



## Planning Commission

### Agenda

**Special Meeting**

**March 31, 2026**

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

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

1. Welcome and roll call
2. Purpose of Work Session

The purpose of this meeting is to review all of the public comment received with staff and determine what changes or additions to make in response.

3. Staff presentation of comment summary and review with Commission
4. Public Comment
5. Planning Commission Discussion and Next Steps
6. Adjournment



**To:** Salisbury Planning Commission  
**From:** Betsy Jackson, City Planner  
**Date:** March 25, 2026  
**Subject:** Draft Comprehensive Plan Comments

We greatly appreciate the input from community members and the Commission. City staff has completed a review of the comments and suggestions submitted to us on the draft comprehensive plan. I have attached a spreadsheet with all of the comments, organized by chapter with staff responses and recommendations regarding their inclusion.

At the Special Meeting scheduled for March 31<sup>st</sup>, we hope to gain consensus on the amendments to be made to the draft. After the draft is amended, the intention is to present it with the changes to seek consensus to start the State's 60-Day review period. During this mandatory review period and the public hearings there will still be opportunity for public comment.

Comment	Chapter	Comments
MDP updated comp plan requirements	1 Introduction	The bills currently being considered this legislative session have been amended so that they do not apply to plans that are already in the process.
Include a table/matrix of correlates chapter titles with maryland requirements	1 Introduction	We can do this, but it isn't a requirement. Our chapter names are generally consistent with the current "elements" required by the State.
Vision statement should include how things will be achieved	1 Introduction	A comprehensive plan is not necessarily a strategic plan. This is a broad guidance document used primarily to guide growth, zoning changes, and support grant applications. Specifying timelines and funding sources may limit access to unanticipated resources rather than being able to take advantage of funding and public interest when it becomes available.
Vision Statement: ADD STATEMENT to: incorporate balance between growth & fiduciary duty to current and future citizens in improving & sustaining the city's built environment .	1 Introduction	The existing statement seems to cover this but the vision statement can be amended.
ADD STATEMENT: Vision should be to have a <b>ONE SALISBURY mindset</b> where inefficiencies caused by city/county boundary are removed and government services are efficiently delivered.	1 Introduction	Staff believes this to be confusing. The County and City do their best to work together to ensure essential services are provided (fire, police, water/sewer for health concerns). Service areas do not always follow the corporate boundaries. There also should be some incentive to annexation for existing development - you should not be able to get the same services/amenities at the same cost as residents paying City taxes.
Add detailed timeline for dates for each public participation meeting and outreach effort.	1 Introduction	Staff feels the information provided gives enough detail, although not in a timeline format.
Add explicit policy language framing the Comprehensive Plan around efficient delivery of government services, incremental development, and long-term fiscal sustainability of infrastructure to guide annexation, zoning, capital investment, and transportation decisions.	1 Introduction	Would you provide suggested language or could we add the following: the Comprehensive Plan should be a guide for annexation, capital investment, development and zoning that enables the efficient delivery of government services, incremental development, and long-term fiscal sustainability of infrastructure.
Add renter data to narrative on pg. 12	1 Introduction	Renter data is included in the narrative on page 12 and is supplied in Table 2-11 on page 13.
Include references to other city plans	1 Introduction	It is the opinion of staff that it is cleaner to neither incorporate nor replace any existing plan with the Comprehensive Plan. Plans specific to smaller areas or strategic plans for specific actions should be considered separately for update. Other plans are referenced where necessary, but should not be attached in their entirety.
Likes discussion about clustering development, should be downtown focus	2 Community Profile	This plan is for the entirety of the City of Salisbury and staff has made an effort to resist focusing on the Downtown. A small area plan or update to the existing plan for Downtown would be more appropriate.

