



# City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION

P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201

SALISBURY, MARYLAND 21803-4860

410-548-4860

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RANDY TAYLOR  
MAYOR

ANDY KITZROW  
CITY ADMINISTRATOR

JULIE M. GIORDANO  
COUNTY EXECUTIVE

BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

## SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

### AGENDA -REVISED

**REGULAR MEETING**

**September 19, 2024**

ROOM 301, THIRD FLOOR  
GOVERNMENT OFFICE BUILDING

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

**Minutes – Meeting of August 22, 2024**

**1:35 P.M. PUBLIC HEARING – ORDINANCE PERMIT –** Daycare Center -- The Night Watch LLC -- 224 Phillip Morris Drive -- Light Business and Institutional District -- M-0121, G-0024, P-2578, L-U2 (A. Rodriquez)

**ZONING RECOMMENDATION –** Annexation Request -- City of Salisbury -- SE of Pemberton Drive-- M-0037, G-0024, P-0367 (A. Rodriquez)

**ZONING RECOMMENDATION –** Annexation Request -- Pohanka Kia - Maple Way & Cross Way, Chestnut Way & Cross Way -- M-0027, G-0023, P-0017, Blocks C & D (A. Rodriquez)

**SIGN PLAN APPROVAL – UNIVERSITY PLAZA –** Fisher Architecture for Piraeus Realty Group – 1313-1315 S. Salisbury Blvd. – General Commercial District – M-0117, G-0009, P-3124 & 3277, L-11 & 12A - #202401068 (H. Eure)

**SIGN PLAN APPROVAL – COLLEGE TOWNE CENTER –** Phillips Signs for Piraeus Realty Group – 1303 S. Salisbury Blvd. – General Commercial District – M-0117, G-0003, P-3119, L-2 - #202401068 (H. Eure)

**DISCUSSION –** Here is Home Update (A. Rodriquez)

**DISCUSSION –** Community Impact Statement (N. Voitiuc)

**DISCUSSION –** Central Business District Density (N. Voitiuc)



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## MINUTES

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The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on August 22, 2024, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

### COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman  
Matt Drew  
Mandel Copeland  
Joe Holloway  
D'Shawn Doughty

### PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")  
Amanda Rodriguez, City of Salisbury, DID  
Betsy Jackson, City of Salisbury, DID  
Jessica Crenshaw, City of Salisbury, DID  
Lori A. Carter, MBA, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")  
Janae Merchant, Recording Secretary, PZCD  
  
Laura Ryan, City of Salisbury, Department of Law  
Andrew Illuminati, Wicomico County, Department of Law

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Chairman Dashiell called the meeting to order at 1:30 p.m.

Chairman Dashiell welcomed Ms. Sharon Dashiell, a member of the City Council, to the Planning and Zoning Commission meeting.

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**MINUTES:** The July 18, 2024, minutes were brought forward for approval. Chairman Dashiell requested a motion to approve the minutes. Mr. Joe Holloway entered a motion to approve, seconded by Mr. D'Shawn Doughty, and duly carried. The minutes from the July 18, 2024 meeting were **APPROVED**.

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**PUBLIC HEARING – TEXT AMENDMENT – An Act to amend Section 225 of the Wicomico County Code, titled “Zoning” Part 3, titled “Basic Definitions and Interpretations,” Article VI, titled “Terms Defined,” Section §225-25 titled “Definitions of Basic Terms”; and Part 6, titled “Accessory and Principal Uses,” Article XVIII, titled “Principal Uses,” Section 225-67, titled “Table of Permitted Uses-Designations” and Part 8, titled “Special Standards for Particular Uses,” Article XX, titled “Uses and Standards Enumerated,” Section §225-99 titled “Kennels, Commercial” to amend the Zoning requirements for the operation of a kennel. (A. Illuminati)**

Mr. Andrew Illuminati read the advertisement for the Public Hearing. Ms. Ryan administered the oath.

Mr. Illuminati stated there have been some recommendations for the definition of a kennel to include the number of dogs as ten (10) or more and to expand the purposes of boarding, breeding, training, selling, exhibition, or raising a dog. The table of permitted uses was modified to include “TT Town Transition District.” The current code was amended to remove the requirement for a soundproof building, but to expand through striking adjacent parcels and add to another parcel within 200 ft. of an existing residential dwelling not to have the runs or a structure that houses the dog.

Mr. Daniel Bebee lives in Laurel, Delaware, just over the state line from Wicomico County. He has been working with the court system and Wicomico County to get some relief from an individual who moved sixty (60) dogs onto a 5-acre piece of property in Wicomico County about two (2) years ago. He mentioned the owner has worked on security for the property fences, but nothing about the noise disturbance. He would like to reduce the number of dogs allowed to six (6) and the distance from an existing residential dwelling changed to 1000 ft.

Mr. Dan Custer lives across the state line from the existing kennel in Laurel, Delaware. He questioned how the county would enforce the requirement of ten (10) or more dogs. Mr. Illuminati specified that the Staff has discretion in determining if a property does not meet the guidelines introduced in the Text Amendment. The County has a great Staff that knows how to work with individuals, whether in this ordinance or other parts of the Code's interpretations.

Ms. Sharon Bebee lives in Laurel, Delaware, just over the state line next to the property with sixty (60) dogs. She inquired if the property with the sixty (60) dogs would be “grandfathered” since they have had a kennel for a while, but she is now not considered a kennel. Mr. Illuminati said the County Code provides for legal non-conforming uses. If there was an issue and the County tried to enforce it there would be a process to notify the owner about whether they are legally non-conforming or need to cease activities. Chairman Dashiell added that those questions must be considered regarding individual circumstances going forward.

Chairman Dashiell thanked the public for providing testimony. There were no additional comments or questions from the Commissioners.

The Public Hearing concluded at 1:56 p.m.

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – THREE BLIND MICE SELF STORAGE – Three Blind Mice, LLD, rep. by Solutions Integrated Planning, Engineering & Management, LLC – Merritt Mill Road – LBI - Light Business & Institutional – M-0110, G-0005, P-0025 Lot 2A - #25-015 (B. Jackson)**

Ms. Betsy Jackson and Mr. Steven Fuller, representing Solutions Integrated Planning, approached the table. Ms. Jackson presented the Staff Report.

The applicant submitted a revised plan for a 5,500 sq. ft. pole building containing more than one (1) unit and serving as a self-storage facility.

Staff presented the Comprehensive Development Plan Review, which included the Site Plan, Building Elevations/Floor Plans, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Forest Conservation Program, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Preliminary Comprehensive Development Plan for Three Blind Mice Self Storage subject to the three (3) conditions below and adding two (2) additional objectives.

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval. Detailed building elevations, landscaping and lighting plan compliant with the Zoning Code shall be incorporated in the Final Comprehensive Plan.
2. A location for private waste collection with appropriate screening per Section 17.220.020 of the Zoning Code should be identified.
3. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.
4. **The Final Comprehensive Development Plan shall work with the City Fire Marshall to ensure compliance with the Fire Prevention Code.**
5. **The Developer must comply with providing a Community Impact Statement and a Statement of Intent to Proceed and Financial Capability.**

Mr. Holloway questioned the request to waive the Community Impact Statement; did the Commission want to start making exceptions again? Chairman Dashiell mentioned that the Commission needed to insist on these requirements until a criterion was established regarding the Community Impact Statements and Statements of Intent to Proceed in Financial Capability. However, he doubted the pole building would be a significant concern. Staff is aware of the concern and plans to get the criteria to make decisions about each presentation that comes before the Commission.

Mr. Fuller added comments regarding the Fire Marshal report. The building is within 200 feet of the fire hydrant. He believes the hydrant will be sufficient.

Mr. Holloway inquired about additional parking beyond the two (2) spaces indicated on the drawings. Mr. Fuller responded, saying people could temporarily park on the grass while accessing their storage unit.

Mr. Doughty asked if the building design would be similar to what they saw at the July meeting. Mr. Fuller indicated it would be and the building would have windows high enough so people outside could not see in the building. The designer wants the building to blend in with the neighborhood and not stand out.

Mr. Matt Drew noticed a sewer connection in the drawings and asked if there would be an office in the building in the future. Mr. Fuller said the owner intends to install a bathroom and wash sink. This was not shown on the floor plan because the owner does not want to spend money on the design until he can receive preliminary approval.

As there were no additional comments, Chairman Dashiell requested a motion to approve the proposed Preliminary Comprehensive Development Plan for The Three Blind Mice Self Storage subject to the three (3) conditions mentioned in the Staff Report and adding condition number four (4) that the Final Comprehensive Development Plan shall work with the City Fire Marshal to ensure compliance with the City Fire Code and the fifth condition for the Community Impact Statement and a Statement of Intent to Proceed and Financial Capability. Mr. Holloway entered a motion to approve, and then it was seconded by Mr. Drew and duly carried.

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

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**REVISED PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN - EAST NAYLOR MILL LOT 4 - St. John Properties, rep. by Parker and Associates - East Naylor Mill Road - GC - General Commercial District - M-0119, G - 0011, P - 0240, Lot: 4 - #23-032 (J. Crenshaw)**

Ms. Jessica Crenshaw, Mr. Henry Eure, and Mr. Kevin Aydelotte, representing Parker & Associates, approached the table. Ms. Crenshaw presented the Staff Report.

The developer requested to develop two (2) flex/R&D buildings on 7.62 acres. The remaining 1.10 acres of Lot 4 will be reserved for future use. Staff has determined this is a "Business Center" in the General Commercial District.

Staff presented the Comprehensive Development Plan Review, which included the Site Plan, Building Elevations/Floor Plans, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Forest Conservation Program, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Preliminary Comprehensive Development Plan and Parking Waiver 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 Department of Infrastructure and Development.
2. Submit a resubdivision plat to separate Lot 4 into two properties and provide a cross access easement for future vehicular connection.
3. Provide a Traffic Impact Study.
4. Provide additional vegetative landscaping or structural screening to offset the increase in parking.
5. Dumpster locations will be provided prior to the approval of the Final Comprehensive Development Plan with screening compliant with 17.220.020.
6. Provide a Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability.
7. Submit a sign plan for Planning Commission approval as part of the Final Comprehensive Development Plan Approval.

8. This approval is subject to further review and approval by the Salisbury DID and Development, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Aydelotte mentioned that the Commissioners approved the previous Preliminary Comprehensive Development Plan, but the developer decided to implement some changes. He determined that the previous layout was not conducive to using the buildings. They changed the placement of the buildings to be perpendicular to East Naylor Mill Road. The buildings will have their backs facing each other for loading zones.

As there were no additional comments, Chairman Dashiell requested a motion to approve the Preliminary Comprehensive Development Plan and Parking Waiver subject to the eight (8) conditions mentioned in the Staff Report. Mr. Doughty entered a motion to approve, which was seconded by Mr. Holloway and duly carried.

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

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#### **SIGN PLAN APPROVAL – WOODBROOKE LOT 7 – Takeform for Tidal Health – 1664 Woodbrook Drive – Light Business and Institutional – M-0110, G-0021, P-2447, L-7 - #202400860 (H. Eure)**

Mr. Eure presented the Staff Report.

On behalf of the owner, Takeform submitted a Sign Plan for the building on Lot 7 of the Woodbrooke Medical Complex. The request included several signs for TidalHealth.

Staff recommended approval for the TidalHealth identification sign and directory signs as submitted. The directional sign should be redesigned and submitted for staff review and approval.

The Commissioners did not have any comments. Chairman Dashiell requested a motion to approve the TidalHealth identification sign and directory sign as submitted, but requires the directional sign to be redesigned and submitted for Staff review. Mr. Drew entered a motion to approve, which was seconded by Mr. Holloway and duly carried.

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

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#### **CITY OF SALISBURY ANNUAL REPORT for CY 2023 – Planning Commission Review for Submittal to the MD Department of Planning (A. Rodriquez)**

Ms. Amanda Rodriquez presented the City of Salisbury Annual Report for CY 2023. She explained that every year, the Maryland Department of Planning requests all local jurisdictions and counties to submit a report detailing the development that happened in the last year. The report comes to the Planning Commission for approval. When approved, the report is sent to the City Council and to the Maryland Department of Planning. The report consists of seven (7) sections; however, sections four (4) and six (6) do not apply to the City of Salisbury, and seven (7) is optional.

**Section I** – reflects the number of new residential building permits issued. There were 139 new construction residential building permits issued, all within the Priority Funding Area (“PFA”).

**Section II** addresses Amendments to municipal codes, boundaries, maps, and service areas. Two (2) resolutions for annexations expanded the corporate limits slightly. No amendments were

made to the comprehensive plan or zoning regulations. However, the revised Critical Area Maps began the adoption process.

**Section III** – concerns recent Development Capacity Analysis ("DCA"). This estimates the total amount of possible development in an area. This information is used for long-range planning. The 2024 Comprehensive Plan update will include an updated DCA.

**Section V** – highlights residential growth inside and outside the PFA and commercial growth metrics. There was one (1) major subdivision comprised of 85 single-family residential units located in the PFA. Six (6) commercial site plans were approved, covering approximately 105,000 sq. ft. of gross building area.

Mr. Doughty asked when the information for 2024 would be available. Ms. Rodriguez said they would be completed in June or July of 2025.

Mr. Holloway inquired about how many housing units are in the works. Ms. Rodriguez did not have the information at the meeting, but she would gladly provide it to him. Mr. Doughty requested numbers on what is in the pipeline and at what stage the projects are. The public has inquired about this, so he would like the information at the September meeting. Ms. Rodriguez agreed to work on this with Mr. Doughty.

Since no further action was needed from the Commissioners, Chairman Dashiell called the next case.

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## **DISCUSSION - CITY OF SALISBURY TEXT AMENDMENT– Amending Chapter 17.150- Planned Residential District No. 7 -- The Villages at Aydelotte Farm (A. Rodriguez)**

Ms. Rodriguez presented the Staff Report.

Parker and Associate, on behalf of the owner, submitted a request to amend Chapter 17.150 – Planned Residential District ("PRD") No. 7, The Villages at Aydelotte, to change the allowable residential uses and allow for increased density in the final phase of the PRD.

The applicant proposes to make two (2) changes to the section of the Code. When PRD No. 7 was created, the Aydelotte Farm property was divided into eleven (11) parcels, each with its development standards and allowable residential uses. The first proposed amendment is to Ch 17.150.050.A.7—Parcel H. As it reads today, the allowable residential use for Parcel H is townhouses.

**1<sup>st</sup> Change:** The applicant proposed deleting the word "Townhouses" from Parcel H and making the Code read "Residential." This would allow for the construction of The Hamlets and bring The Villas into compliance.

**2<sup>nd</sup> Change:** The applicant proposed to amend 17.155.A.7.b to increase the density for Parcel H from 5.5 units per acre to 6.0.

These changes will make The Hamlets rental properties because the triplexes will be on one (1) lot.

Ms. Rodriguez will move forward with preparing the Public Hearing materials.

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**STAFF ANNOUNCEMENTS**

Ms. Rodriguez mentioned that the Text Amendment for a density increase in the Central Business District (“CBD”) is in the pipeline. Mr. Nick Voitiuc is working on this, and it should return to the Planning Commission in the future. Next month, we will have two (2) Ordinance Permits, which are rare to see.

Chairman Dashiell thanked Ms. Crenshaw for her report and will look forward to seeing her again.

Ms. Lori Carter mentioned that Staff will review the comments regarding the dog regulation and return them to the Commission for further discussion. She announced she would retire on August 30<sup>th</sup> after 37 years with the Wicomico County Department of Planning. She said working with great individuals over the years was a joy and a great opportunity.

