



Planning Commission

Agenda

Regular Meeting

March 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 section 17.216.050 of the Salisbury Municipal Code to remove the time restrictions on the display of political signs. (H. Pearson)

ZONING RECOMMENDATION FOR ANNEXATION – GORDY RD/BEAGLIN PARK DR ANNEXATION – Salisbury Beaglin, LLC – Southwest Corner of Beaglin Park Drive and Gordy Road – Wicomico County R-20 Residential – M-0029, G-0024 P-0312 - (Z. White)

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – PATEL PROPERTIES APARTMENTS – Patel Properties, rep. by Parker and Associates – 900, 902, & 904 West Rd. – General Commercial – M-0038, G-0001, P- 0346, Lots 11, 12, & 13 – #25-024 (Z. White)

WORK SESSION – Consideration of proposed additions to the City’s growth area as part of the update to the Comprehensive Plan (B. Jackson)

WORK SESSION – Text amendment to reduce the location restrictions on cannabis growers and processors (S. Liberto & B. Jackson)

4. Other Business



Discussion– Text amendment to address inconsistent parking requirements in the Central Business and Riverfront Redevelopment Multiuse Districts.

Department Update – Upcoming agenda items

5. Adjournment



Salisbury Planning Commission Comprehensive Plan Draft Workshop

January 14, 2026

MINUTES

The Salisbury Planning Commission met in a special session on Wednesday, **January 14, 2026** to review the Draft Comprehensive Plan. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:

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

CITY STAFF

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

1. CALL TO ORDER & ROLL CALL

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

2. NEW BUSINESS

Mr. Drew requested that anyone who could not make a public comment today please contact Betsy Jackson with any comments or concerns.

Betsy Jackson stated that the purpose of a comprehensive plan is to capture how people want their communities to function and grow. It is a big picture, long-term plan that serves as a guide. Public and private development initiatives should be consistent with the plan.

Ms. Jackson listed the state requirements for the comprehensive plan and public engagement efforts. In 2024 there was a public workshop presentation and online survey results. In Spring 2025, four focus groups met about the comprehensive plan. The focus groups came out with similar responses as the 2024 survey results.

Ms. Jackson also stated that after one or two more meetings about the comprehensive plan and a consensus from the commissioners that we will be sending the plan to the state for a 60-day review. After the 60-day review, the Planning Commission needs to have a public hearing to recommend adoption of the comprehensive plan. Once the Planning Commission recommends the plan, it goes to City Council for a work session and to go through their legislative process.

Mr. Drew asked if after the 60-day review a recommendation report will be generated by the state. Ms. Jackson responded yes, but it is still up to the Planning Commission to review these reports and recommend the comprehensive plan.

Henry Pearson, Betsy Jackson, and Zachary White presented the comprehensive plan goals of chapters 1-4.

Matt Drew discussed being pleased with the findings. He discussed economic development, jobs, and how many of the people that work in the City do not live in it or even the County.

Latonia Ayscue expressed concern about a lack of diversity initiatives within the plan objectives. Ms. Jackson let Ms. Ayscue know to email or call her with any ideas she may have.

Mike Piorunski looked at the correlation between skilled trades workers and lack of further education, economic despair, and renters within the City, as well as in the County. He also discussed the importance of training people to pursue trades.

Lynne Bratten (virtual) discussed car manufacturing within the City, as well as vocational training. She felt as if this page left out some extra opportunities within the City of Salisbury. She agrees with the fact that lower income within the area will have more citizens living within rental properties or communities.

Mr. Drew opened the floor to the public, as well as reminded the public if they didn't feel comfortable with speaking in public that they can always share their voice through email.

Joe Schiaffino stated that he participated in the survey. He discussed how the large number of rentals in the community could be due to Salisbury University and the number of students living off-campus. He also spoke on public transportation and how nearby cities have free public transportation options.

Robert Taylor stated that the commission needs to spread out the meetings for the plan as it is a large document with over 100 pages and has only been given to the public for a few weeks. He urged the commission to take more time for the plan and to revamp how we are addressing the issues.

Carol Donahue attended every focus group meeting, kept in touch with staff, and read parts of the plan. She stated that she had similar issues as Mr. Taylor, the plan was heavy with information and she was unable to read it in its entirety as it came out not long before the meeting was held. She stated how the public wasn't ready to discuss as they haven't had enough time to take the information in.

Jessica Cook looked through the plan for sewer and infrastructure. She wanted to know more about budgeting for these issues and that she would like to see this in the plan.

Mr. Piorunski discussed Chapter 2 page 11, and some issues he noticed. He asked for clarification to define what services within the plan. Ms. Jackson let him know that this information was taken directly from American Community Survey. He also discussed Chapter 4, specifically the objective about

supporting larger manufacturing plants within the community. He proposed supporting manufacturing companies that have a positive impact on the City rather than all manufacturing facilities.

Ms. Ayscue questioned whether or not the plan covers recycling. Ms. Jackson stated that how that section will be viewed over the next meeting as it's within a later chapter.

Mr. Drew expressed that the introduction should address the balance of growth, to serve the future and current citizens but also improving and sustaining the City's built environment. He stated that he wants to include that we want to grow responsibly to make the things we're building currently sustainable for the future and to have a "one Salisbury mindset" between both the City and the County. He stated that would like to see a more in-depth timeline for public outreach within the report. He would also like to see voter participation added to the demographics. Chapter 3 page 18, states that the current density for Central Business District should be much lower than what is in the report. He asked to add a footnote for the actual number of the density rather than the calculated number. On page 20, Land use & Municipal Growth section, Mr. Drew suggested a rewrite of the first paragraph. He would like it to emphasize infill and redevelopment as the primary growth strategy and to try to limit expansion. Mr. Drew then turned to page 27 and expressed interest in seeing a goal for economic development. He also believes we should recognize the river, as we are the second largest port in the state, this could help bring more companies and businesses to the City. Mr. Drew moved to page 30 and discussed Perdue Farms, and how they're one of our largest employers but we should focus on some more major companies. He proposed a table of the top ten private employers in the area ranked by revenue, number of employees and annual property tax contributions.

Mr. Piorunski inquired whether there is a strategy or plan in place for severely underdeveloped property, such as a lot that was previously a manufacturing or commercial use, that is currently vacant.

Ms. Jackson stated that a strategy could be added to research underdeveloped or vacant properties in the City and ways to encourage redevelopment.

Staff presented chapters 5-8 comprehensive plan goals. Mr. Drew opened the floor for the public.

Joe Schiaffino expressed concerns with the transportation chapter. While density increase is supported, he wants to be sure there will be adequate parking within the downtown area.

Robert Taylor expressed that we need to go more in depth with the comprehensive plan and extend the project.

Sharon Dashiell asking about CIPs and putting them in place, who is accountable and what the timeline for the goals within the CIPs.

Ms. Bratten agrees with Mr. Taylor that some of the terms seem generalized. She believes we should rethink what is Salisbury. She also expressed issues with transportation and how that correlates to employment and economics. She would like to rethink the vision for Salisbury.

Ms. Rall discussed building rehabilitation within the historic district and how the plan only discusses rehabilitation for those of lower economic status. She stated that rehabilitation efforts should be available all homeowners no matter economic status.

Mr. Piorunski would like to add an objective to historic and cultural resources. The major demographics are increasingly non-white and immigrant populations. He would like to see the immigrant population as a priority for the plan. Mr. Piorunski would also like to see in the housing section, a table or description of the housing stock. With regards to public transportation, he would like to see if we can connect Ocean City and Salisbury at least during the peak season.

Ms. Rall would like to add to community facilities. She questioned what plans are in place for recreational programming and using the green space that we do have.

Ms. Bratten would like to add we have a disproportionate ratio of renters to homeowners. She would like to know if there is a way we can add homeownership into the plan and what incentives can we put in place to help people to become homeowners within the community.

Mr. Drew stated that we need to work toward improving the historic district by help them keep their homes in good condition and giving them more flexible options. He believes we should provide more housing within walkable neighborhoods or areas. He would like a hybrid approach within the zoning to address the housing need and adding ADUs as an option. He would like to add a goal to the transportation section on page 48, emphasizing safety for all users. He stated that we should expand more on public parking within the Central Business District. He would also like to add a long-term plan to address contaminates in drinking water. Mr. Drew added that he would like to see Salisbury University's comprehensive plan included within the City's comprehensive plan and to discuss their new performing arts center within the downtown area. He expressed that we should be include any known downtown expansion within the comprehensive plan.

Mr. Piorunski stated that he would like to add to the transportation section specifically how Routes 13 and 50 intersect. He would also like to add a goal to the parks section of the comprehensive plan to implement a city-wide parks master plan.

Ms. Bratten would like to know if there is anywhere within the vision that expresses the nature of what we would like to see in 10-20 year. She asked what would stop the annexation of farmland for development to prevent the City from becoming a metropolis.

Ms. Jackson clarifies for the commission that the plan is the place to talk about how we want to grow and that annexation cannot occur outside of the designated growth area in the plan. She expressed how certain topics are zoning issues, such as where stores should be located. She also stated that the housing reports came directly from the finance office and these shouldn't be changed so that they stay consistent with their report.

Mr. Drew addressed the commission by asking what the next steps of the comprehensive plan might be and stated that he thought it needed additional review and public comment.

Other Business

Ms. Jackson discussed with the commission later dates for a continued workshop for the comprehensive plan and it was determined that she would reach out later to determine availability and set a date.

Adjournment:

Mr. Drew entertained a motion to adjourn the meeting. Mr. Piorunski made a motion to adjourn. The motion was seconded by Ms. Ayscue and duly carried.

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Salisbury Planning Commission
February 12, 2026

MINUTES

The Salisbury Planning Commission met in session on Thursday, **February 12, 2026**. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:

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

CITY STAFF

Nicholas Voitiuc, Director of DID
Betsy Jackson, City Planner
Zachary White, Associate Planner
Scarlett Liberto, 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 Matt Drew was absent from this meeting.

2. APPROVAL OF MINUTES

Mr. Chiddenton introduced a motion to approve the minutes from the meeting held on January 8, 2026. Mr. Mike Piorunski motioned to approve and the motion was seconded by Mr. Anthony Dickerson, and duly carried.

The minutes from the January 8th, 2026 meeting were **APPROVED (6-0)**.

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)

Laura Ryan read into the record the notice of a public hearing that was published, offering to swear in anyone that would like to testify.

Ms. Betsy Jackson presented the staff report.

Planning staff are recommending a text amendment to the City of Salisbury Zoning Code. Currently, the College and University District, the Office and Service Residential District, and 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. They will be allowed on a site-by-site basis. 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.

Chair Chiddenton opened the meeting to the public for comment.

Mr. Robert Taylor approached the stand, expressing concern over the operation hours of these Family child care homes. He believed the hours for these home businesses should be specified. He was also concerned about the R-5, R-8, R-10 districts. He questioned how many of these neighborhoods do not have the road capacity for heavy rush hour traffic. He stated that the commission should hold this amendment and send it to city council for feedback before making a recommendation.

Ms. Jackson stated that her office had received a letter via email regarding the amendment, which was opposed to the amendment. She also stated that the letter was distributed to the Planning Commission.

Mr. Chiddenton thanked Mr. Taylor for comments.

Ms. Ryan clarified for the commission that the amendment will go to city council whether it's approved or not. She stated that for a text amendment the city council are the ultimate decision makers.

Ms. Jackson inquired about the time-of-day issues and stated that she did not know if we could impose hours of operation because the state does all licensing and decides what each person is allowed to do.

Ms. Bratten agreed that there is always a need for trustworthy childcare, however these districts are not equipped to handle commercial business.

Ms. Rall stated that she is in favor of the amendment because child care homes will be evaluated on a case by case basis with strict rules. She said that they have to show that there is parking available, that there is ample space within the home, and must have an additional staff member. Ms. Rall also gave an example to clarify for the group that allowing 12 children doesn't mean that there will be 12 separate cars coming in and out of neighborhoods because it could be 4 families of 3 children. She believed that this would be good for the community because there is a lack of childcare.

Ms. Bratten stated that it will take away the peace and quiet from single family neighborhoods. She stated that the city has so few homeowners and that the city shouldn't be taking away from single

family homeowners. She expressed concern about property values and how this may make it harder for people to sell a home. She continued to express concern over the use being approved forever on the property and not requiring a special exception for each new owner.

Mr. Piorunski asked if there are any other places within the zoning code that define operating hours for certain types of commercial activity or if the special exception process gives opportunity to define operating hours.

Ms. Jackson clarified that the special use exception could define operating hours but since family child care is state licensed, she was unsure if the city had the ability to limit operating hours.

Ms. Ryan stated that in code for special exceptions there are conditions that can be placed on the special exception cases. She said the commission should take these conditions up with the state before placing them, to make sure that we can meet them.

Mr. Piorunski asked if the city would be required to install ADA facilities on streets to accommodate the childcare homes. He also questioned whether or not the property owner is also the person running the home child care.

