



Planning Commission

Agenda

Regular Meeting

June 11, 2026

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

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

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

PUBLIC HEARING – TEXT AMENDMENT – Amending Title 17, Zoning, Chapter 17.36, entitled “General Commercial District,” Chapter 17.76, entitled “Light Industrial District,” and Chapter 17.80, entitled “Industrial Park District,” to alter location requirements for cannabis growers and processors. (S. Liberto)

SIGN PLAN – VILLAGE AT SNOWFIELD – Snowfield LLC rep. by Devin Medd, DR Horton – Snow Hill Road – R-10A Residential – M-0048, G-0011, P- 0492, Parcel C– #22-008 (H.Pearson)

2025 MDP ANNUAL REPORT – Maryland Department of Planning requires Planning Commissions to approve a report on growth in the jurisdiction for each calendar year. (H.Pearson)

WORK SESSION – Text amendment to require Special Exceptions for Data Centers and Battery Energy Storage Stations (BESS) (S.Liberto)

WORK SESSION – Text amendment to allow Accessory Dwelling Units as required by HB 1466 (S.Liberto and B.Jackson)

WORK SESSION – Text amendment to correct inconsistencies in the code with regards to parking requirements in Sections 17.24, 17.105, 17.168, and 17.196 (B.Jackson)

4. Adjournment



Salisbury Planning Commission

March 31st, 2026

MINUTES

The Salisbury Planning Commission met in session on Tuesday, **March 31, 2026**. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:

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

CITY STAFF

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

1. CALL TO ORDER & ROLL CALL

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

2. COMPREHENSIVE PLAN COMMENT REVIEW

Ms. Jackson began the comment review. She stated that she will go through each comment one-by-one in order to gather feedback on if and how the commission wants to address the comment within the plan.

1. MDP updated comprehensive plan requirements

Ms. Jackson said that she does not see a need to rewrite the plan based on the requirements that do not yet apply to them. Ms. Bratten and Mr. Chiddenton agreed that this does not need to change.

2. Include a table/matrix of correlates chapter titles with Maryland requirements

Ms. Jackson said that they include the requirements in each chapter rather than at the end of the plan. Ms. Bratten said that the rationale is logical.

3. Vision statement should include how things will be achieved

Ms. Jackson said that the comprehensive plan is not a strategic plan that gets overly specific. She said that specifying timelines may limit access to resources and funding.

4. "Vision Statement: ADD STATEMENT to: incorporate balance between growth & fiduciary duty to current and future citizens in improving and sustaining the City's built environment."

Ms. Jackson said that she believes that the current statement covers these things but they can rework it.

5. ADD STATEMENT: Vision should be to have a ONE SALISBURY mindset where inefficiencies caused by city/county boundary are removed and government services are efficiently delivered.

She said that this needs clarification. The city and county work together to do this but there needs to be consideration for incentivization for annexation. She asked if there are any proposals for changing the vision statement.

Mr. Drew said that he wants to see them aim for something. He thinks establishing a goal that by 2035, they reduce the number of enclaves by 50% would be a good idea. Ms. Jackson said that this could be a goal that they add to the land use chapter.

Mr. Piorunski said that they do not outline how the city will do what it says in its vision statement. He suggested adding that "executing the goals of the plan" will achieve the goals. Ms. Jackson said that they can but she does not know if it is necessary. Mr. Piorunski said that tourism is missing from the vision statement and asked if that should be a part of the plan. Ms. Jackson said that she sees tourism as part of the economic aspect.

Mr. Piorunski asked what Mr. Drew meant by the "One Salisbury Mindset." Mr. Drew said that there is inefficiency in the way that government services are delivered due to the way that city and county lines are drawn. Ms. Jackson asked how they would recraft the statement to reflect this. Ms. Bratten asked how that could be accomplished. Ms. Jackson said that this would need to be accomplished through annexation. She said that at least 25% of people in an area need to agree to annexation.

Ms. Jackson suggested that they add something about "the greater Salisbury area" to the last sentence. The commissioners agreed.

Mr. Piorunski said that he compared their plan to Cumberland's plan. He said their vision statement describes their community as they see it and reaffirms their commitment to their goals. He thinks that the vision statement should identify what Salisbury is and reaffirm the goals.

Change: The vision statement will be revised based on discussion.

6. Add detailed timeline for dates for each public participation meeting and outreach effort.

Ms. Jackson said that there are paragraphs on page 5 that detail the timeline. Mr. Drew said that they should add the work sessions and public comment that has occurred since the draft was written.

Change: Add the new public engagement that has occurred since the writing of the initial draft.

7. Add explicit policy language framing the Comprehensive Plan around efficient delivery of government services, incremental development, and long-term fiscal sustainability of infrastructure to guide annexation, zoning, capital investment, and transportation decisions.

Ms. Jackson said that they can add language to the intro for this. The commission agreed.

Change: Add a sentence about this to the introduction.

8. Add renter data to narrative on pg. 12

Ms. Jackson said that this is in the plan.

9. Include references to other city plans

Staff had the opinion that strategic plans should be considered separately and should not be attached as an appendix. Mr. Piorunski said that they do reference other plans. Ms. Jackson agreed but said that there is no comprehensive list of the plans.

Mr. Piorunski asked if the introduction should have a list of accomplishments between the last plan and this one. Ms. Jackson said that this is a forward-looking plan so they had not done that. Mr. Piorunski said that this could be an exercise is determining how effective their last plan was. Mr. Drew said that they had talked about the last plan at the focus groups and that feedback had been included in the plan.

10. Likes discussion about clustering development, should be downtown focus

Ms. Jackson said that this is a plan for the entire city and they resisted focusing on the downtown. They are not ignoring it, just trying to encompass the entire city.

11. Plan should say how we want growth to happen instead of treating it as 'fait accompli'

Ms. Jackson said that she used the Here is Home program as a growth indicator due to the state's Sustainable Growth initiatives. The state has issued housing targets that could evolve into requirements. There has been conversation about the plan only addressing housing for current citizens, but this ignores that people from the surrounding area come to Salisbury and ignoring our place in the community is not a good idea.

12. Explain how housing supply has increased as a result of Here is Home

She suggested adding this to the housing chapter.

Change: Add explanation to housing chapter.

13. Add page noting voter participation historic data

14. Include historic voter turnout data for Salisbury and discuss the linkage between suffrage, civic engagement, and annexation. Residents in unincorporated enclaves lack voting power and may be less invested in community outcomes; eliminating enclaves improves both service efficiency and democratic participation.

Ms. Jackson said that the second part of this can be included in the annexation enclave elimination discussion but voter participation data is not usually added. Mr. Drew said he is fine with removing this.

Change: Add a link to the inability to vote in the annexation section.

15. Directly address legacy 'flag-pole' annexations that create enclaves and inefficient service delivery. Establish a framework prioritizing elimination of enclaves, smoothing municipal boundaries, and encouraging development patterns that generate sufficient value per acre to cover long-term infrastructure maintenance.

Ms. Jackson said that completing eliminating flagpole annexations could be counterproductive because these are required to annex some properties. Flagpoles are already discouraged but can be helpful in eliminating enclaves. Mr. Drew asked if it is illegal in Maryland to annex beyond a growth area. Ms. Jackson said that it is and that annexed properties must be adjacent to the city boundary. Mr. Drew said he is fine to pass on this.

16. Shift infrastructure financing away from reliance on federal/state grants and bond funding toward increased property tax revenue generated by higher-value development.

Ms. Jackson said the plan is often used to support requests for grant funding and so she doesn't recommend this as a goal of the plan. Mr. Drew said he is fine with that.

17. Revise impact fee policy so fees are proportionally lower in high-value infill areas and higher in low-value, infrastructure-intensive areas to cover future infrastructure maintenance costs.

Ms. Jackson said that code provides exemptions for infill development. They could add incentives for infill redevelopment in targeted areas but there would need to be more research into how to do that. Mr. Piorunski said that this plan should call out the need to do this. They should take this opportunity to identify areas where they want this to happen. Ms. Bratten said that they should not be putting policy in the comprehensive plan. Mr. Piorunski said that this can be a strategy that does not say exactly how they will do it.

Change: Add a strategy to address incentivizing infill development without developing an explicit policy.

18. Include land use/zoning plan

Ms. Jackson said that they received advice from their MDP rep that they should not put zoning in the comprehensive plan. This would restrict the future rezoning process.

19. Pemberton Growth Area inclusion

Ms. Jackson stated that changes to the growth area can only be done through the comprehensive plan process. If someone brings a request to expand the growth area, she feels it should be considered by the Planning Commission. It is the opinion of staff that if the area will be developed whether it is annexed or not, it would be better to have the development on public water and sewer.

Mr. Drew said he finds it strange that they are expanding the growth area for a single site and not look at an entire region. He would prefer to keep the boundary where it is. The commission expressed agreement with Mr. Drew and decided not to add this to the growth area.

20. Designate Marley Manor area high-density residential

Ms. Jackson stated that the request was made before the updated the draft plan was released and that this concern has already been resolved.

21. Expanding growth area is incompatible with city goals

Ms. Jackson said that she does not believe that expanding the area is incompatible with all city goals. Not all goals are aligned because there are many different stakeholders.

22. Explain why annexation has "slowed considerably"

Ms. Jackson said that determining this will be difficult. She believes that this is due to economic factors which have also stalled development. She said that they can conduct further research, but that it is unlikely it would result in information that would change the goals and strategies in the plan.

23. Table 3-5 should include the Central Business District and remove the exclusion of improved parcels under 5 acres to reflect redevelopment and incremental densification potential of existing built lots.

Staff did not recommend changing the development capacity analysis (DCA). Redoing it would likely not result in more accurate results while taking a significant amount of time.

Mr. Drew said that this is included in Table 3-4 but not included in the DCA. Ms. Jackson said that the table is used to show what can go where and what the densities are. This was different than the DCA.

24. Rewrite the first paragraph of 'Development Capacity – Growth Area' to emphasize infill and redevelopment as the primary growth strategy and limit expansion to cases that improve service efficiency and fiscal outcomes.

Ms. Jackson said that this is okay, but they need to consider everything. She said that the sentence could emphasize infill redevelopment, extensions of public services to existing developments, and projects that address and identify needs in the community. The commission liked that addition.

Change: Reword/Add sentences that “emphasize infill redevelopment, extensions of public services to existing developments, and projects that address and identify needs in the community.”

25. Explicitly state that police and fire service delivery is inefficient due to enclaves and irregular boundaries, and that annexation should be used strategically to improve response times, coverage, and staffing efficiency.

Ms. Jackson said she does not recommend this change. Police and fire have their own metrics and formulas for service delivery. Mr. Drew said that he has lived in Salisbury for 35 years and

there is always a fight about the cost share for providing services. He says that this is a solution. Ms. Jackson said that they can solve the problem through fixing the city boundaries.

Change: Add the resolving of this issue as a benefit of addressing the annexation/city boundaries issue.

26. Inconsistencies with population projection calculations

Ms. Jackson said that this was due to a misunderstanding of table 3-3. This table shows two (2) scenarios for population projections.

27. Table 3-4 incorrectly lists Central Business District density at 60 units/acre. This significantly understates actual and achievable density. Staff should correct this using observed development patterns and realistic redevelopment potential.

Ms. Jackson said that this assumption was done because much of the CBD is not developable. This number was a standard used for consistency. Mr. Drew asked to add an asterisk to the table stating that the actual density is likely substantially lower than this number. Ms. Jackson said that she misunderstood the comment and did not realize that Mr. Drew was implying that the actual density was lower than 60.

Change: Add asterisk to the table recognizing that the actual density is likely to be far less than 60/acre.

28. Integrate fiscal metrics into Table 3-5, including estimated value per acre, estimated infrastructure maintenance cost per acre, and net fiscal productivity per acre for each land use category.

Ms. Jackson said that this would require extensive work and an outside contractor. She suggested adding this as a recommendation or strategy rather than doing it in the plan. Mr. Drew said that this relates to the previous issue of being able to target high value areas for infill development.

Change: Relate this back to the redevelopment incentivization/encouragement.

Ms. Bratten asked about the Here is Home program. Ms. Jackson said that this is a closed program that is not accepting new applications. She is using the projects in the pipeline for data projection.

Ms. Bratten suggested that they open the meeting to public comment. Mr. Chiddenton agreed and opened the floor to public comment.

Public Comment

Robert Taylor of Salisbury approached the podium. He said that the city staff has done a good job with the plan and addressing the comments. He said that the comprehensive plan is not a place to insert things that the city council should legislate on. It is also not a place to insert generalities such as “fiduciary duty” and “One Salisbury Mindset.” He said that things like reducing enclaves is a legal matter but they cannot do it in the comprehensive plan. He spoke about the parking issue in the CBD. He said that Salisbury is one of the poorest cities in the state for its size and that must be considered.

