



Planning Commission

Agenda

Regular Meeting

May 14, 2026

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

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

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

PUBLIC HEARING – TEXT AMENDMENT – Amending section 17.28.020 of the Salisbury Municipal Code to add multi-use facility as a permitted use in the Light Business and Industrial zoning district. (Z. White)

SIGN PLAN – ZIGGI'S COFFEE – Coffee Lotus of Ocean City LLC rep. by Phillips Signs – Parcel 3, Moore View Business Park, Summer Drive – PDD No. 3 – M-0039, G-0011, P- 0745 – #24-10 (Z. White)

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)

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN – NORTH POINTE COMMONS – Parker & Associates, Inc for K Hovnanian Delaware Division – East North Pointe Drive, General Commercial– M-0029, G- 0006, P-0078 - #22-019 (S. Liberto)

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

WORK SESSION – Text amendment to replace specific fines and penalties from the Zoning Code (Title 17) with references to a Fine and Penalty Schedule (B.Jackson)

DISCUSSION – Rezoning- 1522 S. Salisbury Blvd – Request to rezone from residential to commercial (Z.White)

DISCUSSION – Rezoning – Fitzwater St – Request to rezone a portion of land fronting Fitzwater St from residential to a zone allowing a mix of commercial and residential uses (H.Pearson)

4. Other Business
Discussion- Downtown Parking (Mayor Taylor)
5. Adjournment



Infrastructure and Development Staff Report

May 14, 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 in the Light Business and Institutional District. Section 17.04.120, states

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.

A map showing where lands zoned as Light Business and Institutional is attached as **(Attachment 1)**

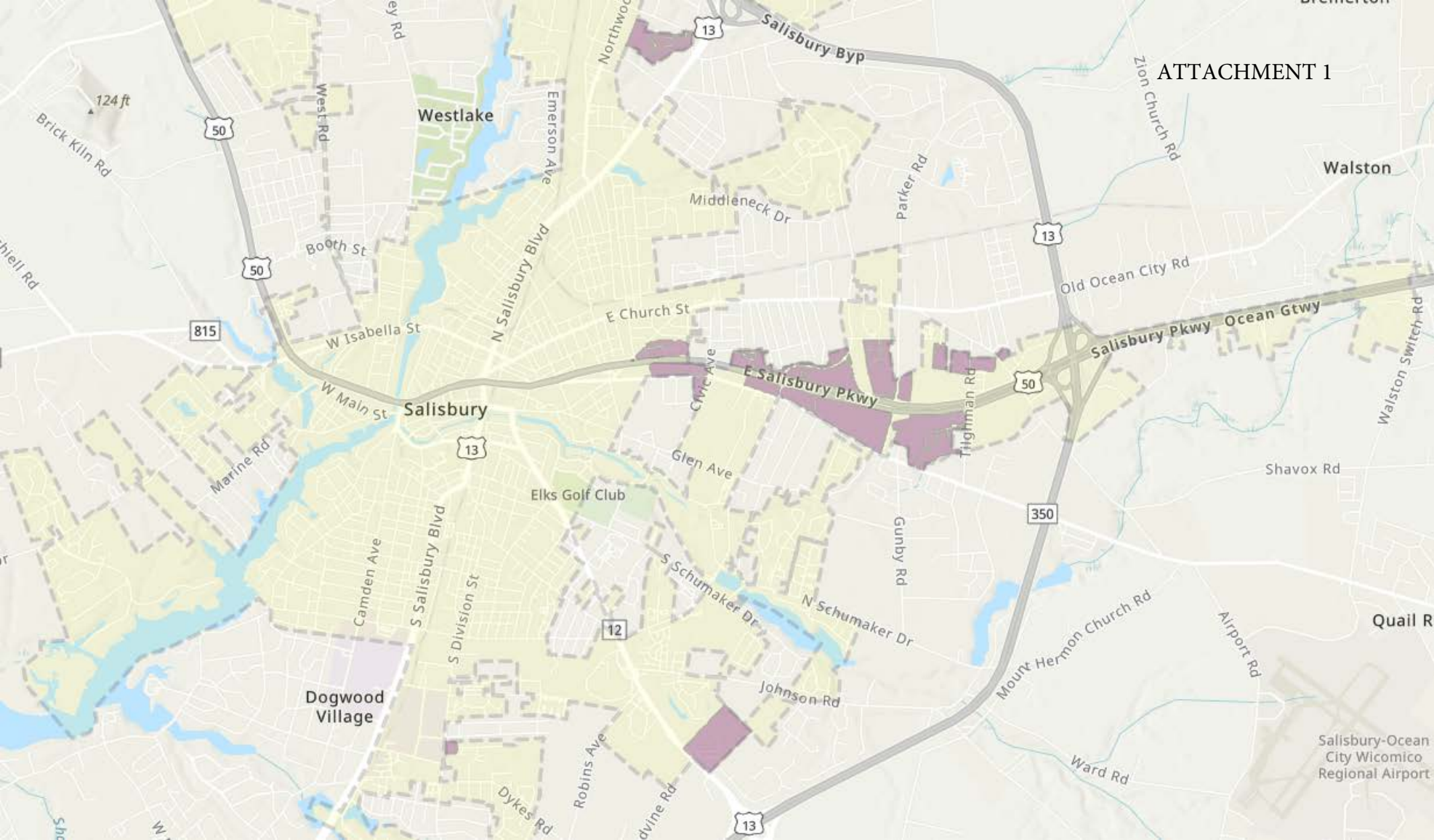
A copy of the Notice of Public Hearing is attached as **(Attachment 2)**

A drafted copy of the Ordinance, as it will be presented to Salisbury City Council, with the proposed amendments is attached as **(Attachment 3)**

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 based on the findings in the staff report.

ATTACHMENT 1



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

In accordance with provisions of Section 17.228, Amendments and Rezoning, of the Salisbury Municipal Code, the City of Salisbury proposes an amendment to the text of Title 17, Zoning, Section 17.28.020 to allow “Multi-Use Facility” as a permitted use in the Light Business and Institutional zoning district.

A PUBLIC HEARING WILL BE HELD ON

Thursday, May 14, 2026, at 4:00 P.M in the Council Chambers, Room 301, of the Government Office Building, 125 North Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any.

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

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

(FOR FURTHER INFORMATION CALL 410-548-3170)

Betsy Jackson, City Planner

Publication Dates: April 30, 2026
 May 7, 2026

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING CHAPTER 17.28.020 OF THE SALISBURY CITY CODE TO INCLUDE “MULTI-USE FACILITY” AS A PERMITTED USE.

WHEREAS, the ongoing application, administration and enforcement of Title 17 (Zoning) of the City of Salisbury Municipal Code (the “**Salisbury City Code**”) demonstrates a need for its periodic review, evaluation and amendment, in order to keep the provisions of Title 17 current, comply with present community standards and values, and promote the public safety, health and welfare of the citizens of the City of Salisbury (the “**City**”);

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

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

WHEREAS, the uses permitted in the Light Business Institutional District do not include “Multi-Use Facility,” but do include Planned Business Centers;

WHEREAS, Planned Business Centers are not defined explicitly in the Salisbury City Code, however Chapter 17.172 provides that their purpose is to encourage the clustering of select commercial uses, and includes specific development standards. Those development standards include the requirement of a subdivision plat, minimum lot sizes, and minimum total development size of two acres. Such requirements effectively limit the ability for a collection of permitted uses to exist on a smaller area of land in this zone;

WHEREAS, the proposed amendment would add “Multi-Use Facility” as a permitted use, allowing two or more similar or different uses to operate within physically separate areas of a single building or lot; and

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

WHEREAS, at the conclusion of its _____, 2026 meeting, the Planning Commission recommended, by a vote of ___ - ___, that the amendments to Sections 17.28.020 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

WHEREAS, the Mayor and Council have determined that the amendments to Sections 17.28.020 of the Salisbury City Code shall be adopted as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that Chapter 17.28.020 of the Salisbury City Code is hereby amended by adding the bolded and underlined language as follows

Section 1. Section 17.28.020 of the Salisbury City Code, entitled “Permitted Uses” shall be amended as follows:

17.28.020 - Permitted uses.

- 46 Permitted uses shall be as follows:
- 47 A. Apartment building and project in accordance with chapter 17.168;
- 48 B. Bank and other financial institution;
- 49 C. Business, governmental, financial or professional office;
- 50 D. Business center, in accordance with chapter 17.172;
- 51 E. Care home;
- 52 F. Church or other place of worship, in accordance with chapter 17.220, excluding bus
- 53 storage and maintenance, cemetery and gymnasium as an accessory use;
- 54 G. Cultivation of land;
- 55 H. Cultural uses, such as museum, library or art gallery;
- 56 I. Funeral home;
- 57 J. Medical-care facility;
- 58 K. Medical and dental office and clinic;
- 59 L. Radio or television broadcasting station and studio;
- 60 M. School of general instruction, in accordance with chapter 17.220;
- 61 N. Dry-cleaning pickup station;
- 62 O. Florist;
- 63 P. Office supplies and equipment;
- 64 Q. Photographic studio;
- 65 R. Travel agency;
- 66 S. Group domiciliary care facility;
- 67 T. Self storage;
- 68 U. Single-family detached dwelling unit.

69 **V. Multi-Use Facility**

70 **BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF**

71 **SALISBURY, MARYLAND**, as follows:

72 **Section 2.** It is the intention of the Mayor and Council of the City of Salisbury that each

73 provision of this Ordinance shall be deemed independent of all other provisions herein.

74 **Section 3.** It is further the intention of the Mayor and Council of the City of Salisbury that if any

75 section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid,

76 unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication

77 shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other

78 provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

79 **Section 4.** The recitals set forth hereinabove are incorporated into this section of the Ordinance

80 as if such recitals were specifically set forth at length in this Section 4.

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

82

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

87
88 **ATTEST:**

89
90
91 _____
92 **Julie A. English, City Clerk**

April Jackson, President,
Salisbury City Council

93
94
95
96 APPROVED BY ME THIS _____ day of _____, 2026.

97
98
99 _____
100 **Randolph J. Taylor, Mayor**



**Infrastructure and Development
Staff Report
May 14th, 2026**

I. BACKGROUND INFORMATION:

Project Name: Ziggis Coffee
Applicant/Owner: Coffee Lotus of Ocean City LLC rep. by Phillips Signs
Infrastructure and Development Case: 24-010
Nature of Request: Sign Plan Approval
Location of Property: Summer Dr.
Existing Zoning: PDD #3 Moore Property

II. SUMMARY OF REQUEST:

A Sign Plan approval request has been submitted by Phillips Signs to install signs for Ziggis Coffee Shop slated for Summer Dr. in Planned Development District #3, also known as the Moore Property. **(Attachment 1)**

III. DISCUSSION:

The proposed sign plan is for a newly constructed building, therefore there are no existing signs. The sign plan consists of 11 total signs throughout the development.

The development exists in PDD # 3 Moore Business Park, which adopts sign regulations from the Light Business & Institutional (LBI) zone as a guide. Historically the department has reviewed sign plans as such and referred to the Planning Commission for a final say on sign plans in this district.

IV. APPROVAL HISTORY

The Salisbury – Wicomico Planning Commission approved the Final Comprehensive Development Plan for this development with a condition that this sign plan be submitted before the installation of any signs.



V. SIGN PLAN

The signs on the plan are labeled A-H, J, K, & M (**Attachment 2**).

Signs A & B: These two signs will read “Ziggi’s Coffee” and “Drive Thru,” with an arrow directing customers toward the drive-through. Staff calculates that Signs A and B are approximately 43.35 sq. ft. each when measuring each section of the sign individually. The plan proposes placing these signs on the east and west sides of the building, respectively, for a total of approximately **86.70 sq. ft.** of signage. The signs will be illuminated, and made of aluminum with white acrylic faces, and feature beige and dark brown vinyl.

Signs C & D: These two signs will also read “Ziggi’s Coffee” and “Drive Thru”; however, their shape and size differ. Sign C will incorporate an arrow directing customers toward the drive-through, while Sign D will not. Staff calculates that Signs C and D are approximately 45 sq. ft. each when measuring each section of the sign individually. The plan proposes placing these signs on the north and south sides of the building, respectively, for a total of approximately **90 sq. ft.** of signage. These signs will be illuminated and have the same material and color specifications as signs A & B

Signs E & F: These two signs comply with the size requirements, however, LBI sign provisions allow only one ground sign per development. Staff believes that, because these signs direct vehicle traffic into the drive-through at ground level, they should be treated as “instructional signs” and be permitted. Sign E will read “Ziggi’s Drive-Thru” and point in the appropriate direction. Sign F will display a “Do Not Enter” symbol, with the reverse side featuring an advertisement for “Ziggi’s Rewards.” The signs will be made of aluminum and vinyl, with the same color specifications as the previous signs with an addition red and teal color.

Sign G: This sign serves as the primary ground sign for the business. It will display the business name as well as the text “Drive Thru.” The sign measures 4.5 feet by 11 feet (49.5 sq. ft.). The sign will also include an Electronic Message Center (EMC) measuring 5 feet by 10 feet (50 sq. ft.), for a total of **99.5 sq. ft.** of ground signage. The sign will be made of aluminum with an overall height of the 25 feet, meeting the height requirement for ground signs.

Sign H: This sign displays the menu in the drive thru. 8 feet by 4.5 feet. (**36 sq feet**) and made of aluminum. Staff determined the menu board signs are not



described in our code, however the size and shape is standard for menu board signs in other drive-thrus around the city.

Sign J: The plan proposes two laser cut steel bike racks that read "Ziggi's Coffee" with the establishment's logo.

Sign K: 1 foot by 7 inch vinyl window sign displaying store hours

Sign M: Is a **3 sq. ft** aluminum and vinyl ground sign directing costumers to park and use the Walk Up service.

Overall, signage should not exceed 3 sq. ft. per linear foot of street frontage. The site has roughly 270 linear feet of street frontage, allowing for a maximum of 810 sq. ft. of signage. The proposed signage totals approximately 366.7 sq. ft., which is compliant.

VI. PLANNING CONCERNS

None

VII. RECOMMENDATION

Staff recommends APPROVAL of the sign plan as submitted.

Moore Property PDD

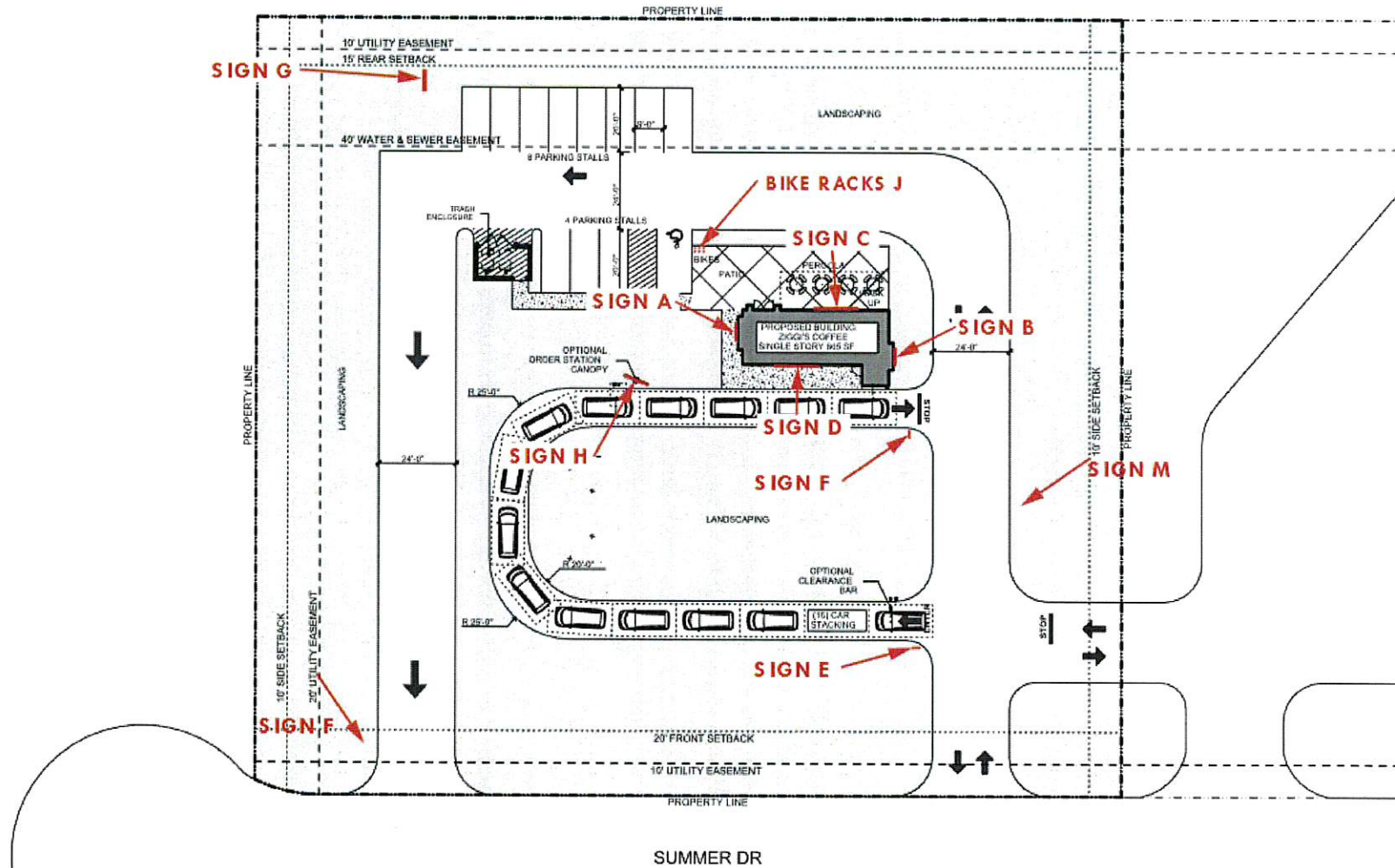


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SITE PLAN

U.S. ROUTE 50

Attachment 2



SITE PLAN



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CUSTOMER INFORMATION

Customer: Ziggli's Coffee
Address: Salisbury, MD

Date: 12-22-25
Designer: Tyler Banez
Sales: Gary Spence

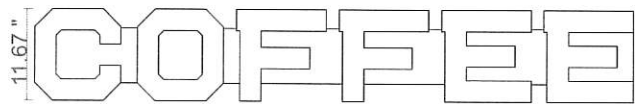
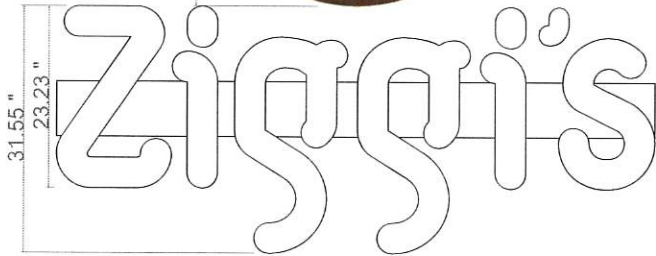
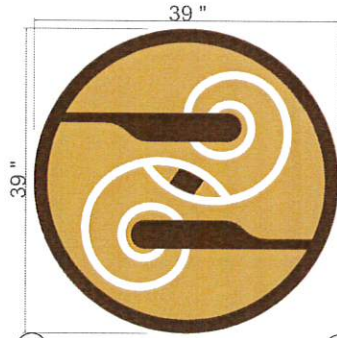
IF APPROVED, PLEASE SIGN

Customer:

Signed:

Date:

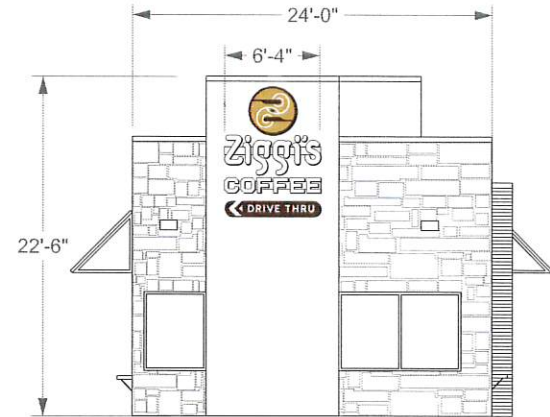
SIGN A,B



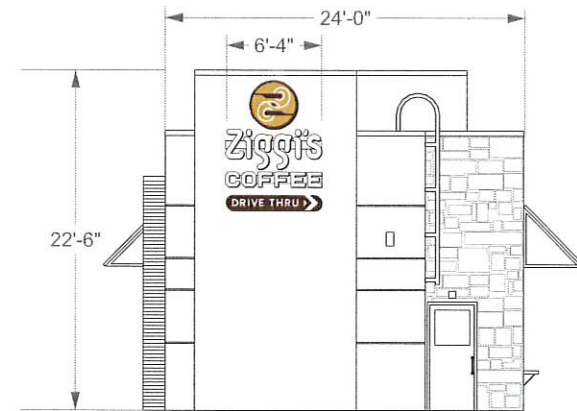
S/F PAN CHANNEL LETTER/LOGO 44.62 SQ FT

- PAN CHANNEL LETTER/LOGO SET (1 SET REQUIRED)
- 5" BLACK ALUMINUM RETURNS
- 3/16" WHITE ACRYLIC FACES
- 1" BLACK TRIM
- PRINTED 3M VINYL TO MATCH PMS #7509 BEIGE AND #4625 DK BROWN
- INTERNAL WHITE LED ILLUMINATION
- 7" ALUMINUM RACEWAYS PAINTED TO MATCH BUILDING

Raceway Mounted Letters



CONCEPTUAL VIEW EAST ELEVATION



CONCEPTUAL VIEW WEST ELEVATION



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CUSTOMER INFORMATION

Customer: Ziggi's Coffee
Address: Salisbury, MD

Date: 12-22-25
Designer: Tyler Banez
Sales: Gary Spence

IF APPROVED, PLEASE SIGN

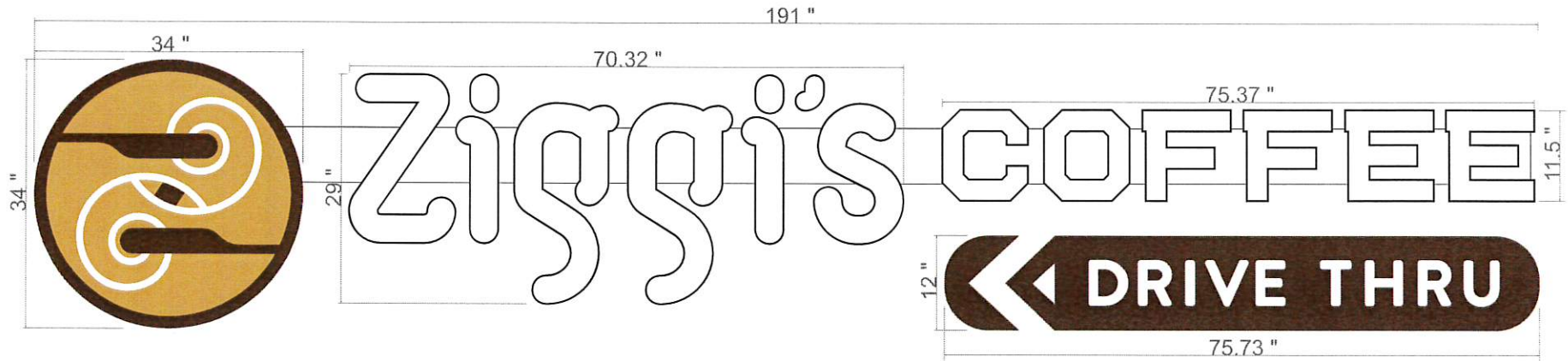
Customer: _____

Signed: _____

Date: _____

SIGN C,D

C



S/F PAN CHANNEL LETTER/LOGO

PAN CHANNEL LETTER/LOGO SET (2 SETS REQUIRED)

5" BLACK ALUMINUM RETURNS

3/16" WHITE ACRYLIC FACES

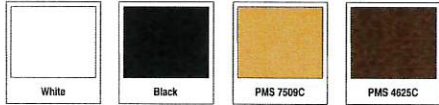
1" BLACK TRIM

PRINTED 3M VINYL TO MATCH PMS #7509 BEIGE AND #4625 DK BROWN

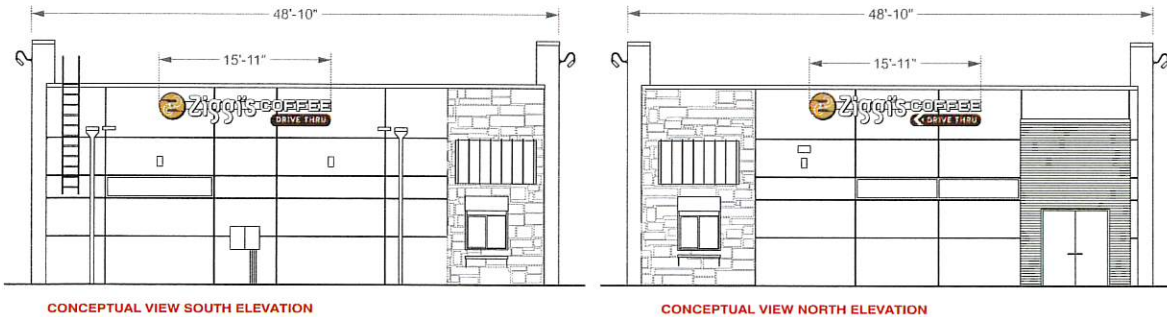
INTERNAL WHITE LED ILLUMINATION

7"ALUMINUM RACEWAYS PAINTED TO MATCH BUILDING

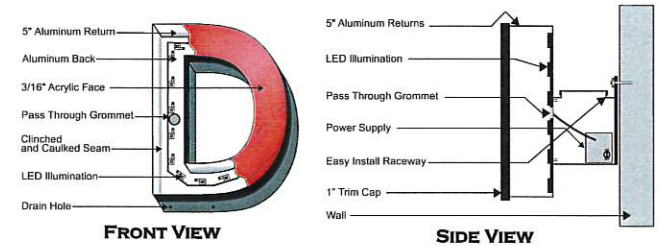
45.00 SQ FT



D



Raceway Mounted Letters



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CUSTOMER INFORMATION

Customer: Ziggi's Coffee
Address: Salisbury, MD

Date: 12-22-25
Designer: Tyler Banez
Sales: Gary Spence

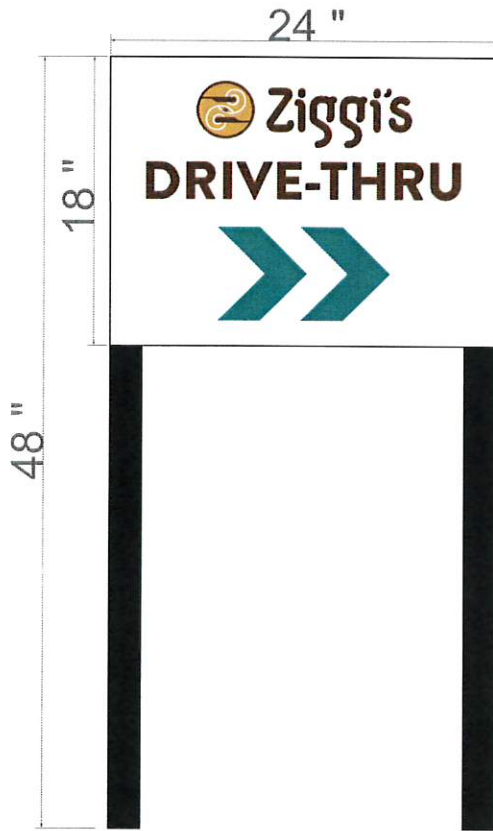
IF APPROVED, PLEASE SIGN

Customer:

Signed:

Date:

SIGN E,F



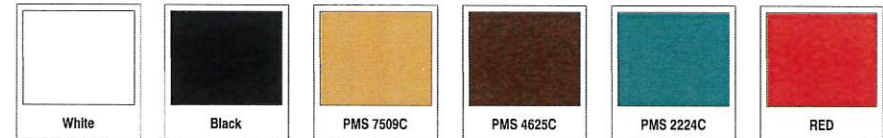
BACK SIDE



**BACK SIDE
SIGN F (QTY: 2)**

D/F POST & PANEL DIRECTIONAL DISPLAYS

DOUBLE SIDED POST AND PANEL
DIRECTIONAL
ALUMINUM FACES WITH PRINTED 3M
REFLECTIVE VINYL TO MATCH PMS COLORS
2" SQUARE TUBE POSTS WITH BLACK
POWDER COAT FINISH



