



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
FAX: 410-548-4955



RANDY TAYLOR
MAYOR

JULIE M. GIORDANO
COUNTY EXECUTIVE

BUNKY LUFFMAN
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

July 17, 2025

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

The minutes for the June 26, 2025, meeting will be available at August's meeting.

1:35 P.M. REVISED SIGN PLAN APPROVAL – VERIZON WIRELESS – Verizon Wireless, rep. by HES Signs – 2720 N. Salisbury Blvd – GC- General Commercial – M-0029, G-0005, P-0507 - #202500599 (Z. White)

SIGN PLAN APPROVAL – JILL PORTER CRNP – Jill Porter CRNP, rep. by Phillips Signs – 1603 Tree Sap Court. – Light Business & Institutional District – Woodbrooke Medical Center – M-0110, G-0020, P-2432 - #202500673 (Z. White)

SIGN PLAN APPROVAL – MASSAGE UMI – rep. by Phillips Signs – 1147 S. Salisbury Blvd – GC General Commercial District – Massage umi – M-0117, G-0004, P-3267 - #202500817 (J. Jean)

FINAL COMPREHENSIVE DEVELOPMENT PLAN – PARKSIDE AT SCHUMAKER POND – Vantage Point Salisbury Partner 1, LLC, rep. by Parker and Associates – Snow Hill Road – GC General Commercial District – Parkside at Schumaker Pond – M-0048, G-0010, P-0282 - #24-013 (J. Jean)

CITY PLANNING UPDATES – (City Staff)

PLANNING DIRECTOR UPDATES – (T. Taylor)



Infrastructure and Development

Staff Report

July 17, 2025

I. BACKGROUND INFORMATION:

Project Name: Verizon Wireless Store
Applicant/Owner: Verizon Wireless, represented by HES Sign Services
Infrastructure and Development Case No. 202500599
Nature of Request: Revised Sign Plan
Location of Property: 2720 N. Salisbury Blvd.
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted by HES Sign Services and Verizon in order to install replacement signs for the Verizon Wireless Store located at the North Point plaza – Outparcel B – 2720 N. Salisbury Blvd.

III. DISCUSSION:

The proposed revised sign plan is for the permitting of (4) replacement logos on each face of the building. The replacement signage will be similar in size to the existing Verizon logo signs. The building we also be receiving a new color scheme which is in kind with Verizon's branding

IV. APPROVAL HISTORY

In July 2000, the Planning Staff exchanged correspondence with a sign company regarding changing the signage to Verizon Wireless, but has no record of Planning Commission approval of the changes. However, the sign colors match those permitted in the shopping center.

In May 2010, the Planning Commission approved a sign plan in the same location for Verizon. **(Attachment 1)**. There was approvals for new building colors: "Amarillo White" and "Smoke Signal" (gold and bronze), "Platinum" and "Sterling Silver" (gray), and "Frisco white" (off-white). **(Attachment 2)**.



V. SIGN PLAN

The proposed replacement sign will be similar to the existing Verizon sign. Each new sign will be 37.5 inches tall by 167 inches wide, or roughly 3'1.5" by 13'11" or 43.48 square feet.

The sign is a channel letter sign with both red and Digital Print red/yellow ombre color with red trim and returns. The letters are proposed to be 2'3" tall except for the "I" which is proposed to be at 3'1.5" tall. The "V" will be increasing in size by one inch. The V will also be illuminated with LED in will include the yellow ombre color. The building color behind the sign will change to Chantilly Lace (off white color) and the top flashing will be painted black. Painting of the building will be completed by another company. **(Attachments 3 - 7)**. Off-white, red, black and gray colors have been previously approved by Planning Commission.

VI. PLANNING CONCERNS

There are no planning concerns at this time. The update will modernize the building and will match Verizon's current branding.

VII. RECOMMENDATION

Staff recommends approval for the Sign Plan as submitted with new color scheme, including the yellow ombre color.



**CITY OF SALISBURY - WICOMICO COUNTY
DEPARTMENT OF PLANNING, ZONING
AND COMMUNITY DEVELOPMENT**



Tel: 410-548-4860

Fax: 410-548-4955

Planning & Zoning Commission
Historic District Commission
Metropolitan Planning Organization

Wicomico County Board of Appeals
Salisbury Board of Zoning Appeals
Agricultural Land Preservation Advisory Board

May 24, 2010

**SALISBURY-WICOMICO
FILE COPY
PLANNING**

Morris, Ritchie & Associates, Inc.
Attention: Juan Scott
1220-C East Joppa Road, Suite 505
Towson, MD 21286

**RE: #SP-9112-10Z REVISED BUILDING COLORS AND SIGNS - Verizon Wireless - North
Pointe Plaza - Outparcel B - 2720 N. Salisbury Blvd. - General
Commercial District - M-29; G-5; P-507; L-B.**

Dear Mr. Scott:

The Salisbury Planning Commission at its May 20, 2010 meeting, **APPROVED** the Revised Building Colors and Signs for Verizon Wireless, as submitted.

If you have any questions concerning this matter, please don't hesitate to contact Gloria Smith or myself at 410-548-4860.

Sincerely,

John F. Lenox, AICP
Director
Salisbury/Wicomico Planning & Zoning

JFL:brt

cc: Teresa Gardner, Director of City Public Works Department
Bill Holland, Director of Building, Permits and Inspections Department
Assessments
Verizon Wireless/7600 Montpelier Road/Laurel, MD 20723

Attachment 1

Planning Commission Approval 5/20/2010

Case Number: SP-9112-10Z

Applicant: Verizon Wireless

Property Owner: Warren Salisbury, LLC

Zoning: General Commercial District

Approval:

Signage: Four (4) signs with an overall height of 3 ft. 1.5 inches and an overall length of 20 ft. 4.5 inches (63.69 sq. ft. each) proposed on each face of the building. The "Verizon" letters are 1 ft. 9 inches tall with the exception of the "z". All sign faces will be white with black returns except for Z which will be red faced with red returns. The proposed overall sign surface of all four signs is 254.76 sq. ft.

Building Color: The EFIS colors are proposed to change "Amarillo White: and "Smoke Signal" (gold and bronze colors). The ceramic tile and grout will be changed to "Platinum" and "Sterling Silver" (gray colors) and the metal panel system will change to "Frisco White" (off white).

Sign Package Includes:

Existing condition photos

Proposed sign change

Mounting detail

Elevation measurements

Color callouts

Feel free to contact me with any questions or concerns.

Thank you,



Lyndsey Milligan
HES Sign Services, INC.
200 Hadco Road
Wilmington, DE 19804
(302) 275-0512
lmilligan@yesco.com

Attachment 2

200 Hadco Road
Wilmington, DE 19804
302-232-2100



HES Sign Services, Inc.
200 Hadco Road
Wilmington, DE 19804
(302)-275-0512

May 7th, 2025

City of Salisbury
Department of Infrastructure & Development
Attn: Zack White
125 N Division Street, Suite 304
Salisbury, MD 210801

RE: VERIZON – 2720 N SALISBURY BLVD, MD – PLANNING COMMISSION REVIEW SUBMITTAL

Department of Infrastructure & Development,

Please accept the attached package for Planning Commission review for Verizon located at 2720 N Salisbury Blvd. HES Sign Services, along with Verizon, is requesting review of the following documents to replace four (4) existing “Verizon” signs, one (1) wall sign per elevation.

Per our discussions with Project Manager, Beverly Tull, Planning Commission review and approval is required for our proposed changes of size increase and color choice. Please accept the attached supporting documentation, sign package showing existing/proposed signage and previous Planning Commission approval for review.

Planning Commission Request – Current Request outlined in submission

Applicant: Verizon Wireless, represented by HES Sign Services, Inc.

Property Owner: Warren Salisbury, LLC

Zoning: General Commercial District

Request:

Signage: Request to permit four (4) replacement “Verizon” logo 3 inch deep, face-lit, fabricated aluminum channel letters flush mounted to wall. Replacement of signs on each building face. Dimensions of 3 ft. 1.5 inches in height by 13 ft. 11 inches in length (43.48 sq. ft. each sign). Channel letters proposed as 2 ft. 3 inches in height except for the “I” which is proposed at 3 ft. 1.5 inches in height. Color request to permit white acrylic, PMS Red 032 C, Digital Print red and yellow ombre, trims and return PMS Red 032 C.

Building Color: Change building color from previously approved color matrix to Chantilly Lace (off white color). The ceramic tile and grout will be changed to Chantilly Lace (off white color) and the metal panel system changed to PMS Red 032 C (red color). Please be advised, façade painting is not in the HES Sign Services scope of work and will be preformed by others.

200 Hadco Road
Wilmington, DE 19804
302-232-2100

Attachment 3



EXISTING SIGNAGE:
EXISTING VERIZON SIGNAGE "V" HEIGHT 26"

EXISTING CONDITION

PROPOSED SIGN: "V" HEIGHT 27"

REVISED CONDITION

- BUILDING PAINTED TO BE CHANTILLY LACE
- EYEBROW PAINTED TO BE RED
- TOP FLASHING PAINTED TO BE BLACK

Attachment 4



OUTLET ID OR D#	ADDRESS	SHEET TITLE	DATE	AGENT NAME	PREPARED BY	SHEET NUMBER
	2720 N SALISBURY BLVD. SALISBURY, MD 21801	SIGN 1 - NORTH ELEVATION WALL SIGN - RENDERING	2025-03-24		Frohling Sign Co.	5



EXISTING SIGNAGE:
EXISTING VERIZON SIGNAGE "V" HEIGHT 26"

EXISTING CONDITION



PROPOSED SIGN: "V" HEIGHT 27"

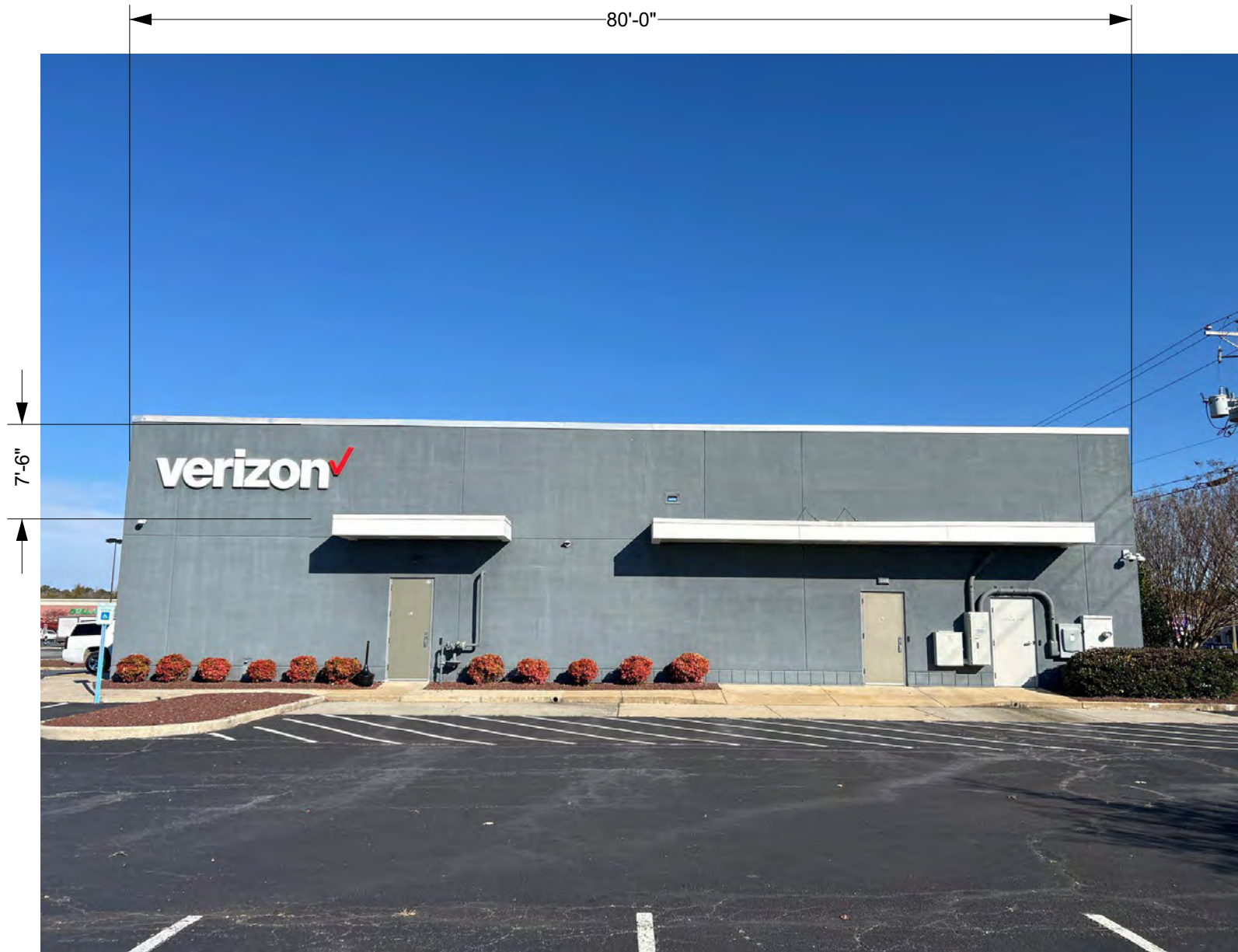
REVISED CONDITION

- BUILDING PAINTED TO BE CHANTILLY LACE
- EYEBROW PAINTED TO BE RED
- TOP FLASHING PAINTED TO BE BLACK

Attachment 5



OUTLET ID OR D#	ADDRESS	SHEET TITLE	DATE	AGENT NAME	PREPARED BY	SHEET NUMBER
	2720 N SALISBURY BLVD. SALISBURY, MD 21801	SIGN 2 - WEST ELEVATION WALL SIGN - RENDERING	2025-03-24		Frohling Sign Co.	7