John Grout spoke on behalf of the Wicomico Environmental Trust. He said that the city staff had concluded that the growth needs of the city could be accomplished without expanding the growth area. He said that more than 98% of the needed housing units can be fit into the city limits, and the remaining 2% can be accomplished through annexation. He said that the proposed developments would have environmental and traffic impacts. They would also place additional demand on city services. He commended the commissioners for prioritizing the interests of the citizens and rejecting the proposals.

Charles Stakeman spoke on behalf of the Wicomico Environmental Trust and the Friends of the Nanticoke River. He said that it is troubling that the city is ignoring its own plan to not expand the growth area at the request of two developers. He said that the City's arguments changed over the last week, from the developer's arguments to their own arguments for affordable housing. He asked what would happen if more requests were made before the plan was adopted.

Elise Trelegan spoke on behalf of the Green Team. She said she is passionate about smart growth and environmental priorities. She thanked the city for incorporating community feedback into the plan. She spoke about the importance of densifying downtown. She agreed that the future growth area would go against this goal.

Mike Folkoff spoke on behalf of WET. He said he was concerned about downtown. He said that when he first arrived in town, he heard about plans to develop downtown more, but it has not happened. He spoke about massive developments that have been proposed downtown. He said that there is little in the plan about the downtown area. He said he believes it is important to incorporate more about the downtown into the plan because what happens downtown impacts the entire City.

Daniel Moreno-Holt spoke. He compared this plan to the Mead and Hunt draft. He said that the city had removed the Land Use plan from the draft. He thinks that not including the land use plan will be useless for rewriting the zoning code. He said that the Cumberland plan has a proposed land use plan and proposed land use categories. He said that including previous master plans is important as well. He said that he does not think that the city has backed up claims about the need for downtown parking and that adopting a laissez-faire approach has worked in other cities.

Judith Stribling spoke on behalf of NRCAC. She said she is pleased that the commission has decided against expanding the growth area. They have spent a lot of time looking at growth patterns in the city and they believe that expanding the growth area can hurt the agricultural land in the county. She believes that the current growth area is expansive but protects the county from sprawl.

Sheila McQuinn of Salisbury spoke about the Canal Woods project. She spoke about the new Canal Park development. She said that preserving cultural resources is important. She said that density impacts culture. She said that Europe has shown that too much density too quickly can erode culture. She said that attention needs to be given to the ephemeral aspects of the community.

Bruce Robson spoke about the vision statement and recommending adding the words "The city will meet the future by...". He said that focusing on the living environment of the city is important.

Joe Chadwine highlighted the importance of density downtown and the need for housing. He said he comes from Pittsville which is a rural area. The only way to keep rural areas is to densify urban areas. He asked the board to think about AI. He said that AI is bad for the environment and he does not want it in his community. He said that AI is taking entry level jobs and hurting Gen Z. He said that tourist jobs are

not supposed to be long term jobs and that everyone cannot be a farmer either. He wants to examine how we can embrace the future without losing humanity and leaving people behind.

Carol Dunahoo spoke on behalf of WET and the Friends of the Nanticoke River. She said that they are pleased to endorse virtually all of the recommendations in the plan. She said they prefer their version of the vision statement. She said the proposed expansion of the growth area concerned them and that the city has said the right things in the plan but might do the opposite in some cases. She said the discussion today was encouraging. She asked if we will let the comprehensive plan gather dust like the last plan or will they take the opportunity to face the challenges in Salisbury by supporting the community. She is encouraged by their discussion today that the comprehensive plan can prove to be an engine for that kind of progress. She encouraged the commission to adopt by-laws to govern procedures and encourage public engagement.

This concluded the public engagement portion of the meeting.

Mr. Piorunski asked about the occupation characteristics. He said that the percentages in the 2nd column did not add up to 100 and were exceeding 100%. The city has a poverty of 30% but the population is described as working in professional and managerial careers. He wondered if they are missing something in the data. Ms. Jackson said the data is from the American Community Survey (ACS).

Change: Review the employment data, change if needed or explain why it adds up to over 100%.

29. Add a goal recognizing and supporting induced economic benefits from Salisbury University, TidalHealth, and other anchor institutions, ensuring these benefits offset infrastructure and service costs.

Ms. Jackson said that infrastructure maintenance falls on the city but the developers pay for the infrastructure itself. Mr. Drew said that he would like to understand what the induced economic benefit of the entities are. Ms. Jackson said that this may exceed the scope of the plan but that they could add a goal. Mr. Drew said he is fine with leaving that out.

30. Recognize the city's reliance on river-based transportation and industry and establish funding mechanisms for dredging and river maintenance from properties and businesses that benefit from river access.

Ms. Jackson said that the Army Corps of Engineers maintains the waters and that she does not know what they can promise. Ms. Jackson said that she is speaking to Mike Dunn about the economic issues.

Change: Reference the Port of Salisbury study.

31. Leverage Maryland Broadband Cooperative assets to promote data center and digital infrastructure development within Salisbury.

Ms. Jackson said that staff does not recommend promoting data centers. The potential negative impacts to residents are too great to not proceed with caution.

Mr. Drew said that Maryland Broadband Cooperative extended a fiber network through Salisbury. He said that there are things that the city could do to leverage that infrastructure.

Change: Add language to encourage new beneficial development and digital infrastructure in Salisbury.

32. Explain why only Perdue Farms is highlighted. Add a table listing the top 10 private employers ranked by number of employees, annual revenue, and annual property tax contribution.

Ms. Jackson said that she got this data from SWED. The commission agreed with keeping it in.

33. Add measurable economic development goals for the next 10 years, such as job creation, tax base growth, redevelopment acreage, and increases in value per acre.

Ms. Jackson said that ABCD and SWED were invited to comment on the plan and might have something to help with this.

Change: Reach out to relevant organizations see if there are any additional goals to address this comment.

34. Pg. 14 discussion about encouraging urban redevelopment lacks strategies

Ms. Jackson said that reevaluating the zoning code is the best way to encourage redevelopment. Mr. Drew asked if there are opportunities to target certain areas for use by specific users. Ms. Jackson said that it might not be appropriate to get to that level in the plan. She said that having a goal to do an analysis to inform the zoning code would be appropriate. Mr. Piorunski said he would like to see how they can create new jobs. Ms. Jackson said that they have implementation strategies that can encourage jobs. Ms. Bratten said that SWED could have a role in this. She said that they brought in many important companies and industries to Salisbury.

More specific in the implementation strategies.

Ms. Jackson said that being overly specific is not the intent of the plan. She said that incentives or partnership could be helpful. Ms. Bratten said that they need to create the economic conditions. Ms. Bratten said that she thinks that SWED should have more of a role in this process. Mr. Piorunski mentioned clean manufacturing technologies such as turning pulp into insulation. He said that he thinks working with partners to bring in clean manufacturing companies could be a good idea.

Change: Add goal or strategy to encourage green manufacturing.

35. Recognize SU's planned performing arts center in the former library

Change: Add more information about the performing arts center.

36. Address dilapidated housing in historic districts by reforming preservation regulations to reduce repair costs, allow flexible rehabilitation options, and prevent deferred maintenance and abandonment.

Ms. Jackson said that in-kind repairs do not require historic district approvals and the Commission has been flexible. She thinks that the plan already handles these issues.

37. Include a specific strategy for who will educate residents on housing rights

Ms. Jackson said that HCDD and other organizations provide information. She thinks this may be a level of specificity that could restrict funding. Ms. Bratten said that HCDD has renter and landlord handbooks.

38. For each of the five identified impediments, include an action plan, timeline, and measurable performance indicators.

Ms. Jackson said that an analysis is done every 5 years accompanied by a consolidated action plan as a part of the CDBG grant process. Staff at the Maryland Department of Planning have indicated that referencing that plan is sufficient.

39. Define what constitutes 'housing problems' for renters and provide an implementation plan to increase homeownership and reduce over-reliance on rentals, with metrics and timelines.

Ms. Jackson said that the housing problems are identified in the plan. Adding an implementation plan would likely be too specific.

40. Change "consider incentives" to "implement incentives" on pg. 42

Ms. Jackson thinks saying “consider and implement... as appropriate” can be a compromise.

41. Substitute "high quality" for "safe, decent, and sanitary"

Ms. Jackson said that she understands why high quality would be more desirable terminology, but they specifically chose this language to mimic the United States Department of Housing and Urban Development (HUD) definition. This is more practical in terms of implementation.

42. Emphasize providing more housing in walkable areas to reduce car dependence and support neighborhood vitality.

Ms. Jackson said that the plan does do this but it would be more easily accomplished through zoning and allowing a mix of uses. Mr. Piorunski asked about the Transit Oriented Development plan but Ms. Jackson said that there are likely no areas in the city that qualify.

43. Create a stand-alone section detailing a phased, hybrid implementation plan for form-based zoning, including priority areas, timeline, and next steps.

She thinks that more research needs to be done for form-based zoning before incorporating it into the plan. Mr. Drew asked if they have anything that will be stopping them from adopting it in the future. Ms. Jackson said that she did not think so.

44. Provide performance metrics for each housing assistance program, including historic effectiveness and 10-year goals.

Ms. Jackson said that the comprehensive plan is not the place to evaluate this programming.

45. Provide metrics on special needs populations served in Salisbury and compare them to regional benchmarks.

Ms. Jackson said that this data may be difficult to find but that staff will research it.

Change: Add special needs population data if available.

Ms. Bratten left the meeting at 6:50 PM.

The commission decided to pause for a break.

Ms. Jackson requested that they finish with the Water Resources Element so that she can bring the consultant to the next meeting if needed.

46. Add wastewater implementation strategies: Total Suspended Solids (TSS), Biological Oxygen Demand (BOD) monitoring, testing and penalties for industrial users; discharge permit issuance and review; identify historic homes which may have active septic (if any); active outreach to replace lead service lines and establish approved vendor list and cost estimate for homeowners, consider cost sharing.

Ms. Jackson said that she reached out to the consultant and that the monitoring standards are code requirements that are not needed in the plan, the discharge permits are done by the State, they are not aware of any homes with lead pipes, replacing lead lines is already included in the comprehensive plan, and establishing a vendor list is too detailed for a plan to include.

47. Set targets for the water quality improvement in the river

Ms. Jackson said that the State of Maryland sets Total Maximum Daily Loads (TMDLs) and targets so that is outside of the scope of the municipal comprehensive plan. Mr. Drew said that they reached the TMDL in Queen Anne's County which triggered a moratorium on development. Ms. Jackson said that the city has not reached that level.

Discussion and next steps:

Ms. Jackson asked if they can finish the work session at the next meeting scheduled for April 9, 2026 meeting. The commission agreed.

Adjournment:

Chair Chiddenton entertained a motion to adjourn the meeting. Mr. Dickerson entered a motion to adjourn, it was seconded by Mr. Piorunski and duly carried.

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Salisbury Planning Commission

April 9, 2026

MINUTES

The Salisbury Planning Commission met in session on Thursday, **April 9, 2026**. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:

David Chiddenton, Chair
Matt Drew, Vice Chair
Mike Piorunski
Susan Rall
Anthony Dickerson

CITY STAFF

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

1. CALL TO ORDER

2. ROLL CALL:

Mr. Chiddenton took roll call of the Planning Commission members.

3. APPROVAL OF MINUTES

Mr. Chiddenton requested a motion to approve the minutes from the March 12th meeting.

Mr. Piorunski motioned for approval. It was seconded by Ms. Rall and the motion carried.

The minutes from the March 12th, 2026 meeting were **APPROVED**.

4. DISCUSSION

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

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

He stated that a development is currently under construction on Old Ocean City Road, bounded by Beaglin Park Drive (west), Old Ocean City Road (south), and Parker Road (east). He stated that the R-10A district has no explicit sign regulations, so staff applied R5A standards.

Chairman Chiddenton asked the commission members if they had any comments. Hearing none, Mr. Chiddenton asked for a motion to approve.



Anthony Dickerson entered a motion to approve, seconded by Mr. Piorunski. Chairman Chiddenton stated that the motion was **APPROVED (5-0)**.

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)

Mr. Zachary White approached the table. Mr. White presented the comprehensive development plan. The proposed development is a 16-unit townhouse-style apartment development on three lots along Canal Park Drive, to be combined with two adjacent lots prior to construction. Phase 2 would add 1.25 acres for a total development area of 3.36 acres across both phases. The combined unit count will be 41 units.

Mr. White presented the approval history and an overview of the development plan.

Chairman Chiddenton raised issues that need to be addressed. He confirmed that the former clubhouse and pool were removed in 2007, prior to this project. He raised the issue of compliance with Maryland state law requiring recycling facilities for multi-family developments over 10 units. The applicant confirmed that space exists near the dumpsters, and stated willingness to accommodate single-stream recycling. Mr. Piorunski asked which private vendors offer recycling pickup (Seagull, Waste Management, etc.). Ms. Betsy Jackson stated that adequate space should be provided for recycling and the developer may select the vendor. Further, Ms. Susan Rall stated that the party could make it a condition to provide adequate space for a recycling container.

