



# City of Salisbury

## AGENDA

**REGULAR MEETING**

**October 2, 2025**

Government Office Building  
Route 50 & N. Division Street  
Council Chambers, Room 301, Third Floor

**6:00 P.M. -** Call to Order – Shawn Jester

Board Members: Shawn Jester, Sandeep Gopalan, Maurice Ngwaba, William Hill, and Ed Torbert.

**MINUTES** – September 4, 2025.

**ZONING PUBLIC HEARINGS:** Case #202501087 – Steven Fuller, on behalf of Jeff Szilagyi – Appeal of the Fire Marshal's Determination that construction documents for a proposed structure be reviewed for Fire Code Compliance per the regulations included in the Fire Prevention Code in effect at the time the application for a building permit was made – 3015 Merritt Mill Road – Light Business & Institutional District.

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**\*\*PUBLIC INPUT** – Public comments as part of the public hearings for each case are welcome but are subject to a time allotment of two (2) minutes per person.

***The Board of Appeals reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland, General Provisions Article, Section 3-305(b).***



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## MINUTES

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The Salisbury Board of Appeals met in regular session on September 4, 2025, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

**BOARD MEMBERS:**

Shawn Jester, Chair  
William Hill, Vice Chair  
Maurice Ngwaba  
Edward Torbert  
Sandeep Gopalan

**ABSENT MEMBERS:**

Miya Horsey

**CITY STAFF:**

Betsy Jackson, City Planner  
Beverly Tull, Recording Secretary  
Laura Ryan, City Solicitor

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Mr. Jester called the meeting to order at 6:00 p.m.

\* \* \* \* \*

**MINUTES:**

Upon a motion by Mr. Torbert, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the minutes of the August 7, 2025 meeting as submitted.

\* \* \* \* \*

Mrs. Tull administered the oath to anyone wishing to speak before the case heard by the Salisbury Board of Appeals.



\* \* \* \* \*

**RE: Case #202501013 – Locita St. Fleur – 2 ft. Side Setback Variance and 14 ft. Rear Yard Setback Variance – 502 E. Locust Street – R-5A Residential District.**

Ms. Locita St. Fleur and Mr. Doug Jones came forward. Mrs. Jackson presented and entered the Staff Report and all accompanying documentation into the record. Mrs. Jackson explained that the applicant was requesting permission to construct a 28 ft. by 28 ft. single family, two-story home on the parcel located at 502 E. Locust Street. Board approval of a 2 ft. side and a 14 ft. rear setback variances are requested.

Mr. Jester moved the Staff Report into the record.

Mr. Jones explained that he tried to develop the site plan to provide the required parking on the lot.

Mr. Torbert questioned if this would be a rental. Ms. St. Fleur responded in the affirmative.

Mr. Jester questioned how long the lot had been vacant. Mr. Jones explained that during this research it was determined that this parcel was part of a larger parcel that predated the Zoning Code. The lot was used as a yard for the house on the corner and the property was family owned. Mr. Jester questioned if it had been a vacant lot for a long time. Mr. Jones responded in the affirmative. Mr. Jester questioned if there were other lots this size in the area. Mrs. Jackson responded that there are similar sized lots but she didn't measure them. Mr. Jones added that there were originally 40 ft. lots along Franklin Avenue.

Mr. Torbert questioned Mr. Jones if this was a single lot. Mr. Jones responded in the affirmative.

Mr. Jester questioned when the last time a new house was built on a vacant lot like this in the City. Mrs. Tull responded that there are several lots throughout the City with houses under construction.

Mr. Ngwaba thanked the Staff for the staff report.

Upon a motion by Mr. Hill, seconded by Mr. Gopalan, and duly carried, the Board **APPROVED** a 2 ft. side yard setback variance and a 14 ft. rear yard setback variance to construct a new 28 ft. by 28 ft. residential home, based on the criteria listed in Section V(c) of the Staff Report.

The Board vote was as follows:



William Hill	Aye
Maurice Ngwaba	Aye
Ed Torbert	Aye
Sandeep Gopalan	Aye
Shawn Jester	Aye

\* \* \* \* \*

Mrs. Tull noted that there is a case for the October 2, 2025 meeting and confirmed that there would be a quorum for the meeting..

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#### **ADJOURNMENT**

With no further business, the meeting was adjourned at 6:19 p.m.

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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 City of Salisbury Department of Infrastructure and Development Department.

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Shawn Jester, Chair

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Nick Voitiuc, Secretary to the Board

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Beverly R. Tull, Recording Secretary

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## **STAFF REPORT**

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### **MEETING OF OCTOBER 2, 2025**

**Case No.** 202501087  
**Appellant:** Steven Fuller  
**Property Owner:** Jeff Szilagyi  
**Location:** Merritt Mill Road  
State City Tax Map: # 0110  
Parcel # 0025, Grid # 0005  
**Zoning:** LBI- Light Business & Institutional  
**Requests:** Appeal of the Office of the Fire Marshal Determination that an automatic fire sprinkler system be installed in a new self-storage facility.

#### **I. SUMMARY OF REQUEST:**

The Appellant, representing the owner of a commercial property on Merritt Mill Road that is being developed to include a 5,500 square-foot pole building to be used as a vehicle self-storage facility, is appealing the Office of the City Fire Marshal's determination that an automatic sprinkler system be provided for fire protection.

The Appellant argues that the City Fire Marshal reviewed the Site & preliminary building plans multiple times during the Site Plan/Stormwater Management Plan/Comprehensive Development Plan approval process under the 2018 edition of the National Fire Protection Association (NFPA), Life Safety Code and that the building plans were later rejected citing a fire sprinkler requirement found in the 2024 edition of the NFPA Life Safety Code.

Furthermore, the Appellant argues that the City Fire Marshal was specifically asked, in writing, if the building would be required to be sprinklered and his answer in writing was NO.

Furthermore, the Appellant argues that as late as May 22, 2025, the City Fire Marshal comments were still not requiring a sprinkler system.

Furthermore, the Appellant argues that the Site & preliminary building plans met the building code requirements under which they were reviewed and that he

accepted the Fire Marshal's answer - that a sprinkler system was not required for the proposed building.