Chairman Dashiell said Ms. Carter’s service had been exemplary, and working with her was a pleasure for all of us. He presented her with a proclamation and trophy from the Commissioners.

Ms. Carter added that Mr. Keith Hall would assist the Commission until there was a replacement.

There was a brief discussion regarding the Community Impact Statement.

The meeting adjourned at 3:16 p.m.

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The next regular Commission meeting will be on September 19, 2024,

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

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Charles “Chip” Dashiell, Chairman

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Lori A. Carter, MBA, Secretary

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Janae Merchant, Recording Secretary





## **Infrastructure and Development Staff Report September 19, 2024**

### **I. BACKGROUND INFORMATION:**

Project Name: The Night Watch Childcare Center  
Applicant/Owner: Dr. Amy Stewart, on behalf of The Night Watch Childcare Center, LLC  
Nature of Request: Ordinance Permit  
Location of Property: 224 Phillip Morris Drive  
Existing Zoning: Light Business and Institutional Zoning District

### **II. SUMMARY OF REQUEST:**

#### **A. Introduction:**

The Night Watch Childcare Center LLC has submitted an application for an Ordinance Permit for the operation of a Day-care center as defined in Ch 17.220 to be located at 224 Phillip Morris Drive. The property is currently zoned Light Business and Institutional, and is improved with a 36,807 sf building divided into multiple units. This request is for the occupancy of Unit 2. A day-care center is an allowable use in the Light Business and Institutional Zoning district with the granting of an Ordinance Permit, per Ch 17.28.040.

Ch 17.12.060 states the Planning Commission has the authority to hear and review applications for Ordinance Permits and forward on a recommendation to City Council for final approval.

#### **B. Surrounding Area Development:**

The purpose of the Light Business and Institutional (LBI) district is to recognize that lands located along major limited access highways running through Salisbury are exposed to large volumes of traffic and high degrees of visibility and to provide for their development while protecting adjoining residential areas. These lands are generally located between the major highways and parallel streets which border adjoining residential areas.

Prior uses of this property include various office spaces, including educational, financial, and medical offices. Surrounding properties include a banking establishment to the east, residential uses to the north, and Emmanuel Wesleyan Church to the west. The proposed use is consistent with surrounding uses and meets the purpose and intent of the LBI district.

### **III. LIGHT BUSINESS AND INSTITUTIONAL DISTRICT DEVELOPMENT STANDARDS:**

Staff notes the following with regard to Zoning Code requirements:



# City of Salisbury

## A. Site Plan Review:

- 1. Minimum Lot Requirements:** The existing structure is expected to remain, with no changes to the size or dimensions of the existing building lot. The lot currently meets all minimum lot size requirements as set forth in Ch.17.28.060.
- 2. Building Setbacks/Spacing/Height:** Structures as shown meet the setback, spacing, and height requirements as stated in Chapter 17.28.060. The applicant is not seeking to alter the placement or footprint of this existing building.
- 3. Parking/Loading:** The plan shows a loading zone to be located at the rear of the building, and meets all requirements set forth in Ch 17.196.020. Existing parking spaces will be sufficient for this use.
- 4. Access:** The site currently has frontage along Dallas Drive. Access to Dallas Drive from Phillip Morris Drive serves all units within this building.
- 5. Sign Plan:** A formal sign plan has not been submitted at this time. Signs will be subject to review before approval.
- 6. Landscaping and Screening:** While there is existing landscaping on site, a formal landscaping plan has not been submitted at this time.

## IV. PLANNING COMMENTS

The applicant seeks to use this site in a manner that is consistent with the surrounding properties in intensity. The operation of a daycare center is an allowable use in the LBI district after the granting of an Ordinance Permit. Formal plans will be submitted for review and approval to the Department of Infrastructure and Development, City of Salisbury Fire Department, and other applicable agencies prior to the issuance of any building permits.

## V. RECOMMENDATION

Staff recommends a favorable recommendation be made to forward this Ordinance Permit application onto City Council.



Dr. Amy Stewart  
Owner/Director  
Night Watch Childcare Center, LLC  
547 Riverside Drive, Units E and F  
Salisbury, MD 21801  
info@thenightwatchchildcare.com  
443-783-8300

August 19, 2024

Zoning Commission  
City of Salisbury

Dear Members of the Zoning Commission,

I hope this letter finds you well. My name is Dr. Amy Stewart, and I am the owner and director of Night Watch Childcare Center, LLC. We are a licensed childcare facility that has been serving the Salisbury community for over six years, providing essential services for families who work non-traditional hours. Due to the increasing demand for our services, we seek to expand to a new location.

We have identified a potential property at 224 Phillip Morris Drive that would be ideal for our expansion. This property is currently located within the Light Business and Institutional (LBI) zoning district, where a daycare center is a permitted use by Ordinance Permit from the Salisbury City Council. Therefore, we are formally requesting an Ordinance Permit for the proposed daycare center at this location.

Night Watch Childcare Center operates from 2:30 PM to 8:30 AM, catering to families working second and third shifts. Our services are critical for many local industries, including healthcare, hospitality, and manufacturing, which require employees to work outside traditional business hours. In addition to childcare, we offer educational assessments, mental health support, and job training for parents, all of which are provided during our operating hours to accommodate our clients' schedules.

We believe that the proposed use will not only benefit our organization but also the community by providing much-needed services and support to working families. The new location will allow us to increase our capacity, reduce our extensive waitlist, and enhance the quality and range of services we offer.



To further support our application, we are including a site plan that outlines the tenant space we intend to occupy, as well as details regarding parking and the outdoor play area. Additionally, we believe the proposed daycare center will be compatible with the existing tenants at Philmore Commons, which include:

- Hanger Prosthetics (2244 SF)
- Love and Grace Fellowship (975 SF)
- Massage Therapist (1,598 SF)
- IV Therapy (1,001 SF)
- Adult Medical Day Care (5500 SF)
- Smiley Pediatrics (3712 SF)
- Catherine Beers, Social Work (742 SF)
- Second Chance Behavioral Health (various spaces)
- Lighthouse Worship (660 SF)
- CPR Training (800 SF)
- Ana General Contractors (1,443 SF)

We are confident that our services will complement the existing uses and provide a valuable addition to the community.

I am writing to formally request a place on the agenda for the upcoming Zoning Commission meeting to present our case for the Ordinance Permit. We are prepared to provide detailed information about our operations, the benefits to the community, and how we plan to ensure compliance with all relevant regulations.

Thank you for considering our request. We look forward to the opportunity to discuss this proposal in more detail with the Commission. Please feel free to contact me at 443-783-8300 or [info@thenightwatchchildcare.com](mailto:info@thenightwatchchildcare.com) if you require any additional information or have any questions.

Sincerely,

Dr. Amy Stewart  
Owner/Director  
Night Watch Childcare Center, LLC



## **Night Watch Childcare Center Business Plan**

### ***Executive Summary***

Night Watch Childcare Center addresses the critical need for second and third shift daycare in the Salisbury area, serving families with non-traditional work hours. Our center provides consistent, high-quality care that allows parents to focus on their work, knowing their children are in a safe and nurturing environment. With our expansion to a new location, we aim to meet the growing demand and enhance the services we offer.

### ***Business Overview***

Night Watch Childcare Center has been a vital resource in the community for over six years. We specialize in serving families who lack traditional support systems, many of whom benefit from the Maryland Child Care Scholarship Program. Our center is currently at capacity, with a significant waitlist, indicating a strong demand for our services.

### ***Key Success Factors***

Our success is driven by flexible scheduling that accommodates non-traditional work hours, strong relationships with parents, and comprehensive family support services. We are the only overnight childcare provider on Maryland's Eastern Shore and have recently secured a \$250,000 grant to become a therapeutic childcare center, offering specialized services to children with behavioral needs.

### ***Operational Plan***

The new location will operate from 2:30 PM to 8:30 AM, expanding our capacity while the current location continues to serve exclusively overnight. We will ensure a smooth transition and sustained growth through detailed financial planning, community engagement, and strategic marketing.

### ***Financial Plan***

- Rent: \$4,000/month
- Payroll: \$30,000/month
- Insurance: \$150/month
- Expected Revenue: \$40,000/month with 50 children enrolled



### ***Revenue Diversification***

To increase revenue, we will rent out space for birthday parties and other events, open play areas to the public, and utilize our commercial kitchen for meal programs and community events.

### ***Community Impact***

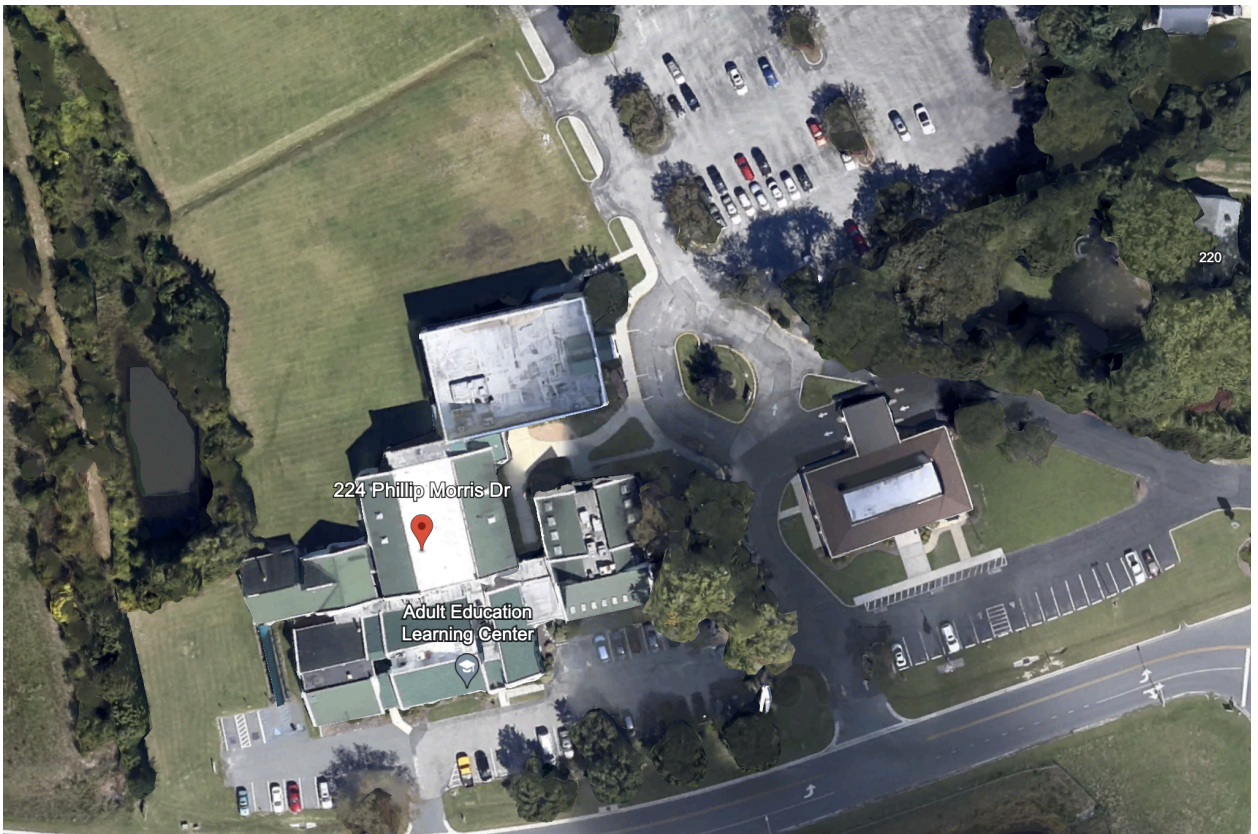
Serving children from six weeks to 12 years old, Night Watch Childcare Center provides critical services for working families. Our therapeutic services and additional educational and mental health support further enhance our value to the community.

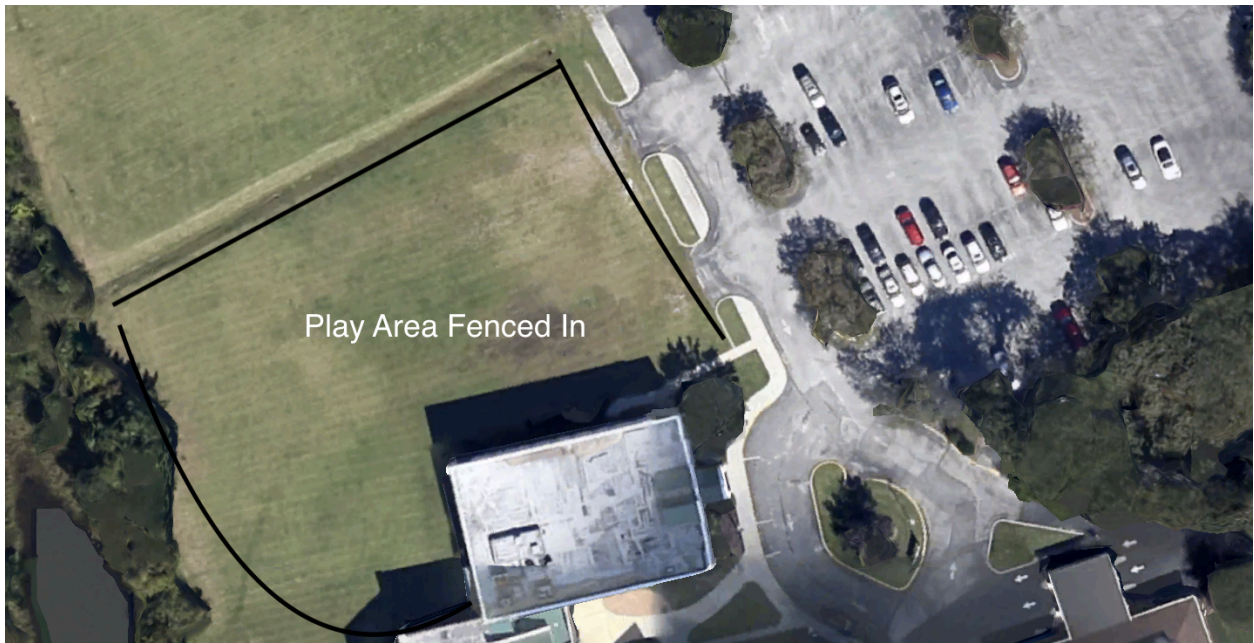
### ***Conclusion***

Night Watch Childcare Center is uniquely positioned to meet the growing needs of Salisbury's working families. With our expansion, we will continue to provide essential services, support child development, and strengthen our community.



## PARKING AND OUTDOOR PLAY AREA











## Infrastructure and Development Staff Report

September 19, 2024

### I. BACKGROUND INFORMATION:

Project Name: City of Salisbury WWTP Annexation  
Applicant/Owner: City of Salisbury  
Nature of Request: Zoning Recommendation for Annexation  
Location of Property: M-0037, G-0024, P-0367  
Requested Zoning District: General Commercial

### II. SUMMARY OF REQUEST:

#### A. Introduction:

The applicant has submitted a letter and petition for annexation of a City lot adjacent to the City Wastewater Treatment Plant (M-0037, G-0024, P-0367) and City Administration has referred the request to the Planning Commission for review and recommendation of an appropriate zoning designation. The property is located southeast of Pemberton Drive. **(Attachments #1 & #2)**

#### B. Area Description:

The requested annexation area totals 6.04 acres. The annexation area is currently mostly unimproved, with the exception of 2 storage sheds. **(Attachment #2)**

### III. ZONING ANALYSIS:

#### A. Existing Zoning:

The annexation property and adjoining parcel to the southwest, owned by the USDA Farm Service, are currently zoned R-15 Residential. The annexation area abuts City of Salisbury property on all three remaining sides. These City-owned parcels are all zoned Industrial, and are the location of the City of Salisbury Wastewater Treatment Plant.