EXISTING SIGNAGE:
EXISTING VERIZON SIGNAGE "V" HEIGHT 26"

EXISTING CONDITION



PROPOSED SIGN: "V" HEIGHT 27"

REVISED CONDITION

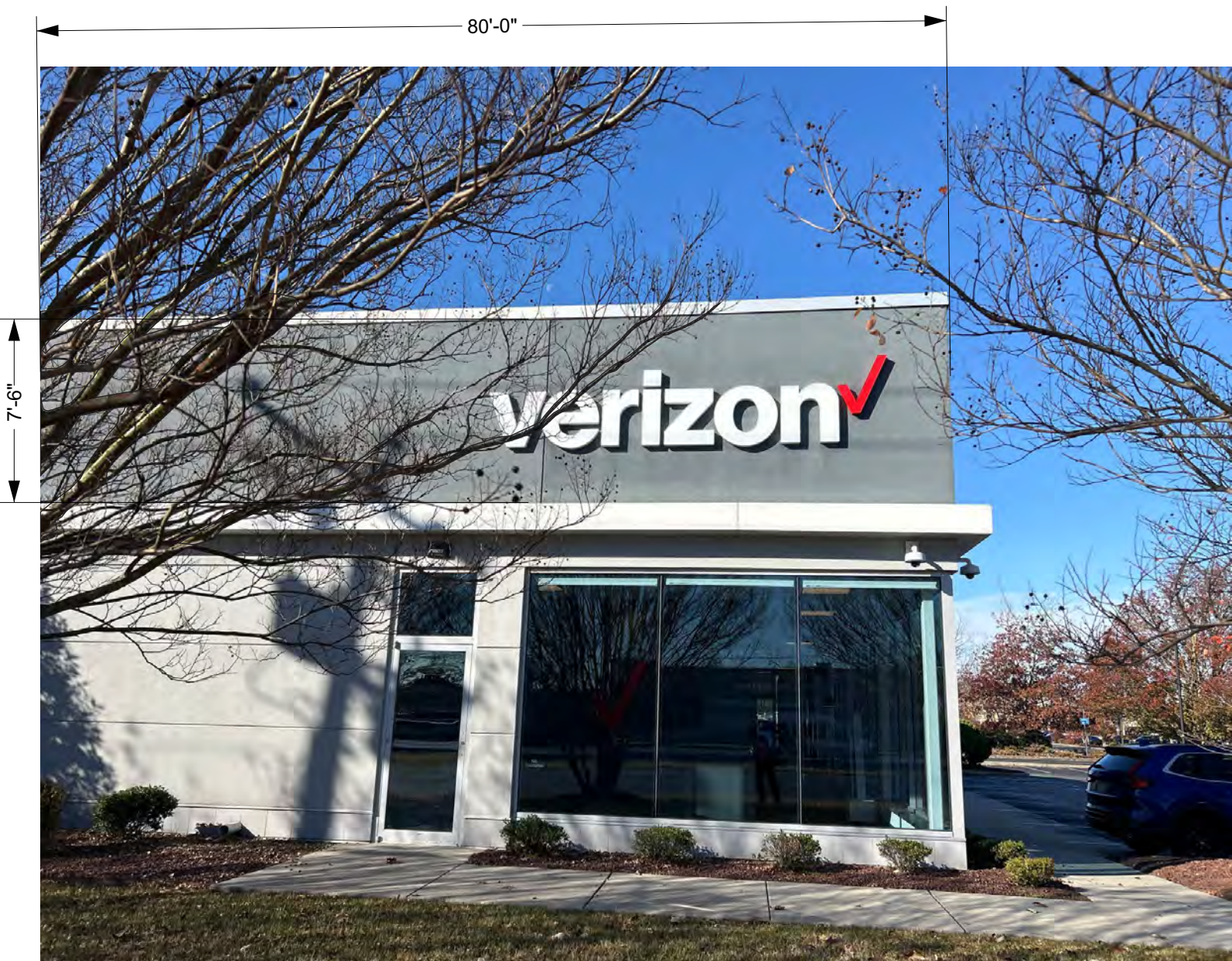
BUILDING PAINTED TO BE CHANTILLY LACE

TOP FLASHING PAINTED TO BE BLACK

Attachment 6



OUTLET ID OR D#	ADDRESS	SHEET TITLE	DATE	AGENT NAME	PREPARED BY	SHEET NUMBER
	2720 N SALISBURY BLVD. SALISBURY, MD 21801	SIGN 3 - SOUTH ELEVATION WALL SIGN - RENDERING	2025-03-24		Frohling Sign Co.	9



EXISTING SIGNAGE:
EXISTING VERIZON SIGNAGE "V" HEIGHT 26"

EXISTING CONDITION



PROPOSED SIGN: "V" HEIGHT 27"

REVISED CONDITION

BUILDING PAINTED TO BE CHANTILLY LACE

EYEBROW PAINTED TO BE RED

TOP FLASHING PAINTED TO BE BLACK

Attachment 7



OUTLET ID OR D#	ADDRESS	SHEET TITLE	DATE	AGENT NAME	PREPARED BY	SHEET NUMBER
	2720 N SALISBURY BLVD. SALISBURY, MD 21801	SIGN 4 - EAST ELEVATION WALL SIGN - RENDERING	2025-03-24		Frohling Sign Co.	11

KEY NOTES

1

3" DEEP, FACE-LIT, FABRICATED ALUMINUM CHANNEL LETTERS FLUSH MOUNTED TO WALL

COLORS

A

WHITE ACRYLIC

B

PMS RED 032 C

C

DIGITAL PRINT

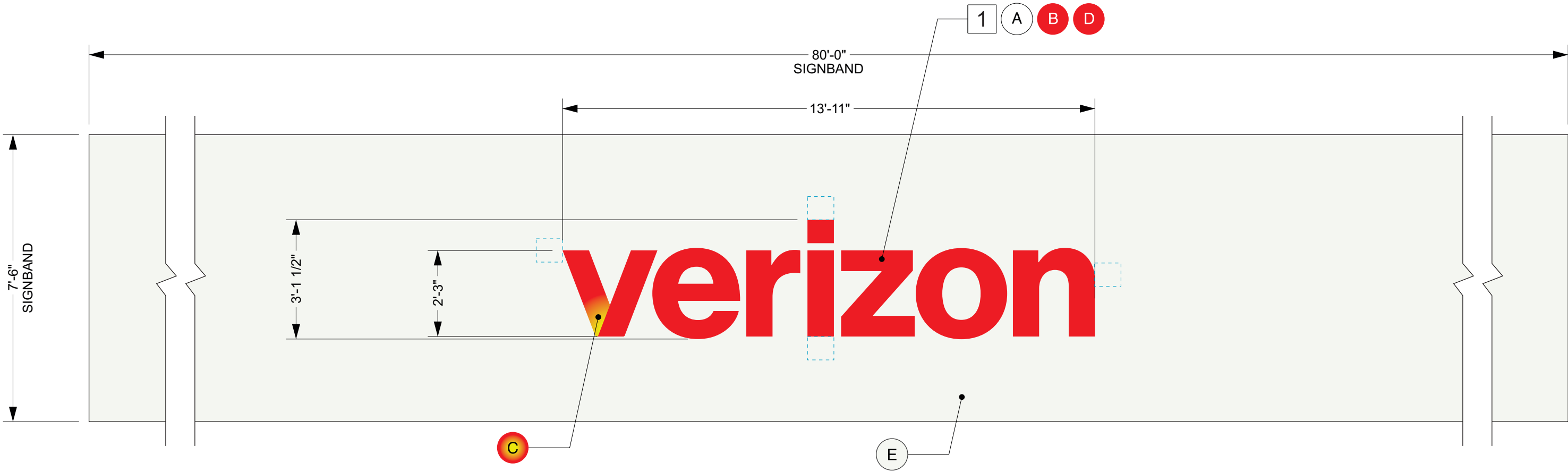
D

TRIMS & RETURNS PAINTED PMS RED 032 C

E

CHANTILLY LACE BM – OC65

NOTE - SIGN IS CENTERED OVER THE EYEBROW



AREA: 43.48 SF

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



OUTLET ID OR D#	ADDRESS	SHEET TITLE	DATE	AGENT NAME	PREPARED BY	SHEET NUMBER
	2720 N SALISBURY BLVD. SALISBURY, MD 21801	SIGN 1 - NORTH ELEVATION WALL SIGN - FABRICATION DETAIL	2025-03-24		Frohling Sign Co.	6

GLOW “V” SPECIFICATIONS

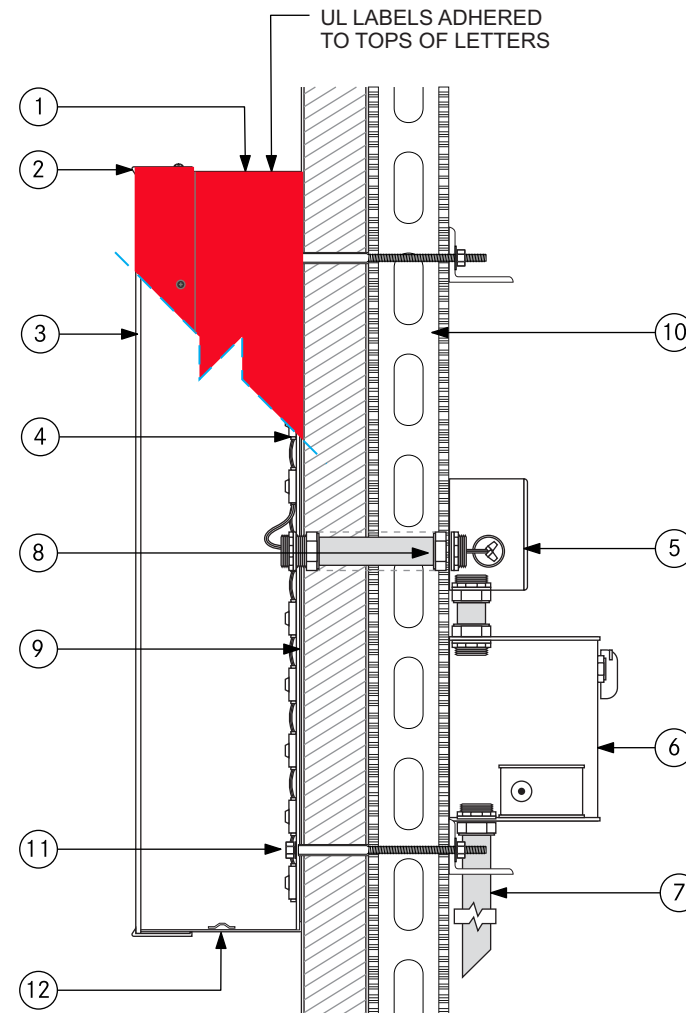
- 1 0.040 ALUMINUM RETURNS (3" DEPTH):
PAINTED PMS 032 C
- 2 3/4" TRIM CAP: WITH PHILLIPS JEWELITE SCREWS
PAINTED PMS 032 C
- 3 3/16" ACRYLIC FACE: PLEXIGLASS #7328 WHITE
WITH FIRST SURFACE APPLIED DIGITAL PRINT PMS 032 C WITH
APPROVED OPTION C (12% OPACITY ADD WITH 4% PULL ON THE GRADIENT)
- 4 LED LAYOUT: GLOW STEM TO BE WHITE & RED STEM TO BE RED,
SEPARATED BY CUSTOM LIGHT BAFFLE - ALL LEDS TERMINATED WITH
WIRENUTS LAYOUT CUSTOM TO MATCH CURRENT VERIZON BRIGHTNESS

“erizon” SPECIFICATIONS

- 1 0.040 ALUMINUM RETURNS (3" DEPTH):
PAINTED TO MATCH PMS 032 C
- 2 3/4" TRIM CAP: WITH PHILLIPS JEWELITE SCREWS
PAINTED TO MATCH PMS 032 C
- 3 3/16" ACRYLIC FACE: PLEXIGLASS #7328 WHITE
WITH FIRST SURFACE APPLIED VINYL (DIGITAL PRINT)
- 4 LED UNITS (RED): ALL LEDS TERMINATED WITH WIRENUTS
LAYOUT CUSTOM TO MATCH CURRENT VERIZON BRIGHTNESS

IDENTICAL SPECIFICATIONS

- 5 UL LISTED HOUSING:
SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
- 6 UL HOUSING WITH PWR SUPPLY (QTY VARIES)
DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
- 7 PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS)
TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
- 8 WATERPROOF FLEXIBLE CONDUIT:
GROUNDED WALL PASS-THRU (WATER TIGHT SEAL)
- 9 0.063 ALUMINUM BACK:
PRECOAT WHITE FINISH
- 10 FACADE TYPE: TBD
- 11 MOUNTING HARDWARE: TBV
APPROPRIATE TO SECURE TO FACADE
- 12 WEEP HOLES
WITH LIGHT BAFFLES



Verizon on 2720 N. Salisbury Blvd



03/27/2020



Infrastructure and Development Staff Report

July 17, 2025

I. BACKGROUND INFORMATION:

Project Name: Jill Porter CRNP
Applicant/Owner: Jill Porter CRNP rep. by Phillips Signs
Infrastructure and Development Case No. #202500673
Nature of Request: Sign Plan
Location of Property: 1603 Tree Sap Court
Existing Zoning: Light Business & Institutional District

II. SUMMARY OF REQUEST:

A Sign Plan has been submitted by Phillips Signs in order to install signage to Jill Porter CRNP (Certified Registered Nurse Practitioner)

III. DISCUSSION:

The proposed sign plan is to add signage above the doorway to the building, and signage directly to the glass door. The building is located in the Woodbrooke Medical Facility
(Attachment 1)

IV. APPROVAL HISTORY

In January 2024 Planning Commission approved a Final Comprehensive Development plan for the building in question. Approval was granted under conditions including but not limited to the submission of a sign plan before sign permits were to be issued.
(Attachment 2)

V. SIGN PLAN

The proposed sign plan includes three signs including one wall sign showing the name of the business, one wall sign showing the building number, and another directly on the glass of the door showing the business name, and associates.