Plan should say how we want growth to happen instead of treating it as 'fait accompli'	2 Community Profile	Comprehensive Plans generally estimate growth based on trends with population growth. Since the State changed to Smart Growth Principals and now to Sustainable Growth - all growth is being concentrated in existing municipalities. This makes prior trends regarding City population unreliable which is why I used the HIH program as an indicator of growth that would contribute to the population increase. In 2021, the City started the Here is Home program which attracted a significant number of developments. Although they are not building out at the rate anticipated, it seems likely that the development will still happen. Further, the State has issued housing targets that seem likely to evolve into enforced requirements as the State tries to address the housing crisis. Providing a population we do not want to exceed is not realistic. That would further exacerbate the housing crisis and prevent economic development because there has to be the right mix of job opportunity, services and residents in order for employers/businesses to be successful.
Explain how housing supply has increased as a result of Here is Home	2 Community Profile	Suggesting that we put this in the Housing chapter rather than the Community Profile
Add page noting voter participation historic data	2 Community Profile	If we can find it, we could add it but this isn't information typically included.
Include historic voter turnout data for Salisbury and discuss the linkage between suffrage, civic engagement, and annexation. Residents in unincorporated enclaves lack voting power and may be less invested in community outcomes; eliminating enclaves improves both service efficiency and democratic participation.	2 Community Profile	This is beyond the scope of what should be included in a comprehensive plan, however the fact that the Salisbury Area outside of the corporate limits both benefits from proximity without City taxes, but also does not have a voice in how the City develops is important and could be added to the Municipal Growth chapter.
Directly address legacy 'flag-pole' annexations that create enclaves and inefficient service delivery. Establish a framework prioritizing elimination of enclaves, smoothing municipal boundaries, and encouraging development patterns that generate sufficient value per acre to cover long-term infrastructure maintenance.	3 Land Use	Eliminating enclaves requires forcing annexations on property owners. At this stage completely eliminating flag pole annexations maybe counterproductive as we try to "infill" the enclaves because some people could be ready to annex before others and annexation requires the flagpole or being adjacent.
Shift infrastructure financing away from reliance on federal/state grants and bond funding toward increased property tax revenue generated by higher-value development.	3 Land Use	I think we address this as reasonably as we can by referring to developers paying a share of the infrastructure, if not all of it. We may want to be careful with statements like this since we often use this plan to help support requests for grant funding.
Revise impact fee policy so fees are proportionally lower in high-value infill areas and higher in low-value, infrastructure-intensive areas to cover future infrastructure maintenance costs.	3 Land Use	We already have code that provides exemption for single family detached infill owner-occupied development. We could add that we consider having some fee reduction or other incentive for infill redevelopment in targeted areas.

Include land use/zoning plan	3 Land Use	The future growth area map with its designations provides a general future land use plan. The plan indicates a desire review the existing zoning but it is inappropriate to include any proposed zones or zoning changes in the Comprehensive Plan. Rezoning and changes to the Zoning Code undergoes its own separate rigorous process and should be done with significant public outreach throughout the process, particularly for impacted properties. Concern regarding this chapter in the original draft prompted current staff to seek advice from our former MDP contact who confirmed that the proposed zoning should NOT be included.
Pemberton Growth Area inclusion	3 Land Use	Further analysis has been requested. Staff does not take issue with the proposal. The concern seems to be that this will usher in further expansion and cause harmful stormwater runoff. No expansion is proposed beyond this point. The growth area cannot expand outside of an update or amendment to the Comprehensive Plan which requires this public process. Stormwater management is addressed at the time of development in compliance with State requirements.
Designate Marley Manor area high-density residential	3 Land Use	Staff does not believe this area is necessarily appropriate for "high-density", however the concerns of the applicant have been addressed by the proposed change to the definition of low-, medium-, and high- density designations in the plan.
Expanding growth area is incompatible with city goals	3 Land Use	Expanding the growth area is not incompatible with all city goals. It does provide housing that is likely to be more affordable than the larger lot subdivision that would be required to satisfy well and septic requirements. The plan must consider many community needs and those needs often conflict with each other. This is also part of the reason why the strategies are written with softer language, such as "consider" and "research" because it is important that the specifics of implementation have a proper cost-benefit analysis and undergo the appropriate public process.
Explain why annexation has "slowed considerably"	3 Land Use	The most recent slowing of annexation seems likely to be the result of economic factors, likely the same factors that stalled the developments in process during that time. Staff could do research to make correlations or find other analyses that might explain it but staff does not think that the result will lead to a change in the goals, objectives, or implementation strategies.
Table 3-5 should include the Central Business District and remove the exclusion of improved parcels under 5 acres to reflect redevelopment and incremental densification potential of existing built lots.	3 Land Use	We do not recommend changing our formula for estimating development - removing improved parcels under 5 acres does exclude some opportunity for redevelopment but there is also no guarantee that these sites would be redeveloped and may end up providing numbers that understate the need to expand corporate limits