#### B. City Plan.

The City Comprehensive Plan and Future Land Use map designates these properties as Commercial and future land use for the surrounding properties is consistent with the current County zoning districts.

#### C. Zoning for Annexed Areas.

##### 1. Introduction.

Current City policy requires that all areas to be annexed shall be submitted to the Salisbury-Wicomico Planning Commission for review and recommendation of an appropriate zoning district. The classification of future City areas is conducted consistent with local adopted plan recommendations and Maryland Annexation Law.



# City of Salisbury

## 2. **Adopted Plans.**

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

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

- a. The Salisbury Comprehensive Plan - The Salisbury City Council adopted the current Comprehensive Plan on July 12, 2010. That document includes land use policies for all lands within the Corporate Limits as well as a Municipal Growth Element addressing growth areas outside the Corporate Limits. This property is included within the Municipal Growth Area, and designates this area as Commercial.
- b. The Wicomico County Comprehensive Plan - The Wicomico County Council adopted the County Plan on March 21, 2017. This area is designated "Commercial" and is zoned C-2 General Commercial.

## 3. **Maryland Law.**

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

1. **The Five-Year Rule.** This rule is applied solely to zoning and the degree of use change from the current county zoning classification to the proposed municipal classification following the annexation. The five-year rule does not apply for a land use or density change unless the proposed zoning is "substantially different" OR denser by 50%. A municipality may obtain a waiver from the county to avoid the five-year wait until the new zoning classification applies, if necessary.
2. **Annexation Plans Required.** An annexation plan is required that replaces the "outline" for the extension of services and public facilities prior to the public hearing for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009 (unless extended for up to two six-month periods). The Plan must be provided to the County and the State (the Maryland Department of Planning) at least 30 days prior to the hearing.

## IV. **DEVELOPMENT SCENARIO:**

### A. **Proposed Use:**

The site currently serves as a storage and staging area for the City Wastewater Treatment Plant. The City intends to continue the same use of this property.



# City of Salisbury

**B. Access:**

The site is currently only accessible from Marine Road by way of City of Salisbury property.

**C. Configuration and Design:**

The annexation area is a long, narrow, rectangular parcel and adjoins the existing City boundaries at the Wastewater plant.

**D. Estimated Development Impacts:**

This site is already being used by the City for small storage sheds. Impacts on the surrounding neighborhood, as well as the City's infrastructure will be minimal.

## **V. ZONING RECOMMENDATION:**

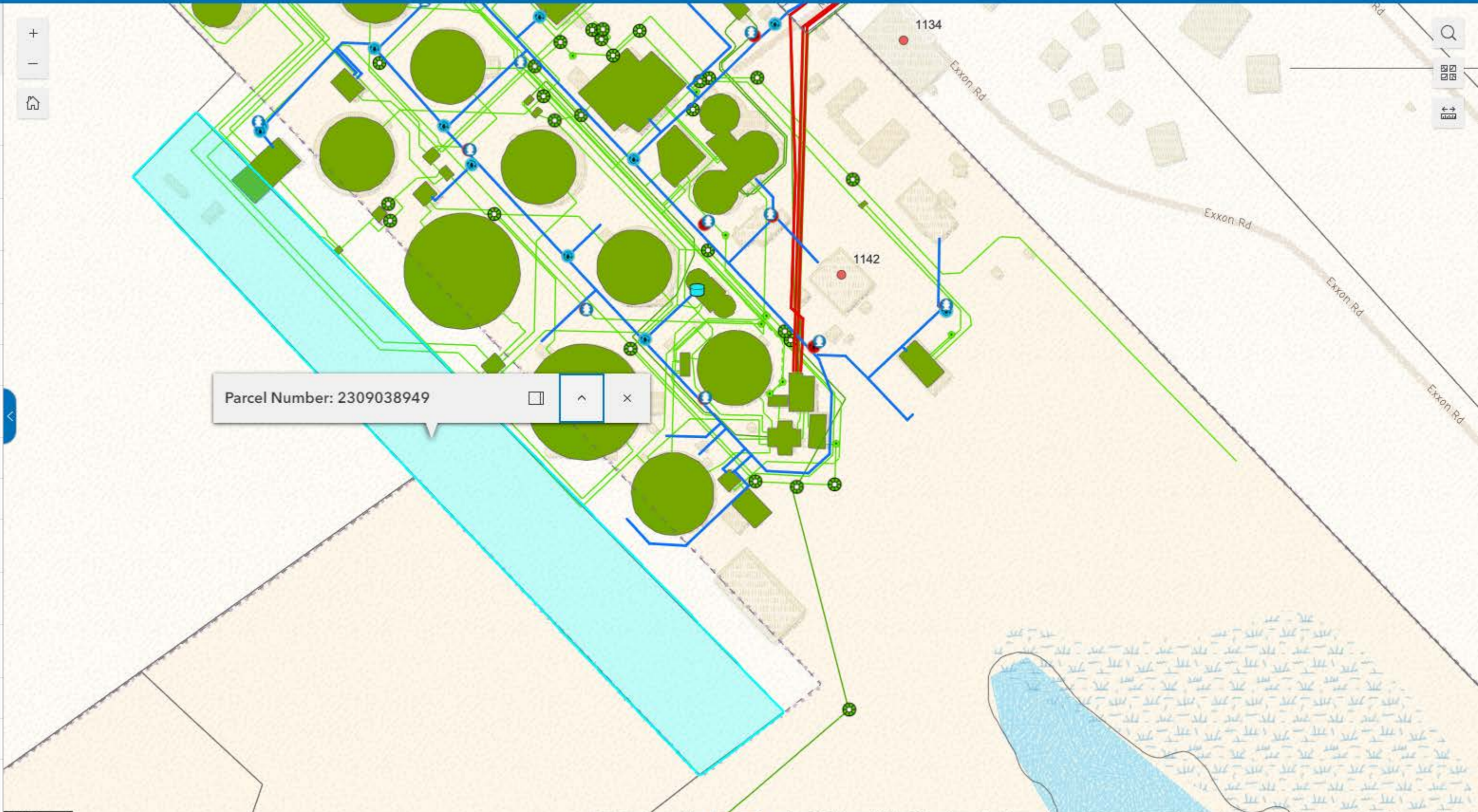
The specific purpose of the Planning Commission's review is to make a zoning recommendation for the annexation area that is currently zoned R-15 Residential in the County.

The adopted Salisbury Comprehensive Plan designates this area and nearby areas as "Industrial", and the proposed use and requested zoning classification meet this designation. The proposed use of the site for accessory uses to the Wastewater Treatment Plant is an appropriate use within the requested zoning classification, as this use is an inherently permitted use within the Industrial district. The proposed zoning classification after City annexation is substantially different from the existing zoning in the County, however, the parcel is unlikely to be developed as residential due to its extreme proximity to the Wastewater facility, and is currently owned by the City of Salisbury.

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



- City of Salisbury, MD: Maintenance and Inspection Agreements
- Wicomico County, MD: Address Points
- City of Salisbury, MD: Paleochannel
- City of Salisbury, MD: Wellhead Protection Areas
- MD iMap: Critical Areas
- MD iMAP: Floodplain
- City of Salisbury, MD: Historic Districts
- Wicomico County, MD: Parcels
- City of Salisbury, MD: Zoning
- City of Salisbury, MD: Project Asbuilt Index
- City of Salisbury, MD: Corporate Limit
- City of Salisbury, MD: Urban Service Districts
- Water Network
- Stormwater Network
- Sewer Network



Parcel Number: 2309038949



## Infrastructure and Development Staff Report

September 19, 2024

### I. BACKGROUND INFORMATION:

Project Name: Pohanka Kia, Annexation 2

Applicant/Owner: AWB Engineering on behalf of Pohanka Kia

Nature of Request: Zoning Recommendation for Annexation

Location of Properties: 1911 & 1915 N Salisbury Blvd, M-0027, G-0023, P-0017, Blocks C & D

Requested Zoning District: General Commercial

### II. SUMMARY OF REQUEST:

#### A. Introduction:

The applicant has submitted a letter and petition (**Attachment #1**) for annexation of 1911 & 1915 N Salisbury Blvd and City Administration has referred the request to the Planning Commission for review and recommendation of an appropriate zoning designation. The property is located east of northbound U.S. Rt 13 between Maple Way and Cherry Way. (**Attachment #2**)

#### B. Area Description:

The requested annexation area totals 5.28 acres. The annexation area is currently improved with two buildings, paved driveways, paved parking spaces, concrete sidewalk serving building frontage, and existing landscaping. (**Attachment #2**)

### III. ZONING ANALYSIS:

#### A. Existing Zoning:

The annexation area and the adjoining County area to the north and west are currently zoned C-2 General Commercial. To the east, the properties are located in the County's R-8 Residential Zoning district, while properties to the south are in the City's General Commercial zoning district.

#### B. City Plan.

The City Comprehensive Plan and Future Land Use map designates these properties as Commercial and future land use for the surrounding properties is consistent with the current County zoning districts.

#### C. Zoning for Annexed Areas.

##### 1. Introduction.

Current City policy requires that all areas to be annexed shall be submitted to the Salisbury-Wicomico Planning Commission for review and recommendation of an appropriate zoning district. The classification of future City areas is conducted consistent with local adopted plan recommendations and Maryland Annexation Law.



# City of Salisbury

## 2. Adopted Plans.

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

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

- a. The Salisbury Comprehensive Plan - The Salisbury City Council adopted the current Comprehensive Plan on July 12, 2010. That document includes land use policies for all lands within the Corporate Limits as well as a Municipal Growth Element addressing growth areas outside the Corporate Limits. This property is included within the Municipal Growth Area, and designates this area as Commercial.
- b. The Wicomico County Comprehensive Plan - The Wicomico County Council adopted the County Plan on March 21, 2017. This area is designated "Commercial" and is zoned C-2 General Commercial.

## 3. Maryland Law.

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

1. **The Five-Year Rule.** This rule is applied solely to zoning and the degree of use change from the current county zoning classification to the proposed municipal classification following the annexation. The five-year rule does not apply for a land use or density change unless the proposed zoning is "substantially different" OR denser by 50%. A municipality may obtain a waiver from the county to avoid the five-year wait until the new zoning classification applies, if necessary.
2. **Annexation Plans Required.** An annexation plan is required that replaces the "outline" for the extension of services and public facilities prior to the public hearing for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009 (unless extended for up to two six-month periods). The Plan must be provided to the County and the State (the Maryland Department of Planning) at least 30 days prior to the hearing.

## IV. DEVELOPMENT SCENARIO:

### A. Proposed Use:

The sites are currently improved with two buildings, on site vehicle storage, asphalt parking lots, landscaping, and concrete sidewalk serving building frontage. Prior use of this property included



# City of Salisbury

automobile sales, parts sales, and repair and service. The developer intends to continue the same use of this property.

**B. Access:**

The sites currently have access from the northbound lane of North Salisbury Boulevard (U.S. 13), as well as multiple driveways on Maple, Chestnut, and Cherry.

**C. Configuration and Design:**

The annexation area is fairly rectangular in shape and adjoins the existing City boundaries along N Salisbury Blvd.

**D. Estimated Development Impacts:**

This site is already improved and the proposed use will remain consistent with the existing use. Impacts on the surrounding neighborhood, as well as the City's infrastructure will be minimal.

## V. ZONING RECOMMENDATION:

The specific purpose of the Planning Commission's review is to make a zoning recommendation for the annexation area that is currently zoned C-2 General Commercial in the County.

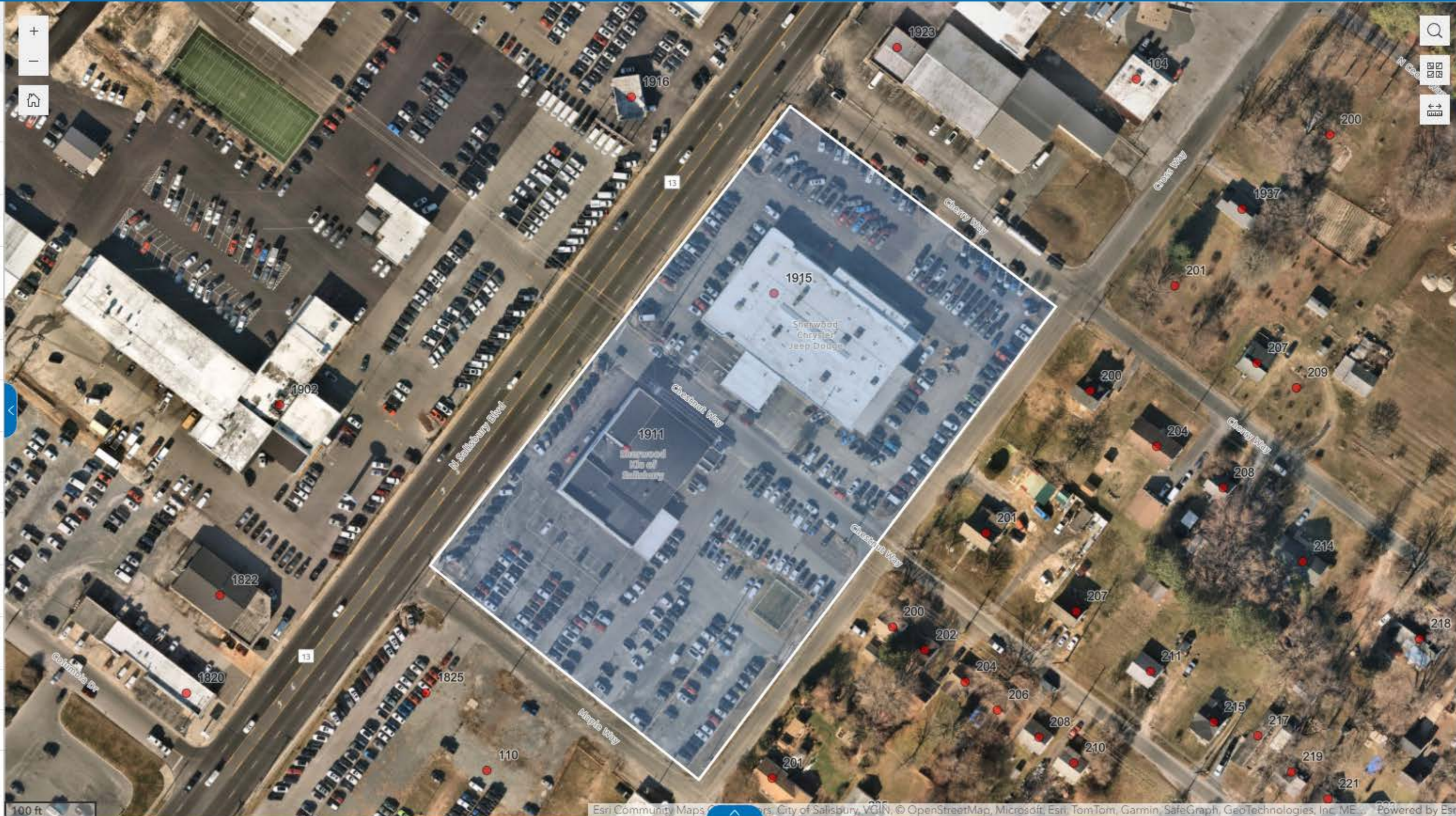
The adopted Salisbury Comprehensive Plan designates this area and nearby areas as "Commercial", and the proposed use and requested zoning classification meet this designation by utilizing the General Commercial zoning classification. The proposed use of the site for equipment sales, rental, service, repair or maintenance facility for industrial, automotive, and construction equipment is an appropriate use within the requested zoning classification, as these uses are an inherently permitted use within the General Commercial district. The proposed zoning classification after City annexation is not substantially different from the existing zoning in the County.