As such, the Appellant requests that the Fire Marshal review the building permit under the same 2018 code that was used to review the Site & Preliminary building plans which, based on his answer to his specific question, did not require a sprinkler system for the proposed building. **(See Attachment #1.)**

## **II. EVALUATION:**

During the July, 2024 meeting of the City of Salisbury-Wicomico County Planning and Zoning Commission (the Commission) meeting, Mr. Barry Hall (representative for the developer) presented a Preliminary Comprehensive Development Plan for a self-storage facility on Merritt Mill Road. The project included the construction of a new 5,500 square-foot self-storage facility. During the discussion Mr. Hall indicated that the building would be used as a single-unit self-storage facility. City staff indicated that the use discussed was a warehouse and not permitted in the zoning district. Consequently, the Commission approved a motion to send the project back to the Department of Infrastructure and Development for a revised Comprehensive Development Plan. **(See Attachment #2.)**

A Fire Marshal Site Plan Review memorandum dated July 19, 2024 was sent to the Associate Planner at the Department of Infrastructure and Development from the City Fire Marshal, in reference to this project, which stated: "An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The minimum fire flow is between 1,500 gallons per minute (gpm) and 2,000 gpm depending on the proposed building construction type. Required fire flow shall be reduced to 1,000 gpm if the building is protected throughout by an approved automatic sprinkler system." This is the first review by the Fire Marshal and included the potential need for a fire sprinkler system. **(See Attachment #3)**

During their August 2024 meeting the Commission approved the revised Preliminary Comprehensive Development Plan. A condition of the approval was that the Final Comprehensive Development Plan shall work with the City Fire Marshal to ensure compliance with the Fire Prevention Code. Additionally, during the meeting Mr. Fuller added a comment that the building was within 200 feet of a fire hydrant and that he believes the hydrant will be sufficient. **(See Attachment #4)**

On March 24, 2025 Fire Marshal Cramer received an email from Scott Rogers stating: "We're working with a client who wants to construct a 5,500 square foot pole building to be used to store his personal vehicles, with no public storage. Will this need to be sprinklered?" The email made no reference to the project on Merritt Mill Road and because it referenced a personal use building for storing personal vehicles with no public storage the Fire Marshal assumed that the question was in reference to a building that would be incidental to a residential building, a personal

garage. Additionally, because of the personal use reference with no public storage it would be impossible to assume the question referenced the Merritt Mill Road project, as the applicant testified, under oath, at the Commission meeting, that the Merritt Mill project was a public self-storage building for up to six clients. **(See Attachment #5)**

During their April meeting, the Commission approved the Final Comprehensive Development Plan for the referenced project. One of the conditions of the approval was that the project was subject to further review and approval by the Salisbury Fire Department. **(See Attachment #6)**

A letter dated April 10, 2025 from Bayside Fire Protection to Mr. Fuller illustrated the results of a hydrant flow test conducted in the area of the referenced project illustrated an available fire flow of 760 gallons per minute. Per the City Fire Prevention Code, NFPA 1, 2018, Table 18.4.5.2.1, the required fire flow and duration for the proposed building is 2,000 gallons per minute for 2 hours. **(See Attachments #7 & #8)**

A P1 Site Plan Review memorandum dated May 22, 2025, was sent to the City Associate Planner and stated that: “The required fire flow for this project (assuming type V construction) is 2000 gallons per minute for 2 hours. The City municipal water system in the area is not capable of providing the required flow. Note: an approved automatic sprinkler system, which utilizes quick response sprinklers throughout, would allow the fire flow required to be reduced by 75 percent.” This is the second time that the potential need for a sprinkler system was relayed to the applicant. **(See Attachment #9)**

On June 23, 2025 the 2024 Editions of NFPA 1: Fire Code and NFPA 101: Life Safety Code, with State amendments, were enacted as the State Fire Prevention Code. The 2024 edition of NFPA 101: Life Safety Code defines a parking structure as “A building, structure, or portion thereof used for the parking, storage, or both, of motor vehicles.” (3.3.293.8) Additionally, section 42.8.3.5 of the 2024 Edition of the Life Safety Code requires that a sprinkler system shall be installed in all new parking structures. Commentary from the code states: *Fire sprinklers in parking structures, whether open or closed, provide life safety. The 2020 report “Modern Vehicle Hazards in Parking Structures and Vehicle Carriers” from the Fire Protection Research Foundation showed that fires in parking structures not protected by sprinklers can become major conflagrations leading to catastrophic losses. For this reason, the 2024 edition of the Code requires that new parking structures be protected by an automatic sprinkler system.* This was not a requirement in the 2018 edition of the Code. However, the NFPA 1: Fire Code requirement for a 2,000 gallon per minute fire flow and a 75% reduction applied when a building is protected throughout by an approved automatic sprinkler system remains unchanged between the 2018 and 2024 editions of the Code.

On July 29, 2025 the Appellant applied for a Building Permit to construct the referenced 5,500 square-foot vehicle storage facility. A review of the plans by the Office of the City Fire Marshal was conducted to ensure compliance with the Fire Prevention Code. The plans were rejected and referenced the need for a sprinkler system per NFPA 101: Life Safety Code, 42.8.3.5. **(See Attachment #10)**

### **III. RECOMMENDATION:**

Starting with the site plan review process, the Fire Marshal referenced the potential need for a sprinkler system. At the outset, Appellant was aware the property did not have adequate flow and would need storage tanks or a sprinkler system. Appellant chose not to propose any alternative methods to secure equivalent fire safety, even after being directed to do so by the Commission. For Appellant to maintain he relied upon the Fire Marshal's March 24, 2025 email in believing Appellant did not need sprinklers is disingenuous. At no point was Appellant led to reasonably believe Appellant did not need a sprinkler system.

The engineering/site plan review process and the building/architecture plan review processes are two separate and distinct processes. It is common practice for site plan reviews to be completed and approved months, if not years before a building permit application is submitted. To suggest that the Code edition used to review architectural plans should be tied to the date of review for site/engineering is unworkable and is and has not been the standard in the City.

The Appellant's reference to an implication that a "preliminary building plan review" was completed is not rooted in either fact or any common practice review process employed by Code officials. Mr. Fuller, himself, stated under oath at a Commission meeting that the site plans included no architectural details for review, which is, indeed, ordinary practice for the site review process.

The City of Salisbury website was updated on June 23, 2025, prior to Appellant's application for a Building Permit, to reflect the National Fire protection Associations 2024 Code editions that comprise the City Fire Prevention Code.

The Code of Maryland Regulations 09.21.02.01A(2) requires, in part, that in designing a project, an architect shall take into account all applicable State and municipal building laws and regulations. This places the burden to maintain a competent knowledge of the codes and updates on the design professional hired by Appellant.

Based on the above facts and evidence, Staff recommends that the Board of Appeals uphold the Fire Marshal's determination that the Code in effect at the time of Building Permit application submittal be referenced for review of the architectural plans for this project and under the current Code, Appellant is required to protect the property with an automatic sprinkler system.



FIRE MARSHAL: Eric Cramer  
DATE: September 5, 2025

**Attachment #1**

**Attachment #2**

**Attachment #3**

**Attachment #4**

**Attachment #5**

**Attachment #6**

**Attachment #7**

**Attachment #8**

**Attachment #9**

**Attachment #10**

**Aerial Map of the Area**

Eric Cramer

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**From:** noreplysby@gmail.com <sbywebform@gmail.com>  
**Sent:** Wednesday, August 20, 2025 7:06 AM  
**To:** Fire Marshal  
**Subject:** New submission from Fire Code Violation Appeal

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**WARNING:** This message was sent from an external source. Please verify the source before clicking any links or opening any attachments. NEVER provide account credentials or sensitive data unless the source has been 100% verified as legitimate.

