



Planning Commission

Agenda

Regular Meeting

July 9, 2026

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

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

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

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – STORAGE STATION – Space Station Salisbury LLC rep. by Plitko Engineering LLC – Beaglin Park Drive – Planned Development District #1 – Robertson Farm – M-0121, G-0011, P-2582, Lots-4&30 - #26-008-(S.Liberto)

WORK SESSION – Text amendment to require Special Exceptions for Data Centers (S.Liberto)

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

WORK SESSION – Text amendment to regulate Vape Shops (J.Kuntz)

4. Discussion
 - Downtown Parking Study (J.Kuntz)
 - Salisbury Market Center (Lot 30) Status update (J.Kuntz)
5. Adjournment



Salisbury Planning Commission

May 14, 2026

MINUTES

The Salisbury Planning Commission met in session on Thursday, **May 14, 2026**. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:

David Chiddenton, Chair
Lynne Bratten
Latonia Ayscue
Mike Piorunski
Susan Rall

CITY STAFF

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

There were no minutes to approve at this time.

4. DISCUSSION

***Note*- due to technical difficulties the meeting recording was lost by PAC14. The following minutes are based solely on staff notes, so they do not include the customary level of detail in the discussion.**

Public Hearing – Text Amendment to add multi-use facility to the Light Business and Institutional Districts (Z. White)

Mr. Zachary White approached the table. Mr. White presented the staff report.

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

The City received a request to amend the City Code to allow a "Multi-Use Facility" within the Light Business & Institutional District. Currently, the Code permits "Planned Business Centers," which allow multiple permitted uses on the same lot; however, the minimum lot size requirements for Planned Business Centers limit potential development opportunities. The



proposed amendment would allow multiple permitted uses on the same lot and within the same building without being subject to those minimum lot size requirements. Staff recommended approval of the amendment as proposed.

Chair Chiddenton opened the public hearing for comments.

Seeing none, he closed the public hearing.

Chair Chiddenton then asked the Commissioners if they had any questions regarding the proposed text amendment.

Hearing none, he asked whether there was consensus to forward a favorable recommendation to the Salisbury City Council

Ms. Latonia Ayscue entered a motioned to send a favorable recommendation to City Council. The motion was seconded by Mr. Piorunski and the motion was duly carried. Chairman Chiddenton stated that the motion was **APPROVED (5-0)**.

Sign Plan – Ziggi’s Coffee – Coffee Lotus of Ocean City LLC rep. by Phillips Signs – Parcel 3, Moore View Business Park, Summer Dr. – PDD No. 3 – M-0039, G-0011, P-0745 - #24-10 (Z. White)

Mr. Gary Spence, representing Phillips Signs, approached the table.

Mr. Zack White presented the staff report.

Coffee Lotus of Ocean City, LLC requested approval of a sign plan consisting of 11 signs for the upcoming Ziggi’s Coffee currently under construction within the Moore Business Park Planned Development District (PDD). Phillips Signs prepared the proposed sign plan, which includes a total of 11 signs for the development.

Mrs. Ayscue requested clarification regarding the proposed ground signs and asked why staff was recommending approval of more than one ground sign, as one is the maximum permitted for developments within this district.

Mr. White explained that the additional ground signs are small, instructional signs in nature and should be considered as such. He further stated that the sign standards for the district serve as guidance and that the Planning Commission has final authority on sign plan approvals. He noted that other developments within the PDD have similar ground signs.

With no further questions from the Commission, Chair Chiddenton called for a motion to approve the sign plan as submitted



Chairman Chiddenton requested a motion to approve the application as submitted. Mr. Piorunski made the motion. It was seconded by Ms. Susan Rall and duly carried. The application was **APPROVED (5-0)**.

Final Comprehensive Development Plan – Village at Canal Park Phase 2 – Canal Park LLC, rep. by PLITKO Engineering – Canal Park Drive, R-5A Residential – M-0117, G – 0014, P-0181, Lots 2B, 2C, & 3A - #23-030 (Z. White)

Mr. White approached the table and presented the staff report. Ms. Bratten expressed the concerns brought up at the meeting held April 9, 2026 which included dust control and child safety.

Mr. Piorunski asked what were the limits of the Planning Commission's purview into how a site developed. Based upon the Zoning Code's definition of a Comprehensive Development Plan, it was determined that the Planning Commission should limit their conditions to design and not make requirements regarding construction site best practices.

Mr. Travis Martin was there on behalf of the developer and said that the environmental concerns are handled by MDE but that the developer agreed to watering, dust screens and perimeter fencing with the community. He also stated that they did a cross section with an excavator and found fill dirt which was evidence that the site of the former pool had been excavated and filled. He stated that Sue White of Sussex Environmental did testing did not find anything but that if something is found during construction they would be expected to stop work and test.

Ms. Bratten noted that what the developer committed to in the provided Letter of Intent was a 6-foot fence which is shorter than the fence the community requested.

Chairman Chiddenton opened the discussion to public comment but requested only new comments.

Mr. Tom Ward stated that he wanted a taller barrier fence to assist with dust control.

Ms. Sheila McQuinn expressed concerns with a lack of fidelity from the developer to address the community's concerns.

Also providing comments from the community were Justin Hammill and Jim Phillips. Mr. Shahriar Khan stated that the Letter of Intent does not mention the taller fence, Master Homeowners' Association or testing. He stated that there is a regulatory hole.

Mr. Martin stated that the developer does not want to do anything harmful and that most of the requests are reasonable and that they have followed the required process.



Ms. Carol Dunahoo, representing WET, stated that the Planning Commission could request documentation, testing and mitigation.

Ms. Rall stated that she wanted to require the dust control plan. Mr. Piorunski was concerned about placing conditions on construction site management. Ms. Ayscue stated that she thought it should be approved with conditions, including providing a Letter of Intent that is agreed upon by the community. Ms. Bratten stated that the conditions should include a 10-foot fence with dust cloth and watering with a stabilizing solution.

Mr. Piorunski made a motion to approve the Final Comprehensive Development Plan with the conditions in the staff report and the following condition:

1. Provide a dust mitigation plan that complies with the City and State requirements.

Ms. Rall seconded the motion and the motion was duly carried. The application was **APPROVED (3-2)**.

<u>Yay</u>	<u>Nay</u>
David Chiddenton	Lynne Bratten
Mike Piorunski	Latonia Ayscue
Susan Rall	

Revised Final Comprehensive Development Plan – North Pointe Commons – Parker & Associates, Inc for K. Hovnanian Delaware Division – East North Pointe Drive, General Commercial – M-0029, G – 0006, P-0078 - #22-019 (Z. White)

Ms. Scarlett Liberto approached the table and presented the staff report. The representative for K. Hovnanian was also present for the discussion. The commissioners inquired about the need for additional parking within the development. Ms. Liberto and the North Pointe Commons Representative responded stating that the roadways are narrow and have little to no space for guest parking. As the development is already under construction and some of the townhouses have residents living in them, the development realized they needed to solve this problem and introduce more parking for the residents.

Mr. Piorunski made a motion to approve the Revised Final Comprehensive Development Plan for the North Pointe Commons. The motion was seconded by Ms. Ayscue and was duly carried. The application was **APPROVED (4-1)**.



<u>Yay</u>	<u>Nay</u>
David Chiddenton	Susan Rall
Mike Piorunski	
Lynne Bratten	
Latonia Ayscue	

Discussion – Downtown Parking (Mayor Taylor)

Mayor Randy Taylor and Assistant City Administrator Austin “Skip” Cox approached the table. They provided a parking table to the Commission and discussed the need to address the parking situation downtown and noted that a proposed text amendment was underway.

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

Ms. Liberto approached the table to present the staff report. The commissioners discussed the research that was presented to them. Ms. Bratten inquired about the special exception, reducing the 500 ft buffer to 250 ft from sensitive uses on a case-by-case basis. Ms. Rall stated that she is against the special exception and cannabis business’ should remain 500 ft from sensitive uses.

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

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

Mr. Zack White approached the table and invited the applicant, Mr. Ben Nguyen, to join him.

Mr. White presented the staff report.

Mr. Nguyen is seeking to rezone his property located at 1522 S. Salisbury Boulevard. The property, which is currently zoned R-5A and contains a single-family residence, is situated on a peninsula extending into Tony Tank Pond. The applicant requested that the property be rezoned to General Commercial to allow for future commercial development, potentially including a hotel or other commercial uses.

Staff did not make a formal recommendation regarding the proposed rezoning but did propose that Select Commercial may be a more appropriate zone given it requires a Comprehensive Site Plan for any development and has a more succinct list of uses. Staff asked whether the Planning Commission would have any interest in providing a favorable recommendation at some point in the future. Staff noted that the applicant would need to submit a formal rezoning application



demonstrating either a substantial change in the character of the neighborhood or a mistake in the current zoning designation.

Mrs. Bratten noted that the area across the pond is a residential neighborhood and expressed opposition about introducing commercial uses on the property.

Other Commissioners inquired about potential environmental impacts associated with development of the site. They also expressed interest in the possibility of a thoughtfully planned development.

The Commissioners asked Mr. Nguyen to elaborate on his vision for the property. Mr. Nguyen reiterated the information presented in the staff report and stated that he was interested in developing the site with a hotel or a commercial retail center in the future.

Following discussion, the Commissioners indicated that they would be open to review additional information through a formal application process before considering the matter further. The applicant was encouraged to return with a formal proposal at a later date.

Discussion – Rezoning – Fitzwater Street – Request to rezone from residential to commercial (H. Pearson)

Mr. Pearson presented the staff report to rezone 28 properties on the north side of Fitzwater Street from R-5 Residential to Riverfront Redevelopment Multi-Use #2 (RRD-2). Staff reviewed the area's zoning history, surrounding development, historic context, and the rationale for the proposed change.

Commission members discussed the proposal and generally agreed that the changing character of the area and surrounding mixed-use development supported the rezoning. The commission had general consensus to move the proposed rezoning forward through the formal review process.

5. ADJOURNMENT

Ms. Bratten motioned to adjourn. Ms. Rall seconded and the motion was duly carried (5-0).



Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Salisbury Planning Commission

June 11th, 2026

MINUTES

The Salisbury Planning Commission met in session on Thursday, **June 11, 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 (Absent)
Susan Rall
Mike Piorunski
Lynne Bratten
Anthony Dickerson (Absent)

CITY STAFF

Judy Kuntz, Deputy Director of DID
Betsy Jackson, City Planner
Zachary White, Associate Planner
Scarlett Liberto, Associate Planner
Henry Pearson, Associate Planner
Laura Ryan, City Attorney
Skip Cox, Assistant City Administrator

1. CALL TO ORDER & ROLL CALL

Mr. Chiddenton called the meeting to order at 4:00PM. A roll call took place for the members of the commission. It was noted that Anthony Dickerson and Latonia Ayscue were absent from this meeting.

2. APPROVAL OF MINUTES

Mrs. Bratten moved to approve the meeting minutes from the March 31st, 2026 meeting. Mr. Drew seconded the motion. The motion passed unanimously.

Mr. Drew moved to approve the meeting minutes from the April 9th, 2026 meeting. Mrs. Bratten seconded the motion. The motion passed unanimously.

3. DISCUSSION

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)

Ms. Scarlett Liberto approached the table. Mrs. Laura Ryan read the public notice. She then read the oath for all those planning to testify. Ms. Liberto read the staff report. The proposed text amendment would remove the 1,000-foot separation requirement between cannabis businesses and add a special exception process that would allow the 500-foot buffer from primary and secondary schools, licensed child care centers, registered family child care home playgrounds, recreation centers, libraries, churches, and public parks to be reduced to 250 feet on a case-by-case basis. The amendment would also add cannabis processors and growers to the list of prohibited uses in the General Commercial District.