-The larger sign above the door will be 6 feet wide and 2 feet tall, and read "Jill Porter CRNP, P.A"



- The smaller sign above the door will be 18 inches wide, and 9 inches tall and read "1603" for the building number
- Door signage will contain the name of business and associates and be 23 inches wide and 5.5 inches tall.

Wall signs will made of white colored aluminum with black lettering
The door sign will have white lettering. **(Attachments 3 & 4)**

The property owner has approved of the sign plan as submitted. **(Attachment 5)**

VI. RECOMMENDATION

1. Staff recommends the proposed sign plan as submitted

1603 Treesap Court



*Current aerial imagery does not include existing building

Attachment 1

04/14/2020



City of Salisbury

Parker & Associates
528 Riverside Drive
Salisbury, MD 21801 Attn:
Brock Parker

**RE: FINAL COMPREHENSIVE DEVELOPMENT PLAN/WELLHEAD PROTECTION PLAN
APPROVAL- Woodbrooke Medical Center-1603 Treesap Court - Light Business &
Institutional Zoning District**


Dear Mr. Parker:

The Salisbury Planning Commission at its January 18, 2024 meeting, **APPROVED** the Final Comprehensive Development Plan/ Wellhead Protection Plan for Woodbrooke Medical Center/1603 Treesap Court. The proposed development was approved as submitted, with the following conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval and the standards set forth in Ch 17.28 for the Light Business & Institutional District. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure & Development;
2. Provide a corrected Lighting Plan with specifications by Ch 17.196.020 for approval by City Staff;
3. Provide a corrected Landscaping Plan indicating the inclusion of shade trees at the ends of each parking row as required;
4. Submit a detailed Sign Plan that meets all standards set forth in Ch 17.216 of the Zoning Code for approval by the Planning Commission prior to issuance of sign permits;
5. Include the calculated number of bicycle parking spaces as required by code;
6. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.

If you have any questions or concerns regarding this matter, please call our office at 410-548-3170.

Sincerely,


Amanda Rodriguez
Associate Planner

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

Attachment 2

* Paid *



20874 SUSSEX HWY • SEAFORD, DE 19973
302-629-3550

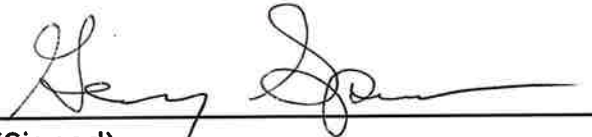
PROJECT NARRATIVE

To: City of Salisbury

Project: Jill Porter CRNP
1603 Phillip Morris Dr
Salisbury, MD 21801

Scope of Work: Business Signage:
(2) aluminum signs
(1) 24"x72" (business name), (1) 9"x18"-(address), and (1) door lettering (6.5"x 23").

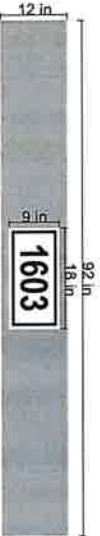
Phillips Signs Inc.
20874 Sussex Highway
Seaford, DE 19973


(Signed)

GARY Spence
(Printed)

Sales
(Title)

6-2-2025
(Date)



(ENLARGED FOR VISIBILITY ON PROOF)

DOOR LETTERING



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CUSTOMER INFORMATION

Customer: Jill Porter CRNP, P.A.

Address: 1603 Phillip Morris Dr.

Date: 5-19-25

Sales: Gary Spence

IF APPROVED, PLEASE SIGN

Customer:

Signed:

Date:



June 2, 2025

I, Palmer Gillis, property owner, approve of the signage at 1603 Tree Sap Court for Jill Porter, PA.

Thank you,

A handwritten signature in blue ink, appearing to read "Palmer Gillis", written over the printed name.

Palmer Gillis
410-749-4821

Attachment 5



Infrastructure and Development Staff Report

July 17, 2025

I. BACKGROUND INFORMATION:

Project Name: Massage umi

Applicant/Owner: Massage umi rep. by Phillips Signs

Infrastructure and Development Case No. #202500817

Nature of Request: Sign Plan

Location of Property: 1147 Salisbury Blvd

Existing Zoning: General Commercial District

II. SUMMARY OF REQUEST:

A Sign Plan has been submitted by Phillips Signs to install signage for Massage umi.

III. DISCUSSION:

The proposed sign plan includes installing signage above the building's main entrance and adding signage to the existing outdoor strip mall directory. The building is located in University Square, as shown in **Exhibit A**.

IV. APPROVAL HISTORY

University Square has a long planning history dating back to September 1991, when the Planning Commission approved the original Comprehensive Development Plan for the construction of the strip mall. Since then, the Commission has approved multiple revisions to the Comprehensive Development Plan and associated Sign Plans. Over the years, several approvals have addressed updates to the approved color palette. Most recently, on July 18, 2024, the Planning Commission approved a revision allowing for an expanded color palette with no limit on the number of approved colors for the entire center.

SIGN PLAN

Proposed Sign Plan

The applicant proposes a sign plan that includes two signs for the business "Massage umi":



1. **Wall Sign:**

- Location: Above the business entrance
- Dimensions: 7 feet wide by 3 feet tall
- Text: “Massage umi”

2. **Directory Sign:**

- Location: Outdoor strip mall directory
- Dimensions: 4 feet wide by 2 feet tall
- Text: “Massage umi”

Design and Materials:

Both signs will be constructed of colored vinyl. The word “*Massage*” will appear in red translucent vinyl, while “*umi*” will be rendered in cyan translucent vinyl. The sign face and trim will be white.

V. PLANNING CONCERNS

None

VI. RECOMMENDATION

Staff recommends **approval** of the proposed sign plan as submitted.

Exhibit A



20874 SUSSEX HWY ♦ SEAFORD, DE 19973
302-629-3550

PROJECT NARRATIVE

To: City of Salisbury

Project: Massage umi
1147 s. Salisbury Blvd
Salisbury, MD 21801

Scope of Work: Manufacture and install new signage at this location.
(1) set Face lit Channel letters on raceway. Raceway will be painted the building color.
Mounted to exterior wall over main entrance.
Thank you for your consideration.

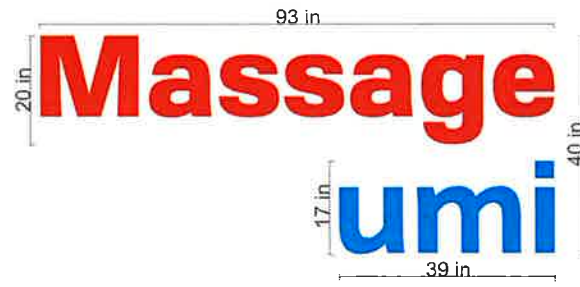
Phillips Signs Inc.
20874 Sussex Highway
Seaford, DE 19973

Gary Spence
(Signed)

GARY Spence
(Printed)

Sales person
(Title)

6-19-2025
(Date)



Face lit channel letters on raceway
 25.83 ft²
 Qty - 1
 Distance around objects - 727"
 Depth - 3"
 Face color - White
 Trim color - White
 Return color - White
 Raceway color (2) - Match building (off white)
 Red translucent vinyl - Massage
 Cyan translucent vinyl - umi



Pylon Sign
 Face material - acrylic
 Cut Size - 48.5" x 27.5"
 V.O - 45" x 24"
 Retainer - 1.5"
 Hanger Bar - 2"
 Translucent Vinyl Colors - Red/Cyan

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CUSTOMER INFORMATION

Customer: Massage Umi
 Address: 1147 S Salisbury Blvd,
 Salisbury, MD 21801

Date: 6-12-25
 Sales: Gary Spence

IF APPROVED, PLEASE SIGN & FAX BACK TO 302-628-9082

Customer:

Signed:

Date:



Infrastructure and Development Staff Report

July 17, 2025

I. BACKGROUND INFORMATION

Infrastructure and Development Case No.: 24-013

Project Name: Parkside at Schumaker Pond

Applicant/Owner: Parker & Associates for Vantage Point Salisbury Partners 1, LLC

Nature of Request: Final Comprehensive Development Plan Approval

Location of Property: Snow Hill Road – Tax Map: 48, Grid: 11, Parcel: 753,415,285

Existing Zoning: GC – General Commercial, and R-8A - Residential

II. SUMMARY OF REQUEST

Parker and Associates, on behalf of the property owner, has submitted a Final Comprehensive Development Plan (“FCDP”) (Exhibit A) for a residential subdivision consisting of **79 single-family lots** and **135 townhouse lots** — fewer than the number approved under the Preliminary Comprehensive Development Plan (PCDP). All units are to be accessed via public streets.

III. DISCUSSION

The applicant proposes to develop an existing **38.9-acre** site into a **214-unit residential subdivision** located on **Snow Hill Road**, directly across from Marley Manor. The site currently comprises three parcels, which are proposed to be consolidated into a single parcel for residential use. The property is split-zoned between General Commercial and R-8A Residential districts. Modifications made between the PCDP and the FCDP have resulted in one single-family lot being located within the General Commercial district, where single-family dwellings are not permitted.

IV. APPROVAL HISTORY

Parkside at Schumaker Pond received **Preliminary Comprehensive Development Plan approval** at the **July 18, 2024**, Planning Commission meeting.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW



City of Salisbury

The Zoning Code requires Comprehensive Development Plan approval. Staff provides the following review based on applicable code requirements:

A. Site Plan (Exhibit A)

1. Parking/Access:

The zoning code requires **2 parking spaces per dwelling unit**.

- **Townhouses:** 270 spaces proposed
- **Single-family:** 158 spaces proposed
- **Additional:** 40 auxiliary community spaces (not counted toward requirements)
Note: Parking is compliant.

2. Refuse Disposal:

- Trash collection will be handled privately.

3. Density:

- Townhouses: 135 units on 14.24 acres (max allowed: 10 units/acre)
Note: Density is compliant.

4. Building Setbacks and Lot Dimensions:

- **Single-Family:**
 - Lot size: 8,000 sq ft
 - Front setback: 25 ft
 - Rear setback: 30 ft
 - Side setback: 10 ft
- **Townhouses:**
 - Interior lot width: min. 20 ft
 - Front setback: 25 ft
 - End lot side setback: 15 ft
 - Rear setback: 30 ft

Note: All minimum setbacks and spacing requirements are compliant.

5. Open Space:

- A picnic/recreation area is proposed within the townhouse section.
- Multiple stormwater management facilities are incorporated throughout the site.

B. Building Elevations / Floor Plans

- Proposed elevations are provided on Sheets 6 and 7 of Exhibit A.

C. Sign Plan



City of Salisbury

- No sign plan submitted at this time.

D. Landscaping Plan

- The plan includes:
 - A landscaped buffer along Snow Hill Road
 - 2-foot-wide landscaping between each townhouse
 - Bioretention swales, infiltration basins, and ponds
 - All per §17.220.020(C), detailed on Sheets 2–5 of Exhibit A

E. Development Schedule

- Construction to begin following required approvals and permits.
- Infrastructure is expected to be completed within one year.
- Home construction is projected to continue over four years.

F. Community Impact Statement

- Submitted as **Exhibit B**.

G. Statement of Intent to Proceed and Financial Capability

- Submitted as **Exhibit C**.

H. Fire Service

- Subject to further review by the **Salisbury Fire Department**.

I. Stormwater Management

- No staff comments at this time.

J. Transportation, Streets, and Pedestrian Access

- No staff comments at this time.

VI. RECOMMENDATION



City of Salisbury

Staff recommends **approval** of the Final Comprehensive Development Plan for Parkside at Schumaker Pond with the following conditions:

1. The site shall be developed in accordance with the approved Certificate of Design and Site Plan, in compliance with all applicable code requirements. Minor adjustments may be approved by the Salisbury Department of Infrastructure and Development.
2. The project is subject to further review and approval by:
 - The City Department of Infrastructure and Development
 - The City Fire Marshal
 - Other applicable agencies
3. A comprehensive **sign plan** shall be submitted for **Planning Commission approval** prior to any sign installation.
4. **Lot 190** shall be removed to ensure compliance with the **General Commercial District permitted uses**.
5. The **three existing parcels** shall be combined into one.

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
VANTAGE POINT SALISBURY PARTNERS 1, LLC.
C/O GREG STEVENS
411 EAGLEVIEW BLVD., SUITE 114
EXTON, PA 19341
2. DEED REF. 2811/601, 4202/88, 5365/156
PLAT REFERENCE: 15/548, 15/338
3. TOTAL AREA OF PROPERTY: 39.59 ACRES +/-
4. THE PRESENT ZONING OF THIS PROPERTY IS: PARCEL 753: R-8A RESIDENTIAL, PARCEL 415: GENERAL COMMERCIAL, AND PARCEL 285: GENERAL COMMERCIAL
5. PROPOSED ZONING OF DEVELOPMENT: R-8A
6. THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE B1
7. THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1. CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECTS UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
8. THIS BOUNDARY SURVEY 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.
9. THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION.
10. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
11. 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 LANDSCAPE MEDIANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
12. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, 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.
13. PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
14. PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
15. VERTICAL DATUM IS BASED ON NAVD88.

