



Planning Commission

Agenda

Regular Meeting

April 9, 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

SIGN PLAN – CROSSING AT SUMMIT POINTE – The Crossing at Summit Pointe LLC rep. by Attar Enterprises – 122 Parker Rd. – R-10A – M-0038, G-0012, P- 0295 – #202600438 (H. Pearson)

FINAL COMPREHENSIVE DEVELOPMENT PLAN – VILLAGE AT CANAL PARK PHASE 2 – Canal Park LLC, rep. by PLITKO Engineering – Canal Park Drive, R5-A Residential – M-0117, G- 0014, P-0181, Lots 2B, 2C, & 3A - #23-030 (Z. White)

WORK SESSION – Text amendment to add multi-use facility to the Light Business and Institutional District (Z. White)

4. Old Business

WORK SESSION – Text amendment to alter location requirements for cannabis growers and processors (S. Liberto & B. Jackson)

WORK SESSION – Review the remainder of the public comment received with staff and determine what changes or additions to make in response for the following chapters:

Chapter 7: Transportation

Chapter 8: Community Facilities

Chapter 10: Environmental Resources

5. Other Business

Discussion- Procedure/policy for public comment

6. Adjournment



Salisbury Planning Commission
March 12, 2026

MINUTES

The Salisbury Planning Commission met in session on Thursday, **March 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
Latonia Ayscue, Open Meetings Delegate
Susan Rall
Mike Piorunski
Lynne Bratten
Anthony Dickerson (Absent)

CITY STAFF

Nicholas Voitiuc, Director of DID
Betsy Jackson, City Planner
Zachary White, Associate Planner
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 Anthony Dickerson was absent from this meeting.

2. APPROVAL OF MINUTES

Mr. Chiddenton introduced a motion to approve the minutes from the meeting held on January 14, 2026. Mr. Matt Drew motioned to approve and the motion was seconded by Ms. Lynne Bratten, and duly carried.

The minutes from the January 14th, 2026 meeting were **APPROVED (6-0)**.

Mr. Chiddenton introduced a motion to approve the minutes from the meeting held on February 12, 2026. Mr. Drew abstained due to absence from the February 12, 2026 meeting. Ms. Lynne Bratten motioned to approve and the motion was seconded by Mr. Mike Piorunski, and duly carried.

The minutes from the February 12th, 2026 meeting were **APPROVED (5-0)**.

3. NEW BUSINESS

PUBLIC HEARING – TEXT AMENDMENT – Amending Title 17.216.050 of the Salisbury City Code to remove the time restriction on the display on political signs (H. Pearson)

Ms. Laura Ryan read the public hearing notice and administered the oath.

Mr. Muir Boda approached the table. Mr. Henry Pearson read the staff report.

The city has received a request to amend the city code to remove the time restriction on the display of political signs. The existing city code stated that political signs may not be erected more than 90 days before nomination, election, or referendum, and must be removed within 7 days after the election of referendum. The amendment is to remove the time limit on the signs. This amendment was consistent with state case law on political signs, which have ruled that durational limits on political campaign signs are unconstitutional. Staff recommended approval of the amendment as proposed.

Mr. Muir Boda stated that there are a variety of signs that may be considered political and that trying to determine what constitutes a political campaign sign is difficult for enforcement officers. HCDD had stopped enforcing the code due to numerous issues arising.

Mr. Piorunski asked if the State of Maryland defines political signs. Ms. Ryan stated that there is no definition of political signs. She said that the enforcement of sign regulations needs to be content neutral, and the code currently applied different standards to political signs.

Mr. Drew asked if there is a way to address abandoned signs. Mr. Boda said that signs on public property are removed, particularly signs on telephone poles. They do not abate signs on private property. Mr. Drew clarified that people can leave signs up indefinitely. Mr. Boda confirmed, but said that they do make people remove advertisements for commercial businesses in residential districts.

Mr. Chiddenton asked for public comments. Seeing none, he closed the public comment portion of the meeting. He asked for a motion to approve the text amendment.

Mr. Piorunski motioned to forward a favorable recommendation to City Council. The motion was seconded by Ms. Bratten and duly carried.. Mr. Chiddenton, Ms. Ayscue, Ms. Rall, Mr. Piorunski, and Ms. Bratten voted yay. Mr. Drew voted nay. The favorable recommendation for the text amendment was **APPROVED (5-1)**.

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-15 Residential – M-0029, G-0024 P0312 - (Z. White)

Mr. Zack White approached the table and read the staff report:

The zoning in the county is R-15 residential and the property is located at Gordy Rd. and Beaglin Park Dr. The applicant is requesting annexation of 0.87 acres that were not part of the original annexation. County planning staff determined that the annexation is a minor housekeeping action will not require a waiver and will not be subject to the 5-Year rule. The land is surrounded by the Aydelotte Farms Planned Residential District (PRD) No. 7. The petitioner proposed that the area be zoned PRD No. 7. The staff agreed and recommended that the parcel be zoned PRD No. 7.

Mr. Chiddenton stated that the parcel should have been included in the original annexation but was not due to an error. Mr. Drew asked to be shown where the area in question was on the site plan. Ms. Ayscue asked if it was due to an error that the parcel was left out of the original annexation.

Mr. Brock Parker approached the table as the petitioner. He stated that the original annexation was part of the Aydelotte Farm annexation. Gordy Road was originally a straight road, but when the northeast collector was built, they put a bend in Gordy Road. This parcel resulted from that curve. Mr. Drew asked if they considered annexing the remaining parcel. Mr. Parker stated that they tried but the property owner was resistant to any negotiations.

Mr. Drew asked about annexing to a PRD and if that was allowed. Ms. Jackson stated that the PRD exists as a zone and the land was included in the PRD.

Mr. Chiddenton asked for a motion to approve the zoning recommendation of PRD No. 7- Aydelotte Farms. Mr. Drew motioned to approve. The motion was seconded by Ms. Ayscue and duly carried.

The motion was **APPROVED (6-0)**.

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)

Mr. White read the staff report: The applicant proposed developing an unimproved lot on West Rd. with two apartment buildings with a total of seven (7) 1600 square foot apartments. This property is associated with the West Road annexation. Staff recommended approval of the plan with a series of conditions listed in the staff report.

Mr. Chiddenton asked if the conditions will be required in the final comprehensive development plan. Mr. White confirmed that they will be.

Ms. Ayscue asked if the community impact statement includes a notification to the surrounding neighbors. Ms. Jackson stated that they are not required to notify the neighbors. Mr. Parker said that the neighbors were notified about the annexation itself.

Ms. Bratten asked how the information about school facilities gets communicated to the Board of Education. Ms. Jackson said that the staff has communication with the Board of Education.

Mr. Drew asked if the sidewalk on the plan will connect to existing sidewalk. Mr. Parker said that they are building the sidewalk and it will connect if there is a sidewalk there, but he does not know if there is a sidewalk there. Mr. Parker said that they have no problems with the conditions in the staff report.

Mr. Chiddenton asked for a motion to approve the plan subject to the conditions in the staff report. Mr. Drew motioned to approve. The motion was seconded by Ms. Rall and duly carried.

The motion was **APPROVED (6-0)**.

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

Ms. Jackson stated that the city received two growth area requests related to the comprehensive plan. Growth area additions must be included in the comprehensive plan. There are three parcels near Westwood Commerce Park proposed to be designated commercial. This was brought up during the City’s comprehensive plan focus group sessions. There is another portion of a parcel on Pemberton Drive to the north of Pemberton Historical Park proposed to be designated low density residential. This parcel would need to be subdivided before annexation.

Ms. Ayscue asked what low-density residential means. Ms. Jackson said that in the current plan it means five or less units per acre but in the plan update, it is 10 per acre.

Mr. Drew asked what city services would be needed if these sites were developed. Ms. Jackson said that city services are already in the vicinity of the sites so minimal service expansion would be required. She said that the Pemberton parcel could be developed without city services but not at the same density. Mr. Parker said that they have done a study and determined that the parcel would not require a pumping station.

Mr. Drew asked what the proposed zoning for Westwood would be. Ms. Jackson said that it is proposed to be designated commercial and zoning is designated during annexation.

Mr. Drew said that he would love to see a day when enclaves are annexed whenever something from the outside comes into the city. Ms. Jackson said that they are always thinking of ways to get enclaves into the city. She said that they try to do this through annexation and pre-annexation agreements whenever someone needs city water and sewer. Ms. Jackson said that she knew that there were people in the crowd who would like to speak and asked if the chair would like to open the floor. Mr. Chiddenton opened the meeting to public comment.

Ms. Carol Donahue, Board President of the Wicomico Environmental Trust, approached the podium. She was speaking on behalf of two environmental non-profits in the city. She said that they will be filing detailed comments on the entire plan. She said that they generally strongly support its recommendations, but were concerned with the growth area proposal. Any expansion of the growth area is a big issue. She believes that it is premature to ask the Planning Commission to decide on expansion of the growth area before they have had a chance to finish receiving comments on the plan. She thinks that this expansion could undermine the implementation of the plan. She believes that there is no analysis of the need for these developments in these areas. She urged the Planning Commission to break away from the prior practice of routinely approving requests for the sake of efficiency.

Mr. Brock Parker approached the podium. He said that the commission is not being asked to approve any plans or developments. They are just determining whether or not they would like to have the option to annex the properties someday. He said that Bell Creek serves as a natural boundary for the city limits and it would be better to have the developments on city water and sewer instead of septic that close to Bell Creek. However, these conversations would happen later down the road. All they are looking at today is the ability to have the option to annex the properties.

Mr. Chiddenton closed the public comment portion of the public hearing. Ms. Jackson asked the commission if they are interested in having the growth area expansion in the March 31st meeting. Ms.

Bratten asked how many parcels are being proposed. Mr. Pearson replied that there are four (4) parcels. Mr. Drew asked how many additional properties were added to the growth area between the 2010 plan and this plan. Ms. Jackson replied that they had not expanded the growth area at all between the 2010 plan and this one. Mr. Chiddenton stated that the consensus of the commission is to have staff bring them more information.

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

Ms. Scarlett Liberto approached the table. Ms. Betsy Jackson read the staff report. Staff recommended a text amendment to the zoning code to reduce the distance requirements for cannabis growers in the Light Industrial and Industrial Park districts. The amendments would remove the 1000 ft. buffer between cannabis growers and a decrease of the 500 ft. buffer from sensitive uses to 250 feet. Cannabis growers and processors are only allowed in Light Industrial and Industrial Park districts. The buffer requirements limit the areas where these businesses can go. The state has distance requirements for dispensaries but not for growers or processors. Industrial areas allow for the production and manufacturing of pharmaceuticals. Ms. Jackson introduced Ms. Liberto.

Ms. Bratten said that she was in some of the meetings about dispensary locations and that the ruling about schools was very important. Mr. Piorunski asked about growing in a high tunnel. Ms. Jackson said she was not sure and would have to research it. He said that in southern NJ or Denver, CO, if you walk by a building where they are growing cannabis, you can smell it. He likes the idea of having the cultivation facilities close together. He questioned how much waste water would be produced by these operations. Ms. Jackson said that they can look into additional restrictions on tunnels and water discharge.

Ms. Bratten said that her main concern is the effect of breathable air around schools and churches. She said it is very important to her to reduce the smell around these areas. Mr. Piorunski said that the processing side is the more lucrative side of the business. They are creating highly refined material and there is opportunity for growth.

Ms. Bratten said that it would be beneficial to have access to professionals in the businesses and hear what they have to say about wastewater and ventilation systems. She said she does not know enough about the process. Ms. Jackson said that the reason for removing the 1000 ft. distance is to allow growers and processors to pool their resources and remove limits on where they can go. Ms. Bratten said that is a good idea but she does not agree with the 500 ft. school buffer being removed.

Ms. Rall said that she didn't like the City supporting the drug business. She is worried about the drug issue. Ms. Liberto spoke about the ventilation information included in the Planning Commission packet, which included information about growing having more of an odor than processing.

Mr. Piorunski spoke on his experience with hops. He said that the cultivation process is far different than the refining process and that this is similar to cannabis. Mr. Drew mentioned that the previous planning commission had a GIS map that showed all of the buffers. He said that there are state requirements and they cannot be more restrictive than the state. Ms. Laura Ryan confirmed that there are restrictions that ensure that local regulations are not too burdensome.

Mr. Drew said that there are not any growing or processing facilities currently in the city. He said that back when the issue was originally raised, they decided to be more restrictive and potentially loosen restrictions as they learn more about the industry.

Mr. Chiddenton said that they need to understand that this is a growing business that is not going anywhere and the city needs to figure out how it will accommodate it. He said that a map to see what they are looking at would be helpful.

Mr. Drew said that he does not think there is opposition to removal of the 1000 ft. buffer, but they are not as interested in removing the school buffers. Ms. Jackson asked if they should amend the proposal or come back with a new proposal.

Mr. Piorunski said that this is a highly regulated industry and that licensing fees are expensive and run on a lottery system. Mr. Nick Voitiuc approached the table and said that they could potentially look into reducing the buffer by a smaller amount, to something like 300, 350, or 400 feet. Ms. Bratten said that a map showing the different buffer distances would be helpful.

Ms. Jackson brought up a map for the commissioners to look at. They explored a variety of school zones. They discussed the distance from the school zones and where the facilities could be located. Mr. Chiddenton suggested that the staff return with more mapping and information.

Other Business

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

Ms. Jackson stated that the staff is planning to bring a text amendment forward to address the parking requirements in the Central Business District (CBD) and Riverfront Redevelopment Districts, which also effects apartment parking standards. The goal is to remove contradictory language and make the review process more predictable. Parking must be anticipated and planned for as part of development process.

Ms. Bratten asked how the changes will impact what has already been approved. Ms. Jackson responded that this shouldn't impact what is already approved.

Mr. Voitiuc said that the developers need to be able to predict what the requirements will be before they come into downtown to develop.

Ms. Jackson said that one option is to make the 1.5 parking space requirement consistent across all zones but providing a way to reduce parking, either through the code, through a waiver process, through the Planning Commission, or through a fee-in-lieu program. She asked for any feedback from the commission.

Mr. Piorunski asked how much parking they are seeking to create. Ms. Jackson said that this will depend on the development. They have to create a rule that is specific to that use.

Mr. Drew said that he found something on the city website referencing the Central City District Commission (CCDC) which advises the mayor and council on matters pertaining to parking, bond

financing, and the general betterment of the downtown area. This is not an active commission anymore. He said that this commission is a group that would answer a lot of the questions. Mr. Voitiuc said that the CCDC is from the 60s and a lot of requirements have changed. Mr. Drew said he would like to reform that commission.

Mr. Voitiuc said that the commission may be the best way to go, but that does not change the fact that there is conflicting language in the code. Mr. Drew agreed. He said that parking is like a living organism that must be constantly adapting. Mr. Piorunski mentioned that he used to be on the CCDC. He said that many of their conversations revolved around reviewing balance sheets for parking. Mayor Jim Ireton had tasked the commission with liaising with business owners in the CBD. They ran into an issue where many businesses had people who wanted to park right in front of the building but could not. Mr. Drew said that the CCDC could have a lot of power. Mr. Chiddenton said that tasking the Planning Commission with coming up with parking requirements would be difficult for them to do. Ms. Jackson said that the Planning Commission has to approve all text amendments. Ms. Ryan confirmed that they cannot delegate responsibilities to committees, but a committee could come before them to make a recommendation.

Ms. Bratten said that there are still many contradictory codes and that they are the ones who can solve that problem. Mr. Voitiuc agreed. Mr. Drew said that the Planning Commission process for considering parking could take a recommendation from the CCDC. Ms. Bratten said that this would take a while to get into place. Mr. Piorunski said that parking loses the city money and the constantly changing parking requirements makes the situation difficult. Ms. Bratten said she is in favor of making the current code something that can be used and defended. Mr. Voitiuc said the goal is to propose a variety of changes and suggestions to the commission.

Department Update – Upcoming agenda items

Ms. Jackson said the next meeting is a special meeting to discuss the comprehensive plan.

Adjournment:

Chair Chiddenton entertained a motion to adjourn the meeting. Ms. Rall entered a motion to adjourn. It was seconded by Mr. Piorunski and duly carried. The vote to adjourn was unanimous (6-0).

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Infrastructure and Development Staff Report

April 9, 2026

I. BACKGROUND INFORMATION:

Project Name: Crossing at Summit Pointe
Applicant/Owner: Attar Enterprises
Infrastructure and Development Case No. 202600438
Nature of Request: Sign Plan
Location of Property: Beaglin Park Drive & Parker Road
Existing Zoning: R-10A

II. SUMMARY OF REQUEST:

A sign plan has been submitted by Attar Enterprises in order to install two signs at the Crossing at Summit Pointe under construction on Old Ocean City Rd. between Beaglin Park Dr. and Parker Rd.

III. DISCUSSION:

The Crossing at Summit Pointe is bounded by Beaglin Park Dr. on the west, Old Ocean City Rd. on the south, and Parker Rd. on the east. The submission proposes two signs (**Attachment 1**). The larger main sign is to be installed at the entrance to the development along Beaglin Park Dr (**Attachment 2**). The smaller sign is to be installed at the entrance along Parker Dr (**Attachment 3**).

The code does not contain a section for regulations on signs in R-10A districts, but this is likely an oversight. The regulations for R-5A and R-8A districts (§17.216.070) should be applied to R-10A as well. These regulations (§17.216.050.D) allow "Permanent subdivision identification signs which do not exceed twenty (20) square feet in surface area per face, limited to two faces, not exceeding one per main entrance and set back fifteen (15) feet from the curbline."