Mr. Chiddenton open up the public hearing asking for comment. Seeing none, he closed the public comment portion of the meeting. Mr. Drew stated that staff had done a great job and he had no questions.

Mrs. Bratten made a motion to forward a favorable recommendation to the city council. Mr. Piorunski seconded the motion. The motion was **APPROVED (4-1)**.

<u>Yay</u>	<u>Nay</u>
David Chiddenton	Susan Rall
Mike Piorunski	
Susan Rall	
Lynne Bratten	

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)

Mr. Devin Medd approached the table. Mr. Henry Pearson read the staff report. The sign will be along Snow Hill Rd. for the Villages at Snowfield.

Mr. Drew questioned the exact location of the sign. Mr. Pearson clarified the location.

Mr. Drew made a motion to approve the motion as submitted. Mrs. Rall seconded the motion. The motion was **APPROVED (5-0)**.

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)

Mr. Pearson read the memo. The annual report is submitted yearly to the Maryland Department of Planning. The memo contained a brief summary of the primary metrics in the report and how they differed from the prior year.

Mr. Chiddenton asked about the section regarding training. Mrs. Jackson said that they need to make sure that the planning commissioners have completed all online trainings. Mr. Chiddenton asked about the bicycle and pedestrian plan, which said it was due to be updated last year. Mrs. Jackson said that she does not have any further information about that.

Mr. Drew made a motion to approve the motion as submitted. Mr. Piorunski seconded the motion. The motion was **APPROVED (5-0)**.

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)

Salisbury Mayor Randy Taylor and assistant city administrator Skip Cox approached the table. Mrs. Laura Ryan explained the parking text amendment. She said that the goal of the amendment is to have a uniform parking standard to apply to all districts. This amendment would make the apartment standards apply to all apartments in all districts in the city by removing the separate standards for the CBD and Riverfront districts. They would also add 20% guest parking to the requirements. The other change would require mixed use buildings have parking standards apply based on the proportions of each use within the building.

Mr. Piorunski said that the commission needs facts on what parking demand exists in different parts of the city. He said that different multi-family structures in different areas have different requirements. Mr. Taylor said that the demand will be consistent across all developments and the difference is how they facilitate it because there may be street parking and other sources in some areas. He said that they need consistency on how they define this parking and who it is promised to, and that he thinks the amount of that parking is small. He said that they can have special cases where parking requirements can change. Mr. Piorunski said that they cannot have different parking requirements for people based on where they are in the pipeline.

Mr. Piorunski asked if the city has completed a parking study. Mr. Taylor said that new builds create new parking demand and eliminate an existing lot. He said that no matter where the building is, they need consistency.

Mrs. Bratten said that the mayor had a good point about promising the same spots to different developments.

Mr. Drew shared Mr. Piorunski's concern about the necessity of a parking study to determine supply and demand. He said that the commission has the ability to hire professionals on their behalf. He recommended that the commission hire an independent firm to conduct a parking study. He added that they should defer action on this amendment until that is done. He also stated that the Central City district commission has the ability to be the board of directors on the parking issue. He recommended that that commission be re-formed. He stated that changing these regulations could bar redevelopment due to the inability to comply with these off-street parking standards.

Mr. Taylor said that multiple developments were already approved without a parking study. He said that this is simple math game that they understand. Mr. Drew disagreed, saying that he has not seen a credible third party determine what the supply and demand are. Mr. Taylor stated that he can come to his office to see. Mr. Taylor said that the commission is getting away from what he wanted to discuss, which is creating consistency in the code.

Mr. Drew said that he worries about the unintended consequences of the change. He said that many buildings in the downtown could be unable to be redeveloped. Mr. Cox said that they are changing the requirements for residential only. Mr. Drew asked about situations where it is physically impossible to have off-street parking. Mrs. Jackson said that they need to have a clause that states that this would not apply to existing buildings.

Mr. Drew reiterated that he thinks the central city commission is chartered to deal with this issue. Mr. Taylor said that they are looking to do an honest accounting of the supply and demand of parking. Mr. Taylor asked how they can dynamically supply more parking if there is no land. Mr. Drew said that they could enter into a private public partnership to construct new structured parking. Mr. Taylor said that the demand created from new development exceeds the new parking from structures.

Mr. Piorunski asked what districts like Harbor East in Baltimore do to address this problem. He said that there is a development corporation that all the property owners pay into to have amenities such as parking. He asked how they can share the burden of the parking. Mr. Taylor said that they share it by selling permits. Mr. Piorunski said that the parking demand in downtown is very different than the parking demand in a development in the north of the city. Mr. Taylor said that they are trying to determine the load of the parking demand. Mr. Piorunski said that they are looking for concrete numbers on the demand. Mr. Taylor said that this is not a close call mathematically.

Mr. Piorunski said that the central city district commission was created to deal with parking issues. He said that parking is a zero-sum game. He said that they can learn from other places that have similar issues.

Mr. Chiddenton opened the floor to public comment.

Molly Hilligoss spoke. She told a story about her daughter ordering food deliveries to illustrate that new technology will change parking demand. She said that new generations do not use vehicles as much. New delivery technology and apps like Spot Hero will cause parking demand to continuously change. She recommended considering the future when putting these requirements in place.

Robert Taylor spoke. He said that the example from the previous speaker was referring to someone who visits a community. He said that people who live in a community are going to drive. He said that he worked in One Plaza East and paid a fee for permits. He said that the general public is subsidizing downtown parking, which should stop.

David Layfield spoke. He showed a picture of the proposed SBY Market Center development. He said that they have the site permit ready for 50 units of affordable housing. They applied for their final review from DID 106 days prior and heard no mention of inadequate parking. 66 days ago they were notified that their application was being withdrawn from DID and taken over by the Mayor. He said that the prior planning commission and historic commission had blessed the project. He said that SBY Market center was the inspiration for the text amendment and that the amendment is a sniper shot to kill the project. He said that the mayor is trying to kill the project. He said that the parking garage is always empty and that there is no parking shortage in the downtown. He said that this constitutes a legal taking.

Jordan Gilmore, a Salisbury resident and policy director for the Maryland DHCD, spoke on behalf of the state of Maryland. He said the state is a partner in many of the downtown housing projects. He said that this arbitrary amendment would jeopardize these projects. Imposing on-site requirements would render many existing properties impossible to redevelop. Changing the rules for projects that have already been approved is not an acceptable business practice. The Housing Certainty Act was developed to put an end to this practice. He said Salisbury needs to add almost 1200 new housing units by 2030 to satisfy projected demand. These projects would bring the city ¼ to that goal. He said that a formal parking study needs to be conducted, and the timing of the amendment is not based on any data, which brings

the motivations for the amendment into question. Mrs. Bratten questioned the numbers that he brought up. He clarified that he was referring to SBY Market and the Salisbury Town Center, which would provide almost 25% of the needed housing.

Tom Aide, co-founder of Green Street Housing, spoke. He runs his business on Main St. in a building that he redeveloped. He planned to continue to redevelop the building as the city grew. He is anxious about the limitations that the city is imposing on the bundle of rights that he owns. He said that these changes would not allow him to redevelop his building into anything but office space. He said that he feels like his rights are being taken.

Carol Dunahoo, president of the Wicomico Environmental Trust, spoke. She said that the increased density and vibrancy in the central business district is missing from the Comprehensive Plan. She said that it is important to not let a premature decision on this matter to prevent the construction of housing. She thinks it should not be a hasty decision.

Mrs. Bratten said that she would like the letter submitted by the public to be made part of the record. Mr. Chiddenton said that he did not see the letters as they were submitted at the last minute. He reiterated that submissions that come in right before the meetings do not allow the commission enough time to review them.

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

Ms. Liberto approached the table and read the staff report. City staff was recommending adopting code to regulate data center and storage centers. Mr. Piorunski had shared an article about the impact on data centers with city staff.

<https://www.motherjones.com/politics/2026/04/american-oligarchy-hyperscale-data-centers-meta-openai-oracle-x-musk-altman-zuckerberg-bezos/>

Mr. Piorunski asked if the city has signed an NDA regarding data centers. Mrs. Jackson said that they have not. He said that this is a common practice by data center developers. Mr. Chiddenton asked if there was a specific location that people had been inquiring about data centers. Mrs. Jackson said that the areas are industrial but that these have a lot of unintended consequences.

Ms. Rall said that she is concerned that these may be located close to low-income housing. Mr. Drew said that he sees data centers as different from battery and energy storage. He said that the power grid is unreliable and energy prices are rising. There is opposition to new transmission projects and renewable energy. He thinks that we are in a great spot to have BESS. He supports regulations to do it safely and a decommissioning plan for end of life, but he would like to see language that allows these as a by right use. He believes that BESS is low hanging fruit and does not want to get in the way of that.

Mr. Drew said that data centers do not cause additional public safety load, load on schools, or wastewater. He said that they should be looked at in terms of power and water demands. They could have a user raise the assessable tax base without causing a commensurate increase in demand for services. He is in favor of making things as favorable as possible to put them in communities in the right way.

Mr. Chiddenton asked if the direction the staff has taken is good. Mr. Drew responded that he does not want these to be special exceptions and would rather they be by-right uses.

Mr. Piorunski said that water and electricity are the two most important services that people pay for, and that these facilities do produce wastewater. Mr. Drew said that a third of the water usage in the city is from a single user. This user in turn subsidizes the city water by paying for the upkeep of the system.

Mr. Piorunski said that he likes the idea of looking at these in terms of scale. He said that many small-scale data centers exist, and those are different than the ones that you see on the news that are the size of office parks. Mr. Drew agreed that the scales are different, and referenced the Purdue server room which is an accessory to the building. He thinks that we can have a different class of use that is an accessory to another use.

Mr. Chiddenton opened the meeting to the public.

Molly Hilligoss spoke. She said that her son lives near Atlanta as a plumber. He has said that one of the communities near him was not aware that a data center was built near them, and they experienced water pressure issues as a result. She said that it is important to think about these issues and to be cautious.

Carol Dunahoo spoke. She stated that Wicomico Environmental Trust strongly supports renewable energy sources, which require BESS. However, she said that it is important to proceed carefully due to the safety concerns. She said that the data center issue is very complicated and it may be better to put a moratorium on them while they figure out how to proceed.

Mrs. Ryan said that they are concerned that the code is outdated and by not proceeding in a timely manner, projects could use the old code to receive an approval that would not be desirable. Mrs. Jackson said they are looking for a way to deal with the applications without outright banning them. She said that a special exception would allow them to look at these on a site-by-site basis.

Mr. Piorunski said that he wondered if there is a way to look at excluding accessory data centers. Mrs. Jackson said that they can look into it. Mrs. Ryan said that determining restrictions and criteria might take a long time, so it could make sense to create a special exception in the meantime while those are determined. Mr. Drew said that they could direct staff to go down both paths, looking into a special exception approach and a by-right approach eventually. Mrs. Jackson said that there are multiple jurisdictions looking into this now. Mr. Drew said he is comfortable with doing that.

Mr. Piorunski said that Harford County has blanket banned data centers, while Loudon County has allowed them to proliferate. Mrs. Rall said that the more they know, the more the public will know.