LEGEND

- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED LIGHT
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN CATCH BASINS
- PROPOSED STORM DRAIN CATCH BASINS
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- PROPOSED ROAD SIGN
- PROPOSED STREET SIGN
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE FLOW LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT/CURB/CONCRETE TO BE REMOVED
- EXISTING STORM DRAIN TO BE REMOVED
- PROPOSED PAVEMENT MARKING
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING BUILDING
- PROPOSED STORM DRAIN
- PROPOSED PROPERTY LINE
- CORPORATE LIMIT
- SILT FENCE/LIMIT OF DISTURBANCE
- PROPOSED BUILDING
- BUILDING SET BACK LINE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED ESD FACILITY
- PROPOSED SWALE
- SOILS LINE
- EXISTING WOODS TO REMAIN
- EXISTING WOODS TO BE REMOVED
- PROPOSED WOODS LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED SWALE CENTERLINE
- EXISTING FENCE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED MEDIA
- EXISTING PAVING
- PROPOSED PAVING
- PROPOSED CONCRETE
- EXISTING CONCRETE
- RIPRAP
- PROPOSED FOREST CONSERVATION AREA

PARKING TABULATION

REQUIRED	
TOWN HOME LOTS:	
2 SPACES PER TOWNHOUSE	
135 UNITS X 2	=270 SPACES
SINGLE FAMILY LOTS	
2 SPACES PER SINGLE FAMILY RESIDENCE	
79 UNITS X 2	=158 SPACES
TOTAL SPACES REQUIRED = 428	
PROVIDED	
TOWN HOME LOTS = 1 DRIVEWAY, 1 GARAGE	
SINGLE FAMILY LOTS = 1 DRIVEWAY, 1 GARAGE	
135 (TOWNS) X 2 = 270 SPACES	
79 (SINGLES) X 3 = 158 SPACES	
AUXILIARY PARKING SPACES = 40 SPACES	
TOTAL PARKING PROVIDED = 468 SPACES	

ESTIMATED WATER & SEWER USAGE

CITY OF SALISBURY MUNICIPAL CODE, AUG 16, 2022,
CHAPTER 13.01.030, DEFINITIONS

1 EDU=250 GALLONS PER DAY(gpd) TO SERVE TYPICAL SINGLE-FAMILY HOME

TOWN HOME LOTS = 135
SINGLE FAMILY LOTS = 79
135 + 79 = 214
SINGLE FAMILY DWELLING UNITS = 214 EDU

214 X 250=53,500 gpd

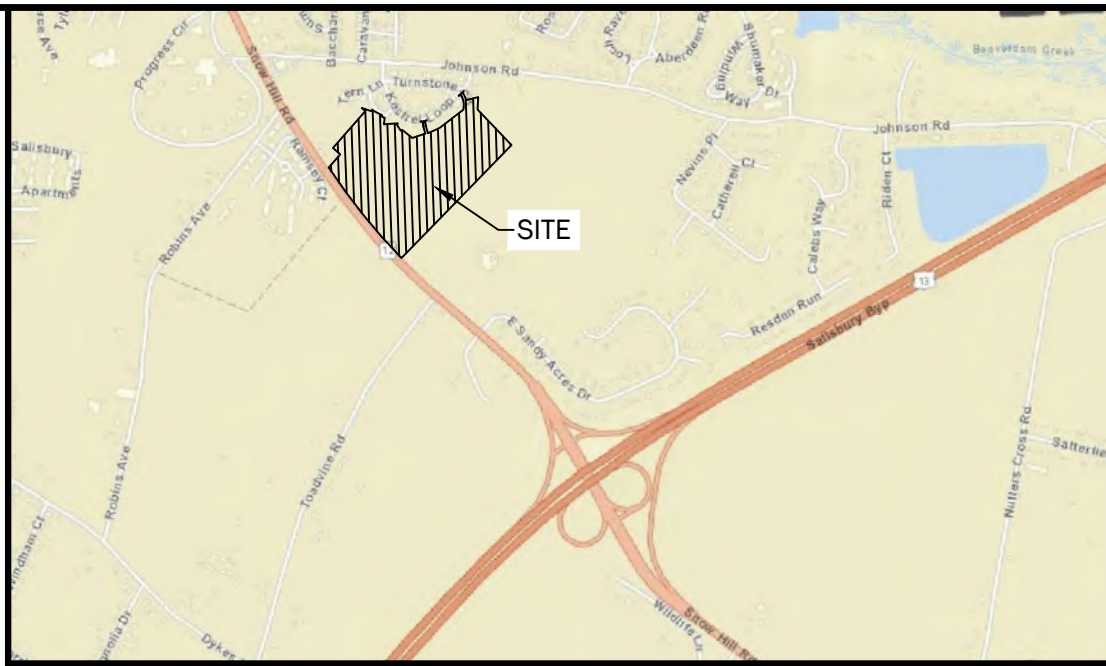
1" WATER METERS REQUIRED = 214

Exhibit A

PARKSIDE AT SCHUMAKER POND

SALISBURY, WICOMICO COUNTY, MARYLAND

FINAL COMPREHENSIVE DEVELOPMENT PLAN - CITY PROJECT #24-013



VICINITY MAP SCALE: 1"=2000'

Sheet List Table

Sheet Number	Sheet Title
CO-1	TITLE SHEET
SP-1	SITE, LANDSCAPE, & LIGHTING PLAN - OVERALL
SP-2	SITE, LANDSCAPE, & LIGHTING PLAN - S WEST
SP-3	SITE, LANDSCAPE, & LIGHTING PLAN - N WEST
SP-4	SITE, LANDSCAPE, & LIGHTING PLAN - EAST
A-1	BUILDING FLOOR PLANS & ELEVATIONS
A-2	BUILDING FLOOR PLANS & ELEVATIONS

LAND USE SUMMARY

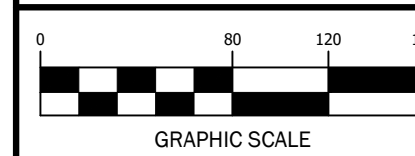
PROPOSED AREA	=	+38.35 ACRES
PARCEL 753	=	+24.11 ACRES
PARCEL 415	=	+8.69 ACRES
PARCEL 285	=	+5.55 ACRES
# OF UNITS PROPOSED (79 SINGLE AND 135 TOWNS)	=	214 UNITS
ALLOWABLE DENSITY = 8 UNITS PER ACRE		
ALLOWABLE # OF UNITS	=	306.8 UNITS
SITE COVERAGE:		
LOTS	=	+26.88 AC.
STREETS	=	+2.86 AC.
SIDEWALKS	=	+1.28 AC.
OPEN SPACE/GREEN SPACE	=	+9.28 AC. (24.20%)
FOREST CONSERVATION AREA	=	+1.06 AC. (2.76%)

MINIMUM REQUIREMENTS

CITY OF SALISBURY, MD	
ZONE: R-8A (RESIDENTIAL)	
SINGLE FAMILY HOMES	
MINIMUM LOT AREA	= 8,000 SF
MINIMUM INTERIOR LOT WIDTH	= 60 FT
MINIMUM CORNER LOT WIDTH	= 75 FT
MINIMUM SETBACKS:	
FRONT:	25 FT
SIDE:	10 FT (2 REQUIRED)
REAR:	30 FT
HEIGHT:	40 FT
TOWN HOMES	
MINIMUM LOT AREA	= 2,000 SF
MINIMUM LOT FRONTAGE	= 20 FT (INTERIOR TOWN HOME)
MINIMUM SETBACKS:	
FRONT:	25 FT
SIDE:	15 FT (CORNER LOT 25')
BACK:	30 FT
HEIGHT:	35 FT

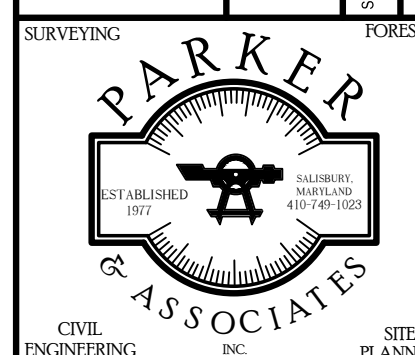


CO-1



REVISIONS	DATE	BY	PROJECT
			S7508

TITLE SHEET		PARKSIDE AT SCHUMAKER POND	
PROPERTY LOCATION: SNOW HILL ROAD & ICELYN WAY		FOR VANTAGE POINT SALISBURY PARTNERS 1, LLC	
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND		DATE: 05/28/2025	
SCALE: 1" = 80'		SHEET: 11	
DRAWN BY: NICHOLAS VOITIUC		PROJECT: S7508	



DATE: 05/28/2025
SHEET: 11
PROJECT: S7508

FINAL COMPREHENSIVE DEVELOPMENT PLAN

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY. DEVELOPER SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORMWATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATIONS INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISSIPATION OF FLOW, MIN. DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE. DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METER) TO ENSURE SIZING FOR TREATMENT AND GRADING ARE PER DESIGN, AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED. DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD PARTY INSPECTION REPORT OF ALL STORMWATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY STORMWATER INSPECTOR.

VANTAGE POINT SALISBURY PARTNERS 1, LLC.
C/O GREG STEVENS
411 EAGLEVIEW BLVD., SUITE 114
EXTON, PA 19341

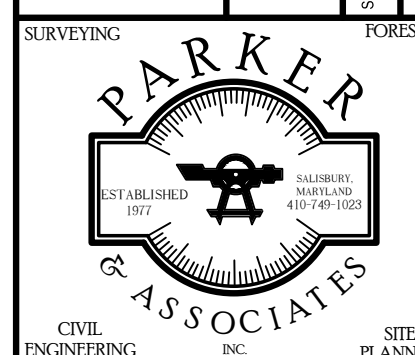
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 277389, EXPIRATION DATE: JULY 24, 2022 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21103, EXPIRATION DATE: JANUARY 25, 2026.

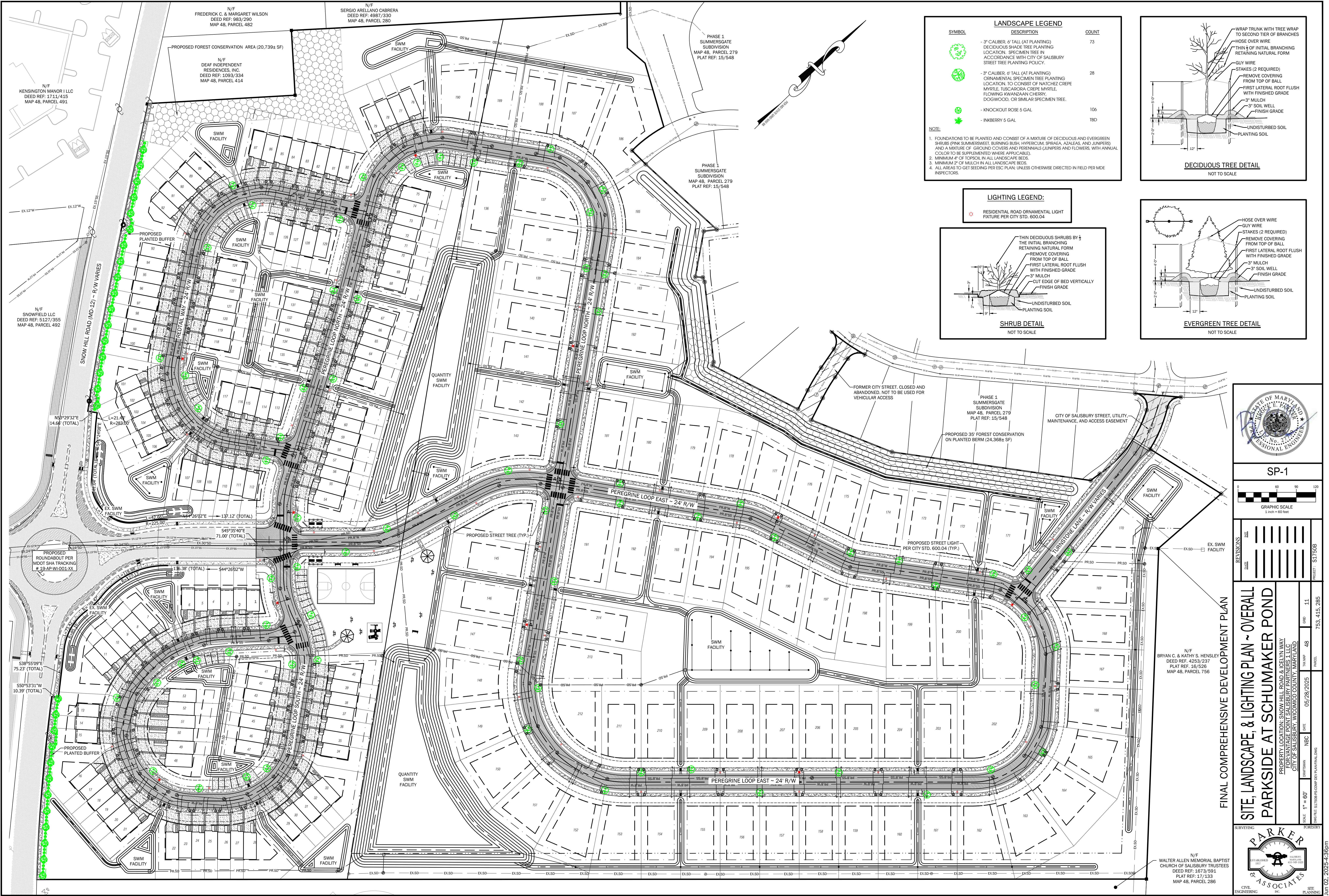
BROCK E. PARKER, P.E., R.L.S.
528 RIVERSIDE DRIVE
SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
EMAIL: BROCK@PARKERANDASSOCIATES.ORG