IV. SIGN PLAN

1. Main Sign: Monument sign with two brick structures supporting a central sign.
 - Sign Area: 4'6" x 2' = ~9 sq. ft. Compliant with the 20 square foot maximum.
 - Structure Dimensions: 3'2" tall excluding light fixtures and 5'6" including fixtures. 16'10" wide.
 - Materials:



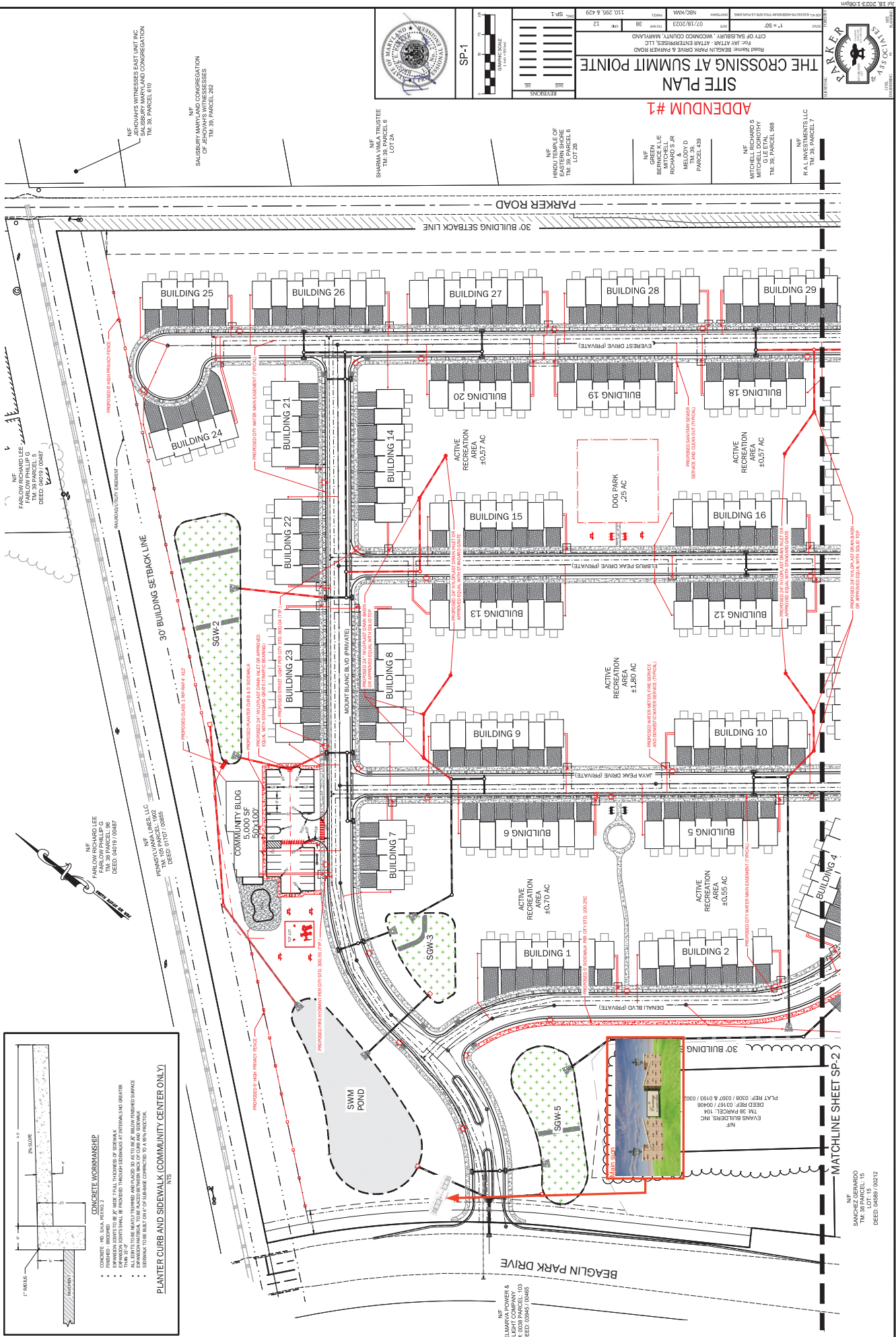
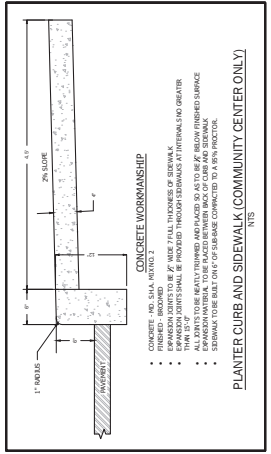
- Structure: Tundrabrick, stone, wrought iron.
 - Sign: Metal letters on a painted AZEK sign with wood or metal trim.
 - Illumination: Illuminated with one wrought iron light fixture on either side and landscape lighting.
 - Setbacks: Setback 30' from curb, compliant with the 15' setback requirement.
2. Minor Sign: Monument sign with a single brick structure supporting a sign.
- Sign Area: 2'6" x 1'3" = 3.125 sq. ft. Compliant with 20 square foot maximum.
 - Structure Dimensions: 3'2" tall excluding light fixture and 5'6" including fixture. 4'10" wide.
 - Materials:
 - Structure: Tundrabrick, stone, wrought iron.
 - Sign: Metal letters on a painted AZEK sign with wood or metal trim.
 - Illumination: Illuminated with one wrought iron fixture and landscape lighting.
 - Setbacks: Setback 16' from curb, compliant with the 15' setback requirement.

V. PLANNING CONCERNS

All planning concerns have been addressed with the applicant.

VI. RECOMMENDATION

Staff recommends approval of this sign plan as submitted.



SCALE: 1" = 50'

DATE: 07/18/2023

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: THE CROSSING AT SUMMIT POINTE

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

OWNER: [Name]

DESIGNER: [Name]

SCALE: 1" = 50'

DATE: 07/18/2023

DRAWN BY: [Name]

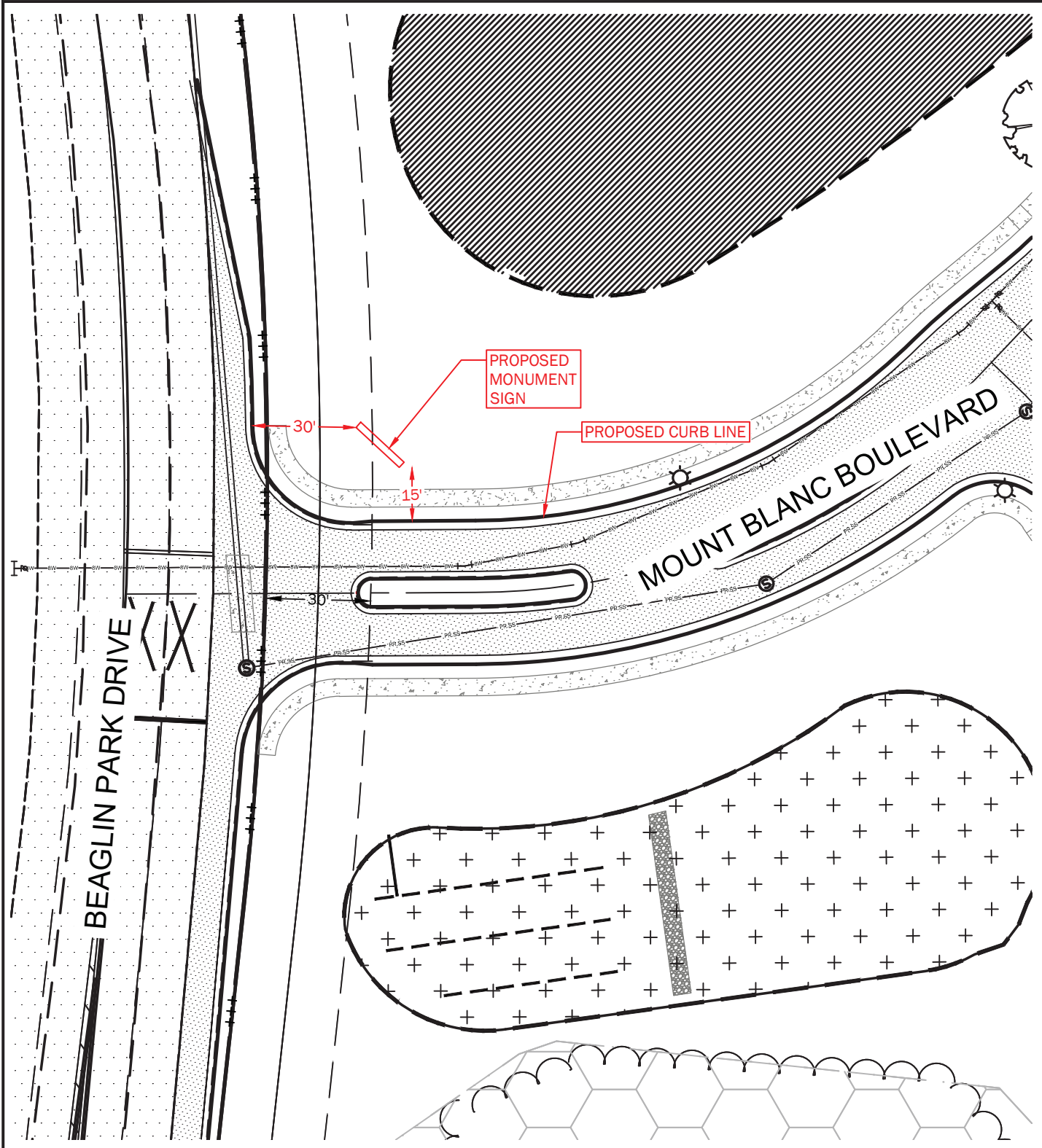
CHECKED BY: [Name]

PROJECT: THE CROSSING AT SUMMIT POINTE

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

OWNER: [Name]

DESIGNER: [Name]



SIGN LOCATION SITE PLAN
Crossing at Summit Pointe
 FOR:
 ATTAR ENTERPRISES
 MAJOR SIGNAGE~BEAGLIN PARK DRIVE ENTRANCE

SURVEYING FORESTRY

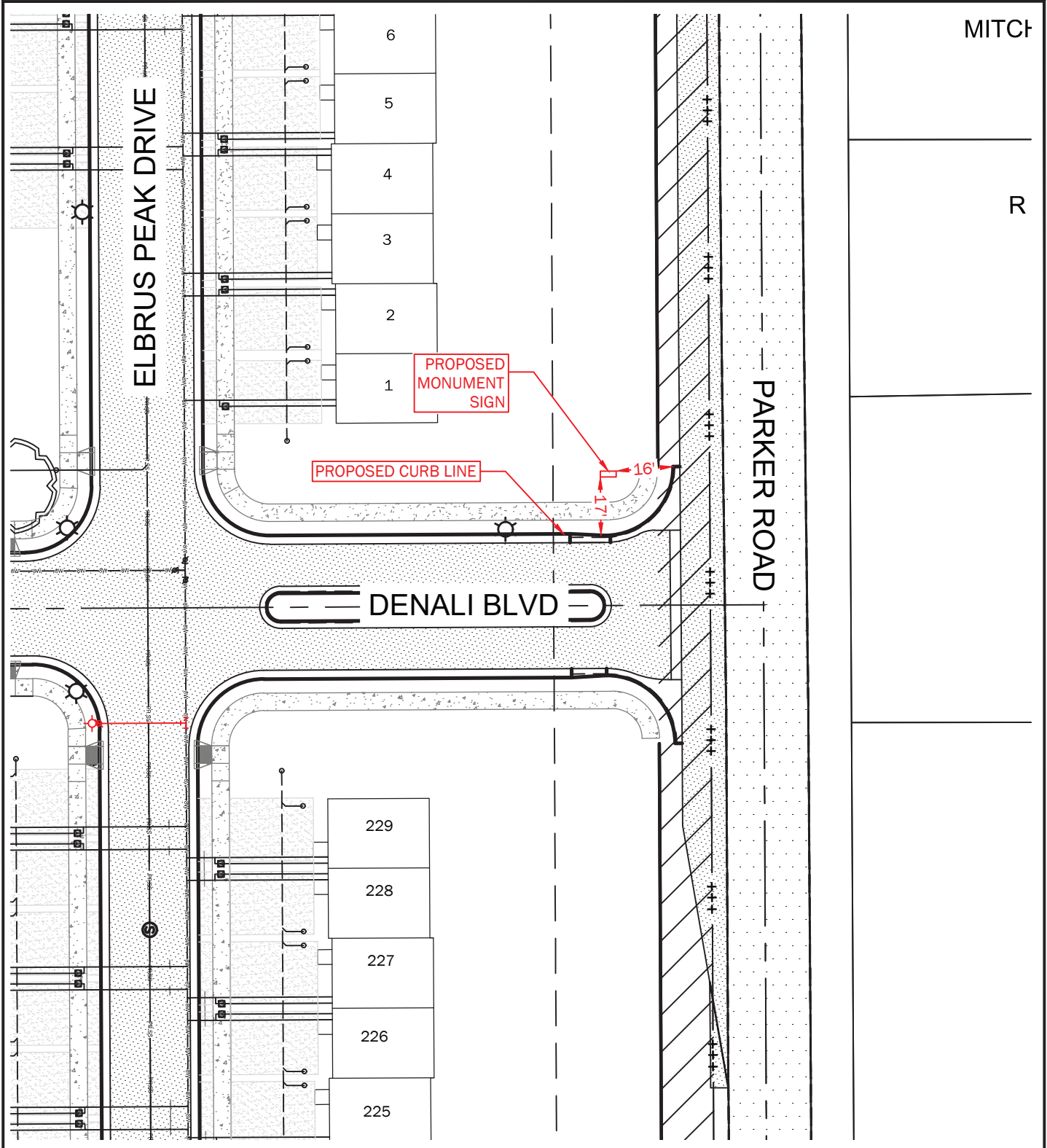
PARKER

ESTABLISHED 1977 SALISBURY, MARYLAND 410-749-1023

& ASSOCIATES

CIVIL ENGINEERING INC. SITE PLANNING

1" = 40'	DATE 03/30/2026	TAX MAP 38	GRID 12
JOB NO. S1531E	DRAWN BY KA	PARCEL 110, 295, & 429	

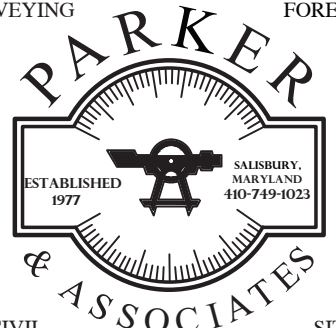


MITCH

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SIGN LOCATION SITE PLAN
Crossing at Summit Pointe
 FOR:
 ATTAR ENTERPRISES
 MINOR SIGNAGE ~ PARKER ROAD ENTRANCE

SURVEYING FORESTRY



1" = 40'	DATE 03/30/2026	TAX MAP 38	GRID 12
JOB NO. S1531E	DRAWN BY KA	PARCEL 110, 295, & 429	

CIVIL ENGINEERING INC. SITE PLANNING



Infrastructure and Development Staff Report

April 9, 2026

I. BACKGROUND INFORMATION:

Project Name: Village at Canal Park (Phase 2)
Applicant/Owner: PLITKO Engineering for Canal Park LLC
Infrastructure and Development Case No.: 23-030
Nature of Request: Final Comprehensive Development Plan
Location of Property: Map 0117; Grid 0014; Parcel 0181; Lots 2B, 2C, & 3A
Existing Zoning: R5-A

II. SUMMARY OF REQUEST:

PLITKO Engineering on behalf of Canal Park LLC has submitted a Final Comprehensive Development Plan ("FCDP") (**Attachment 1**) for a sixteen (16) unit townhome style apartment development.

III. DISCUSSION:

Currently the project is proposed on three lots on Canal Park Dr (Lots 2B, 2C & 3A) but the developer intends to combine these lots and the two adjacent lots before construction. A re-subdivision plat has been provided with this submission. (**Attachment 2**). This project is adjacent to Phase 1 and adds an additional 1.25 acres for a total development area of 3.63 between the two phases. Phase 2 proposes an additional 16 units, for a total of 41 units for the entire development.

IV. APPROVAL HISTORY:

At a Planning Commission Meeting dated January 18, 2007 this site was part of a Final Condominium Site Plan approval for a 56-unit condominium development that included Lots 2B, 2C, 3A 3B and 3C and required the removal of the Canal Woods Clubhouse and Pool. The clubhouse and pool were removed but the 56-unit condominium was never developed. In December 2024, the current iteration of this development received Preliminary Comprehensive Development Plan ("PCDP") approval. Since then they have purchased all of the aforementioned lots, and have designated this project as "Phase 2" of the development. A FCDP for Phase 1 was submitted and reviewed by the Planning Commission on February 12th, 2026 and will be developed on the remaining Lots 3B and 3C.



V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. Site Plan

1. **Parking:** The department has been applying the 1.5 spaces per unit for “townhouse-style” apartments, as opposed to 3 off street parking spaces for traditional apartment dwellings containing 3 or more bedrooms. 1.5 spaces per unit calculates to 24 spaces as well as 20 percent of that total for an additional guest parking requirement for a total of 29 spaces. The applicant has provided two parking spaces per unit (32), as well as an addition 7 guest parking spaces for a total of 39 spaces.
2. **Refuse Disposal:** A dumpster pad is shown on the site plan enclosed on three sides by fencing and evergreen style trees. Trash collection will be handled privately.
3. **Building Setbacks/Spacing:**-The code requirements for setbacks for apartments (17.168.050) are as follows are as follows:
 - Front: thirty (30) feet;
 - Rear: thirty (30) feet;
 - Side: thirty (30) feet;Minimum Space Between Buildings: thirty (30) feet.

The proposed development is compliant with these setback restrictions.

4. Building Elevations/Floorplans

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

B. Sign Plan

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

C. Community Impact Statement

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



D. Development Schedule

Construction is expected to begin once all approvals have been granted. Phase 2 of this development is intended to take 12 months.

E. Statement of Intent to Proceed and Financial Capability

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

F. Condo Association

A condition of approval for the Phase 1 PCDP was that a Condo Association was to be established for the maintenance of open spaces and stormwater management facilities, and that documents should be provided by Final. The applicant has provided a letter of intent from the firm representing them on such matters (**Attachment 4**), however the documents are not expected until Spring 2026. Staff recommends the submission of those documents remain a condition of approval for Phase 2 of the development as well.

G. Fire Service

Subject to further review by the City of Salisbury Fire Department

H. Engineering

Project is compliant with stormwater requirements. Final Engineering plans will be signed upon approval of the FCDP. Final Plans are compliant with Soil Conservation District and the Forest Conservation program, and signed by the appropriate parties.

I. Survey

A Final Subdivision plat to combine the two parcels has been submitted and is awaiting recordation.

J. Forest Conservation Program

This development has received approval for its Forest Conservation plan.