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**Address of Violation**

3015 Merritt Mill Road  
Salisbury, Maryland 21804  
United States  
[Map It](#)

**Appellant Information**

**Appellant Name**

Steven Fuller

**Appellant Address**

3003 Merritt Mill Road  
Salisbury, Maryland 21804  
United States  
[Map It](#)

**Property Owner Information**

**Name**

Jeff Szilagyi

**Property Owner Address**

3735 Wilhelm Road  
Hellertown, Pennsylvania 18055  
United States  
[Map It](#)

**Point of Contact**

**Point of Contact Name**

Steven Fuller

**Point of Contact Phone**

4432355624

**Point of Contact Email**

[sfuller@solutionsipem.com](mailto:sfuller@solutionsipem.com)

**Appeal Information**

**Claim for Appeal:**

- The provisions of the Code do not fully apply

**Violations Under Appeal**

There are no code violations as there is no building. The City Fire Marshal reviewed the Site & preliminary building plans multiple times during the Site Plan/Stormwater Management Plan/Comprehensive Development Plan approval process under the 2018 NFPA 101 code. After zoning approval was obtained from the Planning Commission and the City DID provided approval & requested final documents for signature, a building permit application was submitted. The City Deputy Fire Marshal rejected the building permit plans because the State had adopted the 2024 NFPA 101 code about three weeks prior to submittal of the building permit application. We are appealing the decision by the City Fire Marshal office to review the building permit application under the new code despite having reviewed the Site & Preliminary building plans under the 2018 code, as well as not informing us that the code was changing which would have afforded us the opportunity to apply for the building permit ahead of the code change.

**Justification as to the Applicability of the Claim(s) for Appeal**

The Site & preliminary building plans were reviewed by the City Fire Marshal office multiple times during the year long review process. The fire marshal was specifically asked, in writing, if the building would be required to be sprinklered and his answer in writing was NO. As late as May 22, 2025, the City Fire Marshal comments were still not requiring a sprinkler system. The Site & preliminary building plans met the building code requirements under which they were reviewed and we accepted the Fire Marshal's answer - that a sprinkler system was not required for the proposed building.


**A Requested Remedy**

we request that the Fire Marshal review the building permit under the same 2018 code that was used to review the Site & Preliminary building plans which, based on his answer to our specific question, did not require a sprinkler system for the proposed building.

**Justification for the Requested Remedy**

we continued with the approval process for the Site & preliminary building plans based on the written word of the Fire Marshal that a sprinkler system would not be required for the proposed building. Had the Fire Marshal required a sprinkler system when the specific question was posed to him, the project would have been discontinued and the current owner of the property would not have gone through with the property purchase. The fire marshal reviewed the plans under the 2018 code and that code did not require a sprinkler system for this building. The fire marshal was also informed on June 1st or 2nd (according to the Deputy fire marshal) by the State that the code was changing and did not alert us to the pending change, despite having reviewed our plans and provided a comment letter a mere week earlier.

**Consent**

 I agree

I certify that I am familiar with the subject building and that the information provided herein is true and factual, and that I am the owner or authorized by the owner to act in his/her behalf on this appeal.



RANDY TAYLOR  
MAYOR  
ANDY KITZROW  
CITY ADMINISTRATOR

# 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



JULIE M. GIORDANO  
COUNTY EXECUTIVE  
BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

## SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

### AGENDA

#### REGULAR MEETING

August 22, 2024

ROOM 301, THIRD FLOOR  
GOVERNMENT OFFICE BUILDING

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

**Minutes – Meeting of July 18, 2024**

**1:35 P.M. 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)**

**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)

**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)

**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)

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

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



RANDY TAYLOR  
MAYOR

ANDY KITZROW  
CITY ADMINISTRATOR

# City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION  
P.O. BOX 870  
125 NORTH DIVISION STREET, ROOMS 201 & 203  
SALISBURY, MARYLAND 21803-4860  
410-548-4860  
FAX: 410-548-4955



JULIE M. GIORDANO  
COUNTY EXECUTIVE

BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on July 18, 2024, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

### COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman  
Jim Thomas  
Daniel Moreno-Holt  
Matt Drew  
Mandel Copeland  
Joe Holloway  
D'Shawn Doughty

### PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")  
Betsy Jackson, 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.

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**MINUTES:** The June 20, 2024, minutes were brought forward for approval. Mr. Joe Holloway recused himself as he did not attend the June meeting. Chairman Dashiell requested a motion to approve the minutes. Mr. Jim Thomas entered a motion to approve, seconded by Mr. D'Shawn Doughty, and duly carried. The minutes from the June 20, 2024 meeting were **APPROVED**.

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**PUBLIC HEARING – CRITICAL AREA MAP – City of Salisbury Code – Updating the adopted Critical Area boundary map with designations as submitted by the Critical Area Commission to the City of Salisbury (A. Rodriguez H. Eure)**

Ms. Laura Ryan read the advertisement for the Public Hearing and administered the oath to Mr. Henry Eure.

Mr. Eure provided insight into why the Critical Area Maps needed to be updated. The legislation directed the Department of Natural Resources to prepare a Statewide Base Map that includes a State-determined shoreline and landward boundary of tidal wetlands and a digitally generated, georeferenced 1,000-foot Critical Area boundary, as appropriate for integration into a Geographic Information System. As the mapping update project progressed, the draft updated maps were made available to the public so that additional review and comment on the maps could take place. The Critical Area Commission notified 74 property owners with a greater than 1% change in November 2021. On February 9, 2022, the Critical Area Commission transferred the maps to the city.

At the June 20, 2024, Planning Commission Meeting, the Planning Commission voted favorably to move to a Public Hearing for the proposed Ordinance to adopt both the maps and the delineations at the July 18, 2024, meeting.

The proposal that is now before the Planning Commission will be forwarded to the Council for review and additional public hearings before adoption.

Mr. Thomas moved to forward the draft ordinance to the City Council for further review and public hearings, if necessary. Mr. Holloway seconded the motion, which was duly carried.

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

The Public Hearing concluded at 1:41 p.m.

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Mr. Eure introduced Mr. Nick Voitiuc, the new Salisbury Department of Infrastructure and Development Director. Chairman Dashiell welcomed Mr. Voitiuc to the City of Salisbury and wished him well.