It was noted that Mr. Matt Drew arrived late. Mr. Drew stated that the Phase 2 plan showed Phase 1 as 'existing' when it had not yet been built. He asked about the removal of a parking easement on the Phase 2 property. The applicant confirmed that this had been resolved via a re-subdivision plat. He asked about wetlands setbacks. The applicant confirmed that there were no regulated wetlands on site. He asked about the handicap fishing pier referenced in community impact statement. The applicant stated that the pier and other amenities (pickleball courts, basketball) have been removed from the plan, and that an amended community impact statement will need to be submitted to reflect these changes.

Mr. Drew recommended that a single condo association covers shared amenities, utilities, and stormwater management across both phases. Ms. Jackson noted condo documents must come before the Planning Commission for approval, and Mr. Drew directed this to be added as a condition.

Mr. Drew raised concern about the retaining wall on the south/pond side, which may reach 10 ft in height. He recommended a minimum setback from the forest conservation easement equal to



at least the wall height (suggested 15 ft) to allow for construction access and future maintenance. Ms. Jackson noted this condition could significantly alter the site plan; potentially shifting the layout and affecting stormwater and amenities.

Chairman Chiddenton opened the meeting to public comment on this application. Members of the Canal Woods community addressed the Commission:

Justin Hemel presented a petition signed by approximately 50% of Canal Woods residents. He requested as a condition of approval that the new development join the master HOA. He cited shared concerns over trash, landscaping, snow plowing, and road maintenance costs, and noted that construction vehicles may damage community roads.

Sheila McQuinn, a Canal Woods resident, spoke. She described the community as isolated with a single road in and out. She raised concerns about the city's responsibility for infrastructure improvements including the lift station, the road sinking/flooding issue under Army Corps of Engineers review, bulkheading requirements, and the impact of heavy construction vehicles on the deteriorating road.

Shahriar Khan expressed community support for housing growth while noting concerns about externalities on existing residents. He requested that several conditions be required, including: (1) joining the master HOA; (2) a construction management plan; (3) additional soil testing given demolition of a mid-century building on site for which a demolition permit cannot be found; and (4) grid soil testing for contaminants.

Jacob Davis said that he supported development but emphasized the importance of joining the master HOA to maintain community cohesion and shared responsibility for common areas.

Chairman Chiddenton closed questions from the public. He raised again the question of the pool, and what state said pool is currently in. The applicant responded that they do not have information on it.

Mr. Drew asked whether the developers have agreed on how to fund the project. Mr. White responded that this is a completely separate operation, and Mr. Nicholas Voitiuc added that such concerns will be covered by the engineering review and if an upgrade is required, it will be required as part of the final approval and site plan approval.

Mr. Drew inquired if a bulkhead will be a requirement for the property. The applicant confirmed that there is currently an existing bulkhead at the rear of Phase 2.

Mr. Drew raised a question on the road sinking issue. Mr. Voitiuc noted that sewer capacity issues are handled through engineering review and that an Army Corps road study was confirmed it to be a flooding and low road issue, not a sinking issue.



Mr. Drew inquired on what the Master HOA plan will be moving forward. The applicant stated that revising condo documents at this stage is not feasible given agreements already in place with the general contractor, but committed to encouraging future ownership to join the master HOA once the units are sold.

Chairman Chiddenton asked the commission members if they had any comments, hearing none Mr. Chiddenton asked for a motion to approve. Before moving to approval, Ms. Jackson presented the conditions added by commission:

- Sign plan must be submitted to Planning Commission for approval prior to installation.
- Completed condo association documents must come before Planning Commission for approval.
- Add recycling facility with adequate space near dumpsters.
- Provide amended community impact statement for Phase 1 and Phase 2 reflecting current amenity plan.
- Retaining wall maintenance easement — setback from forest conservation easement to be determined and reflected in a revised site plan.

Given that the retaining wall condition would likely require significant changes to the site plan, Ms. Jackson recommended tabling the application rather than approving with conditions, so that the revised plan could be reviewed and approved as the final plan of record.

Ms. Jackson said she would provide the applicant with a written list of required revisions. The application will return to Planning Commission after revisions are made.

Chairman Chiddenton made the motion to table the application. Mr. Anthony Dickerson entered the motion, seconded by Ms. Susan Rall, and the motion was **APPROVED (5-0)**.

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

Mr. White approached the table. Mr. White presented a text amendment to add “multi-use facility” as a permitted use in the Light Business and Institutional District.

Mr. Drew asked what the genesis of his proposal is. Mr. White responded that this text amendment would permit multiple uses in one building, allowing for better land use and reduce awkward configurations in units with multiple businesses.

In response, Mr. Drew cited a Dunkin' Donuts/Baskin-Robbins in same building as an example of multi-tenant professional buildings.



Ms. Jackson inputted that what brought this to the party's attention was that a building in the LBI district was subdivided into multiple business spaces without permission. Ms. Jackson determined the use makes sense and the current restriction appears to be an unintended gap in the code.

Chairman Chiddenton opened the floor for public comment. No public comment was received.

Commission agreed to advance the text amendment to public hearing. No formal motion was required at work session stage and next steps will be to schedule public hearing.

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

Ms. Scarlett Liberto approached the table. Ms. Liberto presented research and proposed amendments to current cannabis location restrictions, which are considered overly restrictive.

Ms. Jackson presented a visual map, presenting the current 500 ft and proposed 250 ft buffers overlaid on industrial park and light industrial zones. Mr. Henry Pearson explained the meaning of the symbols and representations within the map.

Mr. Drew posed a clarification on if these uses are permitted uses, rather than special exceptions. Ms. Liberto responded that this is correct. Mr. Drew recommended making decisions on a case-by-case basis.

Mr. Piorunski raised a concern that the visual map may not be accurate in representing the actual commercial space and possible land use. Further explanation of the map was discussed by the Commission and the Staff.

Chairman Chiddenton opened the floor for public comment. No public comment was received.

The Commission discussed that they were comfortable eliminating the 1,000 ft distance requirement, but preferred retaining the 500 ft sensitive-area buffer as a by-right standard. They discussed adding a special exception process allowing the buffer to be reduced to 250 ft on a case-by-case basis.

Mrs. Jackson said that staff will draft revised language incorporating the agreed framework and bring back with formal motion with a public hearing to follow.

Work Session – Review the remainder of the public comment received by staff and determine what changes or additions to make in response:



Ms. Jackson approached the table. Ms. Jackson presented and reviewed outstanding public comments on Chapters 7 (Transportation), 8 (Community Facilities), and 10 (Environment/Sustainability), presenting staff responses and seeking Commission consensus on each item.

Chapter 7: Transportation

- Bike and pedestrian projects to be added to the Comprehensive Plan (not CIP); CIP now includes: citywide traffic signal upgrades, urban greenway improvements, North Mill Street reconstruction, and Naylor Mill Road corridor study.
- Urban Greenway (Pemberton Park to Shoemaker Pond Park, 11 phases): To be re-added to the plan.
- Port/multi-user facility: Staff reached out to Greater Salisbury Commission; the Delmarva Water Transport Committee confirmed still active, but there will be more updates to follow.
- Downtown parking: Acknowledged as unsatisfactory in the plan. Staff discussed need for an ongoing oversight body (e.g., reactivating the Central Business District Commission) rather than a one-time study. Staff recommended an implementation strategy and for another study to be done to encompass all the known developments and development potential for the Downtown area. Mr. Piorunski and Mr. Drew referenced a body with regular review mandate, noting involvement of planning staff and ABCD department.
- Stroads/Road design: Staff recommended avoiding the term “stroad”. Commission agreed on adding discussion supporting pedestrian-friendly redesign where possible, referencing vision zero goals. Recent Chick-fil-A site on Route 13 cited as positive example (consolidated access points).
- Speed enforcement: Implementation strategy to include mandatory speed reductions and targeted enforcement on high-crash corridors “where possible” to account for state highway jurisdiction.
- Transportation capital project prioritization based on crash data: To be added, with language clarifying that other factors (funding, environmental constraints) also apply.
- Adopt-a-Road program: To be added in Chapter 10
- Airport: Addressed the existing paragraph on third airport service confirmed present; no change needed.
- In response to request for city-owned parking facilities paragraph repeating what is in Chapter 7, staff recommended that this paragraph should just be removed to avoid duplicates and redundancy.
- Agreed to rewrite goals to include a standalone priority for the safety of all user, especially vulnerable road users.
- In response to discussing river dependent users, such as Vulcan and Chesapeake Shipbuilding, and their economic impact, Staff stated that this was outside the scope of what is needed in the comprehensive plan and require additional research and economic impact analysis from experts.



Chapter 8: Community Facilities

- Drinking water contaminants (lead, PFAS, microplastics): Addressed in Water Resources Element; no change needed here.
- Stormwater system upgrades: To be added with language “to the extent possible.”
- Water/sewer allocation and annexation: City participating in county water and sewage plan update; maps to be updated. No new goal needed.
- Add this to Chapter 7: Pedestrian safety / safe routes to school: Mr. Piorunski highlighted children in Salisbury who walk to school with no bus access – to be added to the plan. Strategy to be added addressing safe routes to schools, coordinating with the county Board of Education.
- Ms. Jackson stated that it may be unnecessary to add discussion of city regulated utilities essential to development. These aspects are negotiations between the developer and the city, so it is not something that can be put in the Comprehensive Plan.
- Salisbury University facilities master plan: Staff to obtain specific projects from SU plan for inclusion in text; reference to master plan preferred over large appendix.
- TidalHealth expansion: Staff to research; noted TidalHealth is working on a parking garage. Mr. Dickerson noted a planned Title Health clinic near the shelter may offer free/low-cost healthcare.
- Provide table listing all city owned properties with square footage, occupants, functions, ownership status, long-term needs, and compliance with Maryland Building Energy Performance Standards. Staff suggested finding this information and putting it in an appendix; and if unavailable, the city should add a goal to actively track this information.

Chapter 10: Environmental Resources

- In regards to establishing a standard light fixture for park streets and urban cores to mitigate light pollution, Staff stated that there is already an implementation strategy for light pollution in general. Mr. Drew discussed requiring photometric plans for large developments.
- Invasive species: Staff to add implementation strategy referencing invasive species as a potential code enforcement/property maintenance matter (e.g., English ivy, bamboo). Mr. Piorunski noted landscaping plans already require native species for new development. Ms. Laura Ryan inputted possible legal implications and legislations involved with this in the past.
- Strategy to be added regarding habitat restoration near industrial sites.
- LEED tax incentives: Wording to be added: “research and implement incentives for LEED-certified buildings such as tax incentives.”
- Greenhouse gas emissions (Scope 1/2/3): Existing implementation strategies address GHG indirectly; staff to add a paragraph linking them to greenhouse gas reduction goals.
- Dense development and increased open space: Explanation to be added; staff to research “blue zone” concept materials provided by Mr. Piorunski.



- Park system expansion: Noted that parks are referenced in the LPPRP (Land Preservation Parks and Recreation Plans), run by the county. But pocket park implementation strategy can be moved to Community Facilities or referenced in both. City capacity noted as a constraint.
- Wicomico landfill capacity: City to encourage recycling and work with county; wording to be added encouraging compliance with state law and coordination with county. Ways for the landfill to not reach capacity and for multi-family facilities to require recycling is to be addressed.
- Strategy to be added noting the BPS requirements and need for city compliance.
- Flood mitigation data: Goal to be added to collect measurable results from future flood mitigation projects.
- Stormwater utility transparency: Staff to highlight recent and planned CIP projects; full financial history not to be included in the plan. Mr. Piorunski noted importance of publicly accessible utility fund data. Mr. Drew noted the need for future projects to also be considered when viewing the new funding developments.

Ms. Jackson concluded that moving forward, the Staff will take these comments and consensus and amend the draft. Changes will be tracked and highlighted to note how each item was addressed. Chairman Chiddenton clarified the previous Adopt-a-Road edit. Chairman Chiddenton opened the floor for public comment. Ms. Carol Dunahoo from the Wicomico Environmental Trust approached the table.

Ms. Dunahoo commended the Commission for welcoming public input on development proposals and encouraged institutionalizing that practice. Ms. Dunahoo noted the draft plan is largely silent on electoral issues, such as parking policy and the bicycle network. She referenced supplemental written comments and research from experts that have been submitted to staff. She urged the Commission to be more ambitious on completing the bike network, pedestrian safety, and parking governance.

Discussion – procedure/policy for public comment

Chairman Chiddenton introduced this item in response to questions and inconsistency about when public comment is permitted. Ms. Jackson noted concerns about applying public comment selectively to development applications, as this could create unequal scrutiny among developers beyond what is codified.