VI. PLANNING CONCERNS

None

VII. RECOMMENDATION

Staff recommends approval for the Final Comprehensive Development Plan for Village at Canal Park Phase 2 as submitted, with the following conditions:

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

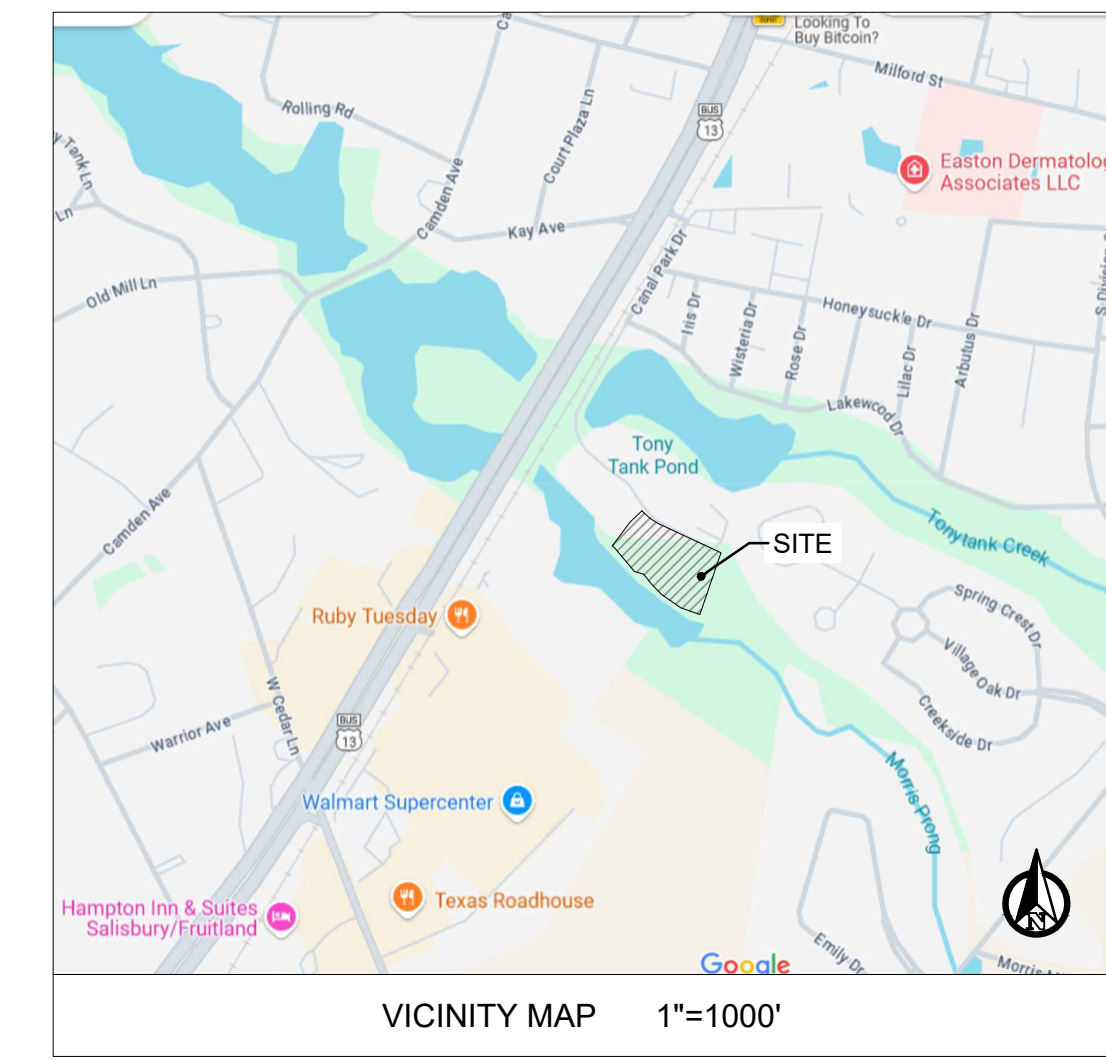
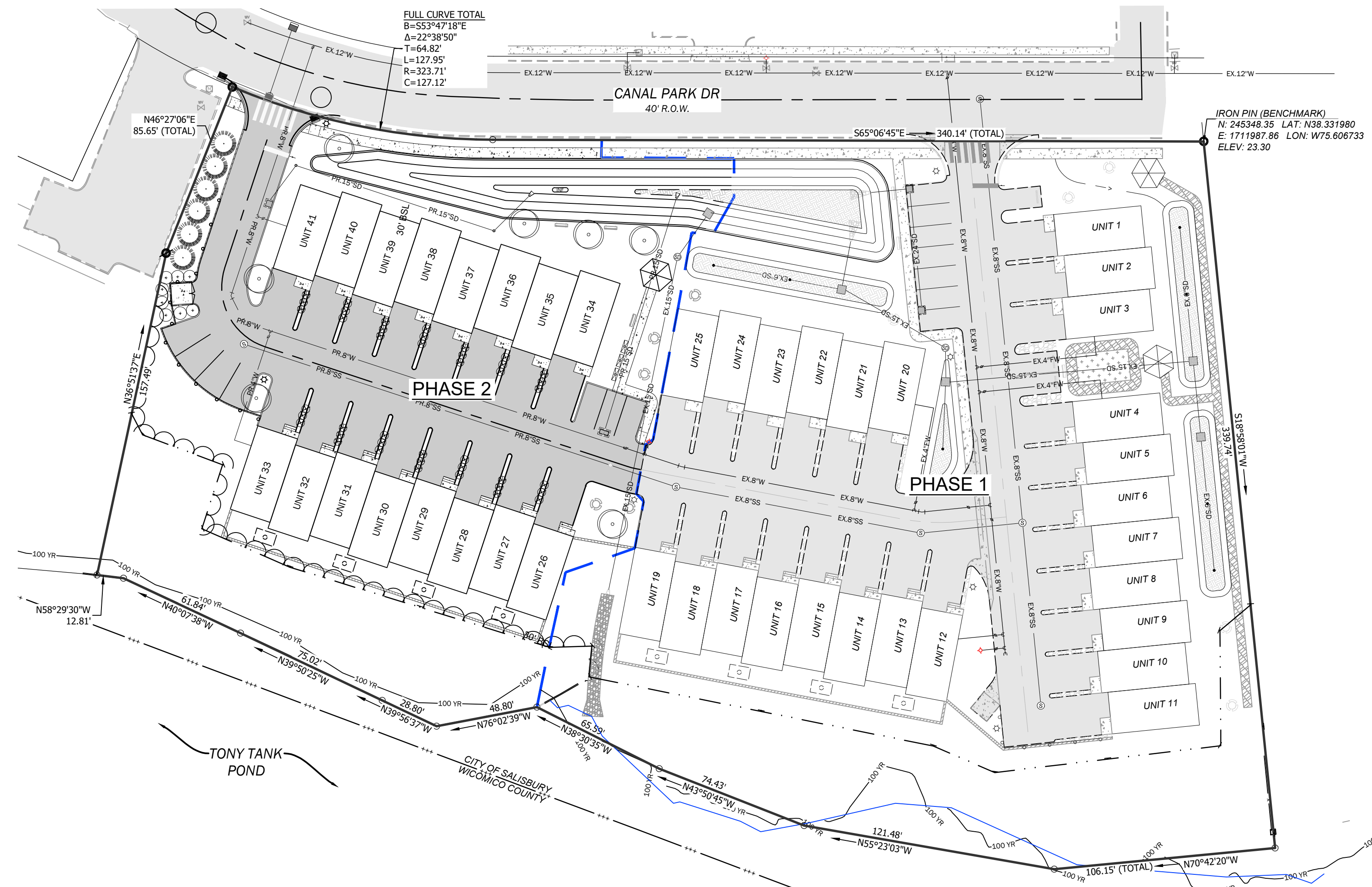
This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies a

CP#23-030 THE VILLAGE AT CANAL PARK PHASE-2 FINAL COMPREHENSIVE DEVELOPMENT PLAN

CANAL PARK DRIVE
SALISBURY
FRUITLAND ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

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

PROPOSED CONDITIONS LEGEND	
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED RETAINING WALL WITH GUARDRAIL
	PROPOSED BUILDING
	PROPOSED TREELINE
	PROPOSED 10' LANDSCAPE BUFFER
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED STORM PIPE
	PROPOSED PAVING
	PROPOSED CONCRETE/SIDEWALK
	PROPOSED ESD FACILITY
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CONTROL STRUCTURE
	PROPOSED ADS ROUND INLET
	PROPOSED 3x3 STANDARD SHA 381.01 INLET WITH CONCRETE COLLAR
	PROPOSED DUAL 3x3 STANDARD SHA INLET WITH CONCRETE COLLAR
	PROPOSED SITE LIGHTING (CITY STD. 600.04)
	PROPOSED BENCH FOR OUTDOOR SEATING
	PROPOSED PICNIC TABLE



CONTACT DATA	
OWNER/DEVELOPER	CANAL PARK, LLC 34910 DELAWARE AVE FRANKFORD, DE 19945 C/O: TRAVIS MARTIN 443-866-8330 tmartin@ocprops.com
DESIGNER	PLITKO, LLC 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 302-537-1919 plitko@plitko.com

SHEET INDEX	
SHEET #	DESCRIPTION
TS-1	TITLE SHEET & GENERAL NOTES
EC-1	EXISTING CONDITIONS PLAN
PP-1	PLAT & PHASING PLAN
SP-1	SITE PLAN
LS-1	LANDSCAPE & LIGHTING PLAN
AT-1	CONCEPTUAL RENDERINGS & FLOOR PLANS

PLAN DATA		
1	PARCEL	0181
2	LOT 2B	PLAT: 0013/0044 DEED: 03524/00001 17,174 SF (± 0.39 AC)
3	LOT 2C	PLAT: 0013/0044 DEED: 03521/00001 19,927 SF (± 0.41 AC)
4	LOT 3A	PLAT: 0013/0085 DEED: 03524/00001 19,329 SF (± 0.44 AC)
5	TOTAL SITE AREA	54,430 SF (± 1.25 AC)
6	SETBACKS (FOR APARTMENTS)	FRONT: 30' REAR: 30' SIDE: 30'
7	MAXIMUM BLDG HEIGHT	40 FEET (PRIMARY) 20 FEET (ACCESSORY)
8	NEAREST MAJOR INTERSECTION	CANAL PARK DRIVE AND SEAGULL LANE AT SALISBURY BLVD
9	FEMA FLOOD ZONE	FLOOD ZONE AE (8-5), X (AT 0.2%), AND X (AT < 0.2%) FLOOD MAP 240450258E DATED AUGUST 17, 2015
10	EXISTING/PROPOSED ZONING	R-SA (RESIDENTIAL)
11	PRESENT LAND USE	ASPHALT / GRAVEL PARKING AREA
12	PROPOSED LAND USE	TOWNHOUSE STYLE APARTMENTS 16 RESIDENTIAL UNITS
13	EXISTING IMPERVIOUS BREAKDOWN	BUILDING: 0 SF GRAVEL: 18,561.29 SF TOTAL: 18,561.29 SF
14	PROPOSED IMPERVIOUS BREAKDOWN	BUILDING: 13,606.28 SF GRAVEL: 0 SF TOTAL: 13,606.28 SF
15	COMMON OPEN SPACE FOR LEISURE ACTIVITIES	8076 SF (25.30% OF NET DEVELOPMENT AREA)
16	PROPOSED SEWER	CITY OF SALISBURY
17	PROPOSED WATER	CITY OF SALISBURY
18	PROPOSED TRASH DISPOSAL	PRIVATE
19	REQUIRED PARKING	(2 PER UNIT = 32) + (20% = 7) 39 TOTAL
20	PROVIDED PARKING	(2 PER UNIT = 32) + (20% = 7) 39 TOTAL

OWNER/DEVELOPER CERTIFICATION

OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORM WATER MANAGEMENT IMPROVEMENTS ARE COMPLETED AND MAINTAINED PER DESIGN AND AS REQUIRED BY REGULATION INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DRAINAGE AREA GRADING, DISSIPATION OF FLOW, MINIMUM DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE.

OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR PERFORMING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METERS) TO ENSURE SIZING FOR TREATMENT, GRADING, SEPARATION FROM NEAREST IMPERVIOUS SURFACE AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD-PARTY INSPECTION REPORT OF ALL STORM WATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY STORM WATER INSPECTOR.

OWNER, DEVELOPER, SUCCESSOR, OR ASSIGNS SHALL PROVIDE AN AS-BUILT CERTIFICATION BLOCK TO BE EXECUTED AFTER PROJECT COMPLETION.

OWNER/DEVELOPER/REPRESENTATIVE: _____ DATE: _____

PROFESSIONAL CERTIFICATION

I, ROB PLITKO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

ROB PLITKO
PE LIC NO: 34115
EXP: 2/13/2027

DATE: _____

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

REVISIONS

ENGINEER - SURVEY - HYDROGRAPHIC

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

PH2-FINAL COMPREHENSIVE DEVELOPMENT PLAN
TITLE SHEET & GENERAL NOTES
THE VILLAGE AT CANAL PARK PH 2
CANAL PARK DRIVE
FRUITLAND ELECTION DISTRICT
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117
GRID: 0014
PARCEL: 0181



PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

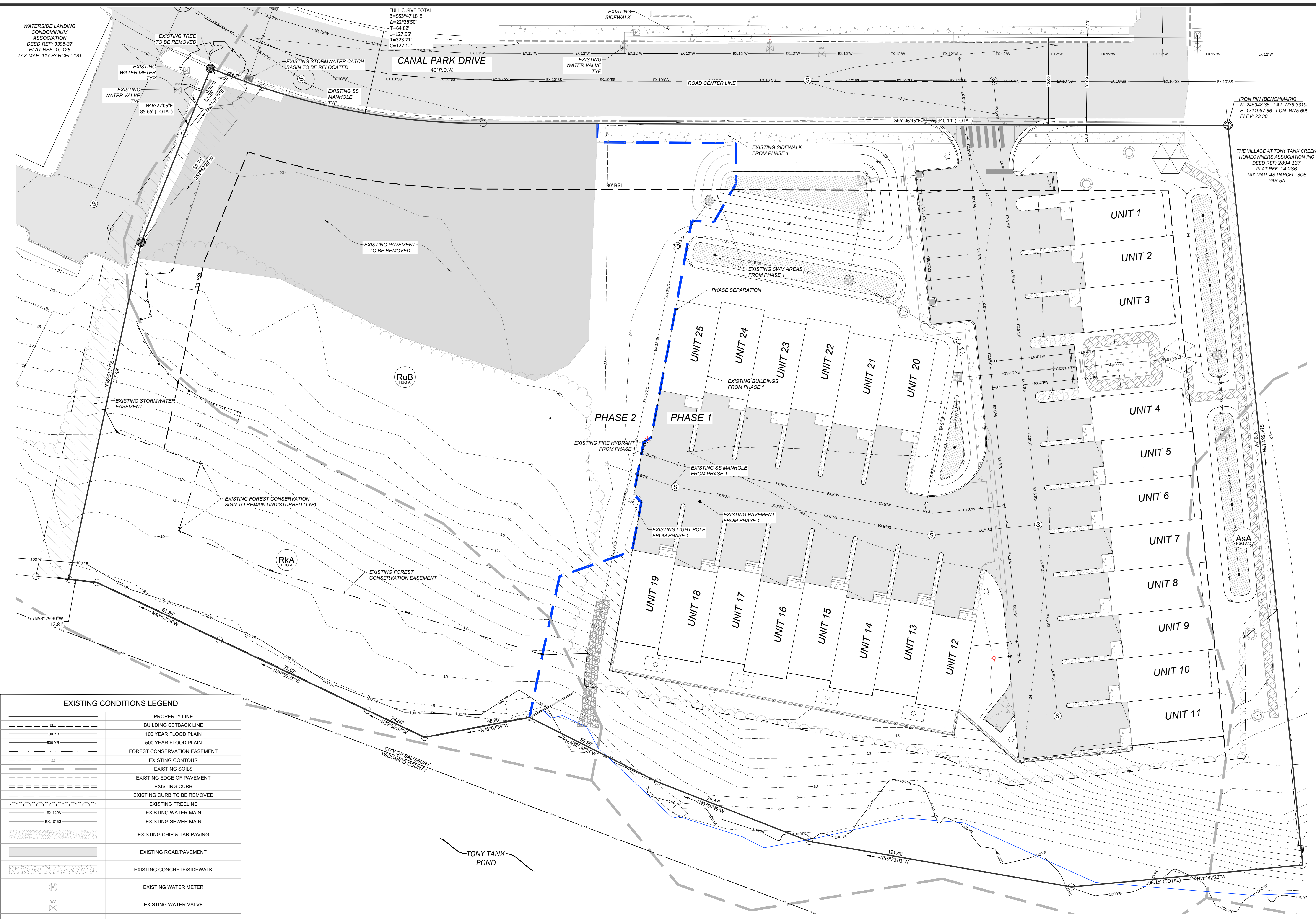
SITE PLAN: EAL	DATE
DRAWING: EAL	2/23/26
REVIEW: RP	
SHEET	
TS-1	

WATERSIDE LANDING
CONDOMINIUM
ASSOCIATION
DEED REF: 3395-37
PLAT REF: 15-128
TAX MAP: 117 PARCEL: 181

CANAL PARK DRIVE
40' R.O.W.