Rewrite the first paragraph of 'Development Capacity – Growth Area' to emphasize infill and redevelopment as the primary growth strategy and limit expansion to cases that improve service efficiency and fiscal outcomes.	3 Land Use	I generally agree with this statement but I think there is more to consider than service efficiency and fiscal outcomes. For example: affordable housing and extension of services. What if the sentence emphasizes infill, redevelopment, extension of public services to existing development, and projects that address an identified need in the community.
Explicitly state that police and fire service delivery is inefficient due to enclaves and irregular boundaries, and that annexation should be used strategically to improve response times, coverage, and staffing efficiency.	3 Land Use	A statement like this is not recommended. Annexation applications can and should consider the costs and benefits to the City, including public services, but because the City relies on the owner/developer to propose annexation, it is not an appropriate strategy for improving response times, coverage and staffing efficiency.
Inconsistencies with population projection calculations	3 Land Use	The population projections aren't inconsistent. Table 3-3 shows two scenarios for population projection - one based on historical percentage of city population to county and another based on anticipated new dwelling construction. Staff opted to go with the population based on new dwelling construction because smart growth (growth concentrated in municipalities) and the push for more housing in response to the housing crisis makes it unlikely that the City's growth will continue to follow the historical trend and that it would be more responsible to be over prepared than under prepared.
Table 3-4 incorrectly lists Central Business District density at 60 units/acre. This significantly understates actual and achievable density. Staff should correct this using observed development patterns and realistic redevelopment potential.	3 Land Use	While it understates the allowed density, using this 75% allows for variation because not all properties will develop to the maximum and there may also be constraints such as financial feasibility that we cannot account for.
Integrate fiscal metrics into Table 3-5, including estimated value per acre, estimated infrastructure maintenance cost per acre, and net fiscal productivity per acre for each land use category.	3 Land Use	This would require extensive work, or an outside contractor, without necessarily providing commensurate added value to the plan because it is generally accepted that areas with higher density provide more revenue with less maintenance costs. We could consider a strategy to source this analysis to help guide future zoning decisions, however revenue should not be the sole consideration for development.
Add a goal recognizing and supporting induced economic benefits from Salisbury University, TidalHealth, and other anchor institutions, ensuring these benefits offset infrastructure and service costs.	4 Economic Development	Although infrastructure maintenance falls on the City, these institutions are still paying the cost of construction, connection and usage. We could add that we want a study of the economic impacts of these institutions on the City to ensure that the benefits are still outweighing the cost, but it is sometimes difficult to put a dollar amount on the benefit of institutions. If the cost outweighed the benefit, what would be the action? Is that study going to be worth whatever the cost is to obtain it?
Recognize the city's reliance on river-based transportation and industry and establish funding mechanisms for dredging and river maintenance from properties and businesses that benefit from river access.	4 Economic Development	To the best of my knowledge, the Army Corps of Engineers maintains navigable waters. Due to the potential for unintended impacts, staff recommends changing the language to "Research and establish.....as deemed feasible and appropriate.

Leverage Maryland Broadband Cooperative assets to promote data center and digital infrastructure development within Salisbury.	4 Economic Development	Staff would not recommend promoting and encourage data centers at this time. We have done preliminary research into this from a recent request and the negative impacts to residents (noise, water consumption, power consumption) seem to great too proceed without extreme caution. You maybe seeing a recommended text amendment from staff soon so that we can make sure this use does not come to the City without having the appropriate level of review. Digital infrastructure is actively being installed around the City.
Explain why only Perdue Farms is highlighted. Add a table listing the top 10 private employers ranked by number of employees, annual revenue, and annual property tax contribution.	4 Economic Development	Perdue is the only private one highlighted; included because they are in the top 3 from the table, but as a private company I'd be comfortable just removing it - there is a table from SWED on pg 29 provided by SWED. Staff would prefer to use data prepared by SWED.
Add measurable economic development goals for the next 10 years, such as job creation, tax base growth, redevelopment acreage, and increases in value per acre.	4 Economic Development	Staff can reach out to SWED and ABCD to determine if they have any economic development goals they would like us to include. Much of these goals also depend on factors outside of municipal control and would also be better addressed in their annual documents that can respond to changing conditions. We could focus on reducing the number of vacant lots/infill development and redevelopment that maximizes the use of existing city land.
Pg. 14 discussion about encouraging urban redevelopment lacks strategies	4 Economic Development	The implementation strategy with the greatest ability to assist with redevelopment is reevaluating the Zoning Code, but other broad redevelopment strategies are included because they could be used to support grant funding that helps support revitalization/redevelopment and helps make clear what kind of redevelopment the City would like to see (appropriate infill, removal of imcompatible land uses, etc)
More specific in the implementation strategies	4 Economic Development	Because this is a broad 20-year plan, we do not get specific. Broadly written implementation strategies allow the plan to support more specific initiatives, strategies and projects through out 10-year (or more) timeframe between updates during which time the economy, technology, opportunities, and other variables could change significantly.
Recognize SU's planned performing arts center in the former library	4 Economic Development	This can be added.
Address dilapidated housing in historic districts by reforming preservation regulations to reduce repair costs, allow flexible rehabilitation options, and prevent deferred maintenance and abandonment.	5 Historic	SHDC guidelines are actually very flexible and only require approval when repair is not "in kind". They also only consider the exterior. We have multiple implementation strategies that address maintenance education and assistance. When appropriate replacement/repair has been cost prohibitive or certain materials can no longer be obtained reasonably, I have seen the Commission adjust. They are most strict on Historic Properties that have a survey or on aspects of a house that are considered "contributing".

