



Planning Commission

Agenda

Regular Meeting

February 12, 2026

Government Office Building
125 N Division Street
Council Chambers, Room 301, Third Floor

4:00 P.M. - Call to Order - Dave Chiddenton, Chair

1. Welcome and roll call
2. Minutes
3. New Business

PUBLIC HEARING – TEXT AMENDMENT – Amending Title 17 of the Salisbury City Code to add a definition of a “Large Family Child Care Home” and to designate the zoning districts in which the various types of child care homes can be established (B. Jackson)

PUBLIC HEARING – TEXT AMENDMENT – Amending chapter 17.04.120 of the Salisbury City Code to revise the definition of a “Specialty Shop.” (H. Pearson and B. Jackson)

FINAL COMPREHENSIVE DEVELOPMENT PLAN – VILLAGE AT CANAL PARK PHASE 1 – Canal Park LLC, rep. by PLITKO Engineering – Canal Park Drive, R5-A Residential – M0117, G-0014, P-0181, Lots 3B & 3C - #23-030 (Z. White)

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN – 1313-1315 S. SALISBURY BLVD – Piraeus Realty Group, rep. by Parker and Associates – 1313-1315 S. Salisbury Blvd., GC General Commercial – M-0117, G-0009, P-3123 - #23-018 (H. Pearson)

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN – PARC CIRCLE – Aydelotte Villas LLC, rep. by Parker and Associates – Still Meadow Blvd., PDD#7 Planned Residential District No. 7, Parcel L – M-0038, G-0006, P-0162AA - #19-043 (Z. White)



WORK SESSION – Presentation of Chapters 9 and 10 of the Draft Comprehensive Plan
(Center for Watershed Protection and Z.White)

4. Other Business

Discussion – Next Comprehensive Plan Work Session

Department Update – Upcoming agenda items

5. Adjournment



Salisbury Planning Commission
January 8, 2026

MINUTES

The Salisbury Planning Commission met in session on Thursday, **January 8, 2026**. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:

David Chiddenton, Chair
Matt Drew, Vice-Chair
Latonia Ayscue, Open Meetings Delegate
Susan Rall
Mike Piorunski
Lynne Bratten
Anthony Dickerson (Absent)

CITY STAFF

Nicholas Voitiuc, Director of DID
Betsy Jackson, City Planner
Zachary White, Associate Planner
Will Canner, Associate Planner
Henry Pearson, Associate Planner
Laura Ryan, City Attorney

1. CALL TO ORDER & ROLL CALL

Mr. Chiddenton called the meeting to order at 4:00PM. A roll call took place for the members of the commission. It was noted that Anthony Dickerson was absent from this meeting.

2. APPROVAL OF MINUTES

Mr. Chiddenton introduced a motion to approve the minutes from the meeting held December 4th. Mr. Drew motioned to approve with the correction to add Mr. Anthony Dickerson to the list of commissioners in attendance. The motion was seconded by Ms. Ayscue, and duly carried.

The minutes from the December 4th, 2025 meeting were **APPROVED (6-0)**

3. NEW BUSINESS

SIGN PLAN APPROVAL – HARBOR POINTE PLAZA - Pemberton Village, LLC rep. by Tower Signs LLC - 1500-1504 Pemberton Dr. - PRD No. 3 Phase IV - M: 0113, G: 0019, P: 1134 - 20251606 (H. Pearson)

Mr. Henry Pearson approached the table. Mr. Pearson presented the staff report.

The applicant submitted a Revised Sign Plan for 1500-1504 Pemberton Drive to change the color requirements for the existing signs in the shopping center.

Staff recommends the approval of the Revised Sign Plan with the following (2) conditions:

1. All tenant signs on the pylon signs shall consist of text and logos on a white background
2. All signage shall use non-neon colors

There was further discussion amongst commissioners regarding the color restrictions of the sign plan as well as the purpose of the sign plan amendment. The commissioners also discussed the repercussions for applicants who do not follow the rules of approved sign plan. Staff pointed out that other departments in the City issue warning for violators and violations are often not caught until someone complains about them.

Since the commissioners had no additional questions, Chair Chiddenton stated he would entertain a motion to approve the Revised Sign Plan for 1500-1504 Pemberton Drive subject the (2) conditions noted in the staff report.

Lynn Bratton entered a motion to approve. The motion was seconded by Matt Drew, and duly carried.

Chair Chiddenton stated that the motion was **APPROVED (6-0)**

SIGN PLAN – NORTH POINTE COMMONS – North Pointe Commons LLC, rep. by Tamarack Land – Intersection of East North Pointe Dr and Clement Loop – General Commercial District – #202501594 (W. Canner)

Mr. Will Canner approached the table and presented the staff report.

The applicant submitted a Sign Plan to install a new entrance sign for North Point Commons, a residential development by K. Hovnanian Homes at the intersection of North Point Drive and Clement Loop.

Staff recommended that the Sign Plan for North Point Commons be approved subject to the following condition.

1. Landscaping be provided around the area of the sign

The commission discussed whether the area around the sign will be irrigated, and whether they could recommend native plantings as a condition of approval. Staff noted that there doesn't appear to be irrigation, and that landscaping recommendations for sign plans are not required by code, however the commission has leeway to recommend such items.

Mr. Drew asked if the sight lines for the sign were reviewed. It was noted by staff that sight lines were addressed as part of the Comprehensive Development Plan and that this request for approval was solely for the sign's appearance.

Since the commissioners had no additional questions. Chair Chiddenton entertained a motion to approve the sign plan

Ms. Rall entered motion to approve the sign plan as submitted with the one (1) condition in the Staff Report. The motion was seconded by Ms. Ayscue, and duly carried.

Chair Chiddenton stated the motion was **APPROVED (6-0)**.

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN AND WELLHEAD PROTECTION PLAN APPROVAL – KINDERCARE – Kindercare LLC, rep. by Parker and Associates – Dallas Dr. – PDD #1 Robertson Farm, and Wellhead Protection District – M-0121, G-0005, P-2582 - #25-020 (Z. White)

Mr. Zack White and Mr. Brock Parker with Parker and Associates approached the table. Mr. White presented the staff report.

The applicant submitted a Preliminary Comprehensive Development Plan (“PCDP”) and Wellhead Protection Plan for a daycare facility proposed to be built on an unimproved lot on Dallas Drive in the Planned Development District #1

Staff presented the Comprehensive Development Plan Review which included the Site Plan, Building Elevations, Community Impact Statement, Development Schedule, Fire Service, Stormwater Management.

The Planning Staff recommended approval of the Preliminary Comprehensive Development Plan for Kindercare subject to the following six (6) conditions:

1. That the provide the following items with the Final Comprehensive Development Plan (“FCDP”)
 - A. A detailed sign plan
 - B. A detailed landscaping plan
 - C. Building heights shown numerically
 - D. An additional ADA accessible parking space
 - E. A dedicated space for recycling pickup
2. They provide a letter of Intent to Proceed and Financial Capability with the submission of a FCDP
3. They conduct a traffic impact study with results submitted with FCDP
4. They subdivide the lots before construction
5. The site shall be developed in accordance with the Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
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.

Mr. Parker highlighted that this was the first Comprehensive Development plan he has brought forth to this new commission. He explained the purpose of the Preliminary review process and that the list of conditions was normal and to be expected at this point.

The planning commissioners discussed landscaping, site access, and traffic impacts. Mr. Parker explained that the proposed landscaping consists of Maryland native species, except for crepe myrtles. Mr. Drew asked about existing site entrances and the possibility of constructing a sidewalk along Dallas Drive, and Mr. Parker confirmed the entrances were built with the road and noted being open to adding a sidewalk as a condition. Mr. Drew also inquired whether the traffic impact study would include Beaglin Park Drive in addition to Dallas Drive, and Mr. Parker stated he is awaiting guidance from DID staff on the study's scope.

Mr. Parker informed the commission that the site could include a second phase if the first phase is successful, and that any future phase would require commission approval. Mr. Drew asked whether drop-off and pick-up queues would be addressed in the traffic impact study, and Mr. Parker explained that the facility does not allow rolling drop-off or pick-up, requiring patrons to park and walk inside. Ms. Bratten asked about after-hours service, and Mr. Parker responded that the daycare is expected to operate only during traditional work hours, though he will confirm.

Since the Commissioners had no further questions, Chair Chiddenton entertained a motion to approve. Mr. Drew entered a motion to approve the Preliminary Comprehensive Development Plan for Kindercare subject to the six (6) conditions listed in the Staff Report, with an additional (F) item listed under condition 1 which would be to include the construction of a sidewalk along Dallas Dr.

The motion was seconded by Ms. Ayscue, and duly carried.

Chair Chiddenton stated the motion was **APPROVED (6-0)**.

WORK SESSION – Text amendment to expand the definition of Specialty Shop (B. Jackson)

Mr. Henry Pearson approached the table.

Ms. Laura Ryan explained the process of introducing a text amendment to the Planning Commission. Noting the work session for a text amendment is not required, however it is encouraged to have one.

Mr. Pearson presented the staff report noting the following

- It is the opinion of the planning staff that the current definition of “Specialty Shop” is overly restrictive.
- The current definition reads “a shop for the sale of antiques/collectibles or handicraft and supplies, including artwork, leatherwork, pottery, needlework or similar items which may be made on the premises.”
- There are a number of things that would seem to be a specialty shop by the conventional definition however would be restricted by the definition as written in the code. For example: boutique clothing, houseplants, or video games.
- “Specialty Shop” is a specific permitted use, and the only commercial use allowed in the following 3 zones:

- Office and Service Residential
- Hospital
- Neighborhood Business District

- In other zones where “Specialty Shop” is permitted it is part of a larger use group such as retail.
- The proposed definition reads: “Specialty shop means a retail store that sells a specialized line of merchandise related to a specific category or brand of products but does not include adult entertainment businesses, cannabis dispensaries, or alcohol and tobacco sales. No outdoor storage is permitted as part of this use.”

Chair Chiddenton ask whether this text amendment had the potential for pushback from citizens. Ms. Jackson indicated that she doesn’t expect it, but there is no way of knowing for sure.

There was further discussion amongst the commissioners about the wording of the new definition. There was a concern that the new definition would negatively effect business established under the old definition, however staff clarified that the broadening of the definition will likely not cause this and existing businesses should be unaffected.

Since there were no further questions Chair Chiddenton asked if there was consensus to move forward with the new definition as proposed.

The commission had **CONSENSUS (6-0)** to move this text amendment forward to the Public Hearing process.

WORK SESSION – Text amendment to add Large Family Childcare to the Zoning Code (B. Jackson)

Ms. Jackson read the staff report noting the following proposed changes to the code:

- Planning staff are recommending a text amendment to Chapter 17 titled “Definitions” & sections relating to “College and University Districts”, “Hospital Districts”, “Office Service and Residential Districts”, and R, RA, & RS residential districts to replace the term “Family Day-Care Home” with “Family Child Care Home” and amend its definition to be consistent with the State of Maryland’s definition.
- This text amendment would add the term “Large Family Child Care Home” along with its definition
- Wherever “Family Child Care Homes” are permitted as an accessory use, “Large Family Childcare Homes” shall be permitted by special exception.

Ms. Jackson noted that the State of Maryland passed laws allowing Large Family Childcares of up to 12 children. Currently the City’s zoning code only allows Family Daycares of up to 8 children. This change would make City’s rules more consistent with the state’s.

The commissioners discussed concerns about parking and traffic impacts in neighborhoods where new Large Daycare Homes could be permitted. Ms. Bratten raised concerns about these impacts, while Ms. Ryan explained that Large Family Child Care facilities would be subject to a special exception process, including review by DID staff for issues such as parking and traffic.

Mr. Drew suggested allowing large daycares by right instead of requiring a special exception.

The group also discussed the limitations and duration of special exceptions, with staff noting uncertainty about whether a special exception runs indefinitely, but emphasizing that all new family daycare applicants must still obtain state-level approval.

Ms. Bratten asked if the City was required to make this change, however it was determined that the City is under no obligation to make a change at this time.

Since there was no further questions, Mr. Chiddenton asked the group if they had consensus to move forward with the text amendment as written to public hearing with proposed changes:

- Allowing the Large Family Child Care by right in the Hospital District .
- Allowing the Large Family Child Care by right in the College and University District.

All were in favor with the exception of Ms. Bratten, who voted nay.

The commission had **CONSENSUS (5-1)** to move this text amendment forward to the Public Hearing process.

Other Business

Rules of Procedure (B. Jackson)

Ms. Jackson mentioned that changes were made to document containing the commission's rules of procedure. The group discussed the changes.

The discussion included items such as Dress Code, Confirmation of meeting time, and Public comment.

Ms. Bratten expressed opposition to the requirement of a dress code, noting that other commissions do not have one.

After such discussion Chair Chiddenton stated he would like to entertain a motion to adopt the rules of procedure as drafted with the following exceptions:

- Removal of Article VI: Section 7 requiring commissioners adopt a dress code.

Mr. Piorunski made a motion to approve, which was second by Ms. Bratten, and duly carried.

Chair Chiddenton stated the Rule of Procedure were **ADOPTED** as drafted.

There was further discussion about upcoming agenda items for next month's meeting.

Adjournment:

Chair Chiddenton entertained a motion to adjourn the meeting. Mr. Drew entered a motion to adjourn, seconded by Mr. Piorunski

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Infrastructure and Development

Staff Report

January 8, 2026

I. SUMMARY OF REQUEST:

Planning staff are recommending a text amendment to the City of Salisbury Zoning Code, specifically the following chapters and sections:

- 17.04.120 – Definitions
- 17.20.030 and 17.20.050 – College and University District
- 17.68 – Hospital District
- 17.84 – Office and Service Residential District
- 17.156 – R-5, R-8, R-10 Residential Districts
- 17.160 – R-5A, R-8A and R-10A Residential Districts
- 17.164 – R-5S, R-8S and R-10S Residential Districts

The proposed amendments are summarized below:

- Replace the term “**Family day-care home**” with “**Family child care home**” and amend the definition to be consistent with the State definition.
- Add the term “**Large family child care home**” along with its definition to be consistent with the family child care home licensing options with the State.
- Wherever **family child care homes** are permitted as an accessory use in residential zones, **Large family child care homes** shall be permitted by special exception. In the College and University District and the Hospital District they are proposed to be an inherent accessory use.

II. HISTORY OF REQUEST:

A work session was held to discuss the proposed changes and the staff recommendation at the regular meeting of the Planning Commission held January 8, 2026. The public hearing was scheduled and advertised as required (Attachment B).

III. PLANNING & ZONING ANALYSIS

The proposed text amendments would improve the City’s consistency with the State definitions for types of licensed child care facilities and help to address the child care shortage by expanding opportunity for family child care providers. The Comptroller of Maryland Released a Report in December 2024, *State of the Economy Series: Child Care and the Economy*, that shows that child care capacity in Wicomico County fell by 13.2% between February 2020 and August 2024.

Currently, the College and University District, the Office and Service Residential District, the Residential Districts including R-5A, R-8A, and R-10A, R-5S, R-8S, and R-10S Residential Districts,



allow Family Day Care Homes which are limited to (8) children as accessory uses. Adding a Large Family Child Care Home as an accessory use would allow a maximum of (12) children. Where a special exception is required the use would only be allowed on a site-by-site basis to ensure that the location is capable of handling additional traffic, queuing for drop-off and pick-up, parking for any required employee or visitor, and other concerns regarding impact to the neighborhood that arise. Special exceptions are granted by the Board of Appeals, may be conditioned, and must meet the criteria in Section 17.232.020:

A. Criteria for Consideration of Approval.

- 1. Decisions of the circuit court for Wicomico County and appellate courts of Maryland;*
- 2. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;*
- 3. The resulting traffic patterns and adequacy of proposed off-street parking and loading areas;*
- 4. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;*
- 5. The proximity of dwellings, churches, schools, public structures and other places of public gathering;*
- 6. Accessibility of the premises for fire and police protection;*
- 7. Accessibility of light and air to the premises and to properties in the vicinity;*
- 8. The type and location of adequate utilities, access roads, drainage and other necessary facilities that have been or will be provided;*
- 9. The preservation of historic, cultural and environmental landmarks;*
- 10. The metro core plan or any other plan for development of the area affected approved by the planning commission or city council;*
- 11. All applicable standards and requirements of this title;*
- 12. Any other matter considered to be in the interest of the general welfare.*

B. Criteria for Approval.

In approving a special exception, the board shall find the following criteria are either met, can be met by imposition of conditions or are not applicable:

- 1. The proposal will be consistent with the metro core plan, the objectives of the zoning ordinance and any other applicable policy or plan adopted by the planning commission or city council for development of the area affected;*
- 2. The location, size, design and operating characteristics under the proposal will have minimal adverse impact on the livability, value or appropriate development of abutting properties and the surrounding area;*
- 3. The design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants;*



City of Salisbury

4. *The proposal will not be detrimental to or endanger the public health, security, general welfare or morals;*
5. *The proposal will not impair an adequate supply of light and air to adjacent property or overcrowd the land or create any undue concentration of population or substantially increase the congestion of the streets or create hazardous traffic conditions or increase the danger of fire or otherwise endanger the public safety;*
6. *The proposal will not adversely affect transportation or unduly burden water, sewer, school, park, stormwater management or other public facilities;*
7. *The proposal will preserve or protect environmental or historical assets of particular interest to the community;*
8. *The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property value for speculative purposes.*

The Office of Child Care at the State Department of Education relies on the City to confirm that an applicant for a child care provider license is compliant with the applicable zoning regulations for the type of child care requested. COMAR 13A.18.01-16 provides the requirements the State uses to license Large Family Child Care Homes which addresses staffing requirements, record keeping, hours of care, suitability of the home, program requirements, safety, and nutrition. The goal of our Zoning Code is only to ensure that the site and location are suitable for the use.

IV. RECOMMENDATION

The Department of Infrastructure and Development recommends that the Planning Commission forward a FAVORABLE recommendation to the Mayor and City Council for the proposed amendment as shown in Attachment A, based on the findings in the staff report.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING TITLE 17 OF THE SALISBURY CITY CODE TO ADD A DEFINITION OF A “LARGE FAMILY CHILD CARE HOME” AND TO DESIGNATE THE ZONING DISTRICTS IN WHICH THE VARIOUS TYPES OF CHILD CARE HOMES CAN BE ESTABLISHED.

WHEREAS, the ongoing application, administration and enforcement of the City of Salisbury Municipal Code (the "Salisbury City Code") demonstrates a need for its periodic review, evaluation and amendment, in order to comply with present community standards and values, and promote the public safety, health and welfare of the citizens of the City of Salisbury (the "City");

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

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

WHEREAS, in order to be consistent with updates to state law, the Department of Infrastructure and Development has determined that revisions to the definition of a “family day-care home” are warranted in order to distinguish between a “Family Child Care Home” and a “Large Family Child Care Home”;

WHEREAS, currently, Title 17 (Zoning) of the Salisbury City Code does not contain provisions permitting a Large Family Child Care Home in any district;

WHEREAS, permitting a Large Family Child Care Home as an accessory use by right in the College and University District and the Hospital District will help address the City’s child care shortage by expanding opportunities for family child care providers;

WHEREAS, permitting a Large Family Child Care Home as an accessory use by a special exception in certain residential zoning districts will also help address the City’s child care shortage by expanding opportunities for family child care providers;

WHEREAS, the Mayor and Council therefore find that the health, safety and general welfare of the citizens of the City will be furthered by amending Title 17 of the Salisbury City Code to add a definition of a “Large Family Child Care Home” and to designate the zoning districts in which the various types of child care homes can be established;

WHEREAS, pursuant to Section 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning Commission (the “Planning Commission”) prior to the passage of an ordinance amending Title 17;

WHEREAS, a public hearing on the proposed amendment was held by the Planning Commission in accordance with the provisions of Section 17.228.020 of the Salisbury City Code on [REDACTED], 2026;

WHEREAS, at the conclusion of its [REDACTED], 2026 meeting, the Planning Commission recommended, by a vote of [REDACTED] - [REDACTED], that the amendments to Title 17 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

WHEREAS, the Mayor and Council have determined that the amendment to Chapter 17 of the Salisbury City Code set forth below shall be adopted as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY COUNCIL OF THE CITY OF

46 **SALISBURY, MARYLAND**, that Title 17 of the Salisbury City Code is hereby amended by adding the
47 bolded and underlined language as follows:

48 **Section 1.** Chapter 17.04.120 of the Salisbury City Code, entitled “Definitions” shall be amended as
49 follows:

50 **17.04.120 – Definitions.**

51 The following definitions have been used or considered in the construction of this title and shall be used
52 in its interpretation:

53 ...