IRON PIN (BENCHMARK)
N: 245548.35' LAT: N08°33'19"
E: 1711987.86' LON: W75°00'
ELEV: 23.30

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



EXISTING CONDITIONS LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	100 YEAR FLOOD PLAIN
	500 YEAR FLOOD PLAIN
	FOREST CONSERVATION EASEMENT
	EXISTING CONTOUR
	EXISTING SOILS
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING CURB TO BE REMOVED
	EXISTING TREELINE
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING CHIP & TAR PAVING
	EXISTING ROAD/PAVEMENT
	EXISTING CONCRETE/SIDEWALK
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	FOREST CONSERVATION AREA SIGN

SOILS LIST

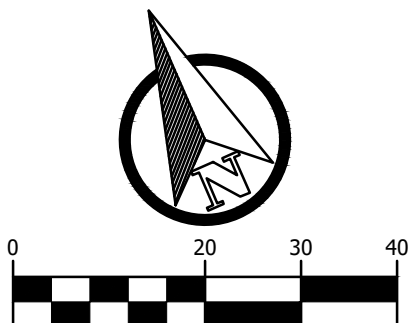
RuB	RUNCLINT LOAMY SAND, 2 TO 5% SLOPES	A
RkA	ROCKAWALKIN LOAMY SAND, 0 TO 2% SLOPES	A

REVISIONS



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

PH2-FINAL COMPREHENSIVE DEVELOPMENT PLAN
EXISTING CONDITIONS
THE VILLAGE AT CANAL PARK PH 2
CANAL PARK DRIVE
FRUITLAND ELECTION DISTRICT
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117 GRID: 0014 PARCEL: 0181



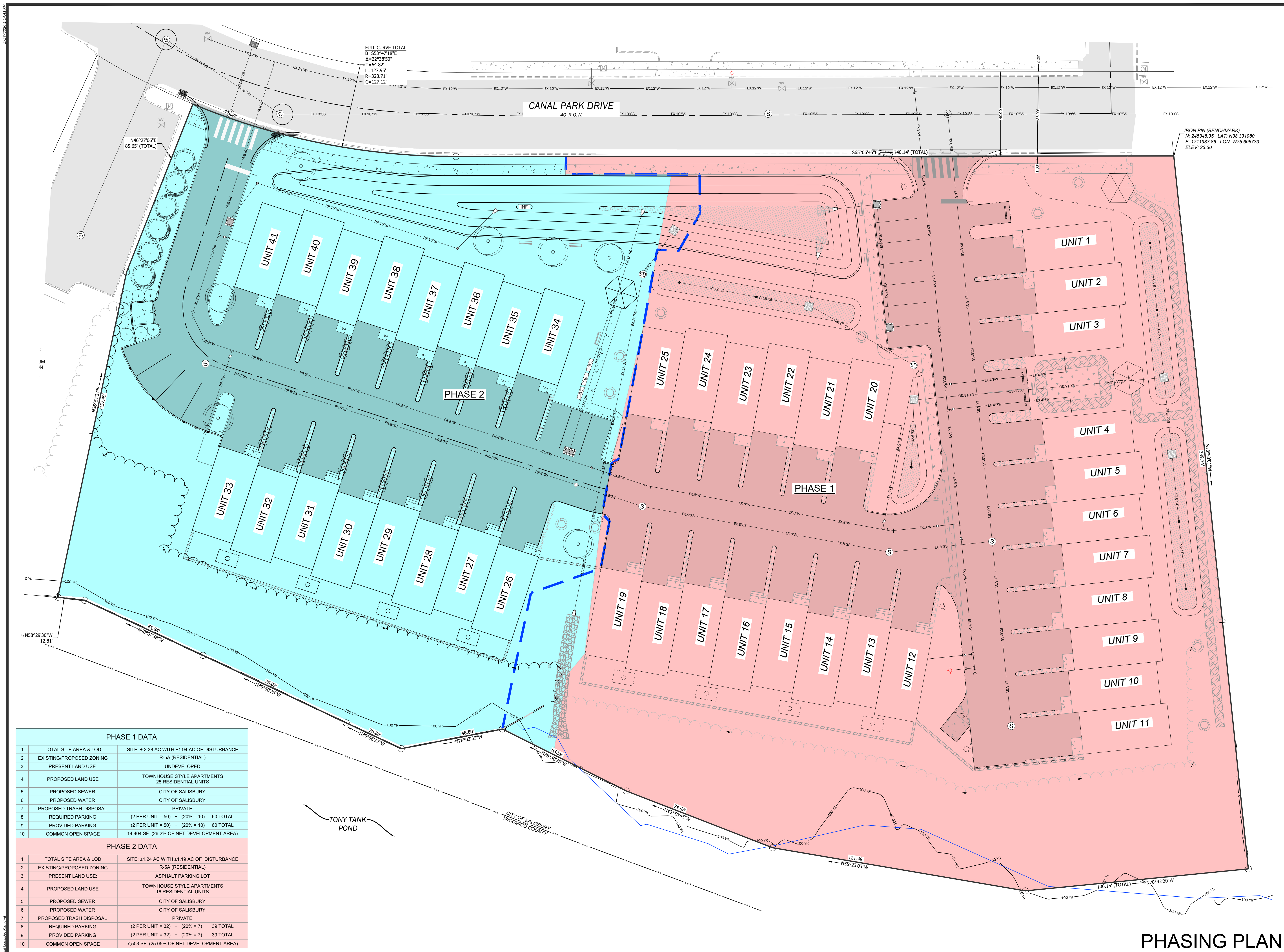
PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: EAL
DRAWING: EAL
REVIEW: RP

DATE
2/23/26

SHEET
EC-1

EXISTING CONDITIONS



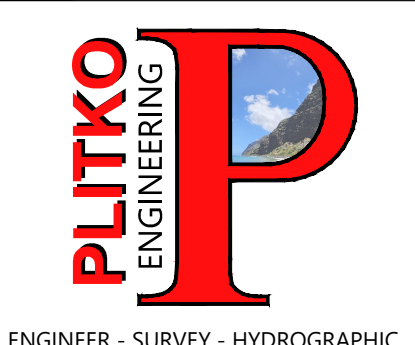
FULL CURVE TOTAL
 B=553°47'18"E
 Δ=22°38'50"
 T=64.82'
 L=127.95'
 R=323.71'
 C=127.12'

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

PHASE 1 DATA	
1	TOTAL SITE AREA & LOD SITE: ± 2.38 AC WITH ±1.94 AC OF DISTURBANCE
2	EXISTING/PROPOSED ZONING R-5A (RESIDENTIAL)
3	PRESENT LAND USE UNDEVELOPED
4	PROPOSED LAND USE TOWNHOUSE STYLE APARTMENTS 25 RESIDENTIAL UNITS
5	PROPOSED SEWER CITY OF SALISBURY
6	PROPOSED WATER CITY OF SALISBURY
7	PROPOSED TRASH DISPOSAL PRIVATE
8	REQUIRED PARKING (2 PER UNIT = 50) + (20% = 10) 60 TOTAL
9	PROVIDED PARKING (2 PER UNIT = 50) + (20% = 10) 60 TOTAL
10	COMMON OPEN SPACE 14,404 SF (26.2% OF NET DEVELOPMENT AREA)

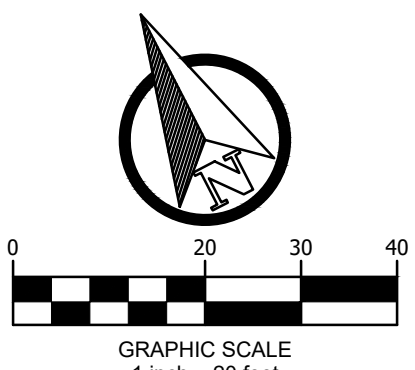
PHASE 2 DATA	
1	TOTAL SITE AREA & LOD SITE: ±1.24 AC WITH ±1.19 AC OF DISTURBANCE
2	EXISTING/PROPOSED ZONING R-5A (RESIDENTIAL)
3	PRESENT LAND USE ASPHALT PARKING LOT
4	PROPOSED LAND USE TOWNHOUSE STYLE APARTMENTS 16 RESIDENTIAL UNITS
5	PROPOSED SEWER CITY OF SALISBURY
6	PROPOSED WATER CITY OF SALISBURY
7	PROPOSED TRASH DISPOSAL PRIVATE
8	REQUIRED PARKING (2 PER UNIT = 32) + (20% = 7) 39 TOTAL
9	PROVIDED PARKING (2 PER UNIT = 32) + (20% = 7) 39 TOTAL
10	COMMON OPEN SPACE 7,503 SF (25.05% OF NET DEVELOPMENT AREA)

REVISIONS



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

PH2-FINAL COMPREHENSIVE DEVELOPMENT PLAN
 PHASING PLAN
THE VILLAGE AT CANAL PARK PH 2
 CANAL PARK DRIVE
 CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
 MAP: 0117 GRID: 0014 PARCEL: 0181

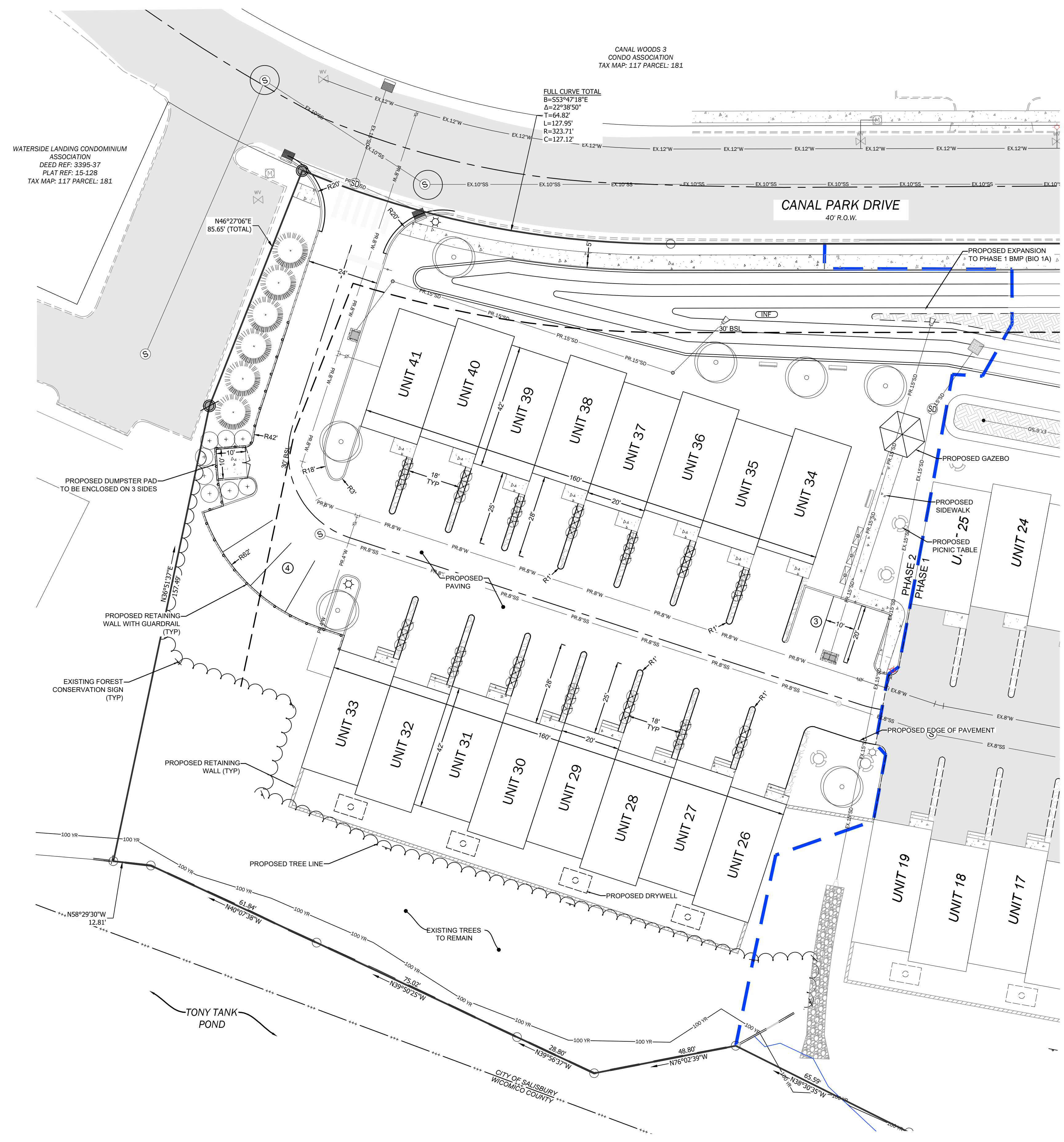
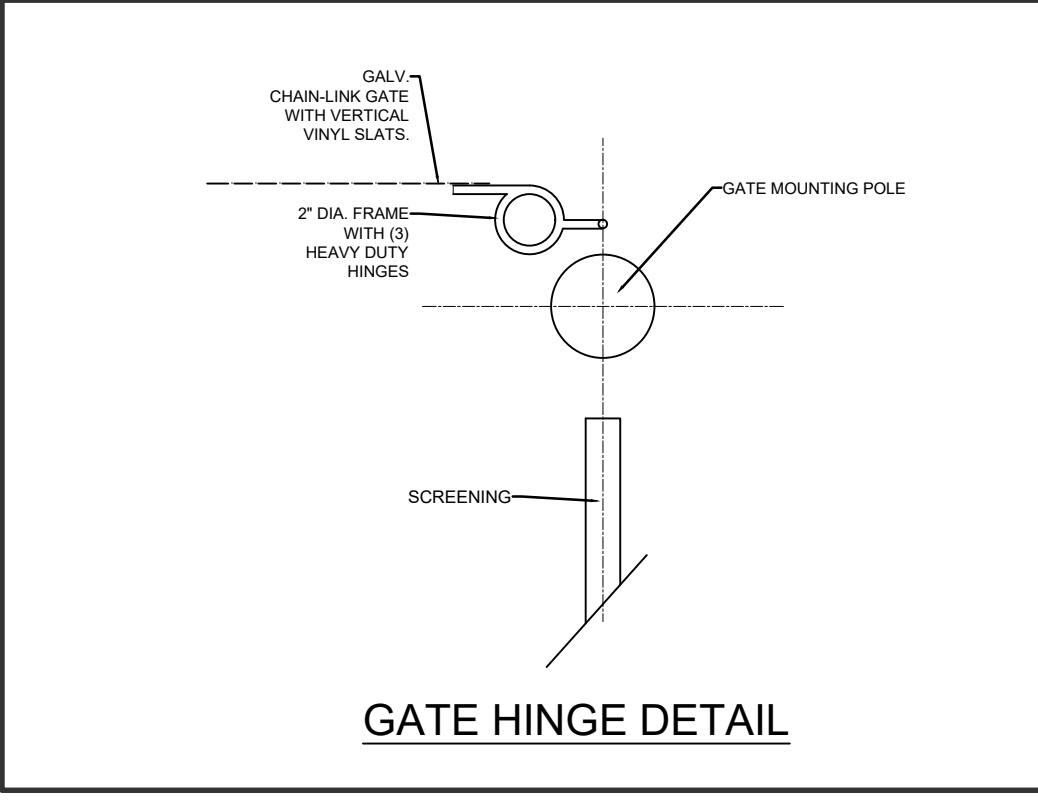
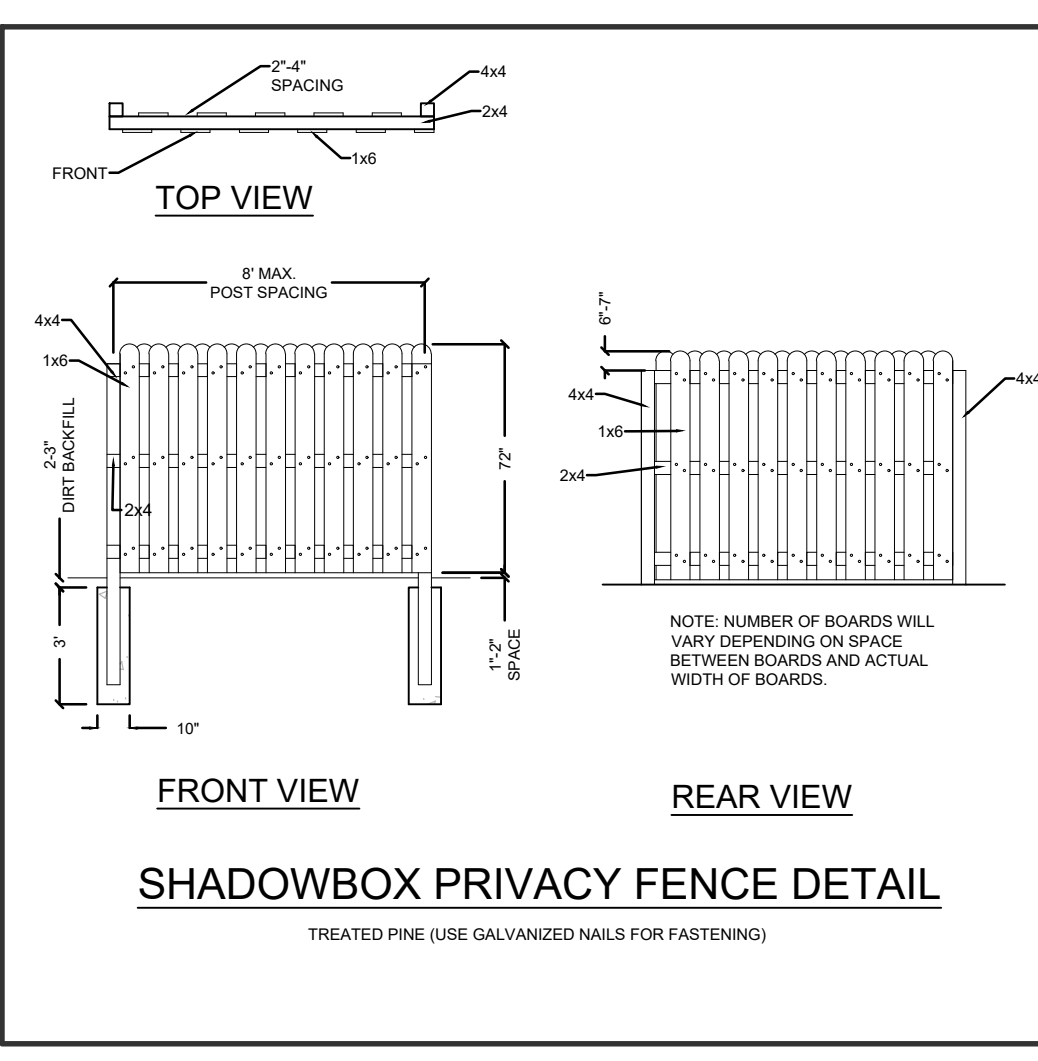
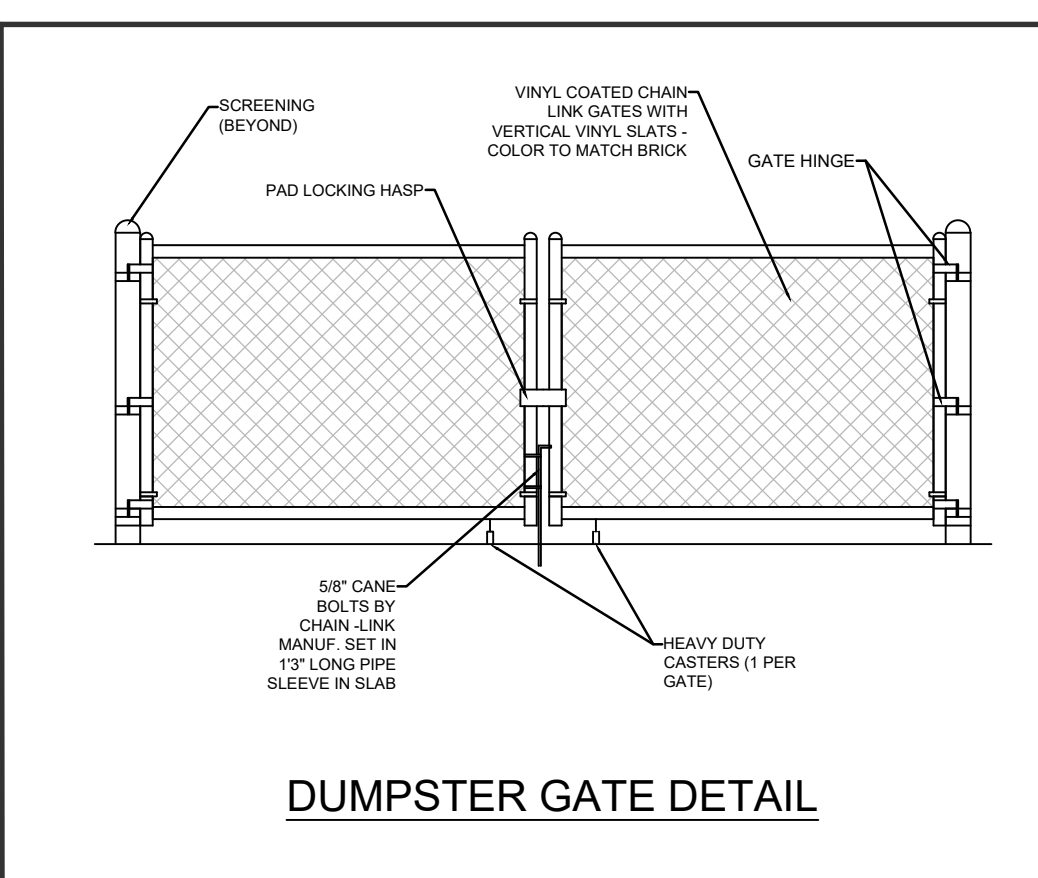
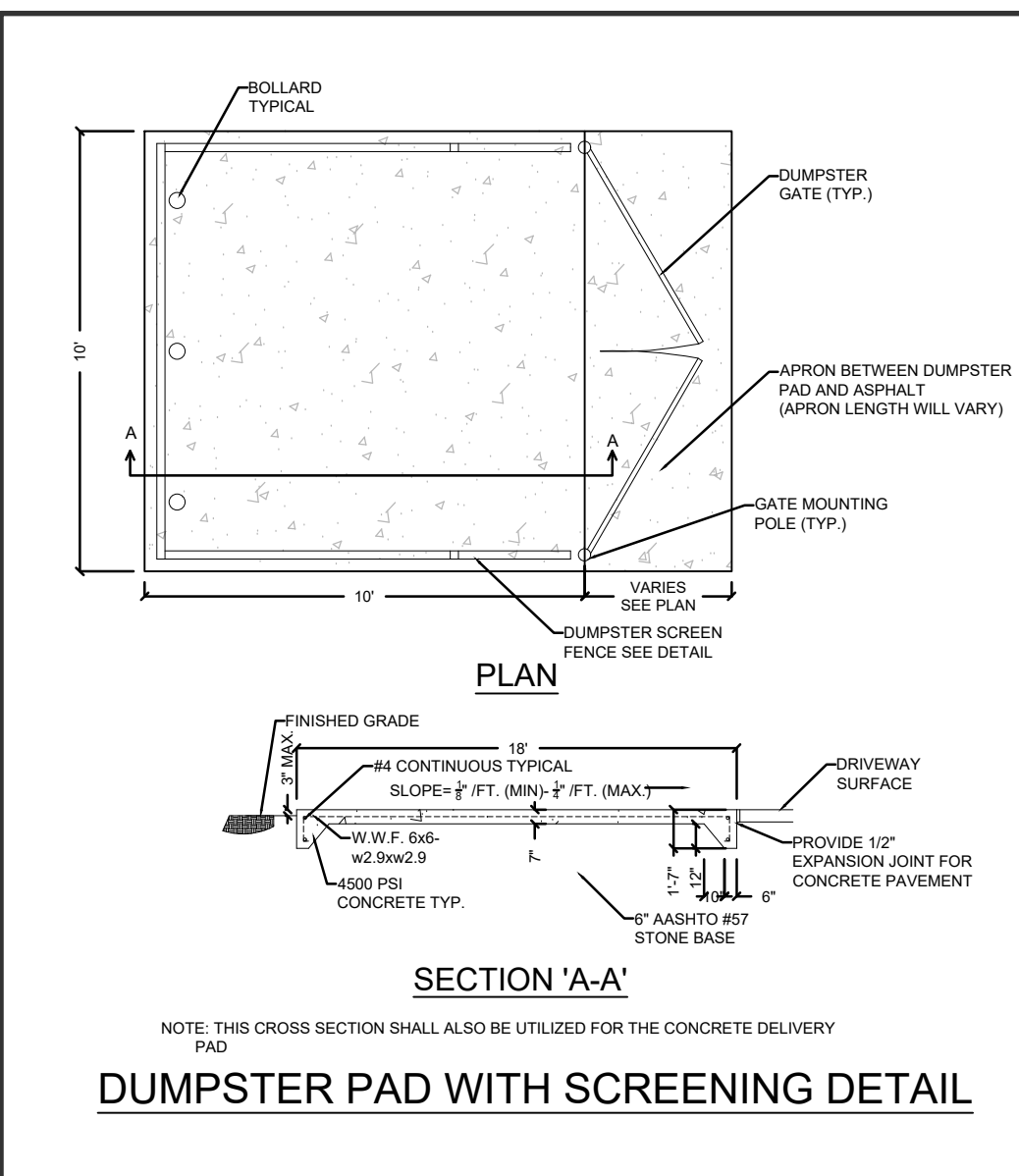