Ms. Jackson responded that with that particular example we should be revamping all sidewalks to be accessible, not just in front of home businesses. She also clarified that no person would be allowed to get a permit or special exception without having the owner's consent.

Ms. Bratten again asked if the special exception stays with the address or if it stays with the individual.

Ms. Ryan clarified the issue stating that the special exception is for the use of that property and is linked to the property.

Mr. Piorunski asked the Chair if they could reopen the podium for Mr. Taylor to comment again. Chair Chiddenton allowed Mr. Taylor to return to the podium. Mr. Taylor stated that the zoning permissions go with the property and not the owner. He also stated that if a new owner came in and wanted to open a home childcare, they too would have to do all state required licensing. He again expressed disapproval with the use of the word day within the amendment and that it should be defined. He advised the commission to add specific times or provisions before sending it to city council.

Chair Chiddenton asked for a motion to approve. Susan Rall entered a motion for a favorable recommendation of the text amendment as drafted. Mr. Dickerson seconded this motion.

Susan Rall, David Chiddenton, Anthony Dickerson voted in approval.

Mike Piorunski, Lynne Bratten, and Latonia Ayscue voted nay.

Chair Chiddenton stated that the motion died **(3-3)**.

Ms. Bratten moved to send the text amendment with an unfavorable recommendation to the city council. Ms. Ayscue seconded this motion.

Susan Rall, David Chiddenton, Anthony Dickerson voted nay.

Mike Piorunski, Lynne Bratten, and Latonia Ayscue voted in approval.

Chair Chiddenton stated that the motion died **(3-3)**.

Ms. Ryan read the city code that states that the commission's indecision or failure to forward a recommendation within 6 months shall be considered on balance as favorable to the proposed amendment and a favorable recommendation shall be forwarded to city council.

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)

Ms. Ryan read the text amendment. Mr. Henry Pearson reads the staff report.

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.”

Chair Chiddenton opened the meeting to the public for comment.

Mr. Taylor approached the podium and started to discuss the three districts. He suggested to allow all shops to stop potential arguing that may occur. He stated that the term is too loose and it should allow all retail instead.

Ms. Bratten was unsure about signage on residential properties where they are conducting business within their home. She felt as if this signage would be inappropriate within the residential districts. She also inquired whether or not there were any limitations on square footage of the specialty shops within residences.

Mr. Pearson clarified that this amendment would solely change the definition of the stores that are allowed within those districts. He also stated that specialty shops would not be allowed within residences, the amendment is only changing the language for the type of stores allowed.

Chair Chiddenton asked for a motion to approve.

Mr. Piorunski gave a motion for a favorable recommendation for the text amendment as submitted. Mr. Dickerson seconded this motion.

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

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)

Mr. Zachary White & representatives from PLITKO Engineering approached the table.

Mr. White read the staff report summary, offered history on the lot, and discussed the comprehensive development plan review.

Chair Chiddenton asked whether or not there would be recycling containers on the site.

Mr. White responded that he did not believe that they were going to include recycling on the site, as recycling is not mandatory.

Mr. Ernie from PLITKO Engineering stated that he had nothing left to add to Mr. White's thorough report.

Ms. Rall inquired about stormwater management, as there is a lot of flooding along Canal Park.

Mr. Ernie responded that he went through the submission process through the concept storm water. They included microbiomes for the treatment of the water into the pond, which also has a line for excess water to Tony Tank Pond. They have also regraded part of the site in case of flooding but it is not within the 100-year floor plane.

Ms. Bratten asked what the impact to current neighborhood residents would be.

Mr. Jason Saravi, the developer representative, stated that, because the project is phased in two parts, there should be no major interruptions for the existing residences. They will also have everything staged on their site, including all trucks and materials, so the only interruption could be some large trucks making deliveries. He assured the planning commission that they will be following all city noise requirements as well.

Ms. Bratten inquired about the 2024 impact statement. She asked if there is any reason for a more current impact statement.

The PLITKO Engineering representatives responded that originally, they had another impact study and were asked to produce the 2024 statement as an update.

Ms. Rall expressed concern about the citizens that live there, that it is a rather quiet neighborhood. She would like to know if they had heard any concerns.

The representatives responded that they are working to create a welcoming environment with amenities for the community. They would like to make an open community for both the site and surrounding homes.

Ms. Bratten would like to know about the egress of the property, will there be more than one way in and out.

The PLITKO Engineers state that they have two access points into the property following the second phase of the project. He said that through their traffic study they didn't believe there was a reason to add another road from Route 13.

A member of the public asked permission to speak. He stated that he had a petition with over ten signatures.

Chair Chiddenton opened the floor for public comment to hear residents' concerns.

Justin Hemel approached the podium; he is a resident from the neighborhood. He expressed concern about construction noise and asked for them to have enforced hours. He asked about environmental protections that are taking place, as there was once an old community center and pool on the site. He would also like if there was a timeline posted for phases 1 and 2. He had many concerns about parking on the site. He expressed more concern about each of their HOAs and whether or not the new

development would be a part of the community master HOA. He also stated that he has a petition from multiple neighbors expressing their concern as well.

Mr. Shahriar Khan says that he was completely unaware that this development was happening. He stated that many of the people he has talked to within his community also have concerns about this project, as their front doors open up to the development site. He believes that this development could be more thoughtfully done, including notifying the community members.

The PLITKO Engineers responded to community members concerns by saying they will only be working within the hours that the city allows for minimal noise disruption. They addressed the environmental concerns, stating they have established a forest conservation easement that will not be disturbed during construction. They also stated that during construction there will be a silt fence constructed around the site for environmental concerns and to help with water runoff. He also specified that the number of units in phase two will 16 units, making the total number of units under the threshold required by the city. The developers also expressed that according to law there will be an HOA within the condominium to handle stormwater and snow removal, and that it will be up to the client if they will join the master HOA and will get back to the community members after they speak to the client. They assured the commission that they will be following all state and local laws during the construction of the development.

Ms. Bratten expressed concern about the pool and building that was previously on the site. She stated that the pool was probably painted with lead paint and most mechanical heating was done with oil back then.

The representatives responded that they had an environmental study done on the property already and it came back okay. The said that if something is found during construction, they would follow whatever protocol necessary to keep the community and workers safe.

Ms. Rall inquired about the estimated completion date for phase one.

The representatives responded with a rough answer of about six months on the site work and another few months before they are ready to sell.

Chair Chiddenton asked for a motion with the listed conditions.

Mr. Piorunski gave a motion for approval. Mr Dickerson seconded this motion.

The commission had **CONSENSUS (6-0)** to approve phase one of the comprehensive development plan for village at canal park.

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)

Mr. Pearson and Piraeus Realty Group, rep. by Parker and Associates approach the table.

Mr. Pearson presents the staff report.

The applicant has proposed removing two parking spaces within the parking lot, wall them off with concrete planters to create an outdoor patio area that is safe to use. As well as removing the existing rear patio and replacing it with landscaping approved by DID.

Chair Chiddenton asked for a motion subject to the recommendations of the Department of Infrastructure and Development.

Ms Bratten gave motion for approval subject to the recommendations of the DID. Ms. Ayscue seconded this motion.

The commission had **CONSENSUS (6-0)** to approve the comprehensive development plan for 1313-1315 Salisbury Blvd.

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)

Mr. White and Aydelotte Villas LLC, rep. by Parker and Associates approached the stand.

Mr. White presented the staff report and approval history for the property.

The applicant wants 300 unit duplexes, 160 unit triplex redesigning the original project for a third and final time. He assured the commission that phase one of the project is already in the constructed, including water, sewer and asphalt.

Mr. Chiddenton inquires about the idol lines, how long had they been idol before

The applicant clarifies that all the pipes loop around and meet at the rear of the property. At the current moment there is no water flow, and when they finish they were recommended by the city to flush the lines before they can test them. Mr. Markowski also clarifies for the commission that they are zoned for 300 units but for now they are only building 161 units. They will go back in after a year or two, to add in either the same product or with small improvements to the townhouses. The applicant also clarifies that these will be rental units and describes the amenities included within the community.

Mr. Piorunski asked for clarity on the building heights for the property, stating they were not included initially.

Mr. Dickerson gave motion for approval subject to the recommendations of the DID. Ms. Bratten seconded this motion.

The commission had **CONSENSUS (6-0)** to approve the comprehensive development plan for Parc Circle, Aydelotte Villas

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

Mr. White and Ms. Amanda Pollack approach the commission.

Ms. Pollack is an engineer with the Center for Watershed Protection here to discuss Chapter 9 of the Comprehensive Plan, Water resources. She discusses the goals of the chapter as well as goals determined by MD Department of the Environment. She first discusses the drinking water goals, then moves onto wastewater goals and storm water goals, rounding out the goals with green infrastructure.

Mr. White discussed Chapter 10, Environmental Resources and Sustainability, of the Comprehensive Plan. He went over the goals of this chapter, as well as discussing the Sustainable Maryland criteria.

The chair opened the podium to the public to discuss Chapters 9 and 10 of the Comprehensive Plan.

Jessica Cook approached the podium stating that her drinking water is not drinkable. She believes she is paying for the sewer infrastructure, noting that the city is planting trees and inquires whether or not she's paying for tree planting as well.

Carol Donahue approached the podium. She stated how she has been at many focus groups for the Comprehensive Plan since they have began last spring, even working on their own task force long before that. She proposed a more ambitious goal to be stated in the vision plan, saying that "we will meet the future by making Salisbury a healthier, more livable community with a vibrant downtown core and thriving neighborhoods by ensuring adequate access to affordable housing, green spaces, public transportation and other services, protection of our water and other natural resources, and other measures to strengthen both our environmental and economic resilience." She also believe that the plan needs an implementation plan and a comprehensive plan director to help coordinate with stakeholders and adjacent jurisdictions.

Dr. Michael Folkoff states that he likes many of the ideas within the plan draft however he has some overarching ideas on how they should be laid out. He says that each part has to work together, the plan should have a section laying out how all these components work and come together.

Mr. Robert Taylor approached the podium. He discussed the lines being replaced at the well in the city park. He offers to clarify for Ms. Cook that these lines are apart of county projects that are within the city, funded by state grants, it should not be any upcharge other than the regular service charge. He states that for the past 54 years the city has had tremendous flooding problems, especially within the downtown area where two prongs of the river meet. He goes on to say how filling in and bulkheading has just made this area narrower and more prone to flooding within the downtown.

Brooke Orr came to represent the city's Green Team. The team wanted to comment on the importance of invasive control, recycling awareness and PFAS in the water regarding fish consumption.

The chair opened for the commission to discuss.

Ms. Rall inquired about the problems with littering within the city.

Mr. White states that it is not specifically in the draft, and explains how the green team helps with this but it's not stated within the plan or its goals.

Mr Chiddenton inquires about when the MS4 permit expires.

Ms. Pollack responds that it expired in 2023, the state administrator administratively extended the MS4 permit. The state recently issued a draft and held workshops on the new draft permit. It should be finalized by next spring, so the next permit will come out in 2027 with many of the same goals as the existing permit.

Mr. Chiddenton also mentions the Adopt a Road Program was not within the community clean up section in Chapter 10. He states that the city council passed an ordinance last summer and the project should be starting within the coming weeks.

Mr. Piorunski inquires whether or not there is unmetered water in historic or industrial buildings or sprinkler systems.

Ms. Pollack responds that sprinkler systems are not typically metered. The water department estimates how much of this water is used, that is why it's not included in the unaccounted for water

Mr. Piorunski asks if there is a fee or permit for water discharge.

Ms. Pollack responds that she is unsure if there is a fee but she assured him that there is a permit for industrial users. She also explains that the city has a pretreatment program. They have two staff members that go around and test these systems to make sure they are compliant.

Mr. Piorunski inquired about water resources within older neighborhoods. He states that many homes are pre-1931, before the city sewer was installed. He is wondering how many of these homes have sewer lines going into septic and also going into the city sewer, including his own. Also asking about lead water lines, where these may still be, and who's responsibility they are. He also discusses the automatic water meters, how we are planning to implement them and how much it might cost to replace them.

Ms. Pollack responded urging Mr. Piorunski to call water works to do a dye test to see where it comes out. She also clarifies that the lead service line replacement is underway all over the country. She responded to the automatic water meters saying how the current meters being put in are equipped. The system is not yet in the towers but all water meters are ready for the automatic system.

Mr. Piorunski moves to the sustainability chapter of the comprehensive plan. He would like to establish a light fixture standard for parks, streets and the urban core. He also described setting a goal for light pollution within these areas and using the light fixture standard to potentially help. He also would like a prohibition of invasive landscaping plants within the city. He then states how he would like to see a section, within the sustainability chapter about equity and environmental justice. He discusses how there are active and abandoned industrial sites, he believes the plan should have goals in place to help mitigate active pollution and promoting air quality for the surrounding residents. He also believes that a LEED certified or passive house standard incentives such as property tax bonuses could help reduce the overall impact on the community.