54 "Family day-care home" means ~~any dwelling unit either licensed or registered by the appropriate state~~
55 ~~and/or county health or welfare agency to provide care for no more than eight children separated from~~
56 ~~their parents or guardians during any part of the day and occupied by the family of the licensee, provided~~
57 ~~that written consent is obtained from the owner(s) of the unit and owner(s) of any attached dwelling units.~~
58 ~~Any such consent may be withdrawn after thirty (30) days' written notice by the owner of said unit to the~~
59 ~~day care home operator~~ **a family child care home as defined herein.**

60 **"Family child care home" means any residence, either licensed or registered by the appropriate**
61 **state and/or county health or welfare agency, in which family child care is provided for up to eight**
62 **children separated from their parents or guardians during any part of the day and occupied by the**
63 **family of the licensee.**

64 **"Large Family child care home" means any residence, either licensed or registered by the**
65 **appropriate state and/or county health or welfare agency, in which family child care is provided for**
66 **at least nine children, but not more than twelve children, separated from their parents or guardians**
67 **during any part of the day and occupied by the family of the licensee.**

68 ...

69 **Section 2.** Chapter 17.20 of the Salisbury City Code, entitled “COLLEGE AND UNIVERSITY
70 DISTRICT” shall be amended as follows:

71 **17.20.050 Accessory uses and structures.**

72 Accessory uses and structures shall be as follows:

- 73 A. Off-street parking lot or structure;
- 74 B. Off-street loading and unloading facilities;
- 75 C. Gasoline pumps as accessory use to a convenience store, in accordance with Section 17.04.220;
- 76 D. Other accessory uses and structures clearly incidental to, customary to and associated with the
- 77 permitted use;
- 78 E. ~~Family day care home~~ **Family child care home;**
- 79 F. **Large family child care;**
- 80 ~~F.G.~~ Day-care services for employees or patrons of a permitted use.

82 **Section 3.** Chapter 17.68 of the Salisbury City Code, entitled “HOSPITAL DISTRICT” shall be
83 amended as follows:

84 **17.68.020 - Permitted uses.**

85 Uses permitted shall be as follows:

- 86 A. Apartment building or project in accordance with chapter 17.168;
- 87 B. Boardinghouse/rooming house;
- 88 C. Drugstore or pharmacy;
- 89 D. Dwellings:
 - 90 1. Single-family,
 - 91 2. Two-family, in accordance with chapter 17.108;
- 92 ~~E. Family day care home;~~

- 93 F. E. Florist;
- 94 ~~G.~~ F. Hairdresser shop;
- 95 ~~H.~~ G. Hospital and hospital accessory structures, with a maximum height of seventy-five (75) feet;
- 96 ~~I.~~ H. Medical-care facility;
- 97 ~~J.~~ I. Medical center;
- 98 ~~K.~~ J. Medical office;
- 99 ~~L.~~ K. Nursing or physician school;
- 100 ~~M.~~ L. Parking lot or parking structure;
- 101 ~~N.~~ M. Restaurant;
- 102 ~~O.~~ N. Specialty shop;
- 103 ~~P.~~ O. Group domiciliary care facility.

105 **17.68.030 - Accessory uses and structures.**

106 Accessory uses and structures shall be as follows:

- 107 A. Helicopter landing facilities for hospital use;
- 108 B. Other accessory uses and structures clearly incidental, customary to and associated with the
- 109 permitted use;
- 110 C. Day-care services for employees or patrons of a permitted use;
- 111 **D. Family child care home;**
- 112 **E. Large family child care home.**

114 **Section 4.** Chapter 17.84 of the Salisbury City Code, entitled “OFFICE AND SERVICE
115 RESIDENTIAL DISTRICT” shall be amended as follows:

116 **17.84.025 - Uses permitted by special exception.**

117 **Uses permitted by special exception shall be as follows:**

- 118 A. **Large family child care homes as accessory uses**

120 **17.84.040 Accessory uses and structures.**

121 Accessory uses and structures shall be as follows:

- 122 A. Cloister or clerical housing on the same property with a church or other place of worship;
- 123 ~~B. Family day care home~~ **Family child care home;**
- 124 C. **Large family child care home pursuant to 17.84.025**
- 125 ~~C.~~ **D.** Home occupation;
- 126 ~~D.~~ **E.** Private garages and other accessory uses normally associated with residential use, such as, but not
- 127 limited to, detached home workshop, swimming pool, cabana, greenhouse, private studio and
- 128 boathouse, all of which shall be incidental to the use of the property as a residence;
- 129 **E.** Storage of recreational vehicles and boats on residential lots, limited to two in any combination,
- 130 in back of the front building setback line where such recreational vehicles and boats are for the
- 131 use and enjoyment by the residents thereon;
- 132 **F.** Other accessory uses and structures clearly incidental to, customary to and associated with the
- 133 permitted use;
- 134 **G.** Day-care services for employees or patrons of an office or service use.

136 **Section 5.** Chapter 17.156 of the Salisbury City Code, entitled “R-5, R-8, AND R-10 RESIDENTIAL
137 DISTRICTS” shall be amended as follows:

138 **17.156.030 Uses permitted by special exception.**

139 Uses permitted by special exception shall be as follows:

- 140 A. Cemetery, on minimum tract of ten acres;
- 141 B. Church or other place of worship on a lot size of less than five acres, in accordance with chapter
- 142 17.220, excluding bus storage, cemetery, day-care center, school of general instruction and
- 143 gymnasium as accessory uses;

- 144 C. Church and other place of worship on a minimum lot of five acres, in accordance with chapter
145 17.220, excluding bus storage, cemetery, day-care center, school of general instruction and
146 gymnasium as accessory uses;
147 D. Day-care facilities for the elderly and handicapped;
148 E. **Large family child care homes as accessory uses;**
149 ~~E.F.~~ Non-accessory offices on church-owned properties contiguous to existing religious structures for
150 use by nonprofit organizations;
151 ~~F.G.~~ Studios [in the R-5 and R-8 districts only].
152 ~~G.H.~~ Solar Farm.
153

154 **17.156.050 Accessory uses and structures.**

155 Accessory uses and structures shall be as follows:

- 156 A. Cloister or clerical housing on the same lot with a church or other place of worship, meeting lot
157 area and/or standards required for each individual use;
158 B. Home occupation;
159 C. Home office;
160 D. ~~Family day-care home~~ **Family child care home;**
161 **E. Large family child care home pursuant to 17.156.030;**
162 ~~E.F.~~ Private garages and other accessory uses normally associated with a residential use, such as but
163 not limited to detached home workshop, swimming pool, cabana, greenhouse, private studio and
164 boathouse, all of which shall be incidental to the use of the property as a residence;
165 ~~F.G.~~ Storage of recreational vehicles and boats on residential lots, limited to two in any combination,
166 in back of the front building setback line, where such recreation vehicles and boats are for the use
167 and enjoyment of the resident thereon;
168 ~~G.H.~~ Other accessory uses and structures clearly incidental to, customary to and associated with the
169 permitted use.
170

171 **Section 6.** Chapter 17.160 of the Salisbury City Code, entitled "R-5A, R-8A, AND R-10A
172 RESIDENTIAL DISTRICTS" shall be amended as follows:

173 **17.160.030 Uses permitted by special exception.**

174 Uses permitted by special exception shall be as follows:

- 175 A. Care home, in accordance with chapter 17.220;
176 B. Church and other place of worship on a lot size of less than five acres, in accordance with chapter
177 17.220, excluding bus storage and maintenance, cemetery, day-care center, school of general
178 instruction and gymnasium as accessory uses;
179 C. Church and other place of worship on a minimum lot of five (5) acres, in accordance with chapter
180 17.220, including an activity building with offices and meeting rooms, cemetery, day-care center,
181 school of general instruction and gymnasium as accessory uses;
182 D. Day-care facilities for the elderly and handicapped.
183 E. Solar Farm.
184 F. Clinic—Residential in the R-5A district on a minimum lot of one (1) acre, in accordance with
185 comprehensive site plan, as approved by the Planning Commission, with the following:
186 1. The requirements for "Medical and dental clinic and office" in Section 17.196.030 shall be
187 used to determine parking space requirements;
188 2. Screening from adjoining residential uses consisting of a fence six feet in height and a
189 twenty-foot-wide landscaped area shall be included on the comprehensive site plan
190 approved by the Planning Commission; and
191 3. A sign plan shall be approved by the Planning Commission in accordance with Section
192 17.216.120.
193 **G. Large family child care homes as accessory uses;**
194

195 **17.160.050 Accessory uses and structures.**

196 Accessory uses and structures shall be as follows:

- 197 A. Cloister or clerical housing on the same lot with a church or other place of worship, meeting lot
198 area and/or standards required for each individual use;
- 199 B. Home occupation;
- 200 C. Home office;
- 201 D. ~~Family day care home~~ **Family child care home;**
- 202 E. **Large family child care home pursuant to 17.160.030**
- 203 ~~E.F.~~ Office within an apartment or townhouse project solely for the purpose of ongoing management
204 and rental or a temporary sales office in conjunction with model units until all units in the project
205 have been sold;
- 206 ~~F.G.~~ Private garages and other accessory uses normally associated with residential use, such as but not
207 limited to detached home workshop, swimming pool, cabana, greenhouse, private studio and
208 boathouse, all of which shall be incidental to the use of the property as a residence;
- 209 ~~G.H.~~ Rental of guest rooms to not more than two roomers in a single-family detached dwelling on a
210 minimum lot of five thousand (5,000) square feet which is occupied by a family related by blood,
211 marriage or adoption, provided that one (1) additional parking space for each roomer shall be
212 provided in the rear yard;
- 213 ~~H.I.~~ Storage of recreational vehicles and boats on residential lots, limited to two in any combination,
214 in back of the front building setback line, where such recreation vehicles and boats are for the use
215 and enjoyment of the resident thereon;
- 216 ~~H.~~ Other accessory uses and structures clearly incidental to, customary to and associated with the
217 permitted use.
218

219 **Section 7.** Chapter 17.164 of the Salisbury City Code, entitled "R-5S, R-8S, AND R-10S
220 RESIDENTIAL DISTRICTS" shall be amended as follows:

221 **17.164.030 Uses permitted by special exception.**

222 Uses permitted by special exception shall be as follows:

- 223 A. An accessory apartment of not over five hundred (500) gross square feet in size within an owner-
224 occupied single-family detached dwelling or in an accessory building on a lot upon which an
225 owner-occupied single-family detached dwelling is located. The lot shall have a minimum sixty
226 (60) feet width and contain at least nine thousand (9,000) square feet of land area. All parking
227 required for an accessory apartment shall be in the rear yard no closer than three (3) feet to all
228 adjoining property lines, provided that an accessory apartment shall not be allowed in any dwelling
229 where guest rooms are provided;
- 230 B. Care home, in accordance with chapter 17.220;
- 231 C. Cemetery, on a minimum tract of ten acres;
- 232 D. Church and other place of worship on a lot size of less than five acres, in accordance with chapter
233 17.220, excluding bus storage, cemetery, day-care center, school of general instruction and
234 gymnasium as accessory uses;
- 235 E. Church and other place of worship on a minimum lot of five acres, in accordance with chapter
236 17.220, including an activity building with offices and meeting rooms, cemetery, day-care center,
237 school of general instruction and gymnasium as accessory uses;
- 238 F. Day-care facilities for the elderly and handicapped;
- 239 G. Group domiciliary care facility;
- 240 H. Rental of guest rooms to not more than two roomers in an owner-occupied single-family detached
241 dwelling on a minimum lot of five thousand (5,000) square feet, provided that one additional
242 parking space shall be provided in the rear yard for each roomer, and provided further that the
243 rental of guest rooms shall not be allowed in any dwelling or on any lot that contains an accessory
244 apartment.
- 245 **I. Large family child care homes as accessory uses;**

- 246 **17.164.050 Accessory uses and structures.**
247 Accessory uses and structures shall be as follows:
248 A. Cloister or clerical housing in the same lot with a church or other place of worship, meeting lot
249 area and/or standards required for each individual use;
250 B. Home occupation;
251 C. Home office;
252 D. ~~Family day care home~~ **Family child care home;**
253 E. **Large family child care home pursuant to 17.164.030;**
254 ~~F.~~ Private garages and other accessory uses normally associated with a residential use, such as but
255 not limited to detached home workshop, swimming pool, cabana, greenhouse, private studio and
256 boathouse, all of which shall be incidental to the use of the property as a residence;
257 ~~F.G.~~ Storage of recreational vehicles and boats on residential lots, limited to two in any combination,
258 in back of the front building setback line, where such recreation vehicles and boats are for the use
259 and enjoyment of the resident thereon;
260 ~~G.H.~~ Other accessory uses and structures clearly incidental to, customary to and associated with the
261 permitted use.
262

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

265 **Section 8.** It is the intention of the Mayor and Council of the City of Salisbury that each provision of
266 this Ordinance shall be deemed independent of all other provisions herein.

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

272 **Section 10.** The recitals set forth hereinabove are incorporated into this section of the Ordinance as
273 if such recitals were specifically set forth at length in this Section 10.

274 **Section 11.** This Ordinance shall take effect from and after the date of its final passage.
275

276 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of
277 Salisbury held on the _____ day of _____, 2026 and thereafter, a statement of the substance of the
278 Ordinance having been published as required by law, in the meantime, was finally passed by the Council of
279 the City of Salisbury on the _____ day of _____, 2026.

280 **ATTEST:**

281 _____
282 **Julie A. English, City Clerk**

283 _____
284 **Angela M. Blake, City Council President**

285
286
287
288
289 Approved by me, this _____ day of _____, 2026.
290

291 _____
292 **Randolph J. Taylor, Mayor**
293
294

**SALISBURY PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
TEXT AMENDMENT**

In accordance with the provisions of Section 17.228, Amendments and Rezoning, of the Salisbury Municipal Code, the City of Salisbury proposes an amendment to the text of Title 17, Zoning, Section 17.04.120, entitled “Definitions”, Section 17.20 entitled “College and University District”, Section 17.68, entitled “Hospital District”, Section 17.84, entitled “Office and Service Residential District”, Section 17.156, entitled “R-5, R-8, R-10 Residential Districts”, 17.160, entitled “R-5A, R-8A, and R-10A Residential Districts”, and 17.164, entitled “R-5S, R-8S, and R-10S Residential Districts,” to add a definition of a “large family child care home” and to designate the zoning districts in which the various types of child care homes can be established.

A PUBLIC HEARING WILL BE HELD ON

Thursday, February 12, 2026 at 4:00 p.m. in the in the Council Chambers, Room 301, of the Government Office Building, 125 North Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any.

Subsequent to the consideration of this proposal by the Salisbury Planning and Zoning Commission, a recommendation will be made to the Salisbury City Council for its consideration at a Public Hearing.

The Commission reserves the right to close a part of this meeting in accordance with the Annotated Code of Maryland, General Provisions, section 3-305(b).

(FOR FURTHER INFORMATION CALL 410-548-3170)

Betsy Jackson, City Planner

Publication Dates: January 28, 2026
February 4, 2026

Infrastructure and Development Staff Report

February 12, 2026

I. SUMMARY OF REQUEST:

We have received a request to make a text amendment to City of Salisbury Zoning Code, Chapter 17.04.120 to expand the definition of specialty shop.

II. HISTORY OF REQUEST:

A work session was held to discuss the request and the staff recommendation at the regular meeting of the Planning Commission held January 8, 2026. The public hearing was scheduled and advertised as required (Attachment E).

III. PLANNING & ZONING ANALYSIS

The current definition of “specialty shop” in Chapter 17.04.120 reads:

“Specialty shop’ means a shop for the sale of antiques/collectibles or handicraft and supplies, including artwork, leatherwork, pottery, needlework or similar items which may be made on the premises.”

It is the opinion of staff that this definition is overly restrictive. There are a multitude of examples of things that would seem to be “specialty shops” by the conventional definition that would not be permitted under this definition. For example, this definition would not allow a store that sells boutique clothing, or houseplants, or videogames.

“Specialty Shop” is a specific permitted use in three different zones: Office and Service Residential, Hospital, and Neighborhood Business. The purpose of each zone is can be referenced in Attachment A. Attachment B provides a table showing the uses that are currently allowed in the three districts. In other zones where a specialty shop is permitted, it is allowed as part of a larger use group such as retail sales, retail activities or retail establishment. Attachment C illustrates the location of the zones that would be affected by the proposed change.

Expanding the definition of “specialty shop” would still limit retail in these areas while creating additional opportunity for small retail that can support the surrounding neighborhood residents and uses.

The proposed definition of “specialty shop” reads:



“Specialty shop means a retail store that sells a specialized line of merchandise related to a specific category or brand of products but does not include adult entertainment businesses, cannabis dispensaries, or alcohol and tobacco sales. No outdoor storage is permitted as part of this use.”

IV. RECOMMENDATION

The Department of Infrastructure and Development recommends that the Planning Commission forward a FAVORABLE recommendation to the Mayor and City Council for the proposed amendment as shown in Attachment D, based on the findings in the staff report.



Attachment A – Zoning District Purpose Statements

Neighborhood Business District

The purpose of the neighborhood business district is to provide areas along major roads or intersections in residential neighborhoods for clustering of limited business and service uses. The areas are exposed to large amounts of traffic, have good vehicular access and are unlikely to develop with residential lots. The uses permitted in these districts are intended to provide services, light retailing and food products as a convenience to the neighborhoods within walking or short driving distance.

Hospital District

The purpose of the hospital district is to recognize the area between Route 13, Carroll Street and Waverly Drive which has developed from a small local hospital into a regional hospital and medical center, serving the entire lower eastern shore, and to recognize that as the population of this region increases, the need for expansion will continue. The most logical and efficient way to expand is in all that area adjoining the hospital southward between Waverly Drive, Newton Street and Route 13 which is, for the most part, residentially developed. To allow for gradual transition from residential to hospital use, the uses permitted in this district include residential as well as offices, hospital, medical and other related uses so residents of the area may enjoy the use and value of their property while the gradual transition is occurring.

Office and Service Residential District

The purpose of the office and service residential district is to recognize those areas of the city where there exists a mixture of office, service and residential use and to foster the continuance of these uses with special development standards designed to protect residential use within and adjoining these districts from any possible adverse effect from nonresidential uses. These districts are generally located close to the central business district along collector streets in older established residential areas or between residential and strip commercial areas. Retail sales with high traffic volumes, late hours of operation, noise, odor and other detrimental influences affecting residential use are not permitted within these districts. Uses are limited to business and professional offices, most of which are conducted within the existing large older residential structures; public buildings and churches; and other service-type uses. The office and service residential district provides for a gradual transition of use from commercial development in the central business district to the residentially developed areas along collector streets extending outward from the central business district and as a transition from the heavily developed strip commercial along Route 13 to the older residential areas.