Include specific strategy for who will educate residents on housing rights	6 Housing	Currently, Housing and Community Development and Salisbury Neighborhood Housing Services are providing homeowner and renter education. This is a level of specificity that may do more to restrict the support of funding an initiatives than ensure that it happens.
For each of the five identified impediments, include an action plan, timeline, and measurable performance indicators.	6 Housing	An analysis is done for this every five years and is accompanied by a Consolidated Action Plan, so the opinion of staff is that the reference to the plan is sufficient and in conversations with the State they seemed to agree. The consolidated action plan will be updated prior to the next Comprehensive Plan. This is a long-range guidance document rather than a housing strategic plan.
Define what constitutes 'housing problems' for renters and provide an implementation plan to increase homeownership and reduce over-reliance on rentals, with metrics and timelines.	6 Housing	This is included on page 43: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
Change "consider incentives" to "implement incentives" on pg. 42	6 Housing	If we make the language stronger, then we advise changing it to "Consider and implement...as appropriate" Incentives for affordable housing can work, but they can also halt development or be costly for the municipality, so they must be done in a way that allows proper consideration, monitoring, and adjustments as needed
Substitute "high quality" for "safe, decent, and sanitary"	6 Housing	The language used here intentionally copies the language from US Dept of Housing and Urban Development because it refers to federally defined standards and regulations for living conditions. Changing to "high quality" sounds nicer but in practice is less specific.
Emphasize providing more housing in walkable areas to reduce car dependence and support neighborhood vitality.	6 Housing	The plan addresses this generally, but would be best accomplished through zoning and allowing a mix of uses.
Create a stand-alone section detailing a phased, hybrid implementation plan for form-based zoning, including priority areas, timeline, and next steps.	6 Housing	This would not be appropriate for a comp plan. We were advised NOT to address zoning specifically but we do have goals or implmentation strategies that include considering form based code.
Provide performance metrics for each housing assistance program, including historic effectiveness and 10-year goals.	6 Housing	Evaluating programming, some of which is not operated by the City, gets into more detail than is recommended for a long range future plan
Provide metrics on special needs populations served in Salisbury and compare them to regional benchmarks.	6 Housing	Staff can research to see what we can find, however the public has indicated that housing for special needs populations is there and we have a goal to address it.
Add bike and pedestrian projects to the CIP	7 Transporation	We can consider bike and pedestrian projects in the Comp Plan, but the CIP is the annually reviewed Capital Improvement Plan that is prepared by the City and adopted by the City Council.
Are there initiatives underway to expand the port to public multi-user facility?	7 Transporation	Planning staff is not aware of any current initiatives
Public parking is unsatisfactory.	7 Transporation	This is asknowledged in the plan.
What is the plan for downtown parking in the near, mid, and long term?	7 Transporation	This is not a question that can be answered in this level of detail at this time.