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

Ms. Liberto read the staff report. Staff was recommending adding language for ADU's to the code as mandated by a recent state bill. Mrs. Jackson said that public comment was received via email. She also said that they determined that they cannot just replace the definition in the code and will have to do it a different way, but the concept is the same.

Mr. Drew asked what the 75% of the size figure meant. Mrs. Jackson said it would be interpreted based on the size of the habitable space of the building. If the state is not clear, they will need to do more research. Mr. Piorunski said that they can take an attic space and make it habitable and that basements are sometimes included in calculations and sometimes are not.

Mr. Drew said that they are in a city where roughly 75% of units are renter-occupied, and he does not want to see that increase. He would like to see a requirement that the owner occupy the building. Mr. Chiddenton agreed. Mrs. Rall said that there are properties in her neighborhood that say that they are owner occupied but are not. Mr. Drew suggested that short-term rentals of ADU's be required to be for a long period of time- at least 30 days. Mrs. Jackson said that they need to do research on that because there are state regulations on how much they can restrict short term rentals.

Mr. Chiddenton said that he is concerned with short term rentals and that the owner of the property must occupy the unit. Mr. Piorunski mentioned the water and sewer connections of ADU's. He asked if they have a thought on requiring the ADU to have a separate connection or they tie into a line. Mr. Drew said that it would all be behind the same meter. Mrs. Jackson said that they would want to consult with the infrastructure team. They could require an additional meter but adding a new connection is a significant cost.

Judy Kuntz approached the table and spoke. She said that it will depend on how much EDU the accessory dwelling will require and how they are tying in. She said that it will typically have less usage than the primary dwelling, so the property would have a single water meter.

Mrs. Rall asked if there are restrictions on the number of people in an ADU. Mrs. Jackson said that is a rental or building code questions. Mrs. Rall said that it is concerning that there would be that many people living in one home. Mr. Piorunski asked about the 4-2 rule. Mrs. Ryan said that general occupancy rules apply as if it were a separate unit.

Mr. Chiddenton opened the floor to the public.

Sharon Dashiell spoke. She said that there is a great webinar that details what other counties in the state have done, and many of the things that they brought up were mentioned in it. She said that there is a contractor in Annapolis who has only been building ADU's and identified the hurdles to this issue in the webinar. She said that they don't need to reinvent the wheel since others have already done it. She asked if Mr. Piorunski will send her the article he was talking about.

Molly Hilligoss spoke. She is the CEO of Habitat for Humanity in Wicomico County. She suggested placing the rules they are considering into categories of inclusionary or exclusionary. She said that ADU's are a significant investment. She said that they have problems providing affordable housing and to think about that when considering their options.

Robert Taylor spoke. He said that ADU's are already permitted but local jurisdictions have to pass a statute that allows them. However, they can impose restrictions such as requiring owner occupied units and limiting short term rentals. He said that any new residential construction in Maryland has to be construction, and this could impact whether the water line would be sufficient to handle the sprinkler aspect. There is also the question of who pays the bill on usage. One option is a submeter. There are also issues with sewer connections.

Mr. Chiddenton closed the public comment portion of the meeting.

Mr. Piorunski asked about setbacks for ADU's. He asked if ADU's will be required to have setbacks. The state law is unclear on that issue. Mrs. Rall asked what the next step on the amendment is. Mrs. Jackson said that they know they need to do more research and would eventually require a public hearing.

Mr. Piorunski asked about their policy on receiving feedback. Mrs. Ryan said that they can put the rules on the agenda to discuss when and how feedback and public comment is allowed. The commission discussed the problems with receiving feedback just days or hours before the meeting. Mr. Chiddenton said that this does not do anything for the public because they do not have the time to read it. He likes the idea of a 5-day rule.

Mr. Drew said that he would like to talk about a study on downtown parking at the next meeting and what steps would be necessary to issue an RFP to do that. Mrs. Jackson said that they would have to consult with finance, legal, and procurement because it would still be department. He also mentioned the developer that said that their plans are being delayed in the permitting process and he would like to hear a report at the next meeting about the status of that.

Mr. Piorunski mentioned the change of use for parking requirements and asked how that impacts parking. He said he would like to learn more about it.

Adjournment:

Chair Chiddenton entertained a motion to adjourn the meeting. Mrs. Rall made a motion to adjourn, seconded by Mr. Piorunski. The motion was **APPROVED** (5-0).

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date



Infrastructure and Development Staff Report

July 9, 2026

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 26-008

Project Name: Space Station Self Storage Phase 3

Applicant/Owner: Plitko Engineering

Nature of Request: Preliminary Comprehensive Development Plan Approval

Location of Property: 196 Beaglin Park Drive – Tax Map: 0121 Grid: 0005 Parcel: 2582

Existing Zoning: PDD #1 – Robertson Farm

II. SUMMARY OF REQUEST:

Plitko Engineering, on behalf of the owner, has submitted a Preliminary Comprehensive Development Plan (“PCDP”) (Attachment 2) for a self-storage facility located west of Beaglin Park Dr and Sharen Drive. The previous two phases of this project are completed and in operation (previously “Beaglin Mini Storage”).

III. DISCUSSION:

The applicant is proposing to develop a self-storage facility on Beaglin Park Drive. This project is an extension of the previously approved and built Space Storage Station Phases 1 & 2 (previously “Beaglin Mini Storage”). The applicant is proposing additional indoor and outdoor accessible storage units with no office space or bathrooms.

IV. APPROVAL HISTORY:

There have not been any previous approvals for this property.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan (Attachment 2)



1. **Parking/Access:** The self-storage will include 4 new parking spaces. The site will also include future access for the neighbor to the west and access for the neighbor to the north of the development.
2. **Refuse Disposal:** Trash collection will be private.
3. **Density:** The total number of lots within the Planned Development District No. 1 – Robertson Farm shall not exceed the approved thirty lots.
4. **Building Setbacks/Spacing:** The code requirements for lot size and setbacks are as follows:
Minimum Yard and Perimeter Requirements:
Front yard: 20 ft
Side yard: 10 ft
Rear yard: 15 ft
5. **Open Space:** There is 25,741.89 SF (34.09%) of open space provided on site.

B. Building Elevations/Floor Plans

Proposed building elevations and floor plans are included in Attachment 2.

C. Sign Plan

None submitted.

D. Landscaping Plan

A landscaping plan was included in Attachment 2 Sheet 4. Beaglin Park Drive will be lined with trees in accordance with the PDD #1 site plan. The plans show five different types of trees including Bloodgood Japanese Maple, Heritage River Birch, Shadblow Serviceberry, Natchez Crape Myrtle, Japanese Zelkova as well as one type of shrub, a Shamrock Inkberry.

E. Development Schedule

Construction is expected to begin once all approvals have been granted and applicable permits issued. The applicant is planning on 6 months of site preparation and infrastructure work and 3 months for the construction of all 3 storage buildings.



F. Community Impact Statement

A Community Impact Statement was provided (Attachment 1).

G. Statement of Intent to Proceed and Financial Capability

A Statement of Intent to Proceed and Financial Capability was provided (Attachment 1).

H. Fire Service

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

I. Stormwater Management

The Stormwater Management Plan has yet to be submitted for review by the Salisbury Department of Infrastructure & Development.

J. Forest Conservation Program

No further Forest Conservation review is required for the build-out of this phase of the project, the development of Lots 4 & 30 was satisfied with Plan #2006-46.

K. Transportation, Streets, and Pedestrians

A traffic study was provided in the Concept Development Plan Report (Attachment 1). The site would generate few trips and have minimal impact to the existing streets.

Subject to further review by the Department of Infrastructure and Development, State Highway Administration, and Wicomico County Department of Public Works.

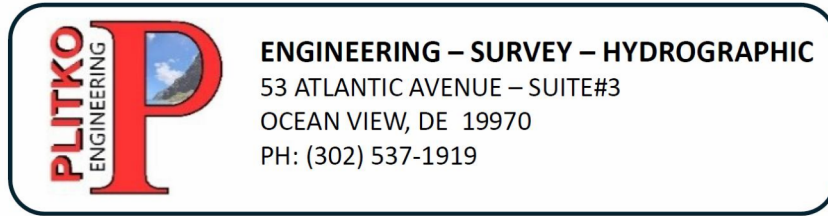
VI. RECOMMENDATION

Staff recommends approval of the Preliminary Comprehensive Development Plan for the Space Station Self Storage, Phase 3 with the following conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;



2. Provide a Sign Plan to the Department of Infrastructure and Development prior to any sign installation.
3. Submit a Stormwater Management Plan to the Department of Infrastructure and Development
4. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.



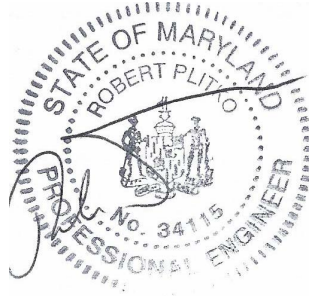
SPACE STATION SELF STORAGE

PHASE 3

196 BEAGLIN PARK DRIVE
SALISBURY, MARYLAND
WICOMICO COUNTY

CONCEPT DEVELOPMENT PLAN REPORT

MAY 20, 2026



MD NO. 34115

Prepared By:

**PLITKO
ENGINEERING**
53 Atlantic Avenue, Suite#3
Ocean View, DE 19970
ph: 302.537.1919

INDEX OF DOCUMENTS

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

Phase 3 of Space Station Self Storage is an extension of the approved and built Space Station Self Storage project located on Beaglin Park Drive (Phase 1 and 2 were approved under the Title of Beaglin Mini Storage, the ownership has since changed hands). This phase of the project is located adjacent to Phases 1 and 2, on lots 4, and 30. It consists of an additional 1.733 acres split between the two lots. The current concept plan is for additional indoor and outdoor accessible storage units with no additional office space as a continuation of the first two phases of the project. This phase of the project will fall in the PDD #1 zoning district. The previous phases were in Light business and institutional district. No change of zoning is being requested as self-storage is permitted in the PDD #1 zoning.

The site will provide stormwater using micro-bioretenention facilities and outfall to the oversized existing pond from phase 1. Final discharge will utilize the exiting outfall structure in the existing pond that connects into the stormdrain system on Beaglin Park Drive.

Water service will be provided by the City of Salisbury's existing water line at the corner of Sharen Drive and Beaglin Park Drive. A new 6" water line will be directional drilled and then tap into the existing main and be installed to the site. We will add a new fire hydrant to our side of Beaglin Park Drive and utilize the water for fire protection systems only. No bathroom or domestic water facilities will be needed onsite. No sewer will be required for the site. The site does not include any office space or public/private facilities that require water or sewer connection.

We have provided a few parking spaces on-site for use by unit renters while at the facility. There will be no overnight parking or vehicle storage on-site.

All trash will be managed privately on-site. A dumpster pad is being provided for this phase of the project.

We thank you for your time and consideration.

Space Station Salisbury LLC
4295 Albany Post Road
Hyde Park, New York 12538

April 13, 2026

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

RE: Statement of Intent to Proceed – Updated for Phase 3
Space Station Self Storage - LOT 's 4 & 30; Currently zoned POD NR 1.

To Whom It May Concern:

This letter serves as formal notification of our intent to proceed with development of the *Space Station Self Storage Phase 3*, located on lots 4 & 30 of Plat 00150584 currently zoned POD NR 1.

Phase 3, as previously outlined, includes the construction of 3 self-storage buildings on approximately 1.733 acres, featuring 17,747.50 gross square footage of storage.

