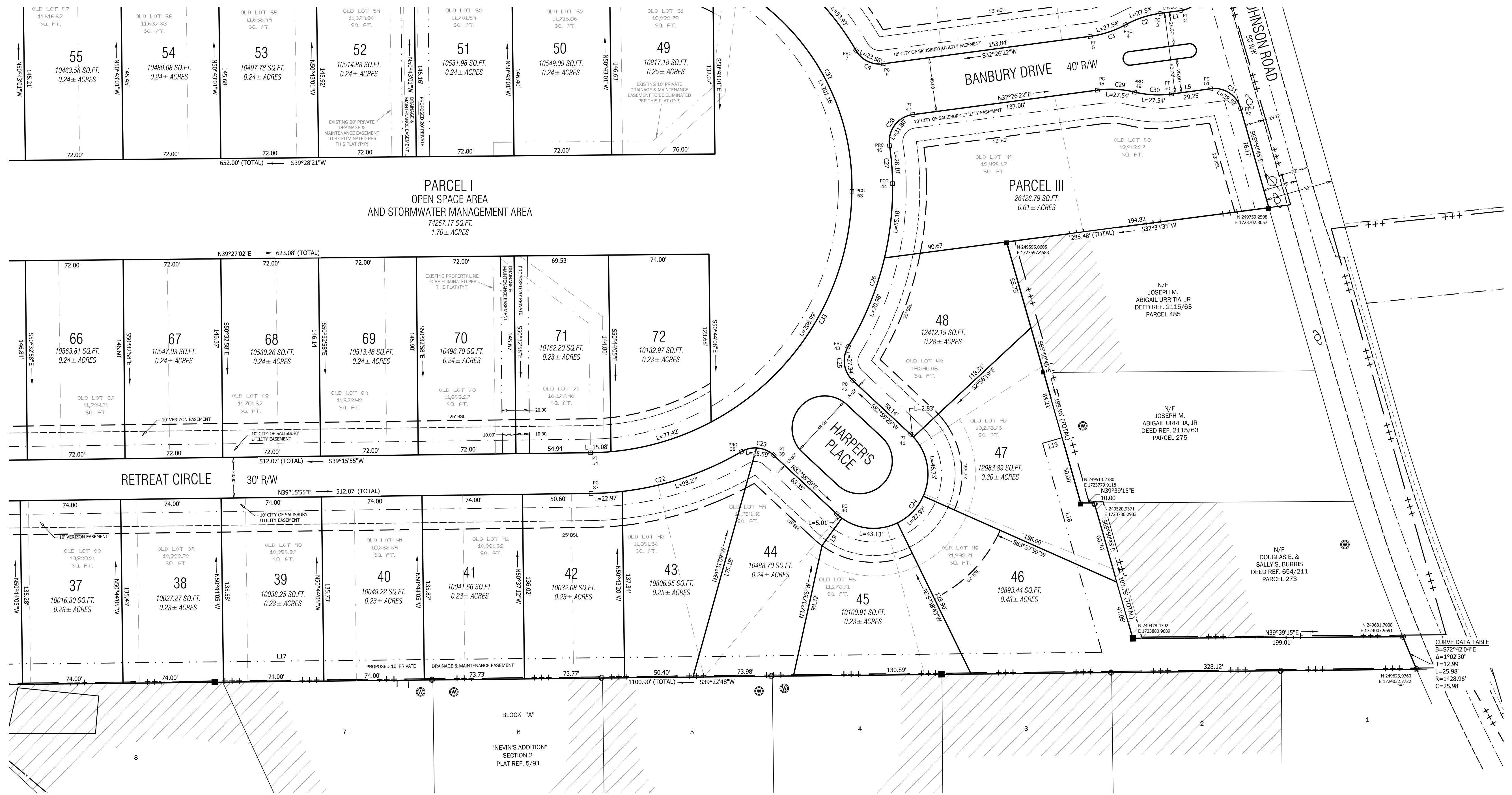