Ms. Jackson stated the following concerns:

1. Work session items (text amendments): Staff agreed public comment is particularly valuable before legislation is drafted, allowing public input before the formal public hearing.
2. Development applications: Discussion of whether public comment should be allowed on preliminary and/or final site plan reviews. Staff cautioned that if public comment is



allowed on some applications but not others, it creates unequal treatment. Also noted risk of conditioning approvals on items outside the Planning Commission's purview.

3. Posting/notification: Staff noted that some PRD applications require properties to be posted. Expanding posting requirements could reduce the need for impromptu public comment at meetings.
4. Timing: Commission noted that receiving public letters just hours before a meeting (e.g., 12:30 PM for a 4:00 PM meeting) is problematic. Suggested minimum one-week advance submission for public comment letters.

In response, Mr. Dickerson noted how public commentary on the Canal Park project was very helpful. Mr. Piorunski added that particularly for work sessions, it is important for public comment to be allowed on text amendments for zoning. This will allow for a greater understanding of the impact that projects have on adjacent property owners.

Mr. Piorunski inquired whether there will be added clarification for when public comment is offered -- on the agenda or on work session items.

Ms. Ryan added legal input on how public comment is necessary when drafting new legislation, post work session during the public hearings that follow.

Ms. Jackson recommended adding this clarification with a star on the agenda to clarify whether public comment will be permitted during work sessions and at the end of meetings.

Ms. Ryan raised the concern that allowing for discretion on whether or not this "star" would be present would cause some developments to face public comment while others do not. Allowing for public comment on actual development plans runs the risk of conditioning approval on something that is not permitted under the code. She recommended that this be written as a rule so it will not be up to the Staff to make the call.

The consensus from the Commission was for:

- Public comment to be allowed on all text amendment work sessions, held as each item is presented (not at the end of the meeting).
- Public comment on development applications: To remain at the Chair's discretion for now, particularly for preliminary plan reviews.
- General public comment at the end of meetings: Discussed but no firm consensus; may be revisited.
- Agenda to reflect when public comment is available (e.g., notation or star symbol on relevant items).
- Staff to develop a predictable, written policy going forward to avoid inconsistency.

Mr. Drew inquired about staff workload and project backlog. Ms. Jackson reported:



- Project backlog has been cleared; all current reviews are forward-looking with no applicants waiting for months.
- Text amendment backlog continues; some amendments are staff-initiated to fix code gaps rather than responding to problems.
- Engineering division noted as carrying the heavier current load.
- Overall, the department is in a stable, functional position, and projects are all forward looking.

Adjournment:

Chairman Chiddenton requested a motion to adjourn. The motion was made by Mr. Dickerson and seconded by Mr. Piorunski. The motion carried **(5-0)** and the meeting was adjourned.

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Infrastructure and Development Staff Report

June 11, 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

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.

Staff of the Department of Infrastructure and Development 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 staff conducted three work sessions throughout recent months to discuss the amendments regarding cannabis processing and/or growing and compiled extensive research.

Staff proposes the following amendments:

- Reduce the 500-foot buffer distance requirement to no less than 250 feet from sensitive uses on a case-by-case basis.
- Prohibit the use of cannabis growers and processors within the General Commercial District, closing a loophole within the City's Zoning 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.
- Remove the distance requirements from other cannabis businesses. 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.

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.*

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING SECTIONS 17.36.020, 17.36.045, 17.76.050, AND 17.80.040 OF THE SALISBURY CITY CODE TO REVISE CANNABIS GROWER AND PROCESSOR DISTANCES.

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, current regulations governing the location of cannabis growers and/or processors are restrictive in that they prohibit entities from conducting business near each other, as well as near sensitive uses.

WHEREAS, allowing cannabis growers and/or processors to operate within close proximity of each other will support new businesses and foster industry synergy within industrial districts.

WHEREAS, permitting cannabis growers and/or processors to operate in closer proximity to sensitive uses, after obtaining a special exception, will provide added flexibility to the location requirements of such entities.

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 Sections 17.36.020, 17.36.045, 17.76.025, 17.76.050, 17.80.040.

WHEREAS, at the conclusion of its April 9, 2026 meeting, the Planning Commission recommended that the amendments to Sections 17.36.020, 17.36.045, 17.76.050 and 17.80.040 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 17.36.020, 17.36.045, 17.76.050 and 17.80.040 of the Salisbury City Code shall be adopted as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that Title 17 of the Salisbury City Code is hereby amended by adding the bolded and underlined language and deleting the strikethrough language as follows:

Section 1. Section 17.36.020 of the Salisbury City Code, entitled “Permitted uses” shall be amended as follows:

Chapter 17.36 GENERAL COMMERCIAL DISTRICT

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, **except those uses explicitly prohibited under Section 17.36.045**, 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;

- 78 30. School of special instruction;
- 79 31. Service, rental or repair establishment, such as laundry or laundromat, automobile rental, gasoline and
- 80 service station, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup
- 81 station, hairdresser shop, pet-grooming shop, excluding outdoor runs, upholstery shop, funeral home, tailor
- 82 and other uses of similar nature;
- 83 32. Taxi and limousine service;
- 84 33. Theater, excluding drive-in theater;
- 85 34. Wholesale business, warehouse, moving, storage and distribution establishment, including wholesale
- 86 sales;
- 87 35. Group domiciliary care facility;
- 88 36. Townhouse development, in accordance with chapter 17.224.

89 **Section 2.** Section 17.36.045 of the Salisbury City Code, entitled “Prohibited uses” shall be amended as

90 follows:

91 **Chapter 17.36 GENERAL COMMERCIAL DISTRICT**

92 **17.36.045 Prohibited uses.**

- 93 A. Adult entertainment businesses, as defined in this title, shall be prohibited.
- 94 B. A Cannabis On-Site Consumption Establishment, as defined in this title, shall be prohibited.
- 95 **C. Cannabis Grower and Processor Facilities, as defined in this title, shall be prohibited.**

96 **Section 3.** Section 17.76.050 of the Salisbury City Code, entitled “Development standards” shall be amended

97 as follows:

98 **Chapter 17.76 LIGHT INDUSTRIAL DISTRICT**

99 **17.76.050 Development standards.**

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

- 101 A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials,
- 102 supplies or waste material from manufacturing may be stored outside in open sheds if completely screened
- 103 from view by landscaping or fencing in accordance with chapter 17.220. Finished or semifinished products
- 104 manufactured or assembled on the premises may be stored outside in the side or rear yard if completely
- 105 screened from view by landscaping or fencing in accordance with chapter 17.220.
- 106 B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum
- 107 requirements:
- 108 1. Lot area: twenty thousand (20,000) square feet;
- 109 2. Interior lot width: one hundred (100) feet;
- 110 3. Corner lot width: one hundred twenty (120) feet.
- 111 C. Minimum yard requirements shall be as follows:
- 112 1. Front: fifty (50) feet;
- 113 2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;
- 114 3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;

4. Corner, side: same as front yard.
- D. Parking. Parking, loading and unloading areas shall be provided in accordance with chapter 17.196.
- E. The height limitation shall be fifty (50) feet.
- F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of infrastructure and development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
- G. Signs shall be in accordance with chapter 17.216.
- H. Landscaping and Screening. In addition to the requirements of chapter 17.220, all areas not devoted to buildings and required parking shall be landscaped and maintained in accordance with section 17.220.080.
- I. Cannabis grower and/or processor;
1. May not be located within 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~~
e. 1,000 feet of another cannabis business.
 2. May not be located adjacent to a residential use.
- J. Upon request of an applicant and consideration of the criteria set forth in 17.232.020, as applicable, the Board of Appeals may grant a special exception reducing the 500-foot buffer provided for in 17.76.050(I)(1) to not less than 250 feet.**

Section 4. Section 17.80.040 of the Salisbury City Code, entitled “General standards and requirements” shall be amended as follows:

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:

- A. The layout of the site should be that overall systems for sewer, water and drainage may be provided to adequately serve the proposed industrial uses.
- B. Natural Growth and Screening.
 1. Natural growth should be maintained in such a manner as to screen residential areas adjacent to or development near the boundaries of the park.
 2. Existing foliage should be used for the screening of open storage yards and unsightly areas within the industrial park.
 3. Other methods of screening should also be used as recommended for screening in chapter 17.220 where there is no natural growth or to supplement existing natural growth to provide adequate screening.
 4. Perimeter screening areas shall be shown on the overall development plan.

- 153 C. Provisions should be made for docking facilities if adjacent to navigable waters and for the extension of
154 rails to those facilities and sites within the park where possible.
- 155 D. The layout of the site should provide a maximum flexibility for sites of various sizes, shapes and locations
156 for industries that may desire to locate there.
- 157 E. The layout should lend itself to an orderly series of stages of development to ensure that access and utilities
158 can be provided to each site at a minimum of expense and effort.
- 159 F. All setbacks and side and rear yard and height requirements shall be established in a manner which will
160 provide maximum flexibility within the park and, at the same time, adequately protect surrounding
161 development and development within the park.
- 162 G. Outdoor storage of finished or semifinished products manufactured or assembled on the premises shall not
163 be located within the front yard and shall be screened in a manner which will be compatible with the
164 architecture of the main building and adequately contain the material stored.
- 165 H. The approved development plan shall contain whatever additional use restrictions are deemed necessary
166 to promote the health, safety and general welfare of surrounding residents and properties.
- 167 I. Cannabis grower and/or processor;
- 168 1. May not be located within 500 feet of:
- 169 a. A pre-existing primary or secondary school in the State or a licensed child care center or
170 registered family child care home; or
- 171 b. A playground, recreation center, library, church or public park; or
- 172 ~~c. 1,000 feet of another cannabis business.~~
- 173 2. May not be located adjacent to a residential use;
- 174 3. A Cannabis On-Site Consumption Establishment is prohibited.

175 **J. Upon request of an applicant and consideration of the criteria set forth in 17.232.020, as applicable,**
176 **the Board of Appeals may grant a special exception reducing the 500-foot buffer provided for in**
177 **17.80.040(I)(1) to not less than 250 feet.**

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

180 **Section 5.** It is the intention of the Mayor and Council of the City of Salisbury that each provision of this
181 Ordinance shall be deemed independent of all other provisions herein.

182 **Section 6.** It is further the intention of the Mayor and Council of the City of Salisbury that if any section,
183 paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, unconstitutional or otherwise
184 unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph,
185 subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be
186 deemed valid and enforceable.

187 **Section 7.** The recitals set forth hereinabove are incorporated into this section of the Ordinance as if such
188 recitals were specifically set forth at length in this Section 7.

189 **Section 8.** This Ordinance shall take effect from and after the date of its final passage.

190
191 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of Salisbury
192 held on the _____ day of _____, 2026 and thereafter, a statement of the substance of the Ordinance having

193 been published as required by law, in the meantime, was finally passed by the Council of the City of Salisbury on the
194 _____ day of _____, 2026.

195

196 **ATTEST:**

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Julie A. English, City Clerk

April R. Jackson, City Council President

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

Randolph J. Taylor, Mayor

DRAFT



Infrastructure and Development Staff Report

April 9, 2026

I. BACKGROUND INFORMATION:

Project Name: Village at Snowfield
Applicant/Owner: DR Horton
Infrastructure and Development Case No. 26-933
Nature of Request: Sign Plan
Location of Property: M: 0048 G: 0011 P:0492
Existing Zoning: GC/R-8A

II. SUMMARY OF REQUEST:

A sign plan has been submitted by DR Horton in order to install a sign at the Village at Snowfield under construction on Snow Hill Rd.

III. DISCUSSION:

The Village at Snowfield is a residential development being constructed on Snow Hill Rd., between Robins Ave. and Toadvine Rd. (Attachment 1). The development will consist of 101 townhouses and 101 single-family houses. Part of the property is zoned R-8A and part is zoned General Commercial. The owner was granted a special exception from the Board of Appeals to utilize the entire property as residential in June 2025. The development received final comprehensive development plan approval in June 2025. Condition 4 of the approval required that a sign plan be submitted for commission approval prior to sign installation.

The sign in question will be installed on the northwest corner of the recently constructed roundabout along Snow Hill Road.

IV. SIGN PLAN

1. Main Sign: Monument sign with two structures surrounding a central sign.
 - Sign Area: 4'6" x 11' = ~49.5 sq. ft. Compliant with 50 sq. ft. maximum.
 - Structure Dimensions: 6'2" max height, 36'4" total width.
 - Materials:
 - Structure: Stone veneer, white vinyl fence.



- Sign: Aluminum lettering on a stucco background.
- Illumination: Illuminated with one wrought iron light fixture on either side.
- Setbacks: Setback ~53' from curb, compliant with the 15' setback requirement.