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CUSTOMER INFORMATION

Customer: Ziggis Coffee
Address: Salisbury, MD

Date: 12-22-25
Designer: Tyler Banez
Sales: Gary Spence

IF APPROVED, PLEASE SIGN

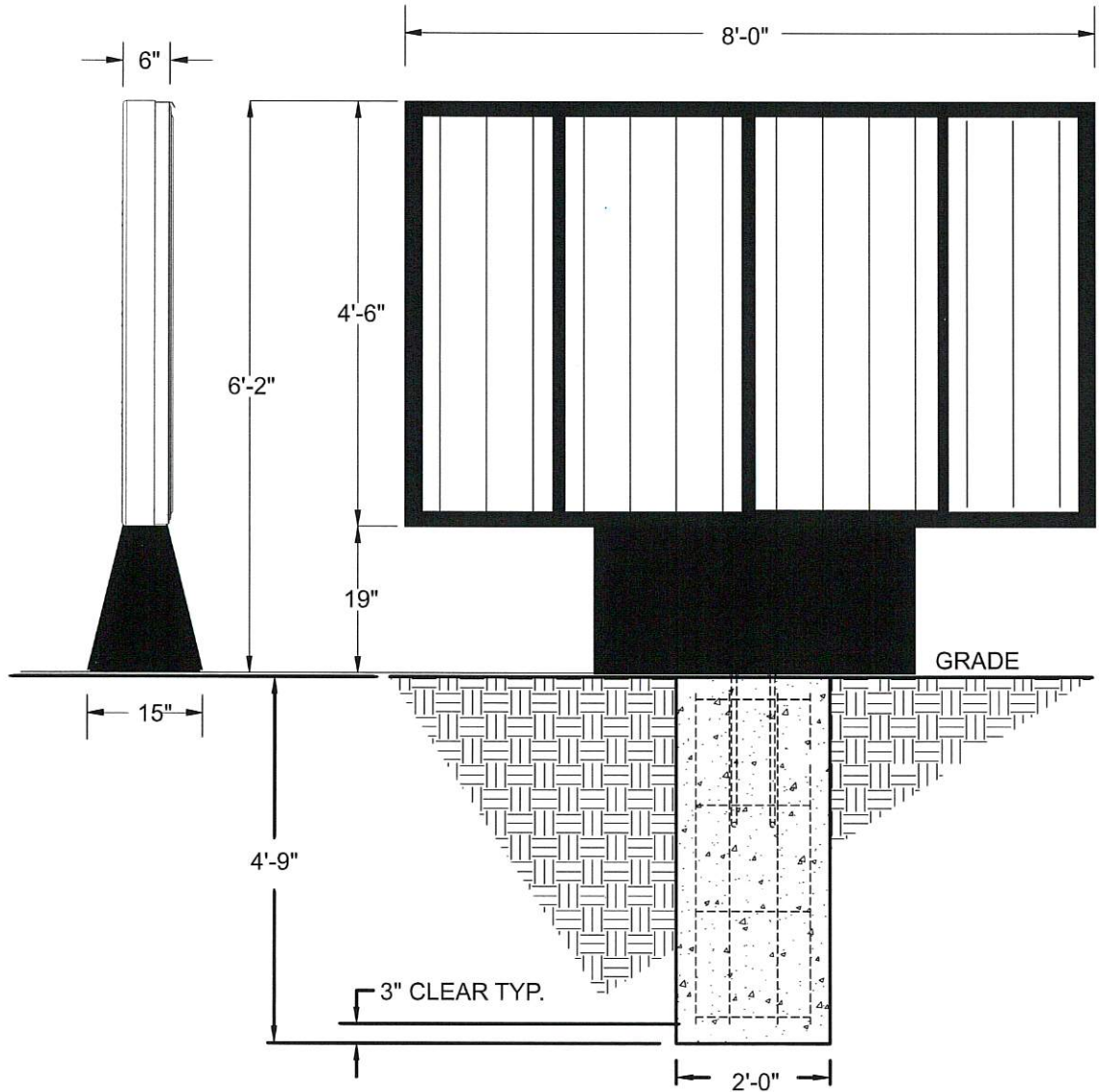
Customer: _____

Signed: _____

Date: _____

SIGN H

Phillips Signs will only provide permit



PERMIT ONLY (1 REQUIRED)

STANDARD ALUMINUM
EXTRUDED CABINET PAINTED BLACK

EIGHT MENU PANELS DIVIDED UP WITH HORIZONTAL
DIVIDER BARS PAINTED BLACK

FOUR HINGED LOCKING FRONT ACCESS DOORS
WITH CLEAR POLYCARBONATE FACES

VERTICAL INTERNAL TUBE LED ILLUMINATION

ALUMINUM POLE COVER PAINTED BLACK

DISPLAYS TO BE PLATE MOUNTED BY GC WITH
ANCHOR BOLTS

S/F ILLUMINATED DRIVE UP ORDER BOARD

NOT TO SCALE

36 SQ FT



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CUSTOMER INFORMATION

Customer: Ziggi's Coffee
Address: Salisbury, MD

Date: 12-29-25
Designer: Tyler Banez
Sales: Gary Spence

IF APPROVED, PLEASE SIGN

Customer:

Signed:

Date:

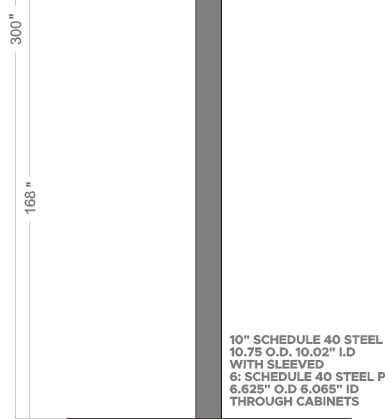
SIGN G - Front

ALUMINUM CABINET 2" RETAINERS
 PAINTED BLACK WITH FLEX FACES
 OPAQUE BLACK BACKGROUND REVERSED
 OUT LETTERING AND PRINTED LOGO AND
 ARROW GRAPHIC



5' x 10' WATCHFIRE LED MESSAGE CENTER

10" SCHEDULE 40 STEEL PIPE
 10.75 O.D. 10.02" I.D
 WITH SLEEVED
 6" SCHEDULE 40 STEEL PIPE
 6.625" O.D 6.065" ID
 THROUGH CABINETS



10" SCHEDULE 40 STEEL PIPE
 10.75 O.D. 10.02" I.D
 WITH SLEEVED
 6" SCHEDULE 40 STEEL PIPE
 6.625" O.D 6.065" ID
 THROUGH CABINETS

36" x 10'6"
 concrete calisson footing



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 Address: Salisbury, MD

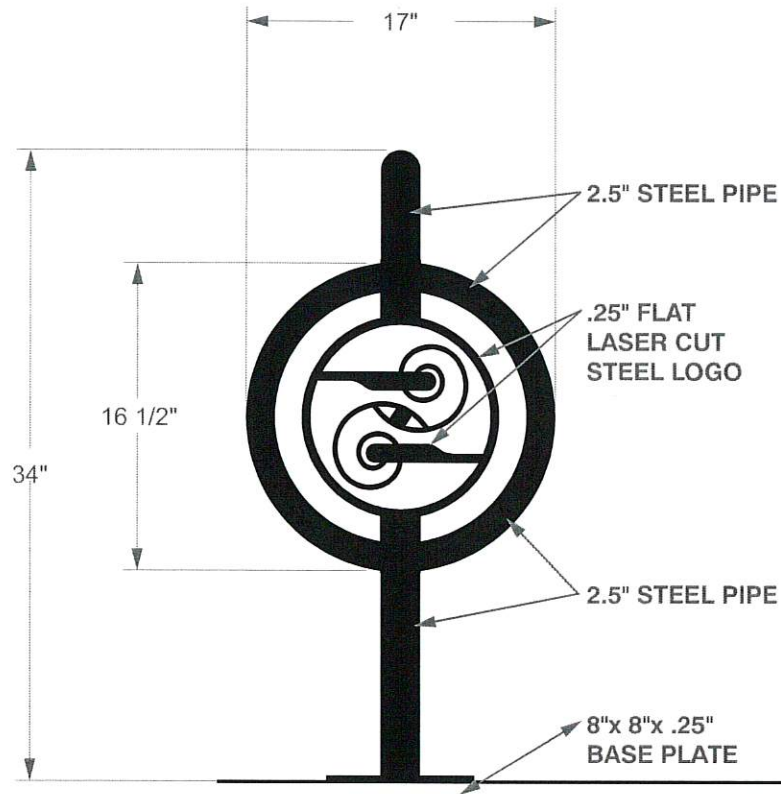
Date: 4-27-26
 Designer: Tyler Banez
 Sales: Gary Spence

IF APPROVED, PLEASE SIGN

Customer: _____

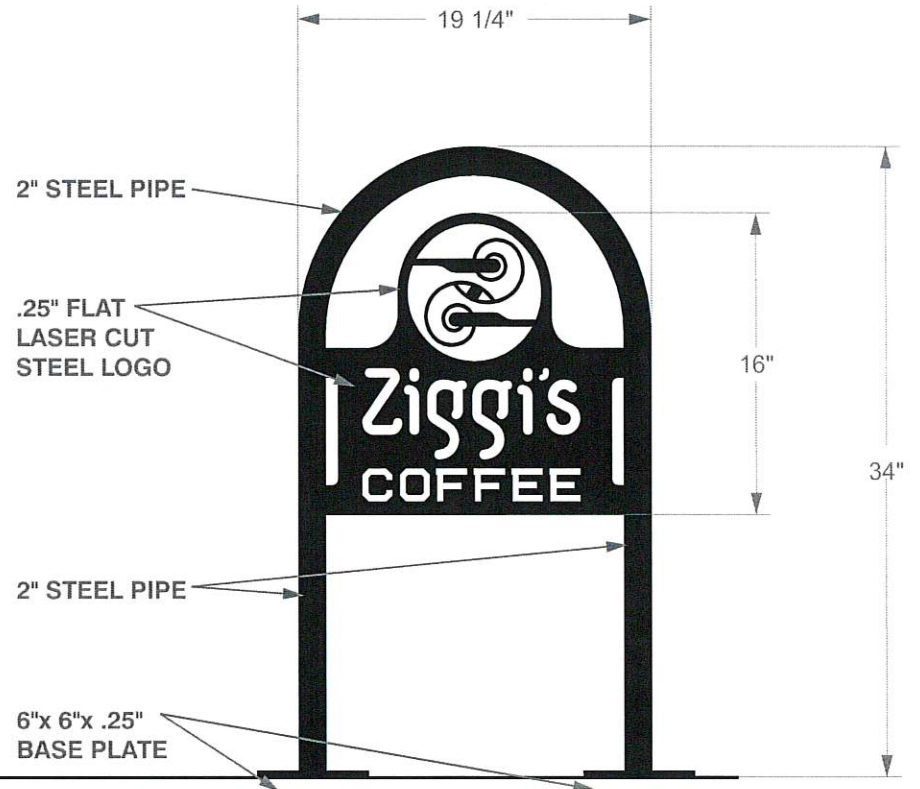
Signed: _____ Date: _____

BIKE RACKS J



HITCH BIKE RACK
Qty 1

HITCH AND HOOP STYLE BIKE RACKS



HOOP BIKE RACK
Qty 2



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CUSTOMER INFORMATION

Customer: Ziggi's Coffee
Address: Salisbury, MD

Date: 12-22-25
Designer: Tyler Banez
Sales: Gary Spence

IF APPROVED, PLEASE SIGN

Customer: _____

Signed: _____

Date: _____

SIGN K



WINDOW VINYL HOURS DISPLAY

FABRICATE AND INSTALL (2 REQUIRED)

DIE CUT WHITE WINDOW VINYL

APPLIED FIRST SURFACE

EXACT HOUR TBD BEFORE FABRICATION



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CUSTOMER INFORMATION

Customer: Ziggli's Coffee
Address: Salisbury, MD

Date: 12-22-25
Designer: Tyler Banez
Sales: Gary Spence

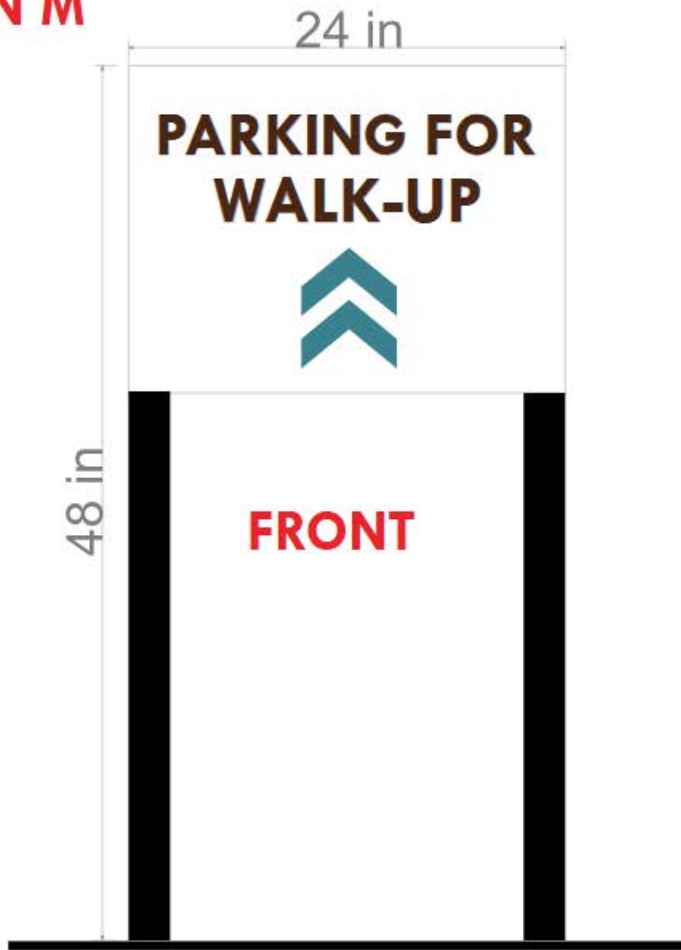
IF APPROVED, PLEASE SIGN

Customer:

Signed:

Date:

SIGN M



DOUBLE SIDED POST AND PANEL DIRECTIONAL ALUMINUM FACES WITH PRINTED 3M REFLECTIVE VINYL TO MATCH PMS COLORS



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PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550

CUSTOMER INFORMATION
Customer: Ziggi's Coffee
Date: 12-12-25
Sales: Gary Spence

IF APPROVED, PLEASE SIGN

Customer: _____

Signed: _____ Date: _____

IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



Infrastructure and Development Staff Report May 14, 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:

Due to concerns raised by commissioners and residents of the existing Canal Park development, the Planning Commission voted at its April 9, 2026 meeting to table the discussion, allowing the developers time to address comments and revise aspects of the plan before approval is considered.

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

The original Final Comprehensive Development Plan staff report is attached as (**Attachment 2**). Per the comment letter labeled (**Attachment 3**) Staff requested that the developer to resubmit materials to address the following items:

A. Condo Association Documents

Condo association documents have been submitted, and comments have been provided by DID staff and the City Solicitor. Minor revisions are required. These documents must receive separate approval from the Planning Commission, and staff is comfortable awaiting the revisions and addressing them during that approval process.

B. Sign Plan

The developer has not submitted a sign plan at this time. Sign Plan approvals have historically been allowed to be a condition of approval for the Final Comprehensive Development Plan and this is what staff recommends in this instance.



C. Recycling Location

A recycling location has been designated on the updated site plan (**Attachment 4**)

D. Updated Community Impact Statement

Due to the Community Impact Statement (CIS) for Phase 1 already receiving final approval, staff decided not to require the two phases into one CIS. The developer has submitted an updated Community Impact statement for Phase 2 with the following changes:

1. Removal of the tot lot/playground and multipurpose court from the Recreational Amenities section. (**Attachment 5**).

E. Maintenance Easement & Retaining Wall

It has been determined by the civil engineering team at PLITKO Engineering and their professional structural engineer, Jim Baker of Pilottown Engineering, that a maintenance easement will not be required for the maintenance of the wall and that no heavy equipment will be required for the maintenance of the wall (**Attachment 6**). DID staff is satisfied with the materials submitted as they relate to Planning and Zoning concerns.

V. RECOMMENDATION:

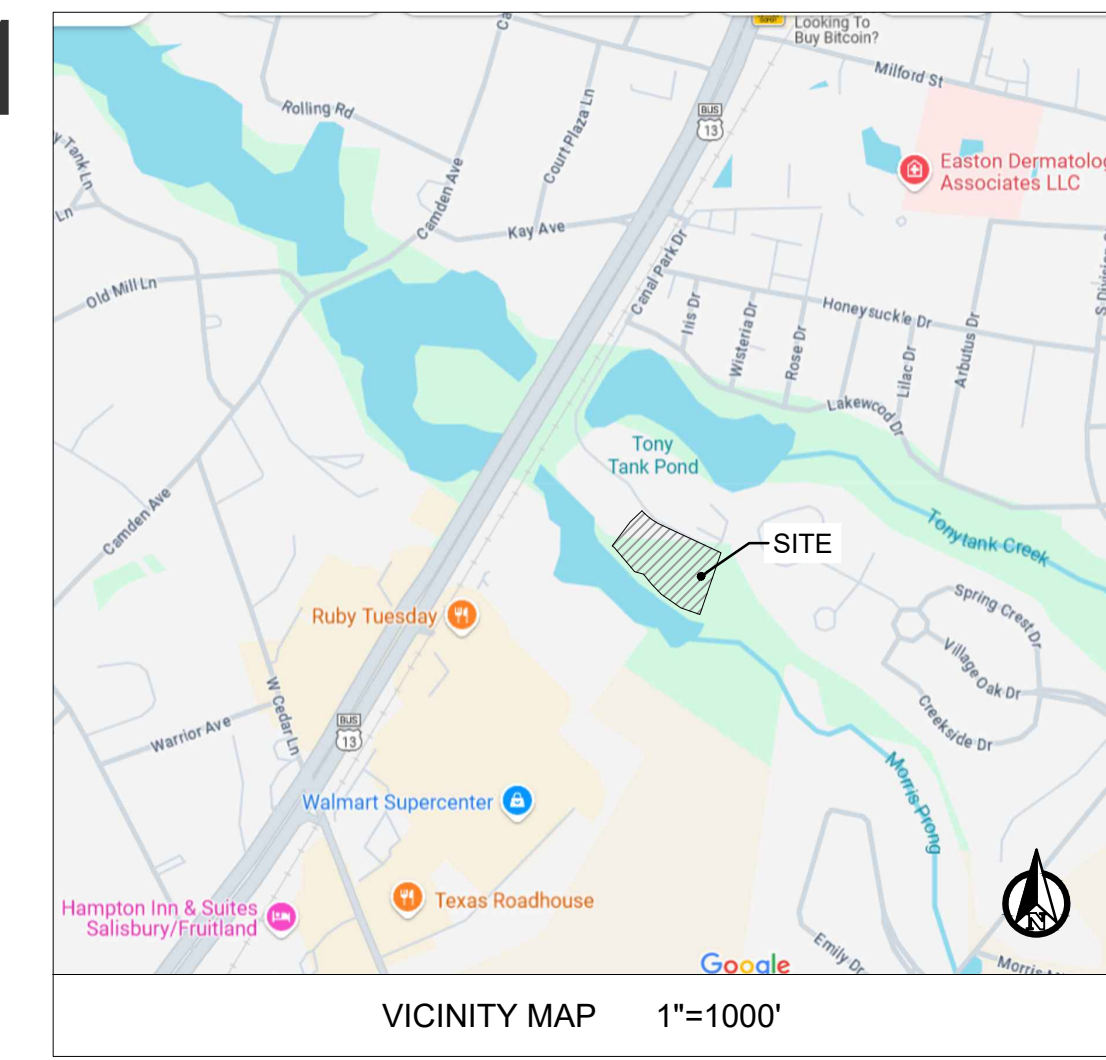
Staff recommends **APPROVAL** for the Final Comprehensive Development Plan for Village at Canal Park Phase 2 as submitted with the following condition(s).

1. 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.
2. The re-subdivision must be complete and recorded prior to construction.
3. Planning Commission approval must be obtained for the completed condo association documents.
4. Sign Plan approval must be obtained prior to the construction of any signs.
5. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.

ATTACHMENT 1

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

CANAL PARK DRIVE
SALISBURY
FRUITLAND ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND



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-5A (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: _____

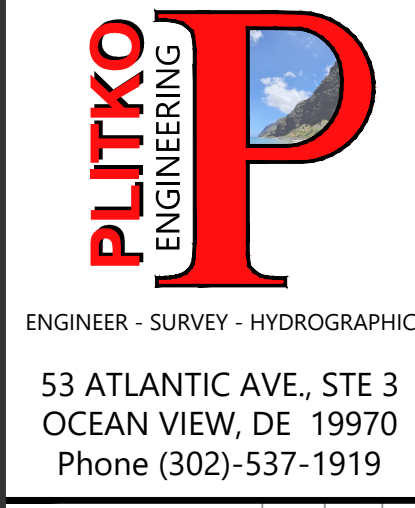
PROFESSIONAL CERTIFICATION

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

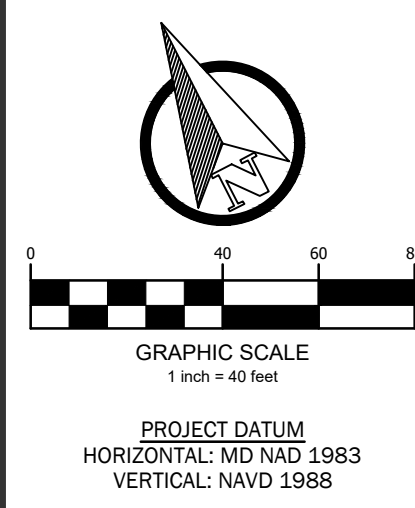
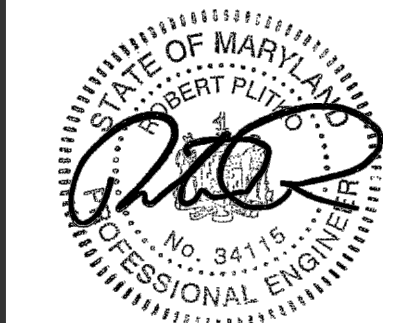
DATE: _____

REVISIONS



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

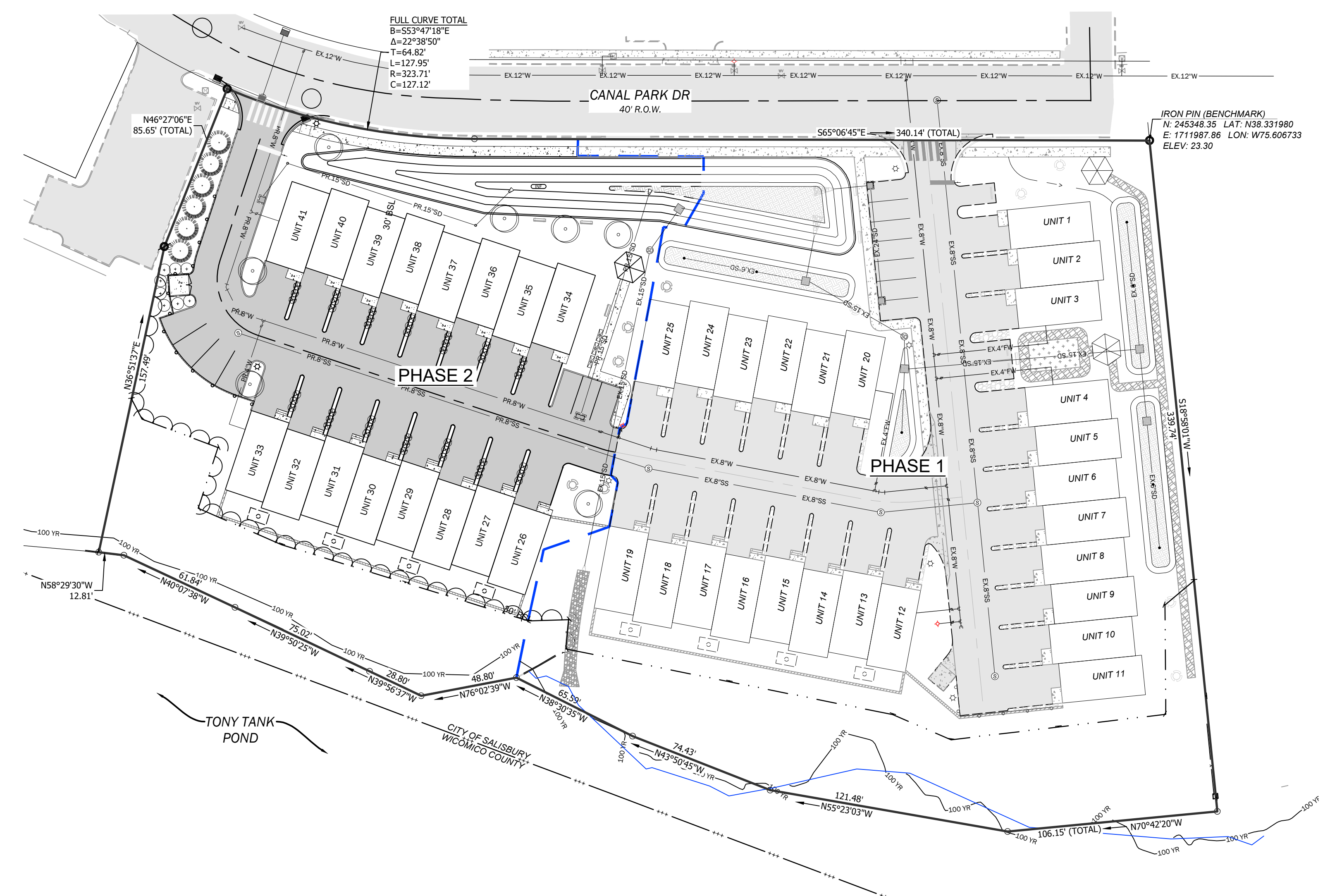
PH2-FINAL COMPREHENSIVE DEVELOPMENT PLAN
TITLE SHEET & GENERAL NOTES
THE VILLAGE AT CANAL PARK PH 2
FRUITLAND ELECTION DISTRICT
CANAL PARK DRIVE
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117
GRID: 0014
PARCEL: 0181



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

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



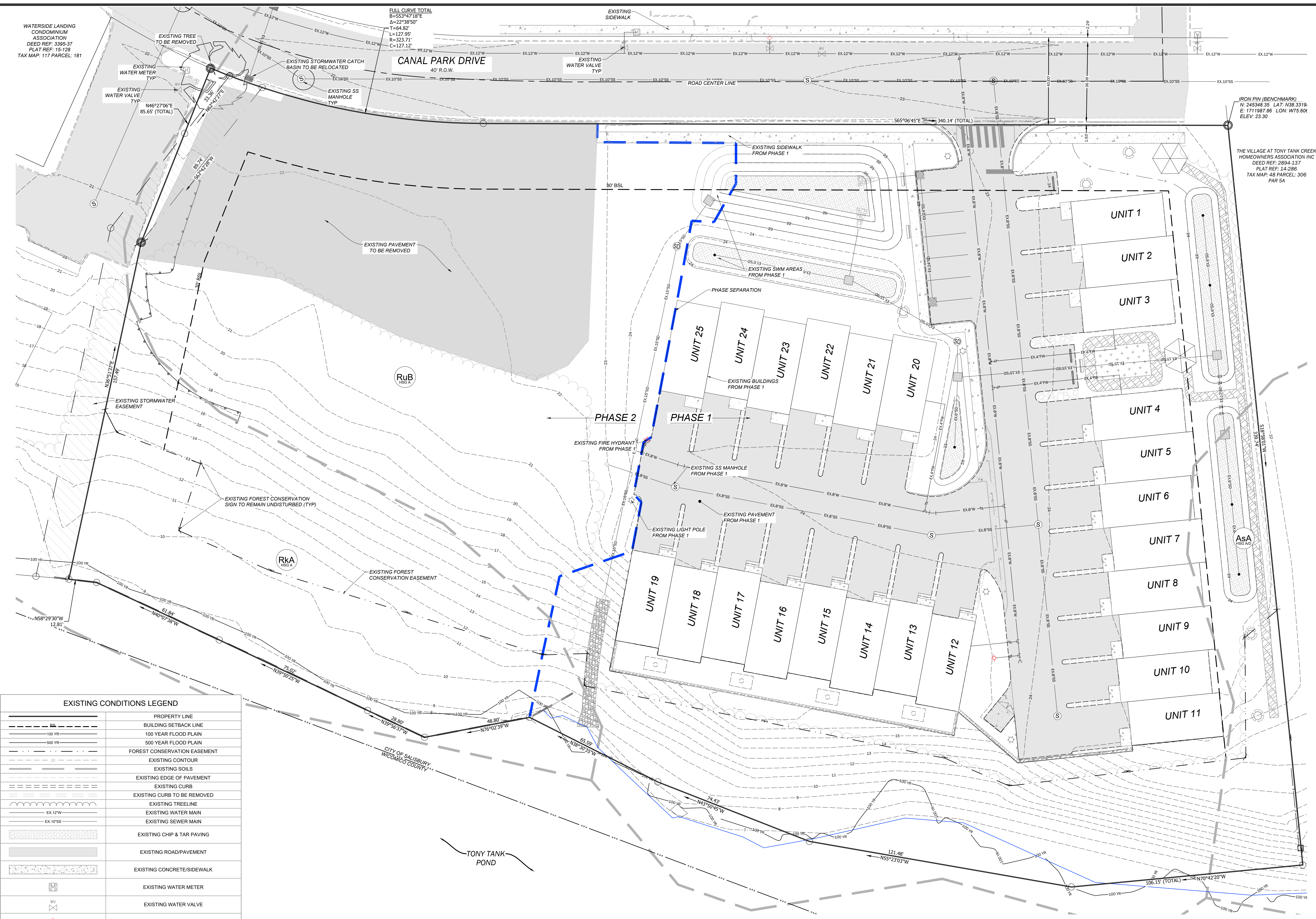
- PROJECT NOTES**
- EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING 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.