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – PARKSIDE AT SCHUMAKER POND – Vantage Point Salisbury Partners 1, LLC, rep. by Parker and Associates – Snow Hill Road – R-8A Residential District – M-0048, G-0011, P-0753, 0415 and 0285 - #24-013 (A. Rodriguez B. Jackson)**

Mr. Brock Parker (Parker and Associates Inc.) and Mr. Greg Stevens (President of Vantage Point Salisbury Partners I, LLC) joined Ms. Betsy Jackson at the table. Ms. Jackson presented the Staff Report.

The applicant proposed to develop an existing agricultural field and the remaining undeveloped land from the Summersgate Subdivision into a 224-unit residential subdivision with 72 single-family lots and 152 townhouse lots.

Staff presented the Comprehensive Development Plan Review. These 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 the Parkside at Schumaker Pond Development subject to the nine (9) conditions below plus three (3) additional conditions.

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval.
2. Provide a specific Development Schedule.
3. Provide a Community Impact Statement.
4. Provide detailed building elevations, landscaping, and lighting plans for review prior to the submission of the Final Comprehensive Development Plan.
5. Obtain approval from Wicomico County Forest Conservation requirements.
6. Construct a continuous sidewalk along Snow Hill Road with a 5' grass plot buffer and a 10' sidewalk or a potential pedestrian crossing to the multi-modal path on the opposite side of Snow Hill Road.
7. Install signage throughout the development, limiting speed to 25 MPH.
8. Submit a sign plan for review and approval for any exterior signage prior to the issuance of sign permits.
9. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.
10. **Work with Staff on providing additional parking and relocating Recreational areas.**
11. **Work with Staff on providing an additional City street connection between Parkside and Summersgate.**
12. **Waive the Intent to Proceed and Financial Capability.**

Mr. Parker met with the Summersgate Subdivision Homeowner's Association (HOA) a few times. They were adamant that they did not want Parkside at Schumaker Pond to connect to their community. This is because Summersgate is an active adult age-restricted community, and the proposed development will have no restrictions on buyers or ages. Mr. Stevens agreed with Mr. Parker's statement about Summersgate; they prefer to be as disconnected from the new project as possible.

Mr. Doughty voiced his concern about the traffic circle and its ability to handle the traffic from the two proposed developments: the Village of Snowfield and this one. He also expressed concern about the single entrance into the development for emergency vehicles. Chairman Dashiell and Mr. Thomas both agreed with Mr. Doughty's concern.

After discussing the streets between Summersgate and the proposed development, the Commissioners agreed to add an additional condition to connect the two (2) developments.

Mr. Thomas entered a motion to approve the Preliminary Comprehensive Development Plan for Parkside at Schumaker Pond subject to the nine (9) conditions listed in the revised Staff Report and adding three (3) additional conditions. The motion was seconded by Mr. Daniel Moreno-Holt and duly carried.

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

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**REVISED SIGN PLAN – UNIVERSITY SQUARE SHOPPING CENTER – The UPS Store – 1147 S. Salisbury Blvd. – General Commercial Zoning District – M-0117, G-0004, P-3267 - #24-771 (H. Eure)**

Mr. Eure and Ms. Valeria Babitskaya (owner of The UPS Store) approached the table. Mr. Eure presented the Staff Report.

The applicant requested that the existing “The UPS Store” sign be updated to match the current corporate logo colors and branding. The sign will consist of white letters on a blue background, and the standard gold and brown UPS shield will also be displayed on it.

The Staff recommended approval of “The UPS Store” sign as submitted and also requested expanding the approved palette to unlimited colors for all tenants throughout the University Square Shopping Center.

Since the commissioners had no comments or questions, Mr. Thomas moved to approve the Revised Sign Plan for The UPS Store in the University Square Shopping Center as presented in the Staff Report and expanding the approved pallet to unlimited colors for all tenants. Mr. Holloway seconded the motion, which was duly carried.

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

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – LINCOLN AVENUE SHOPPING CENTER – Lorens Porras, rep. by Parker and Associates – Lincoln Avenue and E. College Avenue – GC - General Commercial District – M-0048, G-0004, P-0253 - #24-014 (B. Jackson)**

Ms. Jackson, Mr. Parker, Ms. Yenilly Arroyo, and Mr. Lorens Porras (owners of 714 Lincoln Avenue) approached the table. Ms. Jackson presented the Staff Report.

On behalf of the owner, Parker and Associates submitted a Preliminary Comprehensive Development Plan for a 4-unit, 18,966 sq. ft. shopping center to include a drive-through on the western end of the proposed building.

Staff presented the Comprehensive Development Plan Review. These 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 that the Preliminary Comprehensive Development Plan for the Lincoln Avenue Shopping Center be approved subject to the seven (7) conditions below.

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval. Detailed building elevations, landscaping, sign, and lighting plans compliant with the Zoning Code shall be incorporated in the Final Comprehensive Plan.
2. Provide a Traffic Impact Study, Development Schedule, Statement of Intent to Proceed and Financial Capability, and Community Impact Statement based on the Staff Report findings.
3. Add sidewalks along E. College and E. Lincoln Avenues with 5' grass plots between the curb and sidewalk for buffer and future utilities. Subject to SHA comments, a pedestrian crossing and sidewalk will be required along Snow Hill Road. Add a pedestrian refuge at the East College

Avenue access.

4. Remove one car parking space so that there are only 76 car parking spaces and add a bicycle rack.
5. Clearly show the loading and unloading areas and demonstrate that the drive-in window requirements in Section 17.196.050 of the Zoning Code are met.
6. Demonstrate compliance with Section 17.220.020 of the Zoning Code requiring that 10 percent of the interior of the parking lot be landscaped and that an 8-foot-wide landscaped buffer measured from the curb lines be provided where no sidewalk exists.
7. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Parker mentioned a traffic study would be completed because Snow Hill Road and College Avenue are very busy streets. The intent is to use the back portion of the shopping center for traffic stacking at the drive-through. He will allow the State Highway Administration ("SHA") to make sidewalk and pedestrian crossing decisions.

Mr. Matt Drew added Lincoln Avenue was a great place to ride a bike or walk. He recommended creating an entrance off Lincoln Avenue into the drive-through area.

Mr. Thomas entered a motion to approve the Final Comprehensive Development Plan for the Lincoln Avenue Shopping Center subject to the seven (7) conditions listed in the revised Staff Report. The motion was seconded by Mr. Drew and duly carried.

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

**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)**

Mr. Barry Hall (representative for the developer) joined Ms. Jackson at the table. Ms. Jackson presented the Staff Report.

The applicant proposed to develop an existing vacant lot on Merritt Mill Road with a 5,500 sq ft pole building for a self-storage facility. **A "self-storage" means a facility used for the purpose of renting or leasing secure, interior, individual storage space. This may include rooms, compartments, and lockers in which individuals store and remove their own goods, records, and personal property on a self-service basis. This definition does not preclude such self-storage from inclusion within other use categories (i.e., warehouse).**

Staff presented the Comprehensive Development Plan Review. These 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 that the Preliminary Comprehensive Development Plan for Three Blind Mice Self Storage be approved subject to the four (4) conditions below.