CITY PROJECT # 24-013

NICHOLAS VOITIUC
Director

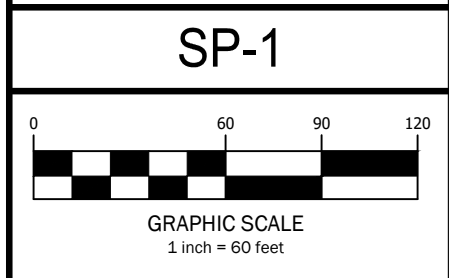
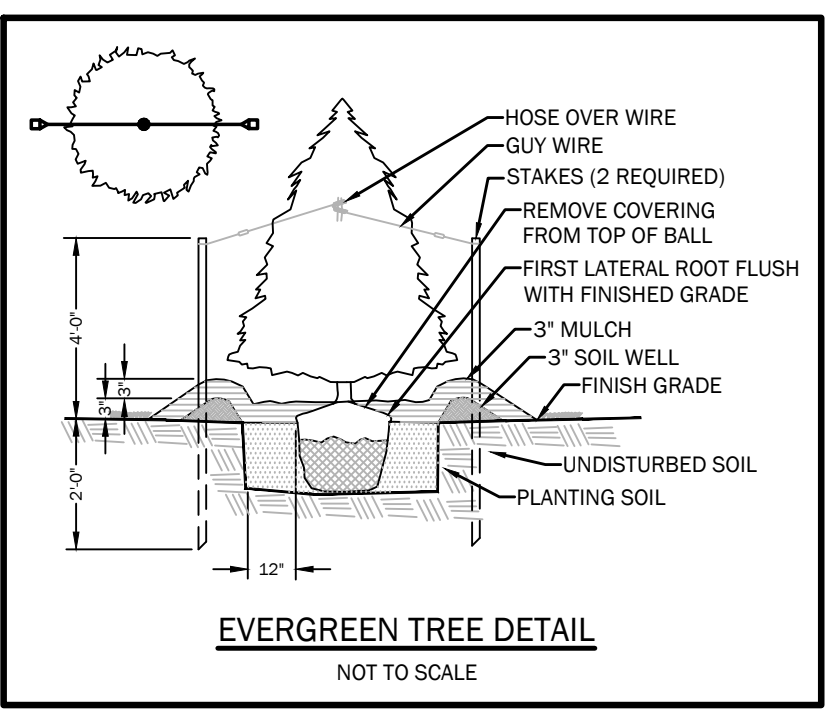
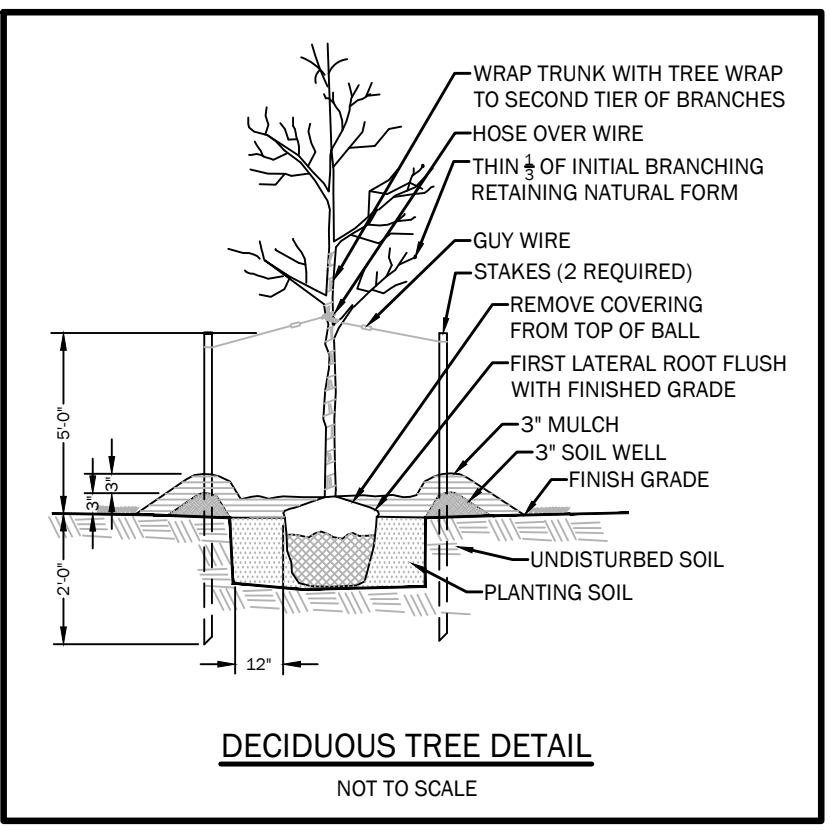
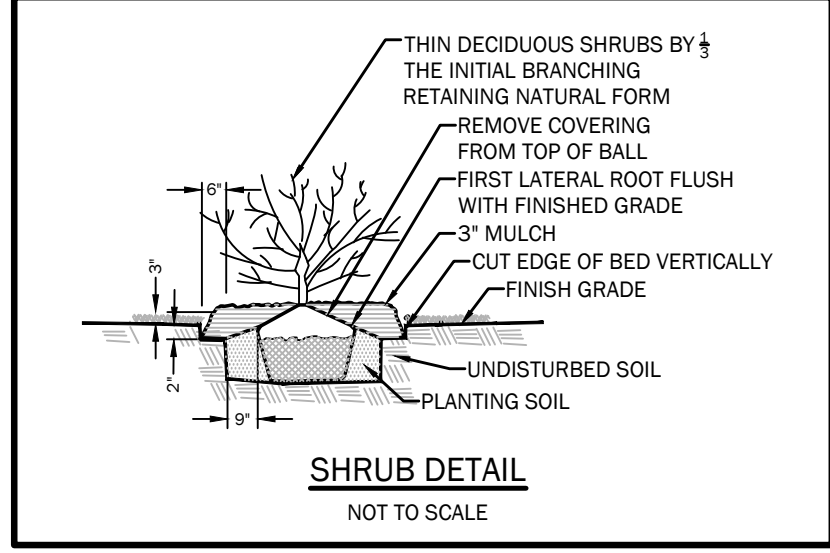


DATE: 05/28/2025
SHEET: 11
PROJECT: S7508



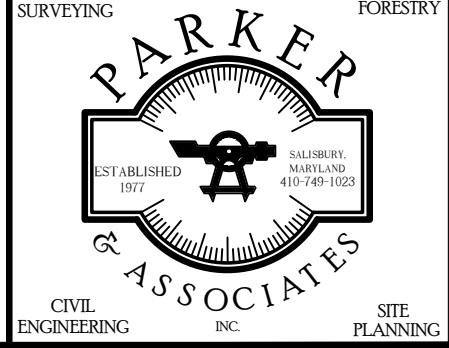
LANDSCAPE LEGEND		
SYMBOL	DESCRIPTION	COUNT
	- 3" CALIBER, 6' TALL (AT PLANTING) DECIDUOUS SHADE TREE PLANTING LOCATION. SPECIMEN TREE IN ACCORDANCE WITH CITY OF SALISBURY STREET TREE PLANTING POLICY.	73
	- 3" CALIBER, 6' TALL (AT PLANTING) ORNAMENTAL SPECIMEN TREE PLANTING LOCATION. TO CONSIST OF NATCHEZ CREPE MYRTLE, TUSCARORA CREPE MYRTLE, FLOWING KWANZAAN CHERRY, DOGWOOD, OR SIMILAR SPECIMEN TREE.	28
	- KNOCKOUT ROSE 5 GAL.	106
	- INKBERRY 5 GAL.	TBD
NOTE:		
1. FOUNDATIONS TO BE PLANTED AND CONSIST OF A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET, BURNING BUSH, HYPERICUM, SPIRAEA, AZALEAS, AND JUNKERS) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNKERS AND FLOWERS, WITH ANNUAL COLOR TO BE SUPPLEMENTED WHERE APPLICABLE).		
2. MINIMUM 4" OF TOPSOIL IN ALL LANDSCAPE BEDS.		
3. MINIMUM 2" OF MULCH IN ALL LANDSCAPE BEDS.		
4. ALL AREAS TO GET SEEDING PER ESC PLAN, UNLESS OTHERWISE DIRECTED IN FIELD PER MIDE INSPECTORS.		

LIGHTING LEGEND:	
	RESIDENTIAL ROAD ORNAMENTAL LIGHT FIXTURE PER CITY STD. 600.04



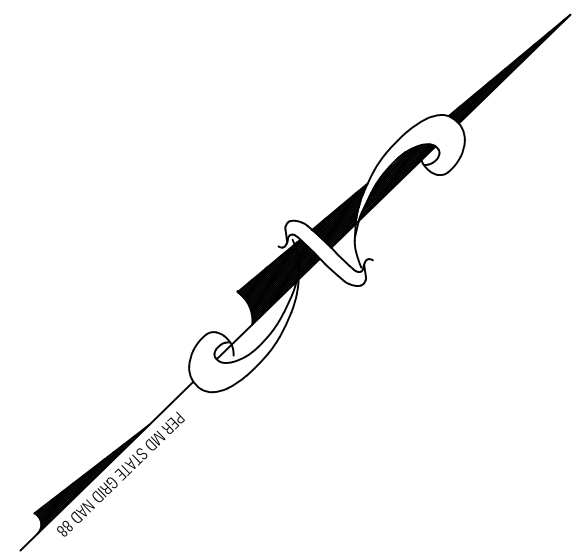
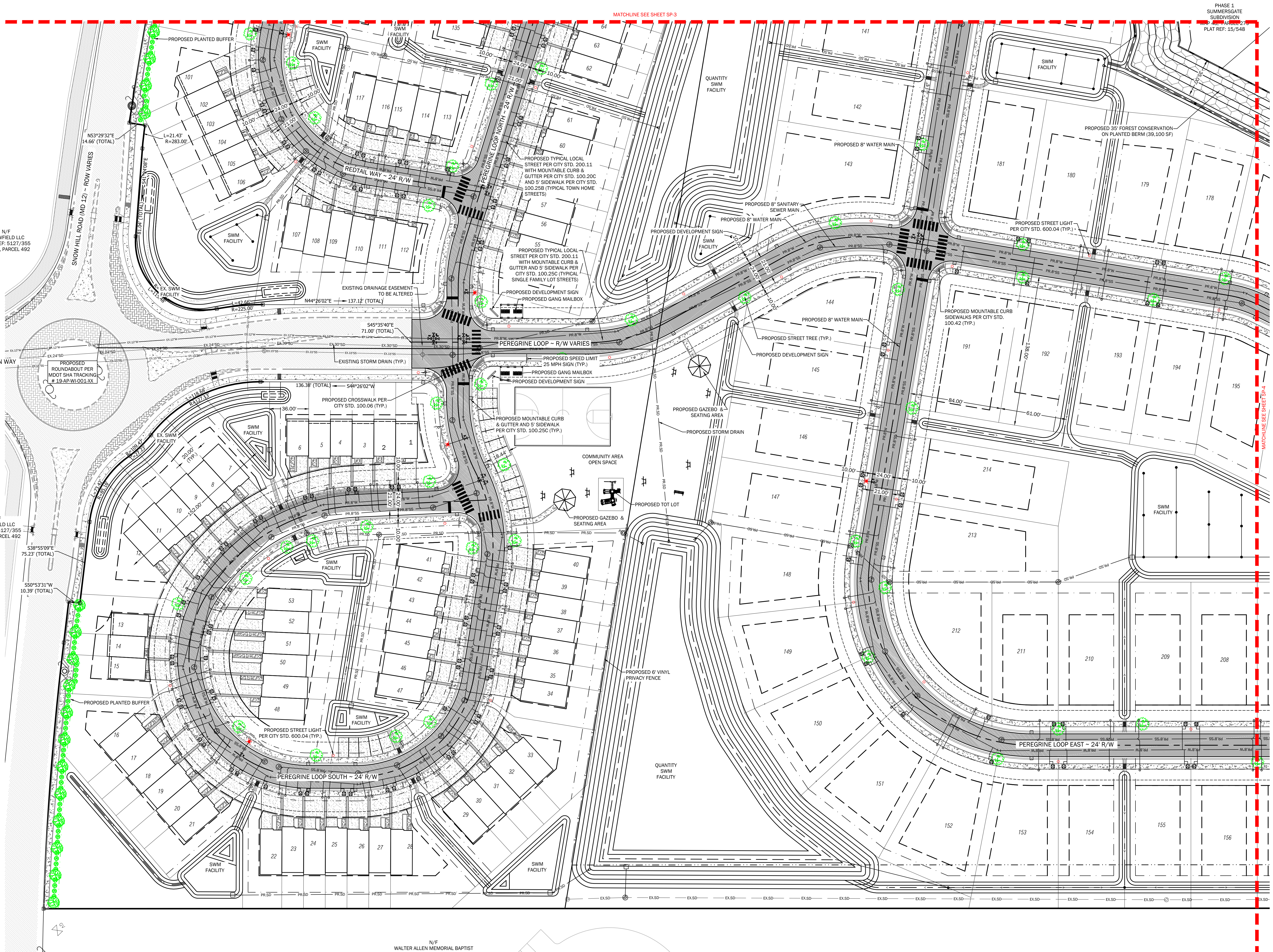
REVISIONS	DATE	BY	PROJECT
			SP-1

FINAL COMPREHENSIVE DEVELOPMENT PLAN			
SITE, LANDSCAPE, & LIGHTING PLAN ~ OVERALL PARKSIDE AT SCHUMAKER POND			
PROPERTY LOCATION: SNOW HILL ROAD & DELVA WAY FOR VANTAGE POINT SALISBURY PARTNERS 1 LLC CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND			
SCALE: 1" = 60'	DATE: 05/28/2025	BY: JRM	PROJECT: 753.415.285
DATE: 05/28/2025	DATE: 05/28/2025	DATE: 05/28/2025	DATE: 05/28/2025