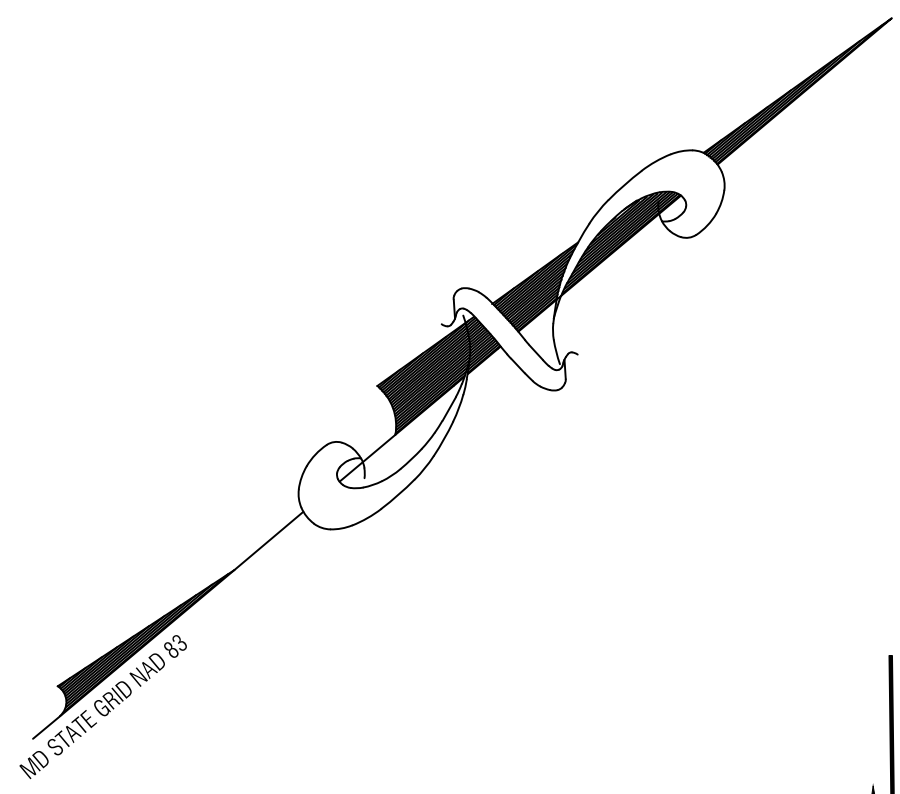
SURVEYING FORESTRY