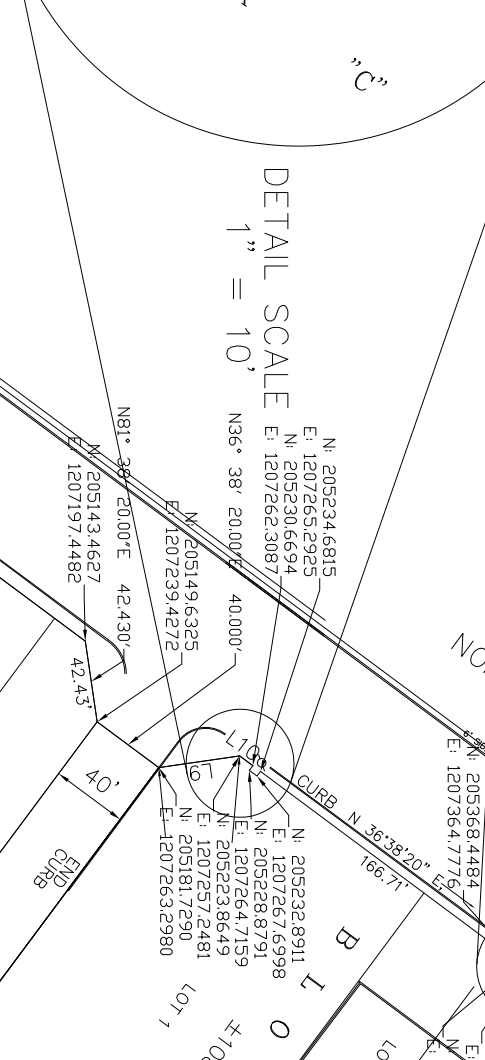
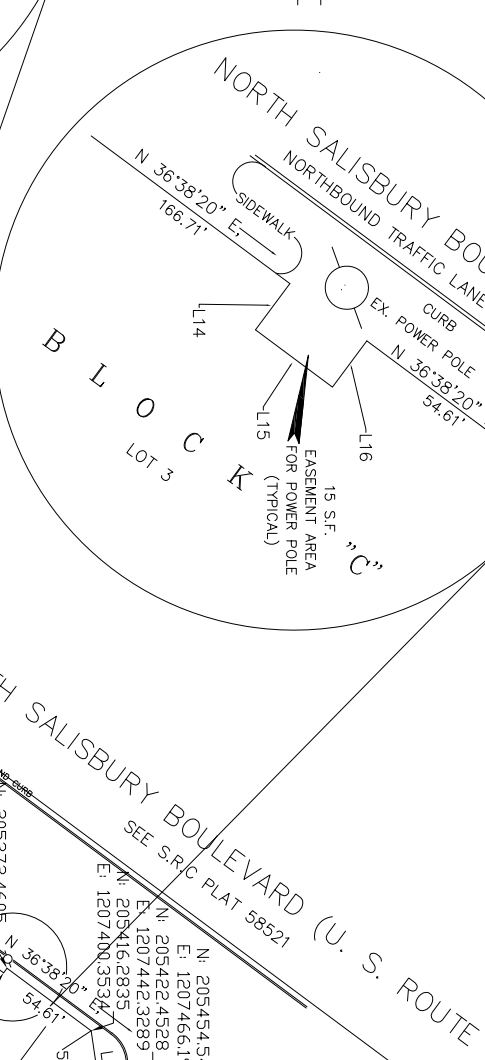
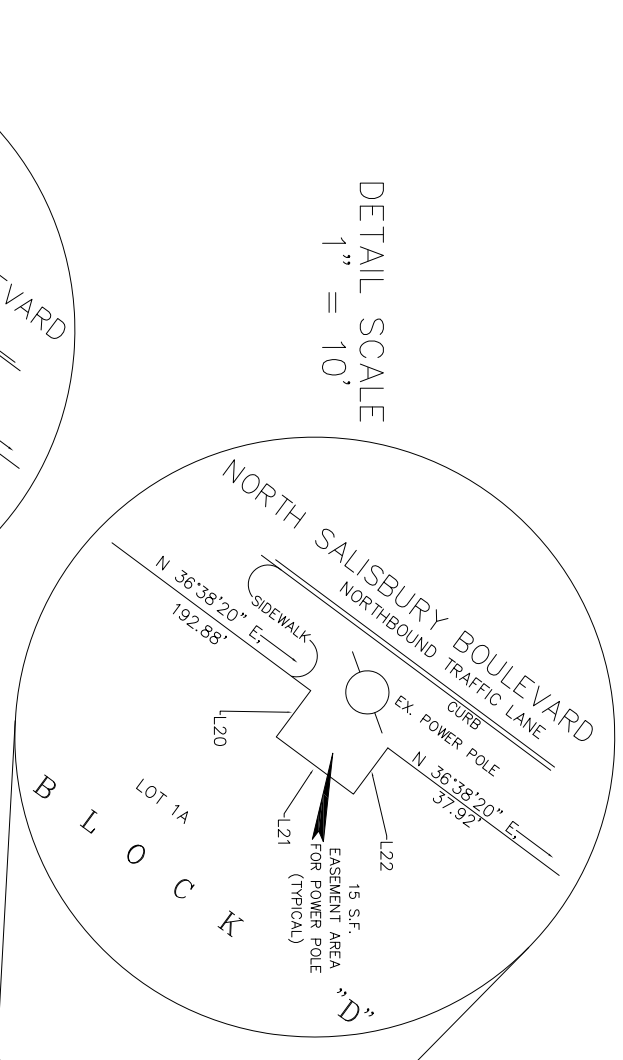
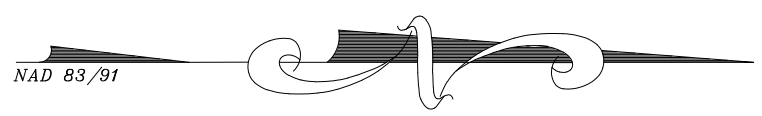
Staff recommends that the Planning Commission forward a **Favorable** recommendation to the Mayor and City Council for this property to be zoned **General Commercial** upon annexation.





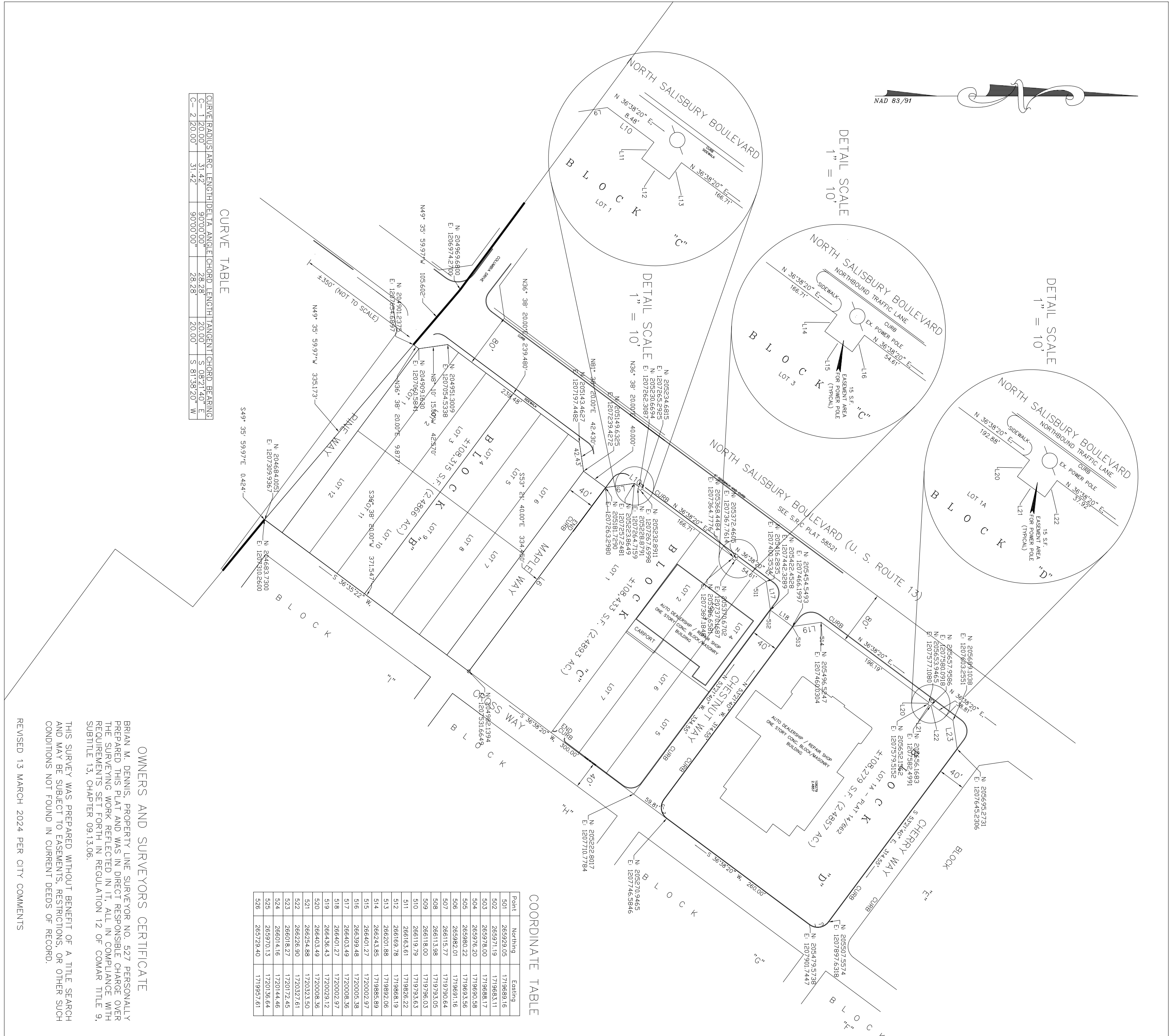
- City of Salisbury, MD: Maintenance and Inspection Agreements
- Wicomico County, MD: Address Points
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- City of Salisbury, MD: Project Asbuilt Index
- City of Salisbury, MD: Corporate Limit
- City of Salisbury, MD: Urban Service Districts
- >  Water Network
- >  Stormwater Network
- >  Sewer Network





**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	TANGENT	CHORD BEARING
C-1	20.00'	31.42'	90°00'00"	28.28'	20.00'	S 08°21'40" E
C-2	20.00'	31.42'	90°00'00"	28.28'	20.00'	S 81°58'20" W

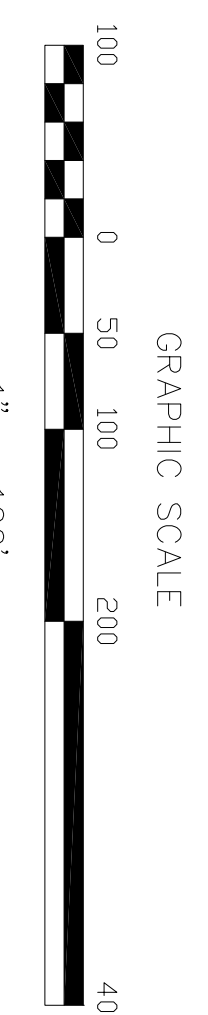


**COORDINATE TABLE**

Point	Northing	Easting
501	265929.05	1719689.16
502	265927.19	1719683.11
503	265976.00	1719688.17
504	265976.20	1719690.58
505	265980.22	1719693.56
506	265982.01	1719691.16
507	266115.77	1719790.64
508	266113.98	1719793.05
509	266118.00	1719796.03
510	266119.79	1719793.63
511	266163.61	1719826.22
512	266169.78	1719868.19
513	266201.88	1719892.06
514	266243.85	1719895.89
515	266401.27	1720002.97
516	266399.48	1720005.38
517	266403.49	1720008.36
518	266401.27	1720002.97
519	266436.43	1720029.12
520	266403.49	1720008.36
521	266254.88	1720032.50
522	266226.90	1720327.61
523	266018.27	1720172.45
524	266014.16	1720136.64
525	265970.13	1719957.61
526	265729.40	1719857.61

**LINE TABLE**

LINE	BEARING	DISTANCE
L6	N 53°21'40" W	334.55'
L9	N 08°10'15" W	42.57'
L10	S 63°58'20" E	8.48'
L11	S 53°21'40" E	3.00'
L12	S 36°58'20" E	5.00'
L13	S 53°21'40" W	3.00'
L14	S 53°21'40" E	3.00'
L15	S 36°58'20" E	5.00'
L16	S 53°21'40" W	3.00'
L17	N 81°58'20" E	42.43'
L18	S 36°58'20" E	40.00'
L19	N 08°21'40" W	42.243'
L20	S 53°21'40" E	3.00'
L21	S 36°58'20" E	5.00'
L22	N 53°21'40" W	3.00'
L23	N 81°58'20" E	42.43'



**GENERAL NOTES**

1. COORDINATES REFLECT CITY OF SALISBURY HORIZONTAL DATUM
2. IT IS THE OWNERS' INTENT TO ANNEX ALL OF LOTS "C" AND "D" OF THE PLAT ENTITLED "MAPLE PLAINS" (PLAT REF. 217/19) LESS ANY AND ALL LANDS CONVEYED TO THE MD STATE HIGHWAY ADMINISTRATION AND ALL STATE ROADS COMMISSION OF MARYLAND FOR THE CONSTRUCTION OF U.S. ROUTE 13 (NORTH SALISBURY BOULEVARD).
3. ZONING  
EXISTING WICOMICO COUNTY C-2 (GENERAL COMMERCIAL DISTRICT)  
PROPOSED CITY OF SALISBURY GC (GENERAL COMMERCIAL DISTRICT)

**PROPOSED ANNEXATION AREA BREAKDOWN**

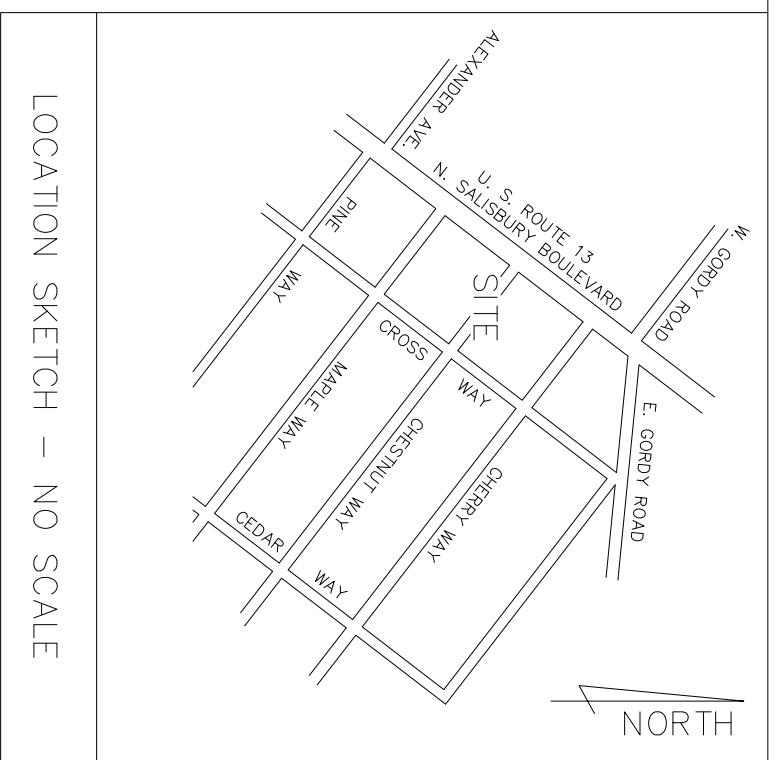
BLOCK "C" ±2.4893 AC.  
 BLOCK "D" ±2.4857 AC.  
 CHESTNUT WAY ±0.3092 AC.