Other Business

Discussion – Next Comprehensive Plan Work Session

Ms. Jackson proposed a Special Meeting for the Comprehensive Plan, for staff to bring forward all public comments. She then offers to give the commission multiple dates and times for them to choose when they are available.

Department Update – Upcoming agenda items

There will be two zoning recommendations for the March Commission meeting. There will be one public hearing for political signs, as well as one, possibly two, preliminary comprehensive development plans. They will also have work sessions for more text amendments.

Adjournment:

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

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Infrastructure and Development Staff Report

March 12, 2026

I. SUMMARY OF REQUEST:

We have received a request by the City of Salisbury's Housing and Community Development Department to make a text amendment to City of Salisbury Zoning Code, Chapter 17.216.050 to remove the time restrictions on the display of political signs.

II. PROCEDURE:

The City of Salisbury Code Chapter 17.228.020A provides the procedure for amendments to the Zoning Code, as follows:

A. *Planning Commission Review.*

- 1. All applications for a zoning code text amendment or a district boundary change shall be made to the planning director, and any such amendment, supplement, modification, change or repeal shall be referred to the Salisbury planning commission for review and recommendation to the city council.*

III. PLANNING & ZONING ANALYSIS

The existing Salisbury City Code states that signs which may be erected in any districts must meet their requirements.

Currently political campaign signs may not be erected more than 90 days before nomination, election or referendum and must be removed within 7 days after the election or referendum, except that the candidates who won the primary may continue to display their signs until the final election.

The amendment is to remove the time limit on which these signs can be placed or removed. The amendment is consistent with state and federal case law concerning political signs which have ruled durational limits on political campaign signs are unconstitutional (ex. *Bell v Baltimore Cnty, MD*).

IV. Recommendation

Staff recommends approval of the text amendment as proposed.

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

In accordance with the provisions of Section 17.228, Amendments and Rezonings, of the Salisbury Municipal Code, the City of Salisbury proposes an amendment to the text of Title 17, Zoning, Section 17.216.050, entitled “Signs which may be erected in any district”, to remove the time restrictions on the display of political signs.

A PUBLIC HEARING WILL BE HELD ON

Thursday, March 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 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: February 26, 2026
 March 5, 2026



Infrastructure and Development Staff Report

March 12, 2026

I. BACKGROUND INFORMATION:

Project Name: Gordy Road/Beaglin Park Dr. Annexation
Applicant/Owner: Parker & Associates for Salisbury Beaglin LLC
Nature of Request: Zoning Recommendation for Annexation
Location of Property: Beaglin Park Drive; Map #0029; Grid #0024; Parcel #0312
Existing County Zoning: R-15 Residential

II. SUMMARY OF REQUEST:

The City Department of Infrastructure and Development has referred the Gordy Rd/Beaglin Park Drive annexation to the Planning Commission for review and recommendation of an appropriate zoning designation. The property's location is shared on Beaglin Park Dr and Gordy Road, directly adjacent to the northernmost part of the Planned Residential District #7 Aydelotte Farms. The total area of the lot is 9.4 acres, though 0.87 acres of the property were left out of the original annexation. The applicant is requesting the annexation of those final 0.87 acres with the intention of developing the property under the City of Salisbury jurisdiction. **(Attachment 1)**

III. ZONING ANALYSIS:

A. Zoning for Annexed Areas

1. Introduction

All areas to be annexed must be submitted to the Salisbury-Wicomico Planning Commission for review and recommendation of an appropriate zoning district. The classification of future City area, therefore, is conducted consistent with local adopted plan recommendations and Maryland Annexation Law.

2. Adopted Plans

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

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



- a. The City of Salisbury Comprehensive Plan – The Salisbury City Council adopted the current Comprehensive Plan on July 12, 2010. That document includes land use policies for all lands within the Corporate Limits as well as a Municipal Growth Element addressing growth areas outside Corporate Limits. The property in question is included within the Municipal Growth Area, and is designated as “Low Density Residential.”
- b. The Wicomico County Comprehensive Plan – The Wicomico County Council adopted the County Plan on March 21, 2017. This area is designated “R-20 Residential.”

3. Maryland Law

The Five-Year Rule: Subsection 4-416(b)the Local Governments Article of the Annotated Code provides that no city or town may for five years following an annexation allow development of property within an annexed area if the development would be substantially different than the use authorized under county zoning at the time of the annexation. Also, for five years following an annexation, development density of newly annexed property may not be greater than 50% higher than would have been permitted under county zoning at the time of annexation. For example, if the current zoning permits 1 unit per acre, the new zoning can be subject to the five-year rule if it permits anything more than 1.5 units per acre. A municipality may obtain a waiver from the county to avoid the five-year wait until the new zoning classification applies.

Wicomico County planning staff have determined that this annexation will not require a waiver, and will not be subject to Five Year Rule.

B. Existing Zoning:

The current zoning for the property is Wicomico County’s R-15 Residential. The land is surrounded on three sides by City PRD#7 zoning, excluding its western tip which extends out to Gordy Road. Nearby zonings consist of County R-15 and R-8.

IV. DEVELOPMENT SCENARIO

A. Proposed Use:

The proposed development of the parcel is shown on a site plan. **(Attachment 2)**. The developer is proposing 59 fee simple townhome lots.



B. Access:

According to the Site Plan, the proposed site will have access from Gordy Road.

C. Configuration and Design:

The annexation area is shown on **(Attachment 3)**, titled 'Annexation Plat' and ensures that the adjacent property (Parcel 310) is not enclosed within city limits via an access easement adjacent to the driveway of the parcel. This configuration is necessary because the owner of Parcel 310 is not interested in being included in the annexation, and enclosing the property in City jurisdiction is against Maryland annexation law.

D. Estimated Development Impacts

The development will increase housing supply in the area.

V. ZONING RECOMMENDATION:

Introduction:

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

Zoning Proposal:

The petitioner is proposing the parcel be zoned PRD #7 Aydelotte Farms to be consistent with the rest of the property.

Staff Review:

Because of the land's size and shape, and because this annexation corrects errors from a previous effort, staff sees no reason to consider any zoning designation other than the one originally intended for the property.

Recommendation:

Staff recommends the parcel located at Beaglin Park Drive; (Map #0029; Grid #0024; Parcel #0312) to be zoned Planned Residential District #7 Aydelotte Farms upon annexation into City limits.



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

February 24, 2025

Les Sherrill, Prof. LS
City surveyor
Department of Infrastructure
City of Salisbury
125 N. Division St.
Salisbury, MD 21801

RE: Petition for Annexation
Parcel 312, Gordy Road

Dear Les,

On behalf of the developer/owner, Salisbury Beaglin, LLC, I hereby am requesting annexation of portion of a parcel of land located along the southerly right of way line of Gordy Road, at its intersection with Beaglin Park Drive. The parcel of land is more particularly identified as Parcel # 312, as shown on Wicomico County Tax Map # 29. This parcel is further described/shown on the attached annexation plat. In total, the parcel of land currently encompasses approximately 9.4 acres ac, however, we are only respectfully petitioning for annexation of .87 acres of the property.

At some point in the history of this project, the annexation/corporate limits line did not incorporate the entire property. There was a portion left out of the annexation and left outside of the city's corporate limits line. This annexation seeks to annex the remainder of the property so that 100% of the property boundaries are located within the City of Salisbury.

The proposed development of the site is intended to be in substantial conformance with the attached site plan, which has also been approved by the Planning Commission. The current proposal is to construct fee simple townhouse lots as shown on the attached site plan. The current corporate limits line bisects some of those lots that are currently being proposed, and as a pseudo-housekeeping measure, we would like to petition the city to consider annexing this portion of the property that has been left out of previous annexations.

We would also like to respectfully request that this portion be zoned the same as the rest of the property, which is part of the Villages at Aydelotte Farms PRD.

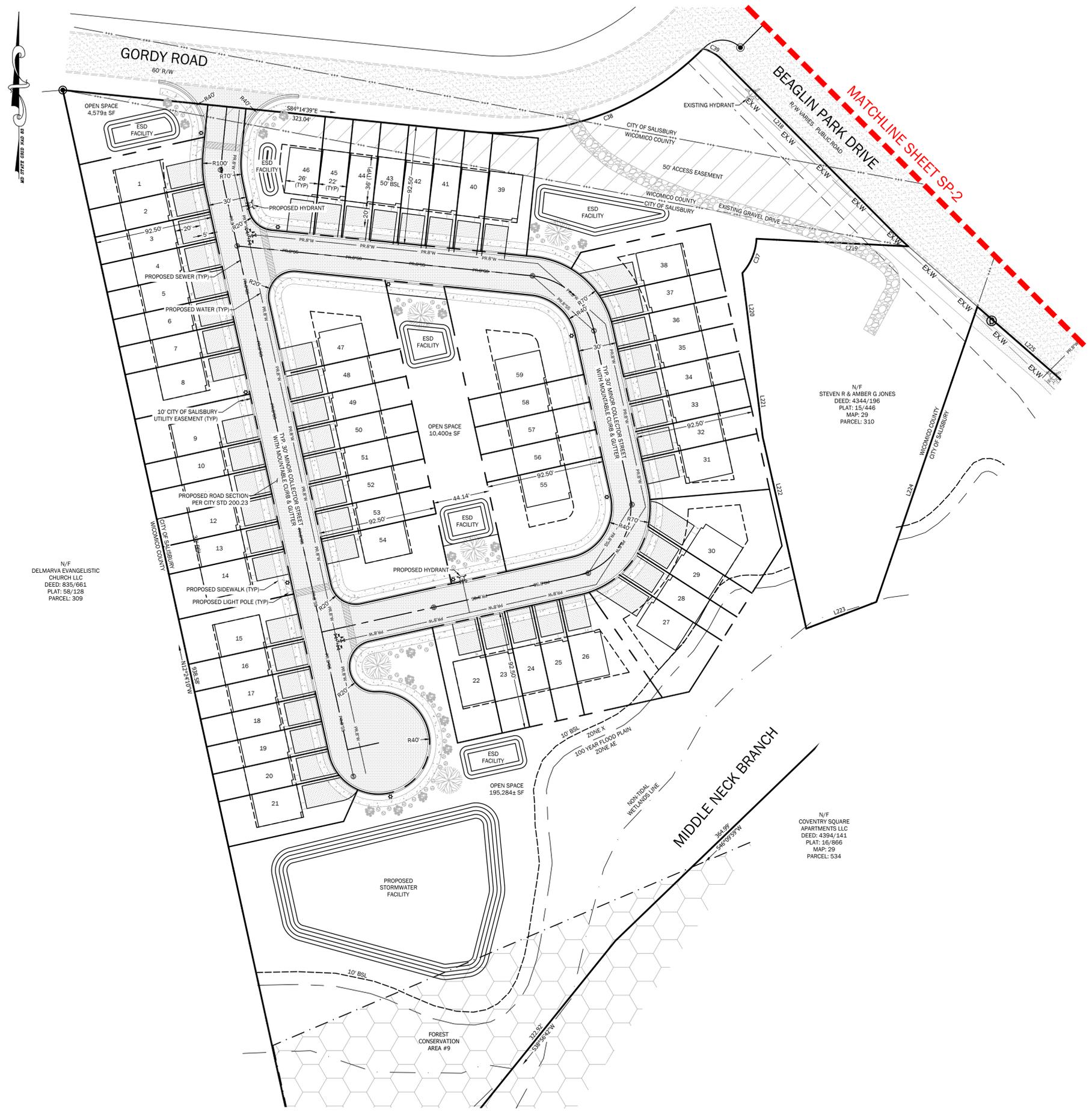
Please be aware that I have been authorized by the property owners to make this request and will provide any fees or signatures you deem necessary to commence/continue this process.

Thank you for your time and consideration with this project.