PROJECT DATUM
 HORIZONTAL: MD NAD 1983
 VERTICAL: NAVD 1988

SITE PLAN: EAL	DATE
DRAWING: EAL	2/23/26
REVIEW: RP	
SHEET	PP-1

PHASING PLAN

2/23/2025 14:44:44



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

PROPOSED CONDITIONS LEGEND	
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED RETAINING WALL WITH GUARDRAIL
	PROPOSED BUILDING
	PROPOSED TREELINE
	PROPOSED 10' LANDSCAPE BUFFER
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED STORM PIPE
	PROPOSED PAVING
	PROPOSED CONCRETE/SIDEWALK
	PROPOSED ESD FACILITY
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CONTROL STRUCTURE
	PROPOSED ADS ROUND INLET
	PROPOSED 3x3 STANDARD SHA 381 01 INLET WITH CONCRETE COLLAR
	PROPOSED DUAL 3x3 STANDARD SHA INLET WITH CONCRETE COLLAR
	PROPOSED SITE LIGHTING (CITY STD. 600.04)
	PROPOSED BENCH FOR OUTDOOR SEATING
	PROPOSED PICNIC TABLE

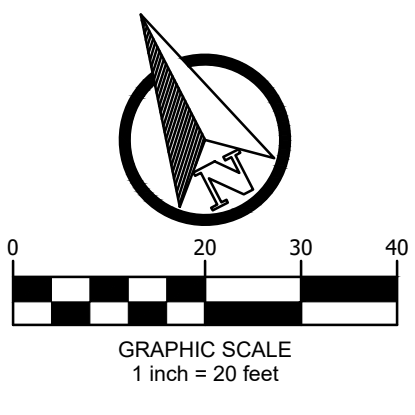
REVISIONS

NO.	DATE	DESCRIPTION



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

PH2-FINAL COMPREHENSIVE DEVELOPMENT PLAN
SITE PLAN
THE VILLAGE AT CANAL PARK PH 2
CANAL PARK DRIVE
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117 GRID: 0014 PARCEL: 0181

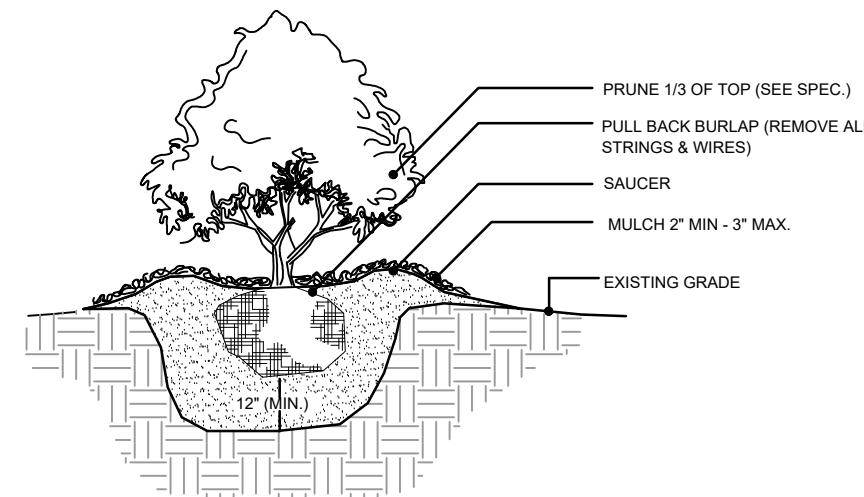


SITE PLAN: EAL	DATE
DRAWING: EAL	2/23/26
REVIEW: RP	
SHEET	SP-1

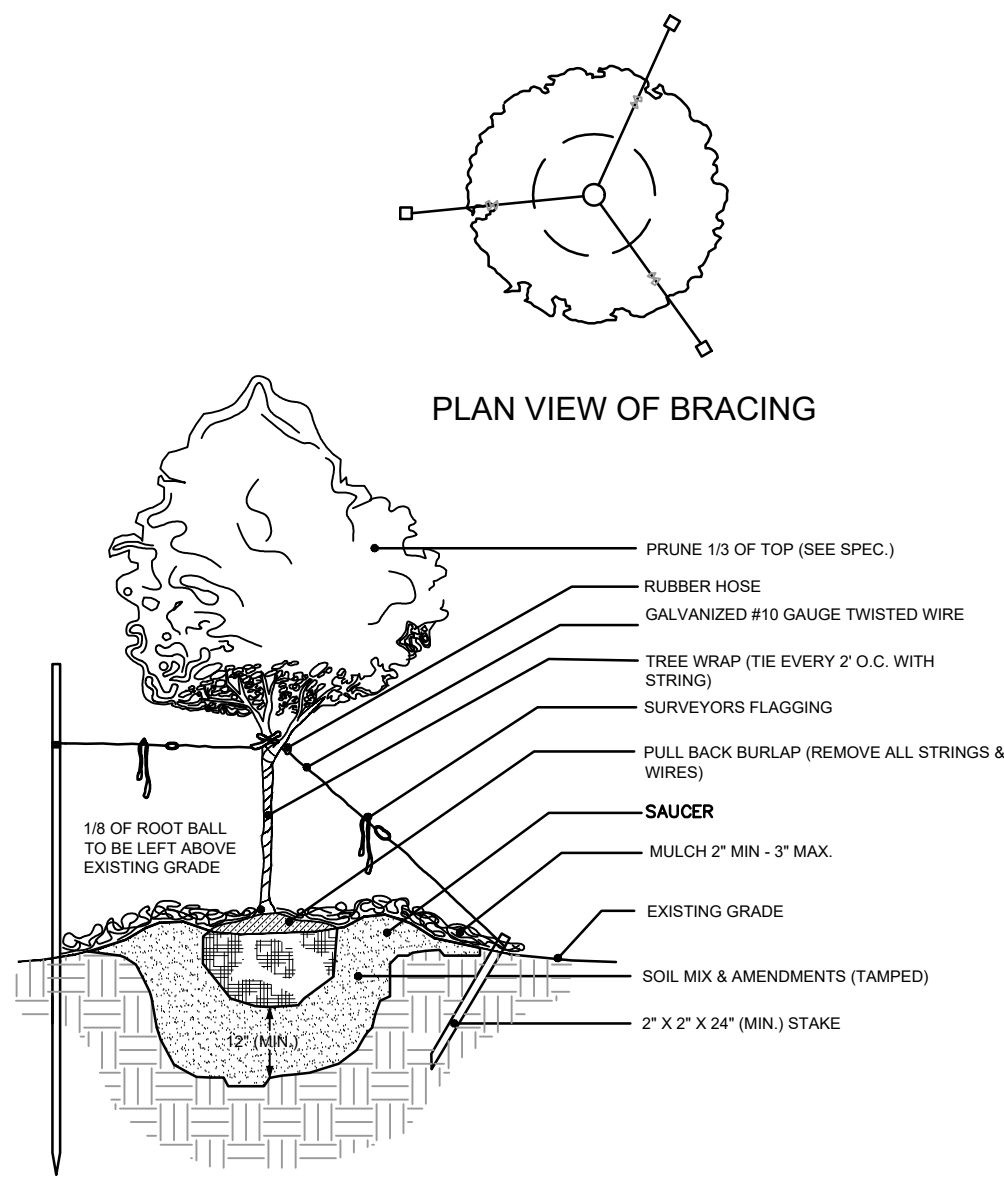
SITE PLAN

2/21/2025 11:42 AM

SHRUB PLANTING DETAIL (N.T.S.)

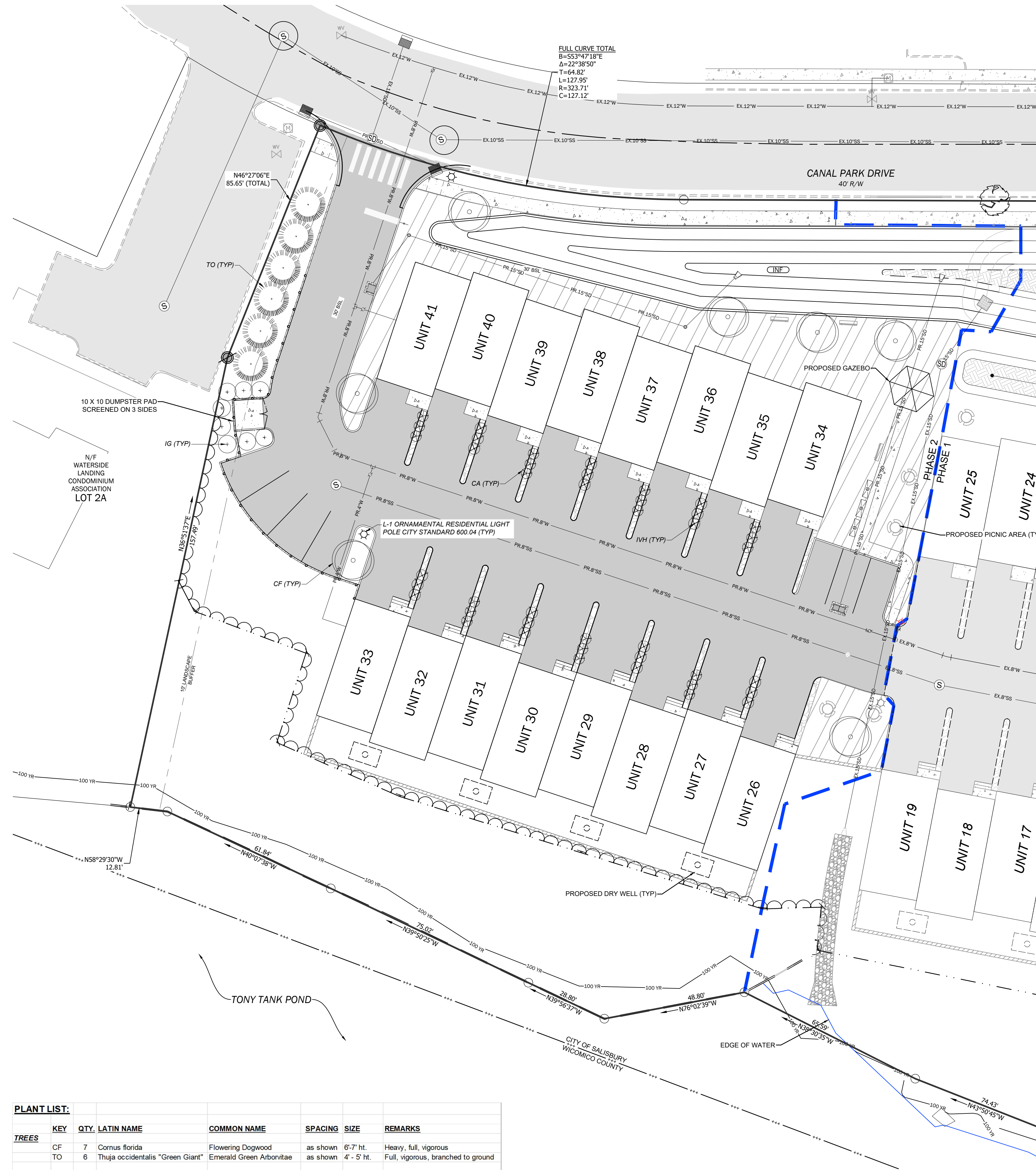


TREE PLANTING DETAIL (N.T.S.)