PARKER

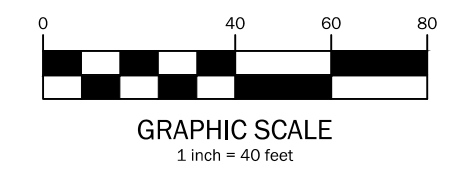
ESTABLISHED 1878 SALISBURY, MD 21781-1023

& ASSOCIATES

CIVIL ENGINEERING SITE PLANNING



Point Table			Point Table		
Point #	Northing	Easting	Point #	Northing	Easting
1	249831.7815	1723540.5919	34	248764.4332	1723163.8413
2	249802.8044	1723549.2872	35	248794.1933	1723166.0977
3	249790.4057	1723541.4069	36	248845.0425	1723218.6231
4	249765.0000	1723531.1836	37	249241.4988	1723542.7169
5	249739.5942	1723520.9603	38	249346.1274	1723590.3224
6	249609.7603	1723438.4400	39	249362.6193	1723607.5924
7	249600.7877	1723418.1141	40	249370.3675	1723670.4675
8	249530.4103	1723228.8407	41	249449.7669	1723660.6831
9	249328.9566	1723064.0528	42	249442.6558	1723602.9779
10	249326.1391	1723035.5092	43	249456.0925	1723581.5878
11	249306.0143	1723019.4473	44	249558.3604	1723510.5518
12	249277.8707	1723022.2648	46	249574.6349	1723487.6769
13	249097.7170	1722874.9001	47	249602.4467	1723481.1973
14	248942.6934	1722806.8666	48	249718.1334	1723554.7258
15	248925.5294	1722787.8597	49	249738.1757	1723573.3888
16	248922.9150	1722722.0016	50	249758.2180	1723592.0518
17	248842.9779	1722725.1749	51	249782.9064	1723607.7434
18	248845.0846	1722778.2431	52	249790.4272	1723632.8064
19	248826.7697	1722798.9666	53	249531.7566	1723495.6020
20	248706.6384	1722848.4142	54	249260.4616	1723519.4645
21	248665.0160	1722883.2869	55	248864.0052	1723195.3707
22	248636.8412	1722880.8008	56	248798.1432	1723118.2091
23	248672.0298	1722969.5133	57	248725.7329	1722993.9487
24	248699.8128	1723009.0532	58	248695.0254	1722950.2467
25	248759.4332	1723111.3655	59	248681.7738	1722934.4302
26	248756.0264	1723135.8411	60	248684.2598	1722906.2554
27	248676.7969	1723212.1410	61	248725.8804	1722871.3843
28	248574.7111	1723225.8099	62	248862.1511	1722829.0165
29	248521.8196	1723196.8359	63	248925.1728	1722834.9912
30	248504.4585	1723158.5920	64	249079.0681	1722898.4036
31	248446.1822	1723185.0471	65	249511.4403	1723252.0872
32	248562.2379	1723248.6227	66	248592.8860	1722911.3834
33	248694.8322	1723230.8688	67	248631.9637	1722921.6922



SHEET 3 OF 5

REVISIONS		DATE	BY
NO.	DESCRIPTION		
03/10/2022	EDR		

RESUBDIVISION PLAT OF LOTS 1-71, JOHNSON'S RETREAT FOR SALISBURY AYDELLOTTE, LLC

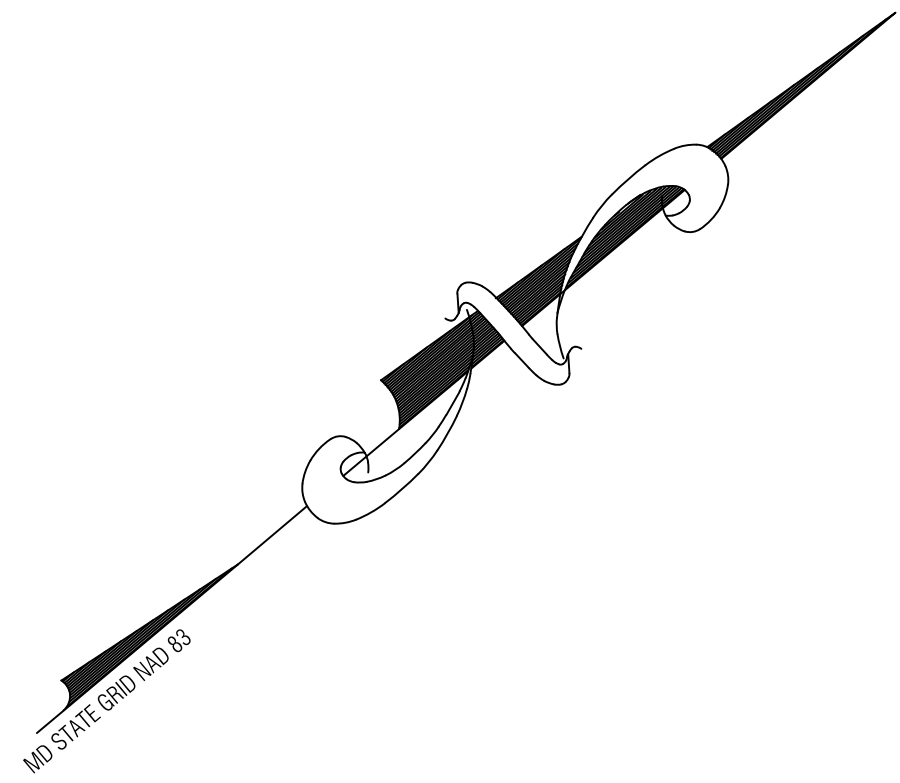
CITY OF SALISBURY
NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 02/01/2022 TAX MAP: 48