Attachment B – Permitted Use Matrix

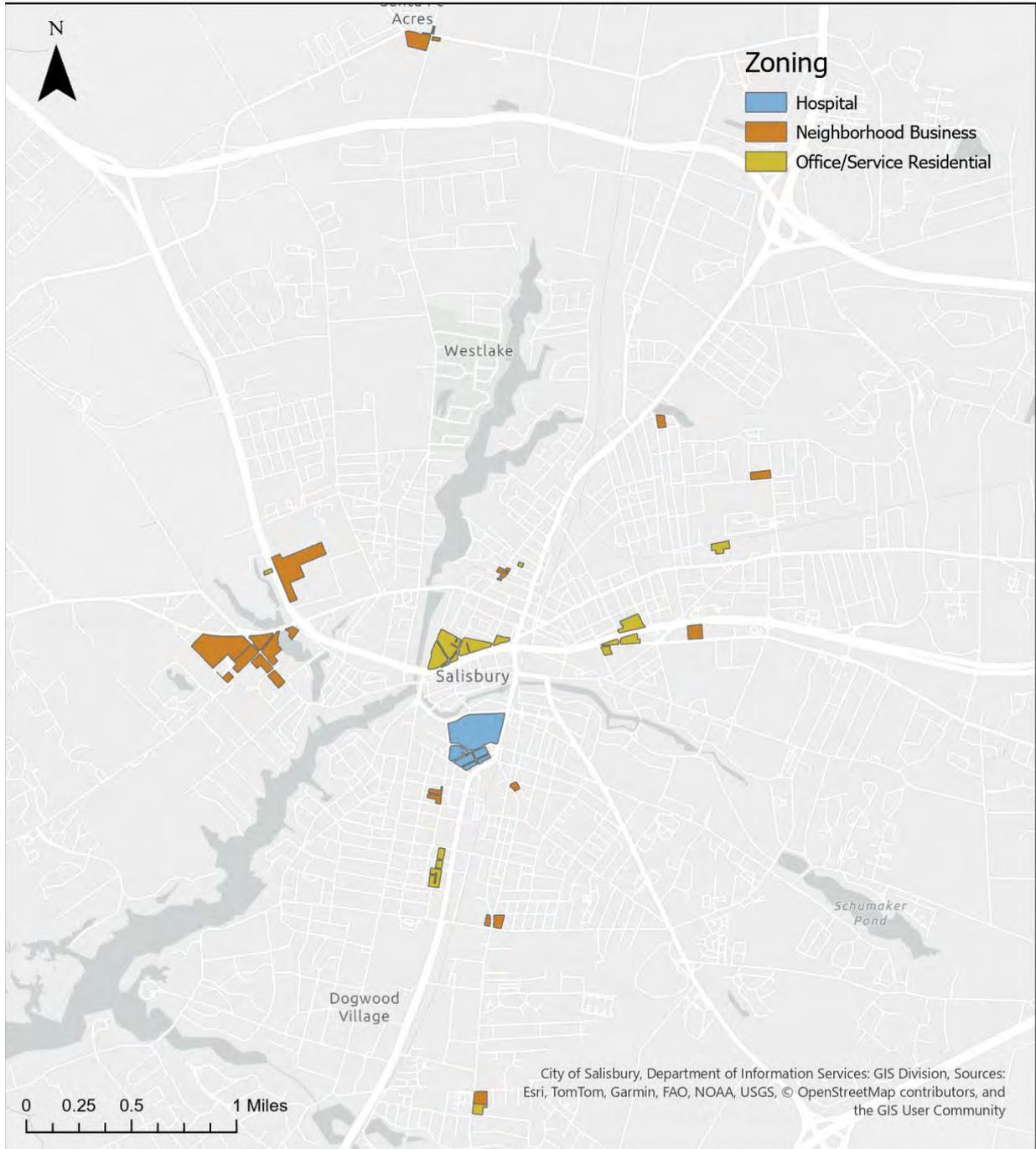
(x-permitted, se-special exception, o-ordinance permit)

	Neighborhood Business	Office and Service Residential	Hospital
Apartments above the first floor	x		
Apartments (up to 4 units, residential or mixed use)		x	
Apartment building/project	se		x
Boardinghouse/rooming house			x
Business, governmental, professional and finance office	x		
Care home		x	
Church/place of worship (excl. vehicle storage & maint.)	x	x	
Convenience store	x		
Custom repair and service shop (excludes vehicles)	x		
Day-care center or nursery school	o	o	
Day-care facilities for the elderly and handicapped	x	x	
Drive-in bank	x		
Drugstore	x		x
Dwellings (single and two-family)		x	x
Family day-care home			x
Firehouse	x		
Florist			x
Group domiciliary care facility		x	x
Hairdresser shop	x	x	x
Hospital and hospital accessory structures			x
Laundromat	x		
Medical and dental office and clinic	x		x
Medical-care facility			x
Medical center			x
Neighborhood shopping center (max 30,000 square feet)	x		
Neighborhood shopping center (30,000 - 100,000 sq. ft.)	se		
Nursing or physician schools			x
Office(s)		x	
Parking lot or structure			x
Pet-grooming shop	x		
Police station	x	x	
Restaurant	x		x



Restaurant (fast-food carry-out)	x		
Specialty shop	x	x	x
Studio	x	x	
Travel agency		x	
Utility substation	o	o	

Attachment C – Specialty Shop Zoning Districts Map



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SALISBURY AMENDING CHAPTER
17.04.120 OF THE SALISBURY CITY CODE TO REVISE THE DEFINITION OF
A “SPECIALTY SHOP.”**

WHEREAS, the ongoing application, administration and enforcement of the City of Salisbury Municipal Code (the "Salisbury City Code") demonstrates a need for its periodic review, evaluation and amendment, in order to comply with present community standards and values, and promote the public safety, health and welfare of the citizens of the City of Salisbury (the "City");

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

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

WHEREAS, the Department of Infrastructure and Development has determined that current definition of a “specialty shop” is restrictive and prohibits several uses that would otherwise fall within the commonly understood definition of a “specialty shop”;

WHEREAS, the Mayor and Council therefore find that the health, safety and general welfare of the citizens of the City will be furthered by amending Chapter 17.04.120 of the Salisbury City Code to update and expand the definition of a “specialty shop” as provided for herein;

WHEREAS, pursuant to Section 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning Commission (the “Planning Commission”) prior to the passage of an ordinance amending Chapter 17;

WHEREAS, a public hearing on the proposed amendment was held by the Planning Commission in accordance with the provisions of Section 17.228.020 of the Salisbury City Code on [REDACTED], 2026;

WHEREAS, at the conclusion of its [REDACTED], 2026 meeting, the Planning Commission recommended, by a vote of [REDACTED] - [REDACTED], that the amendment to Section 17.04.120 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

WHEREAS, the Mayor and Council have determined that the amendment to Chapter 17.04.120 of the Salisbury City Code set forth below shall be adopted as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that Chapter 17.04.120 of the Salisbury City Code is hereby amended by adding the bolded and underlined language and deleting the strikethrough language as follows

Section 1. Section 17.04.120 of the Salisbury City Code, entitled “Definitions” shall be amended as follows:

17.04.120 – Definitions.

The following definitions have been used or considered in the construction of this title and shall be used in its interpretation:

...

43 ~~“Specialty shop” means a shop for the sale of antiques/collectibles or handicraft and supplies, including~~
44 ~~artwork, leatherwork, pottery, needlework or similar items which may be made on the premises.”~~

45 **“Specialty shop” means a retail store that sells a specialized line of merchandise related to a**
46 **specific category or brand of products but does not include adult entertainment businesses,**
47 **cannabis dispensaries, or alcohol and tobacco sales. No outdoor storage is permitted as part of this**
48 **use.**

49 ...

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

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

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

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

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

62
63 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of
64 Salisbury held on the _____ day of _____, 2026 and thereafter, a statement of the substance of the
65 Ordinance having been published as required by law, in the meantime, was finally passed by the Council of the
66 City of Salisbury on the _____ day of _____, 2026.

67
68 **ATTEST:**

69
70
71
72 _____
73 **Julie A. English, City Clerk**

74
75
76 _____
77 **Angela M. Blake, City Council President**

78
79 Approved by me, this _____ day of _____, 2026.

80 _____
Randolph J. Taylor, Mayor

**SALISBURY PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
TEXT AMENDMENT**

In accordance with the provisions of Section 17.228, Amendments and Rezoning, of the Salisbury Municipal Code, the City of Salisbury proposes an amendment to the text of Title 17, Zoning, Section 17.04.120, entitled “Definitions”, to expand the definition of “specialty shop” to permit additional uses.

A PUBLIC HEARING WILL BE HELD ON

Thursday, February 12, 2026 at 4:00 p.m. in the in the Council Chambers, Room 301, of the Government Office Building, 125 North Division Street, Salisbury, Maryland to hear opponents and proponents, if there by any.

Subsequent to the consideration of this proposal by the Salisbury Planning and Zoning Commission, a recommendation will be made to the Salisbury City Council for its consideration at a Public Hearing.

The Commission reserves the right to close a part of this meeting in accordance with the Annotated Code of Maryland, General Provisions, section 3-305(b).

(FOR FURTHER INFORMATION CALL 410-548-3170)

Betsy Jackson, City Planner

Publication Dates: January 28, 2026
 February 4, 2026



Infrastructure and Development Staff Report

February 12, 2026

I. BACKGROUND INFORMATION:

Project Name: Village at Canal Park
Applicant/Owner: PLITKO Engineering for Canal Park LLC
Infrastructure and Development Case No.: 23-030
Nature of Request: Final Comprehensive Development Plan
Location of Property: Map 0117; Grid 0014; Parcel 0181; Lots 3B & 3C
Existing Zoning: R5-A

II. SUMMARY OF REQUEST:

PLITKO Engineering on behalf of Canal Park LLC has submitted a Final Comprehensive Development Plan ("FCDP") (**Attachment 1**) for a twenty-five (25) unit townhome style apartment development.

III. DISCUSSION:

Currently the project is proposed on two lots on the end of Canal Park Dr (Lots 3B & 3C), but the developer intends to combine these lots and the three adjacent lots before construction. A draft re-subdivision plat has been provided with this submission. (**Attachment 2**). The proposed development is consistent with the rest of the development in the Canal Woods condominium community where these lots exist.

IV. APPROVAL HISTORY:

At a Planning Commission Meeting dated January 18, 2007 this site was part of a Final Condominium Site Plan approval for a 56-unit condominium development that included Lots 2B, 2C, 3A 3B and 3C and required the removal of the Canal Woods Clubhouse and Pool. The clubhouse and pool were removed but the 56-unit condominium was never developed. In December 2024, the current iteration of this development received Preliminary Comprehensive Development Plan ("PCDP") approval. Since then they have purchased all of the aforementioned lots, and have designated this project as "Phase 1" of the development. "Phase 2" was submitted separately for PCDP Review in June of 2025 and will be developed on the remaining Lots 2B 2C and 3A.



V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. Site Plan

1. **Parking:** The department has been applying the 1.5 spaces per unit for “townhouse-style” apartments, as apposed to 3 off street parking spaces for traditional apartment dwellings containing 3 or more bedrooms. 1.5 spaces per unit calculates to (37.5 spaces) as well as 20 percent of that total for an additional guest parking requirement for a total of 45 spaces. The applicant has provided two parking spaces per unit (50), as well as an addition 10 guest parking spaces for a total of 60 spaces.
2. **Refuse Disposal:** A dumpster pad is shown on the site plan enclosed on three sides by fencing and evergreen style trees. Trash collection will be handled privately.
3. **Building Setbacks/Spacing:**-The code requirements for setbacks for apartments (17.168.050) are as follows are as follows:
 - Front: thirty (30) feet;
 - Rear: thirty (30) feet;
 - Side: thirty (30) feet;
 - Minimum Space Between Buildings: thirty (30) feet.

The proposed development is compliant with these setback restrictions.

4. Building Elevations/Floorplans

Building elevations and floorplans have been provided on **Sheet AT-1 of (Attachment 1)**. Heights do not exceed the 40-foot limit for development in R5-A.

B. Sign Plan

A specific Sign Plan has not been submitted. Signs will need to be approved by the Planning Commission prior to the installation of any signs.

C. Community Impact Statement

A community impact statement was provided and accepted at the Preliminary stage. **(Attachment 3)**



D. Landscaping Plan

A comprehensive landscaping Plan has been provided and received preliminary approval by the Salisbury-Wicomico planning commission with the condition that they show and label the 10-foot screen and/or landscaped area along the boundaries of the parcel. Those conditions have been met on the final landscaping plan.

E. Development Schedule

Construction is expected to begin once all approvals have been granted. A specific development schedule was not indicated.

F. Statement of Intent to Proceed and Financial Capability

The applicant provided a statement of Intent to Proceed and proof of Financial Capability during their Preliminary Review.

G. Condo Association

A condition of approval for the PCDP was that a Condo Association was to be established for the maintenance of open spaces and stormwater management facilities, and that documents should be provided by Final. The applicant has provided a letter of intent from the firm representing them on such matters (**Attachment 4**), however the documents are not expected until Spring 2026. Staff recommends the submission of those documents remain a condition of approval.

H. Fire Service

Subject to further review by the City of Salisbury Fire Department

I. Stormwater Management

Stormwater is subject to further review by the Salisbury Department of Infrastructure and Development.

J. Survey

During the preliminary review it was determined that a re-subdivision plat must be recorded to combine the two parcels. Applicant has provided draft copies of the plat (**Attachment 2**) and stated that they are in the process of having the plat recorded. They understand that this



condition must be met. Staff recommends the completion of this step remain as a condition of approval.

K. Forest Conservation Program

This development has received preliminary approval for Forest Conservation, and will be confirmed upon completion of conditions in **(Attachment 5)**. Applicant has provided locations for protective signage, and a draft subdivision plat. Staff has no Forest Conservation concerns.

VI. PLANNING CONCERNS

None

VII. RECOMMENDATION

Staff recommends approval for the Final Comprehensive Development Plan for Village at Canal Park Phase 1 as submitted, with the following conditions:

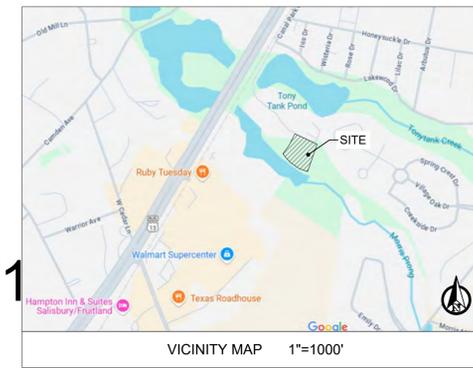
1. The lots are to be sub-divided before construction.
2. Applicant provides completed condo association documents.
3. The site shall be developed in accordance with the Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
4. 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.

CP#23-030 THE VILLAGE AT CANAL PARK

PHASE-1 FINAL COMPREHENSIVE DEVELOPMENT PLAN

CANAL PARK DRIVE
SALISBURY
WICOMICO COUNTY, MARYLAND

ATTACHMENT 1



SHEET INDEX	
SHEET #	DESCRIPTION
TS-1	TITLE SHEET
EC-1	EXISTING CONDITIONS PLAN
SP-1	SITE PLAN
AT-1	RENDERED ELEVATIONS & FLOOR PLANS

PLAN DATA	
1	PARCEL 0181
2	PH-1 LOT 3B PLAT: 0013/0085 DEED: 05603/00274 78,371 SF (± 1.80 AC)
3	PH-1 LOT 3C PLAT: 0013/0085 DEED: 05603/00274 25,306 SF (± 0.58 AC)
4	PH-2 LOT 3A PLAT: 0013/0085 DEED: 05577/00119 19,329 SF (± 0.44 AC)
5	PH-2 LOT 2C PLAT: 0013/0044 DEED: 05577/00119 17,296 SF (± 0.4 AC)
6	PH-2 LOT 2B PLAT: 0013/0044 DEED: 05577/00119 17,174 (± 0.39 AC)
7	PH-1 TOTAL SITE AREA & LOD SITE: ± 2.38 AC WITH ± 1.94 AC OF DISTURBANCE
8	SETBACKS (FOR APARTMENTS) FRONT: 30' REAR: 30' SIDE: 30'
9	MAXIMUM BLDG HEIGHT 40 FEET (PRIMARY) 20 FEET (ACCESSORY)
10	NEAREST MAJOR INTERSECTION CANAL PARK DRIVE AND SEAGULL LANE AT SALISBURY BLVD
11	FEMA FLOOD ZONE FLOOD ZONE AE (0.5'), X (AT 0.2%), AND X (AT -0.2%) FLOOD MAP 24045C0253E DATED AUGUST 17, 2015
12	EXISTING/PROPOSED ZONING R-5A (RESIDENTIAL)
13	PRESENT LAND USE UNDEVELOPED
14	PROPOSED LAND USE TOWNHOUSE STYLE APARTMENTS 25 RESIDENTIAL UNITS
15	EXISTING IMPERVIOUS BREAKDOWN BUILDING: 0 SF PAVEMENT: 0 SF TAX & CHIP: 3,010 SF CONCRETE: 0 SF TOTAL: 3,010 SF (3% OF SITE)
16	PROPOSED IMPERVIOUS BREAKDOWN BUILDING: 21,333 SF ASPHALT: 24,145 SF TAX & CHIP: 0 SF CONCRETE: 9,509 SF TOTAL: 54,987 SF (53% OF SITE)
17	COMMON OPEN SPACE 14,404 SF (26.2% OF NET DEVELOPMENT AREA)
18	PROPOSED SEWER CITY OF SALISBURY
19	PROPOSED WATER CITY OF SALISBURY
20	PROPOSED TRASH DISPOSAL PRIVATE
21	REQUIRED PARKING (2 PER UNIT = 50) + (20% = 10) 60 TOTAL
22	PROVIDED PARKING (2 PER UNIT = 50) + (20% = 10) 60 TOTAL

CONTACT DATA	
OWNER/DEVELOPER	CANAL PARK, LLC 34910 DELAWARE AVE FRANKFORD, DE 19945 C/O: TRAVIS MARTIN 443-880-8330 tsmartin@gocprops.com
DESIGNER	PLITKO, LLC 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 302-537-1919 rplitko@plitko.com

OWNER/DEVELOPER CERTIFICATION	
OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORM WATER MANAGEMENT IMPROVEMENTS ARE COMPLETED AND MAINTAINED PER DESIGN AND AS REQUIRED BY REGULATION INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DRAINAGE AREA GRADING, DISSIPATION OF FLOW, MINIMUM DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE.	
OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR PERFORMING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METERS) TO ENSURE SIZING FOR TREATMENT, GRADING, SEPARATION FROM NEAREST IMPERVIOUS SURFACE AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.	
OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD-PARTY INSPECTION REPORT OF ALL STORM WATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY SOTM WATER INSPECTOR.	
OWNER, DEVELOPER, SUCCESSOR, OR ASSIGNS SHALL PROVIDE AN AS-BUILT CERTIFICATION BLOCK TO BE EXECUTED AFTER PROJECT COMPLETION.	
OWNER/DEVELOPER/REPRESENTATIVE	DATE

EXISTING CONDITIONS LEGEND	
	PROPERTY LINE
	LOT LINE TO BE REMOVED
	BUILDING SETBACK LINE
	100 YEAR FLOOD PLAIN
	500 YEAR FLOOD PLAIN
	EXISTING CONTOUR
	EXISTING SOILS
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING CURB TO BE REMOVED
	EXISTING TREELINE
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING CHIP & TAR PAVING
	EXISTING ROAD/PAVEMENT
	EXISTING CONCRETE/SIDEWALK
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE

PROPOSED CONDITIONS LEGEND	
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED GUARDRAIL
	PROPOSED BUILDING
	PROPOSED TREELINE
	PROPOSED 10' LANDSCAPE BUFFER
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED STORM PIPE
	PROPOSED PAVING
	PROPOSED CONCRETE/SIDEWALK
	PROPOSED MULCH TRAIL
	PROPOSED BUTTERFLY GARDEN
	PROPOSED ESD FACILITY
	PROPOSED WATER VALVE
	PROPOSED HYDRANT (CITY STD. 300.55)
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CONTROL STRUCTURE
	PROPOSED RISER
	PROPOSED 3x3' STANDARD SHA 381.01 INLET WITH CONCRETE COLLAR
	PROPOSED SWM BORING LOCATION
	PROPOSED SITE LIGHTING (CITY STD. 600.04)
	PROPOSED BOLLARD LIGHT
	PROPOSED FOREST CONSERVATION AREA SIGN
	PROPOSED BENCH FOR OUTDOOR SEATING
	PROPOSED PICNIC TABLE



PROJECT NOTES	
1. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE CITY, OWNER, AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK. THE PROVISION OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS/HER OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE CITY'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AND TEST PIT EXISTING UTILITIES AS REQUIRED.	7. PROPERTY OWNERS ARE RESPONSIBLE FOR ALL LAWN MAINTENANCE INCLUDING AND NOT LIMITED TO GRASS CUTTING, FOR ALL OPEN AREAS, LANDSCAPED MEDIANS, AND LANDSCAPED ISLANDS WITHIN THE PUBLIC RIGHT OF WAY AND/OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS ALSO THE RESPONSIBILITY OF THE PROPERTY OWNERS.
2. THE CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE BUILDING CONSTRUCTION, PARKING LOT CONSTRUCTION, THE INSTALLATION OF UTILITY WORK AND APPURTENANCES, AND DETERMINATION OF RIGHT-OF-WAY.	8. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY OF SALISBURY FOR UTILITY INSTALLATION, SIDEWALKS, DRAINAGE, AND/OR OTHER SUCH PUBLIC USES WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS. THESE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION OF WHICH THE LOT RESIDES. NO STRUCTURAL IMPROVEMENTS, TREES, SHRUBS, OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS OR IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
3. CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES SLATED TO REMAIN DURING CONSTRUCTION ACTIVITIES. DAMAGE TO TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.	9. ALL UTILITIES NOT PROVIDED BY THE CITY OF SALISBURY SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, INTERNET, AND CABLE TV, SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS WITH ALLOWANCE FOR PERPENDICULAR CROSSINGS.
4. DEBRIS DISPOSAL. NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.	10. PRIVATE IRRIGATION LINES ARE TO BE INSTALLED OUTSIDE OF CITY OF SALISBURY RIGHT OF WAYS AND EASEMENTS UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE CITY OF SALISBURY PUBLIC WORKS DEPARTMENT.
5. THERE ARE NO WETLANDS PRESENT ON THIS SITE.	11. PRIVATE UTILITY MAINS ARE REQUIRED TO BE INSPECTED BY THE CITY OF SALISBURY PLUMBING INSPECTOR AFTER INSTALLATION.
6. THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION.	12. ROADS, PARKING, AND OTHER PAVED OR STONE AREAS WILL BE PRIVATELY MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.