Sincerely,

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

Brock E. Parker, PE, RLS
Parker and Associates, Inc

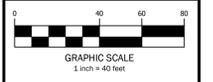


N/F
DELMARVA EVANGELISTIC
CHURCH LLC
DEED: 835/661
PLAT: 58/128
PARCEL: 309

N/F
COVENTRY SQUARE
APARTMENTS LLC
DEED: 4394/141
PLAT: 16/806
MAP: 29
PARCEL: 534



SP-1



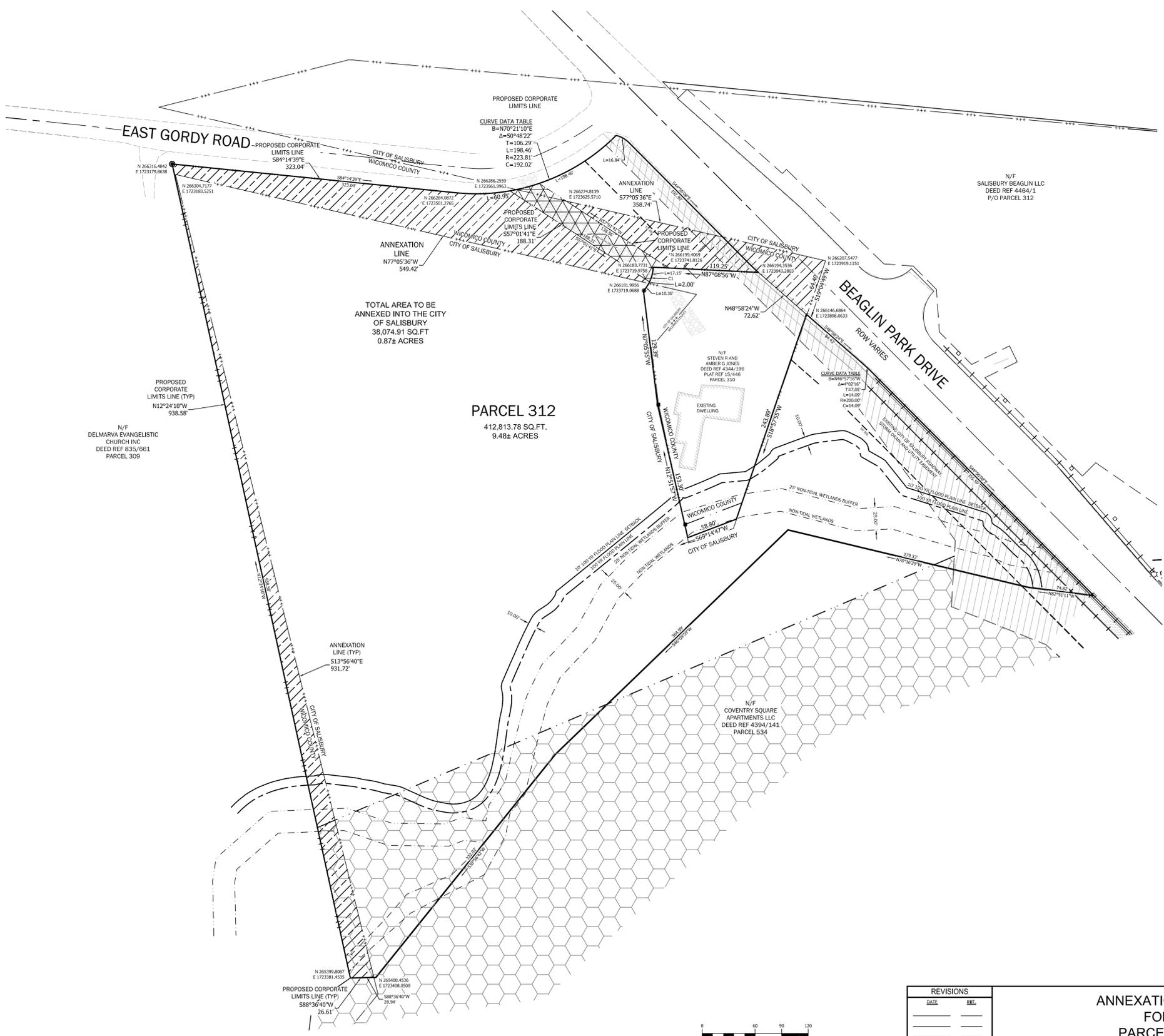
REVISIONS	DATE	BY

COMPREHENSIVE DEVELOPMENT PLAN

**SITE PLAN WEST
BEAGLIN PARK PLACE**

ROAD NAME: BEAGLIN PARK DRIVE
FOR: JJ FARNAN
SALISBURY ELECTION DISTRICT, CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND





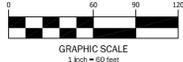
TOTAL AREA TO BE ANNEXED INTO THE CITY OF SALISBURY
38,074.91 SQ. FT.
0.87± ACRES

PARCEL 312
412,813.78 SQ. FT.
9.48± ACRES

- GENERAL NOTES**
- 1) THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: SALISBURY BEAGLIN LLC, 105 FOULK ROAD, WILMINGTON DE 19807
 - 2) DEED REFERENCE: 4484/1
 - 3) PLAT REFERENCE: 15/282
 - 4) TOTAL NUMBER OF PARCELS = 1
 - 5) TOTAL AREA OF PROPERTY = 412,813.78 SQ. FT./9.48± ACRES
 - 6) THE PRESENT ZONING OF THIS PROPERTY IS: PLANNED RESIDENTIAL DISTRICT NO. 7 - THE VILLAGES AT AYDELOTTE FARM AND R-15 RESIDENTIAL (WICOMICO).
 - 7) THE PROPOSED ZONING TO BE ENTIRELY IN CITY OF SALISBURY: PLANNED RESIDENTIAL DISTRICT NO. 7 - THE VILLAGES AT AYDELOTTE FARM
 - 8) TOTAL AREA OF PROPERTY TO BE ANNEXED = 38,074.91 SQ. FT./0.87± ACRES
PORTION 1 = 31,933.51 SQ. FT./0.73± ACRES
PORTION 2 = 6,241.40 SQ. FT./0.14± ACRES
 - 9) THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A.
 - 10) THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #2445C011E AND 2445C011B (PANELS 114 AND 118 OF 375), DATED 8/17/15, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING AND ZONE AE, AREAS OF 100-YEAR FLOOD LOCATED AT THE PERIMETER OF THE PROPERTY AWAY FROM DEVELOPMENT AREA.
 - 11) THIS ANNEXATION PLAT 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.
 - 12) A PORTION OF THE PROJECT LIES WITHIN THE PALEO CHANNEL AND WELLSHEAD PROTECTION DISTRICT.
 - 13) ALL COORDINATES SHOWN HEREON THIS PLAT ARE BASED ON MD STATE GRID NAD 83 DATUM.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 21193, EXPIRATION DATE 01/25/26

BROCK E. PARKER _____ DATE _____



REVISIONS	
DATE	INTL.

ANNEXATION PLAT FOR PARCEL 312 FOR SALISBURY BEAGLIN, LLC			
CITY OF SALISBURY PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND			
LOCATION	SCALE	DATE	TAX MAP
	1" = 60'	11/21/2024	29
DIVISION	JOB NO.	DRAWN BY	PARCEL
S2284-PS-SUBDIVISION	S2284	EDR	312





Infrastructure and Development Staff Report

March 12, 2026

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 25-024

Project Name: Patel Properties Apartments

Applicant/Owner: Parker & Associates for Diya Patel Properties

Nature of Request: Preliminary Comprehensive Development Plan Approval

Location of Property: 900, 902, 904 West Road – Tax Map: 38 Grid: 1 Parcel: 346 Lots: 11, 12, & 13.

Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a Preliminary Comprehensive Development Plan (“PCDP”) (**Attachment 1**) for seven (7) “townhouse style” apartments.

III. DISCUSSION:

The applicant proposes to develop an unimproved lot on West Road with two apartment buildings. One building will house 3-Units and the other will house 4-units. Each unit is proposed to be 1600 sq. feet.

IV. APPROVAL HISTORY:

These properties are associated with City Resolution 3347, also known as “West Road Annexation,” enabling the annexation of these lots into City limits as General Commercial, as recommended by the Salisbury-Wicomico Planning Commission. While the annexation paperwork included a preliminary site plan, no Planning Commission approvals are granted for plans at the time of annexation.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

The Zoning Code requires Comprehensive Development Plan Approval. Staff notes the following with regard to Zoning Code requirements:



A. Site Plan

- 1. Parking/Access:** For apartment projects constructed after 2002, a minimum of two off-street parking spaces per unit is required for one- and two-bedroom units. For 7 apartment units, this amounts to 14 spaces. An additional 20% of that parking total is required for guest parking for a total of 17 required spaces. This development is proposed to have 20 parking spaces, thus meeting parking minimums.
- 2. Refuse Disposal:** Trash collection will be private. An enclosed dumpster pad is included in the plan. Staff recommends a location be designated on the plan for recycling pickup.
- 3. Density:** Apartment projects in the General Commercial district adopt the density requirements of the R-5A district (12 units per acre). For a 0.79 acre parcel, this calculates to a maximum of 9 units. This project complies with the density requirement at 7 units.

- 4. Building Setbacks/Spacing:** The code requirements for lot size and setbacks are as follows:

No apartment building shall be located less than thirty (30) feet from any side or rear property line. An additional setback of ten feet shall be provided for each story above three.

The minimum space between buildings shall be thirty (30) feet.

The development meets these setback standards.

- 5. Open Space:** 25% of the net project area shall be provided in open space. The Community Impact Statement indicates that 0.45 acres (56.9%) will be dedicated to open space, though it does not indicate any specific use for the open space provided. Staff recommends the developer provide a walking trail around the perimeter of the built development and ensure that the area of the stormwater management ponds are excluded from the open space calculation.

B. Building Elevations/Floor Plans

Proposed building elevations and floorplans are provided on sheet 4 of **(Attachment 1)**. General Commercial limits building heights to 50 feet. Though it is not anticipated that



City of Salisbury

the buildings will exceed this height limit, staff requests that building heights be shown on the Final Comprehensive Development Plan.

C. Sign Plan

None submitted. Staff requests that a sign plan be submitted along with the Final Comprehensive Development Plan.

D. Landscaping & Screening

A preliminary landscaping plan has been provided including locations for deciduous shade trees, shrubs, screening trees, and flowering ornamental trees throughout the property. Chapter 17.220 of the Salisbury zoning code requires that apartments have a screening area of ten feet in width all adjoining property lines. The plan appears to be fenced on the back and side lot lines. Staff requests that the screening be clearly shown on the Final Comprehensive Development Plan.

E. Development Schedule

Construction is expected to begin once all approvals have been granted and applicable permits issued. The project is anticipated to take 12 months to complete.

F. Community Impact Statement

A Community Impact Statement was provided (**Attachment 2**)

G. Statement of Intent to Proceed and Financial Capability

These were not provided. Staff recommends providing these documents with the submission of the Final Comprehensive Development Plan.

H. Survey

A resubdivision should be completed to combine the lots before construction.

I. Fire Service

The project is subject to further review by the Salisbury Fire Department.

J. Stormwater Management



City of Salisbury

The Stormwater Management Plan has yet to be submitted for review by the Salisbury Department of Infrastructure & Development. Stormwater management and engineering plans must be near completion prior to submitting the Final Comprehensive Development Plan.

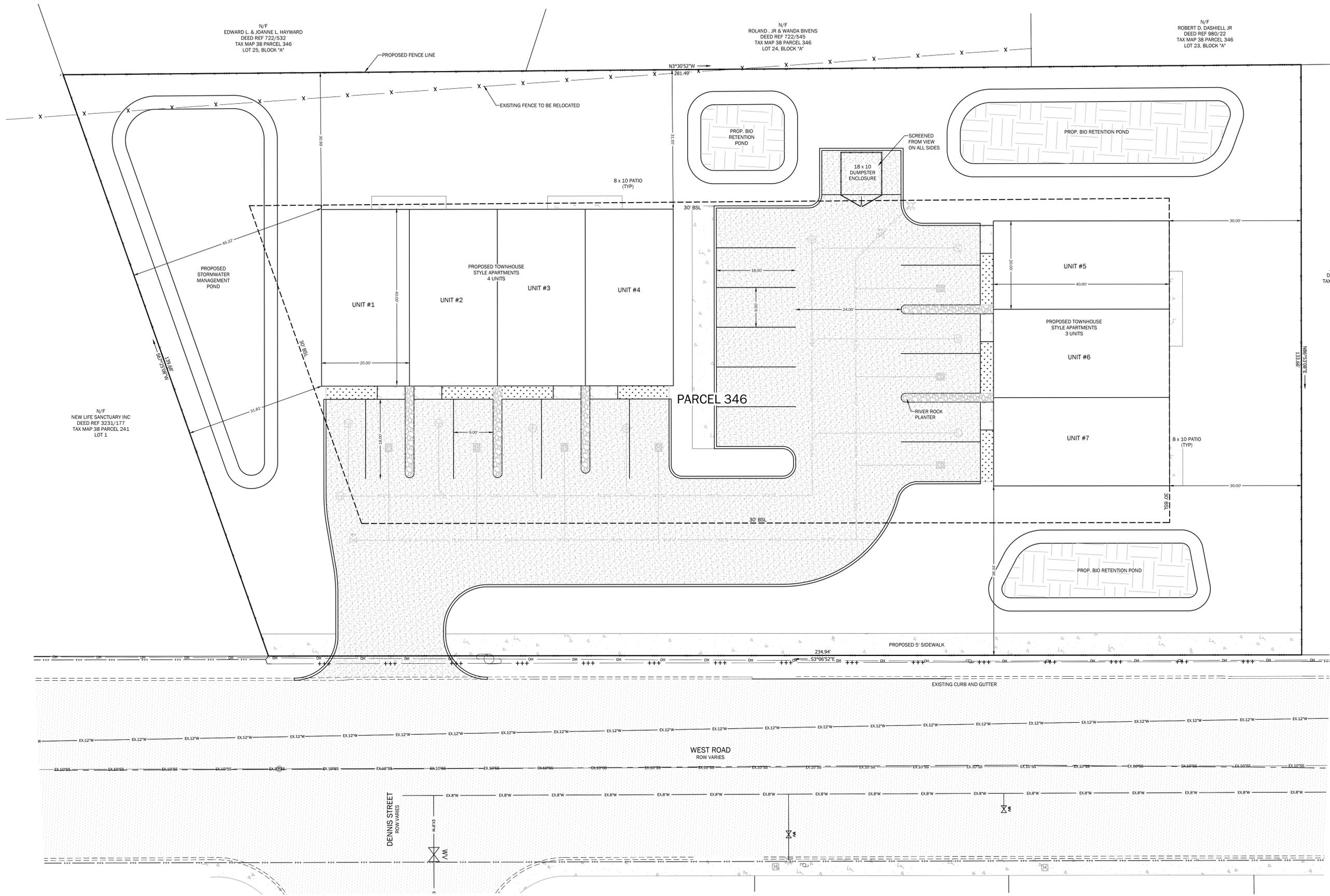
K. Forest Conservation Program

All FCA requirements must be met prior to approval of the subdivision plat and Final Comprehensive Development Plan.