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

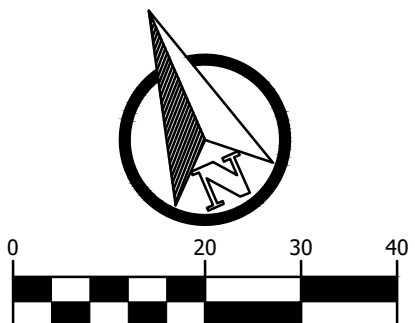
RuB	RUNCLINT LOAMY SAND, 2 TO 5% SLOPES	A
RkA	ROCKAWALKIN LOAMY SAND, 0 TO 2% SLOPES	A

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



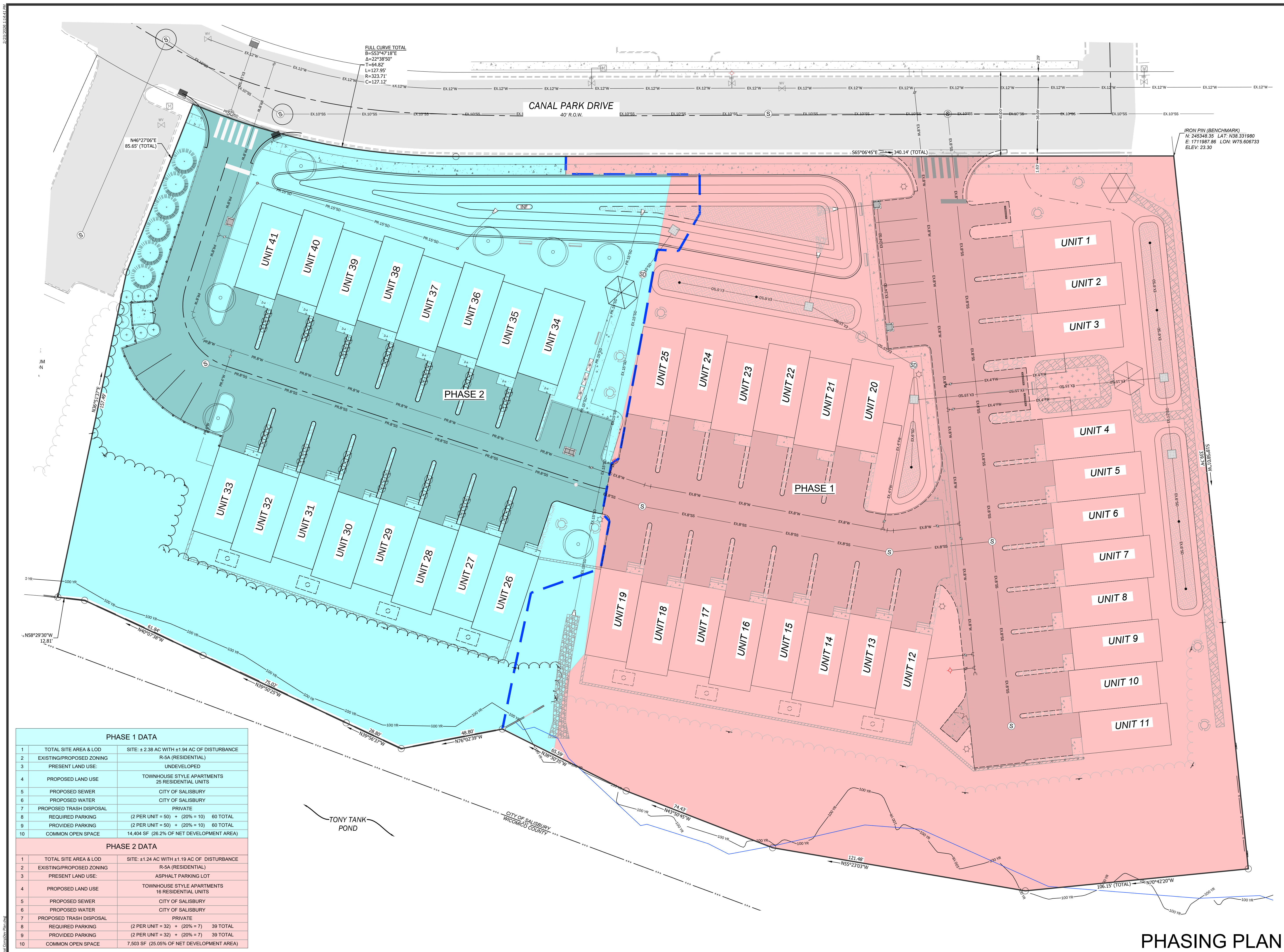
PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

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'

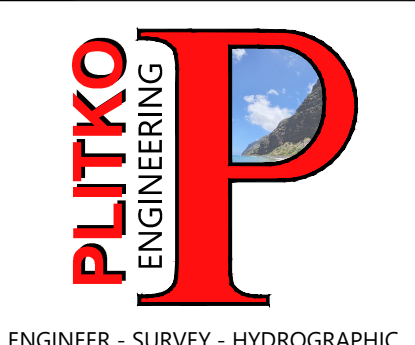
IRON PIN (BENCHMARK)
 N: 245348.35 LAT: N38.331980
 E: 1711987.86 LON: W75.606733
 ELEV: 23.30

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)

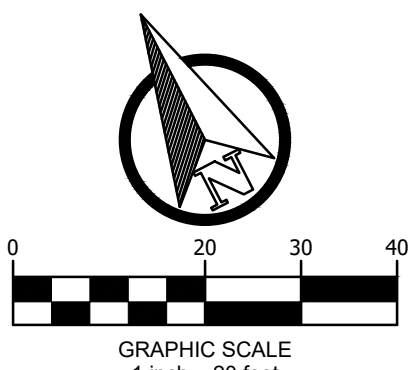
REVISIONS

NO.	DESCRIPTION



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

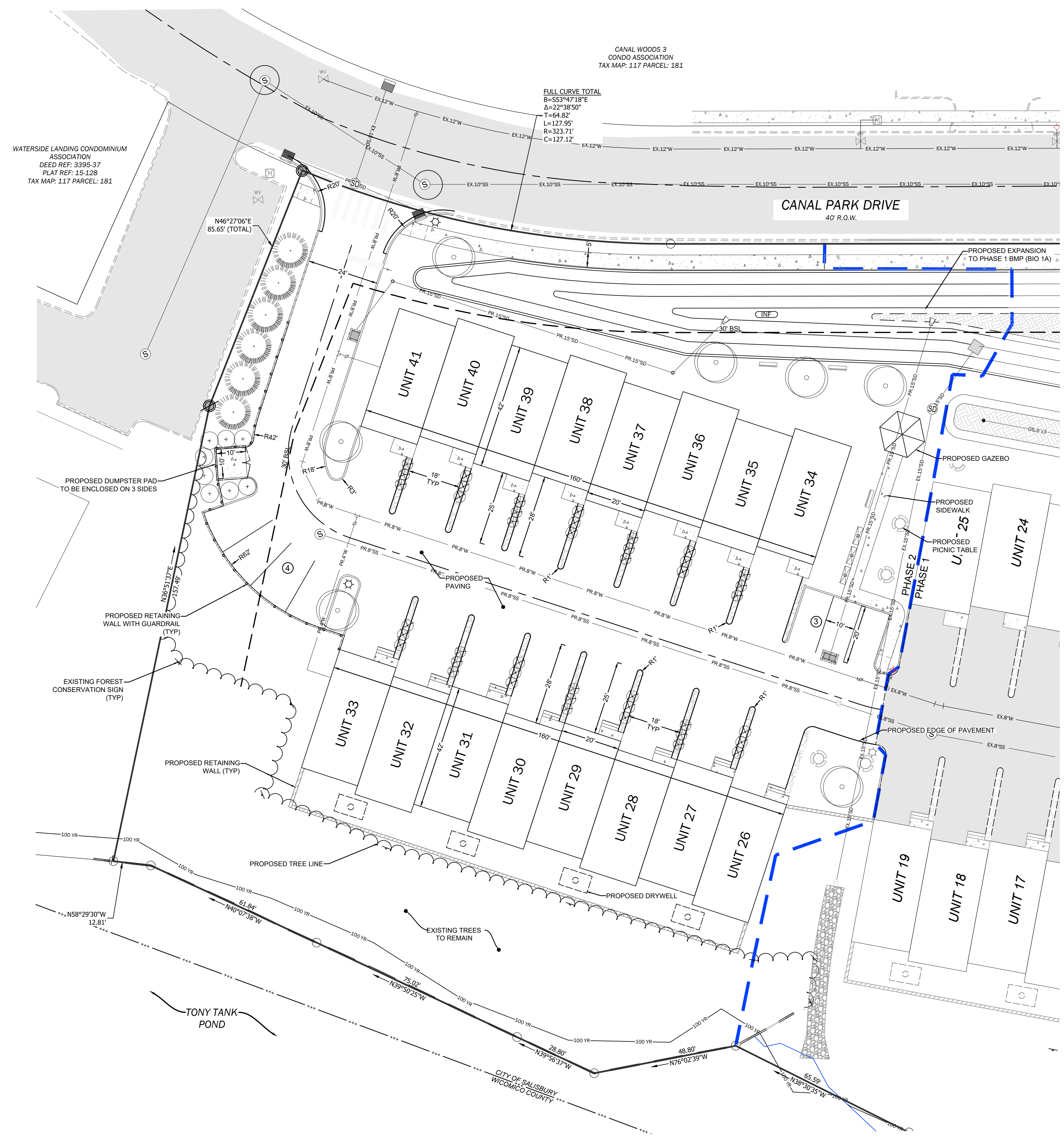
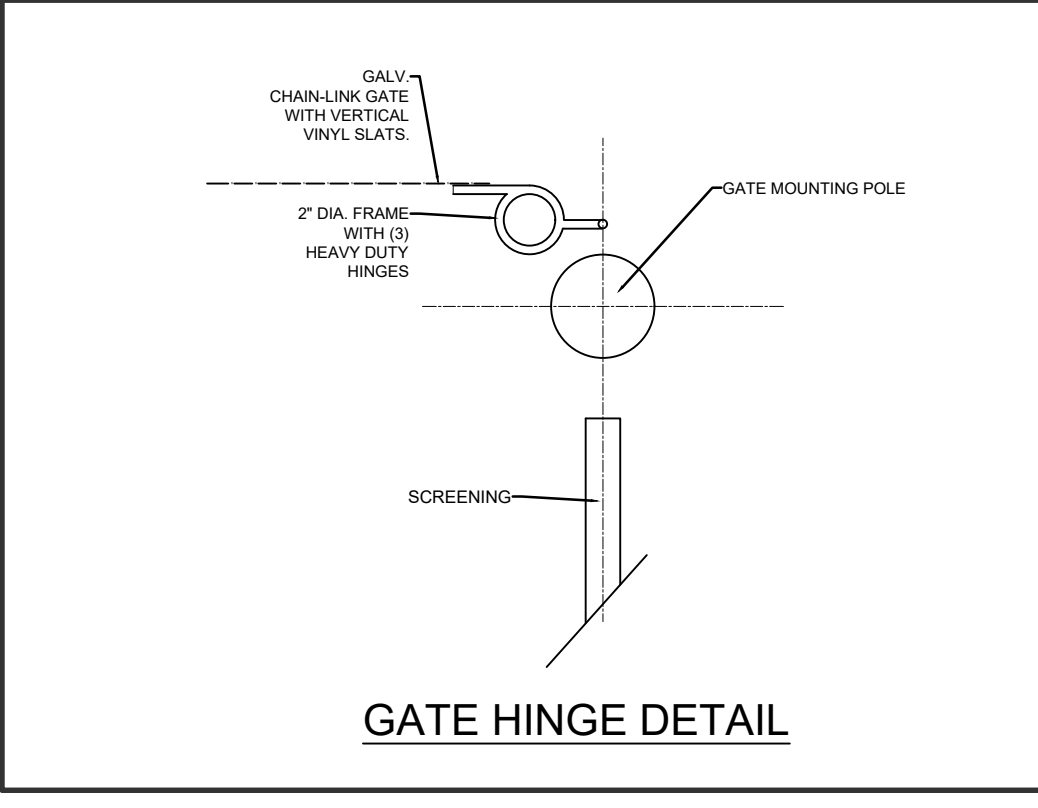
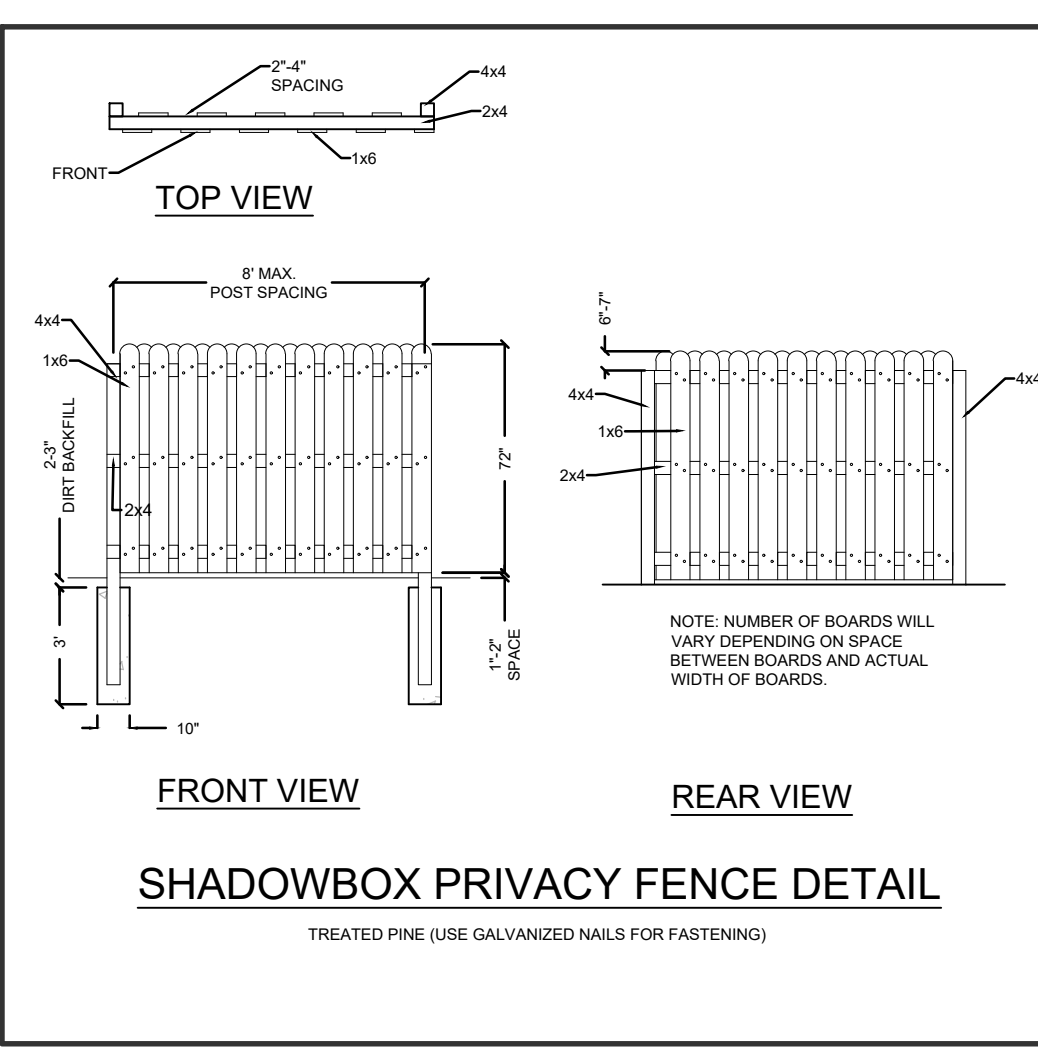
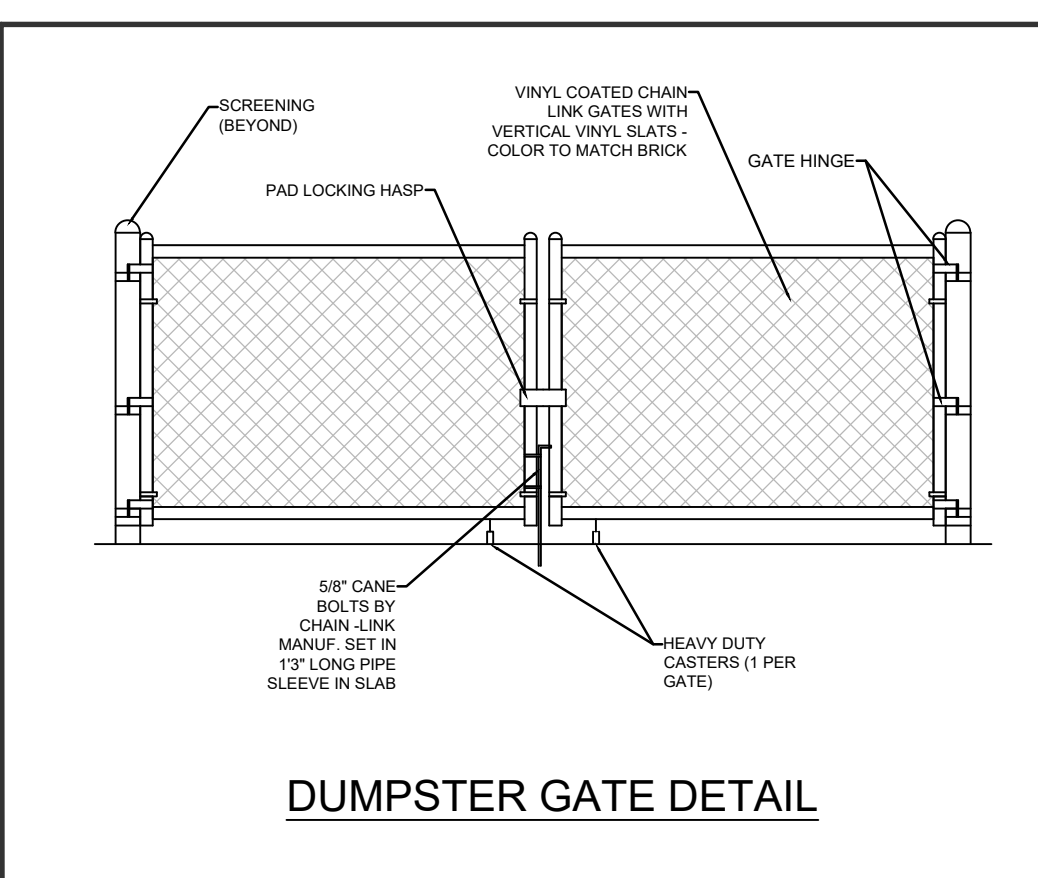
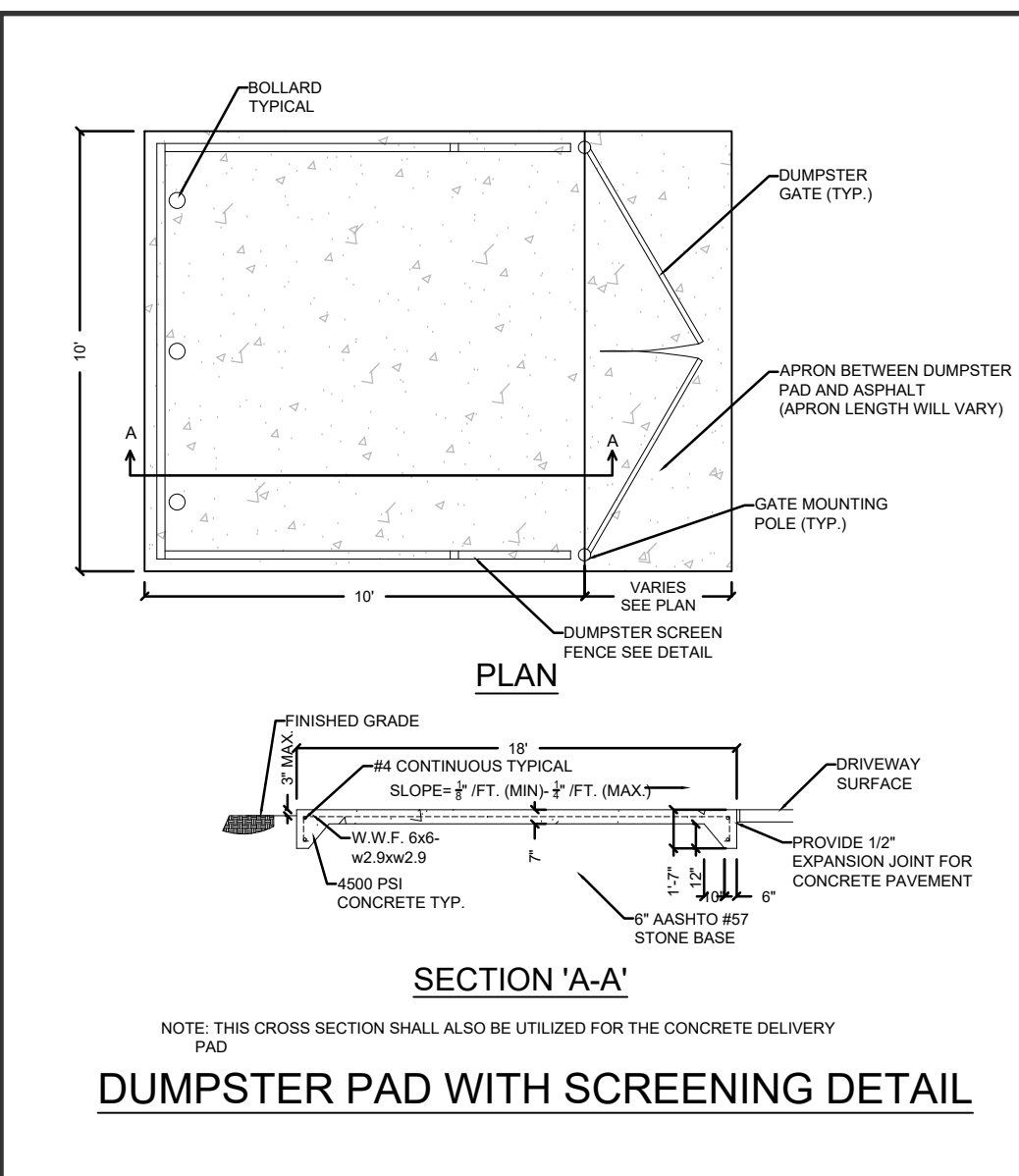
PH2-FINAL COMPREHENSIVE DEVELOPMENT PLAN
 PHASING PLAN
THE VILLAGE AT CANAL PARK PH 2
 CANAL PARK DRIVE
 CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
 MAP: 0117 GRID: 0014 PARCEL: 0181



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

REVISIONS

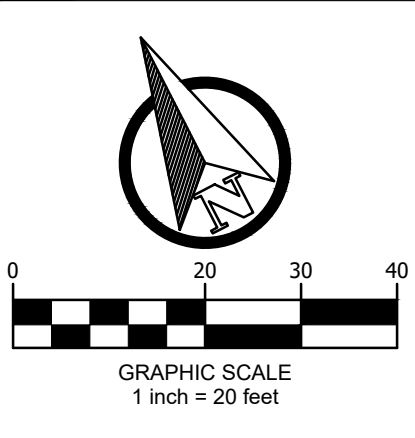
PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

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

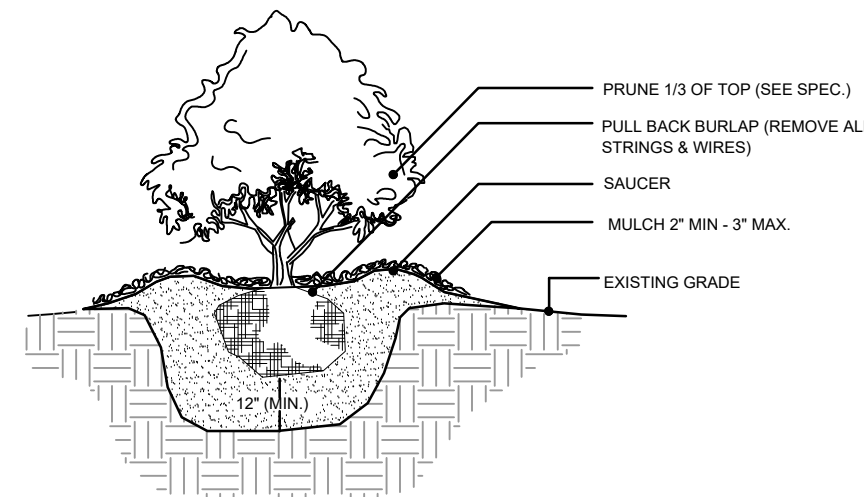


SITE PLAN: EAL	DATE
DRAWING: EAL	2/23/26
REVIEW: RP	
SHEET	SP-1

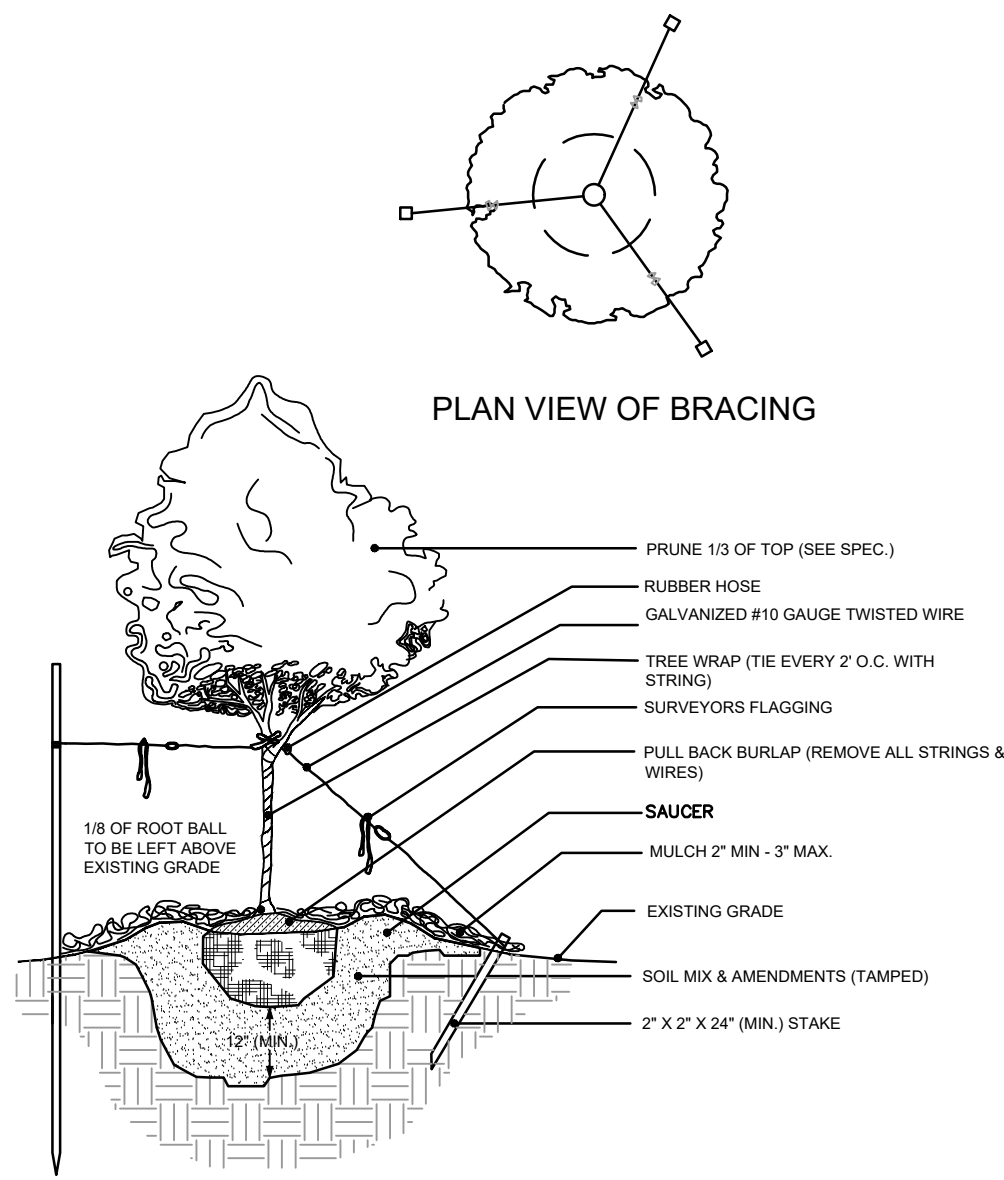
SITE PLAN

2/21/2025 11:42 AM

SHRUB PLANTING DETAIL (N.T.S.)

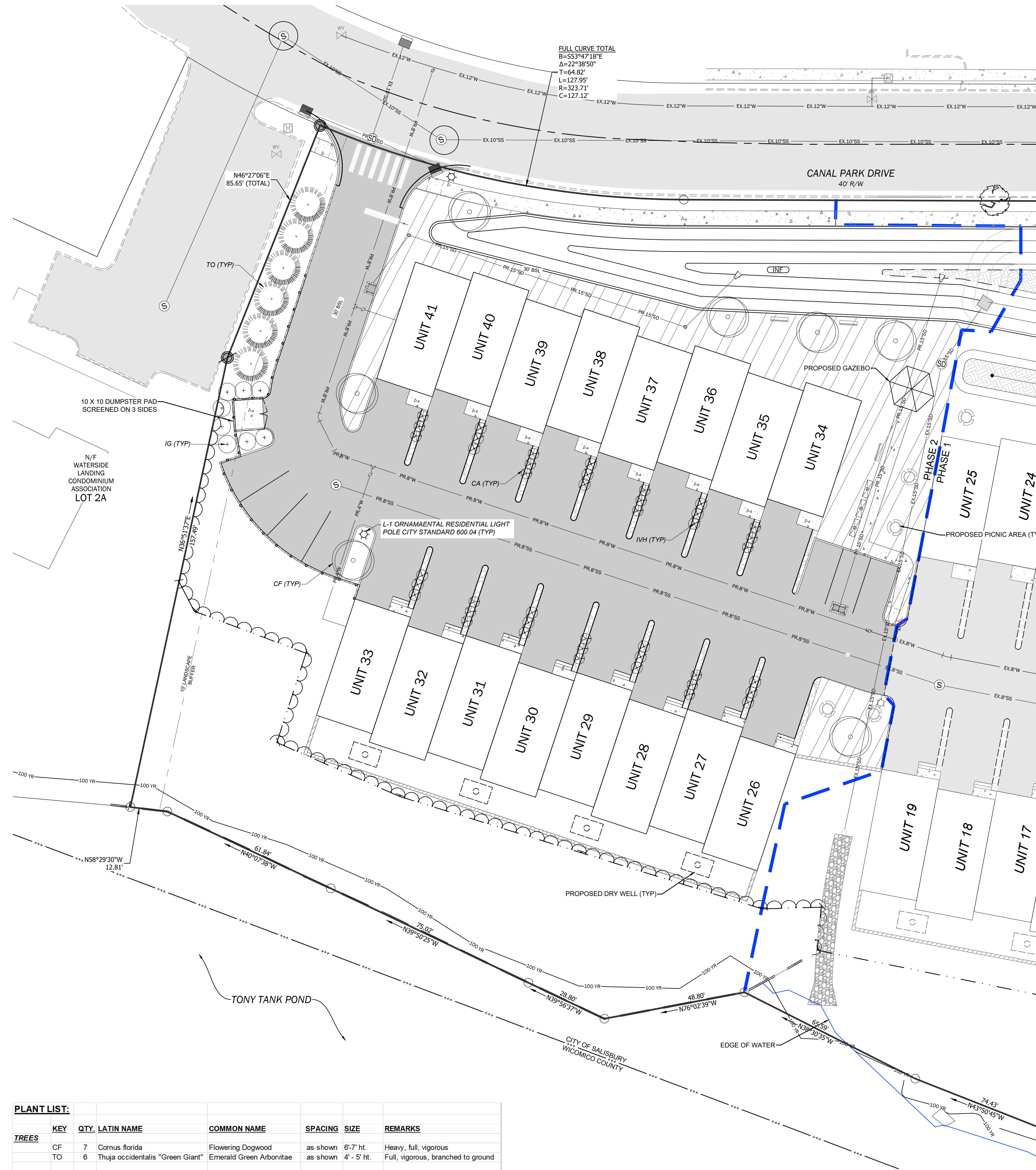


TREE PLANTING DETAIL (N.T.S.)