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval. Detailed building elevations, landscaping, sign, and lighting plans compliant with the

Zoning Code shall be incorporated in the Final Comprehensive Plan.

2. Provide a floor plan showing the number of proposed units, how they are accessed, and their location to demonstrate how they meet the definition of a self-storage facility.
3. Provide information regarding the intended management of the self-storage for the purpose of verifying the number of employees and parking requirements.
4. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Hall explained that since the Zoning Code does not specify a minimum or maximum number of units for a self-storage facility, the developer has proposed a one-unit building. The developer has a tenant who would like to store boats, campers, and vehicles in a large unit. There will be no outside storage or signage, and the management company will be off-site. Chairman Dashiell clarified that one specific customer has requested this storage unit.

Mr. Eure added that he spoke with Mr. Fuller and understood that multiple units would be available for individuals to rent. The use discussed here is a warehouse.

After further discussions, Chairman Dashiell requested a motion to send this project back to DID, and a Revised Preliminary Comprehensive Development Plan was requested. Mr. Doughty approved the motion, which was seconded by Mr. Drew and duly carried.

Chairman Dashiell stated the motion was **APPROVED** to send this project back to DID.

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## BRIEF DISCUSSION – COMMERCIAL KENNEL (A. Illuminati and L. Carter)

Mr. Andrew Illuminati explained the current shortcomings of the county code regarding commercial kennels. Staff discussed and presented information about the surrounding counties and how they regulate commercial kennels. In previous meetings, we discussed the need for dog runs and how closely the dogs could be located next to an existing residence. What needed to be discussed today was whether the distance of 200 ft. from an existing residence was sufficient or whether it should be 500 ft. or 1000 ft. After a discussion about the reasons for the changes and deciding on the distance between a kennel and an existing residence.

### Mr. Doughty left the meeting at 3:35 p.m.

Chairman Dashiell suggested changing the wording of the definition of a kennel. He recommended **“shall not have runs or structure, which houses the dogs, located within 200 ft. of an existing residential dwelling on another parcel”** instead of “shall not have runs or structure, which houses the dogs, be located within 200 ft. of an existing residential dwelling on another parcel.”

Chairman Dashiell requested a motion to approve the definition and regulation of kennels, including the change in wording concerning the runs, as proposed by Mr. Illuminati. Mr. Drew approved the motion, which was seconded by Mr. Moreno-Holt and duly carried. There will be a public hearing at next month's Planning Commission meeting.

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## STAFF ANNOUNCEMENTS

Ms. Carter suggested changing the August meeting from August 15<sup>th</sup> due to the MACo



# City of Salisbury

**To:** Jessica Crenshaw, Senior Associate Planner

**From:** Eric Cramer, Fire Marshal

**Re:** **Three Blind Mice, LLC Self Storage**

**Date:** July 19, 2024

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The site plan for the Three Blind Mice, LLC Self Storage project was reviewed the office of the City Fire Marshal to ensure compliance with the Fire Prevention Code and to ensure a safe, effective, and efficient response to the site in the event of an emergency. The following comment(s) shall be addressed to ensure safety and code compliance when the project is complete:

1. Approved fire department access roads shall be provided. Fire department access roads shall be provided such that any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building.
2. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The minimum fire flow is between 1,500 gallons per minute (gpm) and 2,000 gpm depending on the proposed building construction type. Required fire flow shall be reduced to 1,000 gpm if the building is protected throughout by an approved automatic sprinkler system.
3. Fire hydrants shall be provided. The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m).

There are no further comments at this time.



RANDY TAYLOR  
MAYOR  
ANDY KITZROW  
CITY ADMINISTRATOR

# 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



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)



RANDY TAYLOR  
MAYOR

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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.

**Eric Cramer**

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**From:** Eric Cramer  
**Sent:** Wednesday, April 2, 2025 11:07 AM  
**To:** Scott Rogers  
**Subject:** RE: Vehicle storage building

The flow test is to confirm an appropriate flow available for fire fighting purposes, not for fire protection system design. It is a requirement for all new commercial buildings.

---

**From:** Scott Rogers <[srogers@solutionsipem.com](mailto:srogers@solutionsipem.com)>  
**Sent:** Monday, March 31, 2025 1:57 PM  
**To:** Eric Cramer <[ecramer@salisbury.md](mailto:ecramer@salisbury.md)>  
**Cc:** Steven Fuller <[sfuller@solutionsipem.com](mailto:sfuller@solutionsipem.com)>  
**Subject:** RE: Vehicle storage building

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Eric,  
We assume there will no longer be a requirement for a flow test, as per your previous comment. Can you confirm?

**Scott G. Rogers, AIA, LEED AP**  
Director of Architecture  
**Solutions IPEM**  
**303 N. Bedford Street Georgetown, Delaware 19947**  
Ph 302.297.9215

---

**From:** Eric Cramer <[ecramer@salisbury.md](mailto:ecramer@salisbury.md)>  
**Sent:** Monday, March 31, 2025 1:51 PM  
**To:** Scott Rogers <[srogers@solutionsipem.com](mailto:srogers@solutionsipem.com)>  
**Subject:** RE: Vehicle storage building

No.

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**From:** Scott Rogers <[srogers@solutionsipem.com](mailto:srogers@solutionsipem.com)>  
**Sent:** Monday, March 24, 2025 10:30 AM  
**To:** Eric Cramer <[ecramer@salisbury.md](mailto:ecramer@salisbury.md)>  
**Subject:** Vehicle storage building

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Eric,  
We're working with a client who wants to construct a 5,500 sf pole building to be used to store his personal vehicles, with no public storage. Will this need to be sprinklered?

**Scott G. Rogers, AIA, LEED AP**

Director of Architecture

**Solutions IPEM**

**303 N. Bedford Street Georgetown, Delaware 19947**

Ph 302.297.9215



# City of Salisbury – Wicomico County

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COUNTY EXECUTIVE

BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

## SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

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### AGENDA

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REGULAR MEETING

May 15, 2025

ROOM 301, THIRD FLOOR  
GOVERNMENT OFFICE BUILDING

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

**Minutes – Meeting of April 17, 2025**

**1:35 P.M. FINAL 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)

**CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – SALISBURY TOWN CENTER APARTMENTS –** Salisbury Town Center Apartments LLC, rep. by Parker and Associates – Camden St., West Market St., and Circle Ave. – CBD - Central Business District – M-0107, G-0014 and 0020, P-1066,1071, 1074-1077 - #22-033 (N. Voitiuc)

**COMPREHENSIVE PLAN UPDATE – (City)**

**PLANNING DIRECTOR UPDATE(S) – (T. Taylor)**



RANDY TAYLOR  
MAYOR

ANDY KITZROW  
CITY ADMINISTRATOR

# City of Salisbury – Wicomico County

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410-548-4860  
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COUNTY EXECUTIVE

BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on April 17, 2025, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

### COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman  
Jim Thomas  
Daniel Moreno-Holt  
Matt Drew  
Joe Holloway  
D'Shawn Doughty

### PLANNING STAFF:

Amanda Rodriguez, City of Salisbury, Department of Infrastructure and Development ("DID")  
Henry Eure, City of Salisbury, DID  
Betsy Jackson, City of Salisbury, DID  
Zach White, City of Salisbury, DID  
Tracey G. Taylor, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")  
Kaylee Justice, Planning Manager, 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 1:34 p.m.