The site will include:

- Approximately 49,763.89 sq. ft. (65.90%) of impervious surface at build-out
- 25,741.27 sq. ft. (34.09%) of open space, including 370.83 sq. ft. of designated stormwater area
- Access for contiguous neighbor to the north
- Future access designed for contiguous neighbor to the west
- Connection to the existing City of Salisbury water system, proposed fire hydrant
- No new connection to the City of Salisbury sewer system
- Elimination of unneeded Stormwater Easements
- Proposed 4 new parking spaces
- Proposed native planting plan for trees and shrubs

Timeline:

- **Phase 3:** Six months of site preparation and infrastructure work, 3 months for construction of all 3 storage buildings.

We are committed to continuing to offer the Salisbury community the cleanest, nicest and newest self-storage experience. We also look forward to working closely with the Department of Infrastructure and Development throughout the approval and construction process.

Thank you for your continued help and attention.

Sincerely yours,

Michael Gyory

Owner and Representative

Space Station Salisbury LLC

Personal Number: (914)424-8833

Email: sunnyridgehomes@hotmail.com

Impact Study – Space Station Self Storage, Phase 3
Prepared by Space Station Salisbury, LLC

Project: Space Station Self Storage – **Phase 3**

Date: April 13, 2026

Proposed Location: 196 Beaglin Park Drive, Salisbury

Prepared for:

City of Salisbury

Dept. of Infrastructure and Development

125 N. Division St., Suite 304

Salisbury, MD 21801

We are pleased to submit this impact statement regarding **Phase 3** of Space Station Self Storage, a state of the art self-storage center located on Beaglin Park Drive in Salisbury, Maryland. This next phase supports the City's commitment to economic and residential growth.

Key Benefits to the City of Salisbury

- Increases tax revenue compared to previous status of vacant land
- Reduces commercial land vacancy
- Repurposing vacant and underutilized property
- Supports residential and economic development. Self-storage has been proven to encourage and enable residential growth
- Adds a needed service to the local economy

Economic Growth & Job Creation:

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

Environmental Stewardship:

Phase 3 continues to implement sustainable development practices including energy-efficient construction, environmentally sensitive landscaping, and enhanced stormwater management.

Anticipated School Facility Impact - NONE

Estimated Impact on City Resources - NONE

Public Services – Minimal impact, additional hydrant added for public safety to the Western side of Beaglin Park Drive

Revenue Generation

- **City Real Estate Tax Rate:** 1.0332%
- **Estimated Annual City Tax per Unit:** \$3,306

Conclusion

Phase 3 of Space Station Self Storage builds upon the success and smart growth of Phases 1 & 2. With its strong emphasis on sustainability, utility, and economic contribution while maintaining negligible impact on city resources, this project continues to reflect the shared vision of a thriving City of Salisbury. We appreciate the City's review and continued collaboration on this project and look forward to delivering long-term benefits to the community.

Michael Gyory

Owner and Representative

Space Station Salisbury LLC

Cell Number: (914)424-8833

Email: sunnyridgehomes@hotmail.com

Demographic and Income Comparison Profile

196 Beaglin Park Dr, Salisbury, Maryland, 21804
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 38.36973
 Longitude: -75.56065

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	5,876	43,442	70,544
Households	2,318	17,375	27,314
Average Household Size	2.48	2.45	2.45
2025 Summary			
Population	6,349	45,211	72,771
Households	2,567	18,259	28,635
Families	1,494	10,107	16,690
Average Household Size	2.42	2.43	2.42
Owner Occupied Housing Units	1,276	7,166	14,315
Renter Occupied Housing Units	1,291	11,093	14,320
Median Age	38.3	36.0	36.8
Median Household Income	\$66,064	\$60,280	\$68,759
Average Household Income	\$90,089	\$79,400	\$88,908
2030 Summary			
Population	6,558	46,395	74,052
Households	2,679	18,920	29,459
Families	1,550	10,395	17,038
Average Household Size	2.40	2.40	2.39
Owner Occupied Housing Units	1,438	7,849	15,298
Renter Occupied Housing Units	1,242	11,071	14,161
Median Age	39.4	37.6	38.1
Median Household Income	\$73,920	\$65,606	\$75,374
Average Household Income	\$96,950	\$85,373	\$96,210
Trends: 2025-2030 Annual Rate			
Population	0.65%	0.52%	0.35%
Households	0.86%	0.71%	0.57%
Families	0.74%	0.56%	0.41%
Owner Households	2.42%	1.84%	1.34%
Median Household Income	2.27%	1.71%	1.85%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

May 21, 2026

Demographic and Income Comparison Profile

196 Beaglin Park Dr, Salisbury, Maryland, 21804
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 38.36973
 Longitude: -75.56065

2025 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	177	6.9%	1,926	10.5%	2,530	8.8%
\$15,000 - \$24,999	125	4.9%	1,431	7.8%	2,187	7.6%
\$25,000 - \$34,999	260	10.1%	1,614	8.8%	2,277	8.0%
\$35,000 - \$49,999	335	13.1%	2,406	13.2%	3,358	11.7%
\$50,000 - \$74,999	489	19.0%	3,372	18.5%	4,903	17.1%
\$75,000 - \$99,999	296	11.5%	2,575	14.1%	4,125	14.4%
\$100,000 - \$149,999	570	22.2%	3,126	17.1%	5,514	19.3%
\$150,000 - \$199,999	132	5.1%	1,022	5.6%	2,019	7.1%
\$200,000+	182	7.1%	787	4.3%	1,723	6.0%
Median Household Income	\$66,064		\$60,280		\$68,759	
Average Household Income	\$90,089		\$79,400		\$88,908	
Per Capita Income	\$38,486		\$32,172		\$35,256	

2030 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	185	6.9%	1,903	10.1%	2,487	8.4%
\$15,000 - \$24,999	116	4.3%	1,292	6.8%	1,971	6.7%
\$25,000 - \$34,999	246	9.2%	1,511	8.0%	2,104	7.1%
\$35,000 - \$49,999	316	11.8%	2,323	12.3%	3,190	10.8%
\$50,000 - \$74,999	488	18.2%	3,443	18.2%	4,892	16.6%
\$75,000 - \$99,999	301	11.2%	2,705	14.3%	4,211	14.3%
\$100,000 - \$149,999	636	23.7%	3,503	18.5%	6,004	20.4%
\$150,000 - \$199,999	155	5.8%	1,197	6.3%	2,306	7.8%
\$200,000+	236	8.8%	1,042	5.5%	2,293	7.8%
Median Household Income	\$73,920		\$65,606		\$75,374	
Average Household Income	\$96,950		\$85,373		\$96,210	
Per Capita Income	\$41,797		\$34,944		\$38,548	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

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2020 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	375	6.4%	2,783	6.4%	4,149	5.9%
Age 5 - 9	352	6.0%	2,694	6.2%	4,158	5.9%
Age 10 - 14	377	6.4%	2,798	6.4%	4,313	6.1%
Age 15 - 19	319	5.4%	2,775	6.4%	5,334	7.6%
Age 20 - 24	384	6.5%	4,294	9.9%	7,229	10.2%
Age 25 - 34	907	15.4%	6,428	14.8%	9,336	13.2%
Age 35 - 44	724	12.3%	5,201	12.0%	8,084	11.5%
Age 45 - 54	635	10.8%	4,682	10.8%	7,436	10.5%
Age 55 - 64	722	12.3%	5,073	11.7%	8,659	12.3%
Age 65 - 74	606	10.3%	3,870	8.9%	6,893	9.8%
Age 75 - 84	333	5.7%	1,976	4.5%	3,556	5.0%
Age 85+	142	2.4%	868	2.0%	1,398	2.0%

2025 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	393	6.2%	2,788	6.2%	4,134	5.7%
Age 5 - 9	406	6.4%	2,753	6.1%	4,197	5.8%
Age 10 - 14	369	5.8%	2,640	5.8%	4,150	5.7%
Age 15 - 19	389	6.1%	2,956	6.5%	5,463	7.5%
Age 20 - 24	355	5.6%	3,948	8.7%	6,595	9.1%
Age 25 - 34	978	15.4%	6,912	15.3%	10,268	14.1%
Age 35 - 44	848	13.4%	5,749	12.7%	8,775	12.1%
Age 45 - 54	698	11.0%	4,802	10.6%	7,612	10.5%
Age 55 - 64	690	10.9%	4,766	10.5%	7,897	10.9%
Age 65 - 74	660	10.4%	4,391	9.7%	7,610	10.5%
Age 75 - 84	405	6.4%	2,571	5.7%	4,546	6.2%
Age 85+	158	2.5%	936	2.1%	1,525	2.1%

2030 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	394	6.0%	2,783	6.0%	4,100	5.5%
Age 5 - 9	389	5.9%	2,611	5.6%	3,959	5.3%
Age 10 - 14	410	6.3%	2,701	5.8%	4,184	5.7%
Age 15 - 19	366	5.6%	2,786	6.0%	5,282	7.1%
Age 20 - 24	414	6.3%	4,177	9.0%	6,775	9.1%
Age 25 - 34	831	12.7%	6,447	13.9%	9,675	13.1%
Age 35 - 44	980	14.9%	6,223	13.4%	9,346	12.6%
Age 45 - 54	778	11.9%	5,224	11.3%	8,240	11.1%
Age 55 - 64	652	9.9%	4,586	9.9%	7,439	10.0%
Age 65 - 74	682	10.4%	4,573	9.9%	7,762	10.5%
Age 75 - 84	485	7.4%	3,107	6.7%	5,345	7.2%
Age 85+	178	2.7%	1,177	2.5%	1,945	2.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

Demographic and Income Comparison Profile

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 Longitude: -75.56065

	1 mile		3 miles		5 miles	
2020 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,365	57.3%	19,216	44.2%	36,383	51.6%
Black Alone	1,682	28.6%	17,122	39.4%	23,671	33.6%
American Indian Alone	21	0.4%	266	0.6%	360	0.5%
Asian Alone	179	3.0%	1,177	2.7%	2,263	3.2%
Pacific Islander Alone	3	0.1%	23	0.1%	33	0.0%
Some Other Race Alone	210	3.6%	2,438	5.6%	3,100	4.4%
Two or More Races	415	7.1%	3,201	7.4%	4,735	6.7%
Hispanic Origin (Any Race)	382	6.5%	4,252	9.8%	5,694	8.1%

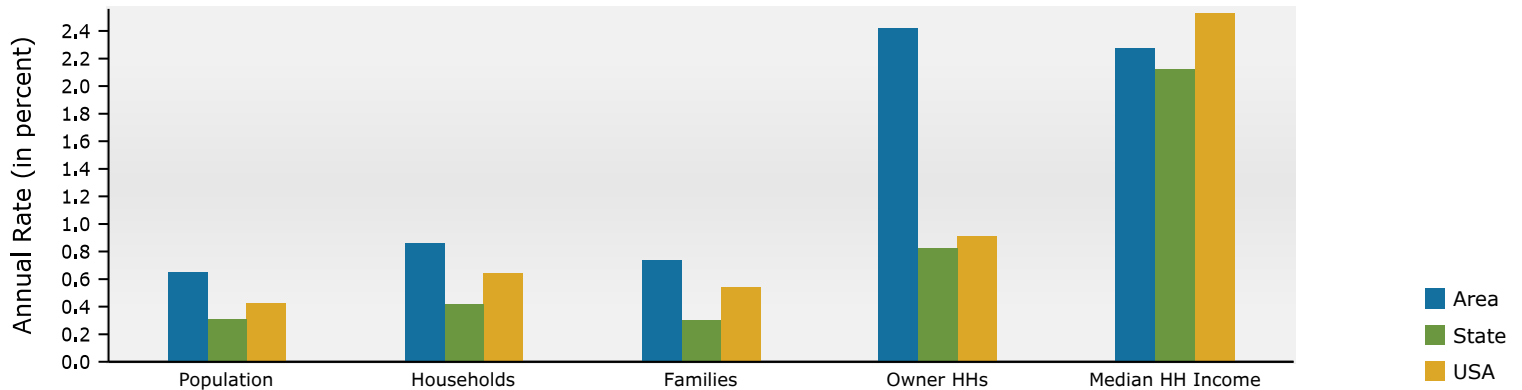
2025 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,530	55.6%	19,473	43.1%	36,464	50.1%
Black Alone	1,854	29.2%	17,829	39.4%	24,671	33.9%
American Indian Alone	25	0.4%	301	0.7%	404	0.6%
Asian Alone	205	3.2%	1,298	2.9%	2,466	3.4%
Pacific Islander Alone	4	0.1%	29	0.1%	42	0.1%
Some Other Race Alone	240	3.8%	2,677	5.9%	3,409	4.7%
Two or More Races	491	7.7%	3,603	8.0%	5,315	7.3%
Hispanic Origin (Any Race)	437	6.9%	4,673	10.3%	6,258	8.6%