VI. RECOMMENDATION

Staff recommends approval of the Preliminary Comprehensive Development Plan for the Patel Properties Apartments with the following conditions:

1. These items be submitted with the Final Comprehensive Development Plan:
 - a. Building elevations with numerical building heights
 - b. Sign plan
 - c. Dedicated space for recycling pickup
 - d. Statement of Intent to Proceed and Financial Capability
 - e. Total square footage of each building
 - f. Location of screening
 - g. Delineate the location of the open space
 - h. Provide a walking trail as part of the open space
2. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all code requirements.
3. 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.



N/F
EDWARD L. & JOANNE L. HAYWARD
DEED REF 722/532
TAX MAP 38 PARCEL 346
LOT 25, BLOCK "A"

N/F
ROLAND, JR. & WANDA BIVENS
DEED REF 722/545
TAX MAP 38 PARCEL 346
LOT 24, BLOCK "A"

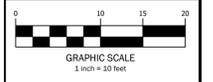
N/F
ROBERT D. DASHIELL JR
DEED REF 980/22
TAX MAP 38 PARCEL 346
LOT 23, BLOCK "A"

N/F
NEW LIFE SANCTUARY INC
DEED REF 3231/177
TAX MAP 38 PARCEL 241
LOT 1

N/F
AZAM & HINA AZAZ
DEED REF 4099/366
TAX MAP 38 PARCEL 346
LOT 10, BLOCK "A"



2 OF 4



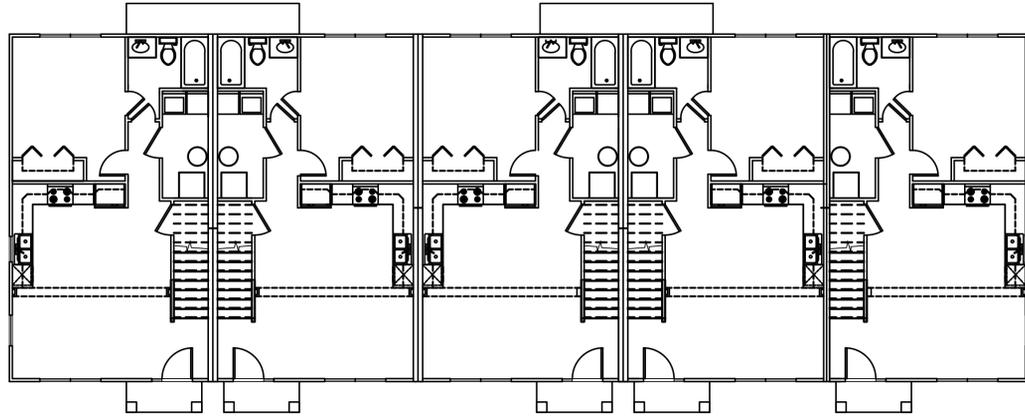
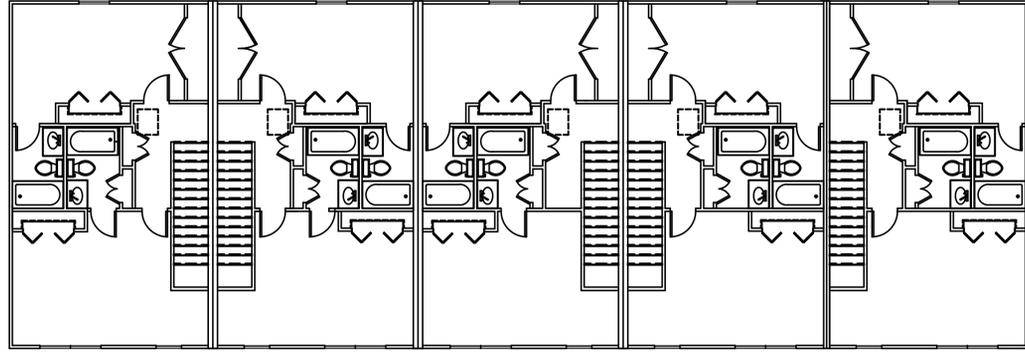
REVISIONS	DATE	BY	CHK	APP	DESC

COMPREHENSIVE DEVELOPMENT PLAN
PATEL PROPERTIES APARTMENTS

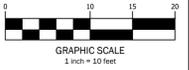
ROAD NAME: WEST ROAD
FOR: DIVYA PATEL PROPERTIES VII, LLC
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

DATE: 12/11/2025
DRAWN BY: TJW
SCALE: 1" = 10'
JOB NO. SHELLEIGH DEVELOPMENT

DATE: 12/11/2025
JOB NO. SHELLEIGH DEVELOPMENT



4 OF 4



NO.	DATE	REVISIONS

ARCHITECTUALS
PATEL PROPERTIES APARTMENTS
 ROAD NAME: WEST ROAD
 FOR: DIVA PATEL PROPERTIES XII, LLC
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND
 SCALE: 1" = 10'
 DATE: 12/11/2025
 DRAFTSMAN: T.J.W.
 CHECKER: J.W.
 SHEET NO.: 346
 PROJECT NO.: 2025-10-38



COMMUNITY IMPACT STATEMENT

PATEL PROPERRTIES APARTMENTS
West Road
City of Salisbury, Wicomico County, Maryland

Diya Patel Properties XII, LLC, Owner & Developer

December 19, 2025

COMMUNITY IMPACT STATEMENT
Patel Properties Apartments

I) OVERVIEW

The proposed development consists of apartment development consisting of townhouse style attached components consisting of one three-unit building, and one four unit building, totaling 7 units.

20 Parking spaces are provided throughout the community. Two spaces are provided for each townhouse style apartment for a total of 14 spaces and 6 auxiliary spaces within the apartment unit area (including the community area). All utilities are to be city owned and maintained.

The property to the north of this site is owned by Azam & Hina Azaz. The property to the south is owned by New Life Sanctuary Inc. The property to the west is owned by Robert D. Dashiell Jr, Roland Jr. & Wanda Bivens, and Edward L. & Joanne L. Hayward. There are no incompatible uses. All neighboring lots are zoned C-2 General Commercial or R-8 Residential in Wicomico County zoning. Since adjacent single-family homes, townhomes and apartments are existing or forthcoming in the near future, zoning permits project uses by right. Patel Properties Apartments will have no detrimental impact on any adjacent properties or neighborhoods.

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

II) PLANNING AND ZONING

- A) **Zoning:** Parcel 346 is presently zoned General Commercial which inherently permits Townhouse Apartments. Our comprehensive development plan is intended to comply with all applicable zoning regulations without any waivers or exceptions.
- B) **Description:** two townhouse style attached apartment buildings of two-bedroom units.
- C) **Size:** Apartments: 1,600 square feet per unit.
- D) **Parking:** 20 parking spaces.
- E) **Acreage:** 0.79 acres.
- F) **Open space:** 0.45 acres.
- G) **Forested areas:** N/A

III) FACILITIES COST AND IMPACT

This development will contain approximately 7 townhouse style apartment units. The extension of the City's infra-structure being built by the Developer at his expense and the additional tax revenues will be far greater than the cost for improvements or services rendered by the community.

IV) UTILITIES

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

All street lighting costs will be paid by the developer.

This project is estimated to consume 250 gallons of water per day per unit and expend an equal quantity of

sewage for the project's estimate of 7 units.

V) TRAFFIC

The site is adjacent to West Road on the east side of site. This road is capable of handling the minor increase in traffic caused by this project, and no negative impact is foreseen.

VI) STORMWATER DRAINAGE

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

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

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

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

VII) REFUSE COLLECTION

Trash and rubbish would be handled privately. There will be no additional burden upon the City's trash collection system. The average household generates 4.5 lbs. for town homes of solid waste per day. $4.5 \times 138 = 29$ lbs. or 0.0145 +/- tons per day of solid waste would be added to a landfill.

VIII) POLICE AND FIRE PROTECTION

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

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

IX) SCHOOL FACILITIES

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

X) RECREATIONAL FACILITIES

Total open space suitable for leisure time activities will total 0.45 acres or 60.63% of the total site area. The nearest public accessible recreational facilities are located at Emerson C. Holloway Park on Mineola Avenue, Billy Gene Jackson Sr. Park Youth Center on Lake Street, and the Salisbury Zoological Park on S. Park Dr.

XI) ENVIRONMENTAL IMPACT

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

- A) Plants and Animals:** The existing site consists of 0.79 acres of the property being woods and grass. No endangered plants or animals are known to exist on or near this site. There are no tidal or non-

tidal wetlands present.

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

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

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

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

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

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

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

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

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

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

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

XII) DEVELOPMENT SCHEDULE

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

XIII) CONCLUSION

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



Infrastructure and Development Staff Report

March 12, 2026

I. SUMMARY OF REQUEST:

We have received two growth area addition requests related to the Draft Comprehensive Plan for your consideration (Attachment 1).

1. Three parcels proposed to be added north of Westwood Commerce Park to be designated Commercial.
 - a. M: 0028 G: 0017 P:0067
 - b. M: 0028 G: 0012 P:0036
 - c. M: 0028 G: 0012 P:0188
2. A portion of a parcel on Pemberton Drive to the north of Pemberton Historical Park to be designated Low Density Residential.
 - a. M: 0037 G: 0022 P:0363 (will need to be subdivided)

II. PLANNING & ZONING ANALYSIS

Staff are looking for consensus from the Planning Commission to make any or all of the map changes described in the summary. Changes to the growth area will require some minor changes throughout the plan that we'd like to complete prior to the Work Session scheduled March 31, 2026.

Growth Area Map

Parcels North of Westwood Commerce Park

During the focus groups, this group of parcels was marked as needing to be added in the growth area for the purpose of economic development. The developer that owns these parcels has been in contact with the department in prior years discussing development. There are no current plans in our office to develop these parcels. However, because development here will not be possible without being in the City's growth area, we are asking that it be considered at this time. The area of the 3 parcels combined is 65.69 acres.