LANDSCAPE LEGEND

CF	7		FLOWERING DOGWOOD
TO	6		GREEN GIANT ARBORVITAE
IG	8		DWARF INKBERRY HOLLY
CA	21		SUMMERSWEET CLETHRA
IVH	21		VIRGINIA SWEETSPIRE
L-1	2		DECORATIVE SITE LIGHTING ON STANDING POST TO MATCH EXISTING NEIGHBORHOOD LIGHTING
B-1	3		DECORATIVE BENCH FOR OUTDOOR SEATING IN OPEN SPACES
B-2	4		DECORATIVE PICNIC TABLE FOR OUTDOOR SEATING IN OPEN SPACES
			OPEN SPACE SUITABLE FOR LEISURE TIME ACTIVITIES
			CONCRETE SIDEWALK



PLANT LIST:

TREES	KEY	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
	CF	7	Cornus florida	Flowering Dogwood	as shown	6'-7' ht.	Heavy, full, vigorous
	TO	6	Thuja occidentalis "Green Giant"	Emerald Green Arborvitae	as shown	4' - 5' ht.	Full, vigorous, branched to ground
SHRUBS							
	CA	21	Clethra alnifolia	Summersweet Clethra	as shown	24"-30"	Multi-stemmed, full, vigorous
	IG	8	Ilex glabra compacta	Compact Inkberry	as shown	18" - 21"	Heavy, full, vigorous
	IVH	21	Itea virginica "Henry's Garnet"	Virginia Sweetspire	as shown	15" - 18"	Heavy, full, vigorous

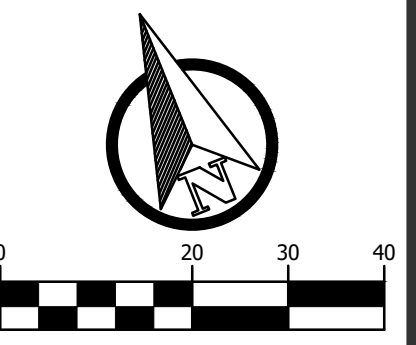
LANDSCAPE & LIGHTING PLAN

REVISIONS



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

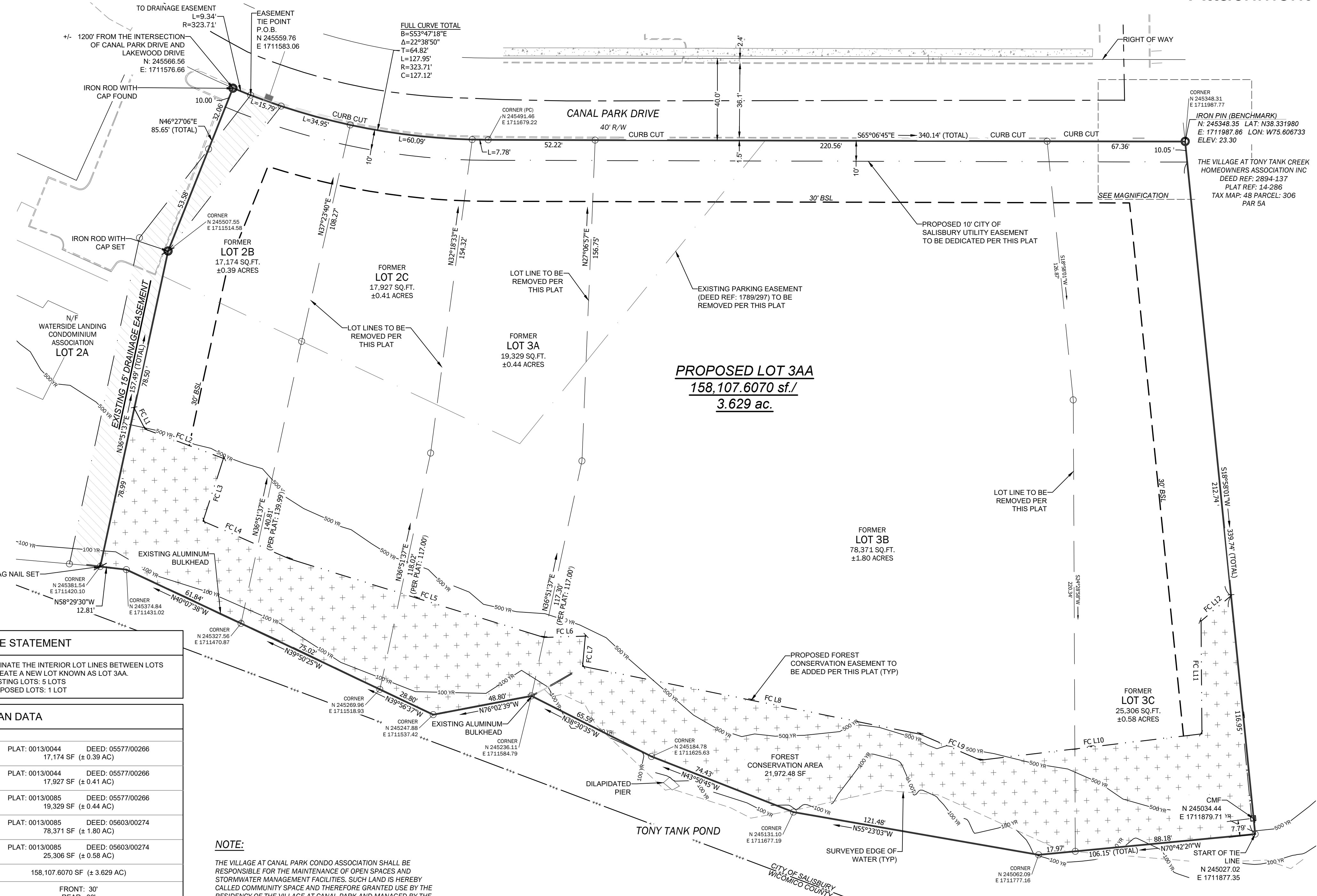
CONSTRUCTION PLANS
LANDSCAPE & LIGHTING PLAN
THE VILLAGE AT CANAL PARK PH 2
CANAL PARK DRIVE
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117 GRID: 0014 PARCEL: 0181



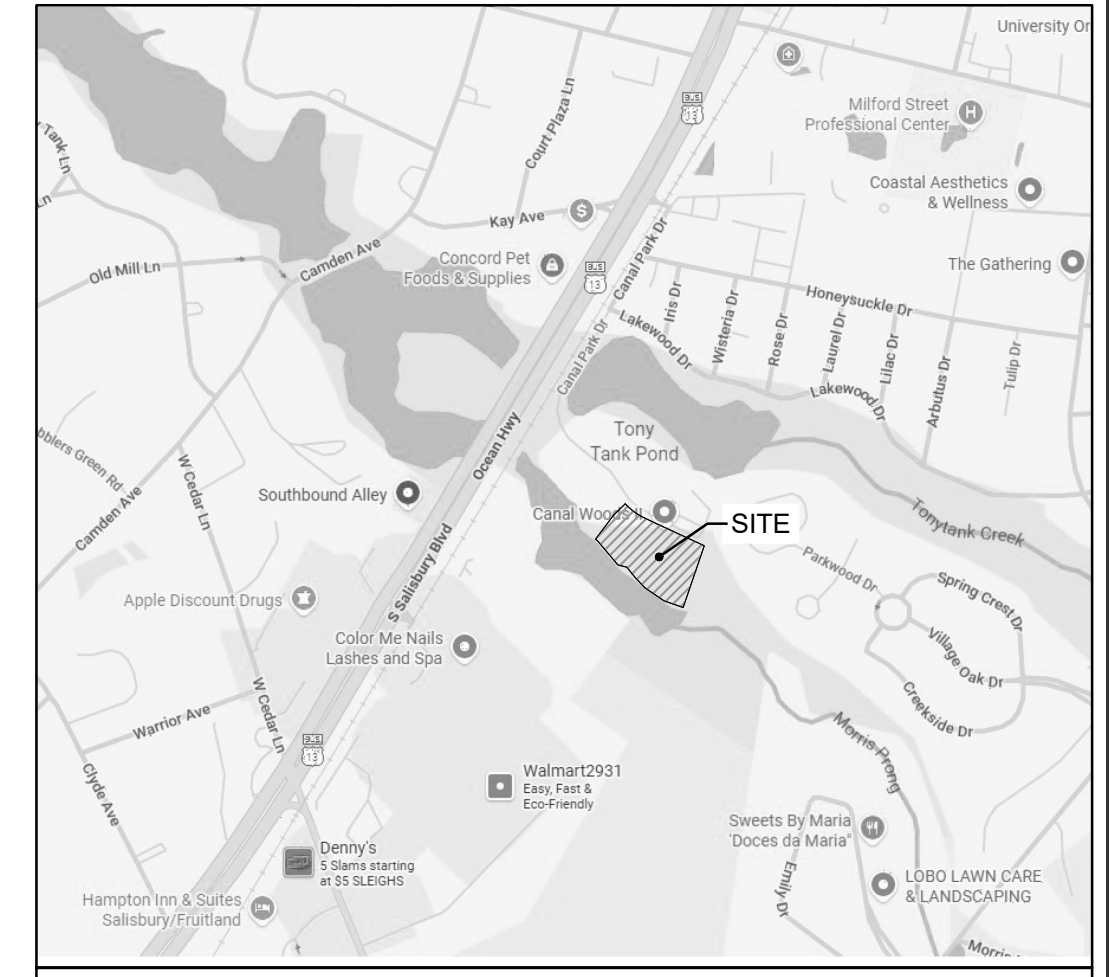
PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: EAL	DATE
DRAWING: EAL	2/23/26
REVIEW: RP	

SHEET
LS-1

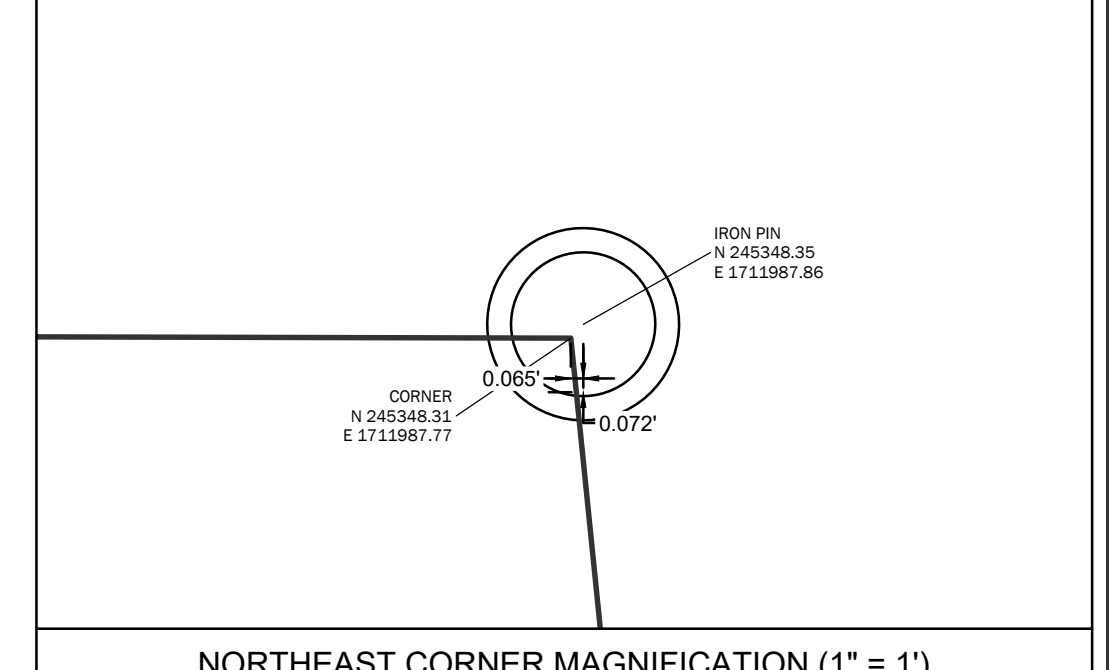


PROPOSED LOT 3A
 158,107.6070 sf.
 3.629 ac.



VICINITY MAP 1"=1000'

CONTACT DATA	
OWNER/DEVELOPER	CANAL PARK, LLC 34910 DELAWARE AVE FRANKFORD, DE 19945 C/O: TRAVIS MARTIN 443-880-8330 tmartin@ocprops.com
SURVEYOR	CORNERSTONE SURVEYING, INC 38843 WISTERIA LN SELBYVILLE, DE 19975 302-436-5810 cornerstonesurveying@verizon.net
DESIGNER	PLITKO, LLC 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 302-537-1919 rplitko@plitko.com



NORTHEAST CORNER MAGNIFICATION (1" = 1')

WICOMICO COUNTY FOREST CONSERVATION ACT

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

WICOMICO COUNTY PLANNING & ZONING _____ DATE _____

DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT

APPROVED: _____ CITY PROJECT # 23-030
 CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

NICHOLAS VOTIUC DIRECTOR _____ DATE _____

WICOMICO COUNTY HEALTH DEPARTMENT

THIS PROPOSED SUBDIVISION OF LAND AS REPRESENTED HEREON AND ON THE APPROVED PLAN HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE CODE OF MARYLAND REGULATIONS 26.04.03 ALLOWING FOR THE SUBDIVISION OF LAND UTILIZING COMMUNITY WATER SUPPLY SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS. THIS SUBDIVISION IS IN CONFORMANCE WITH THE CURRENT APPROVED COUNTY COMPREHENSIVE WATER AND SEWER PLAN THEREFORE COMPLIES WITH ENVIRONMENT ARTICLE 69-512. THE WICOMICO COUNTY APPROVING AUTHORITY IS THE DELEGATED AUTHORITY PER ENVIRONMENT ARTICLE 69-501 THEREFORE THE APPROVING AUTHORITY'S SIGNATURE ON THE PLAN CERTIFIES THAT THE PARCELS SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE.

APPROVING AUTHORITY _____ DATE _____

OWNER/SURVEYOR CERTIFICATION

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

STEVEN P TURNER _____ DATE _____
 CORNERSTONE SURVEYING, INC
 38843 WISTERIA LN
 SELBYVILLE, DE 19975
 302-436-5810
 CORNERSTONESURVEYING@VERIZON.NET
 MD LIC#: 21561 EXP: 7/17/2027

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

OWNER CERTIFICATION

AS THE OWNER OF THIS PROPERTY, I HEREBY CERTIFY THAT COMMUNITY WATER SUPPLY AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE

CANAL PARK, LLC _____ DATE _____
 34910 DELAWARE AVE
 FRANKFORD, DE 19945
 C/O: TRAVIS MARTIN
 443-880-8330 tmartin@ocprops.com

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE INTERIOR LOT LINES BETWEEN LOTS 2B, 2C, 3A, 3B, AND 3C, TO CREATE A NEW LOT KNOWN AS LOT 3A.
 TOTAL EXISTING LOTS: 5 LOTS
 TOTAL PROPOSED LOTS: 1 LOT

PLAN DATA	
PARCEL	PLAT: 0013/0044 DEED: 0557700266
LOT 2B	17,174 SF (± 0.39 AC)
LOT 2C	PLAT: 0013/0044 DEED: 0557700266
	17,927 SF (± 0.41 AC)
LOT 3A	PLAT: 0013/0085 DEED: 0557700266
	19,329 SF (± 0.44 AC)
LOT 3B	PLAT: 0013/0085 DEED: 05603/00274
	78,371 SF (± 1.80 AC)
LOT 3C	PLAT: 0013/0085 DEED: 05603/00274
	25,306 SF (± 0.58 AC)
TOTAL SITE AREA	158,107.6070 SF (± 3.629 AC)
SETBACKS (FOR APARTMENTS)	FRONT: 30' REAR: 30' SIDE: 30'
MAXIMUM BLDG HEIGHT	40 FEET (PRIMARY) 20 FEET (ACCESSORY)
FEMA FLOOD ZONE	FLOOD ZONE AE (9.5%), X (AT 0.2%), AND X (AT < 0.2%) FLOOD MAP 24045C0253E DATED AUGUST 17, 2015
EXISTING/PROPOSED ZONING	R-5A (RESIDENTIAL)
PRESENT LAND USE	UNDEVELOPED
PROPOSED LAND USE	TOWNHOUSE STYLE APARTMENTS 41 RESIDENTIAL UNITS
PLAT REFERENCE USED	MSA S1256-4723, CAB 13, FOLIO 85

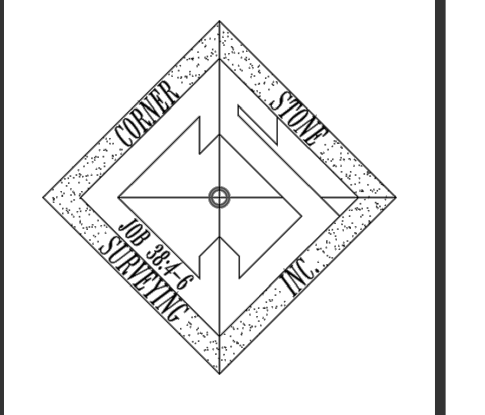
LEGEND	
	EXISTING DRAINAGE EASEMENT
	PROPOSED FOREST CONSERVATION EASEMENT
	EXISTING CITY CORPORATE LIMITS
	FLOOD PLAIN
	PROPERTY LINE TO REMAIN
	PROPERTY LINE TO BE REMOVED
	PROPOSED BUILDING SETBACK
	LANDSCAPE BUFFER
	EXISTING BULKHEAD
	CONCRETE MONUMENT FOUND
	IRON PIN FOUND
	IRON ROD WITH CAP FOUND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

NOTE:

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

- PLAN NOTES**
- WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS SUBDIVISION, SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS
 - PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT
 - OWNER/DEVELOPER, AND SUBSEQUENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT MODIFY THE INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN, AS APPROVED BY THE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT, WITH CONSTRUCTION, GRADING, OR LANDSCAPING.
 - NO CONSTRUCTION OF ANY STRUCTURAL IMPROVEMENTS, PLANT TREES, SHRUBS OR PLACE ANY LANDSCAPING OTHER THAN GRASS IN OR ON THE EASEMENT AREA INCLUDING IN THE AIR RIGHTS OVER THE EASEMENT HEREBY CONVEYED PERMITTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
 - ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENT UNLESS WRITTEN CONSENT IS OBTAINED FROM THE CITY OF SALISBURY.
 - CITY CODE SECTION 13.28.060 ITEM B.6: IF A STORMWATER MANAGEMENT PLAN INVOLVES DIRECTION OF SOME OR ALL RUNOFF OFF THE SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN FROM ADJACENT PROPERTY OWNERS ANY EASEMENTS OR OTHER NECESSARY PROPERTY INTERESTS CONCERNING FLOWAGE OF WATER. APPROVAL OF A STORMWATER MANAGEMENT PLAN DOES NOT CREATE OR AFFECT ANY RIGHT TO DIRECT RUNOFF ONTO ADJACENT PROPERTY WITHOUT THAT PROPERTY OWNER'S PERMISSION.
 - THE CURRENT WICOMICO COUNTY WATER AND SEWER SERVICE CATEGORY IS W-1/S-1.
 - ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE CITY OF SALISBURY CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
 - THESE PARCELS FALL WITHIN THE CITY CORPORATE LIMITS.
 - SITE IS LOCATED IN WICOMICO COUNTY GROUNDWATER PROTECTION REPORT MANAGEMENT AREA "A".
 - THE "CITY OF SALISBURY UTILITY EASEMENT" SHALL BE RESERVED FOR THE FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF DID (DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT)
 - OTHER THAN SHOWN, THIS PLAT OF SURVEY DOES NOT VERIFY THE EXISTENCE OR NON EXISTENCE OF RIGHTS OF WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE REPORT WAS REQUESTED OR PROVIDED FOR THIS SURVEY.