Include Capital Improvement Projects	7 Transportation	Staff will update to make sure it is consistent with the most recent Capital Improvement Plan (CIP).
Review parking studies reference by original consultant and consider implementation strategy to address parking	7 Transportation	The study referred to in the draft prepared by the prior consultant, which I don't recall the City ever officially releasing, referenced a study "conducted in association with developmen tin the Downtown area", is not a reliable source since it was prepared in support of a development application. A study should be requested by the City that addresses the entirety of the area to assess parking needs of the whole and to factor in all potential new development. The findings of a study like this could indicate what kind of parking facilities will be necessary, anticipate cost and inform what kind of parking should be required on site or what type of fees could provide the funding to create and maintain needed public parking facilities. The last Parking Study commissioned by the City of Salisbury that DID has is from 2007 and it evaluated parking based on existing demand and demand created from all known future development pojects. They found a very narrow 46 space surplus. Since that time the density allowance for the CBD has doubled and projects have changed. A future study should consider what is possible rather than just what is proposed.
Establish a long-term strategy to convert STROADS into true streets or true roads and include historic crash data for city, MD SHA, and Wicomico County roadways within Salisbury.	7 Transportation	Staff recommends avoiding the term stroad and really indicate specifically what the goal is. Ex. Identify roads in the City where entrances and exits should be limited, with the goal of higher speed connection, and streets that should be more accomodating to pedestrians than vehicles. Use this information and crash data to inform street and road improvements.
Implement mandatory speed reductions and targeted enforcement on high-crash corridors.	7 Transportation	This seems okay but most, if not all, of the high-crash corridors are on State highways.
Prioritize transportation capital projects based on existing crash rates and expected crash reduction after improvements.	7 Transportation	This is done in part because crash data is used in funding requests, however we can't solely prioritize based on this. Environmental constraints and funding availability in general need to be considered.
Add adopt a Road Program	7 Transportation	
Possibly include paragraph on addition of third airport service	7 Transportation	Clarification is needed, the plan includes a paragraph about a potential third airline
City owned parking facility paragraph should be a repeat of what is in Chapter 7	7 Transportation	Staff prefers to remove this from the Community Facilities Chapter
Rewrite goals to include a stand-alone priority for safety for all users, especially vulnerable road users.	7 Transportation	Staff can add this
Clarify DWTC's 10-year goals and anticipated growth areas.	7 Transportation	We will reach out and include this information if it exists.
Expand discussion of river-dependent users such as Vulcan, Chesapeake Shipbuilding, Murtech, and bulk oil companies and their economic impact.	7 Transportation	This discussion is outside of the scope what is necessary for a comprehensive plan. It would expand the plan and require additional research, potentially economic impact analysis from an expert in that field. These types of discussions were actually removed throughout the plan in an effort to make it shorter and more likely to be read.

Expand the public parking section to explain funding mechanisms, the CBD parking tax district, the Central Business Commission's role, and note that current downtown parking supply exceeds demand.	7 Transportation	We cannot at this time because we don't have this information. I have not seen an independent study sourced by the City of Salisbury since 2007. I think we can say current downtown parking availability exceeds demand but by how much and in relation to proposed development is uncertain. The Central Business Commission is no longer active. Staff thinks addressing this issue more broadly to encourage additional research and allowing for future creative solutions is most appropriate.
Address plans to protect drinking water from contaminants such as lead, PFAS, and microplastics.	8 Community Facilities	This is addressed.
Prioritize stormwater system upgrades based on flooding history, sea-level rise, and MS4 compliance requirements.	8 Community Facilities	Add "to the extent possible" because we also want to be able to take advantage of funding opportunities when they are available and not restrict the replacement/upgrade of infrastructure based on necessity such as age, functionality, and public health.
Update the Water and Sewer Allocation Master Plan to address near-term annexations of properties with failing septic systems using a value-per-acre versus infrastructure cost framework.	8 Community Facilities	Annexation is not necessarily required in public health situations. Otherwise historically annexation has been left up to the owner/developer and they are required to pay for the cost of the infrastructure. The City is participating in the update of the County Water and Sewerage Plan and maps will be updated to try to ensure areas with failing septic systems are designated properly. It doesn't seem that this needs to be a goal of the Comprehensive Plan.
Describe strategies to encourage walking and biking to elementary schools to reduce vehicular traffic.	8 Community Facilities	This seems better addressed in Transportation and we could call it the need to help develop safe routes to school coordinating with the WCBOE and the County.
Add discussion of city-regulated utilities essential to development, including electric, natural gas, and land-based broadband.	8 Community Facilities	See WRE for water and sewer. All other utilities are negotiated service agreements between a provider and the City.
Add Salisbury University's Facilities Master Plan as an appendix and emphasize planned downtown development.	8 Community Facilities	I think a reference to the master plan is preferable to a large appendix but we could add some specific projects from that plan. I think at the time of drafting we were unable to get a copy.
Expand discussion of TidalHealth's long-term expansion plans and how they are accounted for in the Comprehensive Plan.	8 Community Facilities	We can make another attempt to find more information, however their expansion is more impacted by our zoning than by the comprehensive plan.
Provide a table listing all city-owned properties with square footage, occupants, function, ownership status, long-term needs, and compliance with MDE BEPS requirements.	8 Community Facilities	Staff can find if the information is existing and consider it as an appendix. If it does not we recommend a goal for the City to keep and track this information.
Add wastewater implementation strategies: TSS, BOD monitoring, testing and penalties for industrial users; discharge permit issuance and review; identify historic homes which may have active septic (if any); active outreach to replace lead service lines and establish approved vendor list and cost estimate for homeowners, consider cost sharing	9 Water Resources Element (WRE)	TSS, BOD monitoring and testing are code requirements that are not needed in the comprehensive plan. Discharge permits are issued by the State. The City is not aware of any historic homes with active septic systems, rather than a goal of the comprehensive plan- suspected issues should be reported/handled by the property owner. Replacing lead lines is already included in the comprehensive plan; establishing an approved vendor list, etc is too detailed for Comprehensive Plan inclusion.
Set targets for the water quality improvement in the river	9 Water Resources Element (WRE)	The State of Maryland sets the TMDL's and targets. This is outside the scope of a municipal comprehensive plan