PROFESSIONAL CERTIFICATION	
I, ROB PLITKO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.	
ROB PLITKO PE LIC NO: 34115 EXP: 2/13/2027	DATE

REVISIONS

NO.	DATE	DESCRIPTION

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

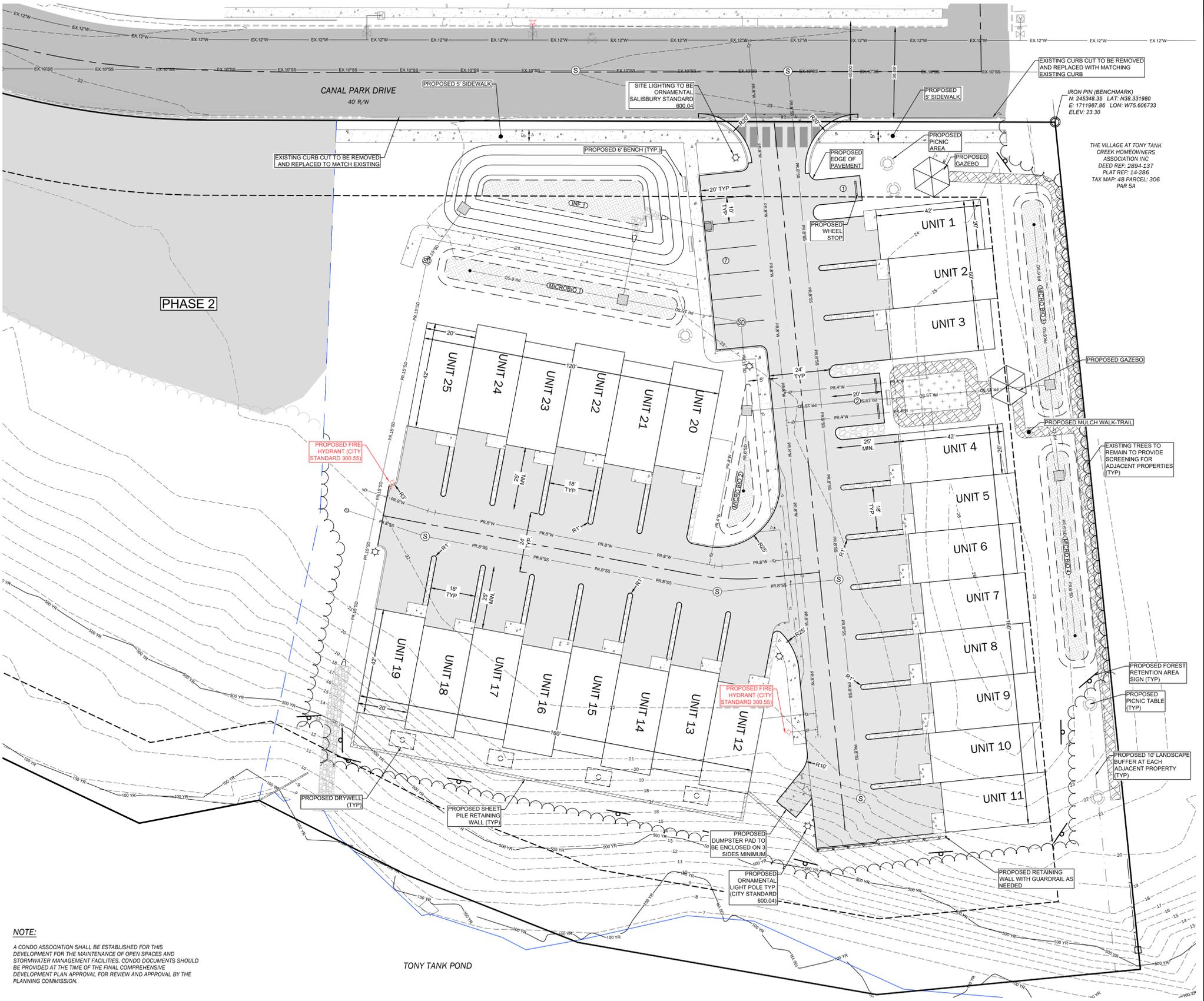
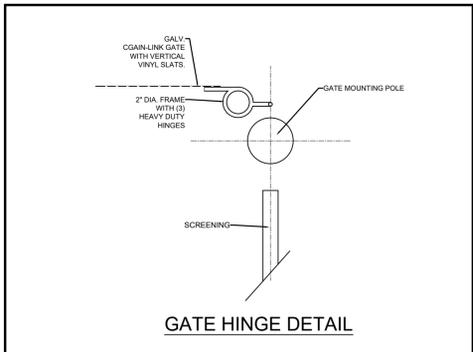
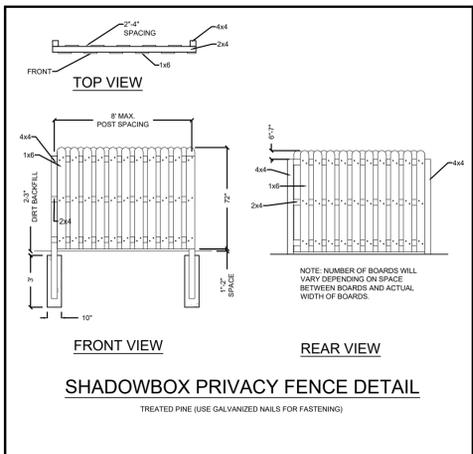
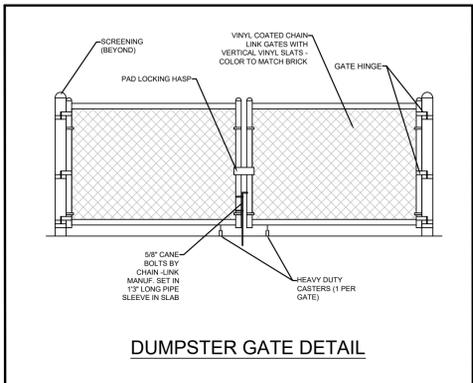
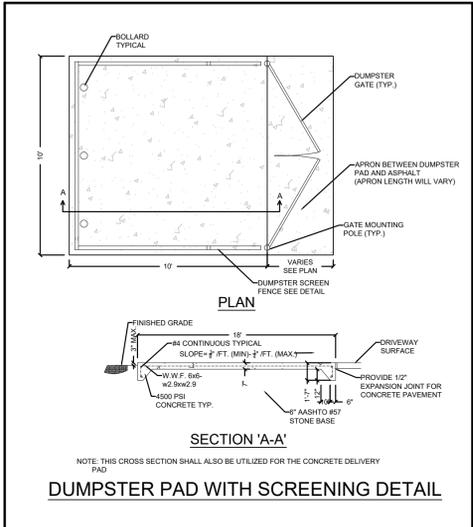
PH-1 FINAL COMPREHENSIVE DEVELOPMENT PLAN
TITLE SHEET
THE VILLAGE AT CANAL PARK
CANAL PARK DRIVE
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117 GRID: 0014 PARCEL: 0181

GRAPHIC SCALE
1 inch = 30 feet

PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1989

SITE PLAN: EAL	DATE
DRAWING: EAL	12/03/25
REVIEW: RP	
SHEET	
TS-1	

12/2/2025 8:15:36 AM



NOTE:
A CONDO ASSOCIATION SHALL BE ESTABLISHED FOR THIS DEVELOPMENT FOR THE MAINTENANCE OF OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES. CONDO DOCUMENTS SHOULD BE PROVIDED AT THE TIME OF THE FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION.

REVISIONS

NO.	DATE	DESCRIPTION

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

**PH-1 FINAL COMPREHENSIVE DEVELOPMENT PLAN
SITE PLAN
THE VILLAGE AT CANAL PARK**

CANAL PARK DRIVE
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

MAP: 0117 GRID: 0014 PARCEL: 0181



GRAPHIC SCALE
1 inch = 20 feet

PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: EAL	DATE
DRAWING: EAL	12/02/25
REVIEW: RP	

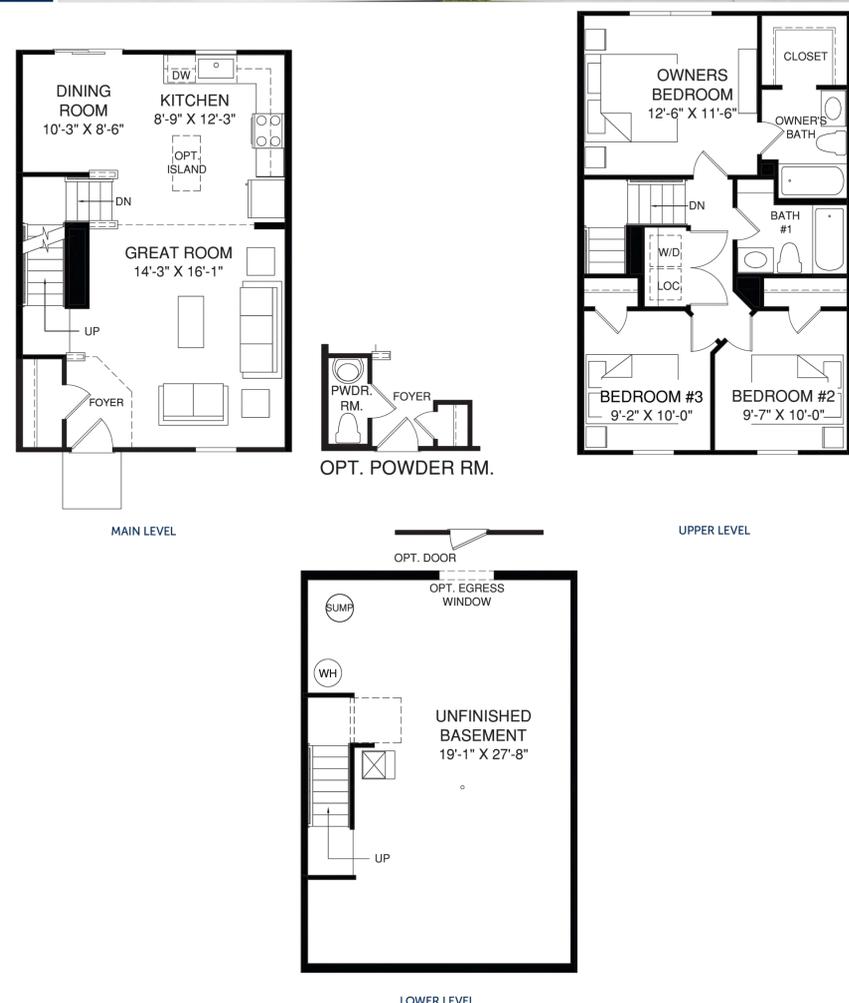
SHEET
SP-1

PH-1 SITE PLAN

12/2/2025 11:59 AM



FLOOR PLANS
(NOT TO SCALE)



FLOOR PLANS
(NOT TO SCALE)

RENDERED ELEVATIONS AND FLOOR PLANS

REVISIONS



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PH-1 FINAL COMPREHENSIVE DEVELOPMENT PLAN
RENDERED ELEVATIONS AND FLOOR PLANS
THE VILLAGE AT CANAL PARK
CANAL PARK DRIVE
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117 GRID: 0014 PARCEL: 0181



NOT TO SCALE

PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

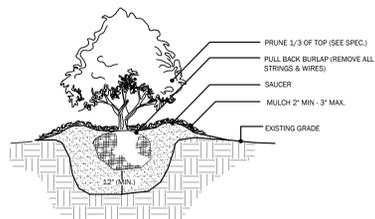
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DRAWING: EAL	12/02/25
REVIEW: RP	

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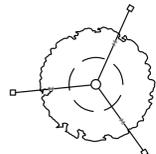
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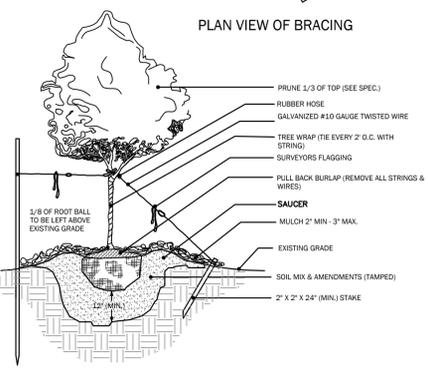
SHRUB PLANTING DETAIL (N.T.S.)



TREE PLANTING DETAIL (N.T.S.)



PLAN VIEW OF BRACING



GARDEN PLANTINGS:

BUTTERFLY GARDEN SHALL CONTAIN A VARIETY OF PLANTS ATTRACTIVE TO BUTTERFLIES, LIGHT COLORED ROCKS FOR SUN BATHING, AND A SHALLOW STANDING WATER FEATURE SUCH AS A BIRDBATH. FOLLOWING IS A LIST OF SUITABLE, SUGGESTED PLANTS TO BE UTILIZED.

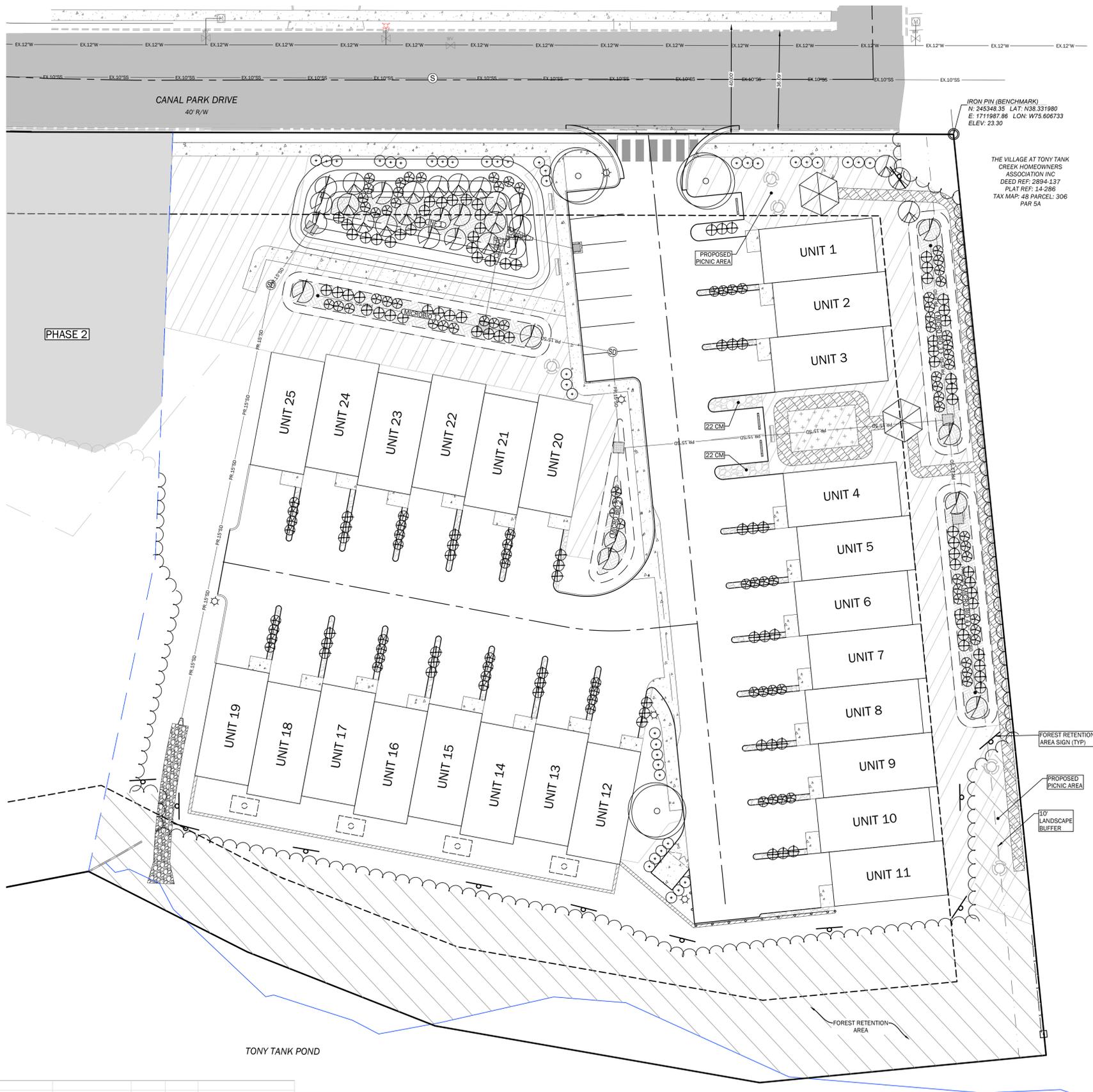
SHRUBS	PERENNIALS	ANNUALS
BUTTERFLY BUSH - BUDDLEIA DAVIDII	BUTTERFLY WEED - ASCLEPIAS TUBEROSA	LANTANA - LANTANA SP.
SUMMERSWEET CLETHRA - CLETHRA ALNIFOLIA	CHRYSANTHEMUM - CHRYSANTHEMUM SP. (OFTEN PLANTED AS ANNUAL)	ZINNIA - ZINNIA ELEGENS
GLOSSY ABELIA - ABELIA X GRANDIFLORA		VERBENA - VERBENA SP.
ANTHONY WATERER SPIREA - SPIREA X BUMALDA 'ANTHONY WATERER'		
PURPLE CORNFLOWER - ECHINACEA PURPUREA		
BLACK EYED SUSAN - RUDBECKIA FULGIDA 'GOLDSTURM'		
BLANKET FLOWER - GAILLARDIA GRANDIFLORA		
STONECROP SEDUM - SEDUM SPECTABILE 'AUTUMN JOY'		

LANDSCAPE LEGEND

3		PURPLE LEAF FLOWERING PLUM
103		SUMMERSWEET CLETHRA
20		REDOSIER DOGWOOD
39		DWARF INKBERRY HOLLY
15		WINTERBERRY HOLLY
106		VIRGINIA SWEETSPIRE
L-1		DECORATIVE SITE LIGHTING ON STANDING POST TO MATCH EXISTING NEIGHBORHOOD LIGHTING
B-1		DECORATIVE BENCH FOR OUTDOOR SEATING IN OPEN SPACES
B-2		DECORATIVE PICNIC TABLE FOR OUTDOOR SEATING IN OPEN SPACES
		BUTTERFLY GARDEN (SEE GARDEN PLANTINGS BELOW)
		FOREST RETENTION AREA
		OPEN SPACE SUITABLE FOR LEISURE TIME ACTIVITIES
		CONCRETE SIDEWALK
		MULCH PATHWAY

PLANT LIST:

TREES	KEY	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
	PC	3	Prunus cerasifera	Thundercloud Purpleleaf Flowering Plum	as shown	8' - 10' ht.	Heavy, full, vigorous
SHRUBS	CA	103	Clethra alnifolia	Summersweet Clethra	36" o.c.	24'-30"	Multi-stemmed, full, vigorous
	CS	20	Cornus sericea	Redosier Dogwood	as shown	24'-30"	Specimen
	IG	39	Ilex glabra compacta	Compact Inkberry	36" o.c.	18" - 21"	Heavy, full, vigorous
	IV	15	Ilex verticillata	Winterberry Holly	as shown	21" - 24"	Heavy, full, male & female plants
	IVH	106	Itea virginica "Henry Garnet"	Virginia Sweetspire	as shown	15' - 18"	Heavy, full, vigorous
GRASSES	CM	44	Carex morrowii variegata	Variegated Japanese Sledge	16" o.c.		