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



CORNERSTONE SURVEYING, INC.
 38843 WISTERIA LN.
 SELBYVILLE, DE 19975
 Phone (302)436-5810
 cornerstonesurveying@verizon.net

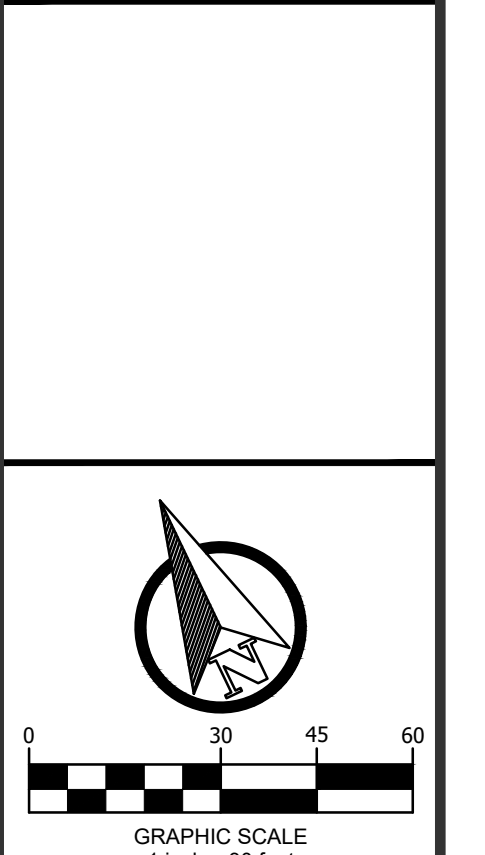
REVISIONS

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

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

RESUBDIVISION OF LOTS 2B, 2C, 3A, 3B, & 3C AS SHOWN ON
 RESUBDIVISION PLATS FOR 6 C'S INCORPORATED (13/44 & 13/85)
THE VILLAGE AT CANAL PARK
 CANAL PARK DRIVE
 CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
 MAP: 0117 GRID: 0014 PARCEL: 0181

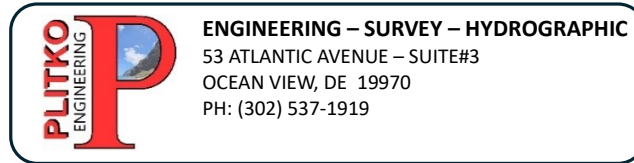


R-100

SHEET

SITE PLAN: EAL
 DRAWING: EAL
 REVIEW: RP

DATE
 2/06/26



THE VILLAGE AT CANAL PARK

PHASE 2

CANAL PARK DRIVE

SALISBURY

WICOMICO COUNTY, MARYLAND

Prepared By:

PLITKO

ENGINEERING

53 Atlantic Avenue, Suite#3

Ocean View, DE 19970

ph: 302.537.1919

INDEX OF DOCUMENTS

- SITE NARRATIVE
- STATEMENT OF INTENT TO PROCEED
- IMPACT STUDY
- ENVIRONMENTAL IMPACT STUDY
- TRAFFIC STUDY
- FINANCING

Phase 2 of The Village at Canal Park is an extension of the approved Preliminary Comprehensive Development Plan for The Village at Canal Park project, which was approved by the Planning and Zoning Commission on 12/19/2024. This phase of the project is located adjacent to Phase 1, near the end of Canal Park Drive on Lots 2B, 2C, and 3A. It consists of an additional 1.25 acres. The final approved subdivision will remove all interior lot lines and combine Phase 1 and Phase 2 into a single lot for a total development area of 3.63 acres. Phase 2 proposes 16 additional units, bringing the total build-out to 41 units.

The project is in the R5-A Residential Zoning District, with the added use provision under the apartment portion of the code. There are currently 18,561 square feet of existing impervious surface in this phase from an overflow parking area. At full build-out, this phase will include 31,906 square feet of impervious surface, which includes buildings, sidewalks, driveways, travel ways, and a gazebo.

Phase 2 provides 22,524 square feet (41.38%) of additional open space. Of that, 8,076 square feet is dedicated to leisure-time activities, which comprises 25.30% of the net development area for Phase 2. The open space includes passive, active, and stormwater areas. Leisure activity areas will feature several picnic-style zones and a gazebo.

Stormwater will be managed using micro-bioretenion facilities and an extension of the approved stormwater pond from Phase 1. Final discharge will flow into the existing Tony Tank Pond.

Water and sewer service will be provided by the City of Salisbury's existing utilities in Canal Park Drive. A new 8" water line will tap into the existing 12" main on Canal Park Drive and connect to the Phase 1 water line to create a loop. No hydrants are proposed within this phase, as the existing hydrants along Canal Park Drive and within Phase 1 provide adequate coverage. Sewer service for this phase will tie into the Phase 1 sewer stub.

Parking will meet the apartment code standards. This phase proposes two spaces per unit plus 20%. Phase 2 has a total of 47 parking spaces. Each unit will include two parking space in the driveways, the 8 garage units will each have an extra space inside and then there are an additional 7 spaces along the drive aisle.

All trash will be managed privately on-site. A dumpster pad is being provided for the entire development. It will be screened with a fence and evergreen-style trees for year-round coverage.

There will be two-unit types in Phase 2: one with slab-on-grade foundations and the other with walk-out basements.

We thank you for your time and consideration.

Canal Park, LLC
34910 Delaware Ave.
Frankford, DE 19945

May 1, 2025

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

RE: Statement of Intent to Proceed – Updated for Phase 2
Canal Park, LLC - Villages at Canal Park - LOT 's 2B, 2C, 3A Currently zoned R5-A.

To Whom It May Concern:

This letter serves as formal notification of our intent to proceed with development of the *Villages at Canal Park* community, located on lots 2B, 2C, and 3A currently zoned R5-A.

Phase 1, as previously outlined, includes the construction of 25 townhomes on approximately 2.38 acres, with each unit featuring 3 bedrooms and 2.5 bathrooms.

Phase 2 of the project consists of a proposed 16 townhome project on an additional 1.23 acres. As part of this phase, the developer will be combining three existing lots into phase 1 and will utilize the apartment portion of the R5-A zoning district.

The site will include:

- Approximately 31,906 sq. ft. of impervious surface at build-out
- 22,524 sq. ft. (41.38%) of open space, including 8,076 sq. ft. of designated leisure and stormwater areas (25.30% of net development area)
- Passive and active common open space including picnic areas, a wooded area, a gazebo, and expanded bioretention stormwater management
- Connection to the existing City of Salisbury water and sewer systems, with no new hydrants proposed
- 2 parking spaces per unit, totaling 43 spaces
- Dumpster area screened with a fence and evergreen trees

Timeline:

- **Phase 1:** Six months of site preparation and infrastructure work, 18 months for construction of all 25 townhomes.
- **Phase 2:** Twelve months of vertical construction for the 16 townhomes

We are committed to creating a vibrant, attractive residential community and look forward to working closely with the Department of Infrastructure and Development throughout the approval and construction process.

Thank you for your continued guidance and support.

Sincerely,

Travis Martin

Owner and Representative, Canal Park, LLC

Personal Number: 443-880-8330

Email: tmartin@ocprops.com

Impact Study – Villages at Canal Park, Phase 2
Prepared by Canal Park, LLC

Project: Villages at Canal Park – **Phase 2**

Date: MAY 1, 2025

Proposed Location: Canal Park LLC – Villages at Canal Park (Lots 16)

Prepared for:

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

We are pleased to submit this impact statement regarding **Phase 2** of the Villages at Canal Park, a continuation of our townhome community located in Salisbury, Maryland. This next phase supports the City’s commitment to growth that is thoughtful, inclusive, and economically beneficial while building on the strong foundation laid by Phase 1.

Key Benefits to the City of Salisbury

Population Density:

Phase 2 optimizes land use with responsible unit density, reducing per-unit infrastructure costs and ensuring efficient deployment of public utilities and services.

Economic Growth & Job Creation:

This phase is expected to support local job creation in construction and ongoing property services, while expanding the City’s property tax base and economic activity.

Housing Diversity:

Sixteen additional high-quality townhomes will provide attainable housing options for a range of residents—families, working professionals, and retirees—helping balance the City’s residential inventory.

Environmental Stewardship:

Phase 2 continues to implement sustainable development practices including energy-efficient construction, environmentally sensitive landscaping, and enhanced stormwater management.

Anticipated School Facility Impact

- Estimated student enrollment resulting from Phase 2:
 - **West Salisbury Primary (K–2):** ~12 students
 - **North Salisbury Elementary (Grades 3–5):** ~11 students
 - **Wicomico Middle School (Grades 6–8):** ~8 students
 - **Wicomico High School (Grades 9–12):** ~7 students

Village at Canal Park - Phase 2

5/12/2025



School Attendance Areas	Current Impact to Schools		
	Current (9/30/24) FTE	Current SRC	Current Utilization
Prince Street Elementary	976	616	158.4%
Bennett Middle School	963	1114	86.4%
Parkside High School	1272	944	134.7%

Wicomico County Public Schools is implementing a School Boundary Adjustment in School Year (SY) 2025-2026 and the Elementary boundary in which this property is located will change. Currently this location is served by Prince Street Elementary School but starting next SY, this location will be served by Fruitland Primary & Fruitland Intermediate School. As such, the analysis of all potential impacted schools is provided here.

School Attendance Areas	Current Impact to Schools		
	Current (9/30/24) FTE	Current SRC	Current Utilization
Fruitland Primary Schools	445	474	93.9%
Fruitland Intermediate School	343	378	90.7%
Bennett Middle School	963	1114	86.4%
Parkside High School	1272	944	134.7%

Next Year Impact to Schools		
DRAFT 2025 Projected Enrollments	Current SRC	Potential Utilization
512	474	108.0%
388	378	102.6%
951	1114	85.4%
1236	944	130.9%

Future Impact to Schools		
DRAFT 2030 Projected Enrollments	Future SRC	Potential Utilization
553	636	86.9%
417	378	110.3%
992	1114	89.0%
1210	944	128.2%

These projections are based on current household and demographic trends.

Recreational Amenities

Phase 2 will enhance community recreational offerings as developed in Phase 1 with:

- A multipurpose court (tennis/pickleball/basketball)
- Meandering jogging/walking trails
- Gazebos and picnic areas
- A tot lot/playground

Nearby public facilities include the Wicomico County Complex on Naylor Mill Road.

Estimated Impact on City Resources

- **Total Units:** 16 townhomes (3 bedrooms, 2.5 baths each)
- **Estimated Population:** ~38 residents (2.37 residents per unit)
- **Percentage of City Population (33,159):** 0.115%

Public Services:

- **Traffic:** No new traffic signals required
- **Police Impact:** 0.0011% on force of 83 officers
- **Fire Services Impact:** 0.11% on 139 career/volunteer firefighters
- **Utilities:** Coordination will continue with City staff to ensure alignment with capacity and infrastructure planning

Revenue Generation

- **Estimated Sale Price per Unit:** \$310,000–\$330,000
- **City Real Estate Tax Rate:** 1.0332%
- **Estimated Annual City Tax per Unit:** \$3,306
- **Estimated Total Tax Revenue (16 units):** \$52,896 annually

Additional Community Benefits

- Increase in local employment and economic activity
- New households supporting local businesses
- Expansion of the City's residential tax base
- Smart, sustainable land use

Conclusion

Phase 2 of Villages at Canal Park builds upon the success and smart growth of Phase 1. With its strong emphasis on sustainability, housing diversity, and economic contribution while maintaining minimal impact on city resources, this project continues to reflect the shared vision of a thriving Salisbury. We appreciate the City's review and continued collaboration on this important project and look forward to delivering long-term benefits to the community.

Travis Martin

Owner and Representative of Canal Park, LLC

Personal Number: 443-880-8330

Email: tmartin@ocprops.com

**The Village at Canal Park
4/18/2025**

School Attendance Areas	Current Impact to School		
	Current (9/30/24) FTE	Current SRC	Current Utilization
Prince Street	895	616	145.3%
Bennett Middle	910	1114	81.7%
Parkside High	1239	944	131.3%

Next Year Impact to Schools		
2025 Projected Enrollments	Current SRC	Potential Utilization
854	616	138.6%
919	1114	82.5%
1223	944	129.6%

Future Impact to Schools		
2030 Projected Enrollments	Current SRC	Potential Utilization
956	616	155.2%
945	1114	84.8%
1099	944	116.4%

The Villages at Canal Park – Phase 2: Environmental Study

Phase 2 of the Villages at Canal Park continues the environmentally conscious and sustainable development approach initiated in Phase 1, with the addition of 16 residential townhome units situated within the existing Canal Park community in Salisbury, Maryland. This site, characterized by gently sloping terrain and minimal tree cover, lies outside regulated floodplains and contains no mapped wetlands or sensitive natural features, thereby minimizing ecological disruption.

Consistent with the City of Salisbury’s Comprehensive Plan priorities, the project integrates low-impact development practices including rain gardens, micro bioretention areas, and underground stormwater storage systems designed to maintain pre-development runoff conditions. Erosion and sedimentation will be actively managed through a formal Sediment and Erosion Control Plan, employing best management practices throughout construction. The project seeks to minimize impervious surfaces while maximizing open space, preserving natural topography where feasible, and planting native, drought-tolerant landscaping.

Residences will incorporate energy-efficient construction methods and systems—including Energy Star-rated appliances and LED lighting—to reduce environmental impacts and promote long-term sustainability. Temporary construction-related impacts such as dust, noise, and traffic will be mitigated through industry-standard measures and limited work hours. The project will connect to existing municipal water, sewer, and transportation infrastructure without requiring major public investment, promoting compact, infill-style development that aligns with the city’s goals for responsible growth, infrastructure efficiency, and neighborhood connectivity.

Taken together, Phases 1 and 2 of the Villages at Canal Park offer a unified, environmentally responsible residential community that preserves over 77,000 square feet of open space—representing more than 50% of the total site area. Nearly 20,000 square feet of that open space is specifically designated for leisure and community activity, including walking trails, picnic areas, landscaped seating zones, and gazebos. These features not only enhance community well-being and public health but also support local biodiversity and air quality while creating natural buffers that contribute to the site’s ecological balance.


The use of micro bioretention facilities and a shared stormwater management pond helps reduce pollutant loads and mitigate runoff impacts to the adjacent Tony Tank Pond, further demonstrating the project’s alignment with Salisbury’s environmental protection goals. Additionally, the reuse of previously developed land, including former overflow parking areas, underscores the project’s commitment to efficient land use and reduced environmental impact.

The Village at Canal Park prioritizes walkability and alternative transportation, thereby supporting the city's efforts to reduce vehicle dependency and associated emissions. As a whole, this project exemplifies Salisbury's vision for well-planned, sustainable urban development that balances growth with environmental stewardship and community livability.

STUDY AREA

Traffic generation

Legend

 CANAL PARK TOWNHOUSES

SEAGULL LN.

STUDY POINT INTERSECTION

CANAL PARK DRIVE

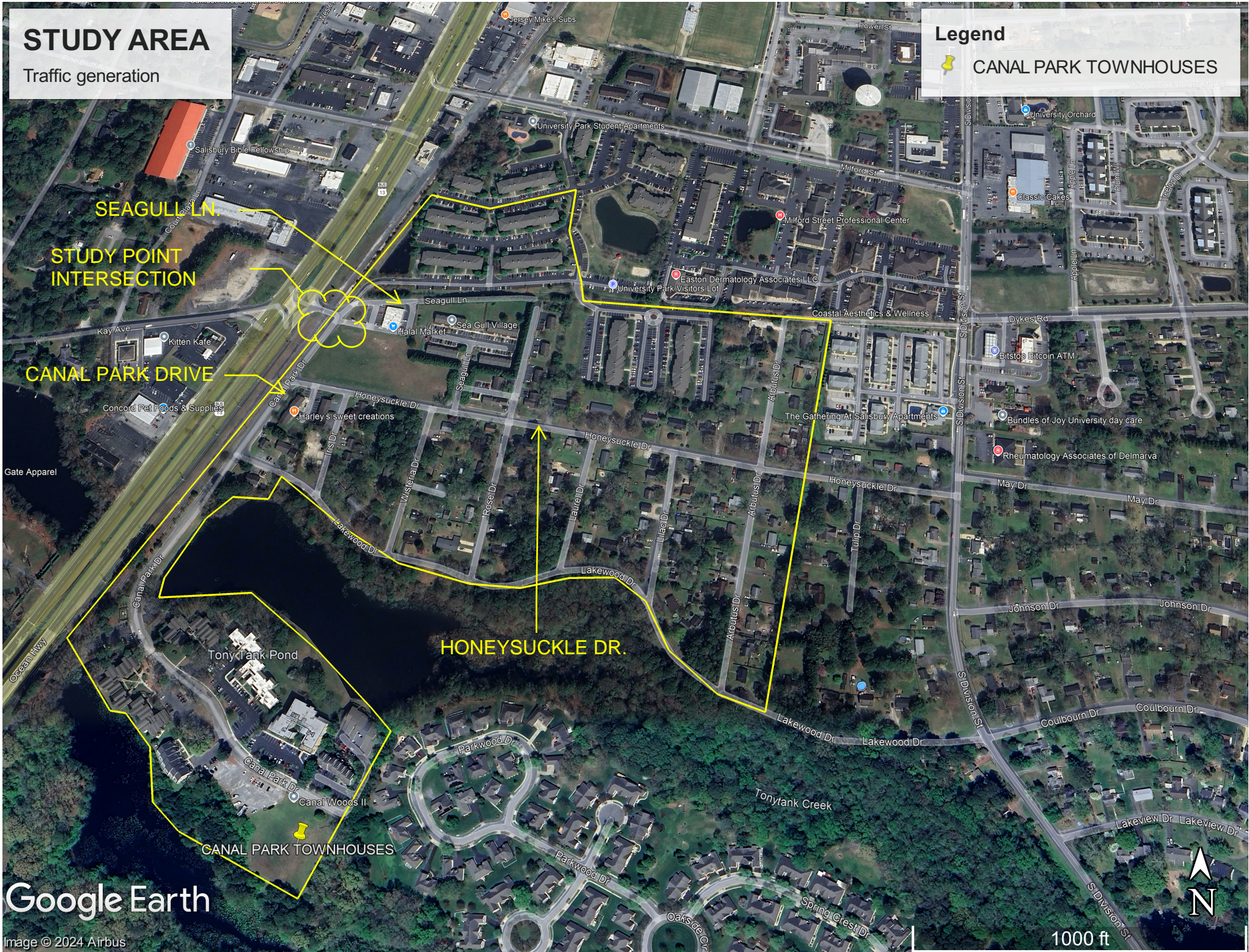
HONEYSUCKLE DR.