TOTAL AREA ±5.2796 AC.

**LEGEND**

PRESENT CORPORATE LIMIT \_\_\_\_\_  
 PROPOSED CORPORATE LIMIT \_\_\_\_\_

ANNEXATION PLAT OF BLOCK "C" AND "D"  
 MAPLE PLAINS  
 N. SALISBURY BOULEVARD - SALISBURY MARYLAND  
 FOR  
 ZIONROADTWO LLC



**OWNERS AND SURVEYORS CERTIFICATE**

BRIAN M. DENNIS, PROPERTY LINE SURVEYOR NO. 527 PERSONALLY PREPARED THIS PLAT AND WAS IN DIRECT RESPONSIBLE CHARGE OVER THE SURVEYING WORK REFLECTED IN IT. ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF COMARK TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER SUCH CONDITIONS NOT FOUND IN CURRENT DEEDS OF RECORD.

REVISED 13 MARCH 2024 PER CITY COMMENTS

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**PROPOSED ANNEXATION**

SCALE	DATE	SUBD.	LAND SURVEYING & SITE PLANNING
1" = 100'	13 March 2024	MAPLE PLAINS	
DEED REF. 5155/175 (P. 7 & 8)		BLOCK C & D	
PLAT REF. 217/19		PARSONS NO.5	
COUNTY WICOMICO		DISTRICT	
TAX MAP 29		ZONING	
F.I.R.M. MAP NO. 24045C0114E		FLOOD HAZARD ZONE	
PROJ. NO. 10-033-20		SURV/DR	

**BRIAN M. DENNIS**

30319 Zion Road - Salisbury, MD 21804  
 Telephone 443-753-4861  
 E-mail: surveyor527@gmail.com



## Infrastructure and Development Staff Report September 19, 2024

### I. BACKGROUND INFORMATION:

Project Name: University Plaza Shopping Center  
Applicant/Owner: Fisher Architecture for Piraeus Realty Group  
Infrastructure and Development Case No.: 202401068  
Nature of Request: Revised Sign Plan Approval  
Location of Property: 1313-1315 S. Salisbury Blvd.  
Existing Zoning: General Commercial

### II. SUMMARY OF REQUEST:

Fisher Architecture, on behalf of the owner, has submitted a sign plan for the University Plaza Shopping Center, located at 1313-1315 S. Salisbury Blvd. **(Attachments 1 & 2)**

### III. DISCUSSION:

As part of the comprehensive development plan for this shopping center, a sign plan must be approved for the tenants of the shopping center.

### IV. APPROVAL HISTORY

The Planning Commission approved a Final Comprehensive Development Plan for a new 13,311 sq. ft. shopping center in February of 2024. This approval also included the freestanding sign which was recently installed, but not building signage. **(Attachment 3)** The applicants are now presenting wall signs and directional signs for the project.

### V. SIGN PLAN

The proposed plan indicates that signs will consist of individual channel letters on a raceway, with a secondary channel case or "pillbox" sign for smaller text. Corporate logos are also included in the proposed signage. The sizes of the signs range from 44.25 sq. ft. for PJ's Coffee up to an allowable sign area of approximately 108.44 sq. ft. for prospective



# City of Salisbury

tenants. One sign is proposed for each tenant, except for the southernmost tenant space, where a second 72 sq. ft. sign area on the south elevation is shown. Finally, two (2) directional signs for the coffee shop's drive-thru are planned for the landscaped islands along Rt. 13. The signs will have a maximum height of 5 ft. and be no more than 4 sq. ft. in area. The applicants are requesting an unlimited color palette for the shopping center, with ownership having final approval of all colors. **(Attachments 4 - 6)**

## VI. PLANNING CONCERNS

The Zoning Code has no specific standards regarding the size of wall signs within a shopping center, as the signs are to be approved at the Planning Commission's discretion. However, the Commission has typically followed the following formula for such signs: Two (2) sq. ft. of signage for every linear foot of tenant space storefront width. (For example, a 20 ft. wide tenant space would be allowed a sign up to 40 sq. ft. in area.) This is the same formula permitted by Code for a single business use within the General Commercial zoning district. Following this formula, the maximum sign area for each tenant would be 47.5 sq. ft. for units A – C and 44 sq. ft. for units D – E based on the permitted building plans. **(Attachment 7)** It appears that the typically used formula of two (2) sq. ft. per linear foot of storefront will be satisfactory for all tenant spaces, as the PJ's Coffee sign complies with this. Other shopping centers in the City have the combination of individual channel letters on a raceway along with channel case signs and logos, and are very attractive.

The Zoning Code indicates that only one (1) wall sign shall be permitted per tenant in a shopping center. However, the Planning Commission has frequently waived this standard for corner units and anchor tenants. There is no objection to the second wall sign for the southernmost tenant.

The coffee shop directional signs may be slightly confusing if located along Rt. 13 as shown on the site plan. It appears that a better location would be if the directional sign were placed in the landscaped islands at the corners of the building.

There are no objections to the unlimited color palette, as the developer/owner has other shopping centers with unlimited colors, and all are very attractive.

## VII. RECOMMENDATION

Staff recommends approval for the Sign Plan as submitted, with the following conditions:

1. Wall signs shall consist of individual channel letters on a raceway. Corporate logos and channel case signage shall be permitted as auxiliary signage. The total surface area for the wall sign shall not exceed 2 sq. ft. of signage per linear foot of tenant space storefront. Sign colors may be any approved by the property owner.
2. The drive-thru directional signs shall be placed on the islands at the building's corners.



8/16/2024

City of Salisbury Maryland  
Department of Infrastructure and Development  
125 N. Division Street, Room 202  
Salisbury, MD 21801

Re: *Architectural narrative of the proposed sign plan for the new shopping center at 1313-1315 S. Salisbury Boulevard.*

To whom it may concern,

Our team is respectfully submitting for the Planning Commission's review a proposed signage plan for the shopping center under construction at 1313-1315 S. Salisbury Boulevard. The proposed building is a new six-tenant, single-story structure with a consolidated parking lot, two drive entrances, drive-thru lane and customer patio. The façade materials include stone veneer, EIFS and wood-look fibercement siding

The signage for the complex will include a main ground sign, wall signs and directional signs.

The freestanding ground sign is a double-faced angular structure with wood-look fibercement siding matched to the building. The top of the structure includes the building address in 8" aluminum letters, and UNIVERSITY PLAZA center name in 16" aluminum letters. These letters will be clear anodized finish to match the storefront windows on the building. The sign includes a black metal-clad signbox of internally-lit tenant panels. The tenant panels will be 20" high x 72" wide and will feature the tenant's logo or branded lettering in their brand colors.

There will be (1) wall sign allotted for 5 of the 6 tenants; and (2) wall signs allotted for the south end tenant, which will have a wall sign facing S. Salisbury Blvd and a wall sign facing south. The wall sign sizes maximum sizes are identified on the attached exhibit, however these are to be considered the maximum possible extents. It is not anticipated that each tenant will utilize the full area as outlined; but instead fit a name and/or logo within the designated area. Each wall sign will be designed and permitted by the tenant, however all wall signs will be required by building ownership to be internally lit channel letter signs with aluminum housing and acrylic facing. The content and design of the sign will be designed by the tenant and may include the tenant's logo, branded lettering or brand color background or channel framing. Only one tenant has been publicized at this time, and the intended wall sign is included as an exhibit. It is a 13'-8.5" wide x 3'-2.75" high wall internally lit channel letter sign in the tenant's brand colors.

The north tenant space includes a drive thru and therefore directional signage will be provided to indicate drive thru entrance and exit locations. These signs are proposed to be aluminum housings with polycarbonate faces and internal lighting. The signs are 22"

542 Riverside Drive  
Salisbury, MD 21801  
(410) 742-0238 (office)  
(888) 879-7149 (fax)  
Fisherarchitecture.com

wide x 36" high and will be located near the driveway entrances to S. Salisbury Blvd. to direct traffic entering the property towards the drive thru entrance. These signs are included as an exhibit and include the tenant's brand color and logo, but with a linear metal base reminiscent of the metal canopies and linear roof lines on the building.

Final sign appearance, font, and colors as designed by the tenant. All colors shall be permissible and all signs will be submitted for permit prior to installation. The intent is that the shopping center will have a similar look to another property owned and managed by the same ownership group, 1406 S. Salisbury Blvd. This project features a similar wall sign arrangement but with a different style ground sign.



Upon your review of our submittal please do not hesitate to reach out to discuss this in greater detail. We are very excited about the redevelopment of 1313-1315 S. Salisbury Boulevard and are looking forward to this project's completion.

Sincerely,

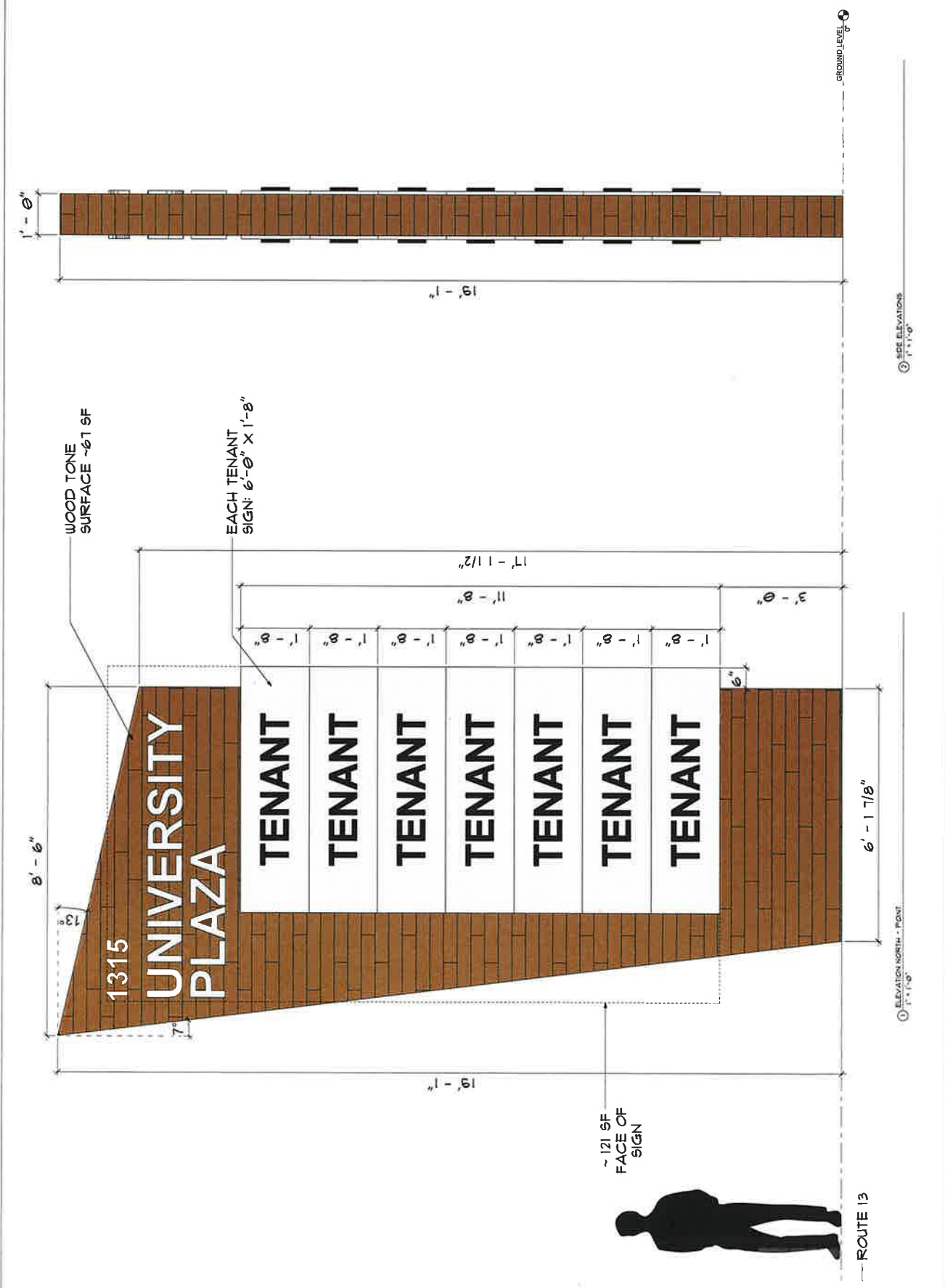
A handwritten signature in black ink that reads "Lauren White".