2030 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,515	53.6%	19,347	41.7%	35,890	48.5%
Black Alone	1,978	30.2%	18,447	39.8%	25,526	34.5%
American Indian Alone	26	0.4%	316	0.7%	421	0.6%
Asian Alone	230	3.5%	1,441	3.1%	2,714	3.7%
Pacific Islander Alone	4	0.1%	30	0.1%	44	0.1%
Some Other Race Alone	264	4.0%	2,899	6.2%	3,693	5.0%
Two or More Races	541	8.2%	3,914	8.4%	5,765	7.8%
Hispanic Origin (Any Race)	481	7.3%	5,068	10.9%	6,785	9.2%

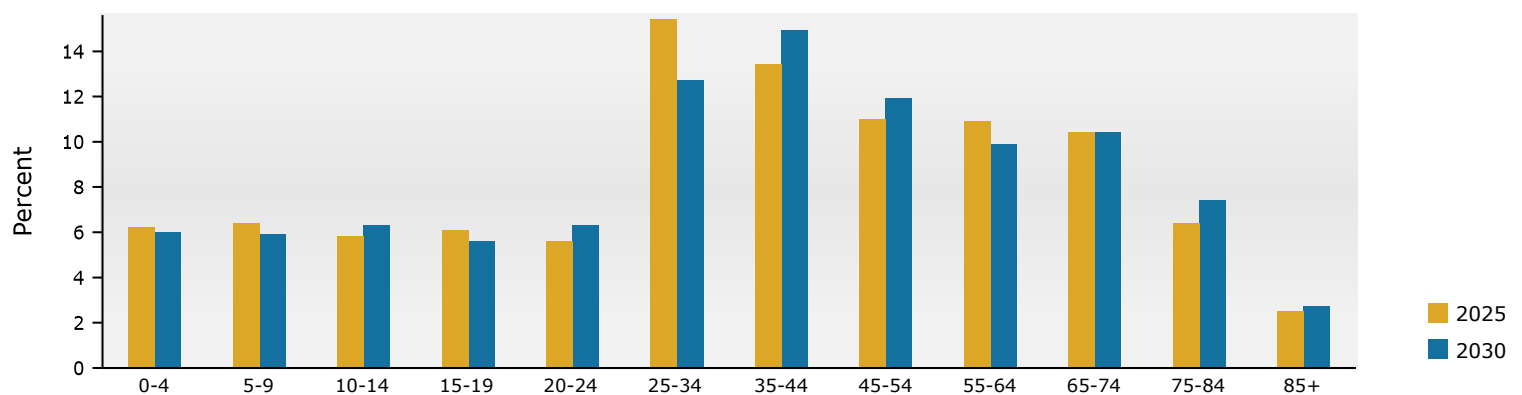
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