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

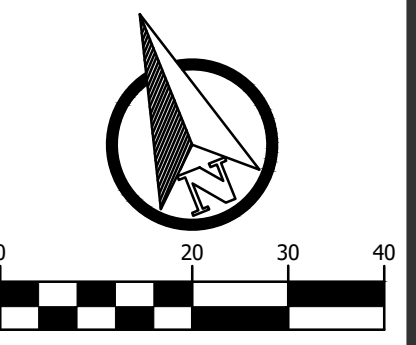
LANDSCAPE & LIGHTING PLAN

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

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 draft 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 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.

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



April 14, 2026

Ernest A. Lemp, Jr
PLITKO Engineering
53 Atlantic Ave., Suite #3
Ocean View DE, 19970

**RE: CASE # 23-030 – FINAL COMPREHENSIVE DEVELOPMENT PLAN – Village at Canal Park
(Phase 2) – R5-A – M- 0117, G-0014, P-0181**

Mr. Lemp,

The Salisbury Planning Commission, at its April 9th 2026 meeting, **TABLED** the **FINAL COMPREHENSIVE DEVELOPMENT PLAN** for Village at Canal Park (Phase 2) at the referenced property as submitted. We request you meet the following conditions upon resubmission.

1. Have the completed condo association documents ready for approval.
2. Include a sign plan for any signage proposed at the development for Planning Commission approval.
3. Add a location to accommodate recycling near the dumpster
4. Provide an amended Community Impact Statement (combined for Ph. 1 & 2) that updates the locations and types of amenities
5. Provide a buffer or easement to ensure that equipment is able to reach the retaining wall for maintenance.

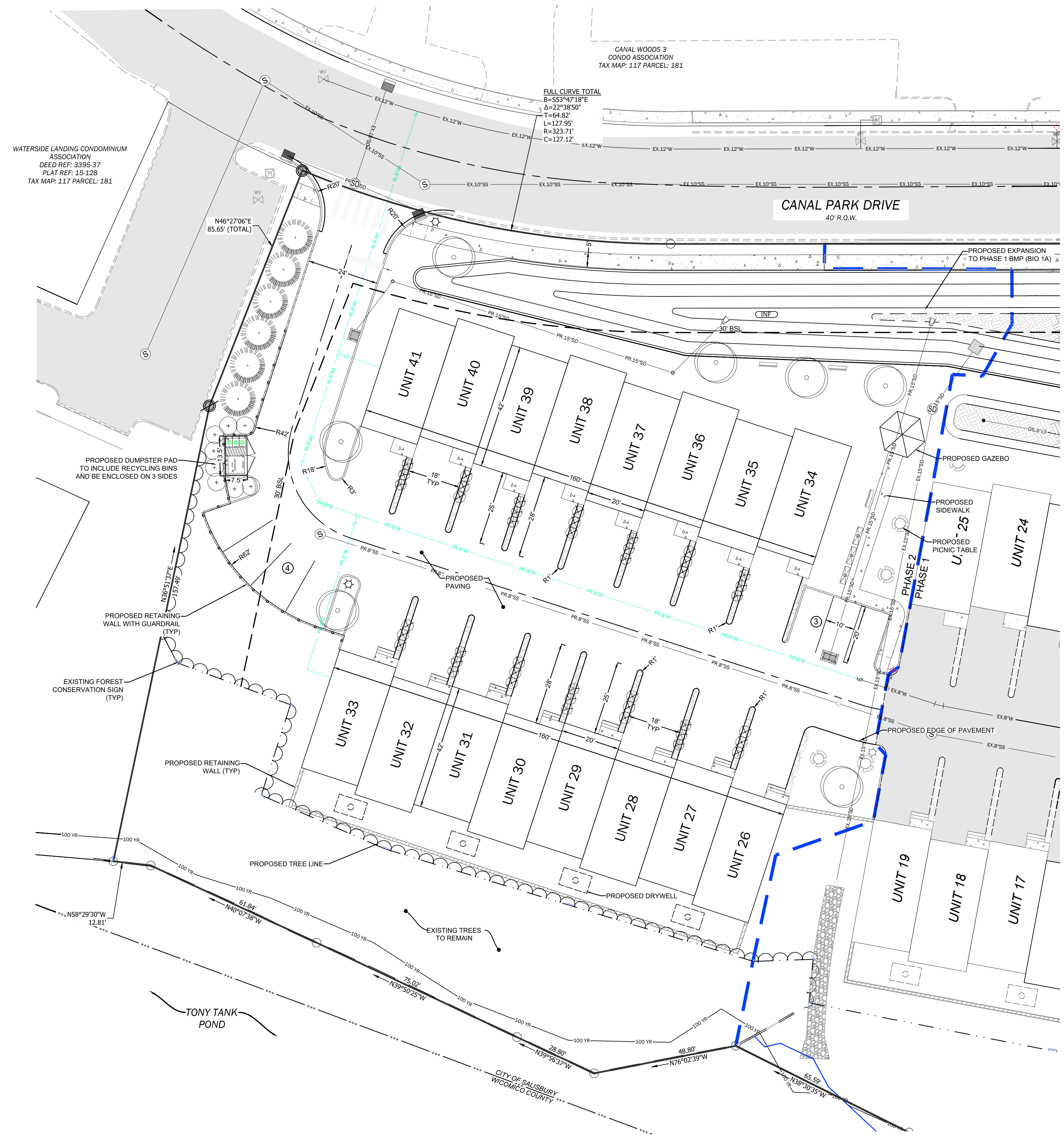
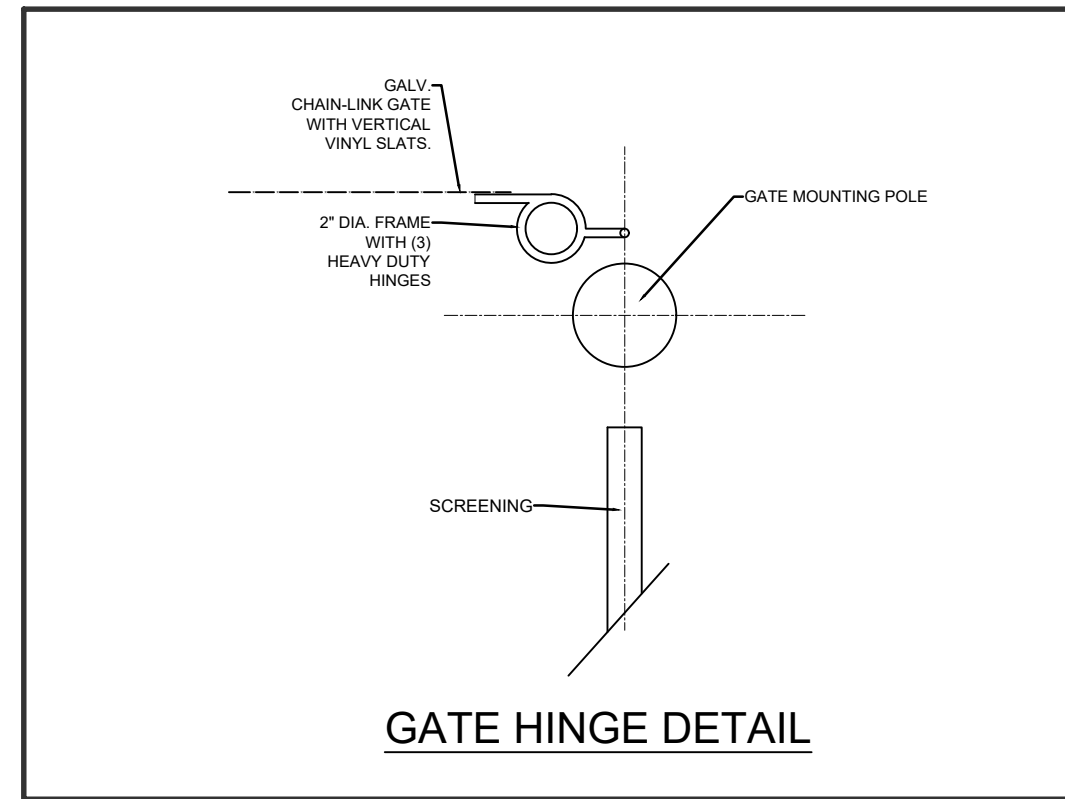
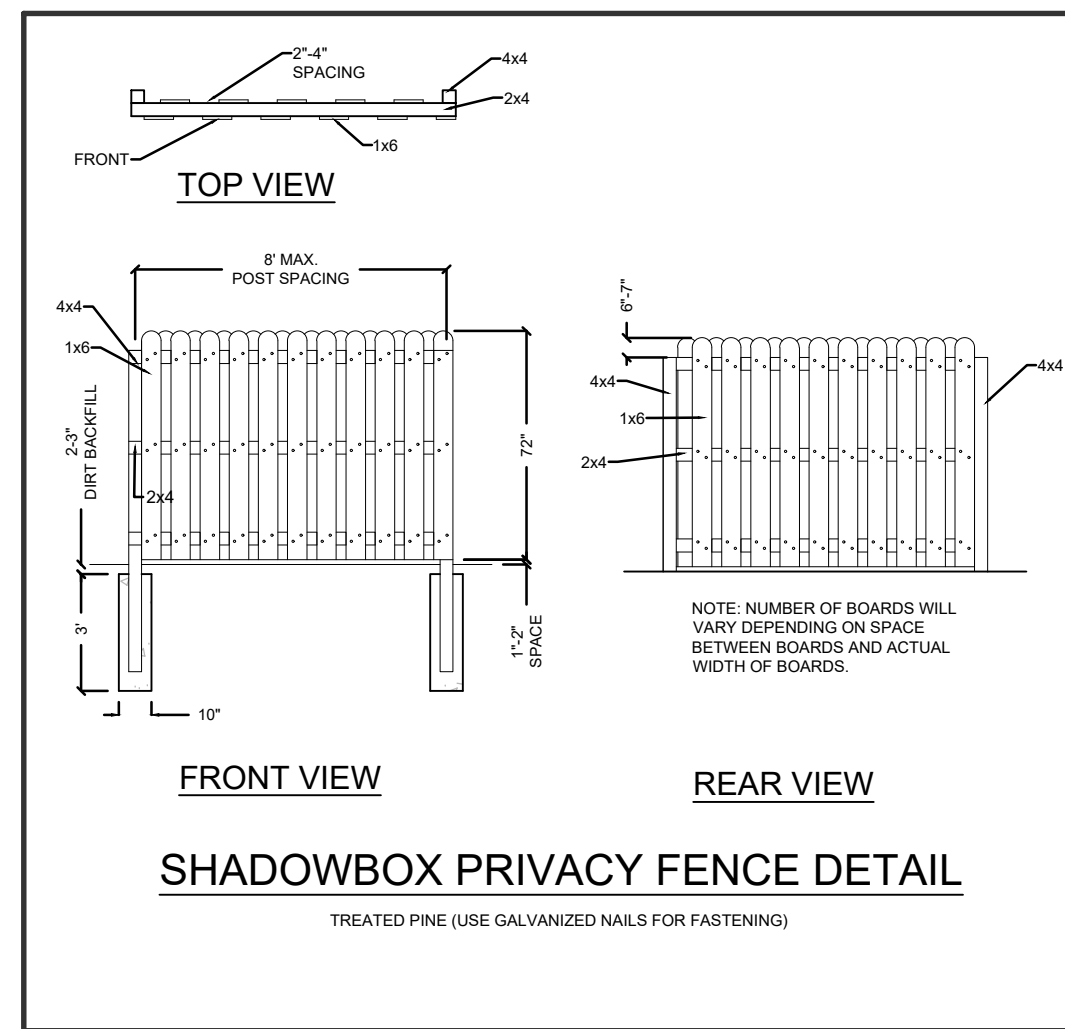
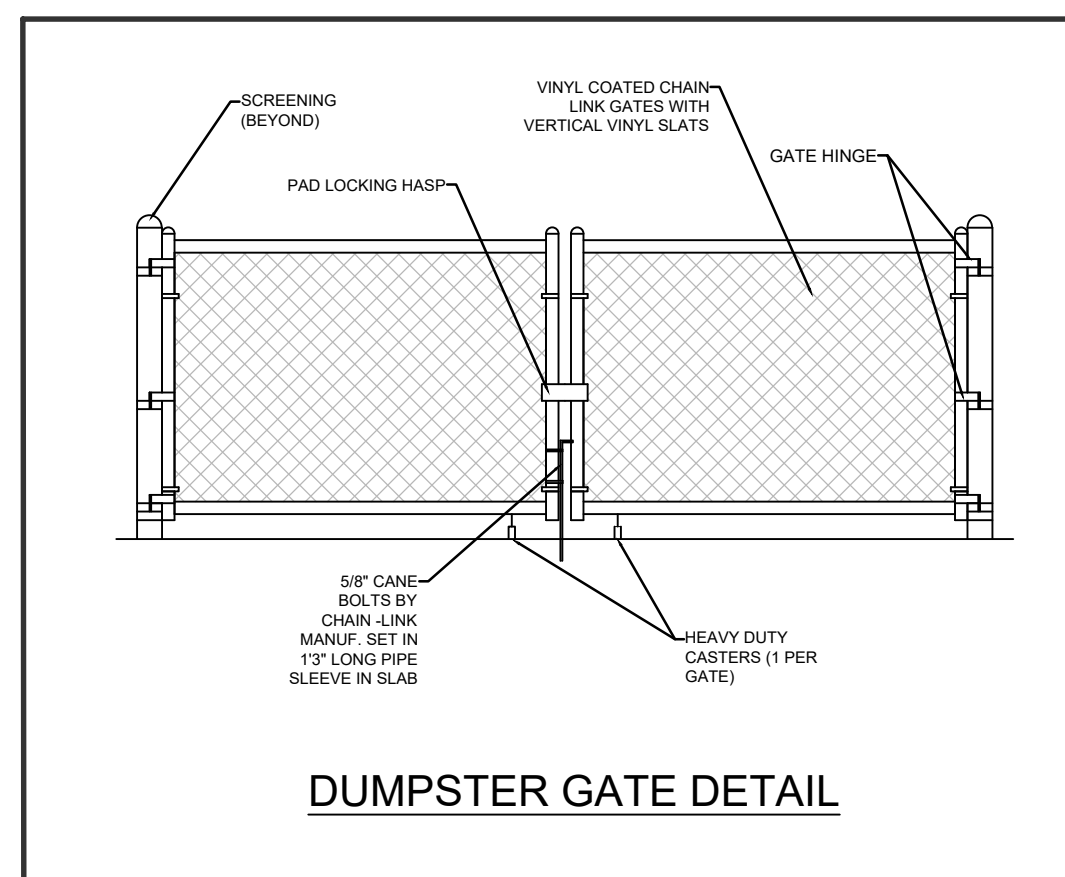
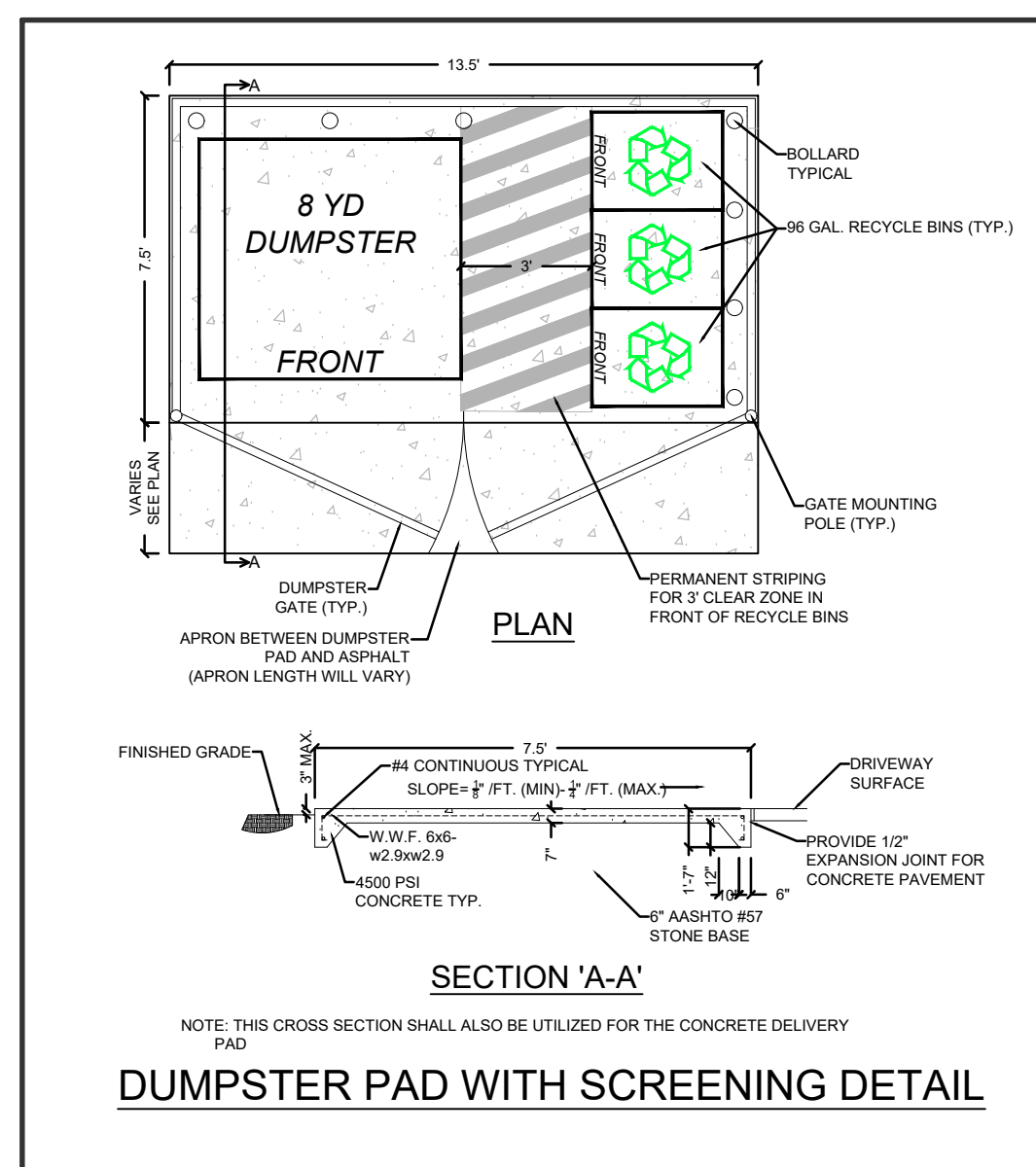
If you have any questions or concerns regarding this matter, please call our office at 410-548-3170.

Sincerely,

A handwritten signature in black ink, appearing to read "Zack White".

Zack White
Associate Planner

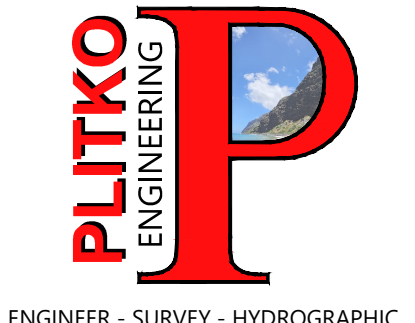
ATTACHMENT 4



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

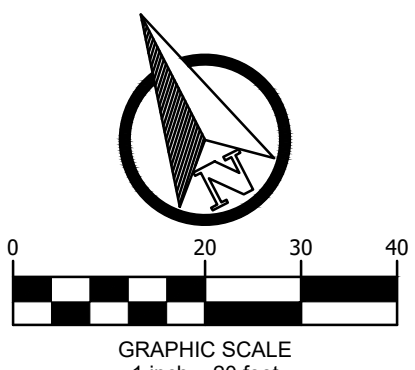
PROPOSED CONDITIONS LEGEND	
[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED CONCRETE RETAINING WALL
[Symbol]	PROPOSED RETAINING WALL WITH GUARDRAIL
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED TREELINE
[Symbol]	PROPOSED 10' LANDSCAPE BUFFER
[Symbol]	PROPOSED WATER MAIN
[Symbol]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

REVISIONS



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

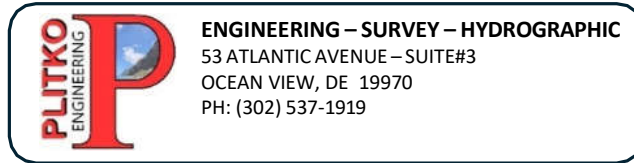
PH2-FINAL COMPREHENSIVE DEVELOPMENT PLAN
SITE PLAN
THE VILLAGE AT CANAL PARK PH 2
CANAL PARK DRIVE
FRUITLAND ELECTION DISTRICT
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
MAP: 0117 GRID: 0014 PARCEL: 0181



SITE PLAN: EAL	DATE
DRAWING: EAL	4/23/26
REVIEW: RP	

SHEET **SP-1**

SITE PLAN



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 are 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 on 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 spaces 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 and 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 from Phase 2:

- **Fruitland Primary Schools (K–2):** ~12 students
- **Fruitland Intermediate School (Grades 3–5):** ~11 students
- **Bennett Middle School (Grades 6–8):** ~8 students
- **Parkside High School (Grades 9–12):** ~7 students

These projections are based on current household trends and demographic trends.

Recreational Amenities

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

- Meandering jogging/walking trails
- Gazebos and picnic areas

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 (33,15G):** 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 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. 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



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 commercial retail strip center.

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

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

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

14 Duplex units = 101 Daily Trips, 7 a.m. peak trips, 8 p.m. peak trips 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 a.m. peak trips, 36 p.m. peak trips with the highest total of peak trips being 18 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: 16 townhouse units

16 Townhouses = 73 Daily Trips, 9 a.m. peak trips, 10 p.m. peak trips with the highest total of peak trips being 7 in the a.m.

Total Trip generation at intersection:

3,833 total daily trips

216 total a.m. peak hour trips

343 total p.m. peak hour trips

Conclusion: The proposed 16-unit addition will increase the total daily volume of traffic at the intersection by less than 2% 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, hen 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)



ENGINEERING – SURVEY – HYDROGRAPHIC
53 ATLANTIC AVENUE – SUITE#3
OCEAN VIEW, DE 19970
PH: (302) 537-1919

ATTACHMENT 6

04/22/26

Betsy Jackson – City Planner
City of Salisbury
125 N. Division St.,
Room 304
Salisbury, MD 21801

**RE: Canal Landing Phase 2
Structural concrete wall maintenance**

Dear Betsy,

To ease the concern of the board and the community with the maintenance of the proposed concrete retaining wall, we are providing the City with this letter. It is of the opinion of our professional structural engineer Mr. Jim Baker, P.E. of Pilottown Engineering and our Civil engineering team, that the only maintenance for this wall would include the following: the possibility of hairline cracks that would need to be filled with a concrete caulk if they should appear. This wall is fully reinforced with steel rebar and over 10" thick, but all concrete cracks, it does not mean it's failing. There is potential of concrete sprawling from the elements. Sprawling is the chipping or flaking of concrete. The wall should be checked yearly and if flaking occurs, then the area should be sanded, and a layer of concrete mortar should be used to coat and fill the area. The wall could also be coated in an epoxy coating to keep it from the elements which would reduce the chance of sprawling but this is not required. Power washing of the concrete as needed. The wall is exposed to the weather and there is the chance that green growth or discoloration could occur on the concrete for weather and leaves. This would be a community HOA type decision. The last item would be if the community decided to paint the wall, it would need to be touched up at some point. In our professional opinion, none of these items require a maintenance easement around the wall. Access to the wall can be gained through the forest conservation area. No heavy equipment is required to do any of the maintenance items listed above.

Sincerely,

Will Kernodle

Will L. Kernodle – Operations manager
Plitko Engineering



Infrastructure and Development Staff Report

May 14, 2026

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 202400299

Project Name: North Pointe Commons

Applicant: Parker & Associates, Inc for K. Hovnanian Delaware Division

Owner: Grapefruit Three LLC

Nature of Request: Revised Comprehensive Development Plan Approval

Location of Property: E North Pointe Dr. & Oliphant Dr.

Tax Map: 0029 Grid: 0006 Parcel: 0078

Existing Zoning: General Commercial

Area: 23.33 Acres

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a Revised Final Comprehensive Development Plan (“FCDP”) (Attachment 1) for 233 townhouse units. The developer would like to add an additional parking space to each of the townhouse units.

III. DISCUSSION:

The applicant proposes to develop additional parking spaces for the 233-townhouse unit development. Originally, they had two parking spots, one in the garage and one in the driveway, totaling 466 parking spaces. The applicant felt that a better alternative would be to have two driveway parking spaces in addition to the garage. The total proposed parking spaces has grown from 466 to 699 parking spaces with the additional driveway space. Although, the original FCDP was compliant with the parking requirements, the overall design failed to recognize the need for visitor parking. Due to the narrow lots and road widths, street parking is not a viable option.

IV. APPROVAL HISTORY:

- The sign plan was approved in January 2026.
- The Forest Conservation plan was approved December 3, 2024. The required 3.4 acres of reforestation was approved for The Barry Glass Forest Grove Road Mitigation Bank.



- The Stormwater Management Plan was reviewed by the Department of Infrastructure and Development and approved October 18, 2024.
- The Subdivision Plan was approved as of August 2024.
- A Final Comprehensive Development Plan was approved in March 2024 (Attachment 2).
- A Preliminary Comprehensive Development Plan was approved in October 2022

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan (Attachment 1)

1. Parking/Access:

The townhouse lots are proposed to have two (2) parking spaces in the driveway and one (1) parking space in the garage. The required number of parking for a townhouse development is a minimum of two off-street parking spaces for each townhouse dwelling unit.

2. Refuse Disposal:

Recycling and trash collection will be private.

3. Density:

The permitted density is 10 units per acre. The proposed density has not change and is compliant with the code.

4. Building Setbacks/Spacing:

The code requirements for townhouse setbacks are as follows:

- a. Front: 25 ft
- b. Side: 15 ft
- c. Corner lot: 25 ft
- d. Rear: 30 ft
- e. Maximum units in a row: 8



5. Open Space

The code requires 1,000 square feet of common open space per each lot within the project. The Revised Final Development Plan shows 5.36 acres of open space which is above the required 5.35 acres.

6. Landscaping Plan

Interior streets will have white oak shade trees staggered on both sides of the street. Additional shade trees will be along the interior walking path and stormwater facility. Crape myrtle trees and knock out rose bushes will also be along this interior walking path, as well as lining the entrance to the neighborhood and along East North Pointe Drive. Screening currently exists along the western boundary of the development as a buffer from Target and other department stores. (Attachment 1, Sheet 4)

7. Development Schedule

Construction has begun, over half of Phase 1 of the project is completed. A specific development schedule was not indicated.

8. Community Impact Statement and Statement of Intent to Proceed and Financial Capability

The Planning Commission granted a waiver of this requirement during the Preliminary Comprehensive Development Plan review.

VI. RECOMMENDATION

Staff recommends approval of the Revised Final Comprehensive Development Plan for the North Pointe Commons with the following conditions:

1. The site shall be developed in accordance with the Revised Final Comprehensive Development Plan Approval.
2. All conditions of the Final Comprehensive Development Plan approved by the Salisbury-Wicomico Planning Commission in March 2024 must still be met.
3. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury fire Department, and other agencies as appropriate.

NORTH POINTE COMMONS

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN

- GENERAL NOTES**
1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: GRAPEFRUIT THREE LLC, 11207 LYNN DRIVE, KINGSVILLE, MD 21087
 2. PURCHASER AND DEVELOPER: K. HOWANIAN DELAWARE DIVISION INC, 2499 SOUTH DUPONT BLVD, SUITE G, SMYRNA, DE 19978, 302-505-6105
 3. DEED REF. 3669/260, PLAT REF. 16/433
 4. LOT SIZE = 23.33 ACRES
 5. THE PRESENT ZONING OF THIS PROPERTY IS: GENERAL COMMERCIAL - WITH TOWNHOUSE USE PER R-5A
 6. FRONT SETBACK = 25', REAR SETBACK = 30', SIDE SETBACKS = 15' EACH, TWO REQUIRED
 7. MIN. LOT SIZE = 2000 SF., 20' WIDE
 8. THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A
 9. THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1
 10. CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
 11. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
 12. THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION.
 13. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
 14. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDIANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
 15. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
 16. ALL NON-CITY UTILITIES, SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
 17. PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
 18. PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
 19. VERTICAL DATUM IS BASED ON NAVD83.