Lauren White, AIA  
Studio Director

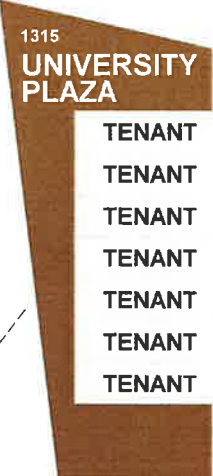
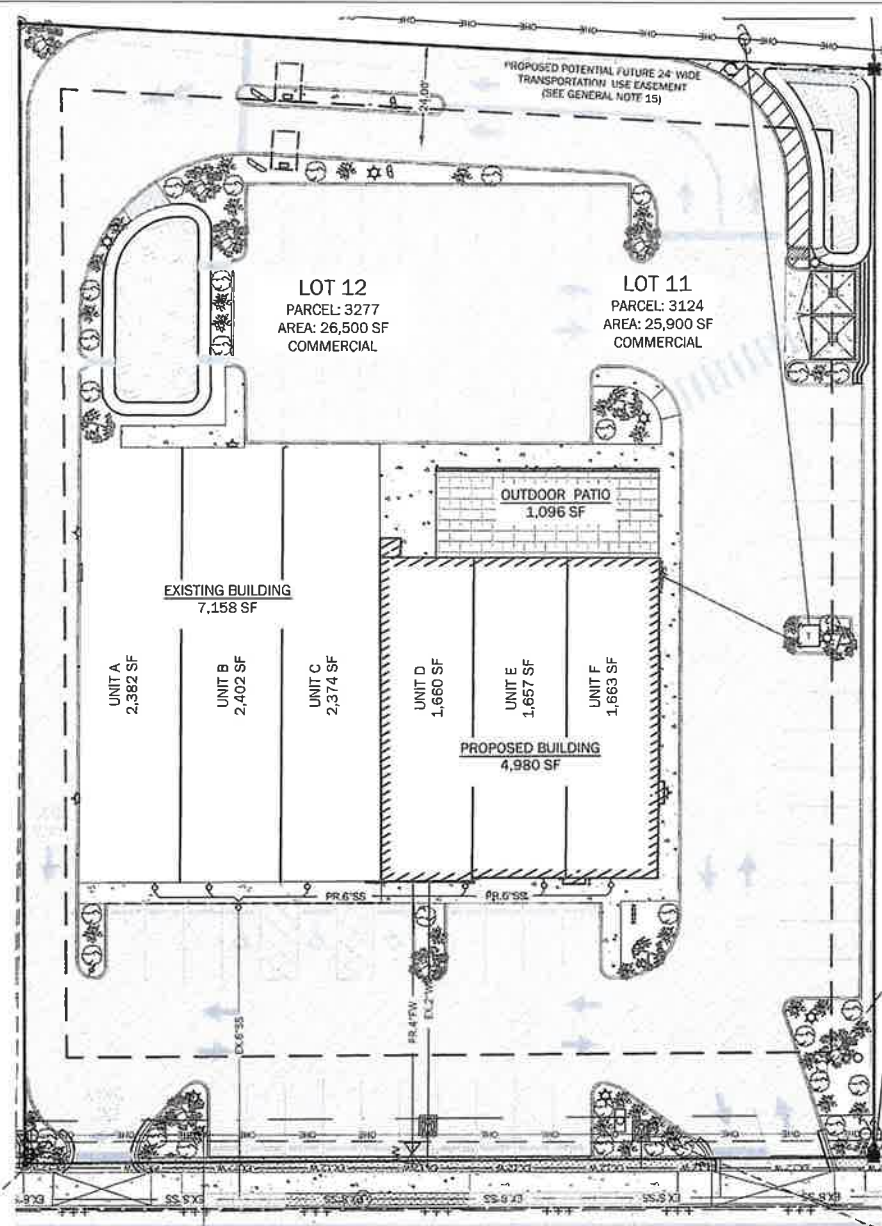


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NO.	DATE	REVISION

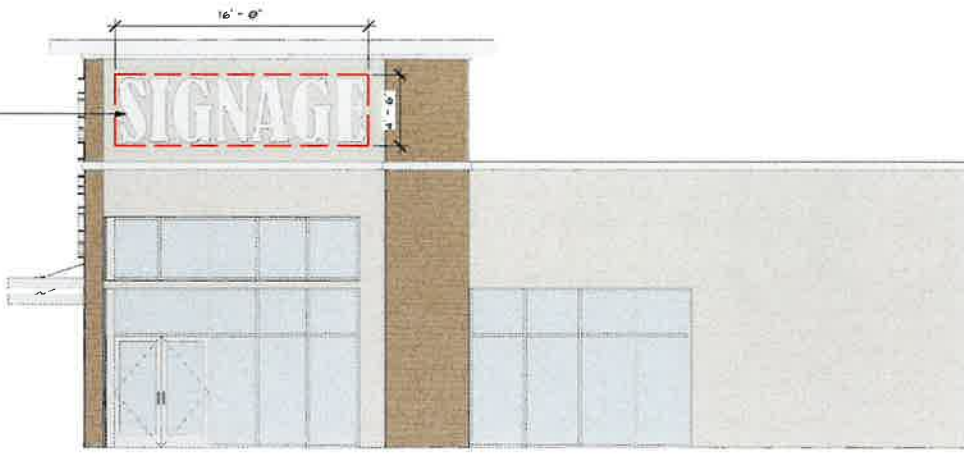






FREESTANDING, DOUBLE-FACED, SHOPPING CENTER PYLON SIGN WITH INTERNALLY LIT TENANT PANELS. FINAL SIGN APPEARANCE, FONT, AND COLORS AS DESIGNED BY TENANT. ALL COLORS SHALL BE PERMISSIBLE.

GENERIC, INTERNALLY LIT CHANNEL LETTER WALL SIGNS, TYPICAL FOR ALL. MAXIMUM SIGN DIMENSIONS SHOWN FOR EACH TENANT. FINAL SIGN APPEARANCE, FONT, AND COLORS AS DESIGNED BY THE TENANT. ALL COLORS SHALL BE PERMISSIBLE.



3 RIGHT ELEVATION SIGNAGE  
 3/16" = 1'-0"



2 FRONT ELEVATION SIGNAGE  
 3/16" = 1'-0"

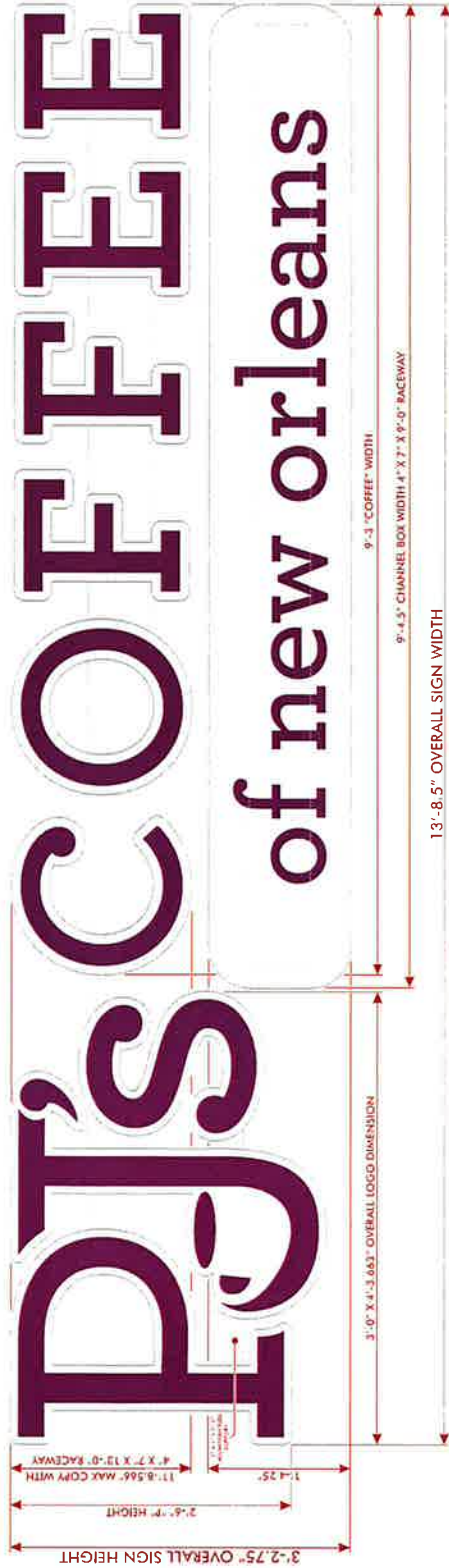


1 SIGNAGE PLAN  
 3/16" = 1'-0"  
 BRANDED PJ'S DRIVE-THRU EXIT SIGN (MAX. 4 SF & MAX. 5'-0" TALL). TO BE SPECIFIED BY TENANT.



BRANDED PJ'S DRIVE-THRU ENTRY SIGN (MAX. 4 SF & MAX. 5'-0" TALL). TO BE SPECIFIED BY TENANT.

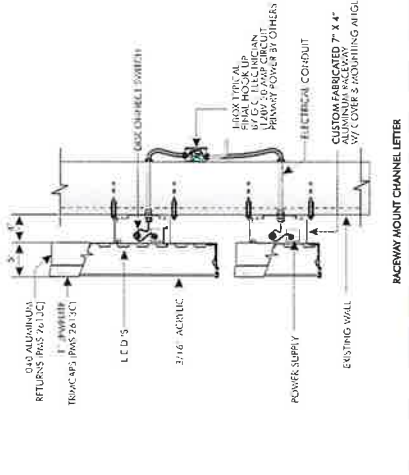
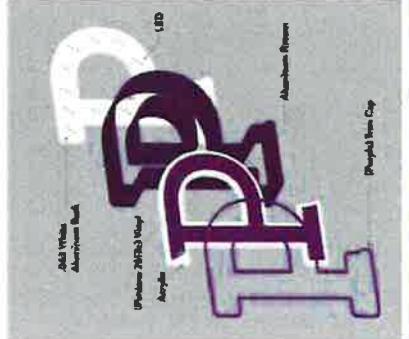
RACEWAY MOUNTED, FACE-LIT CHANNEL LETTERS AND CHANNEL BOX SIGN  
**ONE (1) SIGN REQUIRED**



**CHANNEL LETTER SIGN SPECS**

- A** Faces: 3/16" Acrylic Color: White
- B** Returns: .040 Custom 5" Aluminum Color: Wrisco Purple
- C** Vinyl: Plum Irons. Vinyl
- D** Trim Cap: 1" Color: PMS 2613C
- E** Lighting: LED'S Color: White
- F** Mounting: Raceway Mounted - To Be Determined

**PJ'S COFFEE** of new orleans **SQUARE FOOTAGE CALCULATION = 13.708 SQ. FT.**



**AAA SIGNS**  
 WWW.AAASIGNS.COM  
 1000 N. WASHINGTON BLVD. SUITE 100  
 SALESURY, MD 21101  
 PHONE: 410-321-5500 FAX: 410-321-5524

**CLIENT**  
**PJ'S COFFEE**  
 of new orleans

**DECLARATION**  
 I, the undersigned, declare that I am the owner of the project and I have authorized the undersigned to provide the services to be provided by AAA SIGNS, LLC. I have read and understand the terms and conditions of the contract and I agree to the terms and conditions of the contract. I have read and understand the terms and conditions of the contract and I agree to the terms and conditions of the contract.

**CLIENT REVIEW STATUS**  
 AAA SIGNS, LLC certifies that this project has been reviewed and approved by the client. I, the undersigned, declare that I am the owner of the project and I have authorized the undersigned to provide the services to be provided by AAA SIGNS, LLC. I have read and understand the terms and conditions of the contract and I agree to the terms and conditions of the contract.

**PROJECT INFORMATION**  
 PJ'S COFFEE of new orleans  
 1313-1315 S. SALESURY BOULEVARD  
 SALESURY, MD 21101

**IMPORTANT NOTICE**  
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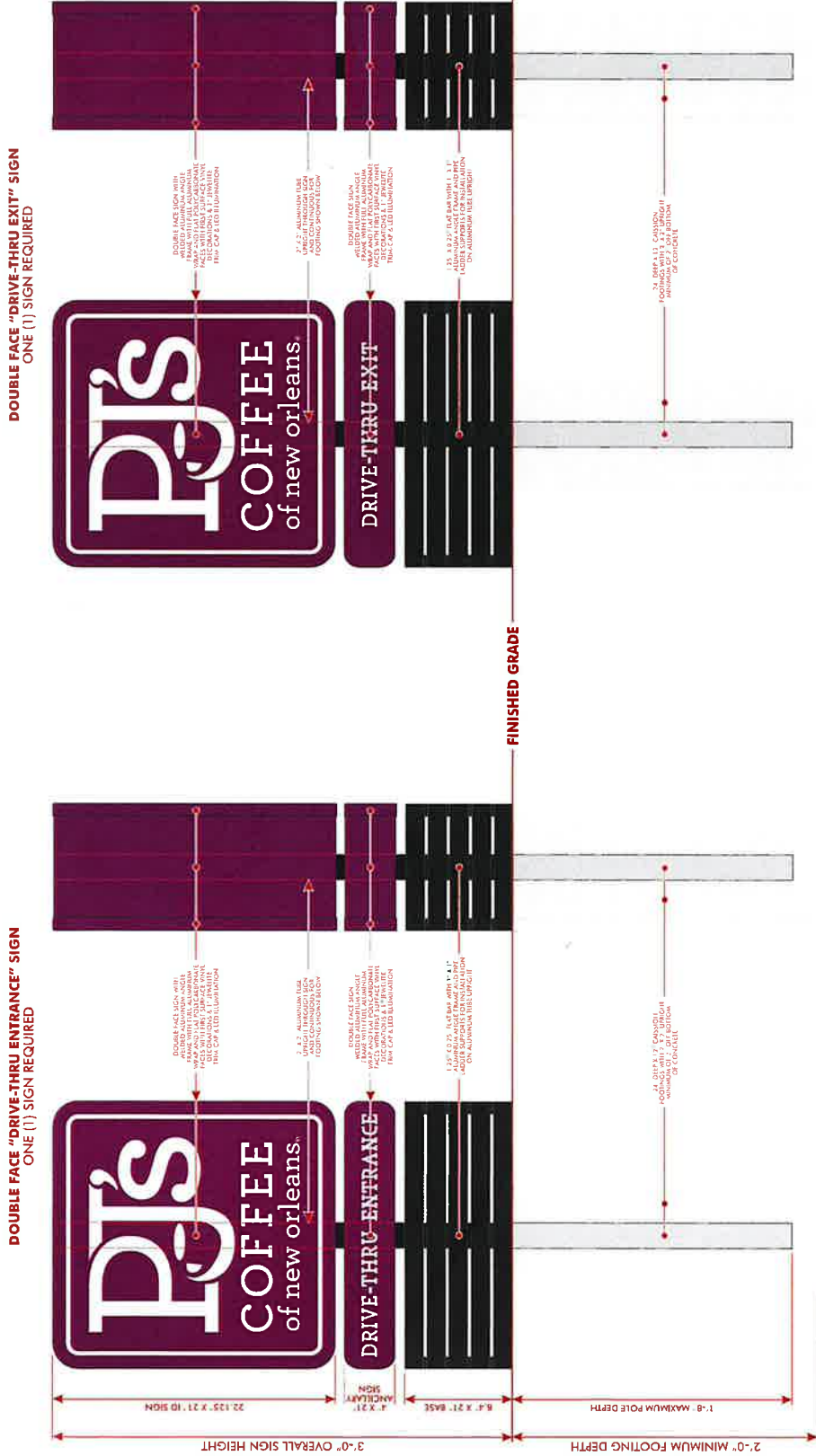
**APPROVED AS NOTED**  **APPROVED & RECALCULATED**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

CLIENT COMMENTS

# Attachment 6

## DOUBLE FACE, INTERNALLY ILLUMINATED DRIVE-THRU DIRECTIONAL SIGNS ONE (1) SIGN REQUIRED OF EACH DESIGN



**SPECIFICATIONS:**  
 MANUFACTURE TWO (2) AND DELIVER TWO (2) DOUBLE FACE, INTERNALLY ILLUMINATED "DRIVE-THRU" DIRECTIONAL SIGNS LED ILLUMINATION, ID & "ENTRANCE" & "EXIT" ANCILLARY SIGNS WITH FLAT POLYCARBONATE FACES WITH FIRST SURFACE TRANSLUCENT VINYL DECORATIONS SECURED TO SIGN CANS WITH 1" JEWELITE TRIM-CAPS, AND HORIZONTAL SLAT ALUMINUM FLAT BAR BASE, ALL WITH WELDED ALUMINUM ANGLE FRAMES AND PIPE LADDERS FOR 2" X 2" ALUMINUM TUBE UPRIGHT THROUGH ALL SIGNS AND BASE AND 22" FOR EMBEDMENT IN CONCRETE FOOTINGS.  
 COMPLETED SIGNS TO BE CRATED AND DELIVERED TO PHILLIPS SIGNS, INC., 20874 SUSSEX HIGHWAY, SEAFORD, DE 19973.

**AAA SIGNS**  
 www.aaasigns.com  
 6014 Raven Drive, Dayton, OH 45424  
 PH: 513.233.5555 | FAX: 513.233.5555

**CLIENT**  
**PJ'S COFFEE**  
 of new orleans

**DECLARATION**  
 I, the undersigned, being a duly Licensed Professional Engineer, do hereby certify that the foregoing drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

**CLIENT REVIEW STATUS**  
 AAA Signs, LLC is pleased that you, the client, have approved the drawing for use in the production of the signs and that you have agreed to pay the production fee for the signs as shown on the invoice.