He announced that this would be the last Planning Commission meeting for two (2) of our City Planners, Mr. Henry Eure and Ms. Amanda Rodriguez. He thanked both of them for being faithful supporters of the City and County over several years and wished them well.

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**MINUTES:** The March 20, 2025, minutes were brought forward for approval. Mr. Matt Drew requested that an additional sentence be added to the minutes to include that Ms. Giordano would produce a transition plan for the dissolution of the Planning Commission. The following sentence was added to the minutes: "She also said she would provide a transition plan for the dissolution of the Planning

Commission." Chairman Dashiell requested a motion to approve the minutes. Mr. Jim Thomas recused himself since he was not at the March meeting. Mr. Joe Holloway entered a motion to approve the revised minutes, seconded by Mr. Drew, and duly carried. The revised minutes from the March 20, 2025, meeting were **APPROVED**.

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**MINOR SUBDIVISION – John and Kelly Edwards rep. by F. Douglas Jones, F. Douglas Jones Surveying Associates – Riggin Road and Deerfield Road, Mardela Springs, MD – M-0018, G-0008, P-0033 - #WP-2501(B. Thayne K. Justice)**

Ms. Kaylee Justice, Ms. Kelly Edwards, 8833 Riggin Road, Mr. Joshua Edwards, 8833 Riggin Road, and Mr. Doug Jones with Surveying Associates approached the table. Ms. Justice presented the Staff Report.

The applicant requested approval for a subdivision of the lands of John and Kelly Edwards. The property is approximately 97 acres and was initially approved as part of The Plantation's Development Plan. The first and second lots will be subdivided from the parent parcel. Lot 38 will be 6.497 acres, and Lot 39 will be 7.005 acres. The remaining land is approximately 83.83 acres. The new lots will front along Deerfield Road.

Staff recommended that the Planning Commission grant approval of Lots 38 and 39 of the Edwards lands in The Plantations, subject to the following four (4) conditions.

1. The Minor Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Minor Subdivision Plat.
3. The Minor Subdivision Plat shall comply with all requirements of the Forest Conservation Regulations.
4. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.
5. **Site notes numbered 10, 11, 12, and 15 from Plat number 15, Folio number 614, dated April 9, 2008, remain applicable.**

Mr. Jones mentioned he had heard from the Health Department that they have no objections to using the existing septic systems. He inquired if, in the future, the Edwards would like to subdivide additional lots, would they need to come before the Planning Commission? Chairman Dashiell responded, saying they would need to come before the Planning Commission to subdivide the land further.

Mr. Thomas entered a motion to approve Lots 38 and 39 of the Edwards Land in The Plantations, subject to the four (4) conditions listed in the Staff Report and adding a fifth condition that notes 10, 11, 12, and 15 on the Plat number 15, Folio 614 remain applicable. Mr. Drew seconded the motion, which was duly carried.

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

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**FINAL DEVELOPMENT PLAN APPROVAL – MEDICAL CLINIC FOR TIDALHEALTH – TidalHealth, Rep. by Parker and Associates – Morris St. & Richardson St. – Property owned by Best Rental Housing, Inc – R-8 Residential District – M-0038, G-0001, P-193 (B. Thayne K. Justice)**

Mr. Brock Parker with Parker and Associates, Mr. Palmer Gillis, CEO with Gillis Gilkerson, Inc., and Mr. Angel Aguilar, Senior Director of Facilities at TidalHealth, joined Ms. Justice at the table. Ms. Justice presented the Staff Report.

The applicant requested approval to develop unimproved space to construct a new 19,881 square-foot medical clinic. Best Rental Housing Inc. currently owns the property. The property's location is immediately west of Salisbury Middle School, bounded by East and West Roads, with frontage on Morris Street. The medical clinic is intended to serve as a walkable and easily accessible healthcare option for the surrounding residential community.

Staff recommended that the Planning Commission grant approval for the proposed Final Development Plan for TidalHealth, subject to seven (7) conditions.

1. A plat shall be recorded for the purpose of consolidating all lots included in the proposed development prior to the issuance of building permits at the site.
2. All future signage plans must be submitted to and approved by the Planning Commission.
3. Subject to building permit approval by the Planning and Zoning Permits and Inspections Division.
4. Subject to further review and approval for stormwater management by the Wicomico County Public Works Department.
5. This site shall be developed in accordance with the approved Development Plan. Minor plan adjustments may be approved by the Wicomico County Zoning Administrator.
6. Subject to the Forest Conservation Act review and approval by the Planning and Zoning Staff.
7. Subject to final approval by the City of Salisbury for public water and sewer service.

Mr. Parker stated that the resubdivision plat and the Forest Conservation plan are approved.

Mr. Thomas inquired if TidalHealth intended to own or lease the property. Mr. Gillis responded, saying it is under contract, they intend to own it, and it should be settled within 60 days.

Chairman Dashiell requested that the London Plane trees be replaced with native species. Mr. Parker assured the Commission he would use a native species tree instead.

Mr. Daniel Moreno-Holt mentioned adding a sidewalk to lead to the community garden area. Mr. Gillis said he does not know what the community area will consist of at this point, but he agreed that a sidewalk could be added.

Mr. Thomas entered a motion to approve the Final Development Plan for a TidalHealth Medical Clinic, subject to the seven (7) conditions listed in the Staff Report. The motion was seconded by Mr. D'Shawn Doughty and duly carried.

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

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After the County's matters, Mr. Andrew Illuminati excused himself at 2:06 p.m.

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**REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN AND WELLHEAD PROTECTION SITE PLAN – THE CROSSING AT SUMMIT POINTE – Attar Enterprises LLC, rep. by Parker and Associates – Beaglin Park Drive & Parker Road – R-10A Residential Zoning District – M-0038, G-0012, P-0110, 0295 & 0429 - #19-038 (B. Jackson)**

Ms. Betsy Jackson, Mr. Jay Attar, and Ms. Christina Martinez, One Stone Chapel Lane, joined Mr. Parker at the table. Ms. Jackson presented the Staff Report.