DRAWN BY: EDR PARCEL: 288

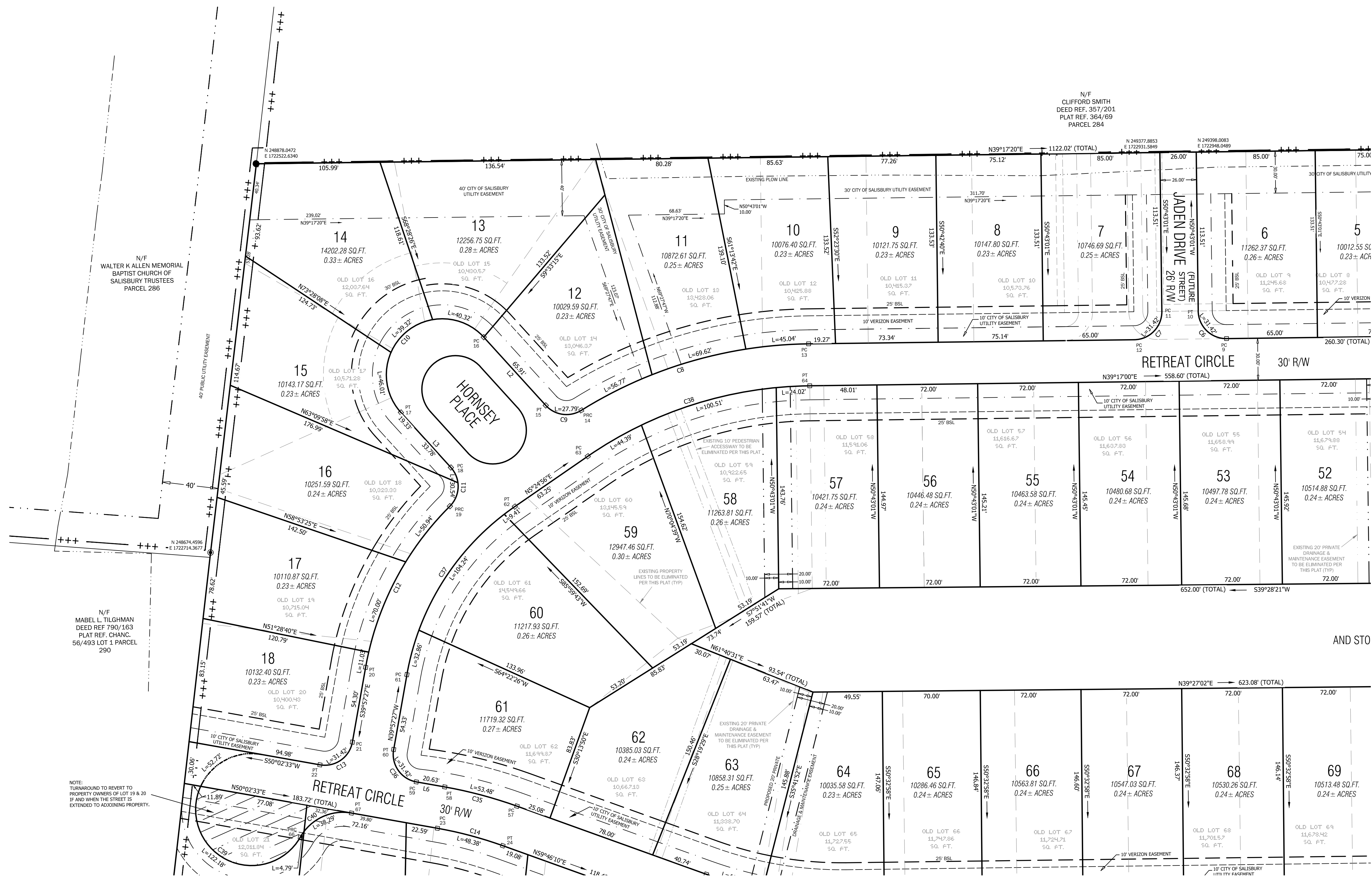
SURVEYING	FORESTRY
CIVIL ENGINEERING	SITE PLANNING