V. PLANNING CONCERNS

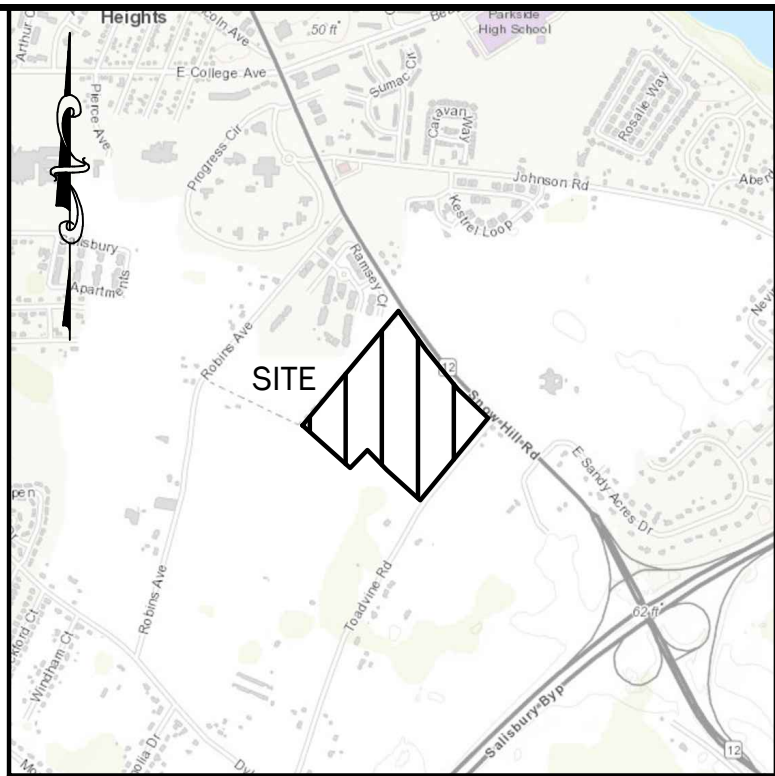
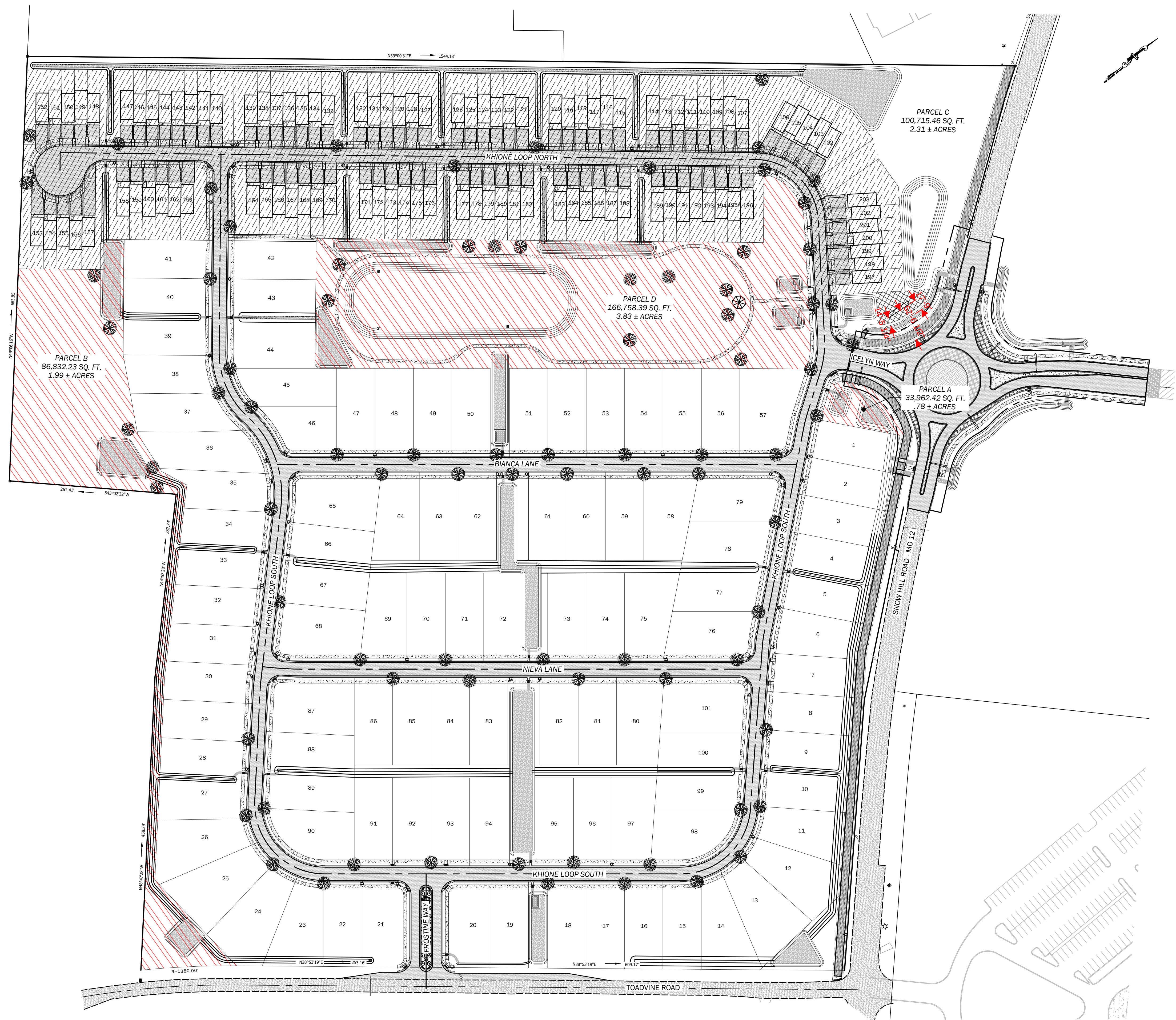
All planning concerns have been addressed with the applicant.

VI. RECOMMENDATION

Staff recommends approval of this sign plan as submitted.

THE VILLAGE AT SNOWFIELD

SALISBURY, WICOMICO COUNTY, MD



VICINITY MAP: 1" = 2000'

SITE DATA

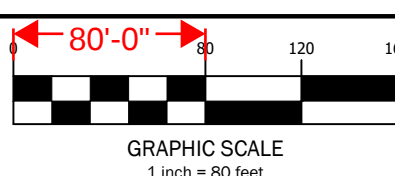
TOTAL SITE = 42.146 ACRES
SINGLE FAMILY LOTS = 101
TOWNHOMES = 101
TOTAL UNITS = 202

LEGEND

- DENOTES SHARED OPEN SPACE
- DENOTES APARTMENT AREA
- DENOTES MONUMENT AREA
- DENOTES CITY OF SALISBURY PUBLIC ROAD



TS-1

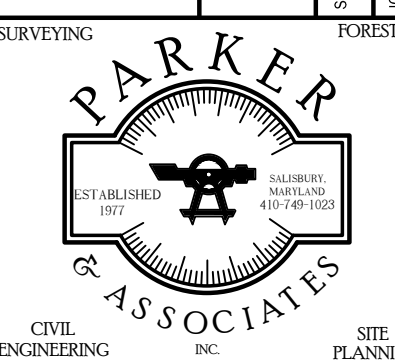


REVISIONS	DATE	BY

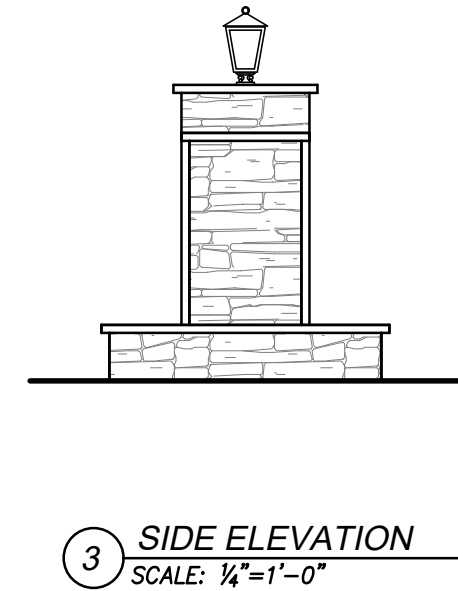
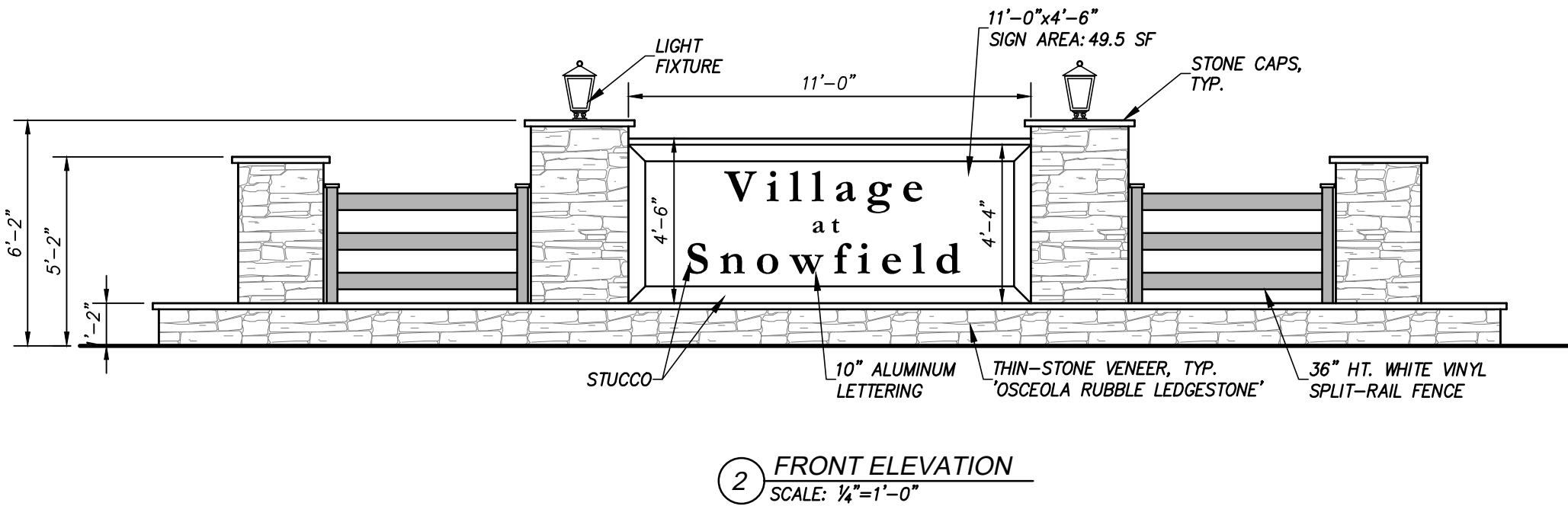
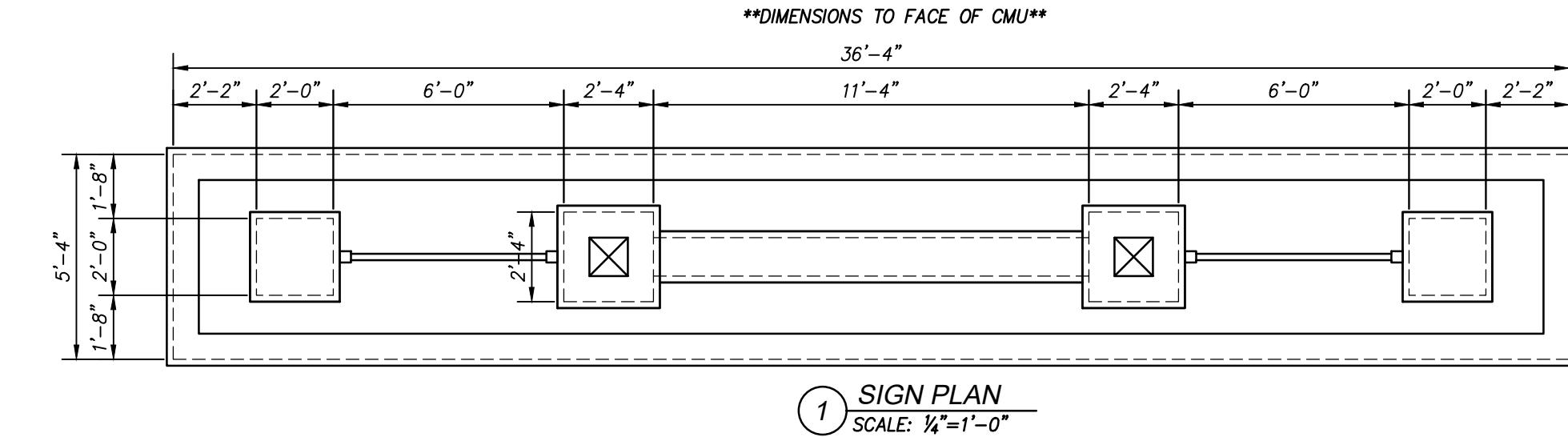
EXHIBIT A THE VILLAGE AT SNOWFIELD

ROAD NAME: SNOW HILL ROAD AND TOADVINE ROAD
FOR: SNOWFIELD LLC
NUTTERS ELECTION DISTRICT, CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

SCALE	DATE	DRAWN	CHECKED	DATE	BY
1" = 80'	02/21/2024	T/S/NBC	492	11	11



Mar 18, 2026 3:46pm



binary
ARCHITECTURE + DESIGN

2120 St. James Church Rd. · Wilmington, DE 19808
info@binaryarchdesign.com
302-386-6868

D.R. HORTON
America's Builder

DATE: 5-01-2026		ISSUED FOR REVIEW	
REVISIONS			
NO.	DATE	COMMENTS	

Village at Snowfield Monument Sign

Snow Hill Road
Salisbury, Maryland 21804

SIGN PLAN, ELEVATIONS

2026 Copyright Binary Architecture + Design

DRAWING NO.