The applicant requested to replace the community building with a smaller pool house and make building adjustments to correct an error in the previous approval, where the application and approval language were for 266 units. However, the actual plan only showed 258 units. This revised plan shows 266 units. The site currently consists of three (3) parcels containing approximately 35 acres. The three (3) parcels, 110, 295, and 429, were combined after creating the Staff Report.

Staff presented the Comprehensive Development Plan Review, which included the Site Plan, 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, Pedestrians, and Wellhead Protection District.

Staff recommended that the Final Comprehensive Development Plan for the Crossing at Summit Pointe be approved subject to six (6) conditions.

- ~~1. Provide verification of compliance with the Forest Conservation requirement.~~
2. Provide an updated Traffic Impact Study.
3. Provide an updated Development Schedule and Statement of Intent to Proceed and Financial Capability.
4. Obtain a Sign Plan approval from the Planning Commission prior to the installation of signs.
5. The site shall be developed in accordance with the Final Comprehensive Development Plan approval.
6. Subject to further review and approval by the Salisbury Fire Department and the Salisbury Department of Infrastructure and Development.
- 7. Provide a six-foot privacy fence and trees along the railroad tracks, subject to further review and approval by the Salisbury Department of Infrastructure and Development.**
- 8. Provide a line of shade trees along Parker Road.**

Since the Staff Report was written, Ms. Jackson has received confirmation that the Forest Conservation requirements have been satisfied. Ms. Jackson recommended omitting condition one (1).

Mr. Parker stated that Mr. Attar has sold the property to a national builder, and they want to convert the project to an affordable “for sale” product as condominiums. Due to the proposed changes to the unit type, size, and elevations, the project had to come before the Planning Commission for approval. The builders eliminated the community building with the kitchen and leasing office because it is no longer a rental complex.

Mr. Holloway asked about a fence along the railroad tracks. He was concerned because the tracks are active, and he did not want children to access them easily. Mr. Parker responded, stating a 6-foot privacy fence is proposed for that area.



Mr. Thomas recommended planting trees between the townhouses and Parker Road to provide a buffer. Mr. Parker volunteered a line of shade trees down Parker Road.

Chairman Dashiell stated he would entertain a motion to approve the Final Comprehensive Development Plan for The Crossing at Summit Point, subject to eliminating condition number one (1) as stated in the Staff Report. and leaving the remaining five conditions. Condition number six (6) was added to provide a 6-foot privacy fence along the railroad. The privacy fence is subject to Staff approval. Also, condition seven (7) was added to provide a line of shade trees along Parker Road. Mr. Thomas moved to accept the Chairman's recommendations. The motion was seconded by Mr. Holloway and duly carried.

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

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**FINAL COMPREHENSIVE DEVELOPMENT PLAN – THREE BLIND MICE SELF STORAGE – Three Blind Mice LLC, rep. by Solutions IPEM LLC – Merritt Mill Road – Light Business & Institutional Zoning District – M-0110, G-0005, P-0025, L-002A - #24-015 (B. Jackson)**

Mr. Don Pogwist, the Project Manager with Solutions IPEM LLC, joined Ms. Jackson at the table. Ms. Jackson presented the Staff Report.

The applicant submitted a revised Final Comprehensive Development Plan ("FCDP") for a 5,500 square-foot pole building used as a vehicle self-storage facility.

Staff presented the Comprehensive Development Plan Review, which included the Site Plan, Building Setbacks/Spacing, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Fire Service, Stormwater Management, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Final Comprehensive Development Plan for the Three Blind Mice Self Storage, subject to the following two (2) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval.
2. This approval is subject to further review and approval by the Salisbury Fire Department, Salisbury Department of Infrastructure and Development, and other agencies as appropriate.

Chairman Dashiell inquired if there would be signs for the facility. Mr. Pogwist responded that no signs were planned for the property.

Mr. Thomas entered a motion to approve the Final Comprehensive Development Plan for the Three Blind Mice Self Storage, subject to the two (2) conditions listed in the Staff Report. The motion was seconded by Mr. Holloway and duly carried.

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

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**REVISED SIGN PLAN APPROVAL – COLLEGE TOWN CENTER – CTC 1303 LLC, rep. by Phillips Signs – 1303 S Salisbury Blvd. – GC- General Commercial District – M-0117, G-0003, P-3119 - #25-383 (Z. White)**

Mr. Zach White, Mr. Henry Eure, and Mr. Gary Spence, Phillips Signs, approached the table. Mr.



## BAYSIDE FIRE AND SECURITY, LLC

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707 Eastern Shore Drive  
Salisbury, Maryland 21804  
410-860-8283

April 10, 2025

Solutions IPEM, LLC  
3003 Merritt Mill Road  
Salisbury, MD 21804

Attention: Mr. Steven Fuller  
Vice President

RE: Hydrant Flow Test  
Vicinity of 3021 and 3019 Merritt Mill Road  
Salisbury, Maryland

Gentlemen

We are writing to confirm the results of our Water Flow Test conducted at the above referenced site by Matthew Poole with Bayside Fire And Security, LLC. This test was held in conjunction with the City of Salisbury Fire Marshal's Office.

The results were as follows:

- 1) Test Date – April 4, 2025
- 2) Time – 8:45 a.m.
  - Flowing Hydrant: 3019 Merritt Mill Road
  - Pressure Hydrant: Located at the end of Eastgate Drive behind Microtel Inn & Suites
- 3) Results:
  - Static – 48 psi
  - Residual – 25 psi
  - GPM – 760 GPM

Should you have any questions or concerns, please contact our office.

Very truly yours,

Bayside Fire and Security, LLC

Philip S. Benvenuto

[pbenvenuto@baysidefire.net](mailto:pbenvenuto@baysidefire.net)

PSB:dp



# NATIONAL FIRE CODES®

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## 18.4 Fire Flow Requirements for Buildings.

### 18.4.1 \* Scope.

#### 18.4.1.1 \*

The procedure determining fire flow requirements for buildings hereafter constructed or moved into the jurisdiction shall be in accordance with Section 18.4.

#### 18.4.1.2

Section 18.4 shall not apply to structures other than buildings.

### 18.4.2 Definitions.

See definitions 3.3.14.4, Fire Flow Area, and 3.3.120, Fire Flow.

### 18.4.3 Modifications.

#### 18.4.3.1 Decreases in Fire Flow Requirements.

##### 18.4.3.1.1 \*

Fire flow requirements shall be permitted to be decreased by the AHJ for isolated buildings or a group of buildings in rural areas or suburban areas where the development of full fire flow requirements is impractical as determined by the AHJ.

##### 18.4.3.1.2

The AHJ shall be authorized to establish conditions on fire flow reductions approved in accordance with 18.4.3.1.1 including, but not limited to, fire sprinkler protection, type of construction of the building, occupancy, development density, building size, and setbacks.