IRON PIN (BENCHMARK)
N: 245348.35 LAT: N38.331980
E: 1711987.86 LON: W75.606733
ELEV: 23.30

THE VILLAGE AT TONY TANK
CREEK HOMEOWNERS
ASSOCIATION INC
DEED REF: 2894 + 137
PLAT REF: 14-286
TAX MAP: 48 PARCEL: 306
PAR 5A

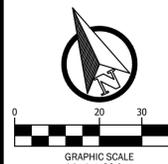
REVISIONS



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

FINAL CONSTRUCTION PLANS
LANDSCAPE & LIGHTING PLAN
THE VILLAGE AT CANAL PARK
CANAL PARK DRIVE
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117 GRID: 0014 PARCEL: 0181

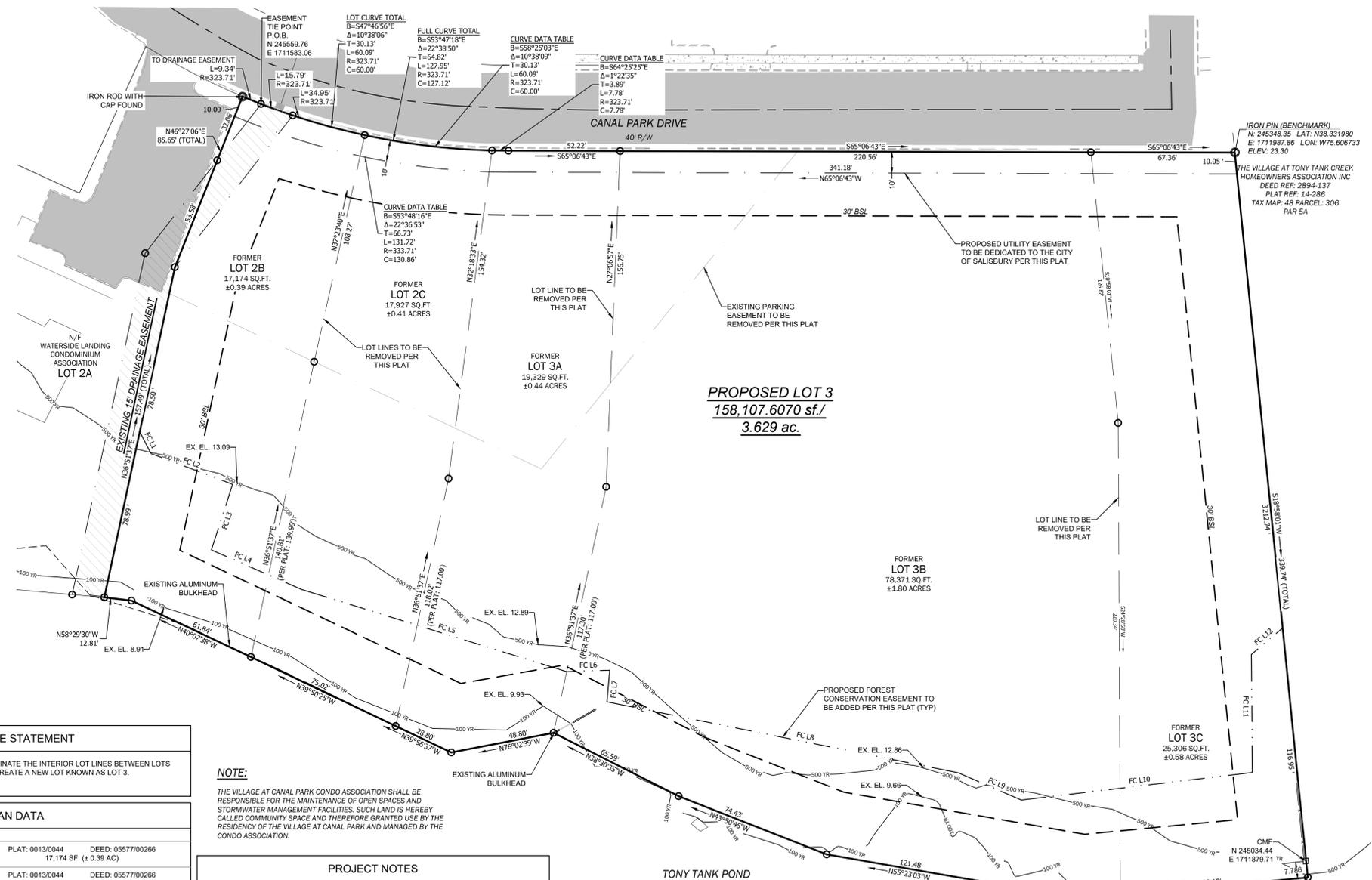


PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 83

SITE PLAN: EAL	DATE
DRAWING: EAL	12/02/25
REVIEW: RP	

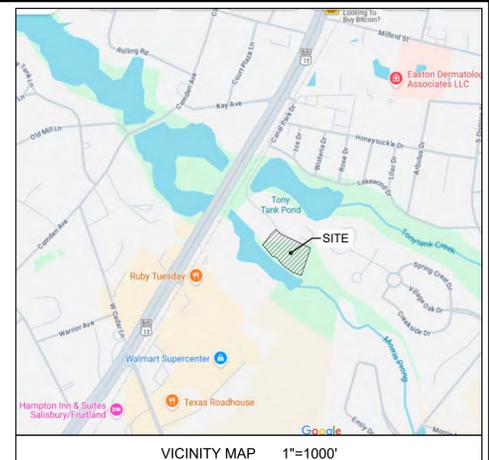
SHEET
LS-1

PHASE 1



PROPOSED LOT 3
 158,107.6070 sf /
 3.629 ac.

ATTACHMENT 2



CONTACT DATA	
OWNER/DEVELOPER	CANAL PARK, LLC 34910 DELAWARE AVE FRANKFORD, DE 19945 C/O: TRAVIS MARTIN 443-880-8330 tmartin@ocprops.com
SURVEYOR	CORNERSTONE SURVEYING, INC 38843 WISTERIA LN SELBYVILLE, DE 19975 302-236-7807 cornerstonesurveying@verizon.net
DESIGNER	PLITKO, LLC 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 302-537-1919 rplitko@plitko.com

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE INTERIOR LOT LINES BETWEEN LOTS 2B, 2C, 3A, 3B, AND 3C, TO CREATE A NEW LOT KNOWN AS LOT 3.

PLAN DATA	
PARCEL	
LOT 2B	PLAT: 00130044 DEED: 0557700266 17,174 SF (±0.39 AC)
LOT 2C	PLAT: 00130044 DEED: 0557700266 17,927 SF (±0.41 AC)
LOT 3A	PLAT: 00130085 DEED: 0557700266 19,329 SF (±0.44 AC)
LOT 3B	PLAT: 00130085 DEED: 0560300274 78,371 SF (±1.80 AC)
LOT 3C	PLAT: 00130085 DEED: 0560300274 25,306 SF (±0.58 AC)
TOTAL SITE AREA	158,107.6070 SF (±3.629 AC)
SETBACKS (FOR APARTMENTS)	FRONT: 30' REAR: 30' SIDE: 30'
MAXIMUM BLDG HEIGHT	40 FEET (PRIMARY) 20 FEET (ACCESSORY)
FEMA FLOOD ZONE	FLOOD ZONE AE (9.5), X (AT 0.2%), AND X (AT <0.2%) FLOOD MAP 24045C0253E DATED AUGUST 17, 2015
EXISTING/PROPOSED ZONING	R-5A (RESIDENTIAL)
PRESENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE	TOWNHOUSE STYLE APARTMENTS 41 RESIDENTIAL UNITS
PLAT REFERENCE USED	MSA S1256-4723, CAB 13, FOLIO 85

NOTE:

THE VILLAGE AT CANAL PARK CONDO ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES. SUCH LAND IS HEREBY CALLED COMMUNITY SPACE AND THEREFORE GRANTED USE BY THE RESIDENCY OF THE VILLAGE AT CANAL PARK AND MANAGED BY THE CONDO ASSOCIATION.

- PROJECT NOTES**
- EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE CITY, OWNER, AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK. THE PROVISION OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS/HER OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE CITY'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AND TEST PIT EXISTING UTILITIES AS REQUIRED.
 - CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES SLATED TO REMAIN DURING CONSTRUCTION ACTIVITIES. DAMAGE TO TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
 - DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
 - THERE ARE NO WETLANDS PRESENT ON THIS SITE.
 - ROADS, PARKING, AND OTHER PAVED OR STONE AREAS WILL BE PRIVATELY MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.

FOREST CONSERVATION EASEMENT TABLE

LINE	DIRECTION	LENGTH
FC L1	S2°34'55"E	11.40
FC L2	S44°44'10"E	40.88
FC L3	S42°46'56"W	32.18
FC L4	S41°39'15"E	45.95
FC L5	S48°06'04"E	130.12
FC L6	S67°05'12"E	20.16
FC L7	S29°49'17"W	14.79
FC L8	S53°53'31"E	167.92
FC L9	S41°59'02"E	32.12
FC L10	S72°01'48"E	108.90
FC L11	N24°18'11"E	55.06
FC L12	N74°37'35"E	19.14

WETLAND CERTIFICATION

I, BRUCE B. BAGLEY, HAVE EVALUATED THE SUBJECT PROPERTY FOR WATERS OF THE UNITED STATES, INCLUDING WETLANDS, SUBJECT TO THE U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM UNDER SECTION 404 OF THE CLEAN WATER ACT, AND FOR STATE REGULATED WETLANDS AND SUBAQUEOUS LANDS REGULATED BY THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT. ON-SITE INVESTIGATIONS WERE CONDUCTED FEBRUARY 20, FEBRUARY 24, AND MARCH 31, 2025 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL IN CONJUNCTION WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC AND GULF COASTAL PLAN REGION, VERSION 2.0 (NOVEMBER 2010) AND ASSOCIATED FEDERAL AND STATE REGULATORY GUIDANCE DOCUMENTS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGEMENT, ACCURATELY DEPICTS THE LIMITS OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS, WITHIN THE SUBJECT PROPERTY.

BRUCE BAGLEY DATE

OWNER CERTIFICATION

ALL LOTS OFFERED FOR SALE WILL BE PROVIDED WITH PUBLIC WATER AND SEWER

CANAL PARK, LLC (OWNER TO PRINT & SIGN)
 34910 DELAWARE AVE
 FRANKFORD, DE 19945
 C/O: TRAVIS MARTIN
 443-880-8330 tmartin@ocprops.com

DATE

WICOMICO COUNTY FOREST CONSERVATION ACT

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCAF# 2025-15 ON FILE IN THE PLANNING OFFICE DATED _____

WICOMICO COUNTY PLANNING & ZONING DATE _____

CITY OF SALISBURY

APPROVED: _____ CITY PROJECT # _____
 CITY OF SALISBURY
 DEPARTMENT OF INFRASTRUCTURE
 AND DEVELOPMENT

NICHOLAS VOITUIIC DIRECTOR DATE _____

WICOMICO COUNTY HEALTH DEPARTMENT

THIS RESUBDIVISION IS APPROVED IN ACCORDANCE WITH THE WICOMICO COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND WILL BE SUPPLIED COMMUNITY WATER AND SEWER PROVIDED BY THE CITY OF SALISBURY

WICOMICO COUNTY HEALTH DEPT DATE _____

OWNER/SURVEYOR CERTIFICATION

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

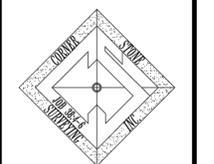
STEVEN P TURNER DATE _____
 CORNERSTONE SURVEYING, INC
 38843 WISTERIA LN
 SELBYVILLE, DE 19975
 302-236-7807
 CORNERSTONESURVEYING@VERIZON.NET
 MD LIC#: 21561 EXP: 7/17/2027

CANAL PARK, LLC (OWNER TO PRINT & SIGN)
 34910 DELAWARE AVE
 FRANKFORD, DE 19945
 C/O: TRAVIS MARTIN
 443-880-8330 tmartin@ocprops.com

DATE

LEGEND

	EXISTING DRAINAGE EASEMENT
	PROPOSED FOREST CONSERVATION EASEMENT
	FLOOD PLAIN
	PROPERTY LINE TO REMAIN
	PROPERTY LINE TO BE REMOVED
	PROPOSED BUILDING SETBACK
	LANDSCAPE BUFFER
	EXISTING BULKHEAD
	CONCRETE MONUMENT FOUND
	IRON PIN FOUND
	IRON ROD WITH CAP
	POINT ON LINE



CORNERSTONE SURVEYING
 38843 WISTERIA LN
 SELBYVILLE, DE 19975
 Phone (302)-236-7807
 cornerstonesurveying@verizon.net

REVISIONS

NO.	DATE	DESCRIPTION

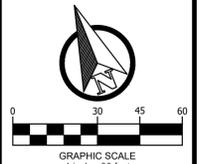
PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
 OCEAN VIEW, DE 19970
 Phone (302)-537-1919

RESUBDIVISION OF LOTS 2B, 2C, 3A, 3B, &
 3C INTO LOT 3
THE VILLAGE AT CANAL PARK
 CANAL PARK DRIVE
 CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
 MAP: 0117 GRID: 0014 PARCEL: 0181

Draft Print
 12/02/2025 10:15:15 AM



PROJECT DATUM
 HORIZONTAL: MD NAD 1983
 VERTICAL: NAVD 1988

SITE PLAN: EAL
 DRAWING: EAL
 REVIEW: RP

DATE: 12/01/25

SHEET: **R-100**

ATTACHMENT 3

Project: The Villages at Canal Park by Canal Park LLC

Date: November 4, 2024

Proposed Location: Canal Park LLC- Villages at Canal Park
DEED REF LOT 3B AND 3C 4528/102

Prepared for: City of Salisbury
Dept. of Infrastructure and Development
125 N. Division St., Suite 304
Salisbury, MD 21801

We are pleased to submit this preliminary impact statement regarding our proposed development, *Villages at Canal Park*, a new townhome community in Salisbury, Maryland. This project reflects a vision for growth that aligns with Salisbury's goals of sustainable, inclusive, and economically beneficial development.

Key benefits to the City of Salisbury:

1. **Population Density:** This project optimizes land use by leveraging the number of units per acre, which in turn lowers the per-unit costs for infrastructure like water, sewer, roads, and utilities.
2. **Economic Growth and Job Creation:** The development will generate both short-term and long-term job opportunities for local contractors, vendors, and service providers. The project's contribution to property tax revenue will enable the city to reinvest in essential services and infrastructure, fostering a positive cycle of growth.
3. **Diverse Housing Options:** This townhome community addresses a critical need for quality housing to support Salisbury's growing population. By catering to families, young

professionals, and retirees alike, *Villages at Canal Park* will contribute to increased home ownership in the city of Salisbury.

4. **Environmental and Sustainable Development:** Our commitment to sustainability is reflected in our development plans, which include green spaces, energy-efficient building materials, and native-friendly landscaping. These features will help protect Salisbury's natural resources, aligning with the city's commitment to environmental stewardship.

5. **School Facilities:** Building 25 townhomes, each with 3 bedrooms and 2.5 bathrooms, in Wicomico County, Maryland, is expected to have a modest impact on local school enrollment. Estimated Additional Students: 25 units × 0.491 students/unit ≈ 12.28 students.

Approximately 1.35 students for elementary, 8.27 students for middle school and 2.67 for high school.

6. **Recreational Facilities:** Our plan includes a pollinator garden and gazebo, several new picnic areas, and a nature trail to a handicap accessible fishing pier. These improvements will enhance the open space, making it a more inviting and versatile area for leisure activities. This is 25% of the Net Development area (45,563 sf or around 1.05 acres).

Estimated impact on City resources:

- **Total Units:** 25 townhomes, each with 3 bedrooms and 2.5 baths
- **Population Impact:** Approximately 60 residents (2.37 per unit)
 - Adds 0.178% to the current city population of 33,159
- **Public Services Impact:**
 - **Traffic:** No new traffic signals required
 - **Police:** currently 83 officers, impact of approximately 0.0018% officer to resident ratio
 - **Fire Services:** currently 139 career and volunteer firefighters, impact of 0.18% firefighter to resident ratio

- **Public Utilities:** our team will work in tandem with the City’s public utilities infrastructure to ensure that this project aligns with the City’s infrastructure and long-term sustainability goals.

Revenue Generation:

Villages at Canal Park will provide positive revenue through property taxes and other contributions:

- **Estimated Annual City Real Estate Tax Per Unit at existing rate (1.0332%):** \$3306
- **Estimated Sale Price:** \$310,000–\$330,000 per unit
- **Additional Benefits:**
 - Increased employable residents, contributing to Salisbury's economy
 - Expansion of the city’s tax base through new households

In summary, *Villages at Canal Park* aligns with Salisbury’s goals for a prosperous, sustainable, and inclusive city. With minimal impact on existing resources, *The Villages* deliver smart growth principles, which aim to make better use of land, reduce environmental impact, and create vibrant, sustainable communities.

Kevin J. Kelehan
B. Darren Burns
Peter D. Fastow
Evan J. Feldman
Manisha S. Kavadi
Kathy L. Stump
Owen C. Jarvis
Austin C. Klinger
Amanda M. Sklar



carneykelehan.com

OF COUNSEL

Rachel M. Hess

ATTACHMENT 4

IN MEMORIAM

Thomas M. Meachum
David A. Carney

December 2, 2025

City of Salisbury
Department of Infrastructure & Development
Betsy Jackson, Associate Planner
125 N. Division Street #202
Salisbury, Maryland 21801

Re: CASE # 23-030 – PRELIMINARY
COMPREHENSIVE DEVELOPMENT PLAN
APPROVAL – The Village at Canal Park – R-5A Zoning
District – M-0117, G-0014 P-0181 Lots: 3B&3C

Dear Ms. Jackson:

Our firm represents the developer and builder in regard to certain matters in connection with The Village at Canal Park. In particular, we have been retained relating to the creation of a homeowners association by the developer and condominium association by the builder. Per Condition 1 of the letter dated December 20, 2024, we offer the following information:

The developer contemplates creating a homeowners association for the purposes of owning and maintaining the common areas to be used by the future owners of dwellings. In addition, the builder will establish a condominium regime for the anticipated dwellings. Each owner will be subject to the governing documents of the homeowners association and condominium association.

With regard to timing of the documents described above, it is expected that the homeowners association documents will be completed in Spring, 2026 and the condominium documents shortly thereafter.

If there is any other information which I can provide, please contact me.