Mar 10, 2022 4:30pm

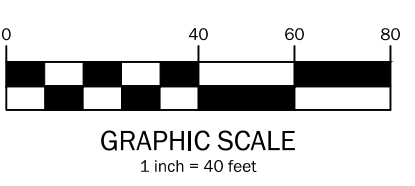


Curve Table

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C1	34.31	20.00	30.25	23.12	98°17'10"
C2	27.54	75.00	27.39	13.93	21°02'20"
C3	27.54	75.00	27.39	13.93	21°02'20"
C4	23.56	20.00	22.22	13.36	67°29'00"
C5	211.68	200.00	201.93	116.97	60°38'30"
C6	31.42	20.00	28.28	20.00	90°00'00"
C7	31.42	20.00	28.28	20.00	90°00'00"
C8	171.40	315.00	169.30	87.88	31°10'40"
C9	27.79	20.00	25.61	16.67	79°37'10"
C10	125.66	40.00	80.00	INFINITY	180°00'00"
C11	30.54	20.00	27.66	19.14	87°29'10"
C12	131.97	215.00	129.91	68.14	35°10'10"
C13	31.42	20.00	28.28	20.00	90°00'00"
C14	48.38	285.00	48.32	24.25	9°43'40"
C15	26.64	20.00	24.71	15.71	76°18'40"
C16	110.22	87.00	103.00	63.90	72°35'20"
C17	45.05	35.00	42.00	26.25	73°44'20"
C18	177.14	40.00	64.00	53.33	253°44'20"
C19	143.25	113.00	133.85	83.06	72°38'10"
C20	33.69	20.00	29.85	22.41	96°30'50"
C21	73.27	315.00	73.11	36.80	13°19'40"
C22	116.24	225.00	114.95	59.45	29°36'00"
C23	25.59	20.00	23.88	14.88	73°18'30"
C24	125.66	40.00	80.00	INFINITY	180°00'00"
C25	27.34	20.00	25.26	16.29	78°19'20"
C26	126.17	225.00	124.53	64.79	32°07'50"
C27	28.10	200.00	28.08	14.08	8°03'00"
C28	31.80	20.00	28.56	20.39	91°06'30"
C29	27.54	75.00	27.39	13.93	21°02'20"
C30	27.54	75.00	27.39	13.93	21°02'20"
C31	28.52	20.00	26.17	17.30	81°42'50"
C32	272.66	170.00	244.36	175.72	91°53'50"
C33	301.49	195.00	272.34	190.24	88°35'00"
C34	101.99	285.00	101.45	51.55	20°30'10"
C35	53.48	315.00	53.41	26.80	9°43'40"
C36	31.42	20.00	28.28	20.00	90°00'00"
C37	146.50	185.00	142.71	77.34	45°22'20"
C38	168.91	285.00	166.45	87.02	33°57'20"
C39	174.90	40.00	65.32	56.57	250°31'40"
C40	43.08	35.00	40.41	24.75	70°31'40"



NOTE:
TURNAROUND TO REVERT TO
PROPERTY OWNERS OF LOT 18 & 20
IF AND WHEN THE STREET IS
EXTENDED TO ADJOINING PROPERTY.