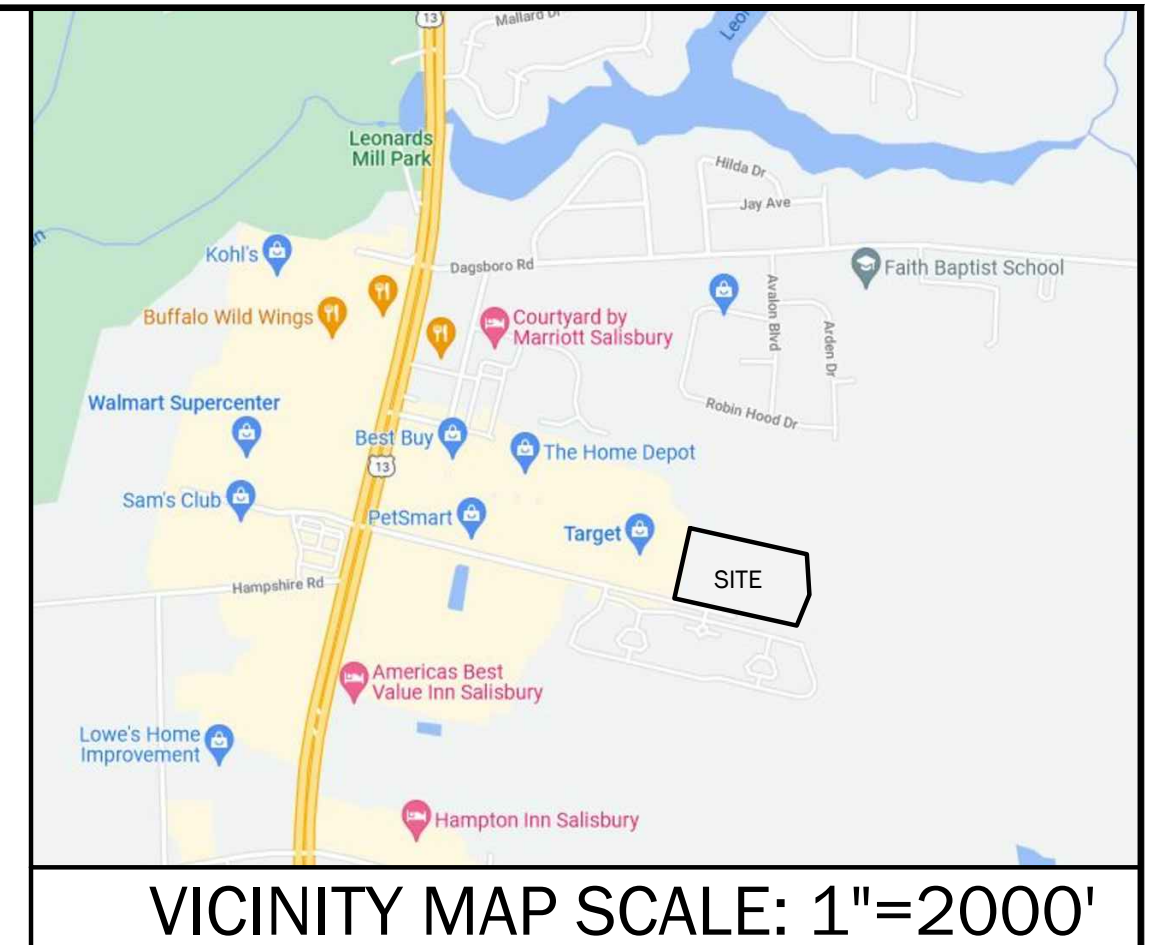
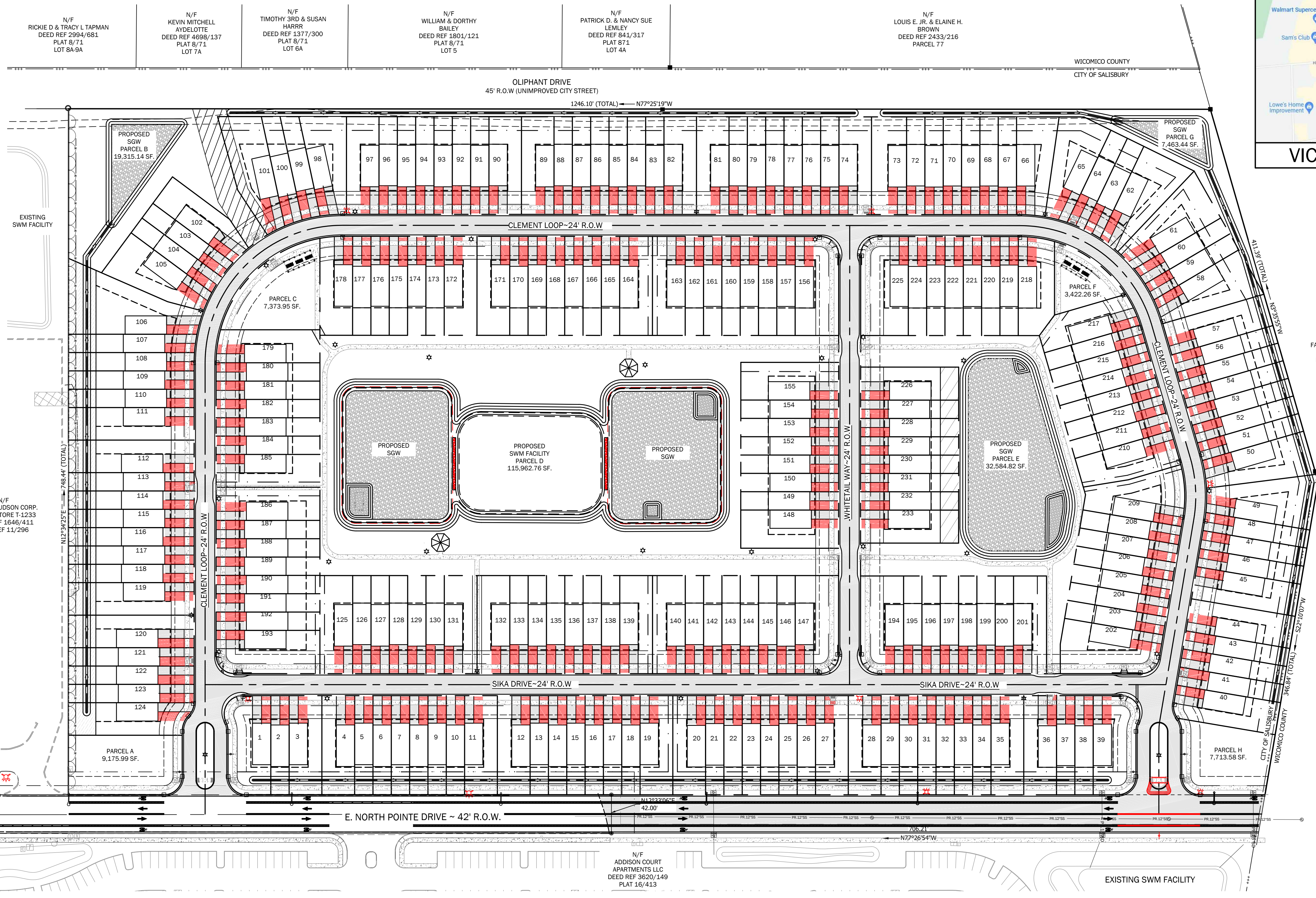
SITE DATA

TOTAL SITE = 23.33 ACRES
 OPEN SPACE (PARCELS A THRU H) = 5.36 ACRES
 ALLOWABLE DENSITY = 10 UNITS PER ACRE PER R-5A
 23.33 X 10 = 233 UNITS ALLOWED
 PROPOSED UNITS = 233

ESTIMATED WATER & SEWER USAGE
 (FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES)
 233 CONDO UNITS
 250 GPD PER UNIT
 TOTAL PROJECT USAGE = 233 UNITS X 250 GPD/UNIT = 58,250 GPD
 58,250/250 = 233 EDU'S for project

REVISED PARKING SUMMARY

AS APPROVED = 466 SPACES (1 DRIVEWAY AND 1 GARAGE)
 PROPOSED REVISION = 233 ADDITIONAL SPACES (SHOWN IN RED ON THIS PLAN)
 TOTAL PROPOSED = 699 SPACES



SHEET INDEX

Sheet Number	Sheet Title
SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	SITE PLAN
SHEET 4	LANDSCAPE & LIGHTING PLAN
SHEET 5	BUILDING PLANS



SHEET 1

GRAPHIC SCALE
 1 inch = 40 feet

REVISIONS

NO.	DATE	DESCRIPTION

TITLE SHEET

NORTH POINTE COMMONS

Road Name: EAST NORTH POINTE DRIVE
 For: K. HOWANIAN DELAWARE DIVISION, INC.
 CITY OF SALISBURY, MARYLAND

DATE: 02/26/2026
 DRAWN BY: PPH
 CHECKED BY: JLD
 PROJECT NO.: 492

OWNERS CERTIFICATION

HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY. DEVELOPER SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORMWATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATIONS INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISSIPATION OF FLOW, MIN. DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE. DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METER) TO ENSURE SIZING FOR TREATMENT AND GRADING ARE PER DESIGN, AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED. DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD PARTY INSPECTION REPORT OF ALL STORMWATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY STORMWATER INSPECTOR.

K. HOWANIAN DELAWARE DIVISION INC
 2499 SOUTH DUPONT BLVD, SUITE G
 SMYRNA, DE 19978
 302-505-6105

DATE: _____

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21739, EXPIRATION DATE: JULY 24, 2024 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193, EXPIRATION DATE: JANUARY 25, 2026.

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

DATE: 1/26/2024

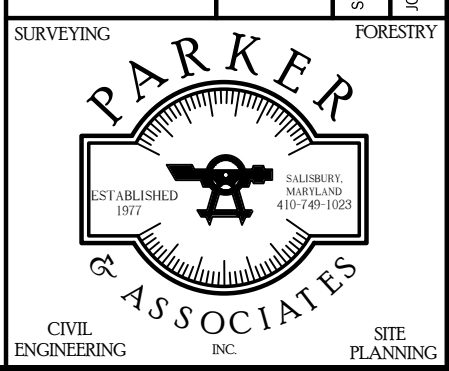
APPROVED: _____
 CITY OF SALISBURY
 DEPARTMENT OF INFRASTRUCTURE
 AND DEVELOPMENT

Nicholas Voliuc
 Director

CITY PROJECT #22-019

DATE: _____

Attachment 1



APR 20, 2026 11:13 AM

N/F
RICKIE D & TRACY L TAPMAN
DEED REF 2994/681
PLAT 8/71
LOT 8A/9A

N/F
KEVIN MITCHELL
ANDELOTTE
DEED REF 4698/137
PLAT 8/71
LOT 7A

N/F
TIMOTHY 3RD & SUSAN
HARRR
DEED REF 1377/300
PLAT 8/71
LOT 6A

N/F
WILLIAM & DOROTHY
BAILEY
DEED REF 1801/121
PLAT 8/71
LOT 5

N/F
PATRICK D. & NANCY SUE
LEWLEY
DEED REF 841/317
PLAT 8/71
LOT 4A

N/F
LOUIS E. JR. & ELAINE H.
BROWN
DEED REF 2433/216
PARCEL 77

WICOMICO COUNTY
CITY OF SALISBURY

OLIPHANT DRIVE
45' R.O.W. (UNIMPROVED CITY STREET)

1246.10' (TOTAL) N77°25'19"W

CLEMENT LOOP-24' R.O.W.

SIKA DRIVE-24' R.O.W.

SIKA DRIVE-24' R.O.W.

E. NORTH POINTE DRIVE ~ 42' R.O.W.

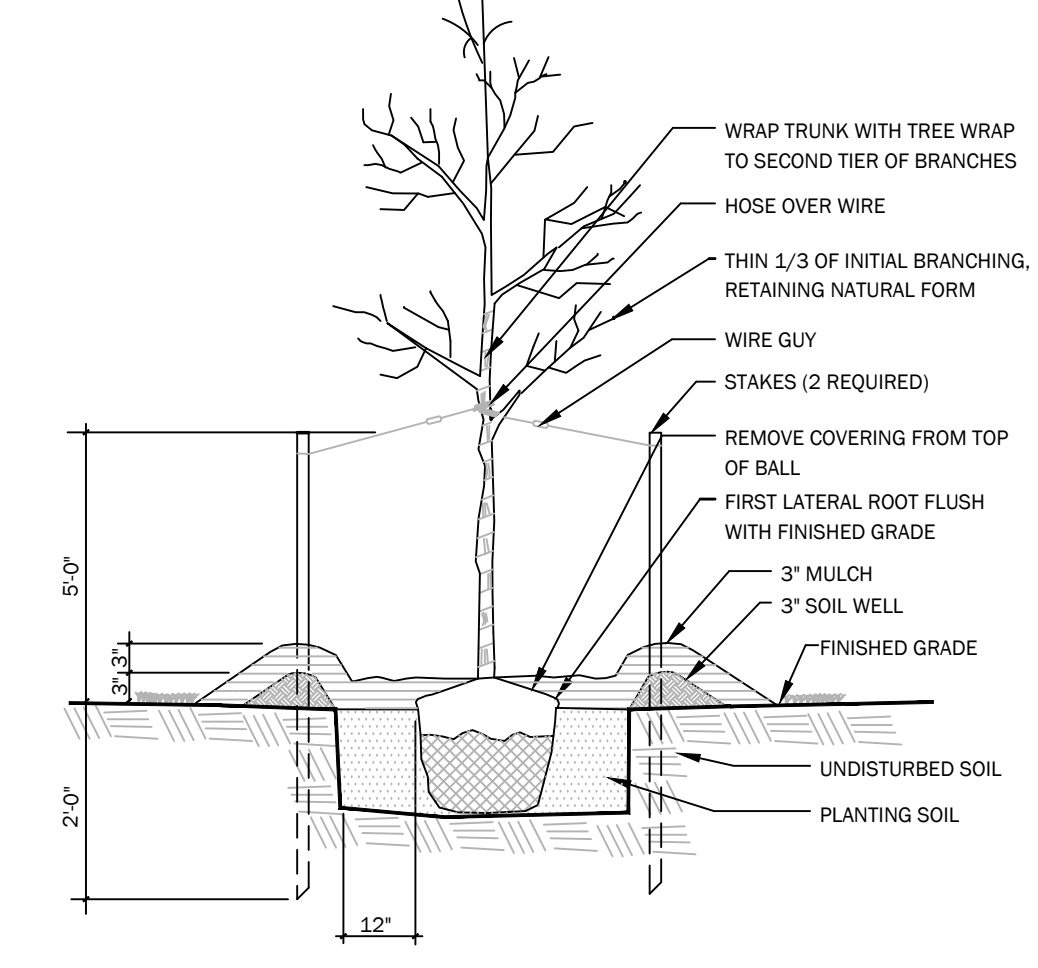
LANDSCAPE LEGEND:

	QUERCUS ALBA - WHITE OAK - 36 TOTAL
	LAGERSTROEMIA INDICA - CRAPE MYRTLE - 102 TOTAL
	ROSA KNOCK OUT - ROSE BUSH - 96 TOTAL

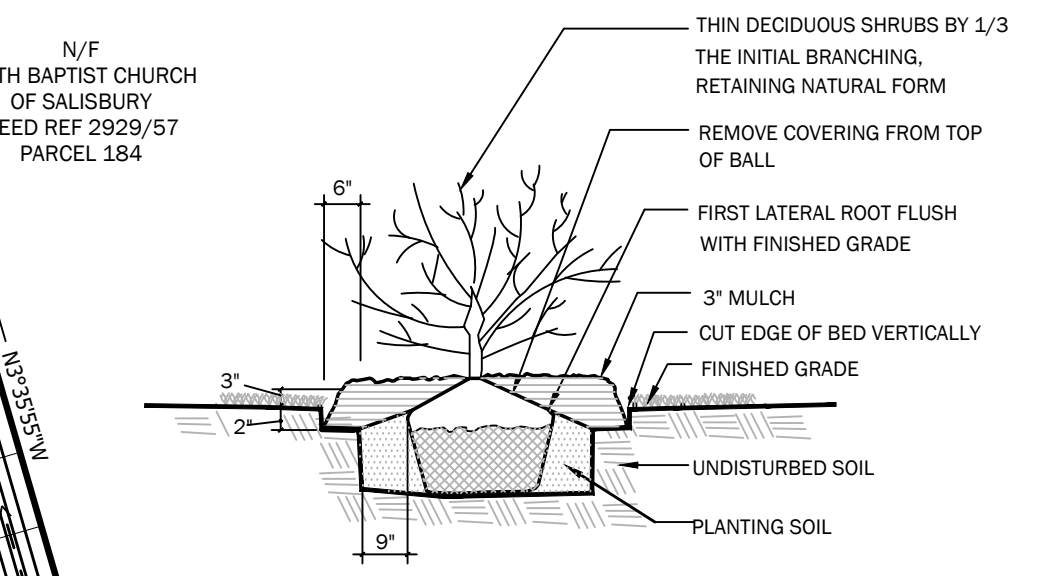
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL CONTACT "MISS UTILITY" AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE ROOT BALL OF ANY TREE SHALL NOT BE PLANTED WITHIN 10' OF ANY WATER OR SEWER LINE. NO PLANTINGS SHALL BE PLANTED DIRECTLY ON TOP OF ANY UTILITY.

LIGHTING LEGEND:

	RESIDENTIAL ROAD ORNAMENTAL LIGHT FIXTURE PER CITY STD. 600.04
	COLLECTOR ROAD ORNAMENTAL LIGHT FIXTURE PER CITY STD. 600.05



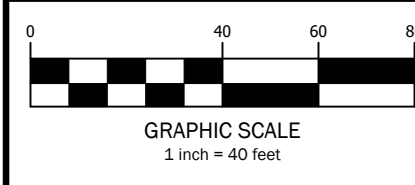
DECIDUOUS TREE DETAIL
NOT TO SCALE



SHRUB DETAIL
NOT TO SCALE

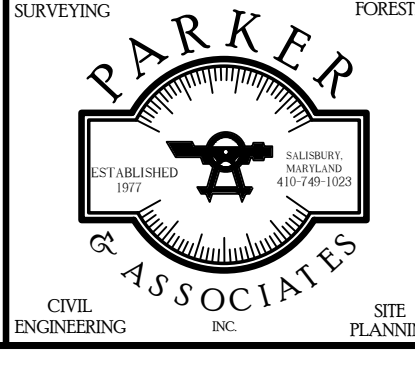


SHEET 4



REVISIONS	DATE	BY	CHK.

LANDSCAPE & LIGHTING PLAN
NORTH POINTE COMMONS
Road Name: EAST NORTH POINTE DRIVE
For: K. HONANIAN DELAWARE DIVISION, INC.
CITY OF SALISBURY, MARYLAND



N/F
LOUIS E. JR. & ELAINE H.
BROWN, TRUSTEES
DEED REF 2742/418
PARCEL 1

N/F
DAYTON-HUDSON CORP.
TARGET STORE T.1233
DEED REF 1646/411
PLAT REF 11/296

N/F
ADDISON COURT
APARTMENTS LLC
DEED REF 3620/149
PLAT 16/413

EXISTING SWM FACILITY

PROPOSED SWM
PARCEL B
19,315.14 SF.

PROPOSED SWM
PARCEL G
7,463.44 SF.

PARCEL C
7,373.95 SF.

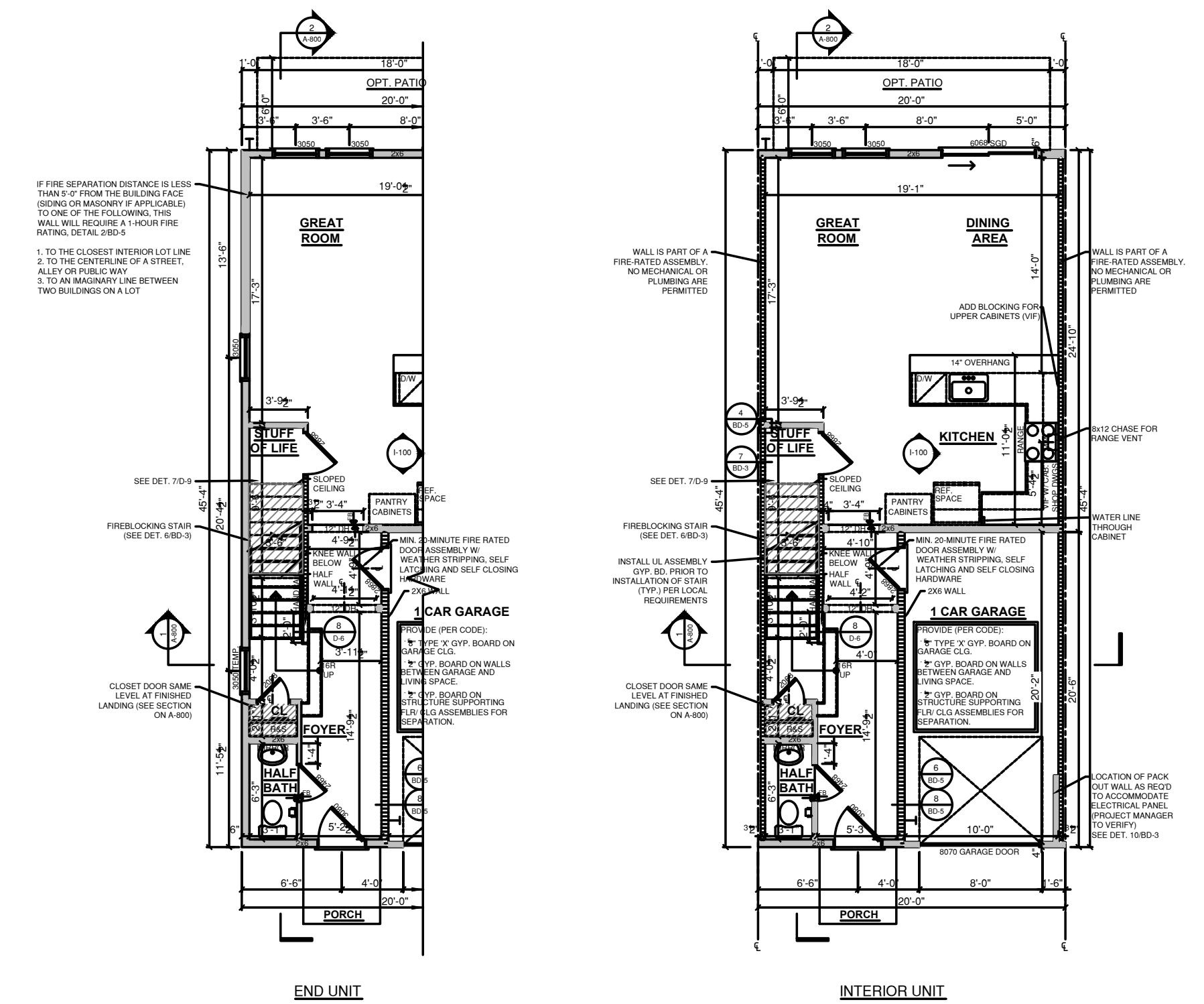
PROPOSED SWM
PARCEL D
115,962.76 SF.

PROPOSED SWM
PARCEL E
32,584.82 SF.

PARCEL F
3,422.26 SF.

PARCEL A
9,175.99 SF.

PARCEL H
7,713.58 SF.



SHEET 5

NO.	DATE	DESCRIPTION

BUILDING PLANS
NORTH POINTE COMMONS
 Road Name: EAST NORTH POINTE DRIVE
 For: K. HOVNANIAN DELAWARE DIVISION, INC.
 CITY OF SALISBURY, MARYLAND

DATE: 02/26/2026
 DWG/TASKMAN: PDH
 SCALE: NTS
 SHEET: 48
 TOTAL SHEETS: 11
 PROJECT: 05 BLDG PLAN

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 DATE: 02/26/2026

PARKER & ASSOCIATES
 CIVIL ENGINEERING
 SITE PLANNING

NORTH POINTE COMMONS

FINAL COMPREHENSIVE DEVELOPMENT PLAN

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
GRAPEFRUIT THREE LLC.
11207 LYNN DRIVE
KINGSVILLE, MD 21087
- PURCHASER AND DEVELOPER:
K. HOWNANIAN DELAWARE DIVISION INC
2499 SOUTH DUPONT BLVD, SUITE G
SMYRNA, DE 19978
302-505-6105
- DEED REF. 3669/260
- PLAT REF. 16/431
- LOT SIZE = 23.33 ACRES
- THE PRESENT ZONING OF THIS PROPERTY IS: GENERAL COMMERCIAL - WITH TOWNHOUSE USE PER R-5A
- FRONT SETBACK = 25'
- REAR SETBACK = 30'
- SIDE SETBACKS = 15' EACH, TWO REQUIRED
- MIN. LOT SIZE = 2000 SF., 20' WIDE
- THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A
- THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1.
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- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
- VERTICAL DATUM IS BASED ON NAVD8S.

SITE DATA

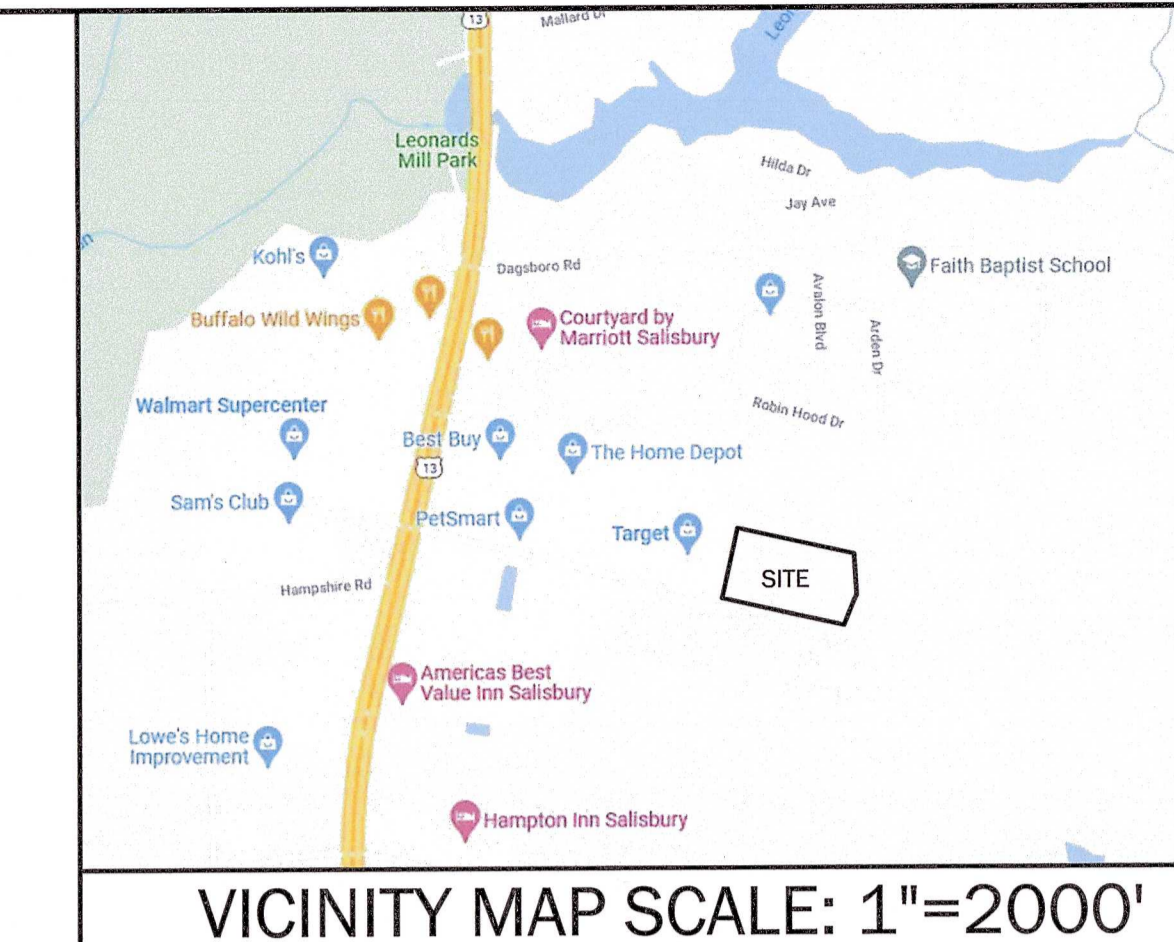
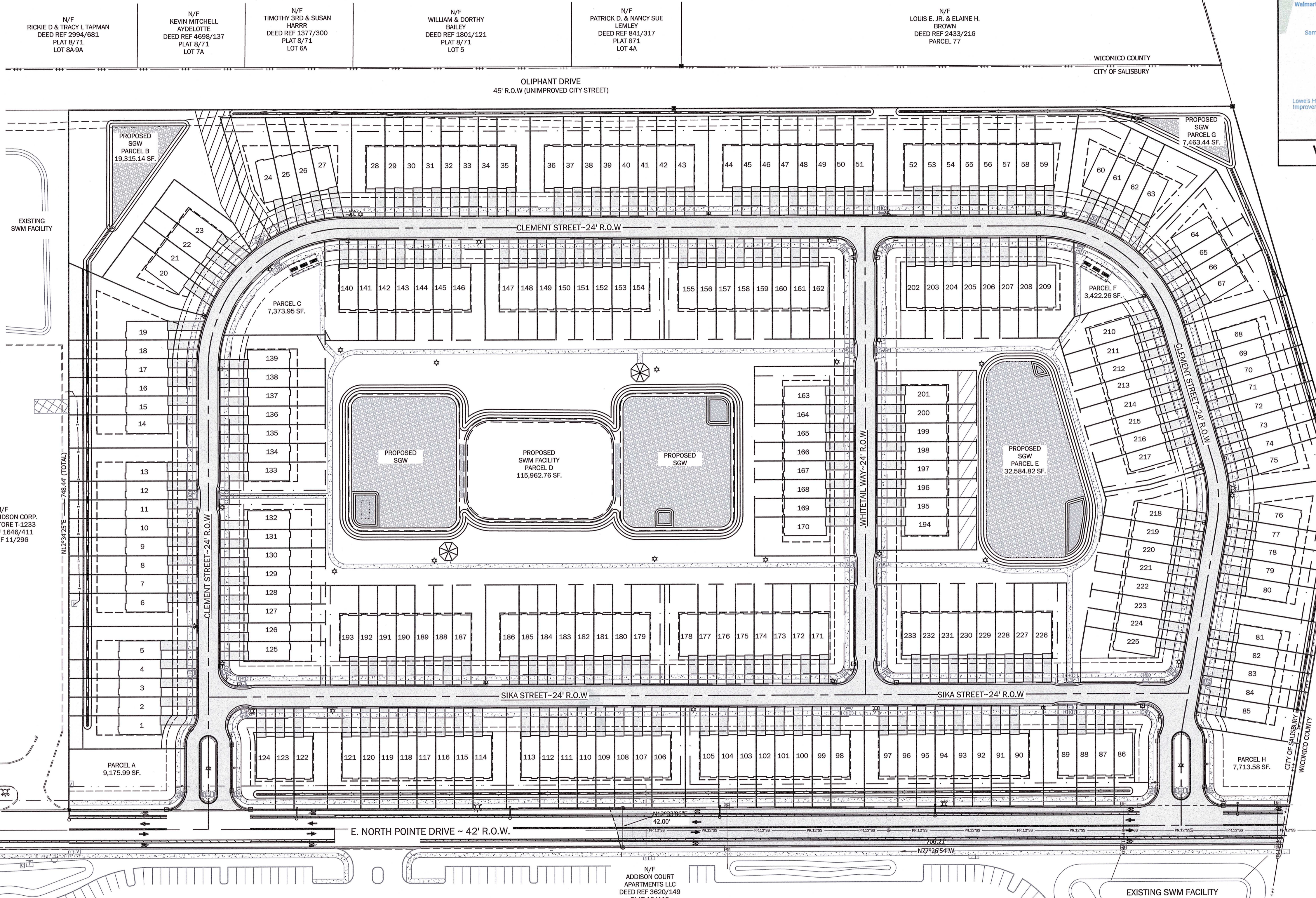
TOTAL SITE = 23.33 ACRES
OPEN SPACE (PARCELS A THRU F) = 4.66 ACRES
ALLOWABLE DENSITY = 10 UNITS PER ACRE PER R-5A
23.33 X 10 = 233 UNITS ALLOWED
PROPOSED UNITS = 233

ESTIMATED WATER & SEWER USAGE

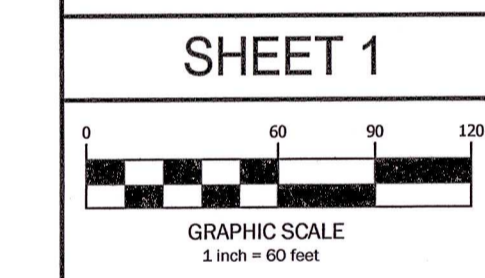
(FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES)
233 CONDO UNITS
250 GPD PER UNIT
TOTAL PROJECT USAGE = 233 UNITS X 250 GPD/UNIT = 58,250 GPD
58,250/250 = 233 EDUs for project

PARKING

TOWN HOUSES = 2 EACH (1 DRIVEWAY + 1 GARAGE)
233 X 2 = 466 SPACES



SHEET INDEX	
Sheet Number	Sheet Title
SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	SITE PLAN
SHEET 4	LANDSCAPE & LIGHTING PLAN
SHEET 5	BUILDING PLANS



REVISIONS	DATE	BY	CHKD.