Very truly yours,

Rachel M. Hess

Rachel M. Hess

rmh@CarneyKelehan.com

RMH/cpm

Enclosures

cc: Canal Park, LLC (via email)
NVR, Inc. (via email)



WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

Julie M. Giordano
County Executive

Bunky Luffman
Director of Administration

Steven S. Lakin
Assistant Director of Administration

Tracey G. Taylor
Director

FOREST CONSERVATION PROGRAM

Will Kernodle
Plitko Engineering
53 Atlantic Ave. Suite #3
Ocean View, DE 19970

CC: Ernie Lamp

Forest Conservation Plan 2025-15 "The Village at Canal Park"

11/14/2025

Dear Will,

The Forest Conservation File #2025-15 (Forest Conservation Plan) for The Village at Canal Park has met the requirements of the Forest Conservation Program and as of 11/14/2025 has been approved subject to the following condition(s) as indicated:

Executed copy of the **Forest Conservation Plan**. Please send 3 paper copies for signature.

All protective signage shall be installed along the perimeter of the Forest Conservation Easement area (every 100'). **Signs must be installed prior to the recordation of the plan.** The Wicomico County Forest Conservation Staff shall be notified in writing when the signs are in place.

Execution of a **Long-Term Management Agreement – Deed of Forest Conservation Easement** in compliance with the provisions of Section 126-21 Chapter 126 of the Wicomico County Forest Conservation Code. (See attached). The Resubdivision Plat is to serve as the easement plat of record.

Execution of a **Mitigation Bank Authorization Form**.

Furnishing the County recording fee: check payable to "Clerk of Court":
\$60 for Deed of Easement.

Please let me know if you have any questions regarding the above referenced conditions.

Sincerely,

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

Colin Harrison
Environmental Planner



Infrastructure and Development Staff Report February 12th, 2026

I. BACKGROUND INFORMATION:

Project Name: 1315 S. Salisbury Blvd.
Applicant/Owner: Parker & Associates for Piraeus Realty Group
Infrastructure and Development Case No.: 23-018
Nature of Request: Revised Final Comprehensive Development Plan Approval
Location of Property: 1315 S. Salisbury Blvd. M: 117 G: 9 P: 3123
Existing Zoning: GC- General Commercial

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of Piraeus Realty Group, has submitted a Revised Final Comprehensive Development Plan for a small neighborhood shopping center 1315 S. Salisbury Blvd. (**Attachment 1**)

III. DISCUSSION:

The applicant has submitted a revised version of the Comprehensive Development Plan for this property. The original plan was approved on February 15, 2024. The structure has already been built and has multiple tenants currently in operation. The one-story building is 12,233 sq. ft. with an additional 1,078 sq. ft. enclosed patio in the rear, for a total footprint of 13,311 sq. ft. The total acreage of the parcel is 1.95 acres. The original plan had 54 parking spots. However, upon inspection of the property, it was revealed that only 53 spots were built.

The proposal will replace two parking spots in the front of the building with an 18'x18' (324 square foot) outdoor patio outside of Unit A. The patio will be protected by eight 3'x2'x1.5' concrete planters. An island planter at the front of the site will be removed. The patio in the rear of the building will be reduced from 1078 square feet to 988 square feet. The total area of the site, including patios, will increase from 13,266 to 13,500 square feet. The number of parking spots on the plan will remain the same as originally proposed, at 54.

IV. APPROVAL HISTORY:



A Preliminary Comprehensive Development Plan was approved by the Planning Commission on August 10, 2023. A Final Comprehensive Development Plan (**Attachment 2**) was approved by the Planning Commission on February 15, 2024 with the following 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. Provide a detailed Sign Plan for approval by the Planning Commission prior to the installation of any building signs;
3. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department;

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

Comprehensive Development Plans are required for all shopping centers. Staff notes the following with regard to Zoning Code requirements:

A. Zoning Code Analysis

The patio is proposed to be utilized by a coffeeshop, which is replacing a previous coffeeshop in the same end unit. Coffeeshops are a by-right use in the General Commercial District (§17.36.020 A.12). There is no indication that the patio will be inaccessible to other tenants of the building.

B. Site Plan

1. Parking:

The total usable area of the property, including patios, will be 13,500 square feet. The zoning code requires small shopping centers to provide one parking space per 250 square feet of area. This equates to 54 spots. The removal of the parking lot island allows the site to maintain the number of building-adjacent parking spots. The removal of the portion of the rear patio works to offset the addition of the front patio for the square footage calculation. The proposal provides 54 spots and is compliant with the city zoning code.

The majority of the parking at this site is on the side and rear of the building. This proposal maintains the same number of parking spots at the front of the building. ADA requirements state that parking lots with 51-75 spots must have at least three handicap accessible spots, one of which must be van accessible. This site provides two car accessible spots and one van accessible spot in the front of the building. All ADA dimension and access requirements are met.



C. Landscaping Plan

The island in the front parking lot will be removed. The removal of patio space in the rear of the building will leave exposed empty space. This space should be covered with a landscaped element.

D. Fire Service

This proposal is subject to further review by the Salisbury Fire Department.

E. Stormwater Management

The proposal increases the amount of impervious surface but is sufficiently minor as to not be a concern.

F. Planning Concerns

All concerns have been addressed through correspondence with the applicant.

VI. RECOMMENDATION

Staff recommends **approval** of the proposal with the following condition:

- The exposed area resulting from the shrinking of the rear patio be landscaped.

Attachment 1

1315 SOUTH SALISBURY BLVD

CITY OF SALISBURY PROJECT # 23-018

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN

GENERAL NOTES

- THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY:
 PIRAEUS REALTY GROUP
 C/O CHRISTOS ADAMAPPOULOS
 100 EAST MAIN STREET, SUITE 601
 SALISBURY, MD 21801
 410-742-4142
 cta@piraeusrealty.com
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY BEING DEVELOPED BY:
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 C/O CHRISTOS ADAMAPPOULOS
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 SALISBURY, MD 21801
 410-742-4142
 cta@piraeusrealty.com
- PARCEL 3277 (LOT 12)
 DEED REF: 5241/76
 AREA: 26,500 SF
- PARCEL 3124 (LOT 11)
 DEED REF: 5240/266
 AREA: 25,900 SF
- PRESENT ZONING OF THESE PROPERTIES: GENERAL COMMERCIAL (GC)
 - PROPOSED ZONING: GENERAL COMMERCIAL (GC)
 - FRONT MINIMUM SETBACK: 25'
 - REAR MINIMUM SETBACK: 15'
 - SIDE SETBACKS: TWO REQUIRED TOTALING NOT LESS THAN 20'
 - MINIMUM LOT SIZE: 10,000 SF
 - MAXIMUM BUILDING HEIGHT: 50'
 - THESE PROPERTIES ARE LOCATED WITHIN G.P.R. MANAGEMENT ZONE A
 - 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 PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HEREON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
 - 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.
 - THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION.
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 - PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR. VERTICAL DATUM IS BASED ON NAVD83.

LAND USE SUMMARY

TOTAL AREA OF PROJECT	= 52,400 SF
EXISTING IMPERVIOUS AREA	= 52,400 SF
PROPOSED BUILDING	= 12,188 SF
OUTDOOR PATIOS	= 1,312 SF
PAVING	= 29,103 SF
CONCRETE	= 3,446 SF
PROPOSED LIMIT OF DISTURBANCE	= 39,091 SF
EXISTING AREA OF IMPERVIOUS WITHIN LOD	= 39,091 SF
PROPOSED AREA OF IMPERVIOUS WITHIN LOD	= 32,908 SF
IMPERVIOUS REDUCTION WITHIN LOD	= 6,183 SF
PROPOSED SITE IMPERVIOUS	= 89 %

REVISED PARKING TABULATION

SHOPPING CENTER UNDER 30,000 SF: 1 PARKING SPACE PER 250 SF

MIN. 3 HANDICAP ACCESSIBLE SPACES REQUIRED FOR 51-75 SPACES

BUILDING = 12,188 SF + PATIO 1 = 988 SF + PATIO 2 = 324 SF = 13,500
 13500 / 250 = 54 SPACES REQUIRED

TOTAL SPACES PROVIDED = 54 SPACES PROVIDED
 (OF WHICH 3 ARE HANDICAP ACCESSIBLE WITH ONE BEING VAN ACCESSIBLE)

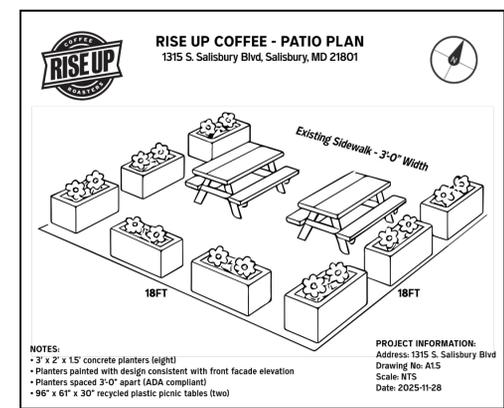
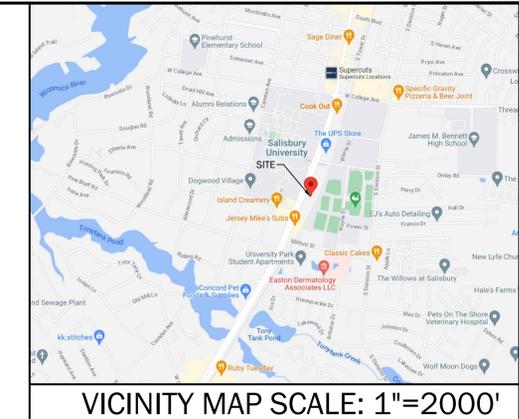
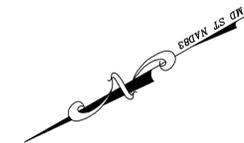
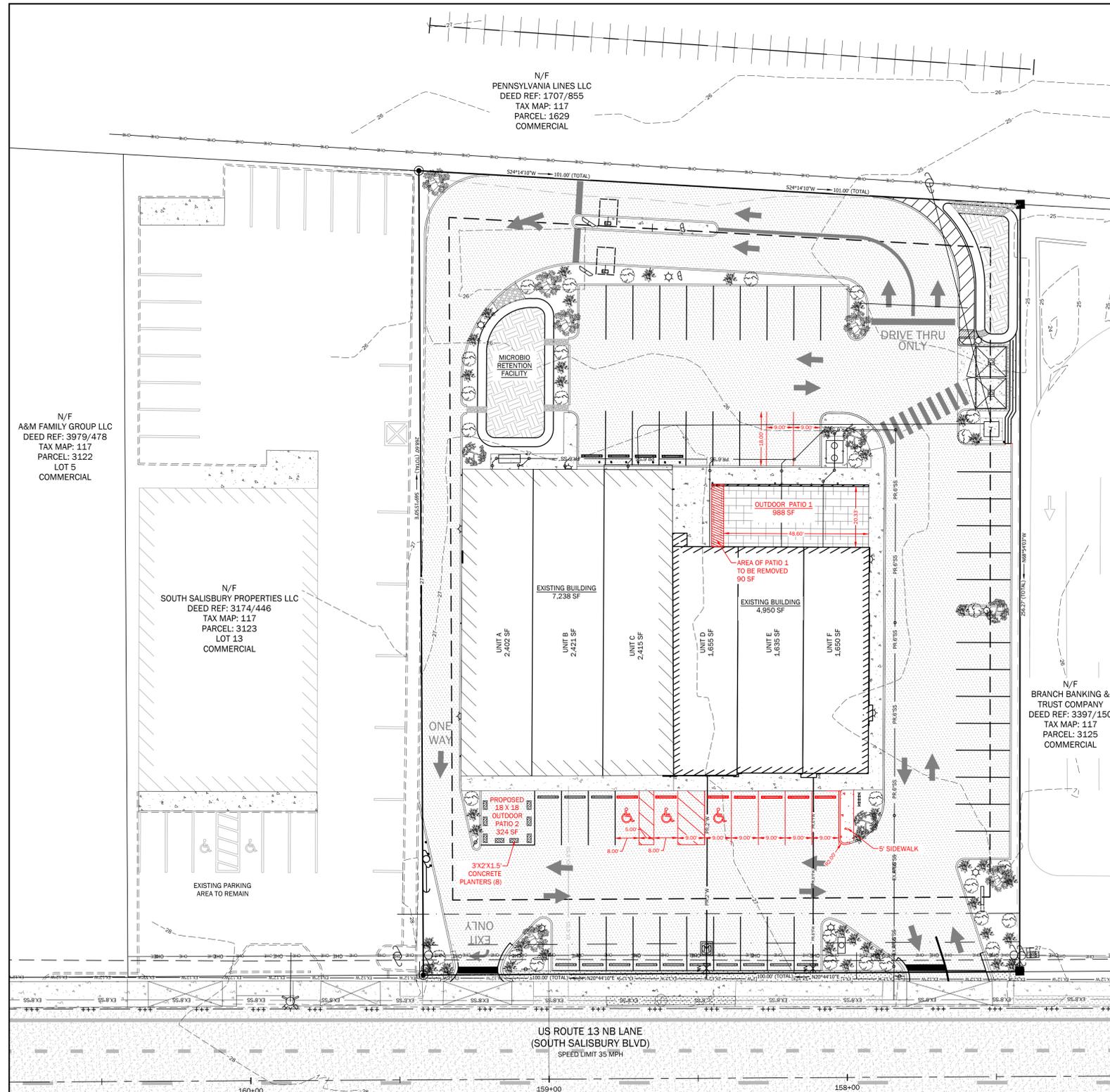
ESTIMATED WATER & SEWER USAGE

CALCULATIONS BASED ON SHOPPING CENTER USE

GROSS AREA X 0.18 = GPD	1 EDU = 250 GPD
PROJECT USAGE:	12,188 X 0.18 = 2,194 GPD
	2,194 / 250 = 9 EDU

LEGEND:

- WATER METER
- BIKE RACK
- SITE LIGHTING
- DUMPSTER
- EXISTING SEWER MANHOLE
- TELEPHONE/COMMUNICATIONS PEDESTAL
- EXISTING UTILITY POLE
- ACCESSIBLE PARKING AND ACCESS WAY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING CURB
- PROPOSED CURB
- EDGE OF PAVEMENT
- PROPOSED PARKING STRIPE
- EXISTING PARKING STRIPING
- SIDEWALK/CONCRETE
- ASPHALT/PAVEMENT
- EXISTING ROADWAY
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT



SHEET 1 of 1

GRAPHIC SCALE
 1 inch = 20 feet

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS 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.

DATE: _____

PIRAEUS REALTY GROUP
 C/O CHRISTOS ADAMAPPOULOS
 100 EAST MAIN STREET, SUITE 601
 SALISBURY, MD 21801
 410-742-4142
 cta@piraeusrealty.com

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. 21193, EXPIRATION DATE: JULY 24, 2028 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193, EXPIRATION DATE: JANUARY 25, 2028.

Brock E. Parker 02/05/2026
 DATE

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

APPROVED: CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

CITY PROJECT # 23-018

NICHOLAS VOITUC, Director

DATE: _____

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN

TITLE SHEET

1315 S. SALISBURY BOULEVARD

Road Name: US RT 13
 For: PIRAEUS REALTY GROUP

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

DATE: 02/04/2026
 DWTSMAN: EAL, NBC, TJS
 TAX MAP: 117
 PARCEL: 3277, 3124

SCALE: 1" = 20'

DATE: 02/05/2026
 PROJECT: 23-018



Attachment 2

GENERAL NOTES

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 C/O CHRISTOS ADAMPOLOUS
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PROPOSED AREA OF IMPERVIOUS WITHIN LOD	= 32,908 SF
IMPERVIOUS REDUCTION WITHIN LOD	= 6,183 SF
PROPOSED SITE IMPERVIOUS	= 89 %

PARKING TABULATION

SHOPPING CENTER UNDER 30,000 SF: 1 PARKING SPACE PER 250 SF
 MIN. 3 HANDICAP ACCESSIBLE SPACES REQUIRED FOR 51-75 SPACES.

12,188 / 250 = 49 SPACES MAX
 TOTAL SPACES PROVIDED = 54 SPACES
 (OF WHICH 3 ARE HANDICAP ACCESSIBLE)

ESTIMATED WATER & SEWER USAGE

CALCULATIONS BASED ON SHOPPING CENTER USE
 GROSS AREA X 0.18 = GPD 1 EDU = 250 GPD

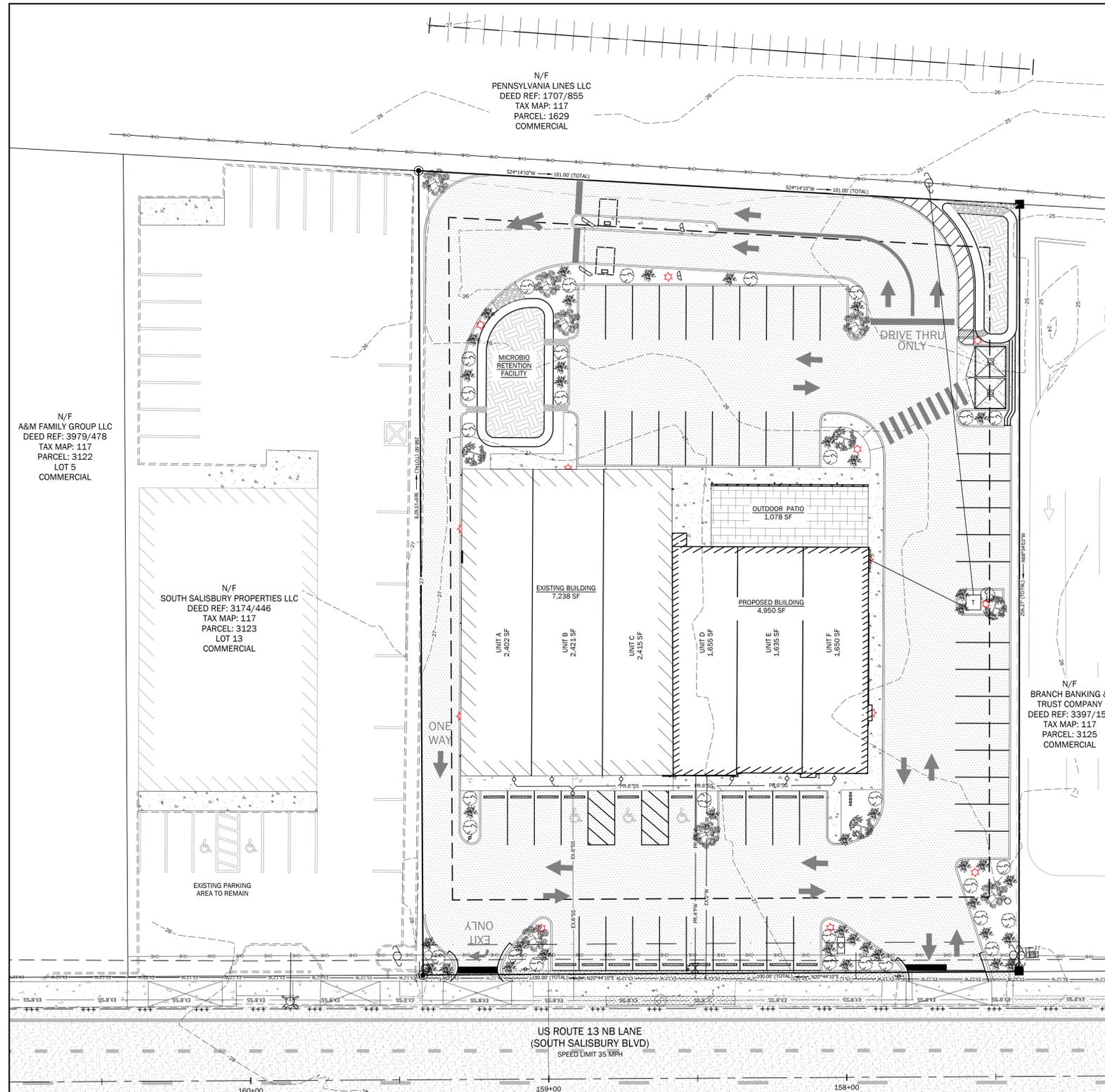
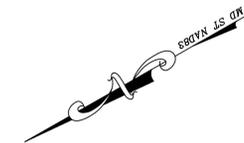
PROJECT USAGE:	12,188 X 0.18	= 2,194 GPD
	2,194 / 250	= 9 EDU

LEGEND:

- WATER METER
- BIKE RACK
- SITE LIGHTING
- DUMPSTER
- EXISTING SEWER MANHOLE
- TELEPHONE/COMMUNICATIONS PEDESTAL
- EXISTING UTILITY POLE
- ACCESSIBLE PARKING AND ACCESS WAY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING CURB
- PROPOSED CURB
- EDGE OF PAVEMENT
- PROPOSED PARKING STRIPE
- EXISTING PARKING STRIPING
- SIDEWALK/CONCRETE
- ASPHALT/PAVEMENT
- EXISTING ROADWAY
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT

1315 SOUTH SALISBURY BLVD

CITY OF SALISBURY PROJECT # 23-018 FINAL COMPREHENSIVE DEVELOPMENT PLAN



SHEET INDEX

Sheet Number	Sheet Title
SHEET 1 OF 3	TITLE SHEET
SHEET 2 OF 3	SITE PLAN
SHEET 3 OF 3	LANDSCAPE & LIGHTING PLAN



SHEET 1 OF 3

GRAPHIC SCALE
 1 inch = 20 feet

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS 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.