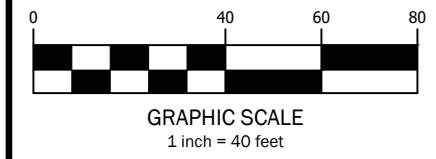


N/F BRYAN C. & KATHY S. HENSEL DEED REF: 4253/237 PLAT REF: 18/536 MAP 48, PARCEL 756

N/F WALTER ALLEN MEMORIAL BAPTIST CHURCH OF SALISBURY TRUSTEES DEED REF: 1673/191 PLAT REF: 17/133 MAP 48, PARCEL 286

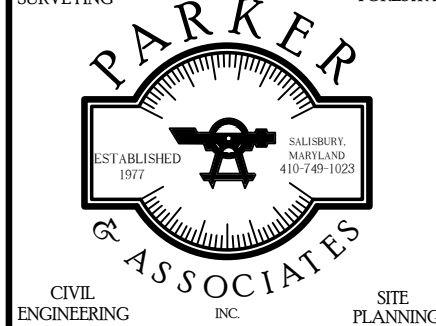


SP-2

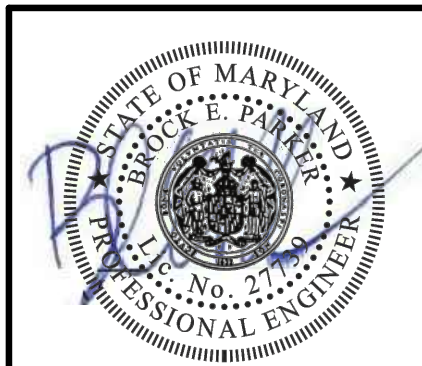
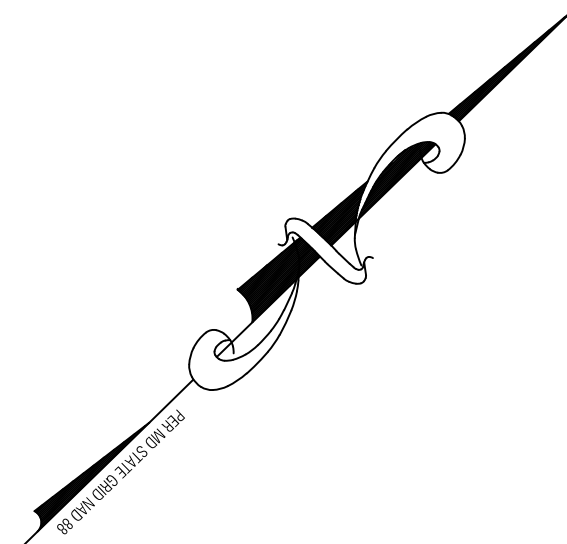
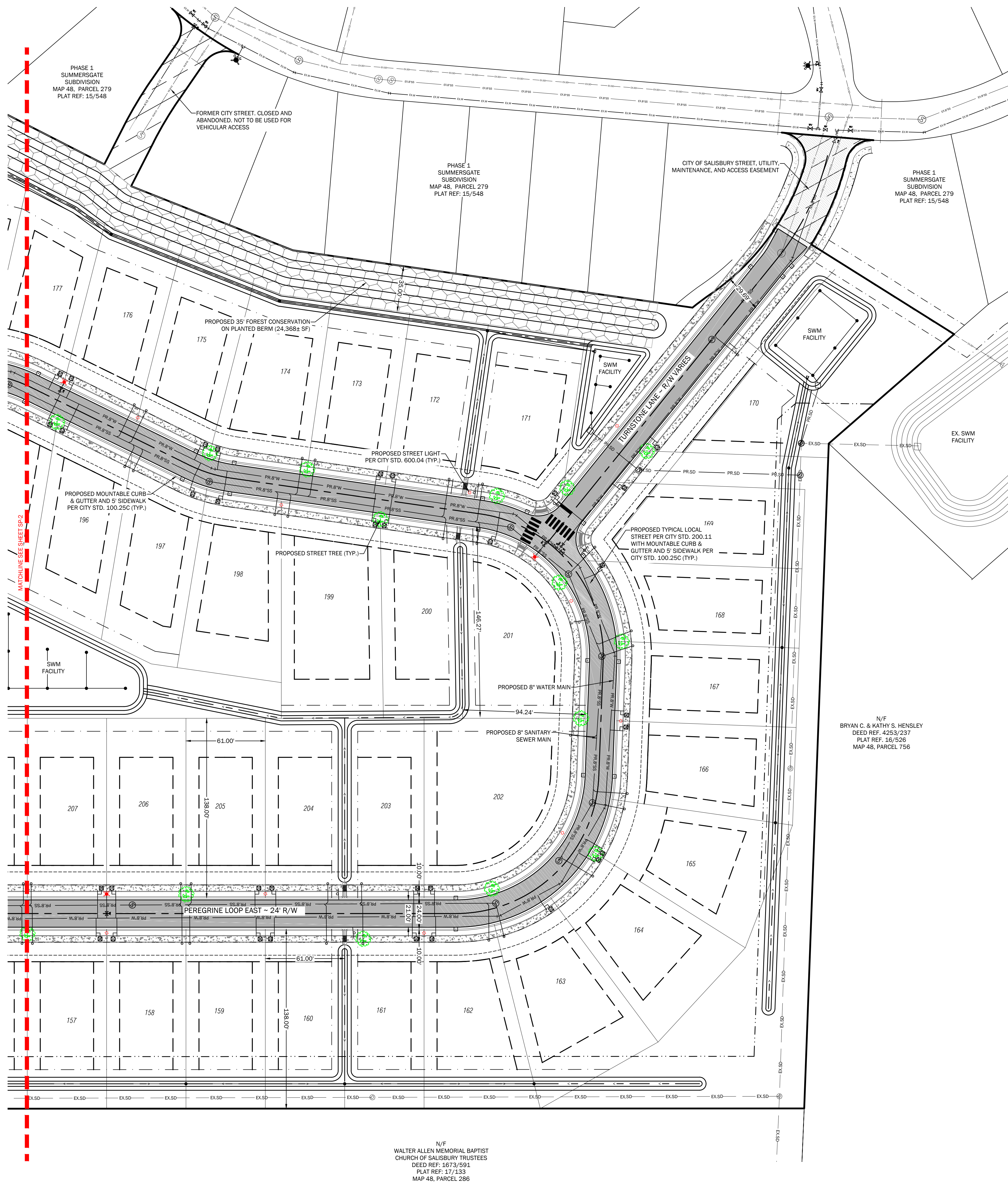
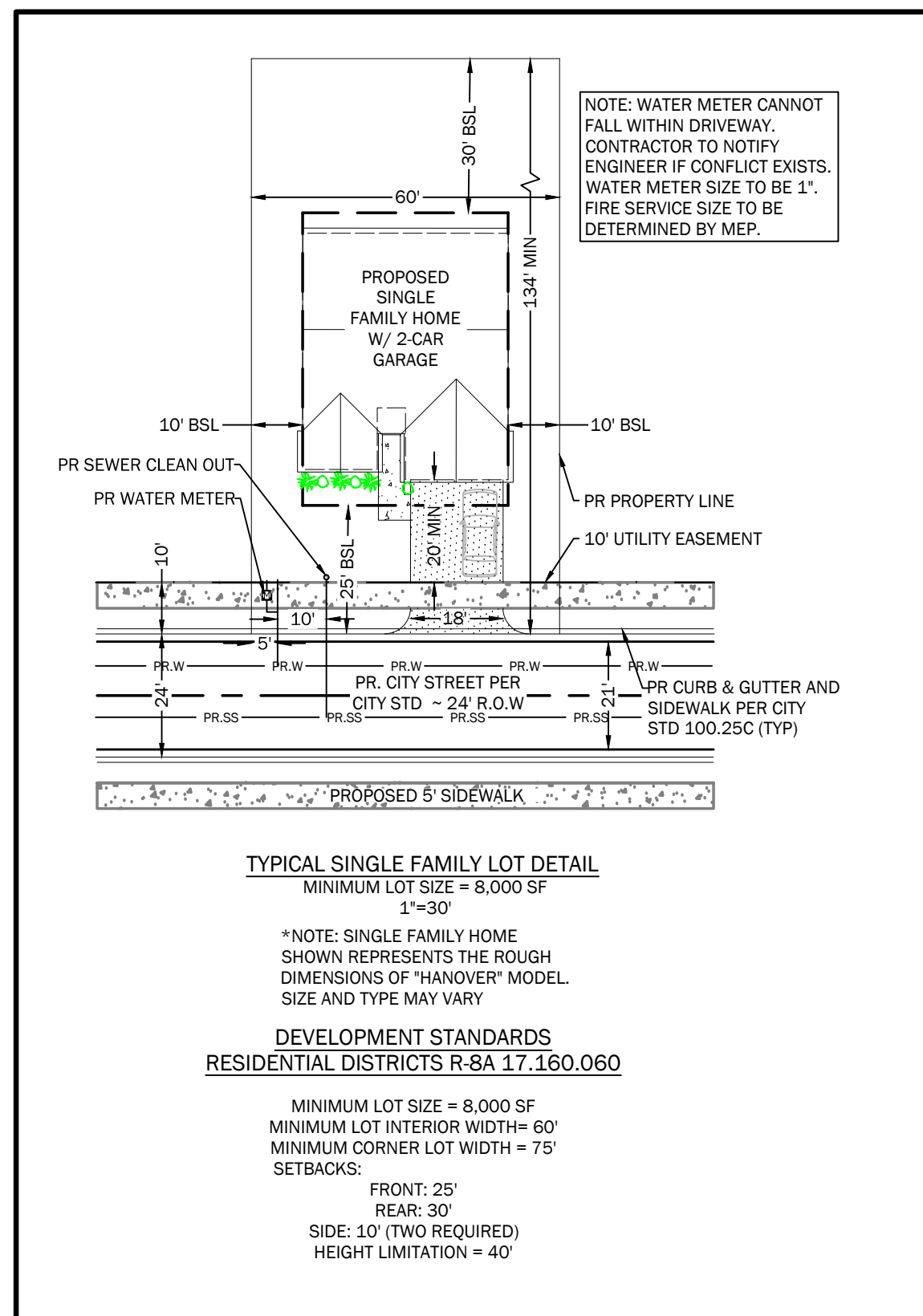


REVISIONS	DATE	BY	APP

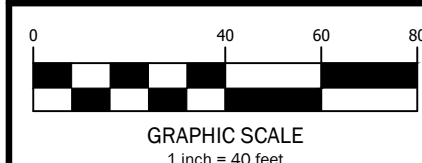
FINAL COMPREHENSIVE DEVELOPMENT PLAN		SITE, LANDSCAPE, & LIGHTING PLAN ~ S WEST PARKSIDE AT SCHUMAKER POND	
PROPERTY LOCATION: SNOW HILL ROAD & ICELYN WAY FOR VANTAGE POINT SALISBURY PARTNERS 1 LLC CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND		DATE	05/28/2025
SCALE	1" = 40'	DATE	05/28/2025
PROJECT	S17508	DATE	05/28/2025
PROJECT	S17508	DATE	05/28/2025
PROJECT	S17508	DATE	05/28/2025
PROJECT	S17508	DATE	05/28/2025
PROJECT	S17508	DATE	05/28/2025
PROJECT	S17508	DATE	05/28/2025
PROJECT	S17508	DATE	05/28/2025



Jun 02, 2025 4:36pm



SP-4



REVISIONS		
<u>DATE</u>		<u>INIT.</u>

PROJECT: S1750B

PROJECT: S1750B

FINAL COMPREHENSIVE DEVELOPMENT PLAN

SITE, LANDSCAPE, & LIGHTING PLAN ~ EAST PARKSIDE AT SCHUMAKER POND

PROPERTY LOCATION: SNOW HILL ROAD & ICELYN WAY
FOR VANTAGE POINT SALES/BUY PARTNERS 111C

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

DATE	1" = 40'	DRAFTSMAN	NBC	DATE	05/28/2025	TAX MAP	48	GRID	11
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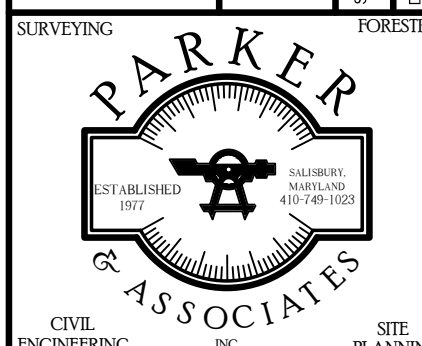
IT