Establish a standard light fixture for parks/streets/urban core to mitigate light pollution	10 Environmental Resources	Addressing light pollution in the code is already an implementation strategy in chapter 10, this level of specificity should be addressed through code and adopted standards rather than the Plan.
Consider a prohibition of invasive landscape plant species	10 Environmental Resources	Prohibition of invasive landscape plant species does not seem practically enforceable. Prohibiting the sale may be possible. We already have an implementation strategy that calls for education and discouraging their use.
Look into habitat restoration in neighborhoods adjacent to industrial sites	10 Environmental Resources	We see no reason not to add this as a strategy. It is consistent with goals and objectives and addresses both social and environmental concerns.
LEED property tax incentive	10 Environmental Resources	We see no reason not to add this as a strategy but worded "Research and implement incentives for LEED Certified buildings, such as tax incentives"
Add a goal to manage growth and development to reduce Scope 1, 2, and 3 greenhouse gas emissions, including definitions.	10 Environmental Resources	Scope 1 (Direct - such as activities that burn or gas) Scope 2 comes from indirect emissions from power plants. Scope 3 is other indirect emissions, such as vehicle emissions from employees. This is already addressed in the implementation strategies in Chapter 10 and throughout the plan. Reducing energy consumption, clean energy opportunities, increasing density, mixed-use, walkability and expansion of public transportation opportunities are all included in the existing strategies that help to minimize greenhouse gas emissions.
Explain how dense development can be achieved while increasing open space	10 Environmental Resources	Staff can add an explanation.
No mention of expanding the parks system	10 Environmental Resources	There is an implementation strategy for pocket parks throughout the City which seems like the most feasible way to create greenspace throughout existing neighborhoods. Parks are also addressed in the LPPRP. We could move the pocket park implementation to Community Facilities instead of leaving it in the Environmental Chapter.

Add discussion of the City's reliance on the Wicomico Landfill, current capacity constraints, and action items to mitigate this risk.	10 Environmental Resources	Since the Wicomico Landfill is operated by the County and multifamily/commercial users have private trash pick up and recycling, the City is somewhat limited to encouraging recycling and working with the County to slow the rate at which the landfill is expected reach capacity. Public and private waste haulers would need to travel to a different landfill if Wicomico's reaches capacity.
Include the City's plan for compliance with Maryland Department of the Environment BEPS requirements.	10 Environmental Resources	We could add a specific strategy to comply with this, but a compliance plan is too detailed and outside the scope of what a Comprehensive Land Use plan should address.
Include measurable results of past flood mitigation	10 Environmental Resources	This data may not be available. We can include a goal to start collecting data, so that when new BMPs/projects are implemented we can evaluate the success.
Provide historic data on stormwater utility revenues, expenditures, projects completed, and planned future projects.	10 Environmental Resources	Because this is a plan for the future, we recommend not loading the plan with historic financial data. We can highlight some recent projects completed and any planned future projects in the CIP.