1 mile

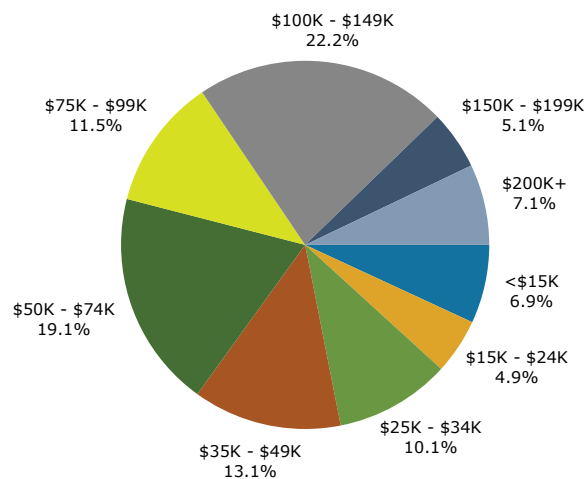
Trends 2025-2030



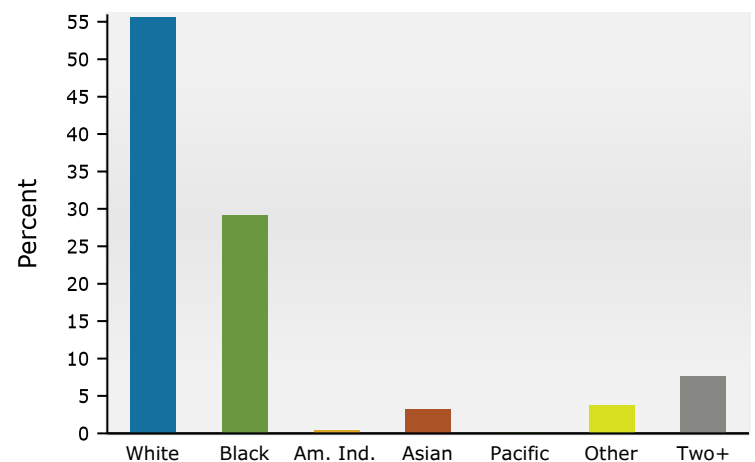
Population by Age



2025 Household Income

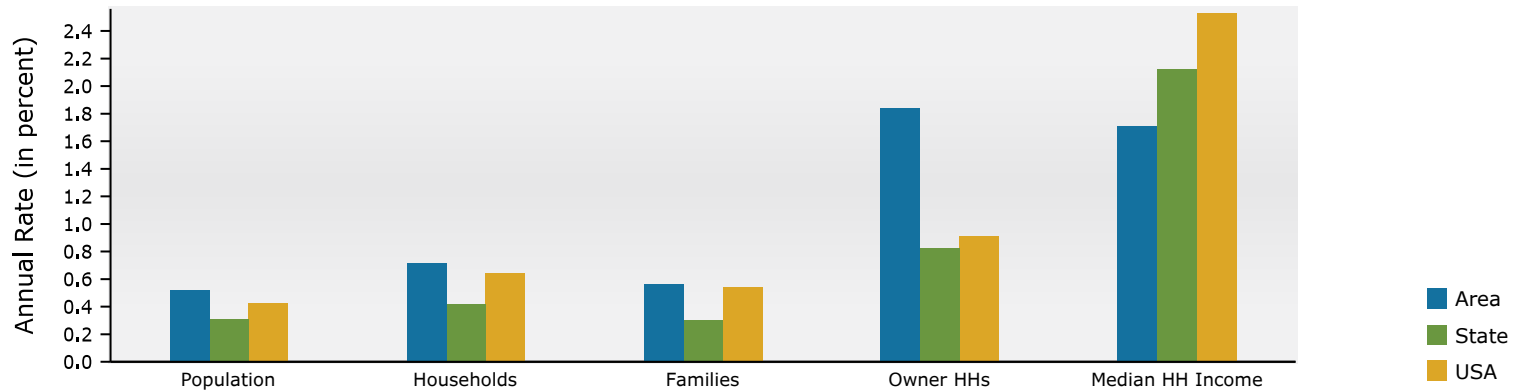


2025 Population by Race

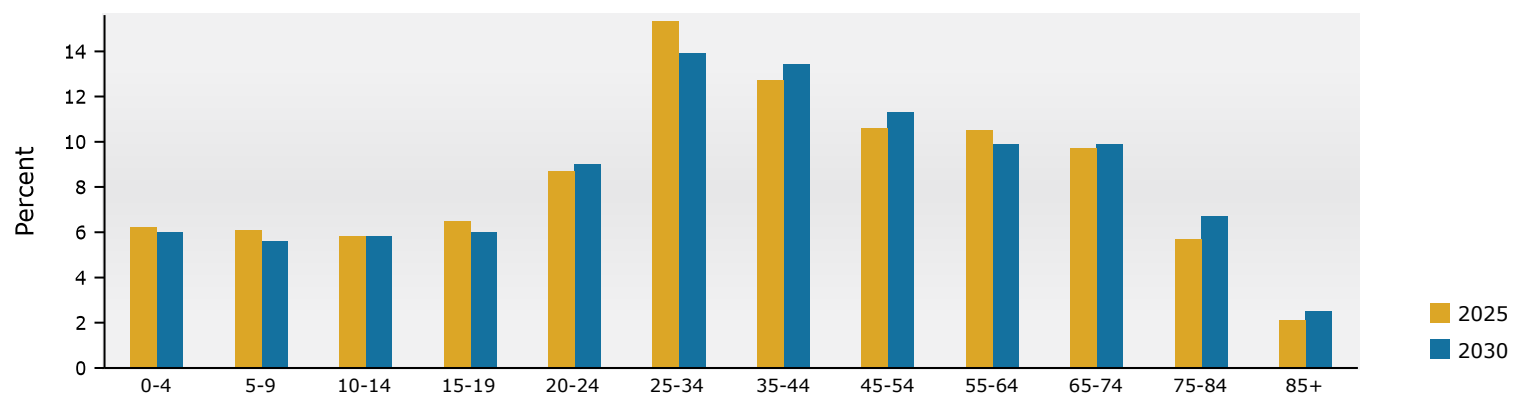


3 miles

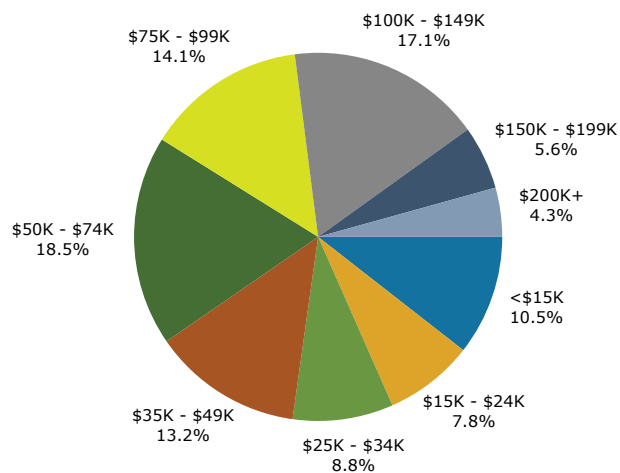
Trends 2025-2030



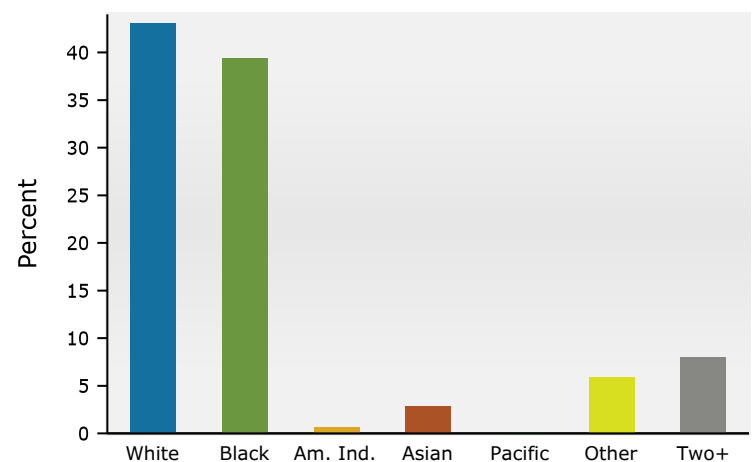
Population by Age



2025 Household Income

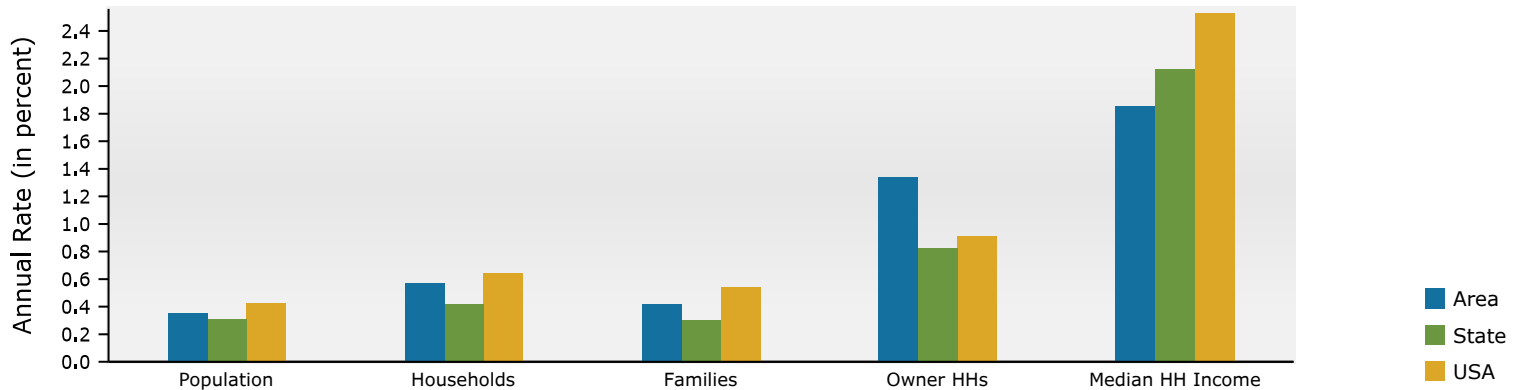


2025 Population by Race

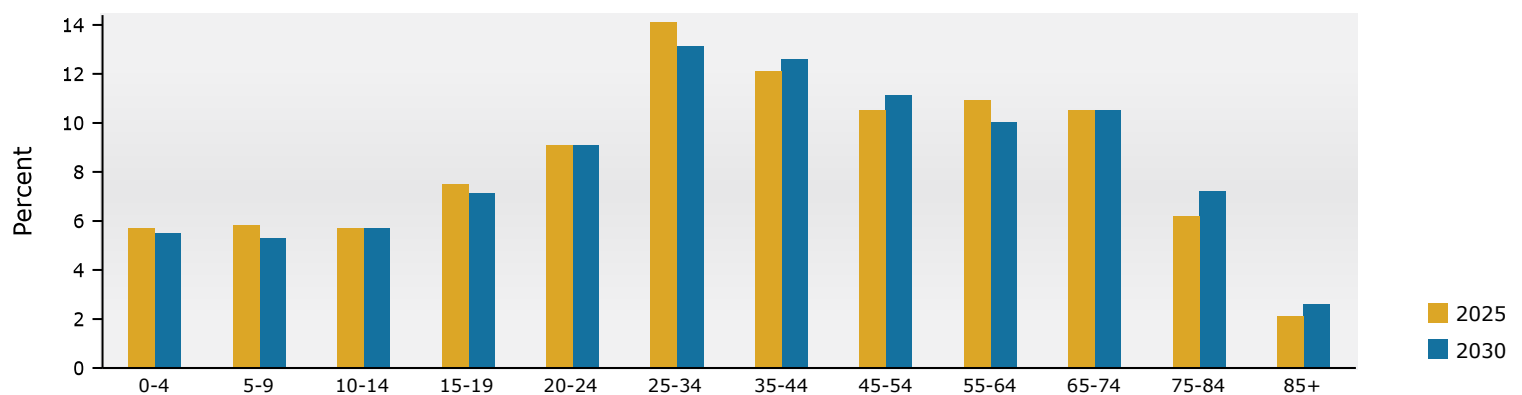


5 miles

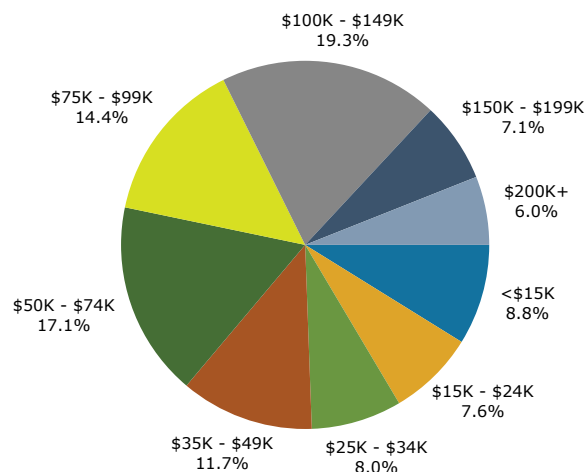
Trends 2025-2030



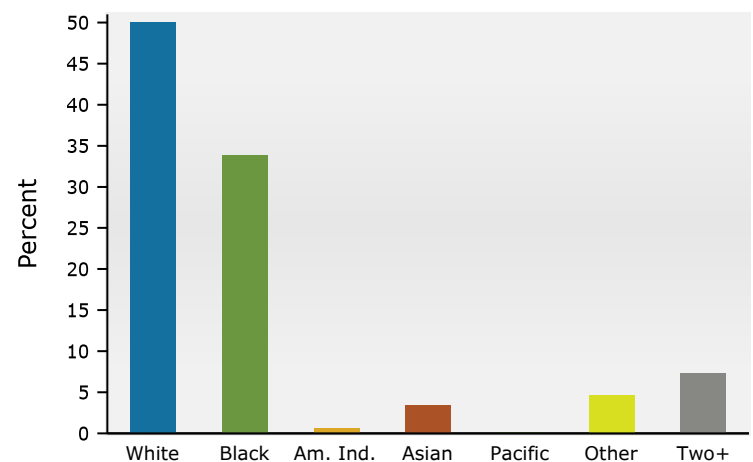
Population by Age



2025 Household Income



2025 Population by Race



Space Station Self Storage – Phase 3: Environmental Study

Phase 3 of the Space Station Self Storage project continues the environmentally conscious and sustainable development approach initiated in Phases 1 and 2.

Consistent with the City of Salisbury's Comprehensive Plan priorities, the project integrates low-impact development practices including micro bioretention areas and stormwater storage systems designed to maintain pre-development runoff conditions. Erosion and sedimentation will be actively managed through a formal Sediment and Erosion Control Plan, employing best management practices throughout construction. The project will connect to existing municipal water infrastructure and provide property interconnections without requiring public investment, promoting compact, infill-style development that aligns with the city's goals for responsible growth, infrastructure efficiency, and neighborhood connectivity.

The use of micro bioretention facilities and a shared stormwater management pond helps reduce pollutant loads and mitigate runoff impacts, further demonstrating the project's alignment with Salisbury's environmental protection goals.

TRAFFIC STUDY:

Where: Stub Road Beaglin Park Drive across from Sharen Drive

Total Trip generation to intersection of Beaglin Park Drive and Sharen Drive:

Trip generation based off ITE Trip Gen 12th edition

17,648 sf of mini storage space = Land use group Industrial, 151 – Mini warehouse and storage space

Daily Trips - 50% enter/50% exiting = 23 trips total - 11 in/12 out

Peak hour between 7 and 9 a.m. 59% in/41% out = 1 trip total – 1 in/0 out

Peak hour between 4 and 6 p.m. 48% in/52% out = 2 trips total – 1 in / 1 out

Peak weekend a.m. 51% in/49% out = 3 trips total – 2 in/1 out

Peak weekend p.m. 51% in/49% out = 3 trips total – 2 in/1 out

Conclusion:

The site generates very few trips and has very minimal impact to the existing streets and this intersection.



Hebron Savings Bank

April 14, 2026

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

RE: Phase 3 Financing for Space Station Salisbury Self-Storage Project

To Whom It May Concern,

Michael Gyory and Hans Hardisty of Space Station Salisbury, LLC have discussed and presented the plans for the expansion of their self-storage facility in Salisbury, MD. Hebron Savings Bank is supportive of this project and has approved financing for the proposed expansion. Our experience with Mr. Gyory and Mr. Hardisty throughout the loan process has been collaborative, communicative, and reliable.

If you have any further questions or concerns, feel free to contact me at ewagner@hebronsavingsbank.com or (410) 228-2440. Thank you for your time.