PARCEL	
City	

7/27/20

JIAN-FINAL.DWG

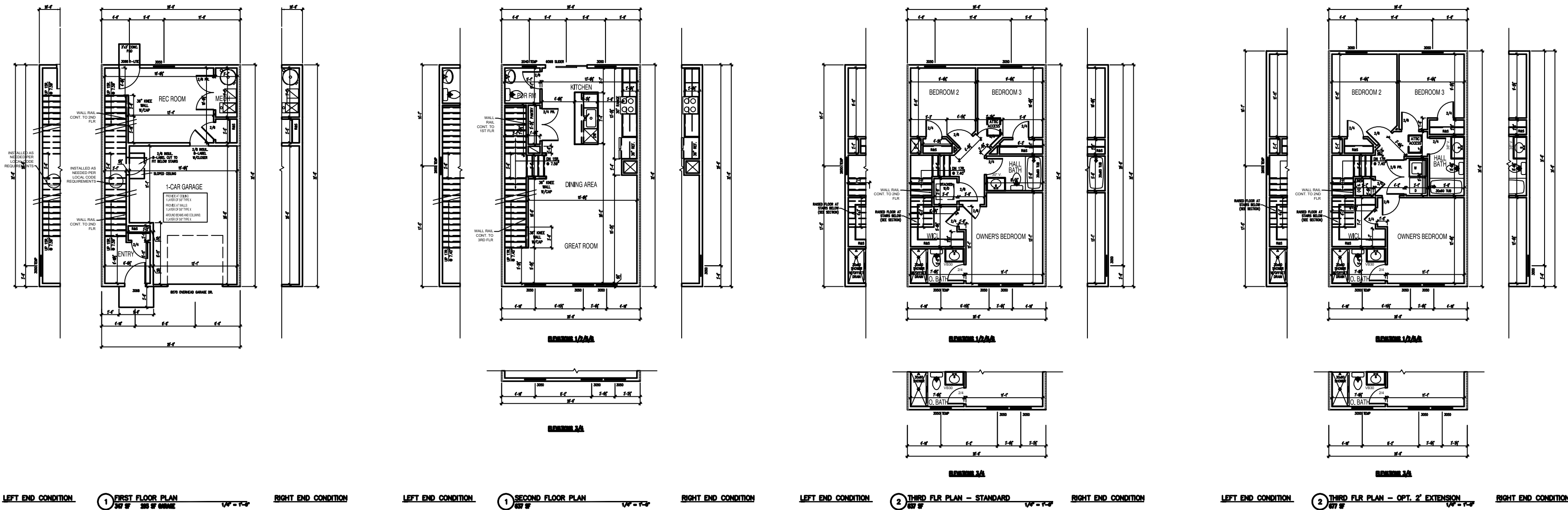
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Jun 02, 2025-4:37pm



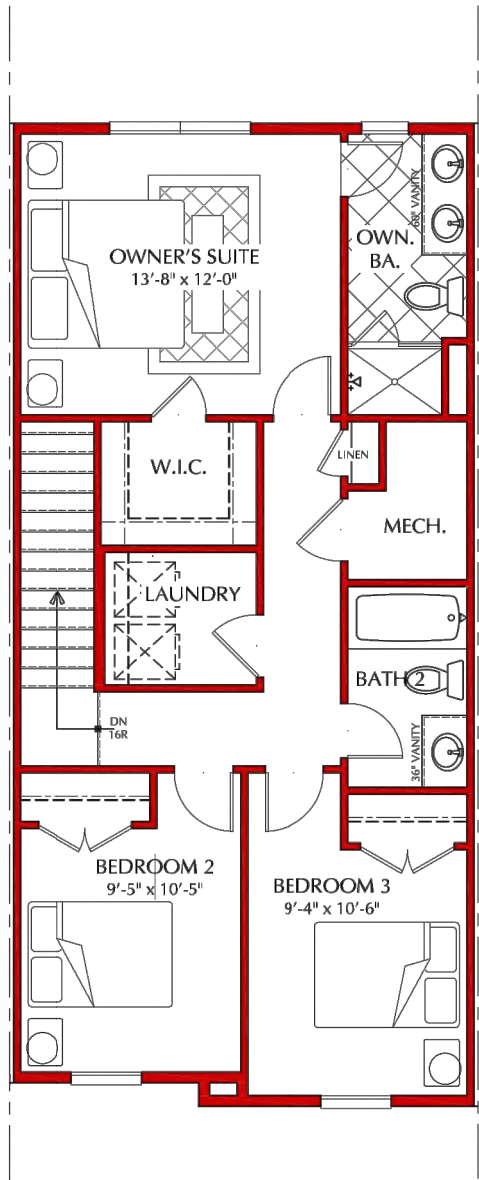
HARRIETT FRONT LOAD



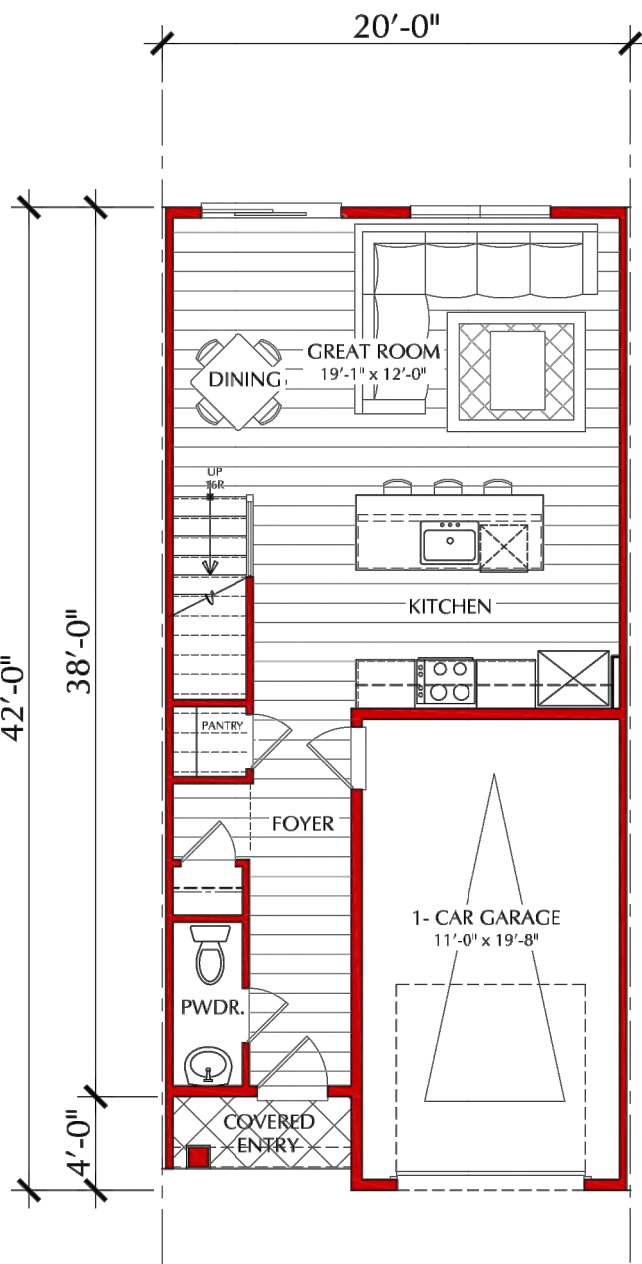
PLAN CAMDEN SPINOFF

3 BEDROOMS
2.5 BATHROOMS
1 CAR GARAGE
COVERED ENTRY

FIRST FLOOR	572 S.F.
SECOND FLOOR	778 S.F.
TOTAL	1,350 S.F.



SECOND FLOOR



FIRST FLOOR

20'x42' FRONT LOAD TH

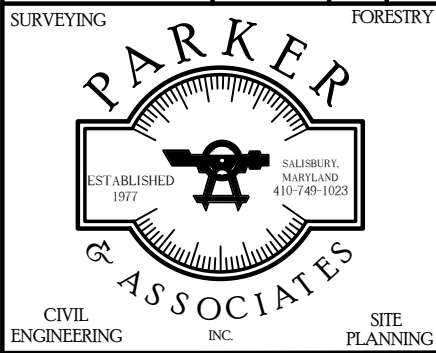
CAMDEN SPINOFF
VIRGINIA
JOB # : 115-22195
DATE: NOVEMBER 18TH 2022



A-1

REVISIONS	DATE	BY	PROJECT
			S1750B

BUILDING FLOOR PLANS & ELEVATIONS PARKSIDE AT SCHUMAKER POND			
PROPERTY LOCATION: SNOW HILL ROAD & ICEYVA WAY CHANTILLY, VIRGINIA 20151 CITY OF SALESLEY, WINDOMBO COUNTY, MARYLAND			
SCALE: #####	DATE: 05/28/2025	TR. MAP: 48	PROD. 11
DATE: 05/28/2025	TR. MAP: 48	PROD. 11	PROJECT: 753, 415, 285



Lennar – Product Exhibit – SFD

Lennar – Product Exhibit – SFD

Lennar – Product Exhibit – SFD

Lennar – Product Exhibit – SFD







First Floor



Second Floor



Hanover

Hanover: 1,390 SqFt – 40' x 48'




Pembroke

Pembroke: 1,450 SF – 38' x 30'

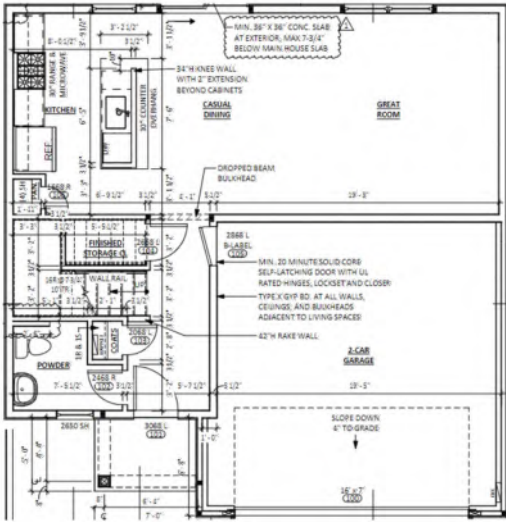
Lennar – Product Exhibit – SFD

Lennar – Product Exhibit – SFD

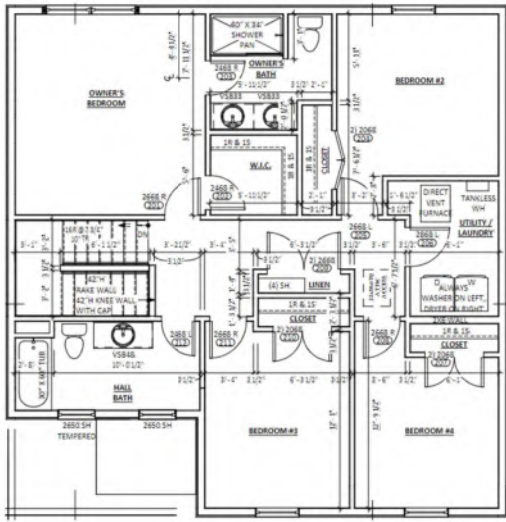
Lennar – Product Exhibit – SFD






First Floor



Second Floor





Fairfield




Fairfield: 1,725 SqFt – 34' x 35'

Charleston

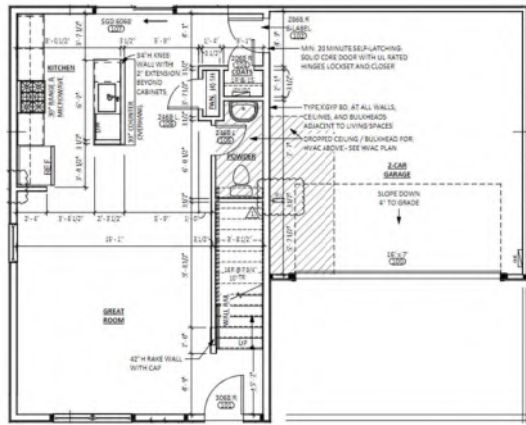
Lennar – Product Exhibit – SFD

Lennar – Product Exhibit – SFD

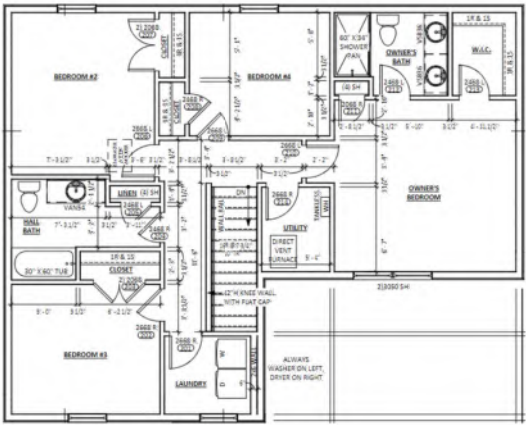
Lennar – Product Exhibit – SFD



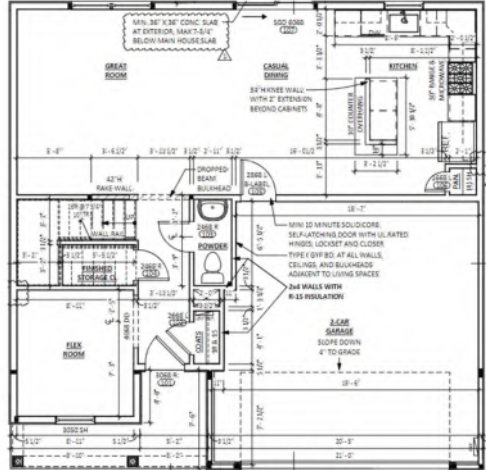
First Floor



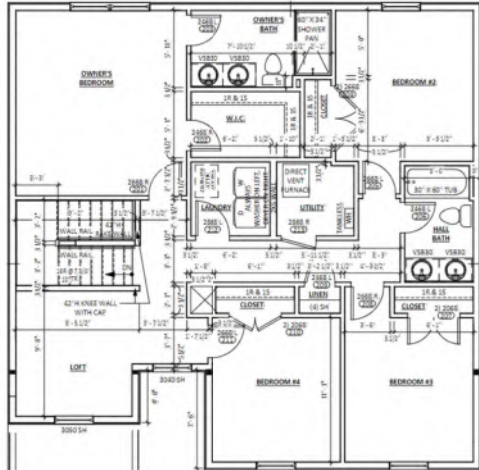
Second Floor



First Floor



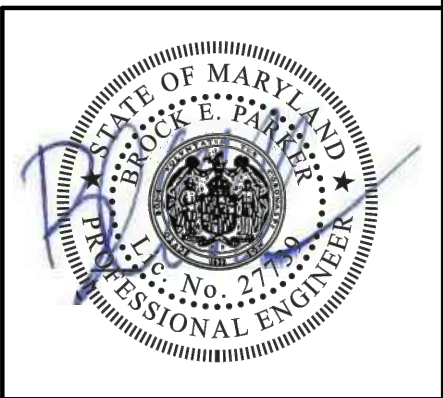
Second Floor



Princeton

Princeton: 1,661 SqFt – 40' x 32'