SHEET 4 OF 5

REVISIONS	
DATE	BY
03/10/2022	EDR

**RESUBDIVISION PLAT
OF LOTS 1-71,
JOHNSON'S RETREAT
FOR SALISBURY AYDELOTTE, LLC**

CITY OF SALISBURY
NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 02/01/2022 TAX MAP: 48

DWG: S1136_B RESUBDIVISION JOB NO.: S1136_B DRAWN BY: EDR PARCEL: 288

SURVEYING FORESTRY

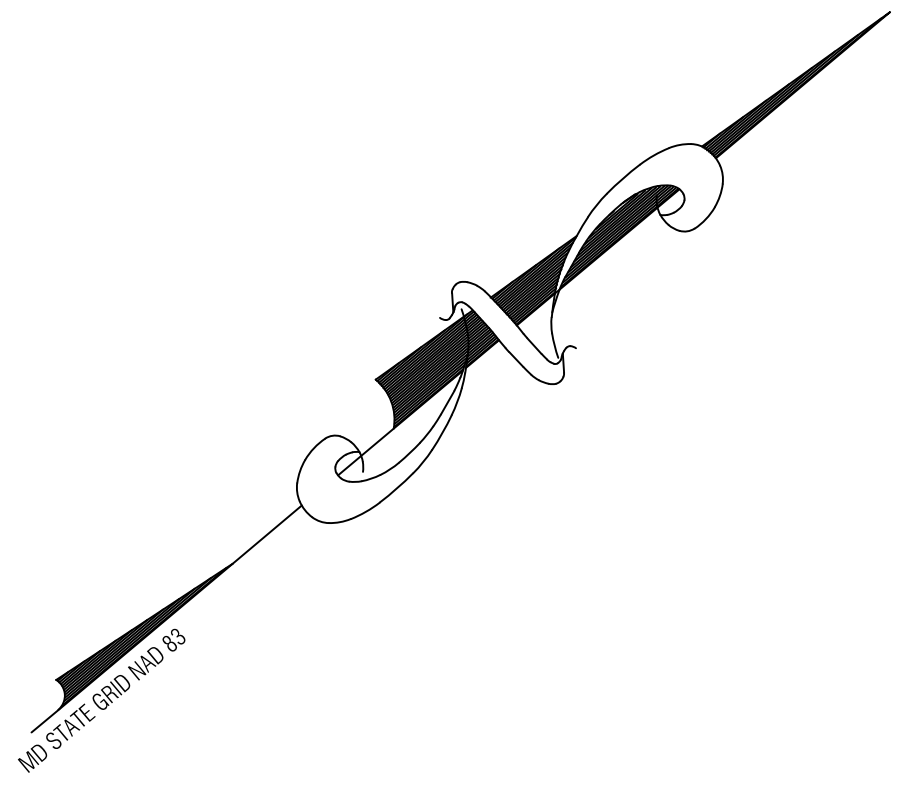