Sincerely,

Ernest L. Wagner Jr.
VP / Business Development Officer

101 North Main Street • P.O. Box 59 • Hebron, Maryland 21830

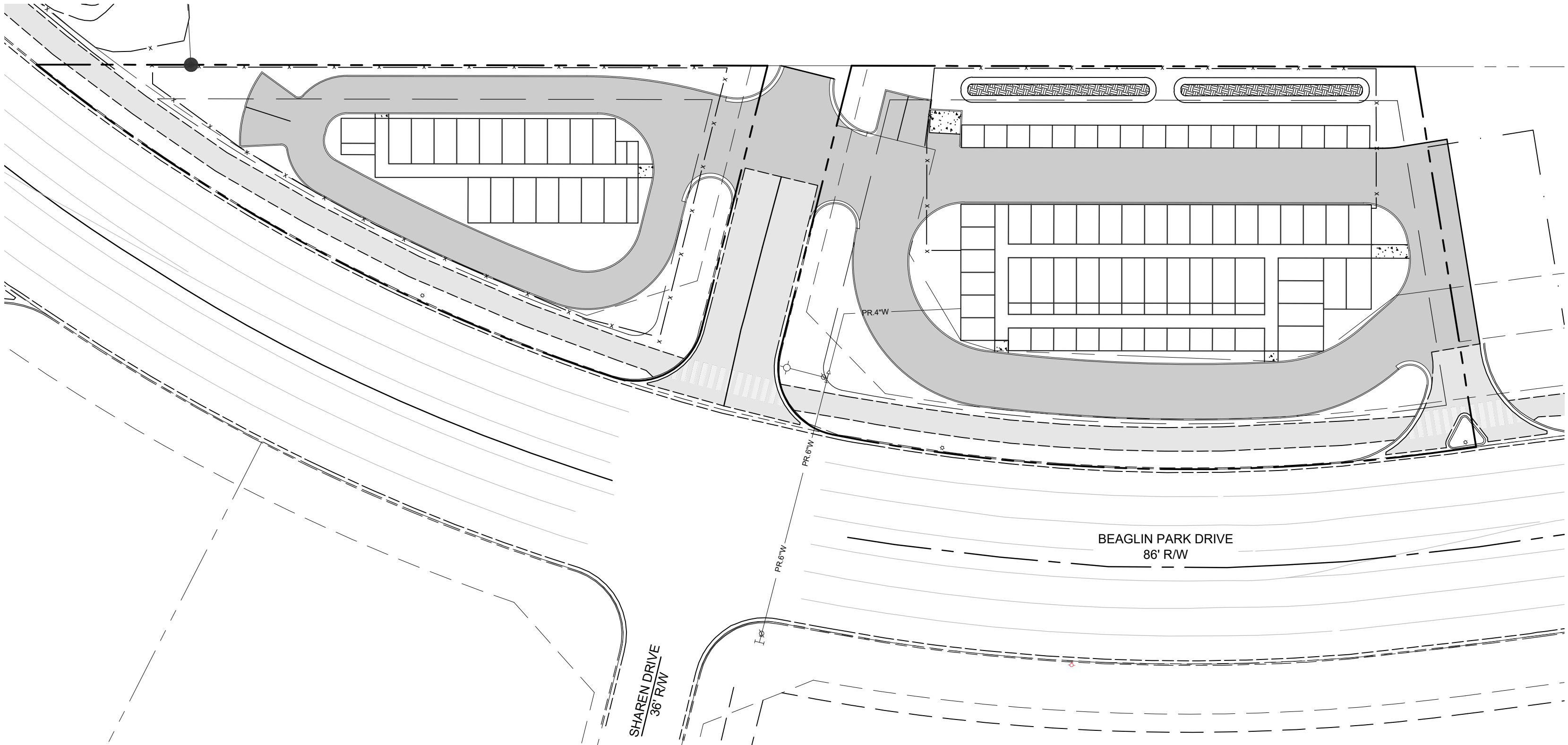


6/19/2025 2:29:12 PM
COMPREHENSIVE DEVELOPMENT PLAN

PLAN DATA			
1	PARCEL	2582	
2	LOT 4	PLAT: 0015/0584 48,577.70 SF (± 1.115 AC)	DEED: 05605/00001
3	LOT 30	PLAT: 0015/0584 26,927.46 SF (± 0.618 AC)	DEED: 05605/00001
4	TOTAL SITE TOTAL LOD	1.733 ACRES 1.76 ACRES	
5	ZONING	PDD #1 - PLANNED DEVELOPMENT DISTRICT	
6	SETBACKS	FRONT: 20' REAR: 15' SIDE: 10'	
7	MAXIMUM BLDG HEIGHT	40 FEET	
8	NEAREST MAJOR INTERSECTION	BEAGLIN PARK DR AND OLD OCEAN CITY RD NORTH OF PROPERTY	
9	FEMA FLOOD ZONE	FLOOD ZONE AE (9.5'), X (AT 0.2%), AND X (AT < 0.2%) FLOOD MAP 24045C0283E DATED AUGUST 17, 2015	
10	EXISTING/PROPOSED ZONING	PDD NR 1 (PLANNED DEVELOPMENT DISTRICT)	
11	PRESENT LAND USE:	VACANT LOTS	
12	PROPOSED LAND USE	MINI STORAGE UNITS	
13	PROPOSED SEWER	NO OFFICE SPACE	
14	PROPOSED WATER	NO OFFICE SPACE	
15	PROPOSED TRASH DISPOSAL	PRIVATE	
16	REQUIRED PARKING	NO REQUIRED PARKING	
17	PROVIDED PARKING	4 SPOTS	
18	SURFACE COVERAGE	BUILDINGS: 17,648 SF EX/PRO ASPHALT/CONCRETE & CURB: 32,116.39 TOTAL: 49,763.89 SF (65.91% OF SITE)	
19	PROVIDED OPEN SPACE	25,741.27 SF (34.09% OF SITE)	

STORAGE STATION, PHASE 3

CP# 26-008 - COMPREHENSIVE DEVELOPMENT PLAN



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

SHEET INDEX	
SHEET #	DESCRIPTION
TS-1	TITLE SHEET
EC-1	EXISTING CONDITIONS & DEMO PLAN
SP-1	SITE PLAN
LS-1	LANDSCAPE & LIGHTING PLAN
AT-1	CONCEPTUAL ELEVATIONS & RENDERINGS



CONTACT DATA	
OWNER/DEVELOPER	SPACE STATION SALISBURY, LLC 5000 STATION CENTER, STE C OAKLAND, MD 21550 C/O 1: HANS HARDISTY 914-489-7909 hansk@nationalstoragepartners.com C/O 2: MICHAEL GYORY 914-424-8833 mpygyory@verizon.net
DESIGNER	PLITKO ENGINEERING, LLC 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 C/O: ROB PLITKO 302-537-1919 rplitko@plitko.com

OWNER/DEVELOPER CERTIFICATION	
OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORM WATER MANAGEMENT IMPROVEMENTS ARE COMPLETED AND MAINTAINED PER DESIGN AND AS REQUIRED BY REGULATION INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DRAINAGE AREA GRADING, DISSIPATION OF FLOW, MINIMUM DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE.	
OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR PERFORMING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METERS) TO ENSURE SIZING FOR TREATMENT, GRADING, SEPARATION FROM NEAREST IMPERVIOUS SURFACE AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.	
OWNER, DEVELOPER, SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD-PARTY INSPECTION REPORT OF ALL STORM WATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY SOTROM WATER INSPECTOR.	
OWNER, DEVELOPER, SUCCESSOR, OR ASSIGNS SHALL PROVIDE AN AS-BUILT CERTIFICATION BLOCK TO BE EXECUTED AFTER PROJECT COMPLETION.	
SPACE STATION SALISBURY, LLC 5000 STATION CENTER, SUITE C OAKLAND, MD 21550 C/O 1: HANS HARDISTY	DATE
C/O 2: MICHAEL GYORY	DATE

PROFESSIONAL CERTIFICATION	
I, ROB PLITKO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.	
ROB PLITKO PE LIC NO: 34115 EXP: 2/17/2027	DATE

CITY OF SALISBURY APPROVAL BLOCK	
APPROVED: CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT	CITY PROJECT # 26-008
JUDY KUNTZ, PE DEPUTY DIRECTOR	DATE

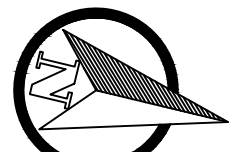
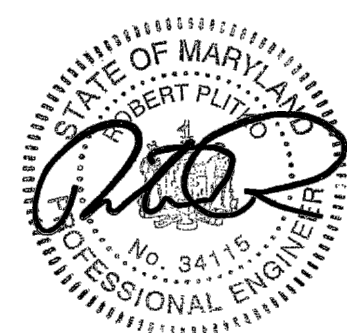
REVISIONS



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

COMPREHENSIVE DEVELOPMENT PLAN STORAGE STATION - PHASE 3

BEAGLIN PARK DRIVE
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND
MAP: 121
GRID: 0011
PARCEL: 2582



GRAPHIC SCALE
1 inch = 40 feet

PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

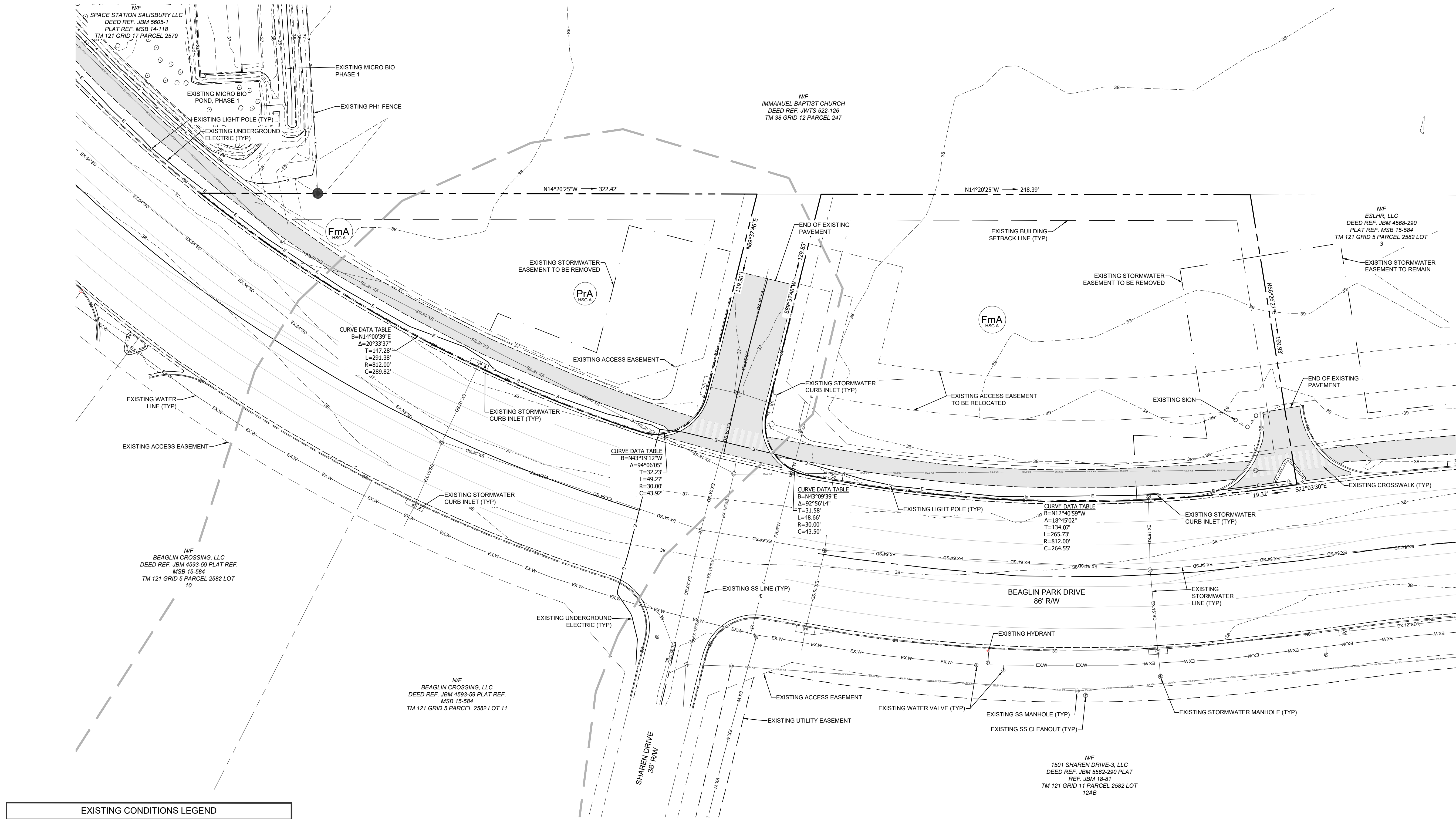
SITE PLAN: RAZ	DATE
DRAWING: RAZ	6/19/26
REVIEW: RP	

SHEET

TS-1

TITLE SHEET

6/19/2026 2:29:16 PM



EXISTING CONDITIONS LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY
	BUILDING SETBACK LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING CONTOUR
	EXISTING SOIL LINES
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING BRUSH & BRIARS
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING STORMWATER MAIN
	EXISTING ACCESS EASEMENT
	EXISTING STORMWATER EASEMENT TO BE REMOVED
	EXISTING ROAD CENTER LINE
	EXISTING SIDEWALK / PAVEMENT
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING SOIL LABEL
	EXISTING LIGHT POLE
	EXISTING STORMWATER MANHOLE
	EXISTING STORMWATER CURB INLET