TITLE SHEET
NORTH POINTE COMMONS
Road Name: EAST NORTH POINTE DRIVE
For: K. HOWNANIAN DELAWARE DIVISION, INC.
CITY OF SALISBURY, MARYLAND

BROCK E. PARKER
PROFESSIONAL ENGINEER
No. 27,733
STATE OF MARYLAND

DATE: 1/25/2024
SCALE: 1"=60'

PARKER & ASSOCIATES
CIVIL ENGINEERING
INC.

OWNERS CERTIFICATION
I HEREBY CERTIFY THAT THESE IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY. DEVELOPER SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORMWATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATIONS INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISSIPATION OF FLOW, MIN. DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE. DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METER) TO ENSURE SIZING FOR TREATMENT AND GRADING ARE PER DESIGN, AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED. DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD PARTY INSPECTION REPORT OF ALL STORMWATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY STORMWATER INSPECTOR.

DATE: 1/26/2024

K. HOWNANIAN DELAWARE DIVISION INC
2499 SOUTH DUPONT BLVD, SUITE G
SMYRNA, DE 19978
302-505-6105

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27,733, EXPIRATION DATE: JULY 24, 2024 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21158, EXPIRATION DATE: JANUARY 25, 2026.

DATE: 1/26/2024

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

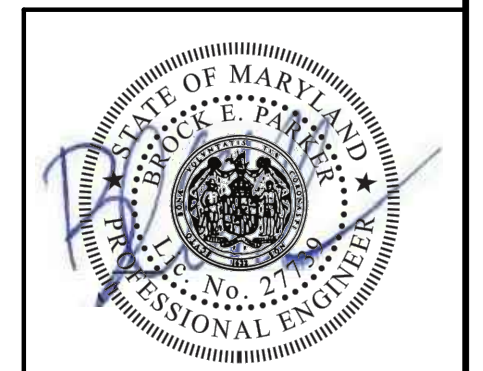
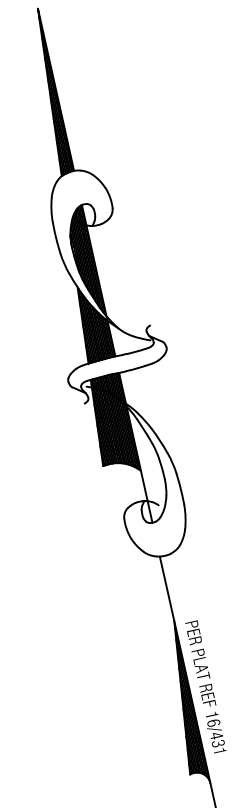
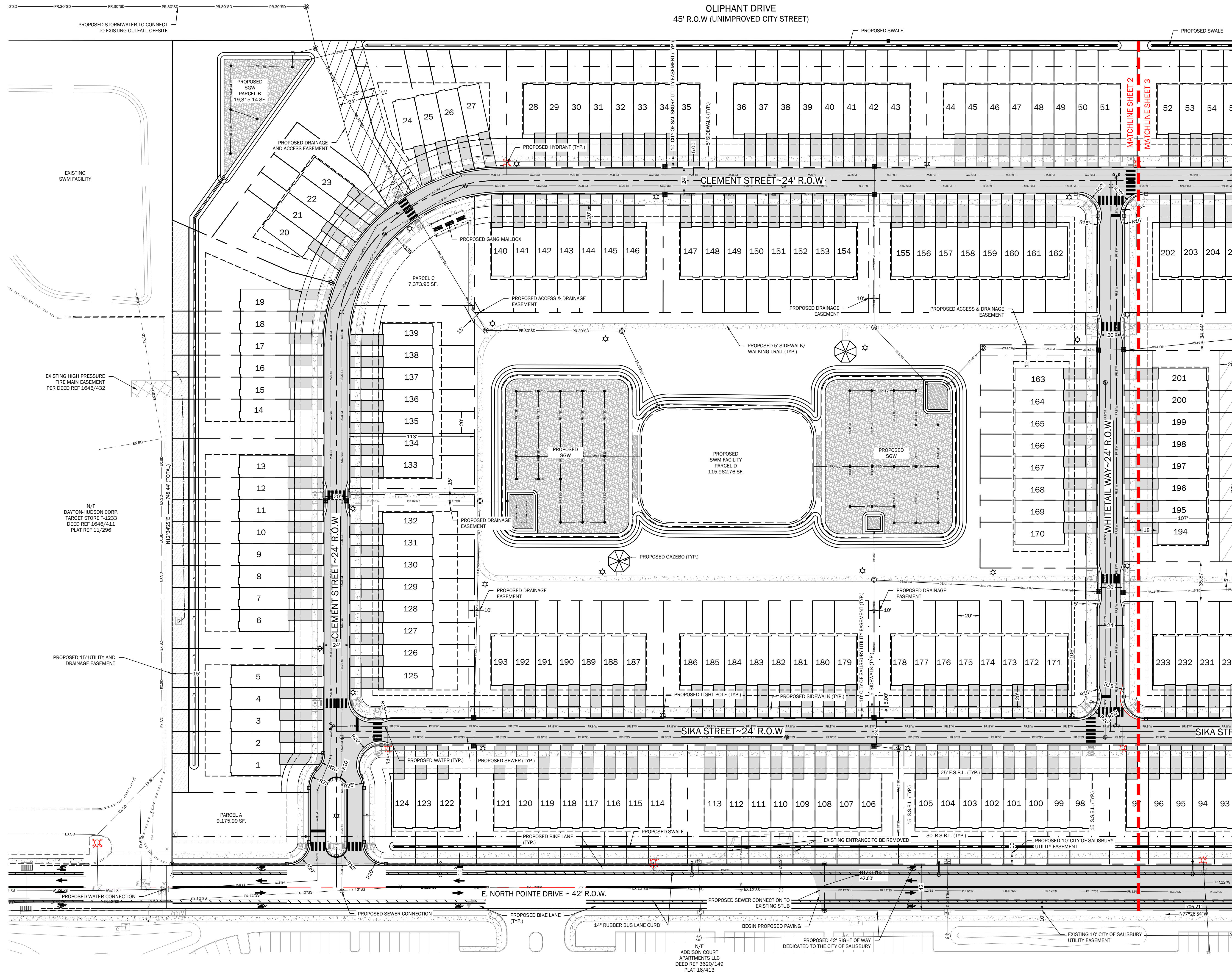
APPROVED: CITY OF SALISBURY
DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

Richard D. Baldwin
Director

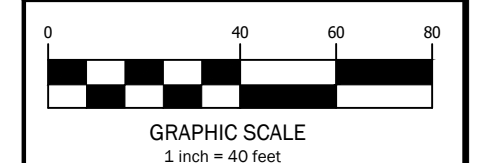
CITY PROJECT # 22-019

DATE: 1/26/2024

Attachment 2



SHEET 2



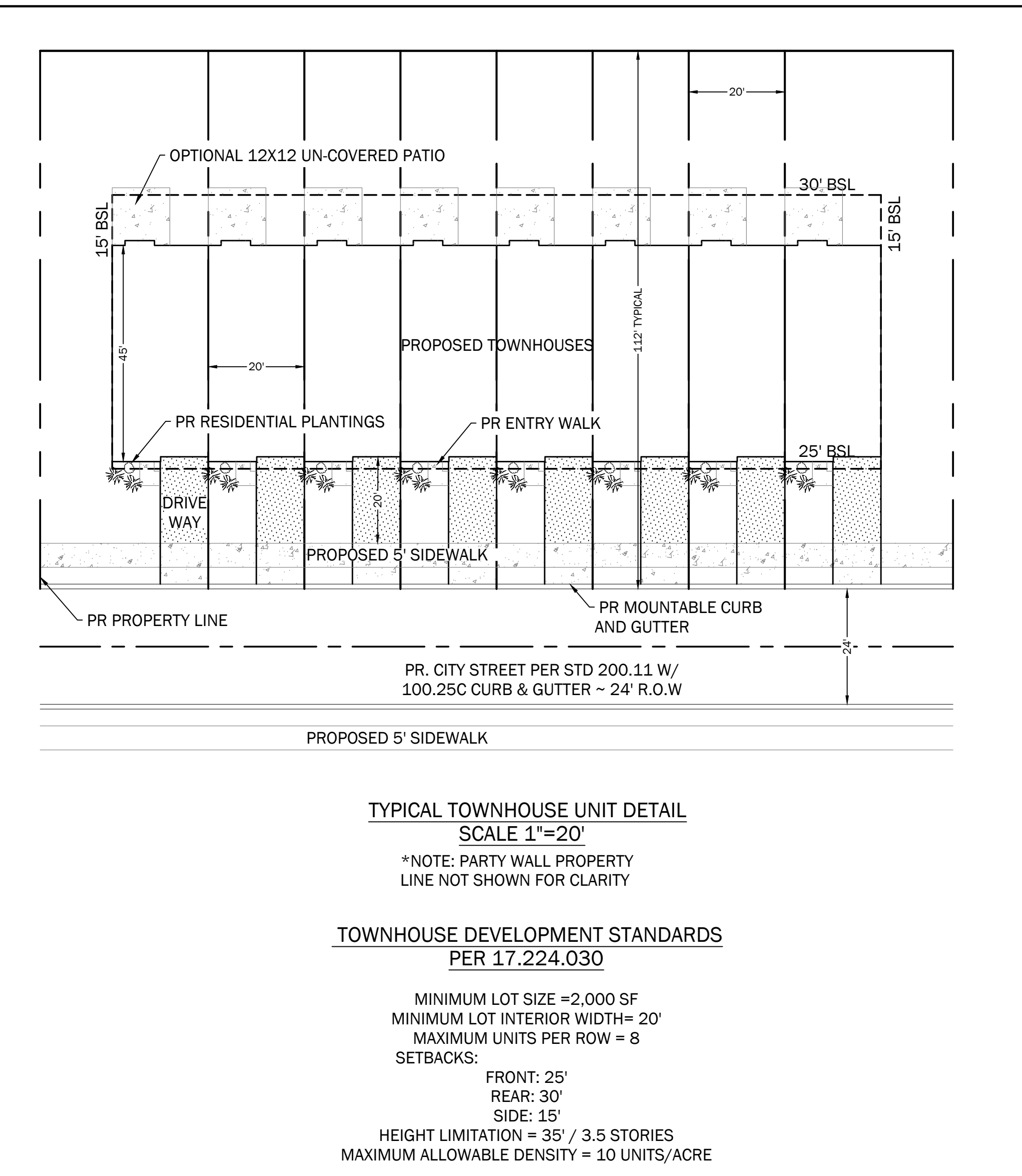
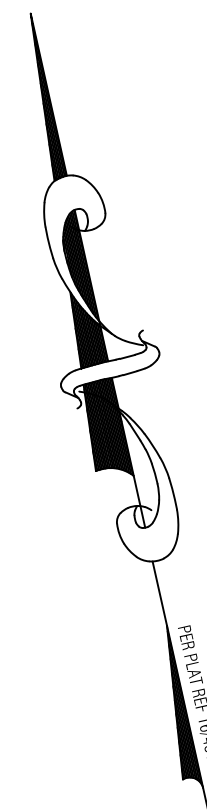
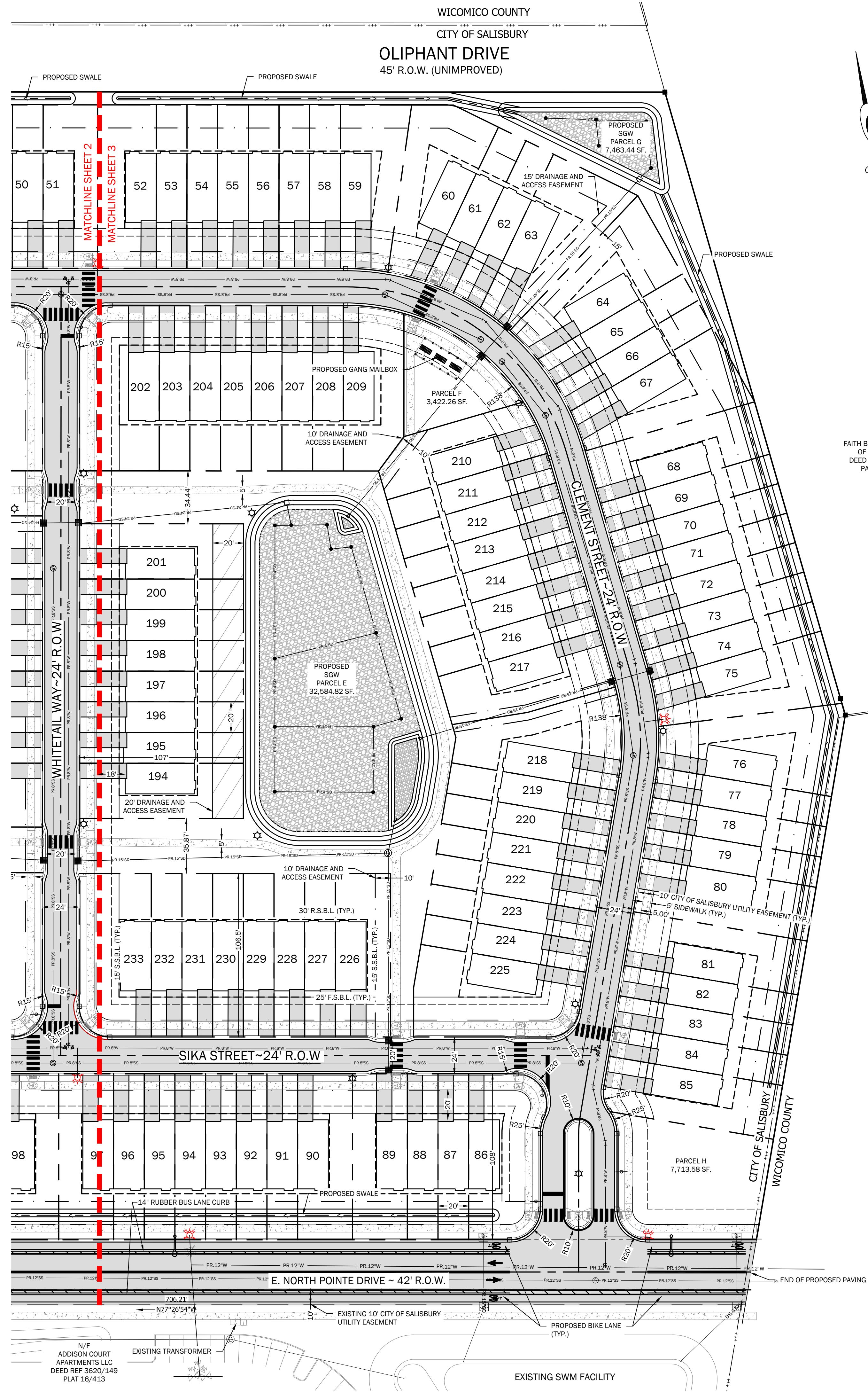
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SITE PLAN
NORTH POINTE COMMONS

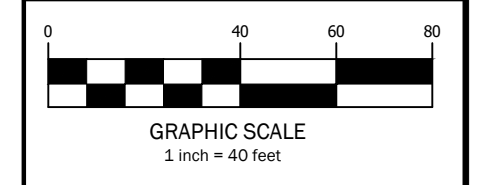
Road Name: EAST NORTH POINTE DRIVE
 For: PARKER & ASSOCIATES, INC.
 CITY OF SALISBURY, MARYLAND

DATE: 1/25/2024
 DRAWN BY: TJS/NBC
 CHECKED BY: JMS
 SCALE: 1"=40'
 SHEET NO.: 31107A - PRECOMP MODEL PLAN DWG
 TAX MAP: 48
 PARCEL: 492
 DWG. NO.: 02 CDP

PARKER & ASSOCIATES
 CIVIL ENGINEERING & ARCHITECTURE
 1000 W. MARKET STREET, SUITE 200
 SALISBURY, MD 21780
 TEL: 410-326-5400
 WWW.PARKER-AND-ASSOCIATES.COM



SHEET 3



REVISIONS	DATE	BY	CHK	APP

NO. 03 CDP

SITE PLAN
NORTH POINTE COMMONS

Road Name: EAST NORTH POINTE DRIVE
For: PARKER & ASSOCIATES, INC.
CITY OF SALISBURY, MARYLAND

SCALE: 1"=40'

DATE: 1/25/2024

DRAWN BY: TJS/NBC

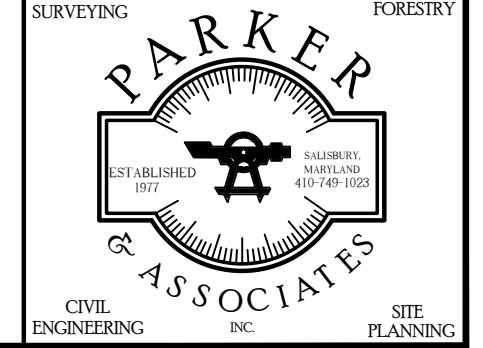
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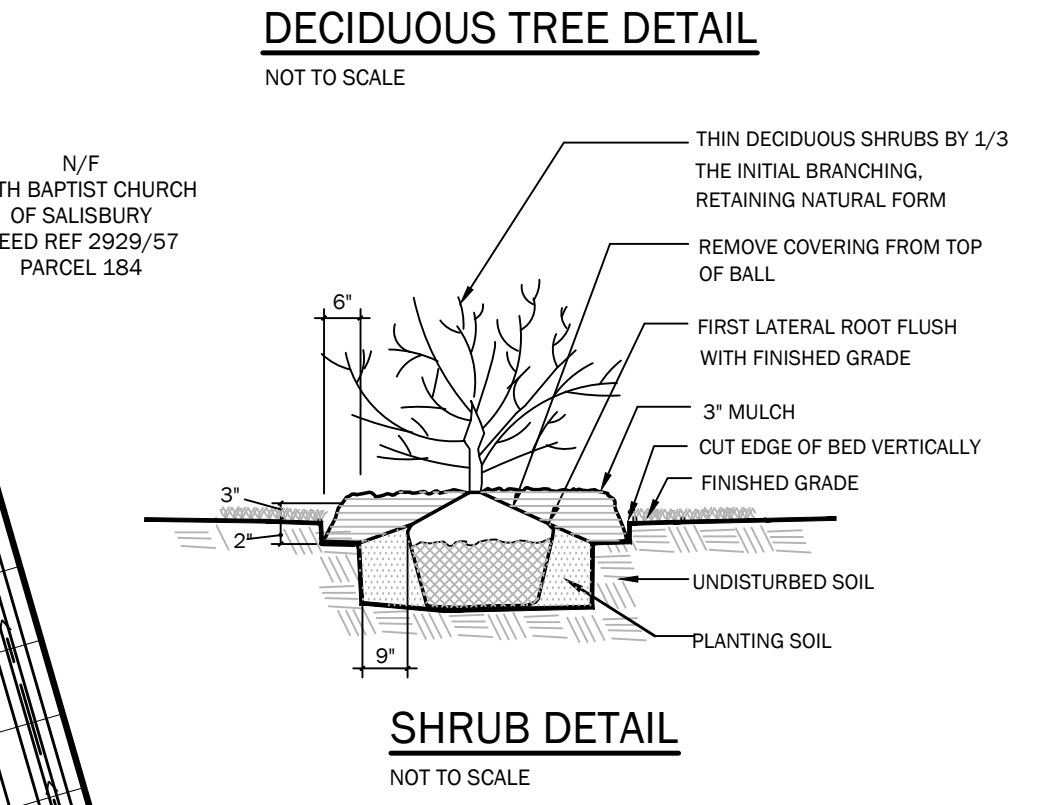
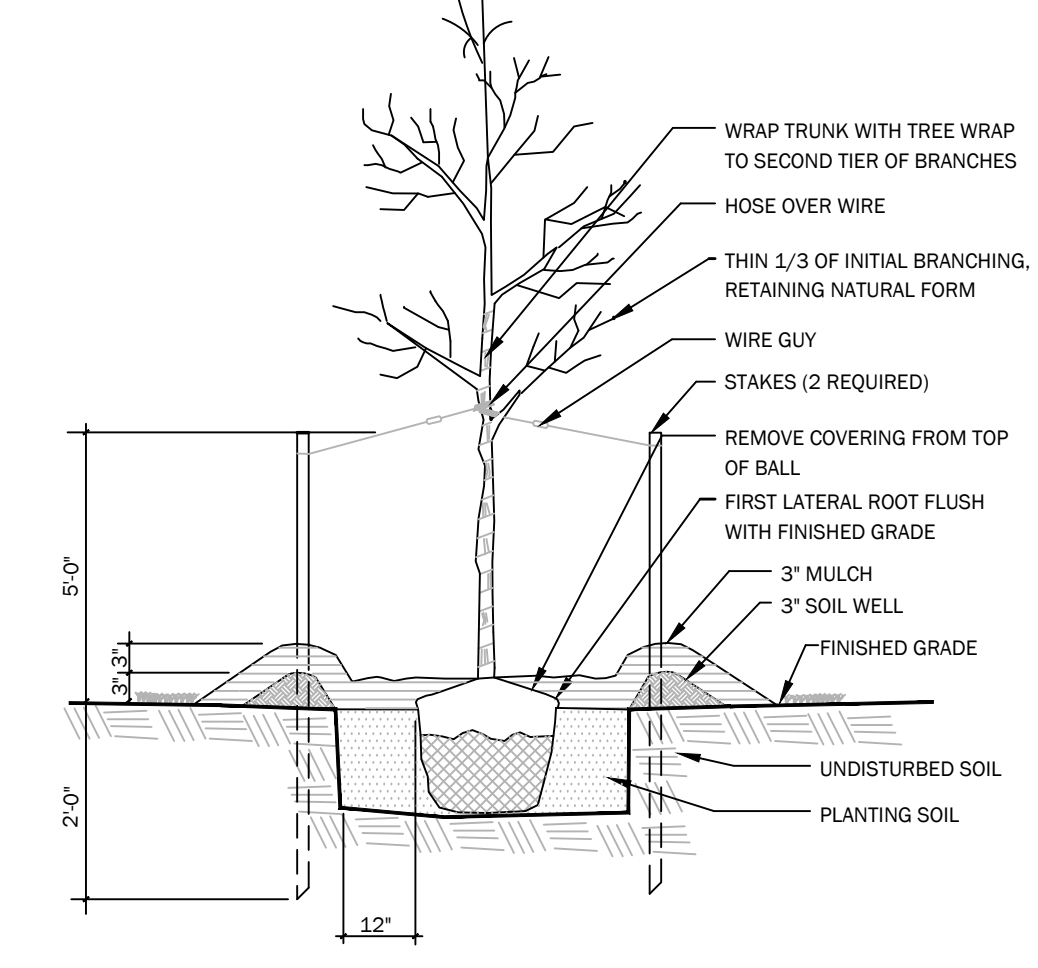
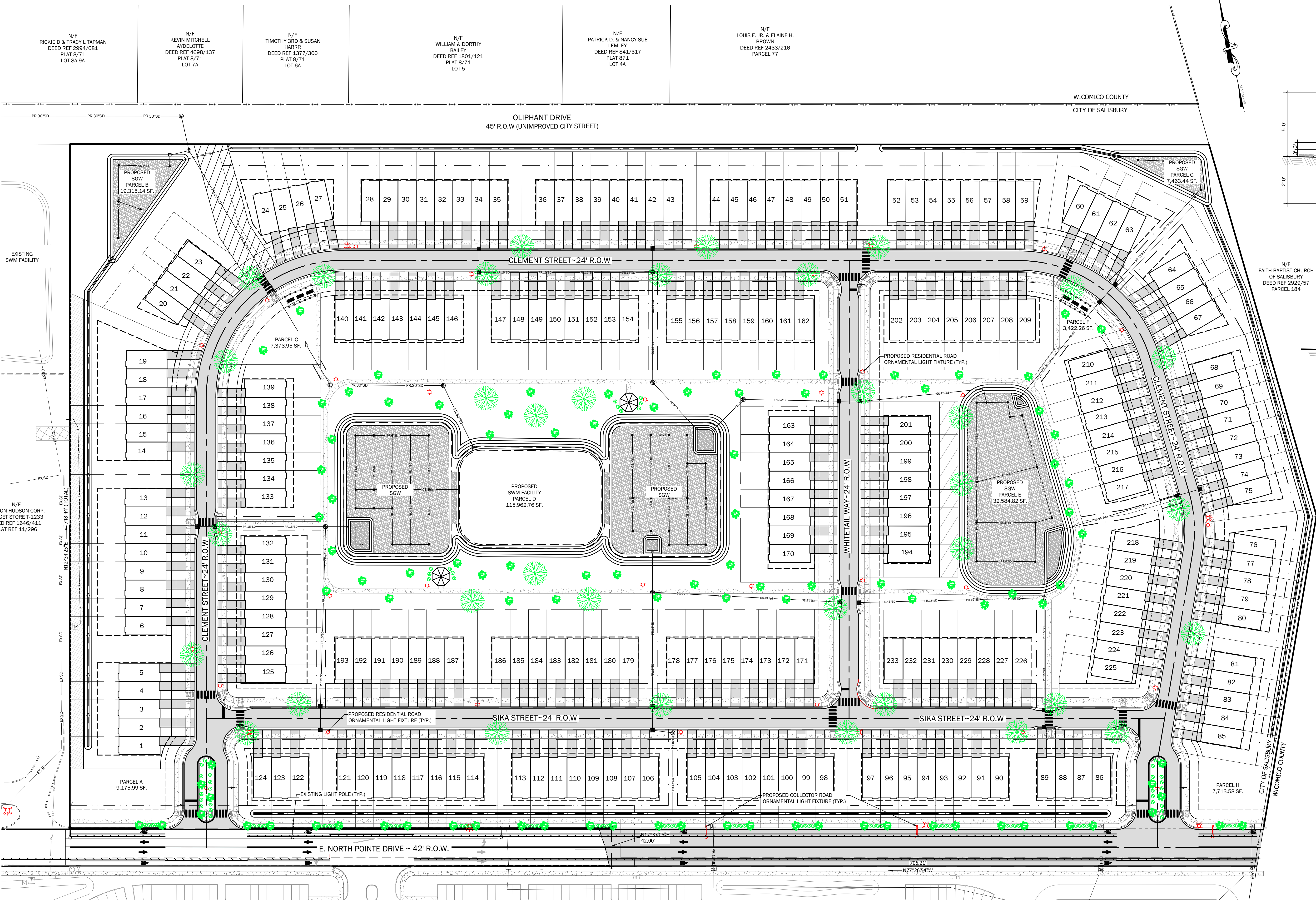
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SHEET NO.: 48

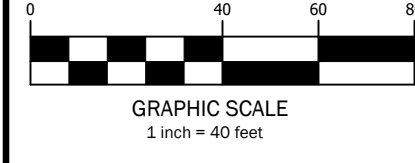
TOTAL SHEETS: 11

PANEL: 492





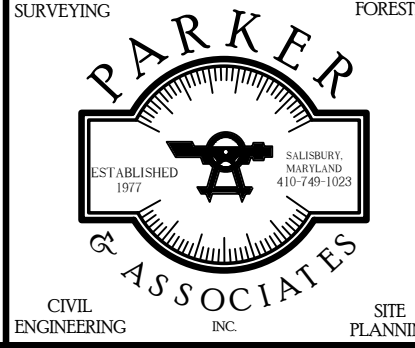
SHEET 4



REVISIONS	DATE	BY	CHK.