A1



To: Salisbury Planning Commission
From: Henry Pearson, Associate Planner
Date: June 4, 2026
Re: City of Salisbury CY2025 Annual Report to Maryland Department of Planning

Annually, the Maryland Department of Planning (MDP) requests each local jurisdiction report significant growth changes and metrics as required by the General Assembly under Land Use Article §1-207. The City of Salisbury's CY2025 report is attached for review and approval by the Planning Commission. Once approved, the Annual Report shall be filed with the local legislative body and the Maryland Department of Planning.

Section I of this report reflects the number of new residential building permits issued within City of Salisbury municipal limits. In CY2025, 257 new construction residential building permits were issued, all within the Priority Funding Area (PFA). This is 86 more permits than last year, and include a mix of single family, townhomes, and multifamily.

Section II addresses Amendments to municipal codes, boundaries, maps, and service areas. CY2025 included a small expansion of the corporate limits, as detailed by the two resolutions for annexations. There were no amendments to the comprehensive plan or zoning regulations approved in CY2025.

Section III concerns the most recent Development Capacity Analysis (DCA). The DCA is an estimate of the total amount of possible development in an area under applicable land use laws and policies and environmental conditions. Such information is useful for long-range planning. Staff has completed a DCA as a part of the upcoming comprehensive plan update. The last DCA was compiled as a part of the 2010 Comprehensive Plan.

Section V highlights the amount of residential growth inside and outside the PFA, including approved major and minor subdivisions, the number of lots created inside and outside the PFA, number of residential units actually constructed, and other density figures. Within CY2025, 2 major subdivisions with a total of 240 single family lots were approved, all located within the PFA. This is 188 fewer lots than CY2024. Section V also includes commercial growth metrics. CY2025 saw a total of 8 commercial site plans approved, covering 39,816 square feet of gross building area. This is 2 fewer commercial site plans approved and 240,000 fewer square feet than CY2024.

Sections IV and VI do not apply to the City of Salisbury.

After approval by the Planning Commission, the report shall be forwarded to City Council and Maryland Department of Planning.

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

INSTRUCTIONS

Each Planning Commission/Board must approve an Annual Report for the reporting year CY2025 (January 1, 2025 - December 31, 2025), as required under [§1-207\(b\)](#) of the Land Use Article. In addition, the Annual Report shall be filed with the local legislative body and the Maryland Department of Planning (MDP), via email to david.dahlstrom@maryland.gov and cc: to mdp.planreview@maryland.gov. Hardcopy submissions to MDP are no longer required. For additional information and guidance on submissions to MDP, visit:

<https://planning.maryland.gov/Pages/OurWork/PBP/PlanSubmission/CompPlan.aspx>

Legislative Changes for CY2025. A jurisdiction may use the attached template form, or any of the previous Annual Report forms. The Land Use Article requirements have not changed for CY2025. However, counties must use the Long Form for Counties as the template has been modified to address the **new (CY2025) [Title 20, Subsection 7](#)**, Local Government Article reporting requirements for code home rule counties, charter counties, and commission counties that collect development impact fees, surcharges, or excise taxes from development. These changes are included in the new **Section VII – County Collection and Expenditure of Development Impact Fees, Surcharges, or Excise Taxes**.

Section I- New Residential Permits, and **Section II-** Amendments and Growth-Related Changes, are required by all local jurisdictions.

Section III- Development Capacity Analysis, is required every three years by all jurisdictions.

Section IV- Locally Funded Agriculture Preservation, is required for counties only.

Section V – Measures and Indicators, is required for jurisdictions reporting more than 50 new residential permits in Section I. If new permit data is not available, MDP will accept new occupancy data, provided the jurisdiction describes this deviation in its submission.

Section VI- Adequate Public Facility Ordinances, is required every two years for jurisdictions with adopted Adequate Public Facility Ordinances (APFOs). Jurisdictions may delete this Section from their report if they have not adopted an APFO.

Section VII – Planning Survey Questions is optional.

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

Section I: New Residential Permits Issued (Inside and Outside the PFA)
(§1-208(c)(1)(i) and (c)(3)(ii))

(A) In Table 1, *New Residential Permits Issued (Inside and Outside the PFA)* below, enter the number of new residential building permits issued in CY2025. Enter 0 if no new residential building permits were issued in 2025.

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2025	PFA	Non - PFA	Total
New Residential Permits Issued	257	0	257

Note: If new residential permit data is not available or tracked, jurisdictions are encouraged to begin a process to track the number of new residential permits approved. MDP will accept new residential occupancy permits as a substitute for new residential permits, provided that the jurisdiction represents the data as new occupancy permits, rather than new residential permits, in this template or other reporting form submitted to MDP. Similarly, if permitting data that specifies within and without of the PFA is not available, and the jurisdiction submits data related to a locally defined growth area, instead of PFAs, then the jurisdiction should consider a future process to track permits within the PFA. MDP will accept permit or occupancy data specific to a locally defined growth area, provided that the jurisdiction represents the data as such in this template or another reporting form submitted to MDP, rather than as PFA.

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

Section II: Amendments and Growth Related Changes In Development Patterns
(§1-207(c)(1) through (c)(4))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted. Y ☐ N ☒

The draft of the comprehensive plan update was completed in October and is currently undergoing the review process. The plan will be submitted to the state for the 60-day review process soon and will likely be adopted in 2026.

(B) Were there any amendments to zoning regulations or the zoning map? If yes, briefly summarize each amendment, include an updated zoning map, and/or GIS shapefile, if available. Y ☐ N ☒

(C) Were there growth-related changes, including land use, annexations, zoning ordinance changes, new schools, changes in water or sewer service areas, municipal annexations that changed municipal or unincorporated area boundaries? If yes, describe or attach a map of the changes and/or GIS shapefile, and describe how they are consistent with internal, state, or adjoining jurisdiction plans.

Y ☒ N ☐

Two annexations were signed by the City Council in 2025. The Pohanka Kia Annexation was approved on July 30th and the Wastewater Plant Annexation was approved on February 7th. Both properties are in the city's growth area. See attached map.

Resolution No. 3412: Chestnut Way-Pohanka Kia Annexation. 5.28 acres. M: 0029 G: 0023 P: 0017 and M: 0029 G: 0022 P: 0017.

Resolution No. 3376: Salisbury Wastewater Treatment Plan Annexation. M: 0037 G: 0024 P: 0367.

(D) If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991 and copied to MDP's Daniel Mullinix (daniel.mullinix@maryland.gov) to expedite PFA status updates.

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

MDP would like to inform municipalities of 2025's [Senate Bill \(SB\) 245](#) - Municipalities – Annexation Resolutions – Submission to the Department of Planning. This bill, effective October 1, 2025, requires municipalities to send a copy of the signed annexation resolution(s) to MDP within 10 days of when the resolution(s) take effect. This is an addition to the existing list of entities outlined in Section 4-414 of the Local Government Article. To meet this requirement, please send Daniel Mullinix a copy of the notification (daniel.mullinix@maryland.gov) transmitted to the Department of Legislative Services.

Y ☒ N ☐

(E) Did your jurisdiction identify and/or implement recommendations related to the following general planning topics, to improve the local planning and/or development process? Please select all that apply.

Y ☒ N ☐

☐ Green Infrastructure X Zoning Reform ☐ Climate Change X Affordable/Workforce Housing X Equity ☐ Resilience ☐ Water/Air Quality ☐ Water/Sewer Capacity X Brownfield Remediation	X Revitalization and Infill X Bike/Ped Planning ☐ Commercial Redevelopment ☐ Sustainable Growth ☐ Placemaking ☐ Aging Population ☐ Sensitive Area Preservation ☐ Expedited Review for Preferred Projects
---	---

Please describe any other planning improvements identified or implemented in CY2025.

- **Completed draft of the Comprehensive Plan Update.**
- **Formed a new planning commission after the dissolution of the Salisbury/Wicomico County Joint Planning Commission.**

(B) Have all Planning (Commission/Board) and Board of Appeals members completed [the Maryland Planning Commissioners Association \(MPCA\) training course](#)?

Y ☐ N ☒

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

Section III: Development Capacity Analysis (DCA)(§1-208(c)(1)(iii))

Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your annual report or to MDP within the last three years? Y ☐ N ☒

1. If no, explain why not, such as, no substantial growth changes.

We are in the process of updating our Comprehensive Plan, and have conducted a DCA as a part of this process. This will be included in our Comprehensive Plan.

2. If yes, when was the last DCA submitted? Identify month and year:

Note: A DCA is not due if a comprehensive plan was updated in the past three years (CY2023-2025). MDP recommends that jurisdictions share DCAs with local school boards and facilities planners.

3. Was the DCA shared with the local school board facilities planner? Y ☐ N ☒

Once approved, the DCA will be shared with the Wicomico County school board.

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

Table 2: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	1,145.13	0	1,145.13
Residential Parcel & Lots w/Capacity			
Residential Capacity (Units)	18,934	0	18,934

Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1)(iv and v) – N/A

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

Section V: Measures and Indicators (§1-208(c)(1))

Note: Measures and Indicators, Section V, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non - PFA	Total
1.Total Units Approved on an Existing Lot	10	0	10
2.Gross Acres of Existing Lots in Row 1	84424	0	84424
3.Net Acres of Existing Lots in Row 1	10861	0	10861
4.Total Minor Subdivisions Approved	0	0	0
5.Total Minor Subdivision Lots Approved	0	0	0
6.Total Residential Units Approved in Minor Subdivisions*	0	0	0
7.Gross Acres of All Approved Minor Subdivisions	0	0	0
8.Net Lot Area** in Acres of All Approved Minor Subdivisions	0	0	0
9.Total Major Subdivisions Approved	2	0	2
10.Total Major Subdivision Lots Approved	240	0	240
11.Total Residential Units Approved in Major Subdivisions	240	0	240
12.Gross Acres of All Approved Major Subdivisions	36.34	0	36.34
13.Net Lot Area** in Acres of All Approved Major Subdivisions	9.17	0	9.17
14.Total Residential Units Approved (Minor + Major Subdivisions + Existing Lots)	250	0	250
15.Total Residential Units Constructed (CofO)	257	0	257
16.Total Residential Units Demolished***	2	0	2
17.Total Residential Units Reconstructed/Replaced***	0	0	0

* The number of residential units may be greater than the number of lots if they include duplexes, triplexes, or multifamily

**Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.

***Not required.

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

Table 4B: Net Density of Residential Growth (Inside and Outside PFAs)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1.Total Units Approved in Development Plans	240	0	240
2.Total Net Acres of Development Parcels in Row 1	9.17	0	9.17
3.Total Net Acres of Existing Lots in Row 1	0	0	0

**Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.*

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1.Total Units Approved on Existing Lots	10	0	10
2.Gross Acres of Existing Lots in Row 1	84424	0	84424
3.Net Acres of Existing Lots in Row 1	10861	0	10861
4.Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans)	250	0	250
5. % of Total Units (Approved Residential Units)	100%	0	100%

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2025	PFA	Non - PFA	Total
Site Plans			
1.Total # of Commercial Site Plans Approved	8	0	8
2.Gross Acres of All Approved Commercial Site Plans	28.6	0	28.6
3.Gross Building Area Approved in Square Feet for Commercial Site Plans	39816	0	39816
Building Permits			
5.Total Commercial Building Permits Issued	16	0	16
6.Gross Building Area Constructed in Square Feet for issued Building Permits	189890	0	189890
7.Number of residential units approved as part of a commercial site plan (mixed-use), if any. *Only applies to jurisdictions with at least 150,000 residents	NA	NA	NA

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions ([§7-104](#))
(Section VI is only required by jurisdictions with adopted APFOs)
– N/A

Annual Report Worksheet
Reporting Calendar Year (CY2025)
For municipalities issuing 50 or more residential permits

Section VII: Planning Survey Questions (Optional)

This information can help MDP and MDOT staff to identify potential pedestrian/bicycle projects and their funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y ☒ N ☐

1. Plan name: **Bicycle Network Plan**
2. Date Completed (**12/12/2016**)
3. Has the plan been adopted? Y ☒ N ☐
4. Is the plan available online? Y ☒ N ☐
5. How often do you intend to update it? **Undetermined**
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☒ N ☐