PIRAEUS REALTY GROUP
 C/O CHRISTOS ADAMPOLOUS
 100 EAST MAIN STREET, SUITE 601
 SALISBURY, MD 21801
 410-742-4142
 cta@piraeusrealty.com

DATE: _____

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. 21193. EXPIRATION DATE: JULY 24, 2024 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21193. EXPIRATION DATE: JANUARY 25, 2026.

Brock E. Parker
 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

DATE: 2/14/2024

APPROVED: CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

Richard D. Baldwin, Director

CITY PROJECT # 23-018

DATE: _____

FINAL COMPREHENSIVE DEVELOPMENT PLAN

TITLE SHEET

1315 S. SALISBURY BOULEVARD

Road Name: US RT 13
 For: PIRAEUS REALTY GROUP

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

DATE: 02/05/2024
 DRAFTSMAN: EAL, NBC, TJS
 INCH: 117
 SHEET: 9
 PARCEL: 3277, 3124

SCALE: 1" = 20'

DATE: FEB 14, 2024 2:32pm



Infrastructure and Development Staff Report

February 12, 2026

I. BACKGROUND INFORMATION:

Project Name: Parc Circle

Applicant/Owner: Parker and Associates for Aydelotte Villas LLC

Infrastructure and Development Case No. 19-043

Nature of Request: Revised Final Comprehensive Development Plan

Location of Property: Still Meadow Boulevard

Existing Zoning: PRD #7 Aydelotte Farms

Tax Map and Parcel: Tax Map: 38, Grid: 06, Parcel: 433, Section: IIA, Lot: 162AA

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owners, has submitted a narrative (**Attachment 1**) and a Revised Final Comprehensive Development Plan ("FCDP") (**Attachment 2**) for the construction of a 161 unit "Townhouse Style" apartment complex.

III. DISCUSSION:

This parcel has been identified as Parcel L of the Villages at Aydelotte Farm: Planned Residential District. The applicant is proposing to construct 23 "7 Unit Townhouse Apartment Buildings" for a total of 161 units. Apartments will be a mix of 2- and 3-bedroom units. The developer states they intend to subdivide the parcel to create this 17.95 acre area intended to be "Phase 1" of the development.

IV. APPROVAL HISTORY:

This development, previously titled The Villas at Aydelotte Farms has an extensive approval history over the last 15 to 20 years. The Villas at Aydelotte Farms received FCDP as well as Paleochannel Protection Site Plan approval in July 2021 for a development of duplex style residences. A duplex unit from the original plan was constructed and currently exists on the parcel. A revised FCDP was brought before the commission in October 2023, ultimately changing the duplex development into a triplex development. None of the triplexes were ever constructed.



V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. (Attachment 2)

- 1. Parking/Streets:** Parking requirements for Parcel L state that developments must have a minimum of 1.8 spaces per unit. This calculates to at least 290 spaces required. The applicant has provided 317 spaces (not including garages and community center). Applicant has also provided adequate handicap parking. All streets are proposed to be private.
- 2. Density:** Parcel L developments are not to exceed 9 units per acre. The development meets this requirement as the density calculates to 8.7 units per acre for 161 units on a 17.95 acre parcel.
- 3. Refuse Disposal:** Staff counted 7 dumpster pads on the site plan spaced evenly throughout the development. Dumpster pads are to be enclosed on three side. The plans state that trash collection will be handled privately.
- 4. Building Setbacks/Spacing:** Setbacks for development on Parcel L of #7 are as follows:

Front: twenty-five (25) feet;

Side: ten feet

Rear: twenty-five (25) feet.

All buildings meet front, rear and side setback minimums.

5. Open Space

6.6 acres of open space has been provided. This is compliant with open space minimums for apartment developments and positively contributes to the 25% open space requirement for PRD #7

- 6. Building Elevations/Floorplans:** Building elevations and floorplans have been included for the apartment buildings and garages. Complete building heights were not provided, but staff estimates the tallest buildings in this development to be ~30 feet based on information provided in the plan. The zoning code prohibits building heights exceeding 35 feet for this parcel. None are expected to exceed this limit.



B. Sign Plan

The plan indicates that a sign plan will be submitted separately. The plan shows a proposed location for the sign next to the round-a-bout between Villa Club Lane and Creekbed Circle.

C. Community Impact Statement

The applicants proposed waiving this requirement along with their submission of a revised FCDP in July 2021 due to them being vested in the community for over 20 years, and having completed successful residential projects in the city. The previous planning commission granted them this waiver.

D. Landscaping Plan

A landscaping plan has been provided showing 75 deciduous trees planted evenly throughout the development. Species include: Crepe Myrtle, Kwanzaan Cherry, & Dogwood. Trees are to be 3-inch caliper, and 6 feet tall at planting.

E. Development Schedule

Staff anticipates development of the apartments following all approvals.

F. Statement of Intent to Proceed and Financial Capability

This was waived as part of the FCDP approval in July 2021.

G. Fire Service

Subject to further review by the City of Salisbury Fire Department

H. Stormwater Management

City Engineering has requested a utility flushing plan be submitted as a condition of approval as the utility lines have sat idle for an extended time. Planning staff recommends this as a condition. Stormwater is subject to further review by the Salisbury Department of Infrastructure and Development.



I. Forest Conservation Program

Forest Conservation requirements have been met.

VI. PLANNING CONCERNS

None

VII. RECOMMENDATION

Staff recommends approval for the Revised Final Comprehensive Development Plan for Parc Circle as submitted, with the following conditions:

1. Provide a detailed signage plan for approval by the Planning Commission.
2. Provide a utility flushing plan.
3. The site shall be developed in accordance with the Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
4. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.



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

LAND SURVEYING

CIVIL ENGINEERING



LAND PLANNING

FORESTRY SERVICES

City of Salisbury
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

12/18/2025

Attn: Betsy Jackson
Ref: The Villas at Aydelotte Farm (PRD #7) Final Comprehensive Development Plan

Dear Betsy,

Attached hereto, please find our proposed comprehensive development plan for the Villas at Aydelotte Farm (PRD #7). It is the intent of this submittal to respectfully seek approval of this plan, in accordance with sections 17.150 and 17.108 of the zoning code, so that we may finalize engineering and development plans based upon acceptance of this plan by the commission.

As you are aware, this project has received two separate comprehensive development plan approvals, one for a two-unit product and second approval for a three-unit product. However, since those approvals were acquired, the developer's market analysis has determined that a different product is more financially feasible for this location. Furthermore, the funding mechanism that the developer has secured has required this project to cluster the density in a larger building. Therefore, we present this revised comprehensive development plan as our final rendition of this site. As I mentioned, financing has been secured and this project will proceed in this manner. This funding mechanism has only financed roughly half of the project. Therefore, the remaining acreage on the north side of the community center will remain undeveloped (except for the roads at infrastructure that has already been constructed) until after this phase 1 has been brought to market. Obviously if there any changes to that second phase, we will return for the necessary approvals.

This comprehensive development plan depicts development of 17.95 acres of remaining 60.89 acres of the Aydelotte Farm. The development proposal is that of a seven-family townhouse style apartment, with two-bedroom / three-bedroom units clustered in seven family dwelling units shown. Each unit will not be on its own lot; all 23 buildings being proposed will be on one consolidated 17.95-acre parcel following a subdivision. We are also proposing seven garages that will be offered for an additional rental fee and a maintenance building to serve the community. Furthermore, also reflected on the site plan are large open space areas spread throughout the site, in addition to a community building (which will also serve as a leasing center) with a pool and active recreation area directly adjacent thereto. This project will be managed by a management entity independent of the HOA of Aydelotte. No additional expenses shall be incurred by the existing development within Aydelotte as this will be a separate phase in development.

All construction and development on this project will be in accordance with the PRD zoning code, as well as the city of Salisbury construction specifications. However, the existing roads, sewer & stormwater management and clustered mail boxes that serve the property will remain private, while the existing water main will remain a public element all of which has already been constructed. One and a half (1.5) parking spaces are being provided per unit with some overflow parking spaces being strategically located throughout the site. These additional parking spaces are for guest parking and are mitigated pursuant to the parking regulations of the city's zoning code with additional landscaping and stormwater management. Included in the parking totals are four electric vehicle charging stations and the requisite handicapped parking spaces.

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

Sincerely,

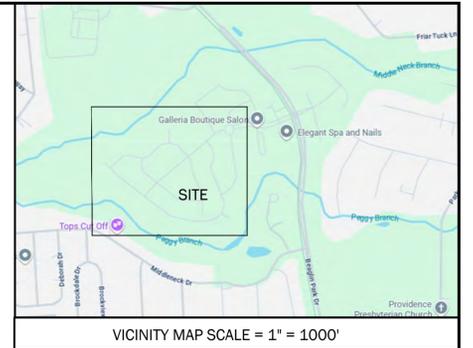
A handwritten signature in black ink, appearing to read 'BEP', with a long horizontal line extending to the right.

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

PARC CIRCLE

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN

Attachment 2



VICINITY MAP SCALE = 1" = 1000'



- GENERAL NOTES**
- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
AYDELOTTE VILLAS, LLC
1540 SOUTH FEDERAL HIGHWAY, SUITE 200
POMPANO BEACH, FL 33062
 - DEED REFERENCE: 3674/139
 - PLAT REFERENCE: 15660
 - TOTAL AREA = 60.89 ACRES
PROPOSED NUMBER OF LOTS FOLLOWING RESUBDIVISION = 3
LOT 1 = 17.95 ACRES
LOT 2 = 42.37 ACRES
LOT 3 = .57 ACRES
 - CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-2 & S-2
 - THE PRESENT ZONING OF THIS PROPERTY IS: PLANNED RESIDENTIAL DISTRICT #7 PARCEL "L".
 - THIS PROPERTY IS LOCATED WITHIN G.P. MANAGEMENT ZONE A.
 - THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24045C0114E (PANEL 114 OF 35) DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING AND ZONE 12.
 - WETLANDS ARE LOCATED ON THIS SITE. NO IMPACTS ARE PROPOSED TO THE WETLAND OR ITS BUFFER. ANY DISCREPANCIES BETWEEN THE NATIONAL WETLAND INVENTORY MAPPING AND SITE PLANS CONTAINED HEREIN WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - OPEN SPACE AREAS AND COMMUNITY AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS PROPERTY DOES NOT FALL WITHIN THE BOUNDARY OF A MARYLAND CRITICAL AREA.
 - THE MAINTENANCE OF ALL LANDSCAPE AREAS OR MEDIANS LOCATED INSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. ALL LANDSCAPING SHOWN HEREON IS AT THE DISCRETION OF THE OWNER/DEVELOPER AND CAN BE MODIFIED AT THE DIRECTION OF SAID OWNER.
 - PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 15.16 OF THE CITY OF SALISBURY CODE ENTITLED "FLOOD PLAN MANAGEMENT".
 - 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.
 - 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 THE DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTINGS 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.
 - INFORMATION SHOWN HEREON IS PLAT PREPARED BY FULLER HALL & ASSOCIATES, INC. DATED FEBRUARY 2007, RECORDED IN THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN 15660.
 - NO STRUCTURES MAY BE PLACED IN THE FOREST CONSERVATION AREA.
 - NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL MAY OCCUR WITHIN THE FOREST CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
 - NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL MAY OCCUR IN THE FLOOD PROTECTION, OR DRAINAGE AND MAINTENANCE EASEMENTS THAT ARE LOCATED WITHIN THE FOREST CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
 - A PORTION OF THE PROJECT LIES WITHIN THE PALEO CHANNEL AND WELLHEAD PROTECTION DISTRICT.
 - AN EASEMENT SHALL BE GRANTED TO THE CITY OF SALISBURY FOR THE INSPECTION, MAINTENANCE AND/OR REPAIR OF ANY FIRE HYDRANTS, WATER METERS, ETC. LOCATED ON PRIVATE PROPERTY. THE EASEMENT SHALL PROVIDE 10' CLEARANCE FROM THE STRUCTURE OF WATER UTILITY.
 - WATER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT. SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - PROPERTY SHALL BE SERVED BY PRIVATE REFUSE DISPOSAL OR RECYCLING, PRIVATE SANITARY SEWER SYSTEM AND ROAD MAINTENANCE. WATER SERVICE SHALL BE PUBLIC.
 - ALL PROPOSED CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE TO 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.
 - CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HEREON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
 - THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

LEGEND

- Denotes existing water valve
- Denotes existing fire hydrant
- Denotes existing sewer manhole
- Denotes proposed sanitary sewer manhole
- Denotes proposed lighting
- Denotes proposed electric vehicle parking
- Denotes existing storm drain manhole
- Denotes existing utility pole
- Denotes existing road sign
- Denotes proposed stop sign
- Denotes proposed street sign
- Denotes proposed water valve
- Denotes proposed fire hydrant
- Denotes monument/clubhouse sign
- Denotes existing edge of pavement
- Denotes ex. pavement/curb/concrete to be removed
- Denotes existing storm drain
- Denotes existing storm drain to be removed
- Denotes existing sewer clean out to be removed
- Denotes proposed pavement marking
- Denotes existing property boundary
- Denotes adjacent property line
- Denotes existing contours
- Denotes proposed edge of pavement
- Denotes proposed curb
- Denotes existing building
- Denotes proposed storm drain
- Denotes silt fence/limit of disturbance
- Denotes proposed building
- Denotes proposed water main
- Denotes proposed sewer line
- Denotes proposed ESD facility
- Denotes proposed swale
- Denotes existing woods to remain
- Denotes existing woods to be removed
- Denotes proposed woods line
- Denotes existing 100 yr. floodplain
- Denotes existing top of slope
- Denotes proposed fence
- Denotes proposed utility easement
- Denotes proposed bio swale media
- Denotes existing paving
- Denotes existing paving to be removed
- Denotes existing forest conservation
- Denotes proposed paving
- Denotes proposed concrete
- Denotes existing concrete
- Denotes existing concrete to be removed



Sheet List Table

Sheet Number	Sheet Title
CO-1	TITLE
SP-1	SITE PLAN-KEY SHEET
SP-2	SITE PLAN
SP-3	SITE PLAN
LS-1	LANDSCAPING AND LIGHTING PLAN
A-1	BUILDING FLOOR PLAN AND ELEVATIONS
A-2	PARKING GARAGE FLOOR PLAN & ELEVATIONS

LOT 1 TOTALS

UNIT AND PARKING SUMMARY

TOTAL AREA OF PROPERTY- 60.89 ACRE
PROPOSED LOT 1 = 17.95 ACRE
23 - 3 UNIT TOWNHOUSE APARTMENTS = 161 TOTAL UNITS
7 - 5-BAY GARAGE BUILDINGS
1 - MAINTENANCE BUILDING
PARKING REQUIRED PER ZONING 17,150.050 (A) (10) (f) 1.8 PER UNIT
161 TOWNHOUSE UNITS X 1.8 PER UNIT = 290
NUMBER OF PARKING SPACES PROVIDED - 317 (NOT INCLUDING PARKING GARAGES AND COMMUNITY CENTER)

DENSITY REQUIREMENTS

ALLOWABLE 9 UNITS PER ACRE
PROPOSED 161 UNITS / 17.95 ACRES = 8.97 PER ACRE

DEVELOPMENT STANDARDS ARE IN ACCORDANCE WITH THE CITY OF SALISBURY ZONING FOR PLANNED RESIDENTIAL DISTRICT NO. 7, CHAPTER 17.150.050.

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

23 3 AND 2 BEDROOM TOWNHOUSE UNITS 16 PEOPLE PER BUILDING = 368

Total estimated people for the complex 368

RESIDENTIAL: 60 GPD per person = 21,600 GPD
MAINTENANCE BUILDING 60 GPD
CLUB HOUSE GPD 750 GPD
TOTAL PROJECT USAGE 23,100 GPD
1 EDU = 250 GPD = 93 EDU'S for project

OWNER'S CERTIFICATION

HEREBY CERTIFY THAT THIS 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. ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT, WILL BE DONE PURSUANT TO THIS PLAN AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF TRAINING AT A DEPARTMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

AYDELOTTE VILLAS, LLC
1540 SOUTH FEDERAL HIGHWAY SUITE 200
POMPANO BEACH, FL 33062
PHONE: 951-567-5151
SMB@SKYMARKINVEST.COM

DATE

PROFESSIONAL CERTIFICATION

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. 27739. EXPIRATION DATE: JULY 24, 2026 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193. EXPIRATION DATE: JANUARY 25, 2026.

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

DATE 7/1/2025



CO-1

GRAPHIC SCALE
1 inch = 150 feet

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

TITLE
PARC CIRCLE

ROAD NAME: STILL MEADOW BOULEVARD
FOR: STANLEY MARKOWSKY
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

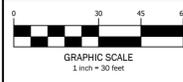
DATE 10/21/2025
DRAWN BY RNH
SCALE 1" = 150'
JOB NO. 50084HS TITLE CO-01

NO. 6
SHEET 38
PROJECT 1624A





SP-2



REVISIONS	DATE	BY	CHK.