Approved as Noted  Revised & Resubmit  
 Submitted: \_\_\_\_\_ Date: \_\_\_\_\_

**COLOR SPECIFICATIONS**  
 SIGN CABINETS | PMS 2613 SEMI-  
 JEWELITE | PURPLE  
 GLOSS  
 SIGN FACES | WHITE POLYCARBONATE  
 PURPLE FACE DECORATIONS | 3M  
 SIGN FACE POLYURETHANE  
 SIGN FACE POLYURETHANE  
 SIGN FACE POLYURETHANE  
 BACKGROUND DIE-CUT TO SHOW THROUGH TO WHITE FACES  
 SIGN BASE AND EXPOSED PORTION OF POLE UPRIGHTS | 100% BLACK SEMI.  
 LED ILLUMINATION | WHITE

**PROJECT INFORMATION**  
 PJ'S COFFEE of new orleans  
 1313-1315 S. SALISBURY BOULEVARD  
 SALISBURY, MD 21801  
 DATE: 04.25.24  
 SALES: GARY E. HOLLAND  
 DESIGN: PJ'S SALISBURY

**JOB #240457-01**  
**IMPORTANT NOTICE**  
 USE COMPLIANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS. ALL ELECTRICAL PRIMARY WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. THIS INCLUDES ALL ELECTRICAL CONNECTIONS TO THE SIGN.

- GENERAL NOTES**
- 1 ALL TENANT SEPARATION WALLS SHALL BE 1 HOUR RATED WALLS SHALL BE CONSTRUCTED AS WALL TYPE 1
  - 2 PROVIDE EXTERIOR REMOTE LAMP HEADS AT ALL LOCATIONS OF EXIST. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION
  - 3 PER IECC 2018, SECTION C405.21, OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN EMPLOYEE BREAK ROOMS, PRIVATE OFFICES, RESTROOMS, STORAGE ROOMS, JANITORIAL CLOSETS, OTHER SPACES 300 SF OR LESS THAT ARE ENCLOSED BY FLOOR-TO-CEILING HEIGHT PARTITIONS & C TO REFER TO IECC 2018 SECTION C405.2.11 FOR REQUIREMENTS OF OCCUPANT SENSOR CONTROL FUNCTIONS
  - 4 PLEASE REFER TO SHEET A501 FOR CLARIFICATION ON ALL WALL TYPE CONSTRUCTION



SEAL

PROFESSIONAL CERTIFICATION  
I hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 0033955, Expiration Date 09/23/2024.

LICENSE NO: 0033955  
EXPIRATION NO: 09/23/2024

FOR THE PROJECTS PREPARED BY FISHER ARCHITECTURE, LLC, AND FOR ALL OTHER PROJECTS PREPARED BY FISHER ARCHITECTURE, LLC, I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 0033955, EXPIRATION DATE 09/23/2024. I AM NOT PROVIDING ENGINEERING SERVICES IN SUPPORT OF THIS PROJECT. THESE DOCUMENTS ARE THE PROPERTY OF FISHER ARCHITECTURE, LLC.

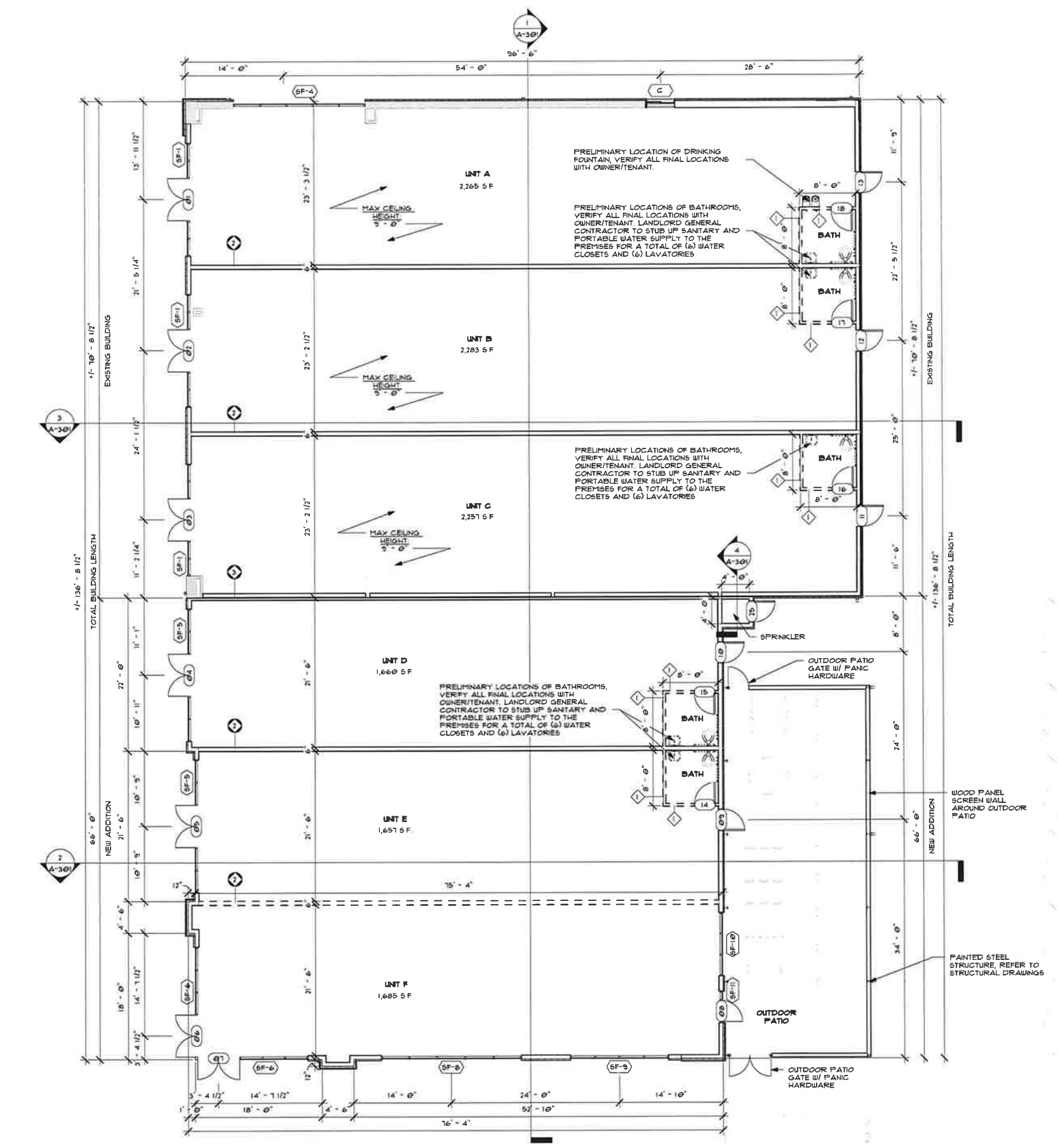
CONSULTANTS

**SHELL BUILDING**  
1313-1315 SOUTH SALISBURY BOULEVARD  
SALISBURY, MARYLAND

SHEET INFO:

FIRST FLOOR PLAN

NO.	DATE	DESCRIPTION
1	08.26.2023	Issued for Permits
2	09.21.2023	Revised for 2023
3	10.27.2023	Final 1/2"
4	11.02.2023	Final 1/2"
5	11.02.2023	Final 1/2"
6	11.02.2023	Final 1/2"
7	11.02.2023	Final 1/2"
8	11.02.2023	Final 1/2"
9	11.02.2023	Final 1/2"
10	11.02.2023	Final 1/2"
11	11.02.2023	Final 1/2"
12	11.02.2023	Final 1/2"
13	11.02.2023	Final 1/2"
14	11.02.2023	Final 1/2"
15	11.02.2023	Final 1/2"
16	11.02.2023	Final 1/2"
17	11.02.2023	Final 1/2"
18	11.02.2023	Final 1/2"
19	11.02.2023	Final 1/2"
20	11.02.2023	Final 1/2"
21	11.02.2023	Final 1/2"
22	11.02.2023	Final 1/2"
23	11.02.2023	Final 1/2"
24	11.02.2023	Final 1/2"
25	11.02.2023	Final 1/2"
26	11.02.2023	Final 1/2"
27	11.02.2023	Final 1/2"
28	11.02.2023	Final 1/2"
29	11.02.2023	Final 1/2"
30	11.02.2023	Final 1/2"
31	11.02.2023	Final 1/2"
32	11.02.2023	Final 1/2"
33	11.02.2023	Final 1/2"
34	11.02.2023	Final 1/2"
35	11.02.2023	Final 1/2"
36	11.02.2023	Final 1/2"
37	11.02.2023	Final 1/2"
38	11.02.2023	Final 1/2"
39	11.02.2023	Final 1/2"
40	11.02.2023	Final 1/2"
41	11.02.2023	Final 1/2"
42	11.02.2023	Final 1/2"
43	11.02.2023	Final 1/2"
44	11.02.2023	Final 1/2"
45	11.02.2023	Final 1/2"
46	11.02.2023	Final 1/2"
47	11.02.2023	Final 1/2"
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66	11.02.2023	Final 1/2"
67	11.02.2023	Final 1/2"
68	11.02.2023	Final 1/2"
69	11.02.2023	Final 1/2"
70	11.02.2023	Final 1/2"
71	11.02.2023	Final 1/2"
72	11.02.2023	Final 1/2"
73	11.02.2023	Final 1/2"
74	11.02.2023	Final 1/2"
75	11.02.2023	Final 1/2"
76	11.02.2023	Final 1/2"
77	11.02.2023	Final 1/2"
78	11.02.2023	Final 1/2"
79	11.02.2023	Final 1/2"
80	11.02.2023	Final 1/2"
81	11.02.2023	Final 1/2"
82	11.02.2023	Final 1/2"
83	11.02.2023	Final 1/2"
84	11.02.2023	Final 1/2"
85	11.02.2023	Final 1/2"
86	11.02.2023	Final 1/2"
87	11.02.2023	Final 1/2"
88	11.02.2023	Final 1/2"
89	11.02.2023	Final 1/2"
90	11.02.2023	Final 1/2"
91	11.02.2023	Final 1/2"
92	11.02.2023	Final 1/2"
93	11.02.2023	Final 1/2"
94	11.02.2023	Final 1/2"
95	11.02.2023	Final 1/2"
96	11.02.2023	Final 1/2"
97	11.02.2023	Final 1/2"
98	11.02.2023	Final 1/2"
99	11.02.2023	Final 1/2"
100	11.02.2023	Final 1/2"



1 FIRST FLOOR  
1/8" = 1'-0"



## Infrastructure and Development Staff Report September 19, 2024

### I. BACKGROUND INFORMATION:

Project Name: College Towne Center  
Applicant/Owner: Phillips Signs for Piraeus Realty Group  
Infrastructure and Development Case No.: 202401069  
Nature of Request: Revised Sign Plan Approval  
Location of Property: 1303 S. Salisbury Blvd.  
Existing Zoning: General Commercial

### II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted by Phillips Signs to modify the existing pylon sign with the installation of a 4-line reader board for Guido's Pizza & Brew Restaurant. The property owner supports the proposed change. **(Attachments 1 & 2)**

### III. DISCUSSION:

As part of the comprehensive development plan for this shopping center, revisions to the existing approved sign plan require Planning Commission review and approval prior to the installation of new signs that do not comply with existing standards.

### IV. APPROVAL HISTORY

The Planning Commission approved a Comprehensive Development Plan for the existing shopping center in May of 2008. A sign plan was approved in November of 2008. Several revisions to the shopping center and sign plan have been approved by the Planning Commission since then; most recently in January and February of 2019. **(Attachment 3)**

### V. SIGN PLAN

The proposed revised sign plan for the existing pylon sign will incorporate an amended sign face that includes a 4-line reader board. Currently, the anchor tenant, Guido's Pizza



& Brew, has an approximate 6 ft. x 8 ft. sign area advertising the business. This area will be converted to an approximate 18-inch tall cabinet that will read "Guido's Pizza & Brew," while the remaining area will consist of four (4) lines of changeable lettering that is 10-inches tall. **(Attachments 4 & 5)**

## **VI. PLANNING CONCERNS**

None. The proposed changes are relatively minor in nature, and the sign's overall size of 150 sq. ft. will not change. The sign's colors will remain the same as well.

## **VII. RECOMMENDATION**

Staff recommends approval for the Revised Sign Plan as submitted.



302.629.3550 or 302.684.3661

8/26/24

City of Salisbury, MD  
125 N Division St.  
Suite 202  
Salisbury, MD 21801

RE: Request for sign change

To whom it may concern:

On behalf of Guidos Pizza & Brew, Phillips Signs is requesting permission to change the tenant signage at 1303 S Salisbury Blvd. Our client would like to remove their current sign and replace with a header panel and a changeable copy reader board panel, which will enable them to advertise their specials. They feel this will be greatly beneficial to the success of their business. Thank you for your consideration of this matter.

Sincerely,

Gary Spence  
Phillips Signs

August 26, 2024

To Whom It May Concern:

Guidos Pizza & Brew has our permission, on behalf of the property owner, for Phillips Signs to install a reader board on the existing pylon sign located at 1303 S. Salisbury Blvd., Salisbury, MD 21801

If you should have any further questions or concerns, please don't hesitate to contact us.