(B) Does your jurisdiction have a transportation functional plan in addition to a comprehensive plan? Y ☒ N ☐

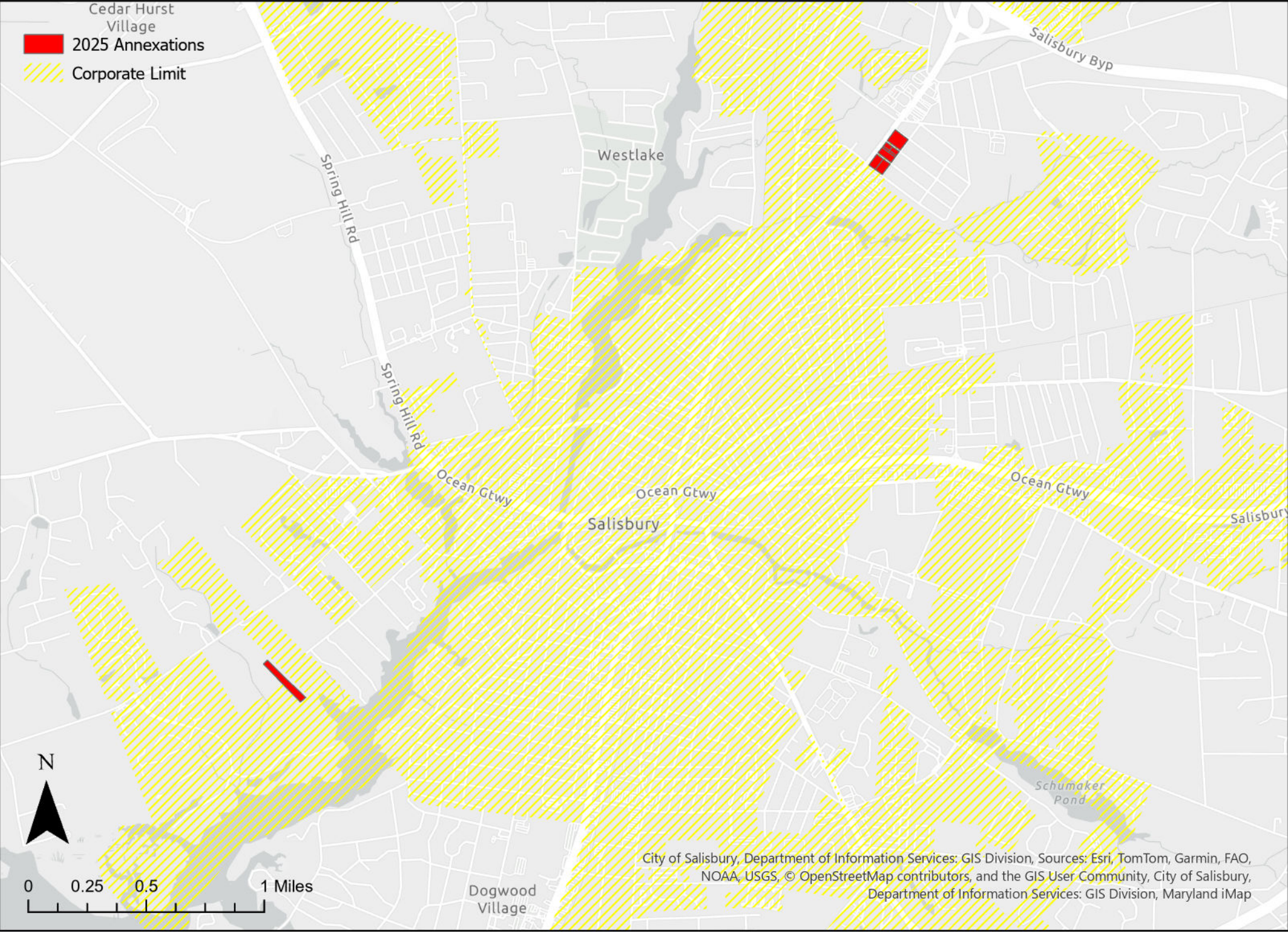
1. Plan name: **Vision Zero Action Plan**
2. Date completed (**5/29/20**)
3. Has the plan been adopted? Y ☒ N ☐
4. Is the plan available online? Y ☒ N ☐
5. How often do you intend to update it? (Every **5** years)

(C) Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year? Y ☐ N ☒

If yes, please include the 5-Year Report as an attachment.

Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at:
<https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>

END





Infrastructure and Development Staff Report

June 11, 2026

I. SUMMARY OF REQUEST:

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

- 17.04.120 Definitions
- 17.36.020 Permitted Uses
- 17.36.045 Prohibited Uses
- 17.76.020 Permitted Uses
- 17.76.050 Development Standards
- 17.80.040 General Standards and Requirements

The proposed amendments are summarized below:

- Add the following definitions:
 - **“Data center”**
 - **“Battery energy storage system (BESS)”**
- Add data centers and BESS to the prohibited uses in the General Commercial District
- Add special exception for both data centers and BESS within the Light Industrial and Industrial Park Districts
- Removal of data processing and computer center from permitted uses within in the Light Industrial 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.*

III. PLANNING & ZONING ANALYSIS:

The staff of the Department of Infrastructure and Development for the City of Salisbury recommend amendments to the Zoning Code with regards to Data Centers and Battery Energy Storage Systems (BESS), specifically Sections 17.36 – General Commercial, 17.76 – Light Industrial, and 17.80 – Industrial Park.

We would like to remove the loophole within General Commercial District that permits all Light Industrial uses, by adding Data Centers and Battery Energy Storage Systems to the prohibited uses



for this zoning district. The staff would also like to recommend that Data Centers and BESS be added to uses permitted by special exception within the industrial districts, as they both can cause noise, light or air pollution. Battery Energy Storage Systems are also potentially hazardous, requiring first responder training before installation (according to MD Dept of Natural Resources). Thermal runaway is one of the largest hazards with BESS, it can create a chain reaction that results in a battery fire or explosion.

Staff recommend they be special exception due to these potential hazards and pollutants, as our industrial districts contain and are adjacent to residences, and other sensitive uses such as playgrounds, churches, daycares etc.

Some possible development standards to be added:

- Setbacks or distance requirements
- Safety and Fire Access
- Decommissioning Plan (BESS)
- Noise Mitigation
- Screening or Aesthetics
 - Landscaping
 - Design Criteria



ATTACHMENT 1 – Research

Data Center:

A data center is a physical facility used primarily for the housing, operation, and co-location of networked computer servers, data storage systems, and telecommunications equipment for the storage, management, processing, and transmission of digital data.

Utility RELIEF Bill & Information

<https://mdtechcouncil.com/wp-content/uploads/2026/04/Final-Report-DCA-MD.pdf>

[2026 Regular Session - House Bill 1532 Chapter](#)

Urban Land Institute – Local Guidelines for Data Center Development

https://knowledge.uli.org/-/media/files/research-reports/2024/uli-data-center-whitepaper_hm_2024-11-12_final-final-round.pdf

Battery Energy Storage Systems:

BESS captures electrical energy from renewables (solar/wind) or the power grid, storing it in rechargeable batteries to be dispatched later.

MD Dept of Natural Resources

- Decommissioning: can be adopted as a requirement
 - Due to 25-year maximum lifespan
- Needs first responder training BEFORE installation
- NFPA 13 Standards may not be adequate for these systems

<https://dnr.maryland.gov/pprp/Documents/PPAD-BESS-2022-01-Report.pdf>



ATTACHMENT 2 – Proposed Amendments

17.04.120 Definitions

“Battery Energy Storage System (BESS)” means a stationary installation of rechargeable batteries that store electrical energy and discharge it to the grid or a building”

“Data Center” means any facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be a free-standing structure or a facility within a larger structure, that uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment”

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

C. Data Center

D. Battery Energy Storage System (BESS)

17.76 – Light Industrial District

17.76.020 – Permitted Uses

A. Permitted uses shall be as follows:

~~**6. Data processing and computer center**~~

17.76.025 – Uses permitted by special exception

G. Data Center

H. Battery Energy Storage System (BESS)

17.80 – Industrial Park District

17.80.065 – Uses permitted by special exception

Uses permitted by special exception shall be as follows:

G. Data Center

H. Battery Energy Storage System (BESS)



ENERGY STORAGE SYSTEMS SAFETY FACT SHEET

Growing concerns about the use of fossil fuels and greater demand for a cleaner, more efficient, and more resilient energy grid has led to the use of energy storage systems (ESS), and that use has increased substantially over the past decade. Renewable sources of energy such as solar and wind power are intermittent, so storage becomes a key factor in supplying reliable energy. ESS also help meet energy demands during peak times and can supply backup power during natural disasters and other emergencies. However, the rise in the number of ESS installations requires the need for a heightened understanding of the hazards involved and more extensive measures to reduce the risks.

What Is an ESS?

An ESS is a device or group of devices assembled together, capable of storing energy in order to supply electrical energy at a later time. Battery ESS are the most common type of new installation and are the focus of this fact sheet.

DID YOU KNOW?

Battery storage capacity in the United States is expected to more than double between 2022 and 2025 from 9.4 GW to 20.8 GW, according to the [U.S. Energy Information Administration](#).

Some ESS Advantages

Supplement Renewables

Renewable energies such as solar panels or wind turbines only produce electricity when the sun is out or the wind is blowing. Supplementing these with ESS allows users to take advantage of the electricity that is generated when the renewable energy technologies are not producing electricity.

Peak Shaving

ESS allows a user to shift where their electricity comes from by drawing power from the batteries during the higher-cost daytime hours then recharging during the lower-cost nighttime hours. This practice is referred to as peak shaving.

Load Leveling

When power generation facilities ramp up and ramp down to keep up with the changing demand for electricity, it puts stress on the system. ESS can help flatten out the demand curve by charging when electrical demand is low and discharging when it is high.

Uninterruptible Power Supply

ESS can provide near instantaneous protection from power interruptions and are often used in hospitals, data centers, and homes.

Some ESS Hazards

Thermal Runaway

Thermal runaway is a term used for the rapid uncontrolled release of heat energy from a battery cell; it is a condition when a battery creates more heat than it can effectively dissipate. Thermal runaway in a single cell can result in a chain reaction that heats up neighboring cells. As this process continues, it can result in a battery fire or explosion. This can often be the ignition source for larger battery fires.

Stranded Energy

As with most electrical equipment there is a shock hazard present, but what is unique about ESS is that often, even after being involved in a fire, there is still energy within the ESS. This is difficult to discharge since the terminals are often damaged and presents a hazard to those performing overhaul after a fire. Stranded energy can also cause reignition of the fire hours, days, or even weeks later.

Toxic and Flammable Gases Generated

Most batteries create toxic and flammable gases when they undergo thermal runaway. If the gases do not ignite before the lower explosive limit is reached, it can lead to the creation of an explosive atmosphere inside of the ESS room or container.

Deep Seated Fires

ESS are usually comprised of batteries that are housed in a protective metal or plastic casing within larger cabinets. These layers of protection help prevent damage to the system but can also block water from accessing the seat of the fire. This means that it takes large amounts of water to effectively dissipate the heat generated from ESS fires since cooling the hottest part of the fire is often difficult.



ENERGY STORAGE SYSTEMS SAFETY FACT SHEET *CONTINUED*

Failure Modes

These are ways the batteries can fail, often leading to thermal runaway and subsequent fires or explosions.

Mechanical Abuse	Thermal Abuse	Electrical Abuse	Environmental Impacts
Can happen when a battery is physically compromised by either being dropped, crushed, or penetrated.	Can occur when a battery is exposed to external heat sources.	Can happen when the battery is overcharged, charged too rapidly or at high voltage, or discharged too rapidly.	Can lead to battery failure include seismic activity, rodent damage to wiring, extreme heat, and floods.

Tips to Help Keep People and Property Safe



For the Designer/Installer

Explosion Protection/Prevention

If there are enough batteries in a room to create an explosive atmosphere, then explosion prevention systems or deflagration venting should be installed per NFPA 68, *Standard on Explosion Protection by Deflagration Venting*, and NFPA 69, *Standard on Explosion Prevention Systems*.

Fire Suppression System

Testing has shown water to be the most effective medium for cooling an ESS fire. A sprinkler system that complies with NFPA 13, *Standard for the Installation of Sprinkler Systems*, should be installed in buildings where an ESS is installed.

Battery Management System (BMS)

A BMS is a critical system that should be used in an ESS to monitor, control, and optimize performance of an individual or multiple battery modules in an ESS. It can also control the disconnection of the module(s) from the system in the event of abnormal conditions.