PARKER

ESTABLISHED 1888 SALISBURY, MARYLAND 21781-4103

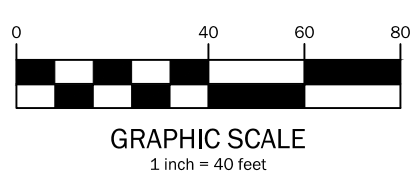
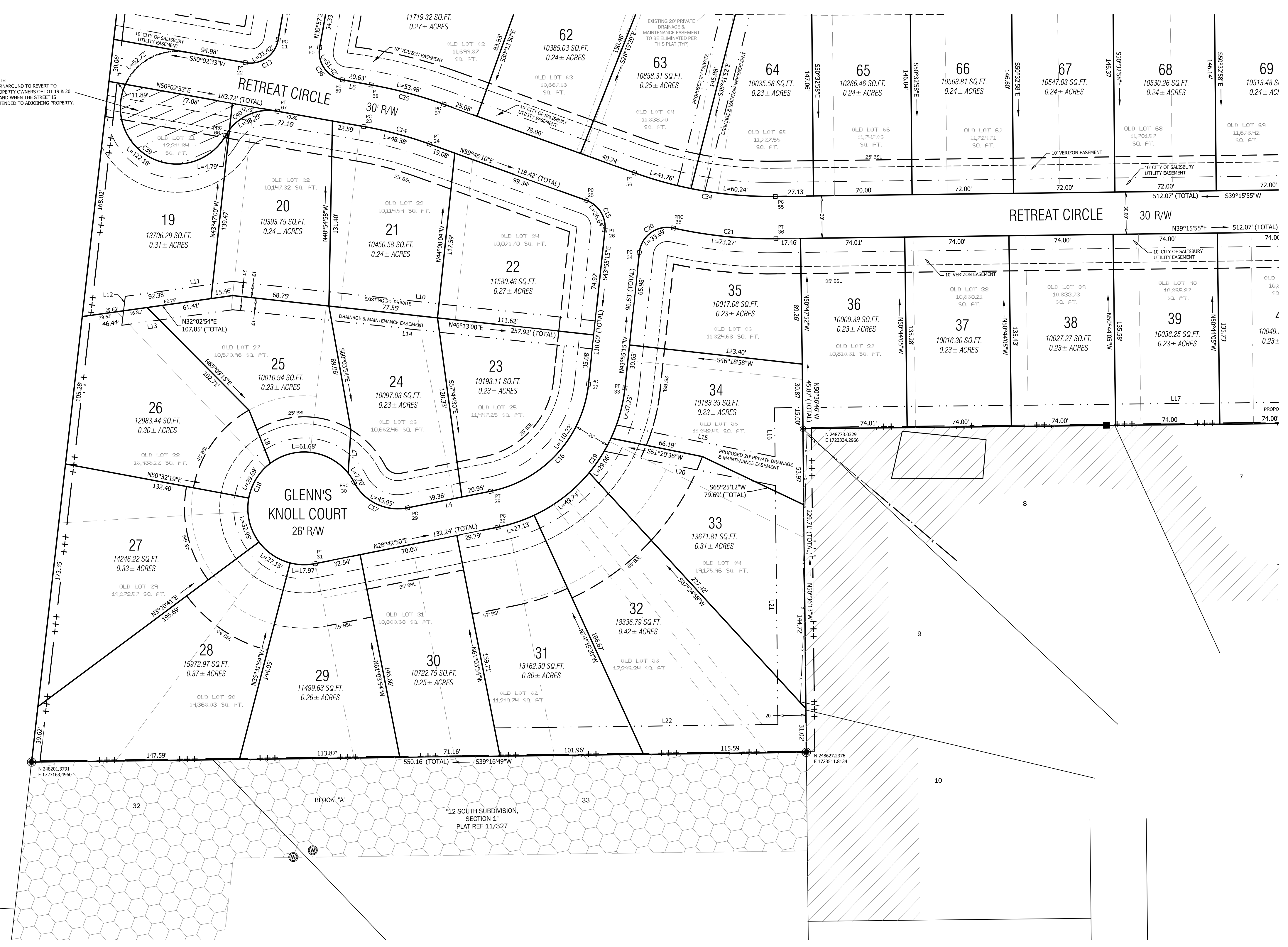
& ASSOCIATES

CIVIL ENGINEERING SITE PLANNING

Mar 10, 2022 1:30pm



NOTE:
TURNAROUND TO REVERT TO
PROPERTY OWNERS OF LOT 19 & 20
IF AND WHEN THE STREET IS
EXTENDED TO ADJOINING PROPERTY.