Parcel on Pemberton Drive

Brock Parker, of Parker and Associates, has submitted a formal request for the inclusion of a portion of this parcel in the growth area (Attachment 2). Parker and Associates has been

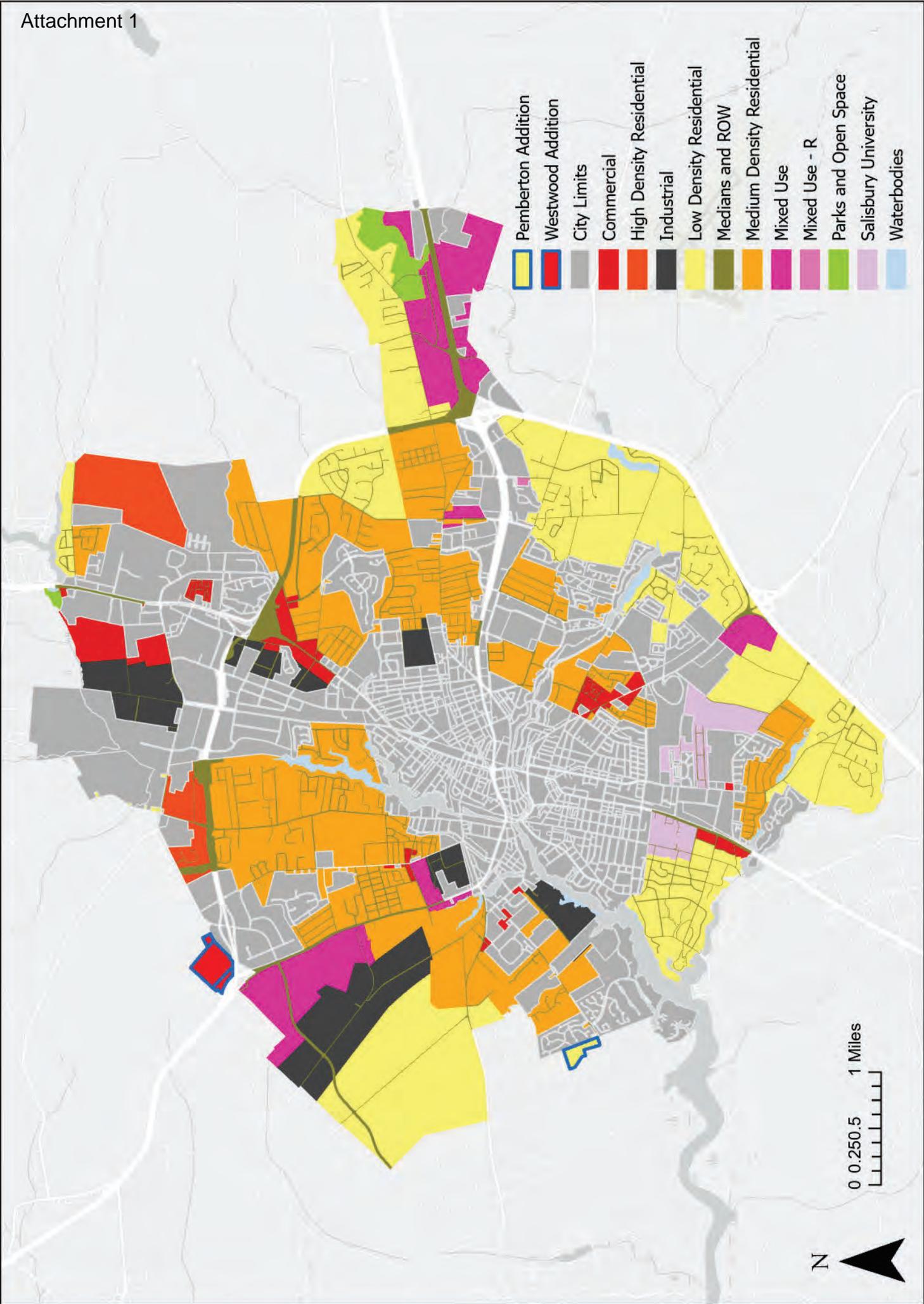


working with a developer on a new community of single-family homes on the eastern portion of the parcel, bordering the Sleepy Hollow development. City water and sewer runs to the edge of the development. The development will be able to be served by gravity sewer and not require a pump station. If the development were excluded from city limits, the project would need to be served by well and septic. Bell Creek runs directly through the parcel and would serve as a natural geographical end point to the City's growth boundary.

Staff believes including this development in the growth area will be better for the environment by allowing connection to city water and sewer as opposed to on-site well and septic. The area is already adjacent to city utilities so very little service extension would be required. It will also allow connectivity with the nearby neighborhoods within city limits. The parcel will need to be subdivided before annexation so that only the portion included in the growth area is annexed into the city. The area of this portion of the parcel is approximately 20 acres.

III. RECOMMENDATION

Staff recommends favorable consensus to include all map changes in this request in the Draft Comprehensive Plan.



City of Salisbury Growth Area with Additions



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
 Infrastructure and Development
 125 N. Division St., Room 304
 Salisbury, Maryland 21801

2/5/26

Attn: **Nick Voitiuc**, Director of Infrastructure and Development

Ref: Pemberton Drive, Smoot Property

Dear Nick,

I have been working on a piece of property on Pemberton Drive, in Wicomico County, more particularly identified as Lot 3 of parcel 363, as shown on tax map 37. The property currently consists of 28.34 acres and is currently zoned R 20 in the county. This property abuts the west side of the Villages at Sleepy Hollow and is directly south of and abutting Cross Creek subdivision in the county.

Over the past several months, I have been working for the proposed developer of this property to develop a community of single-family homes. This project is required a little bit more of an engineering evaluation due to the fact that it is at the end of the city's current sewer and water service area. We needed to complete a significant amount of engineering to make sure the project was viable from an earthwork standpoint to service the property via gravity sewer and not necessitate the construction of a pump station. Our current working sketches show approximately 100 fee simple, single-family homes to be constructed via this project. Obviously, in order to realize this development, annexation is necessary for the property. Therefore, I had an initial discussion with Betsy regarding the annexation, thinking that annexation of this property for an all single-family zoning would be a no-brainer, and I can easily commence the process as we typically do.

However, in that meeting, Betsy expressed a concern that this property is not currently located within a growth area. This was surprising, due to the fact that this property is uniquely situated to be included as the last property West to be developed in the city of Salisbury, for the following reasons:

1. Through my work previously on the project, I have determined that I can serve the entirety of the project via gravity sewer. We will not need a pump station or any additional assistance to provide water and sewer services to each of these properties. Therefore, service to these lots will can be designed and installed with minimal cost or overhead or maintenance responsibilities to the city.
2. This project is bordered on the west by a substantial stream that constitutes a natural boundary to the city. Any further expansion west of this creek would certainly require a significantly sized pump station and additional infrastructure that would dissuade any future expansion. But developing up to this stream would amount only to an increase in the city's tax base for very little additional cost to the city.

3. This property is directly contiguous to the villages at Sleepy Hollow, which is an existing successful city project, comprised of single-family homes – nearly identical to that which this project would propose. Therefore, I feel like the two projects next to each other would be harmonious within the city. Furthermore, Harbor Pointe is directly across the street from same. It is a city project that has commercial elements and multifamily elements. So, a city served single-family subdivision here would be an ideal fit, and certainly not a grotesque extension of city services.
4. If this property were not annexed, the only development option we would have would be a perked subdivision. Arguably a perked subdivision in this location would certainly not be as desirable as a development, constructed with piped water and sewer. The perked option would realize 30-40 lots on the property, this close to a creek which directly discharges into tidal waters; directly across from Pemberton Park, would be something that I think MDE and the city and the county both would prefer not to happen when compared to the city piped services option.
5. This project, if allowed to annex and proceed, would make vital vehicular connections between Cross Creek, Sleepy Hollow, and provide outlets to Pemberton Drive. This would be a valuable inter-parcel connector that would provide alternative means for EMS and homeowners in the area to efficiently reach their destinations.
6. Looking considerably deeper into the future, this project would also provide sewer and water service Cross Creek. Not that it's needed now, but if any of the septic systems ever failed in Cross Creek (or beyond), the city would have a sewer and water main at their southern boundary should/when those septic systems fail.

In summary, for the reasons stated herein, I feel as though the incorporation of this lot into the city of Salisbury is simply just a natural fit into the city of Salisbury and should be considered a common-sense inclusion into the city's municipal boundary. Therefore, I would like to respectfully request that this lot be included in the growth area as proposed by the current proposed comprehensive plan. I believe adding this lot as a western boundary for the growth of the city of Salisbury just makes sense. It's obvious and logical that this property should be brought into the city and served with city services.

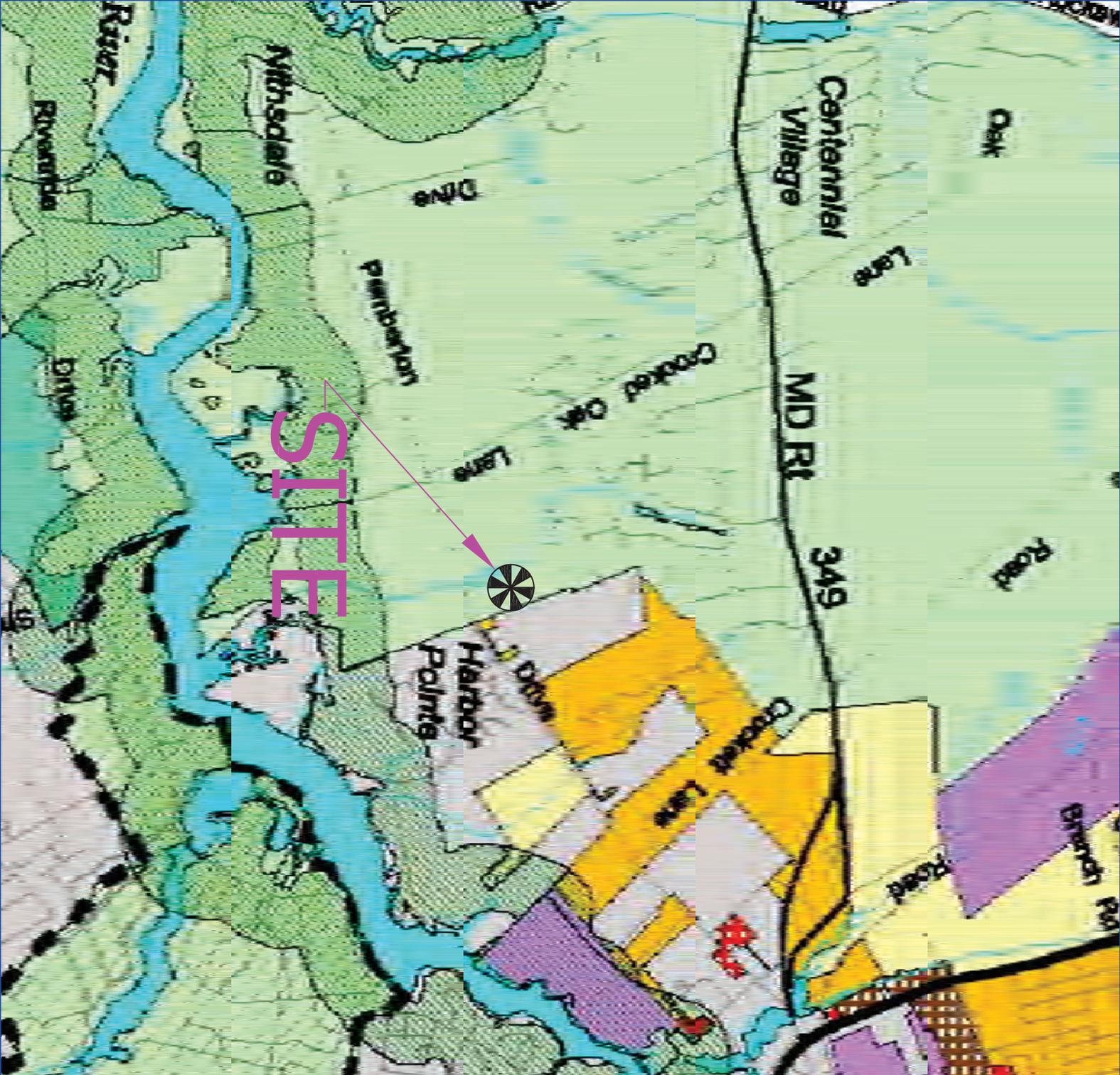
For your reference, I have attached both city and county zoning maps, the recorded boundary survey for the property, and a few sketches and results of our work that we have expended to ensure that the property can be served by gravity sewer and that pump station would not be needed.

I would very much like to have the opportunity to discuss this with you and your team, if you could find the time to do so. Furthermore, if you feel it helpful, I would volunteer myself to discuss this with both/either the planning commission or to council, whomever you deem most appropriate to make this decision. As always, I sincerely appreciate your time and your consideration of this matter. If I can be of further assistance to you on this or any other matter, please just let me know. Thanks.