Spacing

ESS units should be grouped into small segments limited to certain kilo-watt hours (kWh) and spaced from other segments and walls to prevent horizontal propagation. The table below, which summarizes information from a 2019 Fire Protection Research Foundation (FPRF) report, "Sprinkler Protection Guidance for Lithium-Ion Based Energy Storage Systems," demonstrates the recommended spacing for the testing for specific chemistries and arrangements.

Recommended Separation of Lithium-Ion Battery Energy Storage Systems

ESS Type & Capacity	Object Combustibility	Sprinklered ft (m)	Nonsprinklered ft (m)
LFP 31 kWh	Non Combustible	-	< 3 ft (< 0.9 m)
	Combustible	-	4 ft (1.2 m)
LFP 83kWh	Non Combustible	3 ft (0.9 m)	4 ft (1.2 m)
	Combustible	5 ft (1.5 m)	6 ft (1.8 m)
LNO/LMO 47 kWh	Non Combustible	-	4 ft (1.2 m)
	Combustible	-	6 ft (1.8 m)
LNO/LMO 125 kWh	Non Combustible	6 ft (1.8 m)	8 ft (2.4 m)
	Combustible	9 ft (2.7 m)	13 ft (4.0 m)



ENERGY STORAGE SYSTEMS SAFETY FACT SHEET *CONTINUED*



For the AHJ

Permitting Checklist

Permits should be issued by and in accordance with the procedures of all authorities having jurisdiction (AHJ) and should bear the name and signature of each AHJ or their designated representative(s). In addition, the permit should indicate the following:

1. Purpose of the ESS for which the permit is issued
2. Type of ESS, size, weight broken down by subcomponents or subsystems, type, and amount of any hazardous materials, general arrangement of the system, and extent of work to be performed
3. Address where the ESS is to be installed and operated
4. Name and address of the permittee
5. Permit number and date of issuance
6. Period of validity of the permit
7. Inspection requirements



For the Fire Service

Pre-Incident Planning

The fire department should develop a pre-incident plan for responding to fires, explosions, and other emergency conditions associated with the ESS installation, and the pre-incident plan should include the following elements:

1. Understanding the procedures included in the facility operation and emergency response plan described
2. Identifying the types of ESS technologies present, the potential hazards associated with the systems, and methods for responding to fires and incidents associated with the particular ESS
3. Identifying the location of all electrical disconnects in the building and understanding that electrical energy stored in ESS equipment cannot always be removed or isolated
4. Understanding the procedures for shutting down and de-energizing or isolating equipment to reduce the risk of fire, electric shock, and personal injury hazards
5. Understanding the procedures for dealing with damaged ESS equipment in a post-fire incident, including the following:
 - a. Recognizing that stranded electrical energy in fire-damaged storage batteries and other ESS has the potential for reignition long after initial extinguishment

- b. Contacting personnel qualified to safely remove damaged ESS equipment from the facility (This contact information is included in the facility operation and emergency response plan.)

Emergency Operations Planning

An emergency operations plan should be created and contain elements such as procedures to safely shut down the system, procedures for the removal of damaged ESS, general emergency procedures, and annual staff training.

CASE STUDY

On April 19, 2019, a thermal runaway event followed by an explosion occurred at the McMicken Battery Energy Storage System in Surprise, Arizona. A fire captain, a fire engineer, and two firefighters sustained serious injuries. The walk-in structure housed a 2.16 MWh lithium-ion battery energy storage system. This event highlighted the hazard of a non-flaming thermal runaway event and the need for deflagration prevention and protection.

FAQs

- Q:** Which NFPA standard covers the installation of ESS?
- A:** If you are installing ESS for either new construction or a renovation, you should review the requirements of NFPA 855, *Standard for the Installation of Energy Storage Systems*.
- Q:** What is the best extinguishing agent for a fire in a battery ESS?
- A:** Testing has shown that water is the most effective agent for cooling for a battery ESS. For this reason, a sprinkler system designed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, is required by NFPA 855, *Standard for the Installation of Energy Storage Systems*.

Learn More

- Visit nfpa.org/ess to access more FAQs and the latest ESS-related training, information, research, and reports.
- To view NFPA 855, visit nfpa.org/855, or to access the standard plus expert commentary, visit nfpa.org/LiNK.





Infrastructure and Development Staff Report

June 11, 2026

I. SUMMARY OF REQUEST:

Planning staff are recommending a state mandated text amendment to the City of Salisbury Zoning Code, specifically the following chapters and sections to comply with HB1466:

- 17.04.120 – Definitions
- Accessory Dwelling Unit (ADU) Standards

The proposed amendments are summarized below:

- Replace “accessory apartment” definition with “**accessory dwelling unit (ADU)**” and its definition, as defined by the state
- Remove accessory apartment as a use in Chapter 17.164 (R-5S, R-8S, and R-10S residential districts)
- Replace the definition of “**dwelling unit**” to be consistent with the state definition
- Add development standards for accessory dwelling unit (ADU)

II. PROCEDURE:

The City of Salisbury Code Chapter 17.228.020A requires all text amendments to be referred to the Salisbury Planning Commission for review and recommendation to the City Council.

III. REQUEST

In accordance with the Maryland State Legislature **HB 1466**, each legislative body shall adopt local laws to authorize the development of Accessory Dwelling Units, on or before October 1, 2026. The proposed definitions would be:

“**Accessory Dwelling Unit**” means a secondary dwelling unit that is on the same lot, parcel or tract as a primary single family detached dwelling unit and not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit. It is a structure that is separate from the primary single-family detached dwelling unit or attached as an addition to the primary single-family detached dwelling

“**Dwelling Unit**” means a single unit providing complete living facilities for at least one individual, including at minimum, provisions for sanitation, cooking, eating and sleeping. A dwelling unit by this definition does not include a unit in a multifamily residential building.



IV. PLANNING & ZONING ANALYSIS

The proposed text amendments would comply with the State definition for Accessory Dwelling Units (ADU). Maryland Department of Planning (MDP) has provided model ordinances and assessment tools to help guide local governments to implement this legislation. MDP notes that locally adopted ordinances cannot be more restrictive than Subtitle 5 of the Land Use Article. It is the policy of the State of Maryland to promote and encourage the development of ADUs on land with single family detached dwellings.

Requirements:

- An accessory dwelling unit is permitted on any lot with an existing single-family detached dwelling unit, provided it meets all other standards for accessory structures.
- An accessory dwelling unit is exempt from the calculation of density for the lot, parcel, or tract upon which it is located.
- ADU Act prohibits local legislative bodies from establishing setback requirements that exceed existing accessory structure setback requirements
- The maximum size of an ADU is limited to 75% of the primary dwelling unit
- Local laws must authorize detached and attached ADUs
- Local law must authorize ADUs that provide complete living facilities for at least one person, including at minimum sanitation, cooking, eating, and sleeping
- HB 1466 states that if parking is a requirement, a parking study will be required. The Bill does not define what a parking study would entail, but does require any off-street parking requirements for ADUs to consider the following factors:
 - The cost to construct off-street parking spaces
 - Whether sufficient curb area exists along the front line of properties to accommodate on-street parking
 - The increase in impervious surfaces due to the creation of new off-street parking and its relation to stormwater management
 - Variability in parking due to the size of the ADUs lot

Staff recommendations:

- Consider requiring either the primary or accessory dwelling unit to be owner-occupied.
- Consider preventing ADUs from being utilized as Short-Term Rentals

The State of Maryland requires municipalities to adopt local law authorizing the development of accessory dwelling units (ADUs) on land with single-family detached dwellings on or before October 1, 2026. The creation of legal accessory dwelling units on lots in single-family zonings and in other zoning districts can have many benefits including:



- Increasing the supply of a more affordable type of housing not requiring government subsidies;
- Helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents and locations;
- Providing homeowners with extra income to help meet rising homeownership costs;
- Creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without the latter leaving his or her community;
- Providing an opportunity for increased security, home care and companionship for older and other homeowners; and
- Promoting more compact urban and suburban growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources.



To: Salisbury Planning Commissioners
From: Betsy Jackson, City Planner
Date: June 11, 2026
Re: Discussion- Parking Standards Text Amendment

Planning staff are working on text amendments to the City of Salisbury Municipal Code Chapter 17, entitled Zoning, specifically the following sections:

- Chapter 17.24 Central Business District (CBD)
- Chapter 17.105 Riverfront Redevelopment Multiuse District No. 2
- Chapter 17.168 Apartment Standards
- Chapter 17.196 Off-Street Parking & Loading Standards

The goal of the amendments is to:

- remove contradictory language between the chapters that complicates development review,
- create a greater degree of predictability in the review process for developers,
- ensure that parking, a critical part of City infrastructure to support the accessibility and success of the Central Business District (CBD), is anticipated and planned for as part of development projects, and
- address parking needs while ensuring that the limited land in the CBD is developed in a productive and fiscally responsible manner that is considerate of the surrounding uses.

I. PLANNING & ZONING ANALYSIS

Consolidation of requirements into Chapter 17.196

Chapter 17.24- Central Business District CBD and Chapter 17.105- Riverfront Redevelopment Multiuse District No. 2

Existing Language

D. Parking. Parking shall be provided in accordance with chapter 17.196, except where governed by established parking tax district regulations.

Proposed Language

D. Parking. Parking shall be provided in accordance with Chapter 17.196-Off-Street Parking & Loading Standards.”



Chapter 17.168- Apartment Standards

Existing Language (17.168.050E)

E. Parking.

1. Spaces Required.

- a. Except as otherwise provided herein, a minimum of one and one-half off-street parking spaces per dwelling unit, plus twenty (20) percent of the total for guest parking shall be provided, except for apartment buildings for the housing of the elderly and handicapped.*
- b. For apartment projects and attached dwelling units, except a townhouse or duplex dwelling, constructed after November __, 2002, a minimum of two off-street parking spaces for efficiency, one bedroom and two-bedroom dwelling units, and three off-street parking spaces for each dwelling unit containing three or more bedrooms, plus twenty (20) percent of the total for guest parking shall be provided.*
- c. In the central business and riverfront redevelopment multiuse district Nos. 1 and 2, one off-street parking space for each efficiency, one and one-half spaces for each one-bedroom unit, one and three-fourths spaces for each two-bedroom unit, two off-street parking spaces for each three-bedroom unit, and one-fourth additional spaces for each bedroom above three, plus ten percent of the total for guest parking shall be provided.*
- d. Off-street parking for apartment buildings for the elderly and handicapped shall be provided at the rate of one space for each dwelling unit.*

Proposed Language (17.168.050E)

D. Parking. Parking shall be provided in accordance with Chapter 17.196-Off-Street Parking & Loading Standards."

The reason for these changes is to consolidate all parking requirements to Chapter 17.196 to improve readability and enforcement of the code. In the Chapter 17.196, parking standards are delineated based on the use, rather than the district. Chapter 17.196 already includes contradictory parking standards for apartments. After research into the issue, it was found that an amendment to Chapter 17.196 in 2018 failed to ensure that the apartment standards were updated for consistency.



Chapter 196- Off-Street Parking & Loading Standards

Existing- 17.196.030, table of parking space requirements

<i>Apartment development</i>	<i>1½ for each dwelling unit</i>
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Proposed- 17.196.030, table of parking space requirements

<i>Apartment development</i>	<i>1½ for each dwelling unit plus twenty (20) percent of the total for guest parking shall be provided.</i>
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Ordinance No. 2506 in 2018 made changes to the parking table in Chapter 17.196, but did not make changes to this chapter, leaving contradictory requirements. The intent appears to have been to simplify the apartment parking requirements, however it was not changed in the Apartment Standards. To rectify this we proposed to keep this 2018 change in the table as it is with one (1) exception. Staff proposes adding the guest parking requirement back into the apartment development parking requirements. Recent Planning Commission reviews of residential developments have brought comments that there is not enough available on-site or street parking to accommodate both residents and guests. Considering this issue and that moving to 1.5 spaces per dwelling unit represents an overall reduction in required parking, we think providing guest parking is important. Additionally, there is still the opportunity to request a 20% increase in parking through the Planning Commission in the form of a parking waiver.

Existing- 17.196.030, table of parking space requirements

Ordinance No. 2506 in 2018 made changes to the parking table without correcting the section of the Apartment Standards that applies to the Central Business District (CBD) and the two Riverfront Redevelopment Multi Use (RRMU) districts, leaving contradictory requirements. The existing requirement in the table does not provide sufficient guidance for developers and creates a process of Mayor and City Council approval that does not exist, while adding uncertainty and delay to the development process.

Rather than having special parking standards that apply only to some districts, the code should maintain consistent parking standards for each use across all districts. Staff proposes removing the following section from the table of parking space requirements:



City of Salisbury

In the CBD and RRMU district No. 1 and RRMU district No. 2	Parking for proposed developments within these districts will be evaluated on a project by project basis with a recommendation from the Planning and Zoning Commission to the Mayor and City Council.
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In order to provide flexibility in the parking standards, staff proposes amending the code to allow the commission to decrease parking minimums by up to 10% in certain cases.