LANDSCAPE & LIGHTING PLAN
NORTH POINTE COMMONS
Road Name: EAST NORTH POINTE DRIVE
For: K. HOVANIAN DELAWARE DIVISION, INC.
CITY OF SALISBURY, MARYLAND

DATE: 1/25/2024
DRAWN: TJS/NBC
CHECKED: JLB
SCALE: 1"=50'



LANDSCAPE LEGEND:

	QUERCUS ALBA - WHITE OAK - 36 TOTAL
	LAGERSTROEMIA INDICA - CRAPE MYRTLE - 102 TOTAL
	ROSA KNOCK OUT - ROSE BUSH - 96 TOTAL

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL CONTACT "MISS UTILITY" AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE ROOT BALL OF ANY TREE SHALL NOT BE PLANTED WITHIN 10' OF ANY WATER OR SEWER LINE. NO PLANTINGS SHALL BE PLANTED DIRECTLY ON TOP OF ANY UTILITY.

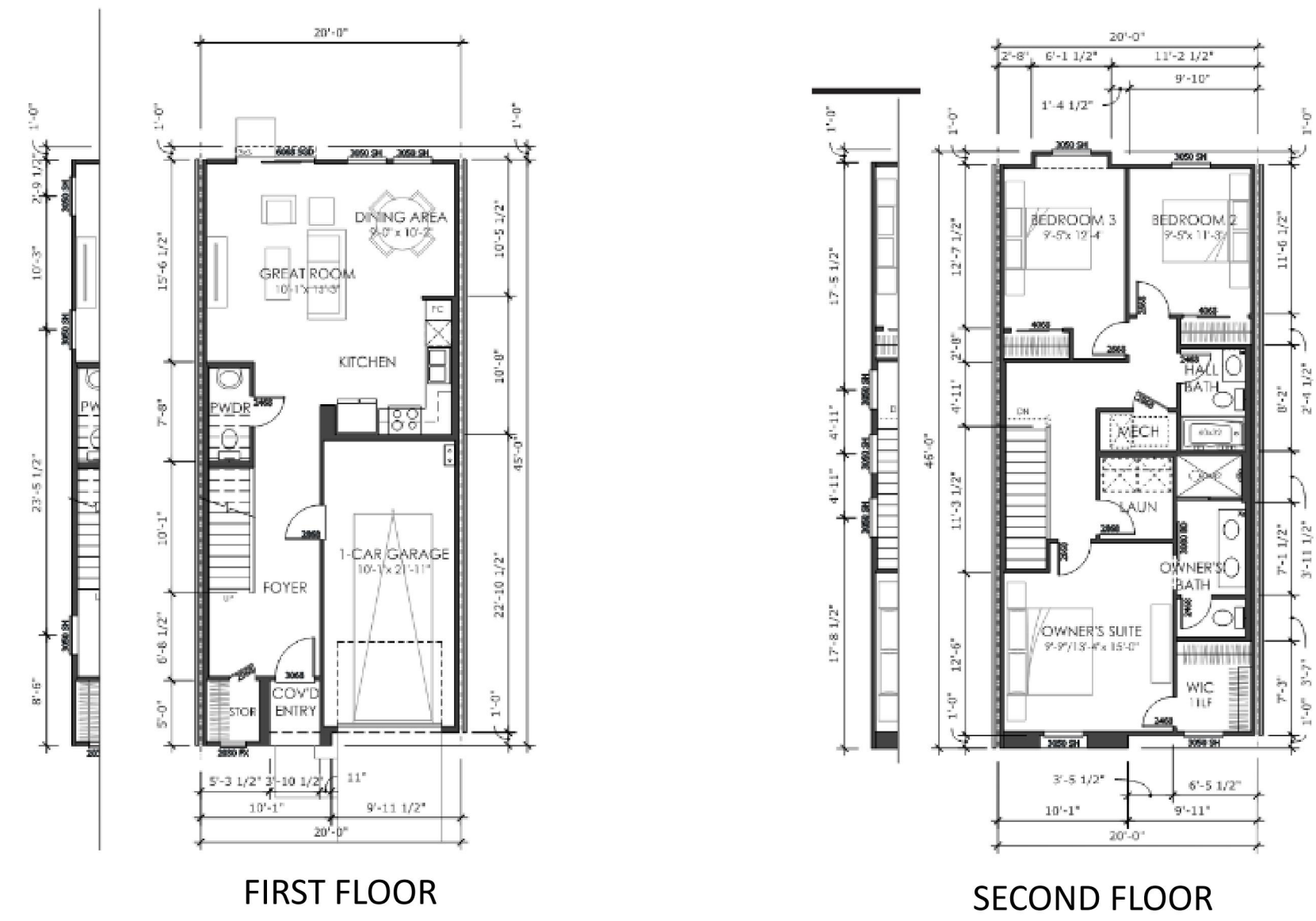
LIGHTING LEGEND:

	RESIDENTIAL ROAD ORNAMENTAL LIGHT FIXTURE PER CITY STD. 600.04
	COLLECTOR ROAD ORNAMENTAL LIGHT FIXTURE PER CITY STD. 600.05

EXISTING SWM FACILITY, EXISTING LIGHT POLE (TYP.), PROPOSED RESIDENTIAL ROAD ORNAMENTAL LIGHT FIXTURE (TYP.), PROPOSED COLLECTOR ROAD ORNAMENTAL LIGHT FIXTURE (TYP.), PROPOSED SWM FACILITY PARCEL A 9,175.99 SF., PROPOSED SWM FACILITY PARCEL B 19,315.14 SF., PROPOSED SWM FACILITY PARCEL C 7,373.95 SF., PROPOSED SWM FACILITY PARCEL D 115,962.76 SF., PROPOSED SWM FACILITY PARCEL E 32,584.82 SF., PROPOSED SWM FACILITY PARCEL F 3,422.26 SF., PROPOSED SWM FACILITY PARCEL G 7,463.44 SF., PROPOSED SWM FACILITY PARCEL H 7,713.58 SF., N/F RICKIE D & TRACY L TAPMAN DEED REF 2994/681 PLAT 8/71 LOT 8A/9A, N/F KEVIN MITCHELL ANDYLOTTIE DEED REF 4698/137 PLAT 8/71 LOT 7A, N/F TIMOTHY 3RD & SUSAN HARRR DEED REF 1377/300 PLAT 8/71 LOT 6A, N/F WILLIAM & DOROTHY BAILEY DEED REF 1801/121 PLAT 8/71 LOT 5, N/F PATRICK D. & NANCY SUE LEMLEY DEED REF 841/317 PLAT 8/71 LOT 4A, N/F LOUIS E. JR. & ELAINE H. BROWN DEED REF 2433/216 PARCEL 77, N/F DAYTON-HUDSON CORP. TARGET STORE T.1233 DEED REF 1646/411 PLAT REF 11/296, N/F FAITH BAPTIST CHURCH OF SALISBURY DEED REF 2929/57 PARCEL 184, N/F LOUIS E. JR. & ELAINE H. BROWN, TRUSTEES DEED REF 2742/418 PARCEL 1, N/F ADDISON COURT APARTMENTS LLC DEED REF 3620/149 PLAT 16/413, WICOMICO COUNTY, CITY OF SALISBURY



ORION: 3 BEDS, 2.5 BATH, 1,454 SF
20'X45'



SHEET 5

REVISIONS	DATE	BY

BUILDING PLANS
NORTH POINTE COMMONS
Road Name: EAST NORTH POINTE DRIVE
For: K. HONANIAN DELAWARE DIVISION, INC.
CITY OF SALISBURY, MARYLAND

DATE: 1/25/2024
DRAWN BY: TJS/NBC
SCALE: 1/8"=1'-0"

NO. 05 BLDG PLAN
SHEET 5 OF 11
PAGE 48 OF 492



Infrastructure and Development Staff Report

May 14, 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:

- 17.36.45 Prohibited Uses
- 17.76.050 Development Standards
- 17.80.040 General Standards and Requirements

The proposed amendments are summarized below:

- Removal of the 1,000 foot distance requirement from another cannabis business
- Add a special exception to decrease the 500 foot buffer down to **250 feet** from primary and secondary schools, licensed child care center, registered family child care home playground, recreation center, library, church or public park, on a case by case basis
- Add cannabis processor and/or growers to the prohibited uses in the General Commercial District

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.*
1. *The planning commission shall cause such investigation and study to be made as it deems necessary to prepare a report containing the commission's recommendation to the city council.*
2. *The commission shall hold a public hearing and shall submit its report and recommendation to the city council within six months of receipt of such application.*
3. *If the planning commission fails to submit its report and recommendation within six months, any such proposed amendment, supplement, modification or change may be acted upon by the city council without benefit of such report or recommendation.*

III. PLANNING & ZONING ANALYSIS



Staff of the Department of Infrastructure and Development for the City of Salisbury recommend amendments to the Zoning Code with regards to cannabis growing and processing, specifically Sections 17.36.45, 17.76.050 and 17.80.040. The attached draft amendments show a removal of the distance requirements from other cannabis businesses. After much discussion and research, the staff would like to propose that the 500-foot buffer distance requirement be reduced to 250 feet from sensitive uses on a case by case basis. As well as prohibiting the use of cannabis growers and processors within the General Commercial District, closing a loophole within our City's Code. It should be noted that these businesses would still need to be properly licensed by the State, meet all applicable State requirements and comply with all other provisions of the City's Code.

Cannabis Grower and Cannabis Processor are only permitted in the Light Industrial and Industrial Park districts. While restricting these uses to only certain non-residential and non-commercial zones is appropriate, this severely limits the locations available to this use in the City, hence the request for a special exception for the distance requirement from special uses.

As a new and growing industry, this is an opportunity for the City of Salisbury to bring in new business and jobs to our industrial sector. However, this is challenging due to the distance requirements from sensitive uses which are permitted inherently in the City's industrial zones. The removal of the 1,000 foot distance requirement from another cannabis business would allow separate businesses, such as growers and processors to operate near each other and allow for a business incubator to support new cannabis growing and processing businesses, and foster industry synergy that would be of great benefit to the city.

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

Definitions pertaining to the specific use:

"Cannabis Grower" means an entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland that cultivates, or packages, cannabis and is authorized by the Cannabis Administration to provide cannabis to other cannabis licensees and registered independent testing laboratories.

"Cannabis Processor" means a licensed entity that:

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



Attachment 1 – Proposed amendments

Chapter 17.36 - GENERAL COMMERCIAL DISTRICT

17.36.020 - Permitted uses.

A. Permitted uses shall be as follows:

18. Light industrial uses, as listed in the light industrial district, **except those uses explicitly prohibited per Section 17.36.045**, completely confined within a building with no outside storage of raw materials or finished products;

17.36.045 - Prohibited uses.

A. Adult entertainment businesses, as defined in this title, shall be prohibited.

B. A Cannabis On-Site Consumption Establishment, as defined in this title, shall be prohibited.

C. Cannabis Grower and/or Processor Facilities, as defined in this title, shall be prohibited

Chapter 17.76 - LIGHT INDUSTRIAL DISTRICT

17.76.025 - Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

A. Group home;

B. Restaurant;

C. Gasoline service facilities with convenience goods clearly incidental to the gas facility;

D. Day-care center or nursery school in accordance with chapter 17.220;

E. Day care facilities for the elderly and handicapped;

F. Outdoor storage yard, in accordance with section 17.220.040;

G. Cannabis Processor and/or Growers,

1. Located more than two hundred and/or fifty (250) feet but less than 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

2. Not located adjacent to a residential use.



17.76.050 - Development standards.

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

- 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.

Chapter 17.80 - INDUSTRIAL PARK DISTRICT

17.80.040 - General standards and requirements.

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

- 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.

17.80.065 – Uses permitted by special exception

Uses permitted by special exception shall be as follows:

- G. Cannabis Processor and/or Growers,**
 - 1. Located more than two hundred and fifty (250) feet but less than 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**
 - 2. Not located adjacent to a residential use.**



Attachment 2- 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>



Infrastructure and Development Staff Report

May 14, 2026

I. SUMMARY OF REQUEST:

We have received a request by the City of Salisbury's Housing and Community Development Department to make a text amendment to City of Salisbury Zoning Code, Title 17 to replace fines and penalties that have been specifically listed in the code with a reference to a Fine and Penalty Schedule.

II. PROCEDURE:

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

A. *Planning Commission Review.*

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

III. PLANNING & ZONING ANALYSIS

The following sections of Title 17 provide for specific fine and penalty amounts:

- 17.04.100 Violations – Penalties
- 17.166.080 Violations – Penalties
- 17.216.240 Outdoor advertising structure license

The proposal is to replace the specific fines and penalties with a reference to a Fine and Penalty Schedule. The schedule improves transparency and allows more frequent and efficient revision of fines and penalties. The proposed ordinance is attached.

45 the fine by the time specified or to file intent to stand trial may result in adjudication of the case
46 through the district court in accordance with the procedure set forth for municipal infractions in
47 Local Government Article § 6-101 through § 6-115, of the Annotated Code of Maryland.

48 **17.166.080 Violations—Penalties.**

49 ~~A. Any person found in violation of the provisions of this chapter shall be guilty of a municipal~~
50 ~~infraction and shall be subject to a fine not to exceed five hundred dollars (\$500.00) per violation.~~
51 ~~Each day a violation remains uncorrected is a separate violation subject to an additional citation~~
52 ~~and fine.~~

53 ~~B. Any adult entertainment business at, in, or on which any violation of this chapter or chapter 5.08~~
54 ~~have occurred on five different days within any twelve (12) month period shall be deemed to be~~
55 ~~a public nuisance and the adult entertainment permit of such adult entertainment business may~~
56 ~~be revoked by the department of infrastructure and development.~~

57 **The penalty for any violation of this Chapter shall be as established by the City Council in the**
58 **City of Salisbury Fine and Penalty Schedule.**

59 (Ord. 2048 § 3 (part), 2008)

60 (Ord. No. 2459, 10-9-2017)

61 **17.216.240 Outdoor advertising structure license.**

62 A. License Required. After December 31, 1990, it is unlawful for any person or entity to own an
63 outdoor advertising structure within the city limits of the City of Salisbury unless the person or
64 entity has a current annual license issued by the City of Salisbury for such outdoor advertising
65 structure and the annual license fee has been paid to the city treasurer. A license is required for
66 each outdoor advertising structure owned by such person or entity.

67 B. All applications for an outdoor advertising structure license shall be filed with the director of the
68 department of infrastructure and development and shall state, under oath, the following:

- 69 1. The name and address of the owner of the outdoor advertising structure and the name and
70 address of the owner of the property on which the outdoor advertising structure is located;
- 71 2. Whether the outdoor advertising structure was constructed in accordance with state and
72 city regulations in effect at the time of construction;
- 73 3. The approximate location of the outdoor advertising structure and the approximate location
74 of buildings on the property where the outdoor advertising structure is located;
- 75 4. The size, height, setback, type and number of faces on each outdoor advertising structure;
- 76 5. The date of the construction of the outdoor advertising structure and the company number,
77 state permit number and city building permit number, if any.

78 C. Any outdoor advertising structure which has not been licensed by the City of Salisbury or for
79 which the license fee has not been paid by January 1st of each year, commencing January 1st,
80 1991, shall be removed within sixty (60) days of written notification of such failure sent by the
81 director of the department of infrastructure and development to the owner of the outdoor
82 advertising structure or to the owner of the land upon which the outdoor advertising structure is
83 located.

84 D. All outdoor advertising structure licenses shall expire on the last day of December of each year
85 following January 1, 1991. All existing outdoor advertising structures must be licensed and the
86 license fee paid by January 1, 1991.

- 87 E. Such license issued for an outdoor advertising structure shall be displayed on the lower right
88 corner of the outdoor advertising structure. Each license shall contain the name of the owner of
89 the outdoor advertising structure and the current address and phone number of the owner of the
90 outdoor advertising structure.
- 91 F. The license fee for each outdoor advertising structure for the calendar year 2011 shall be fifty
92 cents (\$0.50) per square foot of sign surface area of such structure and hereafter the rate shall be
93 set in the budget adopted annually by the city council of the City of Salisbury.
- 94 G. Any owner of an outdoor advertising structure and owner of land upon which an outdoor
95 advertising structure is located which is not licensed as provided in this chapter or who violates
96 any of the terms of this chapter after January 1, 1991, shall be guilty of a municipal infraction
97 ~~and, upon conviction thereof, shall be fined not more than four hundred dollars (\$400.00) for~~
98 ~~each offense~~ **as established by the City Council in the City of Salisbury Fine and Penalty**
99 **Schedule**. Each day the outdoor advertising structure exists without a license or in violation of
100 this chapter shall be a separate offense.
- 101 H. Any owner who violates the provisions of this chapter and is convicted of such violations two
102 times for the same outdoor advertising structure shall have its license revoked and shall
103 immediately remove the unlicensed outdoor advertising structure or the outdoor advertising
104 structure that violates the terms of this chapter. Any owner of an outdoor advertising structure
105 who fails to obtain its owner's license by January 1st of each year will be assessed a penalty
106 **which shall be as established by the City Council in the City of Salisbury Fine and Penalty**
107 **Schedule** ~~of one hundred dollars (\$100.00) per day for each day from January 1st until the~~
108 ~~license is obtained.~~

109 (Ord. 1976 (part), 2005; Ord. 1553, 1993; prior code § 150-265.1)

110 (Ord. No. 2107, 5-24-2010; Ord. No. 2459, 10-9-2017)

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

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

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

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

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

123

124 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of
125 Salisbury held on the ____ day of _____, 2026 and thereafter, a statement of the substance of the
126 Ordinance having been published as required by law, in the meantime, was finally passed by the Council
127 of the City of Salisbury on the ____ day of _____, 2026

128

129

130

131 **ATTEST:**

132

133

134 **Julie A. English, City Clerk**

**April Jackson, President, Salisbury City
Council**

135

136

137 APPROVED BY ME THIS _____ day of _____, 2026.

138

139

140 **Randolph J. Taylor, Mayor**



Infrastructure and Development Staff Report

May 14, 2026

I. PROPERTY INFORMATION

Owner: Ben Nguyen
Address: 1522 S. Salisbury Blvd
Tax Map: 0117 Grid: 0007 Parcels: 2595
Zoning: R-5A, Residential

II. REQUEST:

The property owner is requesting to rezone the property located at 1522 S. Salisbury Blvd to General Commercial. **(Attachment 1)**

III. INTRODUCTION

The property located at 1522 S. Salisbury Blvd current sits on a peninsula that extends into Tony Tank pond and is improved with a single-family residence. The property is zoned R-5A and shares this designation with the Canal Woods condominium development directly across Route 13. The property is surrounded by Wicomico County jurisdiction on the remaining three sides; with a majority of it, beyond the pond, being Wicomico County R-20 Residential. The property also sits adjacent to Wicomico County General Commercial Zoning, with that designation being on the left and right sides of the property along Rt 13. **(Attachment 2 - 4)**

The property owner suggests that the character of the surrounding area has transitioned toward commercial development and is seeking to rezone the property in the event that he or his heirs may wish to pursue commercial development in the future.

IV. CRITERIA:

Per Section 17.228.030 – Basis for rezoning approval, the City Council shall make findings of fact that considers the following matters:

- a. Population Change;
- b. Availability of public facilities;
- c. Present and future transportation patterns;
- d. Compatibility with existing and proposed development for the area;
- e. The recommendation of the Planning Commission;
- f. The relationship of such proposed amendment to the jurisdiction's plan.

The City Council may grant the change in the zoning classification based on a finding that there has been a substantial change in the character of the neighborhood where the property is located or that there is (was) a mistake in the existing zoning classification.



V. FINDINGS OF FACT:

Staff makes the following findings in relation to the criteria:

- a. **Population Change** – According to data from American Community Survey (ACS), the population of this tract of land (104) in 2010 was 6,728. By the 2020 Census the population increased to 7,600 (12%) ACS data as of 2024 estimates that the population of this tract has increased to 8,239 (8.4%).
- b. **Availability of public facilities** – The property is currently not served by public water and sewer. The owner would have to complete the groundwork, as well as pay the comprehensive connection fee to the City, in order to be served utilities. While a City sewer line is located in front of the property, there is no adjacent water line. A connection point exists at Canal Woods across the highway; however, extending service from that location would require disrupting Route 13, which is impractical. The nearest feasible connection on the same side of the highway is at Court Plaza. Staff anticipates that these improvements would need to be completed prior to any commercial development.
- c. **Present and future transportation patterns** – Additional commercial uses at this site would likely not have a significant impact on the existing level of service of Route 13, however the State Highway Association would need to be notified of proposed development and traffic impact studies are required for developments with more than 50 peak hour trips.
- d. **Compatibility with existing and proposed development for the area** – With regards to this property’s frontage, the properties along Route 13, including those adjacent, are in-fact commercial developments.
- e. **Recommendation of the Planning Commission** – This will be incorporated following a public hearing and decision by the Planning Commission.
- f. **The relationship of such proposed amendment to the jurisdiction’s plan** – The City’s Future Land Use Map in the 2010 Comprehensive Plan designates this property as “High Density Residential.” The current draft of the updated Comprehensive Plan does not propose any changes to that designation, however staff has considered that a commercial district with limited uses may be more appropriate and seeks feedback of the Planning Commission.

VI. DISCUSSION:

Upon preliminary research, it is staff found that the site was annexed in 1972 as part of 220.36 acres (**Attachment 5**) and, per the agreement, zoning was assigned based on what was nearest to the existing County zoning designation. It is currently zoned R-5A. However, staff thinks it could be appropriately utilized for a community or commercial use.

Although the site is not within the Critical Area, is not designated as a waterway of special state concern, and does not appear to be affected by floodplain constraints, staff does still have some concerns about the impacts of commercial use of the site. The rear of the property is visible



from the nearby residential neighborhood and because of this visibility and context, staff is sensitive to the type and quality of development that may occur.

While the surrounding properties along Business 13 are under Wicomico County's General Commercial zone, it should also be noted that the City's "General Commercial" designation may be too broad in terms of "by-right" uses (**Attachment 6**). Staff has considered the "Select Commercial" zone as a possibility since the Select Commercial zone has a more succinct list of uses and would require Comprehensive Site Plan approval for any proposed development (**Attachment 7**). This requirement would give the Planning Commission some control over how projects are developed on the site.

Additionally, the City Council may place conditions, or limitations to preserve the character and design of the area when rezoning the property. These conditions or limitations cannot be used to limit uses otherwise permitted in the zoning district. The Council may also approve or deny elements such as building design, construction, landscaping, and other site improvements to ensure they align with the intent of the Salisbury Zoning Ordinance. Any conditions will be included in the rezoning ordinance. The Director of the Department of Infrastructure and Development (DID) is responsible for enforcing these conditions, and no building permits will be issued until all ordinance requirements have been satisfied. Although conditions to rezoning are beneficial, conditions that are not included in the development standards within the Zoning Code risk being overlooked in the development process.

VII. STAFF RECOMMENDATION:

With the above considerations in mind, The Department of Infrastructure and Development is not prepared to make a formal recommendation to the Planning Commission at this time. Staff would appreciate the opportunity to understand the Planning Commission's perspective on this matter before proceeding further.

March 18, 2026

Betsy Jackson, AICP
City Planner
Infrastructure and Development
City of Salisbury
125 N. Division St., Room 304
Salisbury, Maryland 21801

Dear Ms. Jackson,

I am writing to formally request consideration for rezoning the property located at 1522 S. Salisbury Boulevard, Salisbury, Maryland, identified as Map 117, Parcel 2595, and containing approximately 21.851 acres, to General Commercial.

The basis for this request is a change in the character of the surrounding area. Over time, the corridor along US Route 13 (S. Salisbury Boulevard) has experienced a significant transition toward commercial development. The subject property's only access is from US Route 13, which serves as a primary commercial artery in the region and supports higher-intensity commercial uses.

The immediate surrounding properties further reflect this shift in character. The property is adjacent to established commercial uses, including a bowling alley and the newly constructed Zaxby's Chicken. These neighboring uses, along with continued commercial growth along the corridor, demonstrate that the area has evolved into a predominantly commercial environment.

Given the property's location, access, and surrounding development pattern, the existing zoning is no longer consistent with the character of the area. Rezoning the property to General Commercial would align it with nearby uses and support appropriate, orderly development along this major corridor.

I believe this request is consistent with the City's planning objectives and the continued growth and development of the US Route 13 corridor. Thank you for your time and consideration. Please feel free to contact me should you require any additional information or supporting documentation.

Sincerely,



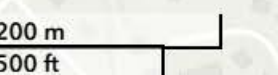
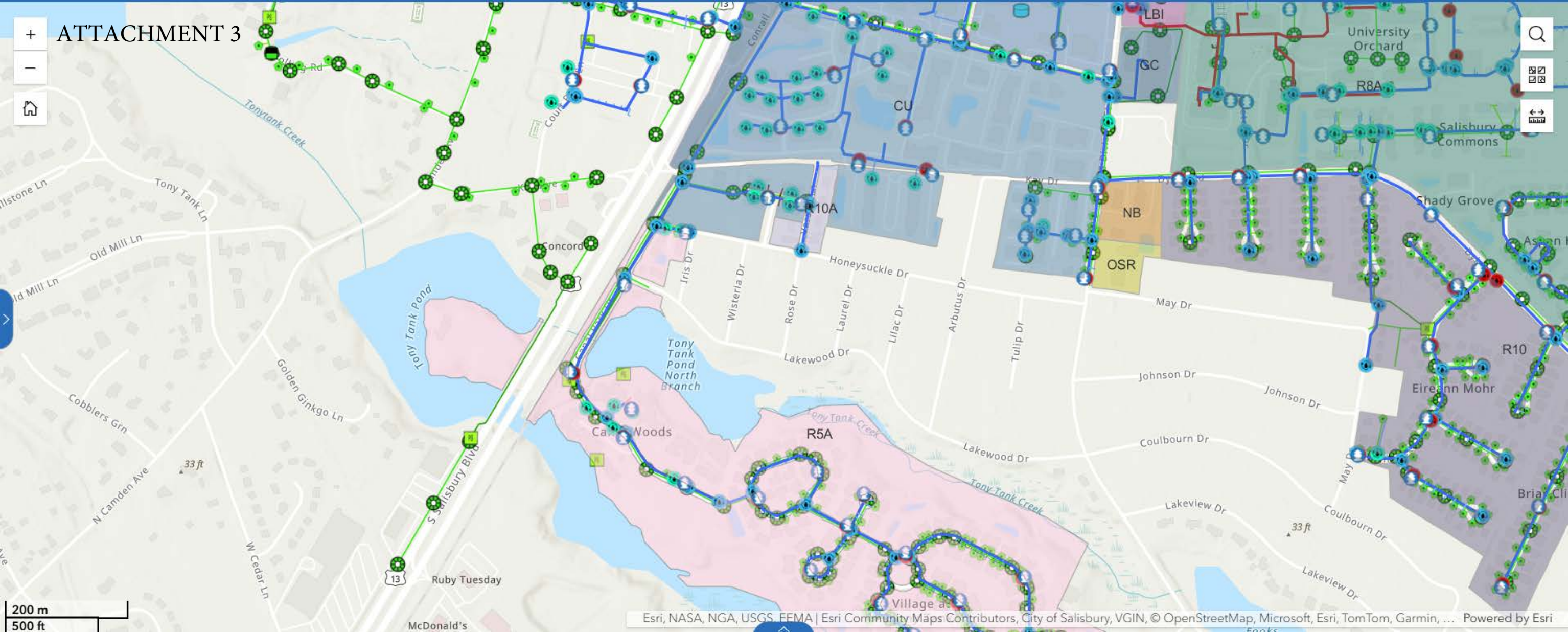
Ben Nguyen
443-880-8899