CANAL PARK TOWNHOUSES

Google Earth

Image © 2024 Airbus

1000 ft



TRAFFIC STUDY:

Where: Intersection of Canal Park Drive, Seagull Lane at South Salisbury Blvd.

The existing area of study included a portion of the University Park student housing apartments, Seagull Village, University Townhouse, Varsity Lane duplex's, Canal Woods phase 1 & 2 Apartments and Townhouses, and the strip retail building at the study point intersection

Existing data: 72 single family homes, 266 Mid-rise apartments/towns, 558 student apartments, 14 duplex units and 5,460 sf of commercial retail strip center.

72 single family homes = 679 Daily Trips, 50 peak trips during a.m. hours, 68 peak trips during p.m. hours with highest total of peak trips being 43 in the p.m.

266 mid-rise apartments/towns = 1208 Daily Trips, 98 peak trips during a.m. hours, 104 peak trips during p.m. hours with highest total of peak trips being 75 in the a.m.

558 Student apartments = 1434 Daily Trips, 39 peak trips during a.m. hours, 117 peak trips during p.m. hours with the highest total of peak trips being 62 in the p.m.

14 Duplex units = 101 Daily Trips, 7 peak trips during a.m. hours, 8 peak trips during p.m. hours with the highest total of peak trips being 5 in both the a.m. and p.m. peak hours.

5,460 sf. Commercial Strip center = 297 Daily Trips, 13 peak trips during a.m. hours, 36 peak trips during p.m. hours with the highest total of peak trips being 18 in the p.m.

Total trip generation existing:

3,719 total daily trips

207 total a.m. peak hour trips

333 total p.m. peak hour trips

Proposed data:

Phase 1

25 Townhouses = 114 Daily Trips, 9 peak trips during a.m. hours, 10 peak trips during p.m. hours with the highest total of peak trips being 7 in the p.m.

Phase 2

16 Townhouses = 73 Daily Trips, 6 peak trips during a.m. hours, 6 peak trips during p.m. hours with the highest total of peak trips being 6 in both the a.m. and p.m. peak hours.

Total Trip generation at intersection (from both phases):

3,906 total daily trips

222 total a.m. peak hour trips

349 total p.m. peak hour trips

Conclusion: The proposed addition of 41 units (from both phases) will increase the total daily volume of traffic at the intersection by 5% daily and would not typically warrant any special study or upgrades.



April 24, 2025

City of Salisbury
325 Cypress Street
Salisbury, MD 21801

RE: Phase 2 Financing for the Canal Park Townhome Project

To Whom It May Concern,

Travis Martin of Canal Park LLC has discussed his plans for the Canal Park Townhome Project to be in Salisbury, Maryland. Based on our experience with Mr. Martin, which dates to 2008, the Bank is supportive of this project and will look to provide financing for the project, as necessary.

If you have any further questions, or concerns, then feel free to contact me directly.

Best Regards,

Kirby Fitzgerald
Vice President

Artisans' Bank
17211 Hood Road
Rehoboth Beach, DE 19971
302-357-8333 (Cell)

Attachment 4

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



carneykelehan.com

OF COUNSEL
Rachel M. Hess

IN MEMORIAM
Thomas M. Meachum
David A. Carney

December 2, 2025

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

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

Dear Ms. Jackson:

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

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

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

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

Very truly yours,
Rachel M. Hess

Rachel M. Hess
rmh@CarneyKelehan.com

RMH/cpm
Enclosures
cc: Canal Park, LLC (via email)
NVR, Inc. (via email)



Infrastructure and Development Staff Report

April 9, 2026

I. SUMMARY OF REQUEST:

Planning staff are recommending a text amendment to the City of Salisbury Zoning Code, specifically the following chapter.:

- 17.28 – Light Business and Institutional District

The proposed amendments are summarized below:

- Add “Multi-Use Facility” to the permitted uses as defined in 17.04.120 – Definitions.

Multi-Use Facility - "Multi-use facility" means two or more similar or different uses on a lot or parcel that are conducted in physically separate areas and permitted inherently or otherwise in the district in which located, provided that the lot or parcel and improvements thereon satisfy the total parking, lot area and other requirements of the uses; the facility shall not be deemed to be a shopping center if the total floor area of the uses in which the principal activity is on-site retail sales does not exceed one-third of the gross floor area of the entire facility.

II. PLANNING & ZONING ANALYSIS

The proposed amendment would allow for multiple uses in a single building within a zone that already allows for Planned Business Centers. Planned Business Centers are not defined explicitly in the definitions section of our code; however, there is a dedicated section, Chapter 17.172, which lays out their purpose and specific development standards. The most relevant standards are as follows:

17.172.020 A.

*A planned business center shall be developed in accordance with a comprehensive development plan, as defined in Section [17.04.120](#), which shall be submitted and reviewed in accordance with [Chapter 17.180](#). In addition to the requirements of a comprehensive development plan, a **subdivision plat shall be required**, including covenants and restrictions relating to shared facilities and the maintenance and responsibility for the same, which shall be approved by the planning commission and recorded in the land records of Wicomico County*



17.172.020 D.

A planned business center shall contain a minimum of two acres.

- 1. Each lot in a center in a general commercial district shall contain a minimum land area of six thousand (6,000) square feet, each lot in a select commercial district shall contain a minimum land area of ten thousand (10,000) square feet. **Each lot in a light business and institutional district shall contain a minimum land area of fifteen thousand (15,000) square feet.** Each lot in a light industrial district shall contain a minimum land area of ten thousand (10,000) square feet. Each lot in a regional commercial district shall contain a minimum land area of twenty-five thousand (25,000) square feet.*

These standards require a subdivision plat, minimum lot sizes of 15,000 square feet, and a minimum development size of two acres. These requirements do not allow for multiple businesses in one building on one lot.

The text amendment as proposed does not change the uses allowed but does provide the opportunity for them to be located in the same building and more efficiently use the land in this zoning district. It should be noted that all developments within the Light Business and Institutional District require a Comprehensive Development Plan; therefore, approvals must be granted by the Planning Commission before anything is built in this district.

III. RECOMMENDATION

The Department of Infrastructure and Development recommends that the Planning Commission forward a FAVORABLE recommendation to the Mayor and City Council for the proposed amendment as shown in **Attachment 1**, based on the findings in the staff report.



ATTACHMENT 1 – Proposed Amendments

17.28.020 - Permitted uses.

Permitted uses shall be as follows:

- A. Apartment building and project in accordance with chapter 17.168;
- B. Bank and other financial institution;
- C. Business, governmental, financial or professional office;
- D. Business center, in accordance with chapter 17.172;
- E. Care home;
- F. Church or other place of worship, in accordance with chapter 17.220, excluding bus storage and maintenance, cemetery and gymnasium as an accessory use;
- G. Cultivation of land;
- H. Cultural uses, such as museum, library or art gallery;
- I. Funeral home;
- J. Medical-care facility;
- K. Medical and dental office and clinic;
- L. Radio or television broadcasting station and studio;
- M. School of general instruction, in accordance with chapter 17.220;
- N. Dry-cleaning pickup station;
- O. Florist;
- P. Office supplies and equipment;
- Q. Photographic studio;
- R. Travel agency;
- S. Group domiciliary care facility;
- T. Self storage;
- U. Single-family detached dwelling unit.

V. Multi-Use Facility



Infrastructure and Development Staff Report

April 9, 2026

I. SUMMARY OF REQUEST:

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

- 17.36.020 Permitted Uses and/or 17.36.45 Prohibited Uses
- 17.76.050 Development Standards
- 17.80.040 General Standards and Requirements

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

Proposed Amendments

The Code currently states:

17.76 Light Industrial District & 17.80 Industrial Park District

- I. Cannabis grower and/or processor;
 1. May not be located within five hundred (500) 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
- (17.76.050 & 17.80.040)

17.36 General Commercial District

17.36.020 - Permitted Uses

DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT

410.548.3170 | 125 N. Division St., Room 304, Salisbury, MD 21801 | www.salisbury.md



A. Permitted uses shall be as follows

18. Light industrial uses, as listed in the light industrial district, completely confined within a building with no outside storage of raw materials or finished products;

The staff has compiled cannabis research from various states, municipalities, and businesses because the current text seems overly restrictive. After reading through these texts the staff found additional amendments regarding odor and environmental plans for growers and processors. The plans help mitigate the environmental impacts from the facility as well as making a more inconspicuous operation. Additionally, staff is proposing a minor amendment to the permitted uses in General Commercial to close a loophole in the Code that may potentially allow cannabis growing and processing in that zone.

The 1,000-foot distance between cannabis business' makes it far too difficult for companies to plant roots within the City of Salisbury as there are limited lots within the Light Industrial and Industrial Park Districts. The staff also believes that the 500-foot buffer could be decreased for processors due to the limited space within these districts. As there are childcare centers, parks, residences, and churches in and adjacent to the Industrial Districts. The decrease of this text could be paired with one or more of the following:

- Odor abatement plan
- Energy and environmental plan
- Participate in the City's wastewater pretreatment program
- Setbacks or tree buffers

Some states also require the use the [Resource Innovation Institute's Cannabis PowerScore](#) or [EPA ENERGY STAR Portfolio Manager](#), in order to track and maintain their energy and water usage.

Water and Wastewater

Water Usage:

- 6 gallons per plant within the growing season
 - ≈ 150 days (June – October)
- Determining water requirements
 - Gallons per plant per day
 - Gallons per square foot of plant canopy per day

Wastewater Produced:

Cultivation wastewater can be generated from several sources:

- Nutrient runoff from plants
 - Contains dissolved nutrients and suspended soil materials
- Reject streams, such as RO reject, from raw water treatment processes which make water suitable for fertigation of the cannabis plants



- Contains salts and impurities found in raw water
- Facility cleaning and sterilization
 - Contains cleaning compounds such as bleach, peroxide, soaps and other industrial cleaning chemicals
- HVAC condensate
 - Contains low levels of impurities extracted from the air in the facility
- Storm water
 - Contains dirt, debris, oils and trash that rainfall washes off parking lots and buildings

The combination and ratios of these various sources of wastewater will be different for all growers and locations. Since all growers will have a different wastewater, a single standard treatment method becomes more difficult to achieve.

- <https://catalyst-bc.com/optimizing-water-use-in-cannabis-grow-facility-design/>
- <https://www.evaporator.com/news/4-wastewater-disposal-options-for-cannabis-cultivation-facilities>
- <https://masscannabiscontrol.com/wp-content/uploads/2024/01/Guidance-on-Best-Management-Practices-for-Water-Use.pdf>

Odor Abatement Plans

Many states (Oregon, Washington, Iowa, DC, etc) require odor control plans or clean air permits as part of the licensing process. Some municipalities also require odor abatement plans.

Queen Anne County (June 2025) –

- Zoning code requires a 20' tree buffer for growers.
 - Consisting of 2 rows of evergreens 4' - 6' in height
- Growers and Processors must have odor abatement plan
- Dispensary cannot be within 100' of a property zoned for residential use
- Must be renewed annually with documentation from a professional mechanical engineer and certified industrial hygienist

Sample Abatement Plans

- <https://www.denvergov.org/content/dam/denvergov/Portals/771/documents/EQ/Odor/TemplateEnglish.pdf>
- https://doee.dc.gov/sites/default/files/dc/sites/doee/service_content/attachments/CCDC%20-%20Capital%20City%20Odor%20Management_0.pdf

Sample Environmental Plans

- https://masscannabiscontrol.com/wp-content/uploads/2018/03/Presentation_Cannabis-Energy-Overview-to-CCC.pdf
- https://neep.org/sites/default/files/mediafiles/cannabis_energy_use_and_building_energy_codes.pdf
- <https://migbc.org/wp-content/uploads/2025/07/GR2030-Cannabis-Energy-Management-Guide.pdf>



Attachment 1- 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 and cultivation facilities
- On the MCA website there is a plethora of different FAQs answering various questions relating to dispensaries, processing facilities and cultivation

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

- The MCA also has Advertising Restrictions, for packaging, advertising, and signage

https://cannabis.maryland.gov/Documents/2025_Laws_and_Regulations/Advertising%20Restrictions%20%285%29.pdf

According to the MCA, local jurisdictions may not:

- Adopt an ordinance establishing zoning or operational requirements for a licensed dispensary that are more restrictive than the requirements for licensed alcoholic beverage retailers in their jurisdiction.
- Establish zoning or other requirements that unduly burden the cannabis licensee.
- Impose licensing, operating, or other fees or requirements on a cannabis licensee that are disproportionately greater or more burdensome than those imposed on other businesses with a similar impact on the area where the cannabis licensee is located.
- Prohibit transportation through or deliveries within the political subdivision by cannabis businesses located in other political subdivisions.
- Prohibit the adult-use retail of cannabis by licensees within the jurisdiction.

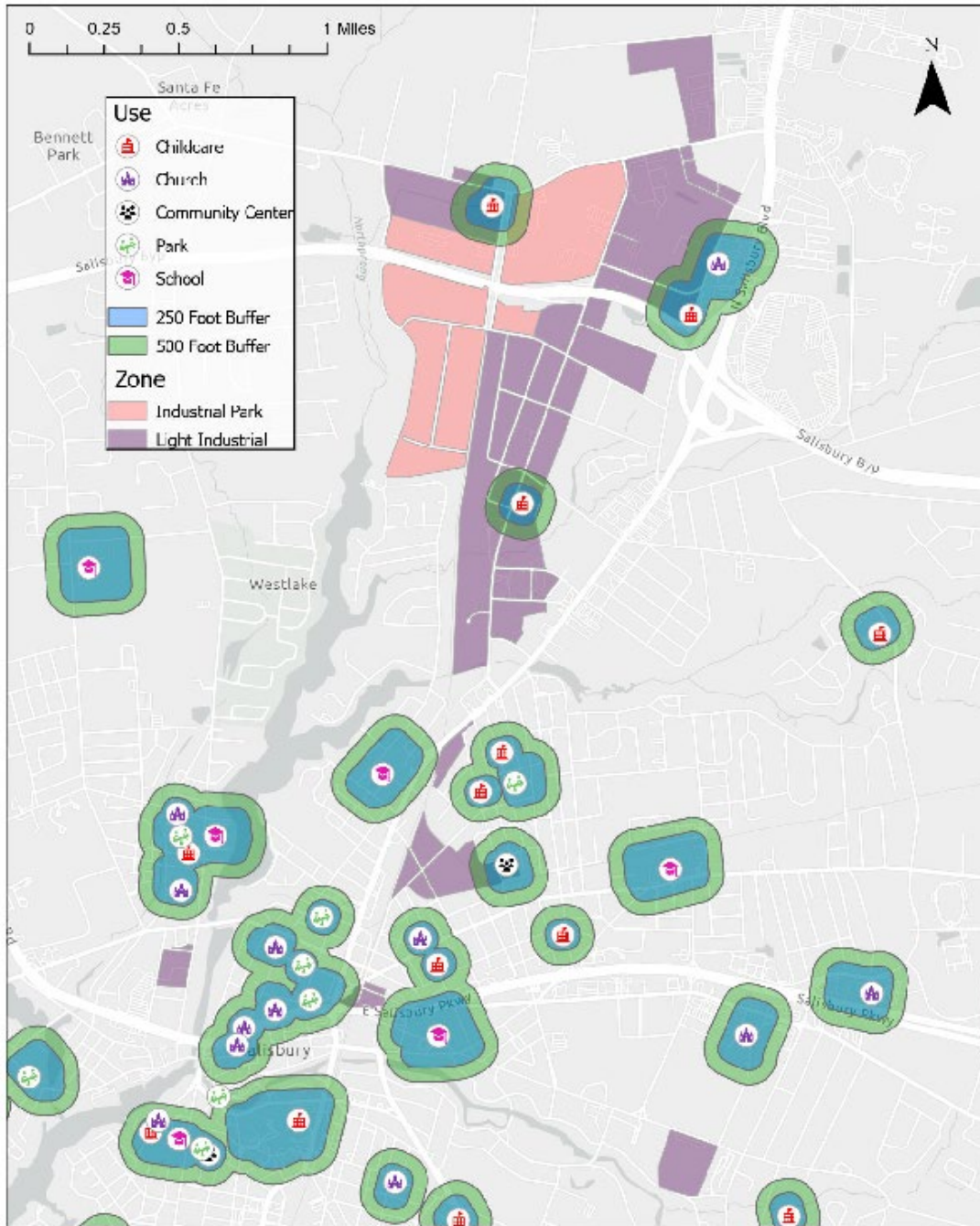
NFPA 420 – Standard on Fire Protection of Cannabis Growing and Processing Facilities

- 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=42proposed.ditamap&pubStatus=FDR>

Attachment 2 – Maps

Light Industrial and Industrial Park Districts



City of Salisbury Cannabis Grower/Processor Buffers



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

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

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

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

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

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

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

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

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

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

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

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

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