Thank you,



Lynn Dennis  
Assistant Office Manager

Piraeus Realty Group

Adamopoulos LP  
Athos Realty, LLC

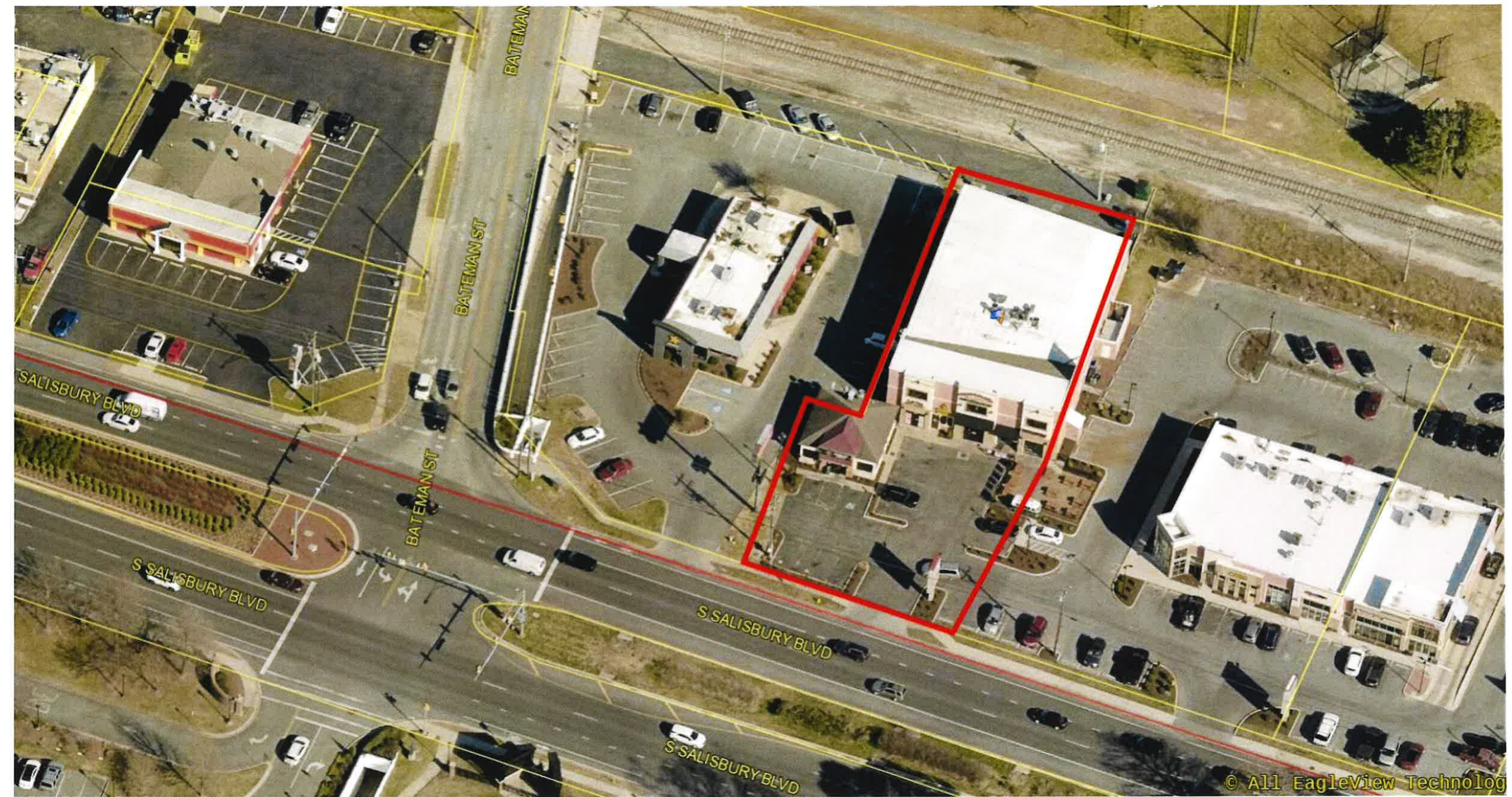
Lotus Plaza, LLC  
Morea Realty LLC

Piraeus Realty Corp.  
SLA Properties LP

Soquel Realty LLC  
CTC 1303 LLC

Zea, LLC  
EJKL LLC





120"  
119-3/4" CUT SIZE

2" RETAINER

**GUIDO'S** PIZZA & BREW  
SPORTS BAR & GRILL

16.75"  
CUT SIZE

2" RETAINER

4 LINES OF  
10 INCH COPY

2" RETAINER

9 ft

College Town  
Center

**GUIDO'S** PIZZA & BREW  
SPORTS BAR & GRILL

4 LINES OF  
10 INCH COPY

9 ft

College Town  
Center

**GUIDO'S**  
PIZZA & BREW

SPORTS BAR & GRILL

**LATIA** MINI  
MARKET

1303

2" DIVIDER- 1" ON TOP CABINET  
1" ON BOTTOM CABINET

BLACK VINYL  
TRANSLUCENT IMITATION GOLD



**EXISTING SIGN**

**PHILLIPS SIGNS**  
THIS DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. NO REPRODUCTION OR REUSE OF THIS DESIGN CAN BE MADE WITHOUT THE PERMISSION OF PHILLIPS SIGNS, INC., SEAFORD, DE (302) 628-9082  
S SIGNS, INC., SEAFORD, DE (302) 629-3550/FAX (302) 628-9082  
I.E. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS 400 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.  
ES PROPER GROUNDING AND BONDING OF THE SIGN.

**CUSTOMER INFORMATION**  
Customer: GUIDO'S  
Address:  
Date: 7-22-2024  
Sales: Gary Spence

120"

119-3/4" CUT SIZE

2" RETAINER

16.75"  
CUT SIZE

**GUIDO'S** PIZZA & BREW  
SPORTS BAR & GRILL

2" RETAINER

**4 LINES OF  
10 INCH COPY**

2" RETAINER

BLACK VINYL  
TRANSLUCENT IMITATION GOLD

2" DIVIDER- 1" ON TOP CABINET  
1" ON BOTTOM CABINET



# City of Salisbury

To: Salisbury-Wicomico Planning Commission  
 From: Amanda Rodriguez, City Planner  
 Date: September 19, 2024  
 Re: Here is Home Update

In Fall 2021, the Here is Home initiative was introduced to tackle the problem of affordable housing by increasing the housing supply in the City by using fee reimbursement as a development incentive.

We are 3 years into the program which included deadlines for developers that affect their participation and the amount of fees that are eligible for reimbursement. At this time the deadlines for application, having an approved permit and beginning construction have passed. Not all applicants have satisfied the deadlines. The remaining deadlines are for obtaining the certificate of occupancy for the project:

- June 30, 2025 for multifamily development projects
- June 30, 2027 for single family development projects

Below is a summary of the current status of the Here is Home program:

	<b>Number of Agreements/Projects</b>	<b>Number of Units (based on agreements or actual development plans if available)</b>	<b>Percentage</b>
<b>Total Agreements</b>	59	7846	
<b>Reimbursed</b>	4	256	3%
<b>On Track (includes those that have requested reimbursement but waiting on Cos)</b>	14	2186	28%
<b>At Risk</b>	5	1070	14%
<b>Withdrawn</b>	6	436	6%
<b>No Current Activity (Includes those that require addition research into continued eligibility)</b>	30	3897	50%

**Attachments: HHH Tracking Spreadsheet**

PROJECT NAME	GIS Status	Here is Home Status	Developer/ Owner	Proposed Land Use	SF Lots	TH Lots	Multi-Family	Duplex or Triplex	Assisted Living	Senior Reside	Number of C/O's left to Issue
Lot 10 (Mentis)	Project Not Yet Submitted to the City	At Risk	Mentis Lot 10, LLC	Multi-Family	0	0	250	0	0	250	250
Lot 16 (B. Davis)	Project Not Yet Submitted to the City	At Risk	Davis Strategic Development, LLC	Multi-Family	0	0	72	0	0	72	72
Lot 30 Salisbury Market Center	Project Submitted	At Risk	SBY Market Center, LP	Mixed Use	0	0	76	0	0	76	76
Lot 1, 11, 15 Salisbury Town Center	Project Submitted	At Risk	Salisbury Town Center Apartments, LLC	Mixed Use	0	0	240	0	0	240	240
Phillip Morris Drive Apts (Salisbury 50)	Project Submitted	At Risk	Salisbury 50, LLC	Multi-Family	0	0	432	0	0	432	432
111 High Street	Project Complete	Look into Eligibility	Hossoin Said-Mahmandian, Prisa Gholamrand	Multi-Family	0	0	4	0	0	4	0
North Park Gardens	Project Not Yet Submitted to the City	Look into Eligibility	North Park Gardens Apartments, LLC	Multi-Family	0	0	24	0	0	24	24
Canal Park Drive	Project Submitted	Look into Eligibility	Piraeus Realty Corp	Residential Mixed Density	99	0	0	0	0	99	99
Beaglin Park Apartments	Project Not Yet Submitted to the City	Look into Eligibility	Salisbury Beaglin, LLC	Multi-Family	0	0	280	0	0	280	280
524 E Isabella St - JBG Realty Inc	Project Submitted	No Current Activity	JBG Realty Inc	Residential Single Family Homes	1					1	1
Snug Harbor Assisted Living	Project Not Yet Submitted to the City	No Current Activity	Holy Temple Church Inc	Multi-Family	0	0	0	0	14	14	14
Snow Hill Road Apartments	Project Not Yet Submitted to the City	No Current Activity	Fenzel Investments/Fenzel Holdings LLC	Multi-Family	0	0	12	0	0	12	12
Priscilla Street	Project Not Yet Submitted to the City	No Current Activity	Bay River LLC	Residential Single Family Homes	1	0	0	0	0	1	1
N. Schumaker Apartments	Project Not Yet Submitted to the City	No Current Activity	Fenzel Investments/Fenzel Holdings LLC	Multi-Family	0	0	168	0	0	168	168
JBG Realty - 432 E Church St	Project Not Yet Submitted to the City	No Current Activity	Jean B. St.Val	Mixed Use	0	0	12	0	0	12	12
Isabella St (703 Grace St and 710 & 712 E Isabella St)	Project Not Yet Submitted to the City	No Current Activity	REPC LLC	Residential Single Family Homes	3	0	0	0	0	3	3
Daily Times	Project Not Yet Submitted to the City	No Current Activity	Mentis	Multi-Family	0	0	150	0	0	150	150
Grace St (Cannon LLLP)	Project Not Yet Submitted to the City	No Current Activity	Cannon LLLP	Residential Single Family Homes	5	0	0	0	0	5	5
28437 Ocean Gateway Development [Annexation]	Project Not Yet Submitted to the City	No Current Activity	Land Development Investors II, LLC	Residential Mixed Density	50	100	300	0	0	450	450
Marina Landing	Project Under Construction	No Current Activity	Salisbury Development Group, LLC	Mixed Use	0	0	75	0	0	75	75
Fenzel Onley Road Townhomes	Project Approved	No Current Activity	Fenzel Investments/Fenzel Holdings LLC	Residential Townhomes	0	9	0	0	0	9	9
1137-1141 S. Division Street (Annexation)	Project Not Yet Submitted to the City	No Current Activity	IT 2005, LLC	Multi-Family	0	0	24	0	0	24	24
500 Riverside Drive	Project Not Yet Submitted to the City	No Current Activity	Milford W. Twilley Inc.	Multi-Family	0	0	280	0	0	280	280
Jasmine Drive Apartments	Project Submitted	No Current Activity	JD Apartments, LLC	Multi-Family	0	0	264	0	0	264	264
Manhattan Square	Project Not Yet Submitted to the City	No Current Activity	Manhattan Square LLC	Multi-Family	0	0	10	0	0	10	1
Marley Manor	Project Not Yet Submitted to the City	No Current Activity	Kensington Manor IV, LLC	Multi-Family	0	0	144	0	0	144	144
Millers Edge	Project Submitted	No Current Activity	Millers Edge Investments, LLC	Multi-Family	0	0	153	0	0	153	153
Old Mall Multi Family	Project Not Yet Submitted to the City	No Current Activity	Salisbury Md LLC	Multi-Family	0	0	501	0	0	501	501
Old Mall Single Family	Project Not Yet Submitted to the City	No Current Activity	Salisbury Md LLC	Residential Single Family Homes	164	0	0	0	0	164	164
Queens Landing (Jersey & Naylor) (Annexation)	Project Not Yet Submitted to the City	No Current Activity	Davis Strategic Development, LLC	Residential Mixed Density	22	24	24	0	0	70	70
South Division Street Apts (Salu)	Project Submitted	No Current Activity	Salu Apts, LLC	Mixed Use	0		260	0	0	260	260
Summersgate Apartments	Project Not Yet Submitted to the City	No Current Activity	Vantage Point Salisbury Partners I, LLC	Multi-Family	0	0	200	0	0	200	200
Summersgate Assisted Living	Project Not Yet Submitted to the City	No Current Activity	Vantage Point Salisbury Partners I, LLC	Multi-Family	0	0		0	100	100	100
Tide Mill Apartments	Project Not Yet Submitted to the City	No Current Activity	Tide Mill Homes LLC	Multi-Family	0	0	120	0	0	120	120
Twilley Center	Project Not Yet Submitted to the City	No Current Activity	Milford W. Twilley Inc.	Multi-Family	0	0	300	0	0	300	300
The Crossing at Summit Pointe	Project Approved	On Track to Meet 3rd Deadline	Gulf Star Properties LLC	Residential Townhomes	209		0	0	0	209	209
Aydelotte Villas	Project Under Construction	On Track to Meet 3rd Deadline	Aydelotte Villas, LLC	Residential Duplex or Triplex	0	0	0	299	0	299	297
Cottonpatch Creek (Now Birdsong Village)	Project Under Construction	On Track to Meet 3rd Deadline	Cotton Patch Creek LLC	Residential Single Family Homes	97	0	0	0	0	97	97
Heritage	Project Under Construction	On Track to Meet 3rd Deadline	Heritage Revival Holdings LLC	Residential Mixed Density	133	175	0	0	0	308	299
Johnsons Retreat	Project Under Construction	On Track to Meet 3rd Deadline	Salisbury Aydelotte, LLC	Residential Single Family Homes	72	0	0	0	0	72	0
Cottages on Tressler Dr Commonwealth Senior Living (Cottages, Tres	Project Under Construction	On Track to Meet 3rd Deadline	LLC ..... What is the difference between this one and the other Harbo	Residential Single Family Homes	0	0	0	0	12	12	8
Reserves at Parsons Lake Phase 2	Project Under Construction	On Track to Meet 3rd Deadline	Salisbury Ventures, LLC	Multi-Family	0	0	216	0	0	216	216
Reserves at Parsons Lake Single Family	Project Under Construction	On Track to Meet 3rd Deadline	Salisbury Ventures, LLC	Residential Single Family Homes	332	0	0	0	0	332	332
Sassafras Meadows Section 3	Project Under Construction	On Track to Meet 3rd Deadline	JM Land Holding LLC	Residential Mixed Density	44	128	0	0	0	172	64
Snow Hill Road at Toadvine Road (Snowfield)	Project Under Construction	On Track to Meet 3rd Deadline	Snow Field, LLC	Residential Mixed Density	101	94	0	0	0	195	195
Greystone (timbercrest)	Project Approved	On Track to Meet 3rd Deadline	Timbercrest SBY, LLC	Residential Single Family Homes	41	0	0	0	0	41	41
Glen Heights	Project Complete	Reimbursement Issued	Glen Heights LLC	Residential Duplex or Triplex	0	0	0	60	0	60	0

Ocean Aisle Ph 3	Project Complete	Reimbursement Issued	1501-3 Sharen Dr, LLC	Multi-Family	0	0	60	0	0	60	0
MCAP_Harbor Pointe Commonwealth Senior Living	Project Complete	Reimbursement Issued	MCAP Salisbury LLC	Residential Mixed Density	0	0	0	0	35	35	0
The Ross(130, 132, 144 E. Main Street)	Project Complete	Reimbursement Issued	First Move Properties, LLC & Star Ross, LLC	Mixed Use	0	0	101	0	0	101	0
Reserves at Parsons Lake Phase 1	Project Under Construction	Reimbursement Requested	Salisbury Ventures, LLC	Multi-Family	0	0	196	0	0	196	0
Sassafras Meadows Section 2	Project Under Construction	Reimbursement Requested	Sassa, LLC	Residential Single Family Homes	26	0	0	0	0	26	1
Boulevard Apartments	Project Under Construction	Reimbursement Requested	Riverside Investment Company, Inc.	Multi-Family	0	0	12	0	0	12	0
Walston Switch Development (Glass) Annexation	Project Not Yet Submitted to the City	Withdrawn	Barry L. Glass, Inc.	Residential Duplex or Triplex	49			58		107	107
Habitat for Humanity	Other	Withdrawn	Habitat for Humanity of Wicomico Co., Inc	Residential Single Family Homes	14	0	0	0	0	14	14
114 Tilghman Street	Other	Withdrawn	Salisbury NHS	Residential Single Family Homes	1	0	0	0	0	1	0
1501 Pemberton Drive (Annexation)	Project Submitted	Withdrawn	David Layfield, Jr.	Residential Single Family Homes	2	0	0	0	0	2	2
Cross Lake, LLC (Barr International) [Annexation]	Project Not Yet Submitted to the City	Withdrawn	Cross Lake LLC	Residential Mixed Density	0		311	0	0	311	311
Rose Street Lot 4	Other	Withdrawn	Salisbury NHS	Residential Single Family Homes	1	0	0	0	0	1	1