1522 S.Salisbury Blvd

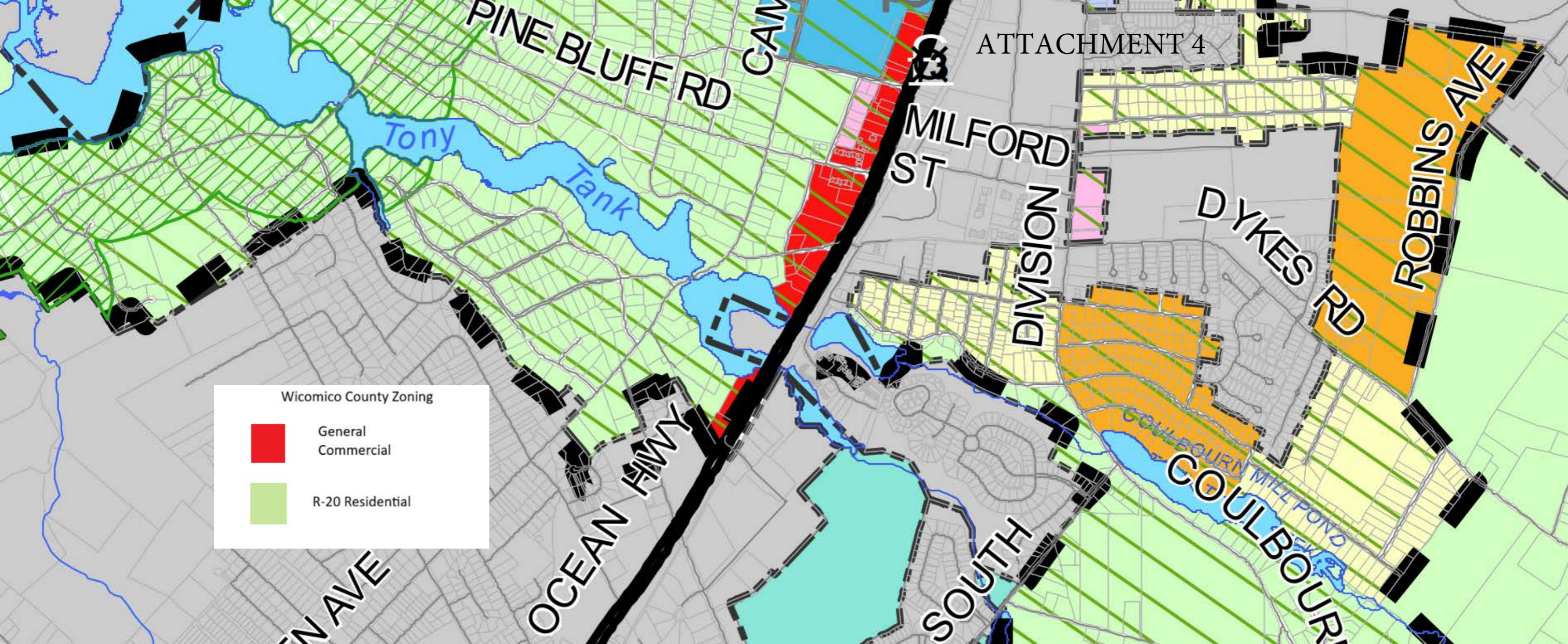
ATTACHMENT 2





ATTACHMENT 3



ATTACHMENT 4



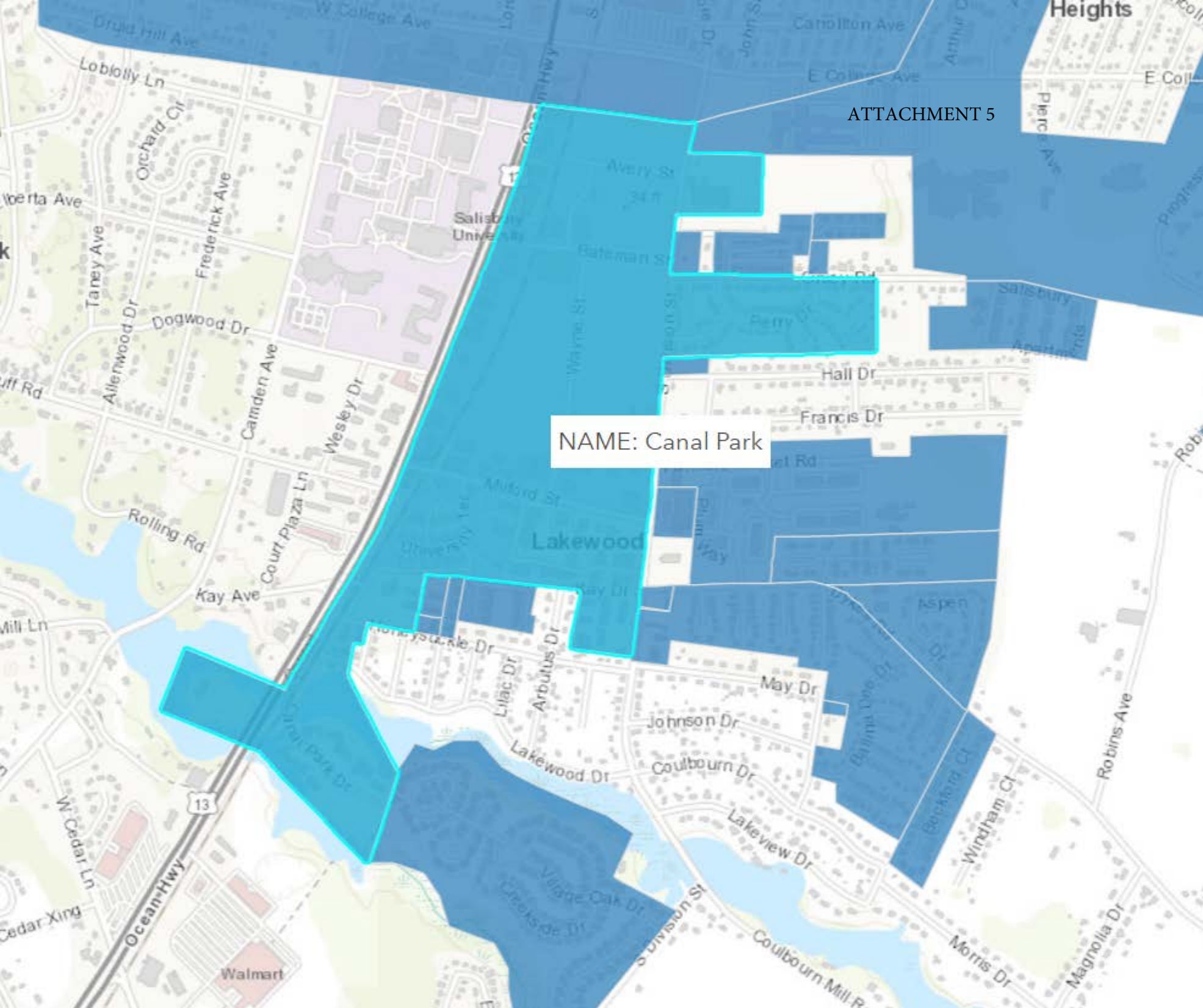
Wicomico County Zoning

	General Commercial
	R-20 Residential

Heights
Pierce Ave
E Coll

ATTACHMENT 5

NAME: Canal Park



GENERAL COMMERCIAL

17.36.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Apartment units, in accordance with chapter 17.168;
2. Bank;
3. Bakery;
4. Boardinghouse/rooming house;
5. Business center in accordance with the requirements of chapter 17.172, provided that each individual lot shall have a minimum of six thousand (6,000) square feet of land area;
6. Carpenter, sheet metal, sign, blacksmith and welding shop, provided that all activities are confined within a building;
7. Church and other place of worship;
8. Club, lodge and fraternal organization;
9. Cultivation of land;
10. Cultural uses, such as museum, library or art gallery;
11. Dry-cleaning plant;
12. Eating and drinking establishments, including tavern, dance hall, nightclub and restaurants, all types;
13. Firehouse;
14. Equipment sales, rental, service, repair or maintenance facility for industrial, automotive, marine, office, construction, household, business or farm equipment;
15. Greenhouse, florist and nursery;
16. Hotel, motel or motor hotel;
17. Laboratory and establishment for production, sale, fitting or repair of eyeglasses, hearing aids and prosthetic appliances;
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;
19. Lumber and building supplies;
20. Marina;
21. Medical-care facility;
22. Medical and dental office and clinic;
23. Police station or substation;
24. Parking garage, public or private;
25. Mixed use building as defined in Section 17.04.120 in this chapter in accordance with a comprehensive site plan, as approved by the planning commission, with a mandatory five-foot-wide landscaping area abutting all property lines and parking lots. Signage shall be the same as required for a shopping center;

-
26. Neighborhood shopping center not exceeding thirty thousand (30,000) gross square feet of building area in accordance with the requirements of chapter 17.212;
 27. Office or office building for more than one office;
 28. Radio or television broadcasting station or studio;
 29. Retail sales;
 30. School of special instruction;
 31. Service, rental or repair establishment, such as laundry or laundromat, automobile rental, gasoline and service station, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, hairdresser shop, pet-grooming shop, excluding outdoor runs, upholstery shop, funeral home, tailor and other uses of similar nature;
 32. Taxi and limousine service;
 33. Theater, excluding drive-in theater;
 34. Wholesale business, warehouse, moving, storage and distribution establishment, including wholesale sales;
 35. Group domiciliary care facility;
 36. Townhouse development, in accordance with chapter 17.224.

(Ord. 1786 § 6, 2000; Ord. 1599 § 1 (part), 1995; prior code § 150-66)

(Ord. No. 2734, 9-12-2022)

17.36.030 Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Animal hospital or kennel or any other facility for the treatment of animals with outside pens or runs;
- B. Bus terminal;
- C. Shopping centers, neighborhood, over thirty thousand (30,000) gross square feet of floor area, commercial and regional shopping centers in accordance with chapter 17.212;
- D. Trucking and freight stations, terminals, and storage yards, excluding the above ground storage of flammable liquids, except for servicing vehicles owned or used in the conduct of the business;
- E. Recreational establishment, indoor;
- F. Day care facilities for the elderly and handicapped.

(Ord. 1690 § 2, 1998; Ord. 1599 § 1 (part), 1995; prior code § 150-67)

17.36.040 Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Commercial auction;
- B. Communication tower, over seventy-five (75) feet in height or any other electronic communications facilities with more than one tower or more than one sending or receiving disk in accordance with chapter 17.220;
- C. Liquor stores and dispensaries (off-sale);
- D. Public or private utility building and uses;
- E. Recreational establishment, outdoor;
- F. Utility substation, in accordance with chapter 17.220;
- G. Compact concrete dispenser as an accessory use to a use listed in section 17.36.020, permitted uses, and/or section 17.36.030, uses permitted by special exception.
- H. Cannabis Dispensary, in accordance with the following and section 17.36.060, Development Standards:
 - 1. A Cannabis On-Site Consumption Establishment is prohibited.

(Ord. 1599 § 1 (part), 1995; prior code § 150-68)

(Ord. No. 2840, § 2, 1-12-2024)

17.44.020 Permitted uses.

Permitted uses shall be as follows:

- A. Apartment above the first floor in accordance with the provisions of chapter 17.168, Section 17.168.030(C)(1), for commercial districts;
- B. Bakery not exceeding two thousand (2,000) gross square feet of building area;
- C. Business center on a minimum parcel of two acres, in accordance with the provisions of chapter 17.172;
- D. Business use, including insurance, real estate and financial institutions, computer centers, schools and training centers of general information;
- E. Cultural use, such as museums, libraries, meeting rooms and art galleries;
- F. Day-care center as an independent use; or day-care services for employees or patrons of a permitted use as an accessory use;
- G. Government use, such as federal, state, county and city administrative offices, courts, post offices, fire stations and police stations;
- H. Medical facility or clinic for human care;
- I. Motel with not over fifty (50) rooms;
- J. Neighborhood shopping center with no more than thirty thousand (30,000) gross square feet of floor area, in accordance with the provisions of chapter 17.212;
- K. Office building for administrative, business, financial, legal, medical or governmental use;
- L. Parking lot or structure;
- M. Professional use, including medical, legal, engineering, surveying and architectural offices;
- N. Restaurant, all types, on a minimum lot of one acre;
- O. Retail sales activities, including but not limited to department stores, variety stores, grocery stores, convenience stores, specialty shops, boutiques and florists;
- P. Service establishment, including laundry or laundromat, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station or plant not over two thousand (2,000) gross square feet of building area, hairdresser shop, pet-grooming shop, upholstery shop, funeral home, tailor and other uses of a similar nature;
- Q. Theater, excluding drive-in;
- R. Group domiciliary care facility.

(Ord. 1786 § 7, 2000; Prior code § 150-70.2)

17.44.030 Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Community shopping center not exceeding three hundred thousand (300,000) gross square feet of floor area, in accordance with the provisions of chapter 17.212;
- B. Convention center with or without hotel or motel rooms;
- C. Entertainment uses, including nightclubs, bars and dance halls, health clubs and indoor swimming pools;
- D. Gasoline or service stations;
- E. Hospital, provided that a certificate of need has first been issued by the appropriate state agency;
- F. Manufacturing and assembly of a finished product conducted entirely within a building, provided that retail sales of products made on-site are a part of such activity;
- G. Motel or hotel over fifty (50) rooms;
- H. Neighborhood shopping center over thirty thousand (30,000) gross square feet of floor area, in accordance with the provisions of chapter 17.212;
- I. Sports arena or stadium.

(Prior code § 150-70.3)

17.44.040 Uses permitted by ordinance permit.

Uses permitted by ordinance permit by the city council are:

- A. Liquor stores and dispensaries (off-sale);
- B. Public or private utility buildings and uses, including utility substations in accordance with chapter 17.220.

(Prior code § 150-70.4)



To: Salisbury Planning Commission
From: Henry Pearson, Associate Planner
Date: May 14, 2026
Re: Fitzwater Rezoning

City staff has received inquiries from multiple parties regarding redevelopment projects along the northern side of Fitzwater St. The area in question consists of 28 small to medium sized lots (**Attachment 1**). These lots are all currently zoned R-5. Most of the lots contain small homes, townhomes, or are empty. The area across the street is zoned Riverfront Redevelopment Multi-Use #2. This area includes commercial, multi-family residential, and industrial uses.

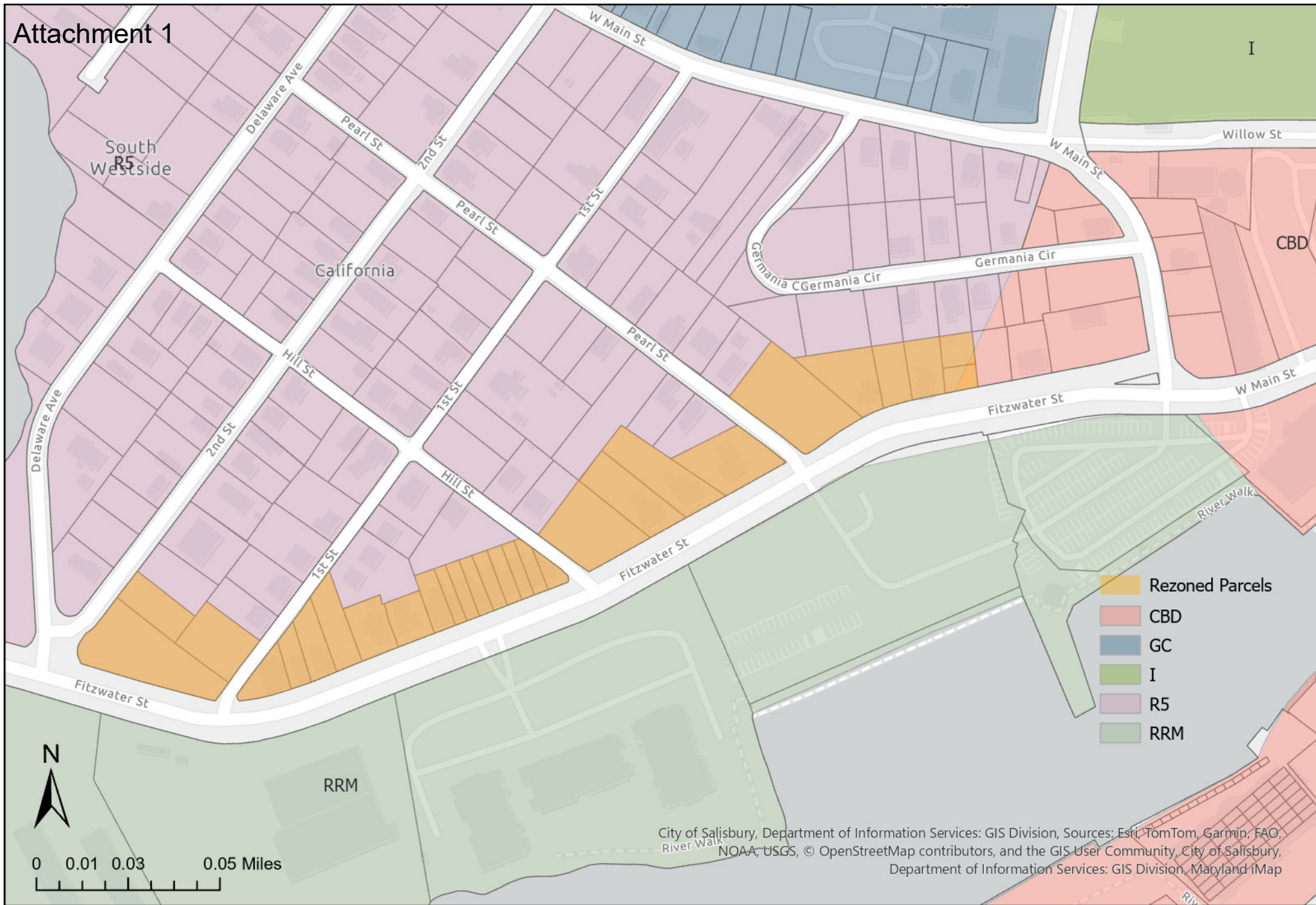
On the city's first zoning map in 1931, this area was zoned as a B-40B Business District (**Attachment 2**). In 1958, the updated zoning map kept the area as a Commercial District (**Attachment 3**). The most recent rezoning in 1983 changed this area to its current zoning, an R-5 Residential district (**Attachment 4**). The Future Land Use Map in the 2010 Comprehensive plan designated the southern side of Fitzwater Street as mixed use, while keeping the northern side medium-density residential (**Attachment 5**).

The area along Fitzwater St. between 1st St. and Hill St. is known as "Brick Row." It consists of a two-story rowhouse block, which is an uncommon structure in Salisbury. The bottom floor of the unit on the corner of Hill and Fitzwater has historically been used as a commercial storefront with a residence on the second floor. This block is listed on the Maryland Inventory of Historic Properties (**Attachment 6**). This unique structure, as well as the prior designation of the area as commercial, demonstrates the historic mixed-use nature of the area and its potential to return to that use.

While the majority of these parcels have been continuously used residentially for decades, the character of the surrounding area has changed substantially. The southern side of Fitzwater St. has developed into a mixed-use area with multi-family residences, commercial uses, and industrial uses. The River's Edge apartments, constructed in 2015, provided 90 multi-family residential units. Brew River, a large restaurant and bar, opened in 2000. Chesapeake Shipbuilding has expanded and brought many industrial jobs to the area. The West Riverwalk, dog park, and marina provide recreational activities along the river. Fitzwater St. serves as a multi-modal artery into downtown, with separated bike lanes and sidewalks.

Staff recommends rezoning the north side of Fitzwater St. to RRD-2 to match the southern side of the street. This rezoning would align with the development trends in the area and help to further the city's goals of providing vibrant mixed-use spaces in and around downtown. The addition of multi-family and non-residential uses across the street have sufficiently altered the character of the area to justify the change. The proximity to downtown and the riverfront and the existing pedestrian and bicycle infrastructure make Fitzwater St. a strong candidate for redevelopment into a mixed-use district.

Attachment 1



Fitzwater St. Rezoning

LEGEND

- ① = I-90-B-Industrial Use, 90Ft. Height and B Area
- ② = B-90-A-Business Use, 90Ft. Height and A Area
- ③ = B-40-B-Business Use, 40Ft. Height and B Area
- ④ = R-40-B-Residential Use, 40Ft. Height and B Area
- ⑤ = R-40-C-Residential Use, 40Ft. Height and C Area
- ⑥ = R-55-AA-Residential Use, 55Ft. Height and AA Area
- ⑦ = I-90-A-Industrial Use, 90Ft. Height and A Area
- ⑧ = B-40-A-Business Use, 40Ft. Height and A Area
- ⑨ = B-40-C-Business Use, 40Ft. Height and C Area
- ⑩ = I-40-B-Industrial Use, 40 Ft. Height and B Area
- ⑪ = LB-40-C Light Business Use, 40 Height and C Area



ZONING MAP
CITY OF SALISBURY-MD.
PRESENTED APRIL 24, 1931
ZONING COMMISSION

Approved—
MAYOR & COUNCIL

MAYOR _____ PRESIDENT _____

G. W. PHILLIPS—CHAIRMAN
WERNER T. GARDNER
LEVIN C. BAILEY

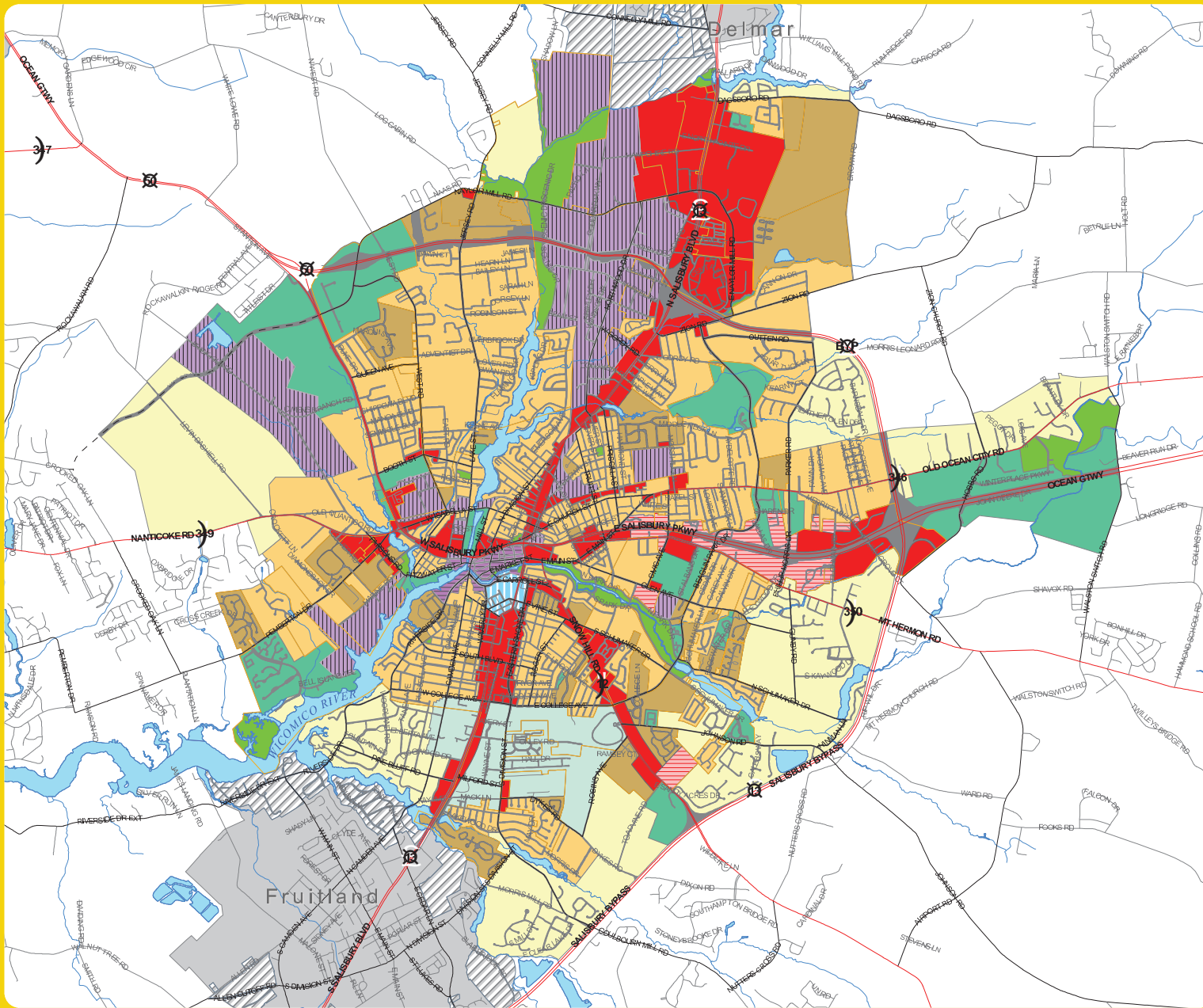
REVISED: August 12, 1947, 12/21/50
January 1, 1953
June 24, 1953
February 7, 1955
November 2, 1956



Attachment 3



Attachment 5



City of Salisbury Comprehensive Plan

- Major Roads
- Minor Roads
- Local Roads
- - - Westside Collector
- Streams
- Waterbodies
- Salisbury Corporate Limits
- Fruitland/Delmar Growth Areas
- Salisbury Future Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business and Institutional
- Central Business District
- Commercial
- Industrial
- Mixed Use
- Parks and Open Space
- Peninsula Regional Medical Center
- Salisbury University
- Medians and ROW

Sources:
*Salisbury/Wicomico Department of Planning,
Zoning & Community Development



Map 11-4: Salisbury & Growth Area Future Land Use



City of Salisbury, Maryland 2010 Comprehensive Plan

WI-451

Brick Row

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

WI-451
Brick Row
Salisbury
Private

1911

One of the distinctive architectural elements in the west side neighborhood of Salisbury is the two-story rowhouse block that stands along Fitzwater Street at its intersection with Hill Street. Dated to 1911, the rowhouse block is a relatively rare type of residential dwelling for Wicomico County. Smaller rows of attached dwellings are located in Newtown, and there is a more elaborate brick row in the town of Delmar. (See WI-386, Mitchell German Brick Row) The stretcher bond brick facade of the Fitzwater Street rowhouse block is marked by series of segmental arched door and window openings, and the first floor was originally sheltered by a shed roof porch, part of which survives at the south end of the block. The top of the front wall is accented by a metal cornice. Each pair of rowhouse units share half of a two-story service wings.

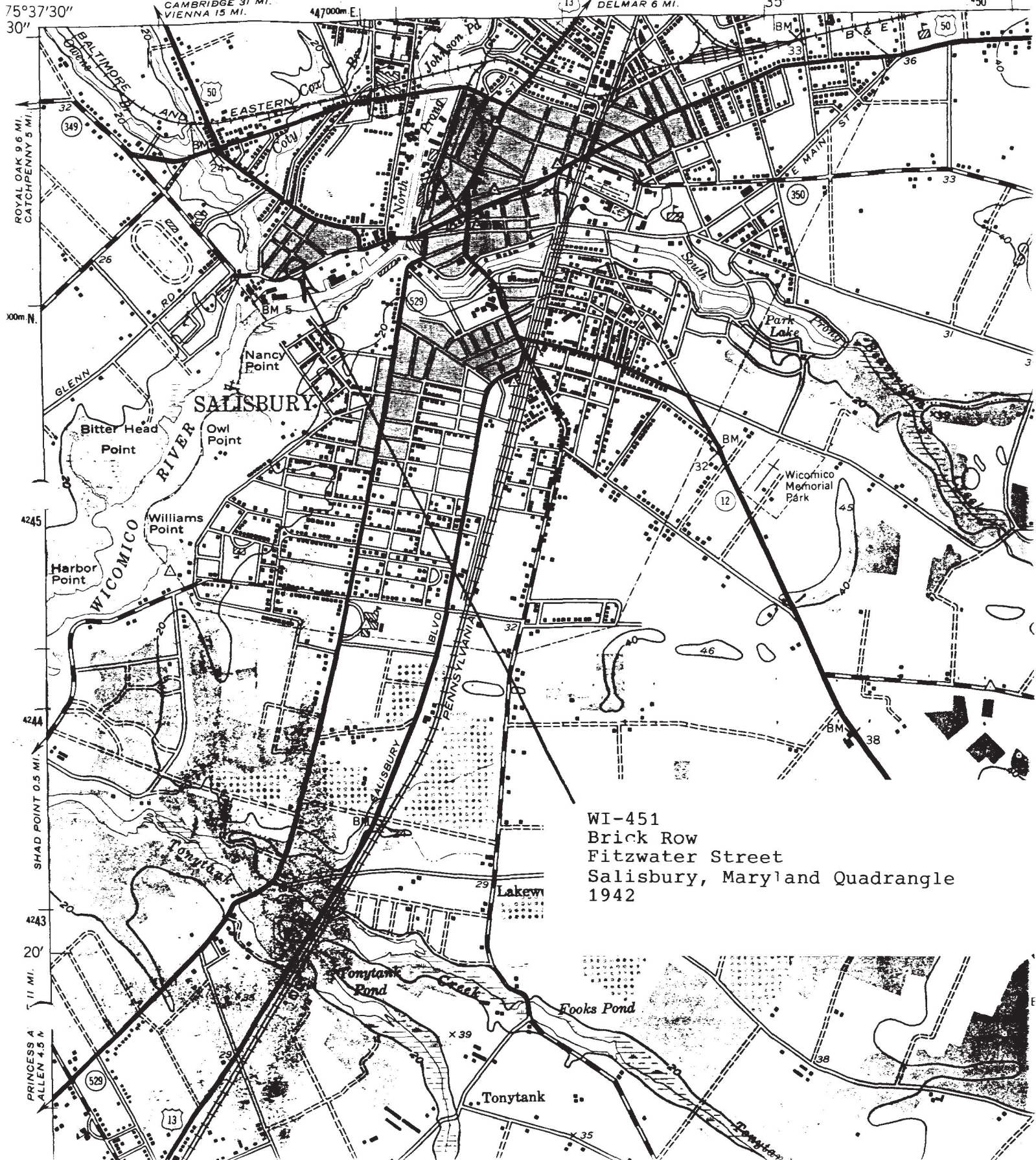
The partnership of William C. Powell, John W. Windsor, and Glen Perdue was responsible for the construction of the Fitzwater rowhouse block. John W. Windsor and the date 1911 is inscribed in a marble datestone fixed above the door on the northeast corner unit, which has served as a commercial storefront. The construction of the rowhouse block was mentioned in an article that appeared in the Salisbury Advertiser on October 1, 1911 which stated that the area's plumbing and heating contractors were overwhelmed with work. The paper stated:

Never before in the history of the plumbing and heating business in Salisbury have our contractors been so busy as now. Heating houses with

hot water and steam is steadily on the increase in Salisbury and all the leading contractors, including Lewis Morgan, L. W. Gunby Company and R. McKenney Price have contracts which will keep them busy until well into the winter.

Among many contractors listed for Lewis Morgan were "nine houses for Windsor, Powell, and Perdue in California."

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



75°37'30"
30"
ROYAL OAK 9.6 MI.
CATCHPENNY 5 MI.
100m N.
4245
4244
4243
20'
11 MI.
PRINCESS ALLEN 4.5 MI.

CAMBRIDGE 31 MI.
VIENNA 15 MI.
447000m E.
LAUREL 13 MI.
DELMAR 6 MI.

WI-451
Brick Row
Fitzwater Street
Salisbury, Maryland Quadrangle
1942