SITE PLAN
PARC CIRCLE
 ROAD NAME: STILL MEADOW BOULEVARD
 FOR: STANLEY MARKOFSKY
 PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30'
 DATE: 10/21/2025
 DRAWN BY: RNH
 CHECKED BY: G
 SHEET NO.: 38
 TOTAL SHEETS: 6
 PROJECT NO.: 162AA



Dec 19, 2025 9:28am



COVENTRY SQUARE APARTMENTS

PROPOSED LOT 3

THE VILLAGES AT AYDELOTTE FARM

EXISTING DUPLEX

PR. DUMPSTER SCREENED ON 3 SIDES (TYP)

PROPOSED GARAGE

EXISTING WHEATFIELD DRIVE

PROPOSED GARAGE

EXISTING VILLA CLUB LANE

30.00

UNIT A

PR. DUMPSTER SCREENED ON 3 SIDES (TYP)

PR. ELECTRIC VEHICLE CHARGING (TYP)

THE VILLAGES AT AYDELOTTE FARM

UNIT D

BROOKSIDE LANE

PROPOSED PROPERTY LINE
B/W FAN CURB EDGE PAVING

PROPOSED GARAGE

UNIT C

PROPOSED GARAGE

UNIT F

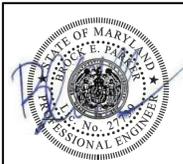
EXISTING WHEATFIELD DRIVE

THE VILLAGES AT AYDELOTTE FARM

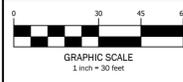
UNIT 1

UNIT E

PR. DUMPSTER SCREENED ON 3 SIDES (TYP)



SP-3



REVISIONS	DATE	BY	CHKD

SCALE: 1" = 30'

DATE: 10/21/2025

DRAWN BY: RNH

CHECKED BY: 38

PROJECT: 162AA

SHEET: 6

FOR: STANLEY MARKOFSKY

PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

ROAD NAME: STILL MEADOW BOULEVARD

PROJECT: PARC CIRCLE

SITE PLAN

DATE: 10/21/2025

SCALE: 1" = 30'

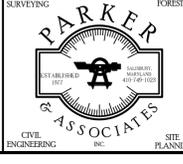
PROJECT: 162AA

CHECKED BY: 38

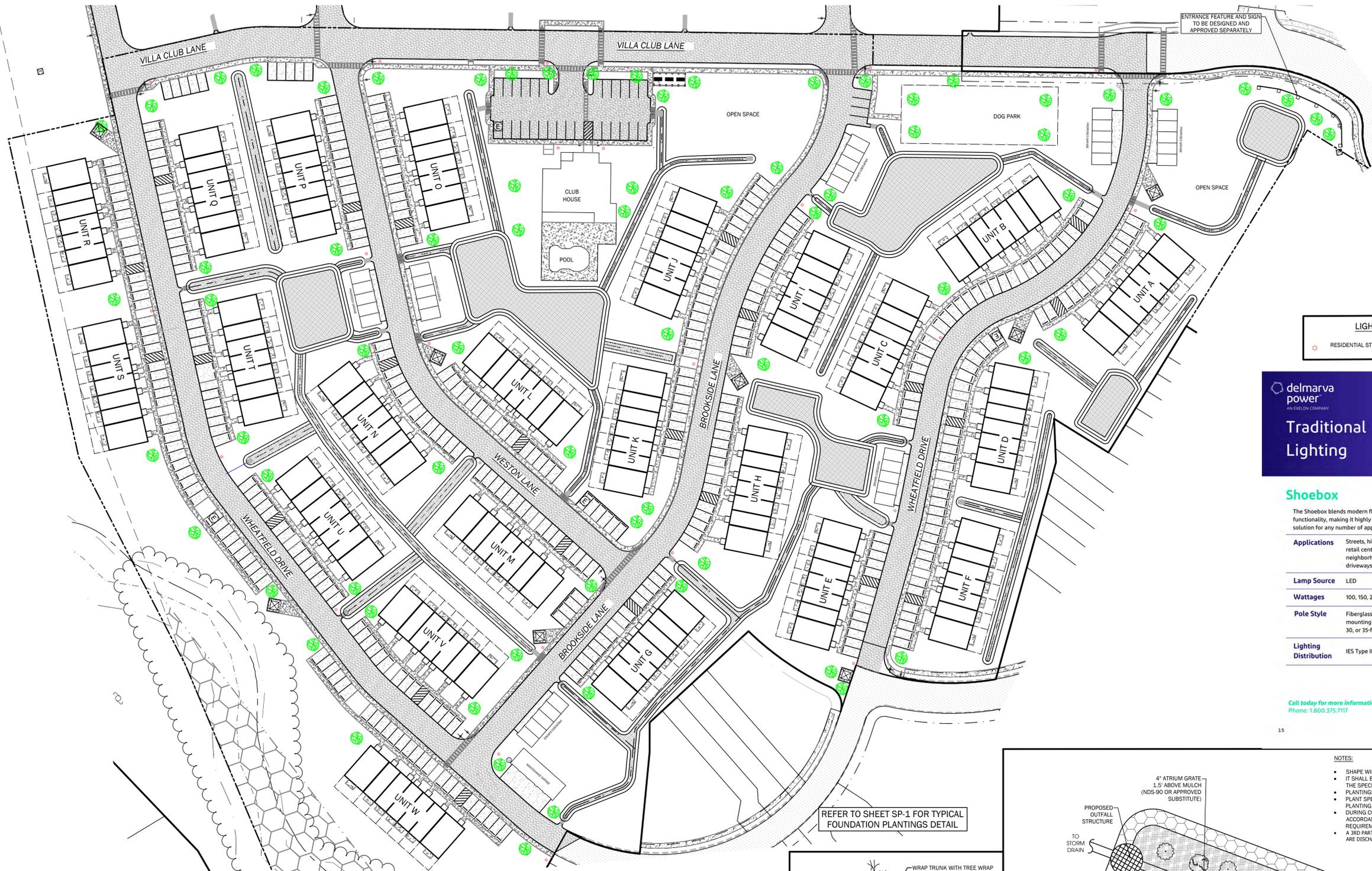
DRAWN BY: RNH

DATE: 10/21/2025

SCALE: 1" = 30'



Dec 19, 2025 9:28am



LIGHTING LEGEND:
 RESIDENTIAL STREET LIGHTING TO BE PRIVATE

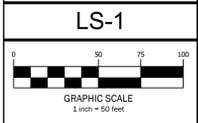
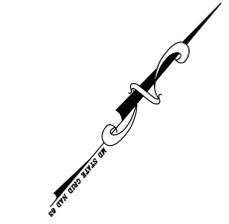


Shoebox

The Shoebox blends modern flair with optimal functionality, making it highly suitable as a lighting solution for any number of applications.

Applications	Streets, highways, parking lots, retail centers, open areas, neighborhoods, commercial driveways, industrial sites
Lamp Source	LED
Wattages	100, 150, 250
Pole Style	Fiberglass 24, 30, 35, or 40-foot mounting height (embedded); 25, 30, or 35-foot mounting height
Lighting Distribution	IES Type III (asymmetrical)

Call today for more information:
 Phone: 1.800.375.7117



REVISIONS	DATE	BY	CHK.

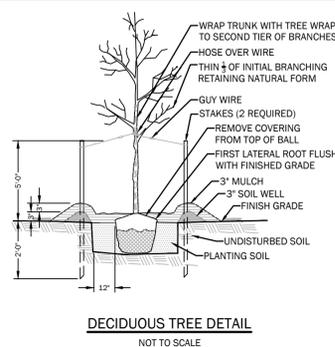
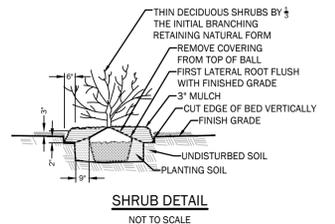
LS-1
 162AA

LANDSCAPING AND LIGHTING PLAN
PARC CIRCLE
 ROAD NAME: STILL MEADOW BOULEVARD
 FOR: STANLEY MARKOFSKY
 PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

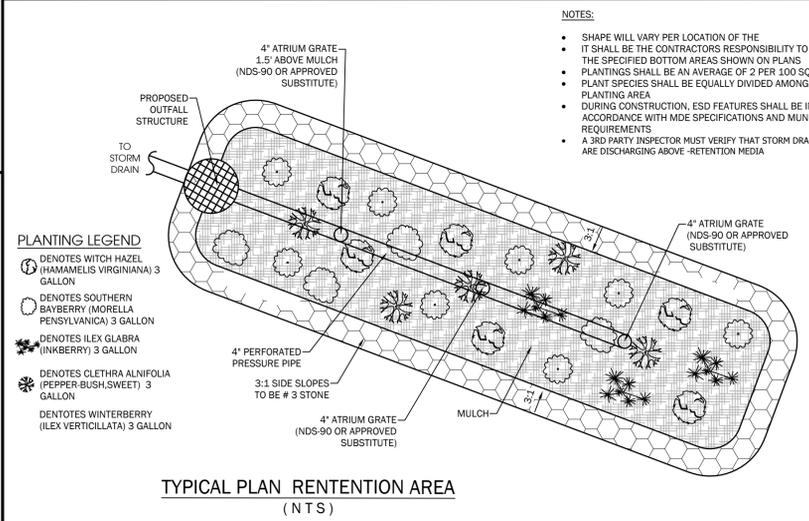


SYMBOL	DESCRIPTION	COUNT
	- 3" CALIBER, 6' TALL (AT PLANTING) ORNAMENTAL SPECIMEN TREE PLANTING LOCATION, TO CONSIST OF WATCHEZ CREPE MYRTLE, TUSCARORA CREPE MYRTLE, FLOWING KWANZAAN CHERRY, DOGWOOD, OR SIMILAR SPECIMEN TREE.	75
	- KNOCKOUT ROSE 5 GAL	
	- INKERRY 5 GAL	

NOTE:
 1. FOUNDATIONS TO BE PLANTED AND CONSIST OF A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERWEEK, BURNING BUSH, HYDRICUM, SPIRAEA, AZALEAS, AND JUNEPEA) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS 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 MDE INSPECTORS.



REFER TO SHEET SP-1 FOR TYPICAL FOUNDATION PLANTINGS DETAIL



PLANTING LEGEND

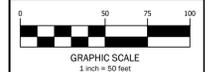
	NOTES WITCH HAZEL (HAMMAMELIS VIRGINIANA) 3 GALLON
	NOTES SOUTHERN BAYBERRY (MORELLA PENNSYLVANICA) 3 GALLON
	NOTES ILEX GLABRA (HICKBERRY) 3 GALLON
	NOTES CLETHRA ALNIFOLIA (PEPPER BUSH, SWEET) 3 GALLON
	NOTES WINTERBERRY (ILEX VERTICILLATA) 3 GALLON

NOTES:

- SHAPE WILL VARY PER LOCATION OF THE
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE SPECIFIED BOTTOM AREAS SHOWN ON PLANS
- PLANTINGS SHALL BE AN AVERAGE OF 2 PER 100 SQUARE FEET. PLANTING AREA SHALL BE EQUALLY DIVIDED AMONG THE
- DURING CONSTRUCTION, ESD FEATURES SHALL BE INSPECTED IN ACCORDANCE WITH MDE SPECIFICATIONS AND MUNICIPALITY REQUIREMENTS
- A 3RD PARTY INSPECTOR MUST VERIFY THAT STORM DRAIN INVERTS ARE DISCHARGING ABOVE RETENTION MEDIA



OPS-1



NO.	DATE	DESCRIPTION

OPEN SPACE PLAN
PARC CIRCLE

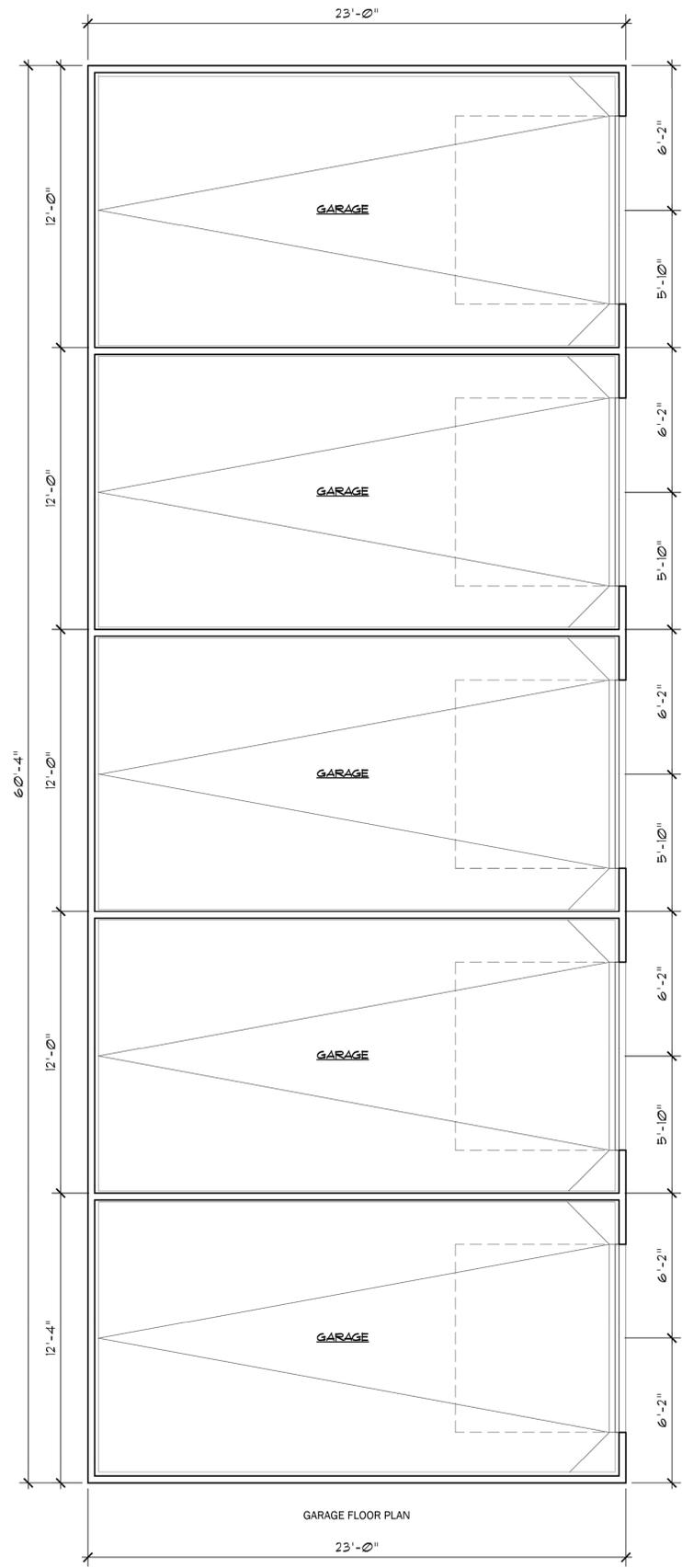
ROAD NAME: STILL MEADOW BOULEVARD
 ADDRESS: STILL MEADOW BOULEVARD
 PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 50'
 DATE: 10/21/2025
 DRAWN BY: RWH
 CHECKED BY: JGZ
 SHEET: 6 OF 6

OPEN SPACE DATA
 TOTAL AREA OF PROJECT: 17.95 AC.
 OPEN SPACE REQUIRED: 17.95 AC. X 25% = 4.49 AC.
 OPEN SPACE PROVIDED: 6.55 AC.



NF VILLAGE SEC 1 72-287



GARAGE FLOOR PLAN



LEFT ELEVATION
NOT TO SCALE



RIGHT ELEVATION
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

Color Schedule	
a	Colonial White
b	Charcoal Gray
c	Meirose
d	Savannah Wicker
e	Arbor Blend
f	Heritage Cream

Material Schedule			
100	Vinyl Siding (5' exposure)	111	Metal Gutter
101	Vinyl Corner Boards	112	Metal Downspout
102	Vinyl Trim 1x4	113	Louvered Vent - 18"x36"
103	PVC Trim 1x6	114	Vinyl Shutters
104	PVC Trim 1x8	115	
105	PVC Trim 1x10	116	
106	Scheduled Window	117	
107	Scheduled Door	118	
108	Architectural Dimensional Shingle Roofing	119	
109	PVC Wrapped Column	120	
110	Decorative Light Fixture	121	

Notes:
 * All finishes to be approved by owner.
 * All finishes and colors to return to inside corner, unless noted otherwise.



A-2

NOT TO SCALE

REVISIONS	DATE	BY

PARKING GARAGE FLOOR PLAN & ELEVATIONS
PARC CIRCLE
 ROAD NAME: STILL MEADOW BOULEVARD
 FOR: STANLEY MARKOFSKY
 PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: NTS
 DATE: 10/21/2025
 DRAWN BY: RNH
 CHECKED BY: RNH
 SHEET NO.: 50084HPS-ARCHTECH FLOORPLAN AND ELEVATIONS
 SHEET: 6
 PROJECT: 162AA



Dec 19, 2025 9:28am

City of Salisbury Comprehensive Plan Update

Water Resources

Planning Commission Workshop

February 12, 2026



Amanda Pollack, PE

Director of Training & Sr. Water Resources Engineer

ahp@cwpp.org

Water Resources Element Overarching Questions

1. Is there adequate water supply to meet current and future needs?
2. Is there adequate wastewater facilities to meet current and future needs?
3. What impact will meeting future needs have on water resources?

An aerial photograph of a suburban neighborhood with a large lake in the background. The houses are mostly two-story, with green lawns and trees. The sky is clear and blue. The text is overlaid on a semi-transparent white box.

2022 Water Resources Element New Requirements

1. Ensuring receiving waters are protected
2. Integrating climate change adaptations
3. Considering Equity

Chapter 9

Water Resources

Goals, Objectives & Key Points

- ❖ Drinking Water
- ❖ Wastewater
- ❖ Stormwater & Resilience

Drinking Water Goals

Deliver safe, clean, and reliable drinking water that meets or exceeds all federal and state water quality standards at all times.

Maintain system efficiency by keeping unaccounted-for water usage below 10% of total annual production.

Protect and sustainably manage drinking water sources to ensure long-term availability.

01

Evaluate the Water Treatment Plants (WTP) for maintenance, upgrades, and potential expansion.

02

Maintain operations at the Park WTP as a vital component of the water system.

03

Protect the Paleochannel as the City's primary potable water source.

04

Align water supply and storage capacity with projected growth and development.

Drinking Water Objectives

Drinking Water Key Points



Treatment of Emerging Contaminants, such as PFAS (or “Forever Chemicals”) per EPA requirement by 2029 (possible extension to 2031)



Lead Service Line identification and replacement



Implementing Automatic Meter Reading System (AMR)

Wastewater Goals

Operate a Wastewater Treatment Plant (WWTP) that protects public health and complies with all National Pollutant Discharge Elimination System (NPDES) permit requirements.

Ensure sludge (biosolids) is managed to meet all applicable state disposal and reuse regulations.

Prevent pollutants from entering the wastewater system that could compromise treatment processes.

Respond promptly and effectively to wastewater system emergencies.

01

Evaluate the WWTP for capital improvements, operational efficiency, and future capacity needs.

02

Plan sewer infrastructure upgrades in support of current and future growth.

03

Safeguard WWTP performance through effective pretreatment and pollutant control measures.

Wastewater Objectives

Wastewater Key Points



Local Limits Study to update pretreatment requirements



Develop dynamic sewer system model



Expansion of sewer service to eliminate failing septic systems located in the County

Stormwater & Resilience Goals

Improve water quality in the Wicomico River and its tributaries.

Effectively manage stormwater and address nuisance flooding to protect public and private property.

Increase the City's resilience to climate change, sea-level rise, and extreme weather events.

01

Encourage enhanced stormwater management to reduce erosion and nutrient runoff.

02

Integrate green infrastructure and nature-based solutions into land use and capital planning.

03

Plan infrastructure and land management strategies that mitigate flood risks and support ecological health.

Stormwater & Resilience Objectives

Stormwater & Resilience Key Points

Requirements of Municipal Separate Storm Sewer System (MS4) Permit

Address nuisance flooding and tidal inundation

Encourage and implement increased tree canopy, green space, green infrastructure, living shorelines, native plantings, and floodplain restoration

Chapter 10 - Environmental Resources & Sustainability

Goals

- To preserve, protect and enhance natural resources, habitat, sensitive areas, and green space to minimize the negative impacts of development; providing a healthy, clean and resilient environment for the residents.



Chapter 10 - Environmental Resources & Sustainability

Objectives

- Protect drinking water sources, water quality, wildlife habitat, and natural features.
- Strengthen local regulations to preserve natural lands by promoting forest conservation and native soil preservation.
- Ensure that all new development and redevelopment in the City reduce pollutant loading to waterways and minimize runoff through the implementation of erosion and sediment controls, and stormwater management.
- Prioritize sustainability, address potential climate change impacts, and reduce hazards to build a more resilient community.
- Consider environmental standards when developing City Policies and evaluating options or actions.
- Maintain and improve the quality of the regions water resources
- Create and maintain green spaces throughout the city, enhancing environmental quality and fostering a sense of community involvement.
- Reduce the impacts of natural disasters through smart planning, resilient infrastructure and adaptive land use.
- Encourage revitalization of the riverfront which achieves an appropriate balance between commercial development, environmental protection and the creation of public open space.



Chapter 10 - Environmental Resources & Sustainability

Key Points

- Salisbury aims to protect sensitive natural areas while guiding development in a way that supports long-term environmental health and community resilience.
- There are policies in place safeguarding drinking water, streams, wetlands, floodplains, and the Chesapeake Bay through buffers, stormwater management, and land-use controls.
- The City makes efforts to reduce flood risk and climate impacts through smart planning, green infrastructure, and updated ordinances.



Chapter 10 - Environmental Resources & Sustainability

Key Points

- The City has achieved Sustainable Maryland: Silver certification and commits to a variety of actions to maintain the certification.
- The Sustainability Advisory Committee plays a key role in advancing the City's sustainability goals by advising City staff on eco-friendly policies and supporting efforts to maintain the Sustainable Maryland certification.
- SM actions include topics such as Local Economy, Food Production, Transportation, Carbon Footprint, Community Wellness & Engagement, Natural Preservation & Historic Preservation,