SHEET 5 OF 5

REVISIONS	
DATE	BY
03/10/2022	EDR

**RESUBDIVISION PLAT
OF LOTS 1-71,
JOHNSON'S RETREAT
FOR SALISBURY AYDELLOTTE, LLC**

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

SCALE: 1" = 40' DATE: 02/01/2022 TAX MAP: 48

DWG: S1136_B_RESUBDIVISION JOB NO.: S1136_B DRAWN BY: EDR PARCEL: 288

SURVEYING FORESTRY

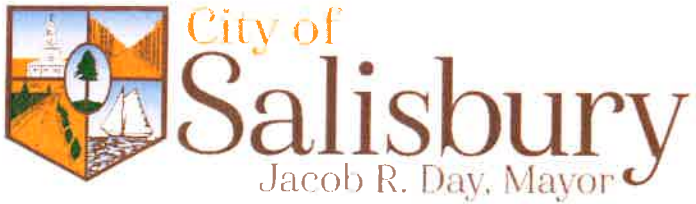
PARKER

ESTABLISHED 1888

SALISBURY, MARYLAND
410-748-1023

& ASSOCIATES

CIVIL ENGINEERING INC. SITE PLANNING



To: Salisbury – Wicomico County Planning and Zoning Commission
From: Brian Soper, City Planner BS
Date: March 17, 2022
Re: Zoning Code Text Amendment Discussion – Exemption

A text amendment to Section 17.04.04 of the Salisbury City Code, entitled “Method of Regulation,” to add language exempting Federal, State and Local Governments from Title 17 Zoning has been proposed. The draft ordinance is attached. The language will provide clarity to the current code and is similar to exemption language in Wicomico County’s code.

In accordance with Section 17.228.020.A the Planning Commission shall hold a public hearing and submit a report and recommendation to the City Council within six months of receipt of the text amendment application.

Proposed next steps:

1. Public Hearing at the next Planning Commission meeting; April 21, 2022.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING SECTION 17.04.040 OF THE SALISBURY CITY CODE, ENTITLED “METHOD OF REGULATION”, TO ADD CONFIRMATORY LANGUAGE EXEMPTING FEDERAL, STATE AND LOCAL GOVERNMENTS FROM TITLE 17 OF THE SALISBURY CITY CODE.

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

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

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

WHEREAS, it is widely accepted in Maryland that a local government, when it owns, leases, or otherwise controls property in that locality and puts the property to public use, is not subject to its own zoning laws, absent an explicit legislative provision manifesting an intent that the local government be subject to those laws;

WHEREAS, the Mayor and Council find that the health, safety and general welfare of the citizens of the City will be furthered by amending Section 17.04.040 of the Salisbury City Code to add confirmatory language that Federal, State and Local governments are exempt from Title 17;

WHEREAS, pursuant to § 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning and Zoning Commission (the “**Planning Commission**”) prior to the passage of an ordinance amending Chapter 17.04;

WHEREAS, a public hearing on the proposed amendment was held by the Planning Commission in accordance with the provisions of § 17.228.020 of the Salisbury City Code **on** _____;

WHEREAS, at the conclusion of its _____ meeting, the Planning Commission recommended, by a vote of _____-0, that the amendment to Section 17.04.040 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

WHEREAS, the Mayor and Council have determined that the amendment to Section 17.04.040 of the Salisbury City Code set forth shall be adopted as set forth herein.

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

Section 1. By amending Section 17.04.040 of the Salisbury City Code, entitled “**Method of regulation**” as follows:

The method to be used for carrying out the legislative intent shall be by ordinance of the city council dividing the city into districts of such number, shape and area as may be deemed necessary to carry out the purpose of the grant of powers in ~~Article 66B~~ **the Land Use Article** of the Annotated Code of Maryland to promote health, safety, morals and the general welfare of the community. Within such districts the city may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations in one district may differ from those in other districts. The regulations herein are intended to carry out the mandate of the Acts and Articles expressed in the legislative authority above.

1 **This Title (Title 17) shall not apply to land, buildings or other structures owned by or leased solely to**
2 **the Federal Government, the State of Maryland, Wicomico County, or the City of Salisbury, provided that**
3 **such land, buildings or other structures are used for a public purpose.**

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

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

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

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

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

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

21 **ATTEST:**

22
23
24 _____
25 **Kimberly R. Nichols, City Clerk**

_____ **John R. Heath, City Council President**

26
27 Approved by me, this _____ day of _____, 2022.

28
29 _____
30 **Jacob R. Day, Mayor**

31