#### 18.4.3.2 Increases in Fire Flow Requirements.

The minimum required fire flow shall be permitted to be increased by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

### 18.4.4 Fire Flow Area.

#### 18.4.4.1 General.

The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.2.

#### 18.4.4.2 Type I (443), Type I (332), and Type II (222) Construction.

The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

## 18.4.5 Fire Flow Requirements for Buildings.

### 18.4.5.1 One- and Two-Family Dwellings Not Exceeding 5000 ft<sup>2</sup> (464.5 m<sup>2</sup>).

#### 18.4.5.1.1

The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (464.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

#### 18.4.5.1.2 \*

A reduction in required fire flow of 75 percent shall be permitted where the one- and two-family dwelling is provided with an approved automatic sprinkler system.

#### 18.4.5.1.3 \*

Where one- and two-family dwellings are proposed to be constructed in areas where water distribution systems providing fire flow were designed and installed prior to the effective date of this Code, the AHJ shall be authorized to accept the previously designed system fire flow where the one- and two-family dwellings are provided with approved automatic sprinkler systems.

#### 18.4.5.1.4

A reduction in fire flow shall be permitted for building separation distance in accordance with 18.4.5.1.4 and Table 18.4.5.1.4.

**Table 18.4.5.1.4 Permitted Fire Flow Reduction for Building Separation**

Separation Distance Between Buildings on a Single Lot		Separation Distance to Lot Line or Easement <sup>a</sup>		Permitted Fire Flow Reduction
ft	m	ft	m	
>30 and ≤50	>9.1 and ≤15.2	>15 and ≤25	>4.6 and ≤7.6	25%
>50	>15.2	>25	>7.6	40%

<sup>a</sup> See 18.4.5.1.4.3.

#### 18.4.5.1.4.1

Where multiple buildings are located on a single lot, the building separation distance shall be the distance between the buildings.

#### 18.4.5.1.4.2

Where a building abuts a lot line, the building separation distance shall be the distance between the building and the lot line.

#### 18.4.5.1.4.3

Where a building is contiguous to a public right of way or no-build easement, the separation distance shall be the distance between the building to the opposite side of the right of way or no-build easement.

#### 18.4.5.1.4.4

Where multiple buildings are located on a single lot and abut a lot line, the building separation distance for determining fire flow reduction shall be the smallest of the two distances.

#### 18.4.5.1.5 \*

The reductions in 18.4.5.1.2, 18.4.5.1.3, and 18.4.5.1.4 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

### 18.4.5.2 One- and Two-Family Dwellings Exceeding 5000 ft<sup>2</sup> (464.5 m<sup>2</sup>).

#### 18.4.5.2.1

Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft<sup>2</sup> (464.5 m<sup>2</sup>) shall not be less than that specified in Table 18.4.5.2.1.

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft <sup>2</sup> (× 0.0929 for m <sup>2</sup> )					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	4
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

\*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

#### 18.4.5.2.2

Required fire flow shall be reduced by 75 percent and the duration reduced to 1 hour where the one- and two-family dwelling is provided with an approved automatic sprinkler system.

#### 18.4.5.2.3

A reduction in the required fire flow shall be permitted where a one- and two-family dwelling is separated from all lot lines in accordance with Table 18.4.5.1.4.

#### 18.4.5.2.4

Required fire flow for one- and two-family dwellings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 1 hour.

#### 18.4.5.2.5 \*

The reductions in 18.4.5.2.2, and 18.4.5.2.3 shall not reduce the required fire flow to less than 500 gpm (1900 L/min) for 1 hour.

### 18.4.5.3 Buildings Other Than One- and Two-Family Dwellings.

#### 18.4.5.3.1

The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

#### 18.4.5.3.2

Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

#### 18.4.5.3.3

Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

**18.4.5.3.4 \***

Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

**18.4.5.3.5**

Required fire flow for open parking structures that are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met:

- (1) The structure complies with the building code.
- (2) The structure is of Type I or Type II construction.
- (3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted.
- (4) The resulting fire flow is not less than 1000 gpm (3785 L/min).

**18.4.5.4 \* Required Fire Flow and Automatic Sprinkler System Demand.**

For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.



# City of Salisbury

**To:** Jessica Crenshaw, Senior Associate Planner

**From:** Eric Cramer, Fire Marshal

**Re:** **P1 Review for Fire - Three Blind Mice Self Storage 24-015**

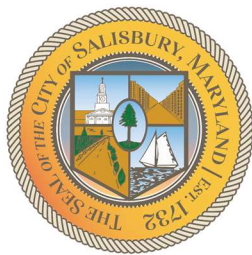
**Date:** May 22, 2025

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The site plan for the Three Blind Mice Self Storage project was reviewed the office of the City Fire Marshal to ensure compliance with the Fire Prevention Code and to ensure a safe, effective, and efficient response to the site in the event of an emergency. The following comment(s) shall be addressed to ensure safety and code compliance when the project is complete:

1. The required fire flow for this project (assuming type V construction) is 2000 gallons per minute for 2 hours. The City municipal water system in the area is not capable of providing the required flow. Note: an approved automatic sprinkler system, which utilizes quick response sprinklers throughout, would allow the fire flow required to be reduced by 75 percent.

There are no further comments at this time.



**Salisbury Fire Department  
Office of the Fire Marshal**

325 Cypress street  
Salisbury, MD 21801  
(410)548-3120

[firemarshal@salisbury.md](mailto:firemarshal@salisbury.md)



**Project Name and Address**

3015 Merritt Mill Rd

Application Number:	<b>202500970</b>
Review Date:	7/31/2025
Project Reviewer:	Horsman
Construction Type:	VB
Project Square Feet:	5550
Occupancy Type:	Storage

Plans for the above project were reviewed to ensure compliance with the City of Salisbury Fire Prevention Code. The following items shall be addressed, prior to approval, in order for the project to be compliant when constructed and ready for occupancy.

The submitting party shall ensure that plans are amended by the design professional, as required, and resubmitted to this office for further review and approval.

1. A sprinkler system is required per the current code NFPA 101 2024 edition
2. A Knox Box will need to be installed. (City of Salisbury- Municipal Code 8.05.030)

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**General Comments**

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**NFPA 101.42.8.3.5 Extinguishing Requirements.**

**Automatic sprinkler systems shall be installed in all new parking structures.**












Update fire code year to reflect the current adopted edition of 2024

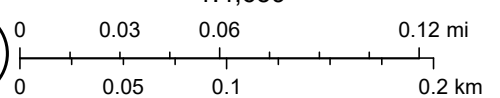


# ArcGIS Web Map



9/8/2025, 11:04:39 AM

-  W Hydrants
-  Service Valve
-  Service Lateral
-  W Valves
-  Other
-  Hydrant Lateral
-  Valve
-  W Pipes
-  Hydrant Valve
-  Main
-  Approximate property line of subject property



Source: Esri, USDA FSA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community