Charleston: 1,949 SqFt – 36' x 36'



A-2

REVISIONS	DATE	DESCRIPTION

BUILDING FLOOR PLANS & ELEVATIONS PARKSIDE AT SCHUMAKER POND			
PROPERTY LOCATION: SNOW HILL ROAD & ICEY HILL WAY PARKSIDE AT SCHUMAKER POND CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND			
SCALE: #####	DATE: 05/28/2025	TAX MAP: 48	PROJECT: S1750B
DRAWN BY: JBC	DATE: 05/28/2025	TAX MAP: 48	PROJECT: S1750B
DATE: 05/28/2025	DATE: 05/28/2025	DATE: 05/28/2025	DATE: 05/28/2025

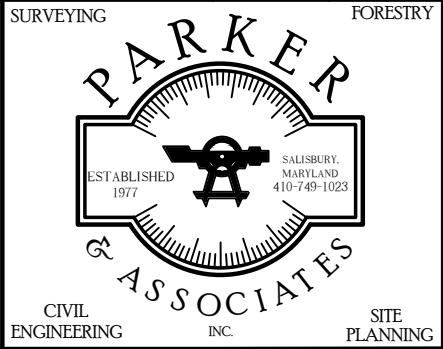


Exhibit B

COMMUNITY IMPACT STATEMENT

PARKSIDE AT SCHUMAKER POND SUBDIVISION

Snow Hill Road

City of Salisbury, Wicomico County, Maryland

Vantage Point Salisbury Partners 1 LLC, Owner & Developer

June 2, 2025

COMMUNITY IMPACT STATEMENT
Parkside at Schumaker Pond Subdivision

I) OVERVIEW

The proposed development consists of a mixed use housing development consisting of townhome attached components consisting of four eight-unit buildings totaling 32 units, four seven-unit buildings totaling 28 units, eight six-unit buildings totaling 48 units, four five-unit buildings totaling 20 units, one four-unit building totaling 4 units and one three-unit building totaling 3 units or a total of 135 single-family attached units and 79 single-family detached units. A central recreational open space area contains a multi-purpose court for tennis, pickleball and basketball, gazebos, grilling as well as a tot lot.

468 Parking spaces are provided throughout the community. Two spaces are provided for each single-family attached unit for a total of 270 spaces and two spaces are provided for each single-family detached unit for a total of 158 spaces and 40 auxiliary spaces within the single family attached unit area (including the community area). All streets and utilities are to be city owned and maintained.

The property to the east of this site are presently farmland. The property on the south east corner is owned by Memorial Baptist Church. The remaining properties adjacent to the north, west and southwest are part of the Summersgate, Snowfield, and Kensington manor subdivisions and lands belonging to Deaf Independent Residences, Inc., Frederick C. & Margaret Wison, and Sergio Arellano Cabrera. There are no incompatible uses. Since adjacent single-family homes, townhomes and apartments are existing or forthcoming in the near future, zoning permits project uses by right. Parkside at Schumaker Pond Subdivision will have no detrimental impact on any adjacent properties or neighborhoods.

The City of Salisbury and Wicomico County's Year 2025 Long Range Program and its most recently adopted Comprehensive Plan emphasizes continued growth in Wicomico County and the need for a diversified mix of residential projects. It specifically encourages projects near readily available utilities within the Urban Metro Core of the City of Salisbury. Parkside at Schumaker Pond Subdivision project meets this recommendation.

II) PLANNING AND ZONING

- A) Zoning:** Parcel 415 and 285 are presently zoned General Commercial which inherently permits Townhouses and Parcel 753 is presently zoned R-8A Residential. Our comprehensive development plan is intended to comply with all applicable zoning regulations without any waivers or exceptions. This project was approved in the concept stage by the Salisbury-Wicomico County Department of Planning, Zoning, and Development Commission on July 18, 2024.
- B) Description:** 135 single-family attached buildings of two and three bedroom units. 79 single-family detached units of two and three bedroom units.
- C) Size:** Townhomes: 1,250 to 1,954 square feet per unit. Single-family homes: 1,390 to 2,238 square feet per unit.
- D) Parking:** 468 parking spaces.
- E) Acreage:** 38.35 acres.
- F) Open space:** 8.40 acres.
- G) Forested areas:** 1.035 acres.

III) FACILITIES COST AND IMPACT

This development will contain approximately 79 single-family homes and 135 townhomes. The extension of the City's infra-structure being built by the Developer at his expense and the additional tax revenues will be far greater than the cost for improvements or services rendered by the community.

IV) UTILITIES

All utilities, including water and sewer, are existing on this site and are of adequate size to serve this project. All extensions needed for this project, including on-site water and sewer systems, will be provided entirely at the developer's expense.

All street lighting costs will be paid by the developer.

This project is estimated to consume 250 gallons of water per day per unit and expend an equal quantity of sewage for the project's estimate of 214 units.

V) TRAFFIC

The site is adjacent to Snow Hill Road on the southwest of the site, which is State Route MD-12. Approved MD SHA plans connect Parkside at Schumaker Pond Subdivision and Snowfield Subdivision to MD-12 with a roundabout. On the eastern side of site a connection will be made to the existing Turnstone Lane in the Summersgate Subdivision feeding into Kestral Way a minor collector street which is 220 feet from Johnson Road a Major Collector street. All of these roads are capable of handling an increase in traffic and no negative impact is foreseen.

VI) STORMWATER DRAINAGE

All stormwater drainage would be provided entirely at the developer's expense. Stormwater retention will be utilized on-site to lessen any impact on the existing City of Salisbury storm drainage system. When this project's required storm drainage capacities are reached, the normal outfall for the project will be into an existing COS Stormdrain System.

Stormwater management will be provided for this project in accordance with the state of Maryland stormwater management regulations. That means that they run off will be cleaned as well as managed for quantity assurances. This project will provide ESD to the MEP, which means the runoff during the referenced storms will be limited to the allowable rates outlined in the Johnson's Regional Stormdrain System design, as provided by the City of Salisbury. This quality management will be achieved by use of several innovative and accepted practices which include but are not limited to, swales, bioretentions, bioswales, sheet flow over grass, among other accepted technology practices that are utilized to filter and clean stormwater runoff prior to its discharge.

Runoff will also be detained in a downstream stormwater management facility that will detain the runoff and prevent its discharge at detrimental rates.

This project has been and will be further coordinated with the City of Salisbury Department of Infrastructure and Development.

VII) REFUSE COLLECTION

Trash and rubbish would be handled privately. There will be no additional burden upon the City's trash collection system.

VIII) POLICE AND FIRE PROTECTION

A normal amount of fire and police protection would be required from the community. The size of this development and its close proximity to the City of Salisbury's existing facilities allows for the logical extension of services for this close-in urban size.

The apartments are planned to have sprinkler systems for pre-emptive fire protection as well as equipped with smoke/heat detectors and fire alarm pull stations. On-site fire hydrants are also planned.

IX) SCHOOL FACILITIES

PK-1, approximately 13 children, will attend Chipman Primary. Grades 2-5, approximately 14 children, will attend Glen Avenue Elementary, Grades 6-8, approximately 13 children, will attend Wicomico Middle School, and Grades 9-12, approximately 14 children, will attend Parkside High School.

X) RECREATIONAL FACILITIES

The proposed outside amenities will consist of a multipurpose court for tennis/pickleball/basketball and several gazebos and barbecue picnic areas and a tot lot.

Total open space suitable for leisure time activities will total 7.30 acres or 19% of the total site area.

The nearest public accessible recreational facilities are located at the WinterPlace Park & Equestrian Center on Blue Ribbon Road.

XI) ENVIRONMENTAL IMPACT

The construction of this project will have a temporary or minimal effect on the environment as detailed below:

A) Plants and Animals: The existing site consists of 38.35 acres of the property being farmland. No endangered plants or animals are known to exist on or near this site. There are no tidal or non-tidal wetlands present.

During construction, approximately 101 trees of a minimum three-inch caliper will be planted along the streets and in specific landscaping areas. Tree species will consist of London Plane, Red Maple, River Birch, Sycamore, Pin Oak or similar specimen tree. In addition, some areas will be planted in five to six feet tall evergreen screening trees consisting of Leyland Cypress or similar specimen tree to provide future screening from projected commercial areas and roads.

B) Noise: There would be a normal temporary increase in noise levels during construction. After construction, noise levels would be no more than normal multi-family residential projects. Noise emanating from the construction and final use of this project will be mitigated. Trash containers will be fenced on three sides and located in areas, which will minimize noise transmission to adjacent properties while still being convenient for on-site residents. All these features will mitigate noise.

C) Dust: There would be a temporary increase in dust during construction. After construction, dust levels would be less than generated from existing possible agricultural field utilization.

D) Odor: This project would generate no more abnormal residential odors than normally associated with residential cooking.

E) Lighting: Site lighting would be designed to minimize glare or spillover to adjoining properties by selecting fixtures to focus lighting directly onto the site.

E) Erosion: There are no streams or natural drainage channels located on this property. All areas disturbed during the construction phase would be paved, built upon, re-stabilized, and landscaped. There is no significant erosion expected from this flat site.

F) Sediment Control: All sediment runoffs will be controlled and managed in accordance with Wicomico County and USDA Soil Conservation Standards.

G) Flooding: This site would be designed to accommodate at least a ten-year storm without any on-site flooding. The site is not in a flood zone impacted by stream or waterways.

H) Paleo Channel: There does not appear to be any existing or future possibility of contamination of the Paleo Channel aquifer. This site is currently in a wellhead protection district as well as atop the paleo channel. The permitted uses and accessory uses shall be as follows:

1. All uses permitted in the underlying zoning district(s), with the following exceptions:
 - a. Uses which discharge excessive amounts of water or use, store or generate raw or waste materials which are ignitable, corrosive, reactive or toxic, such as, but not limited to, manufacture of organic and inorganic chemicals, paint and pigments, petroleum refining, steel, metal products fabrication, electroplating and textile dyeing and finishing.

This project does not cause any of the accepted or been used as for these underlying zones. Furthermore, this project does not propose any risk for future possibility of contamination of the channel or well heads through the storage and handling of railways materials or any other material that would cause contamination of either of these sensitive zones beneath this property. The residential uses on this property are consistent with the intent of the establishment of these two zones and do not pose any risk to either the Paleo Channel or the wellhead zones. Therefore, the is in compliance with the zoning codes requirements for development atop these districts.

XII) DEVELOPMENT SCHEDULE

It is the owner's intention to begin construction as soon as the required approvals and permits are acquired. The entire project will be constructed is expected to take 5 years to complete with all of the infrastructure completed within 12 months of start.

XIII) CONCLUSION

Based on the data and analysis herein, it is the owner/developer's opinion that there exists within this fast growing market area on the north end of the Salisbury/Wicomico County area an immediate demand for additional single-family homes, townhomes and rental apartments offering affordable housing along with the amenities as described.

June 2, 2025

City of Salisbury City Council
115 S. Division Street
Salisbury, Maryland 20646

Re: Parkside at Schumaker Pond
Statement of Intent to Proceed and of Financial Capability

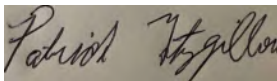
To Whom It May Concern,

Lennar d/b/a US Home, LLC is writing this letter to declare its Intent to Proceed with the development of Parkside at Schumaker Pond subdivision. Lennar has an Agreement with Mr. Greg Stevens of Vantage Point Salisbury Partners I, LLC to purchase the project once all Final Plan Approvals are granted. Lennar will be the Developer managing the General Contractor to install the infrastructure in accordance with the Approved Plans and applicable City of Salisbury rules and regulations.

Lennar's gross revenue in 2024 was approximately \$35.4 billion dollars and delivered over 80,000 homes nationwide. Revenue has risen year over year since 2020. The Lennar Maryland Division has successfully constructed and sold over 6,000 homes since 2020 in Maryland, Delaware, and Pennsylvania. Please see enclosed a Notice of Corporate Investment Committee (CIC) Approval which documents the CIC's decision of Approval for the Sale and Purchase of the Parkside at Schumaker Pond property referred to in the letter as *Summersgate*.

Please consider this easement request. If you should have any questions, please contact me at 240-444-5459.

Sincerely



Patrick Fitzgibbon
Director of Entitlements
LENNAR

cc: Brock Parker, Parker & Associates, Inc.
Greg Stevens, Vantage Point Salisbury Partners I, LLC



September 27, 2024

Vantage Point Salisbury Partners I, LLC
411 Eagleview Blvd., Suite 114
Exton, PA 10341

Attn: Mr. Greg Stevens

Re: Agreement of Sale and Purchase dated March 13, 2024, (the "Agreement") as subsequently amended, by and between Vantage Point Salisbury Partners I, LLC, a Maryland limited liability company ("Seller"), and U.S. Home, LLC, a Delaware limited liability company, its successors and permitted assigns ("Purchaser"), with respect to the real property identified in the Agreement of Sale and Purchase as *Summersgate* (the "Property") – Notice of CIC Approval

Dear Mr. Greg Stevens,

This letter is to inform you that Purchaser's Corporate Investment Committee has approved the Agreement of Sale and Purchase dated March 13, 2024, as subsequently amended, and therefore, this constitutes notice of Corporate Investment Committee approval pursuant to Section 4.B. of the Agreement.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Minich", with a horizontal line extending from the end of the signature.

Jeffrey Minich
Vice President