Sincerely,

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

Brock E Parker, RLS, PE
VP, Parker and Associates, Inc



LEGEND

- 8000 ft Airport Turning Radius
- Municipal Areas
- Resource Conservation Districts**
 - A-1 Agricultural - Rural
 - VC Village Conservation
- Residential Districts**
 - R- 8 Residential
 - R-15 Residential
 - R-20 Residential
 - R-30 Residential
 - REC Residential, Educational & Cultural
 - TT Town Transition
- Commercial Districts**
 - C-1 Select Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial
- Institutional, Business and Industrial Districts**
 - LB-1 Light Business & Institutional
 - LB-2 Light Business & Residential
 - AB Airport Business
 - I-1 Light Industrial
 - I-2 Heavy Industrial
- Overlay Districts**
 - A-2 Airport Overlay
 - CBCA Chesapeake Bay Critical Area
 - HP Historic Preservation
 - Neighborhood Preservation
 - Paleochannel
- Legislatively Approved Floating Districts**
 - CID Corporate Industrial



NUMBER OF
PROPOSED LOTS: 107



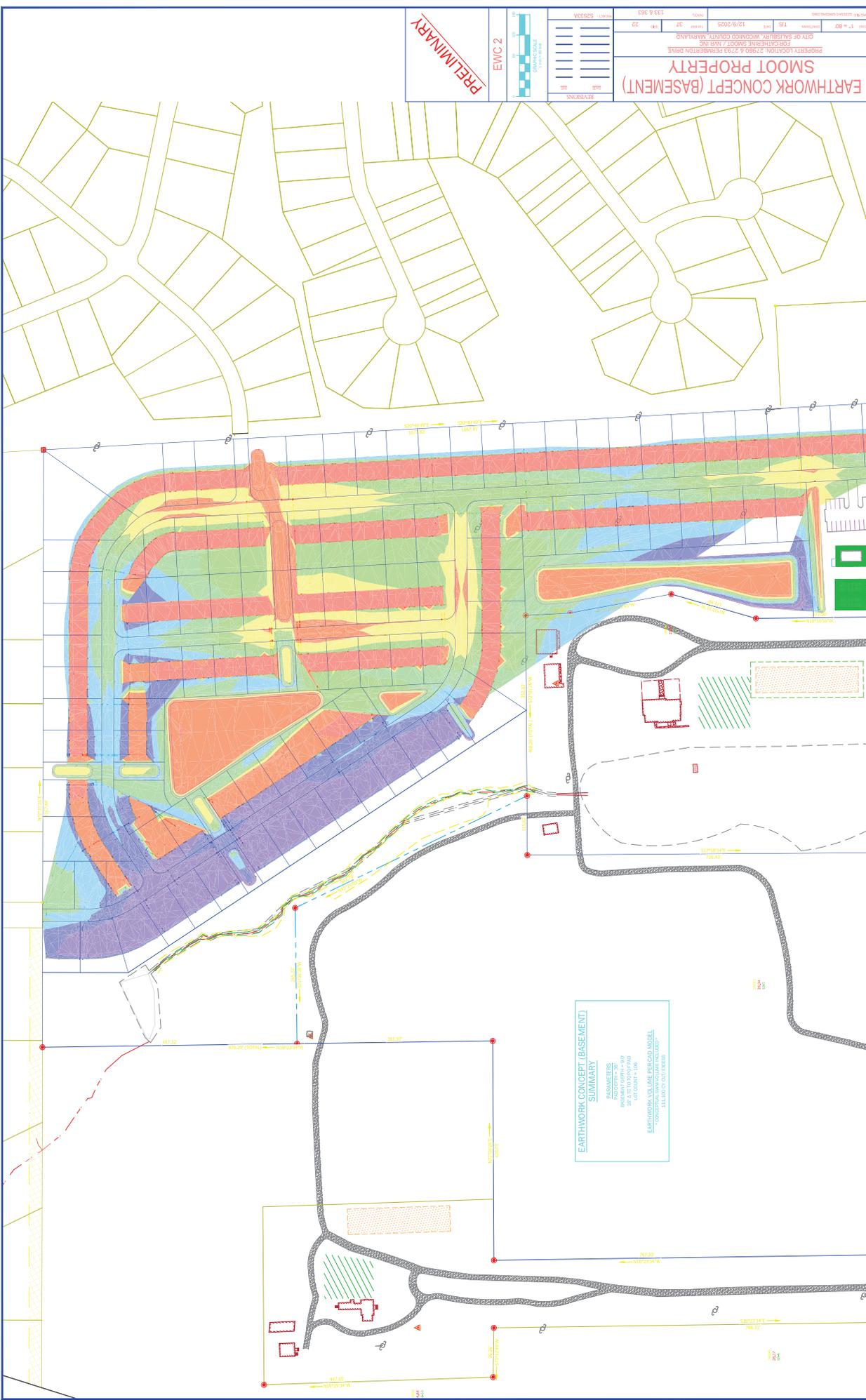
EARTHWORK CONCEPT (BASEMENT)
SMOOT PROPERTY
PROPERTY LOCATION: 2700 S. WISCONSIN DRIVE
CITY OF LISBURN, WISCONSIN COUNTY, MARYLAND
DATE: 12/19/2024
DRAWN BY: JTS
CHECKED BY: JTS
SCALE: AS SHOWN
PROJECT NO: 133 Y 363

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		



PRELIMINARY



EARTHWORK CONCEPT (BASEMENT)
SUMMARY
PLAN AREA: 1.50 ACRES
BASEMENT DEPTH: 5.00 FT
TOTAL VOLUME: 1,500,000 CU YD
EARTHWORK VOLUME PER GAD MODEL:
CONCEPTUAL VOLUME CALLED:
- 1,500,000 CU YD
- 1,500,000 CU YD



City of Salisbury

Infrastructure and Development

Staff Report

March 12, 2026

I. SUMMARY OF REQUEST:

Planning staff are recommending a text amendment to the City of Salisbury Zoning Code, to reduce the location restrictions for cannabis growers and processors in specifically the following chapters and sections:

- 17.76.050 Development Standards
- 17.80.040 General Standards and Requirements

The proposed amendments are summarized below:

- Removal of the 1,000-foot distance requirement from another cannabis business
- Decrease of the 500-foot buffer zone down to **250 feet** from primary and secondary schools, licensed child care center, registered family child care home playground, recreation center, library, church or public park

II. PROCEDURE:

The City of Salisbury Code Chapter 17.228.020A provides the procedure for amendments to the Zoning Code, as follows:

All applications for a zoning code text amendment or a district boundary change shall be made to the planning director, and any such amendment, supplement, modification, change or repeal shall be referred to the Salisbury planning commission for review and recommendation to the city council.

III. PLANNING & ZONING ANALYSIS

Staff of the Department of Infrastructure and Development for the City of Salisbury recommend amendments to the Zoning Code with regards to cannabis growing and processing, specifically Sections 17.76.050 and 17.80.040. Specifically, we would like to reduce or remove the distance requirements. The attached draft amendments show a suggested distance reduction from sensitive uses and the removal of the distance requirements from other cannabis businesses. It should be noted that these businesses would still need to be properly licensed by the State, meet all applicable State requirements and comply with all other provisions of the City's Code.

As a new and growing industry, this is an opportunity for the City of Salisbury to bring in new business and jobs to our industrial sector. The definitions of Cannabis Grower and Cannabis Processor are provided below:

"Cannabis Grower" means an entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland that cultivates, or packages, cannabis and



is authorized by the Cannabis Administration to provide cannabis to other cannabis licensees and registered independent testing laboratories.

“Cannabis Processor” means a licensed entity that:

- (1) Transforms cannabis into another product or an extract and packages and labels the cannabis product; and*
- (2) Is authorized by the [Cannabis] Administration to provide cannabis to licensed dispensaries and registered independent testing laboratories.*

Cannabis Grower and Cannabis Processor are only permitted in the Light Industrial and Industrial Park districts. While restricting these uses to only certain non-residential and non-commercial zones is appropriate, this severely limits the locations available to this use in the City. In addition, within the zone we provide for distance requirements from sensitive uses, residential uses and other cannabis businesses.

The challenges are:

- Sensitive uses, child care centers and places of worship, are permitted in the City’s industrial zones.
- Our industrial zones contain pre-existing, legal nonconforming residential uses still located in industrial areas.
- There are sensitive uses outside of the industrial zone but within the distance requirements.
- The 1,000-foot distance requirement from another cannabis business prohibits growers and processors from operating near each other.

The current restrictions on this use are more stringent than those of the State and more stringent than restrictions on other similar industrial uses that are in the City Zoning Code. These restrictions are also stricter than many other states, as well as local zoning codes, as shown in Attachment 4.

While the State *does* have distance requirements for dispensaries, it *does not* have distance requirements for cannabis growers and cannabis processors. It is noted that in the City Zoning Code, Cannabis On-Site Consumption Establishments are specifically prohibited and cannabis dispensaries are not a permitted use where cannabis growing and processing is allowed.

The industrial zones of the City’s Zoning Code allow uses such as “*compounding of cosmetics, toiletries, drugs and pharmaceutical products,*” “*laboratory research, experimenting and testing, but not for testing explosives or other hazardous materials,*” and various other manufacturing uses without any additional distance requirements.



Attachment 1 – Proposed amendments

CHAPTER 17.76 – LIGHT INDUSTRIAL DISTRICT

17.76.050 Development Standards

Development standards for the light industrial district shall be as follows:

- A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials, supplies or waste material from manufacturing may be stored outside in open sheds if completely screened from view by landscaping or fencing in accordance with chapter 17.220. Finished or semi-finished products manufactured or assembled on the premises may be stored outside in the side or rear yard if completely screened from view by landscaping or fencing in accordance with chapter 17.220.
- B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
 1. Lot area: twenty thousand (20,000) square feet;
 2. Interior lot width: one hundred (100) feet;
 3. Corner lot width: one hundred twenty (120) feet.
- C. Minimum yard requirements shall be as follows:
 1. Front: fifty (50) feet;
 2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;
 3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;
 4. Corner, side: same as front yard.
- D. Parking. Parking, loading and unloading areas shall be provided in accordance with chapter 17.196.
- E. The height limitation shall be fifty (50) feet.
- F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of infrastructure and development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
- G. Signs shall be in accordance with chapter 17.216.
- H. Landscaping and Screening. In addition to the requirements of chapter 17.220, all areas not devoted to buildings and required parking shall be landscaped and maintained in accordance with section 17.220.080.
- I. Cannabis grower and/or processor;
 1. May not be located within ~~five~~ **two hundred and fifty (250)** feet of:



City of Salisbury

- a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or
 - b. A playground, recreation center, library, church or public park; ~~or~~
 - ~~e. One thousand (1,000) feet of another cannabis business.~~
2. May not be located adjacent to a residential use.

CHAPTER 17.80 – INDUSTRIAL PARK

17.80.040 – General Standards and Requirements

In preparing the overall plan for development of the industrial park, the developer shall take into consideration the following, which shall be taken into consideration by the approving agencies:

- A. The layout of the site should be that overall systems for sewer, water and drainage may be provided to adequately serve the proposed industrial uses.
- B. Natural Growth and Screening.
 1. Natural growth should be maintained in such a manner as to screen residential areas adjacent to or development near the boundaries of the park.
 2. Existing foliage should be used for the screening of open storage yards and unsightly areas within the industrial park.
 3. Other methods of screening should also be used as recommended for screening in chapter 17.220 where there is no natural growth or to supplement existing natural growth to provide adequate screening.
 4. Perimeter screening areas shall be shown on the overall development plan.
- C. Provisions should be made for docking facilities if adjacent to navigable waters and for the extension of rails to those facilities and sites within the park where possible.
- D. The layout of the site should provide a maximum flexibility for sites of various sizes, shapes and locations for industries that may desire to locate there.
- E. The layout should lend itself to an orderly series of stages of development to ensure that access and utilities can be provided to each site at a minimum of expense and effort.
- F. All setbacks and side and rear yard and height requirements shall be established in a manner which will provide maximum flexibility within the park and, at the same time, adequately protect surrounding development and development within the park.
- G. Outdoor storage of finished or semifinished products manufactured or assembled on the premises shall not be located within the front yard and shall be screened in a manner which will be compatible with the architecture of the main building and adequately contain the material stored.
- H. The approved development plan shall contain whatever additional use restrictions are deemed necessary to promote the health, safety and general welfare of surrounding residents and properties.



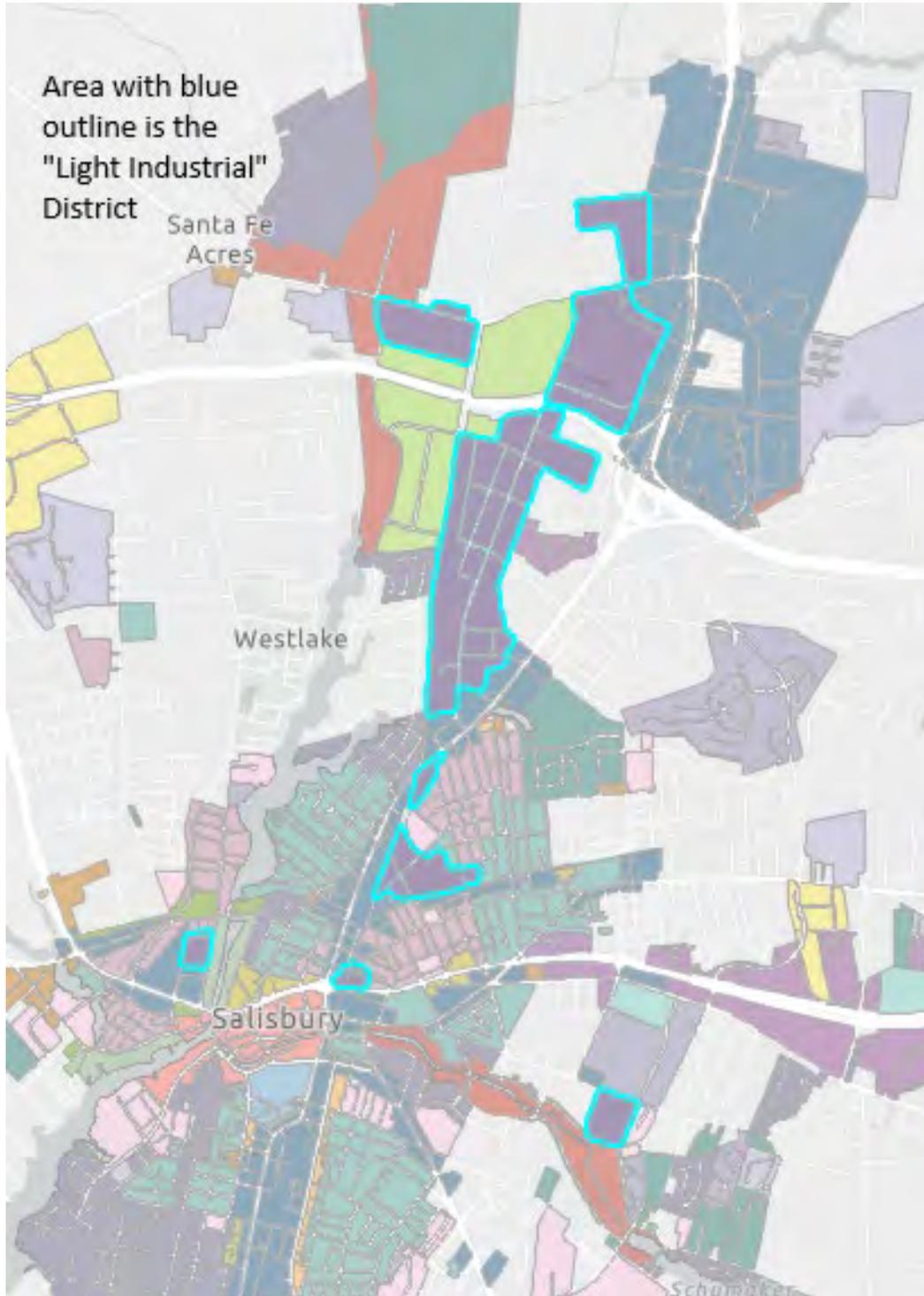
City of Salisbury

- I. Cannabis grower and/or processor;
 1. May not be located within ~~five~~ **two hundred and fifty (500 250)** feet of:
 - a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or
 - b. A playground, recreation center, library, church or public park; ~~or~~
 - c. ~~One thousand (1,000) feet of another cannabis business.~~
 2. May not be located adjacent to a residential use;
 3. A Cannabis On-Site Consumption Establishment is prohibited.



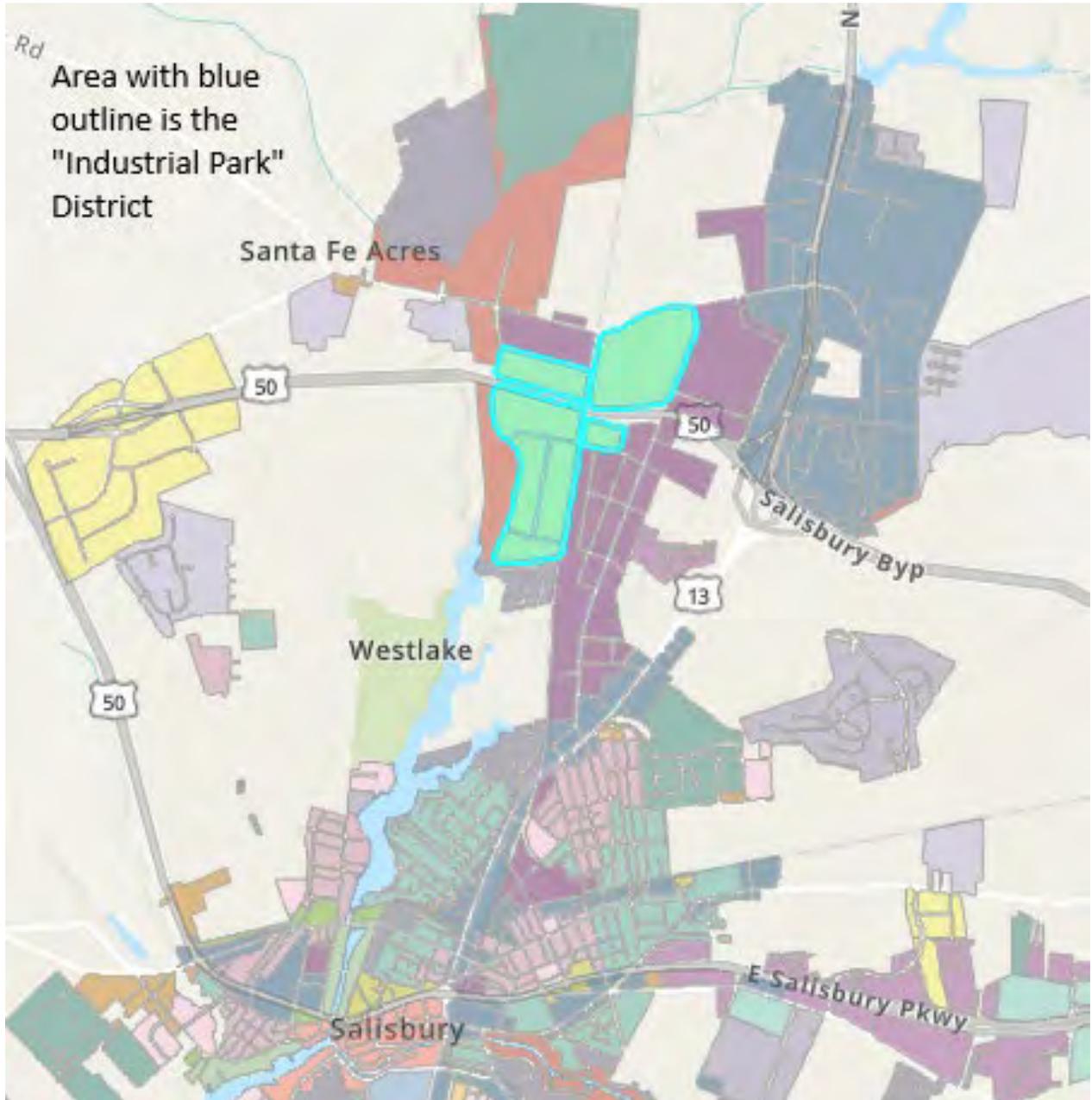
City of Salisbury

Attachment 2 – Maps





City of Salisbury





Attachment 3 – National and State Regulations

The Maryland Cannabis Administration (MCA) is the agency responsible for regulating the cultivation, manufacture, testing, and distribution of medical and adult-use cannabis in Maryland.

- The link below is a Zoning Update following HB0805 effective June 2024, most of the information in this document pertains to dispensaries rather than processing facilities

https://cannabis.maryland.gov/Documents/2024_Laws_and_Regulations/Zoning%20Update%20%281%29.pdf

NFPA 420 – Standard on Fire Protection of Cannabis Growing and Processing Facilities

- National standard for cannabis growing and processing facilities
- Specifies ventilation and exhaust systems needed for facilities
- The link below is access to the proposed 2027 code

<https://submittals.nfpa.org/TerraViewWeb/ViewerPage.jsp?id=420-proposed.ditamap&pubStatus=FDR>



Attachment 4 – Other States or Municipalities Cannabis Regulations

Maryland –

Per state law, the zoning districts where alcoholic beverage package stores are permitted shall permit cannabis dispensaries; relatively zoning districts where alcohol production facilities are permitted shall allow cannabis processors. The growing of cannabis is a strictly agricultural use.

Kent County –

- Kent County Commission amended Chapter 222, Zoning, taking effect on February 13, 2026
- ARTICLE III. USES SECTION 2. LAND USES AND ACCESSORY USES AND STRUCTURES 95. Manufacture, processing, fabrication, and assembly of products. These uses include, but are not limited to, scientific and precision instruments, photographic equipment, communications equipment, computation equipment, drugs, medicines, pharmaceuticals, household appliances, toys, sporting and athletic goods, glass products, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, prefabricated and modular housing and components, dairy product feed and grain, baked and confectioners' goods, farm machinery, frozen food processing, packing plants, animal and seafood processing, fruit and vegetable processing, canning and storage. In the C District, no manufacture, processing, fabrication, and assembly of products use may be conducted except within the US Route 301 Corridor, WITH THE EXCEPTION OF CANNABIS PROCESSOR AS DEFINED BY THE STATE OF MARYLAND LOCATED ON PROPERTIES SERVED BY PUBLIC WATER AND SEWER.

Frederick County –

§ 1-19-8.404.2. CANNABIS DISPENSARY.

The following provisions shall apply to a cannabis dispensary.

- (A) A cannabis dispensary may not be located:
- (1) Within 500 feet of an existing public or private school, park, library, playground, recreation center, childcare center, place of worship, and family childcare home.
 - (2) Within 1,000 feet of another cannabis dispensary.
 - (3) Within 100 feet from a property zoned R-1, R-3, R-5, R-8, R12, or R-16.
 - (4) Within 100 feet of an existing residential use in the PUD and MXD floating zones.
- (B) The distance requirements under subsection (A) above shall be measured using a direct line between the nearest property lines.



City of Salisbury

- (C) A cannabis dispensary may not operate as a home occupation.
- (D) The cannabis dispensary use, requirements, and restrictions apply to operations under a standard cannabis license issued by the state as well as operations under a micro license issued by the state.

§ 1-19-8.404.4

The following provisions shall apply to a cannabis processing facility.

- (A) A cannabis processing facility may not operate as a home occupation.
- (B) Performance standards:
 - (1) In the LI and GI districts, the performance standards under § 1-19-7.610 shall apply.
 - (2) In the ORI district, the performance standards under § 1-19-7.620 shall apply.
- (C) Security fencing shall be screened from view by the use of vegetative landscaping, emphasizing native species.
- (D) The cannabis processing facility use, requirements, and restrictions apply to operations under a standard cannabis license issued by the state as well as operations under a micro license issued by the state.
- (E) A cannabis processing facility may include an accessory cannabis dispensary use and an accessory cannabis growing facility use subject to meeting the requirements under § 1-19-8.404 and § 1-19-8.250.1.

Harford County, Town of Bel Air

Similar to Kent County, the Town of Bel Air's commission is voting to amend the 500-foot buffer from schools, parks, places of worship, etc. They are working to change this to a 100-foot buffer between cannabis businesses and residential areas.

Queen Anne's County -

§ 18:1-57.1 Cannabis Licensed: Grower, Processor, and Dispensary

B. Cannabis Licensed Processor

- (1) Subject to the following standards, whether allowed as a permitted or conditional use
- (2) Any signage on the property related to use must comply with §36-903 of the alcoholic beverages and cannabis article of the annotated code of Maryland
- (3) A copy of the state issued cannabis license shall accompany any application made to the county
- (4) Shall comply with all regulations in COMAR 14.17.11
- (5) Shall comply with all NFPA regulations
- (6) If in the critical area must be in the IDA
- (7) Shall utilize industry best management practices and provide an operation and odor abatement plan to document hot odor from the processing facility will be mitigated. The plan must be completed by a professional mechanical engineer and certified industrial hygienist



(8) On an annual basis the cannabis licensed processor must provide documentation from a professional mechanical engineer and certified industrial hygienist that ensures compliance with the operation and odor abatement plan at their own expense

New Jersey –

Township of Andover –

§ 190-120 Cannabis Cultivators, Establishments and Manufacturers

Cannabis Class 1, 2, 3 and 4 as set forth above shall be permitted in all nonresidential zones subject to the following

2) Eligible locations. Cannabis facilities shall be at least 200 feet from any residential building; 200 feet from any parks or trails; and 200 feet from any school building. Distance shall be measured from nearest building wall to building wall for residential buildings and school buildings. Parks or trails shall be measured from cannabis building facility to nearest park or trail property line

5) Odor control. Except as otherwise permitted pursuant to § 190-121, below, any cannabis facility shall provide an air treatment system with sufficient odor-absorbing ventilation and exhaust systems such that any odor generated inside the facility is not detectable by a person of reasonable sensitivity at the property line of the subject property. Odor from the facility shall be monitored on an annual basis at the discretion of the Township by a licensed, qualified contractor chosen by the Township at a cost that should be paid for by the property owner.

Township of Lower, Cape May County –

No cannabis retail stores shall be located within 300 feet, measured from the front entrance to the proposed commercial property, of any residential structure, fire house, school, public playground, place of worship, hospital, beach, public recreational facility, or public library

Colorado –

No requirements or restrictions are in place at the state level regarding distance to schools, neighboring properties, residential areas, etc.

Washington DC –

§ 7-1761 1) **Prohibited Zones – Residential Districts:** The Act prohibits Medical Cannabis Businesses, except couriers[1], from locating within any residential district or within 300 feet of a preschool, primary or secondary school, or recreation center.



City of Salisbury

Vermont –

Town of Stowe states only RETAIL uses not allowed within 500 ft of a school or 250 of a town park

Missouri –

Kansas City –

(Updated by Ordinance No. 240411) All marijuana production facilities shall be located at least 1,000 feet away from schools and at least 300 feet away from day-care facilities and churches