SOILS LIST		
FmA	FORT MOTT LOAMY SAND, 0 TO 2% SLOPES	A
PrA	PEPPERBOX-ROCKAWALKIN COMPLEX, 0 TO 2% SLOPES	A

EXISTING CONDITIONS

REVISIONS

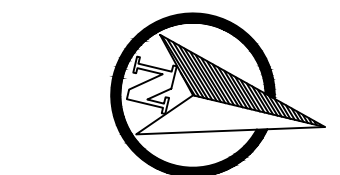
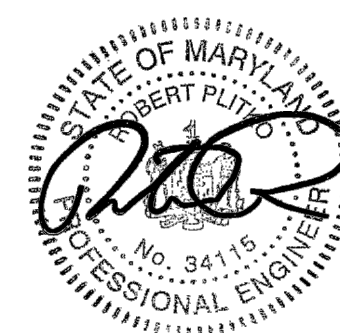


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53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

COMPREHENSIVE DEVELOPMENT PLAN
STORAGE STATION - PHASE 3

BEAGLIN PARK DRIVE
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND

MAP: 121 GRID: 0011 PARCEL: 2582



GRAPHIC SCALE
1 inch = 30 feet

PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

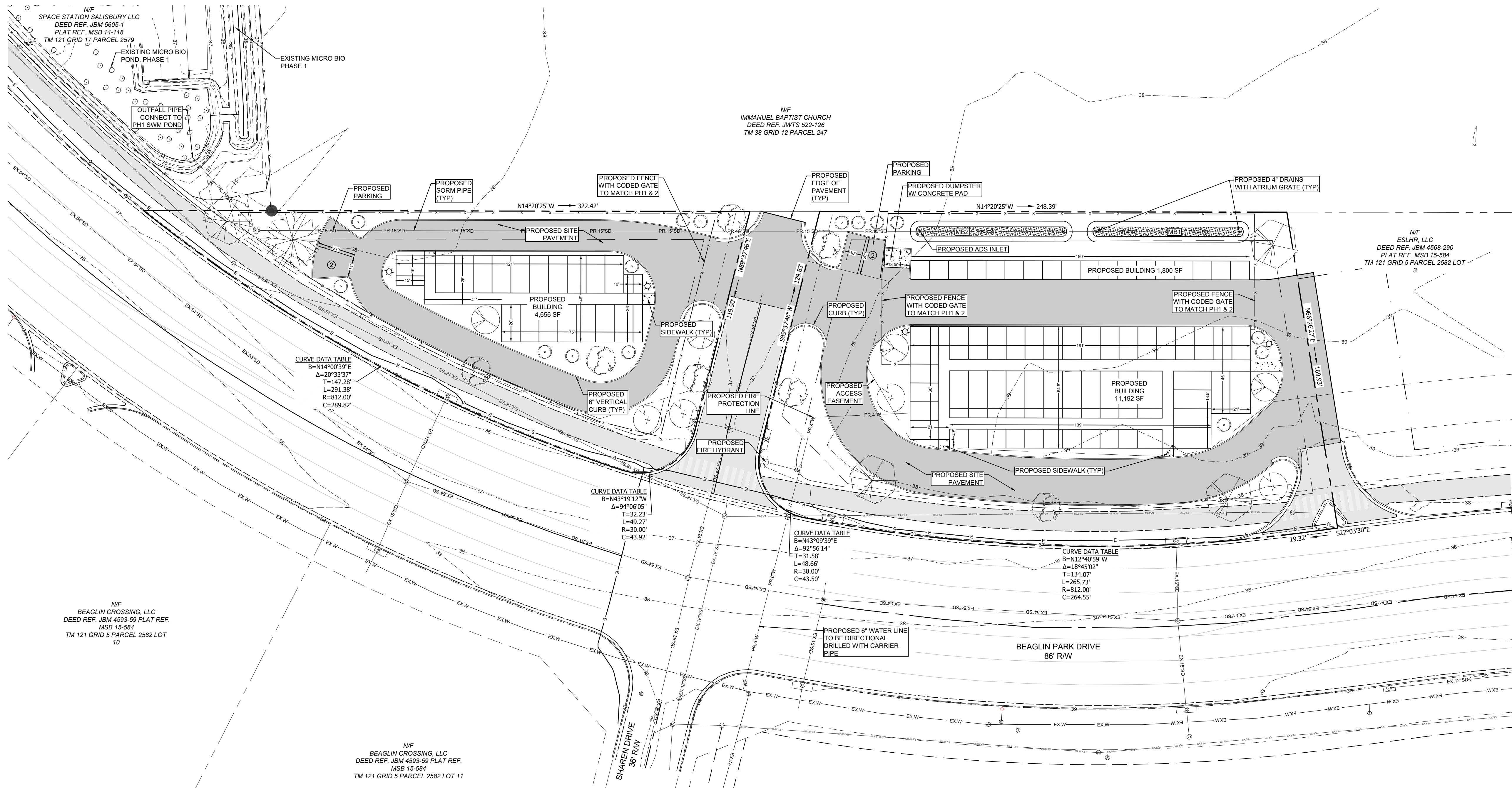
SITE PLAN: RAZ	DATE 6/19/26
DRAWING: RAZ	
REVIEW: RP	

SHEET

EC-1

6/19/2024 2:29:18 PM

PROPOSED CONDITIONS LEGEND	
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED PARKING STRIPE
	PROPOSED FENCE
	PROPOSED STORM PIPE
	PROPOSED STORM PIPE
	PROPOSED ACCESS EASEMENT
	PROPOSED MICRO BIO
	PROPOSED PAVING
	PROPOSED SITE LIGHTING (CITY STD. 600.04)
	PROPOSED STORM MANHOLE (STD 400.13)
	PROPOSED SIDEWALK / CONCRETE



SITE PLAN

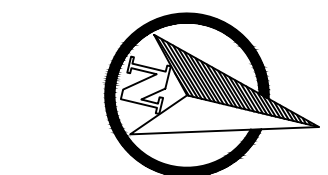
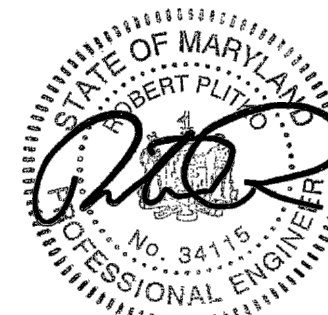
REVISIONS



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

COMPREHENSIVE DEVELOPMENT PLAN
STORAGE STATION - PHASE 3

BEAGLIN PARK DRIVE
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND
MAP: 121 GRID: 0011 PARCEL: 2582



GRAPHIC SCALE
1 inch = 30 feet

PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: RAZ
DRAWING: RAZ
REVIEW: RP

DATE
6/19/26

SHEET

SP-1

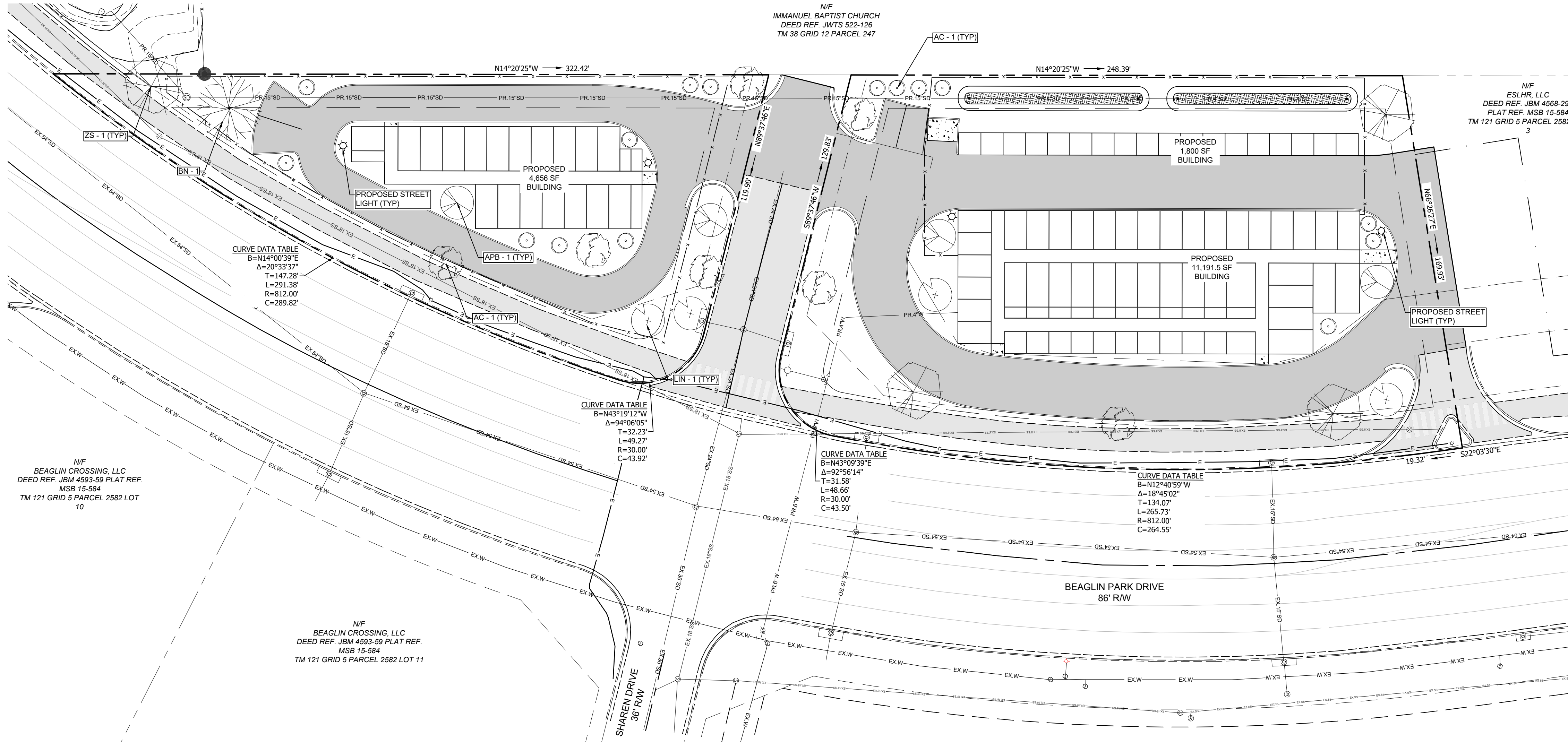
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COMPREHENSIVE DEVELOPMENT PLAN

N/F
SPACE STATION SALISBURY LLC
DEED REF. JBM 5605-1
PLAT REF. MSB 14-118
TM 121 GRID 17 PARCEL 2579

N/F
IMMANUEL BAPTIST CHURCH
DEED REF. JWTS 522-126
TM 38 GRID 12 PARCEL 247

N/F
ESLHR, LLC
DEED REF. JBM 4568-290
PLAT REF. MSB 15-584
TM 121 GRID 5 PARCEL 2582 LOT 3



CURVE DATA TABLE
B=N14°00'39"E
Δ=20°33'37"
T=147.28'
L=291.38'
R=812.00'
C=289.82'

CURVE DATA TABLE
B=N43°19'12"W
Δ=94°00'05"
T=32.23'
L=49.27'
R=30.00'
C=43.92'

CURVE DATA TABLE
B=N43°09'39"E
Δ=92°56'14"
T=31.58'
L=48.66'
R=30.00'
C=43.50'

CURVE DATA TABLE
B=N12°40'59"W
Δ=18°45'02"
T=134.07'
L=265.73'
R=812.00'
C=264.55'

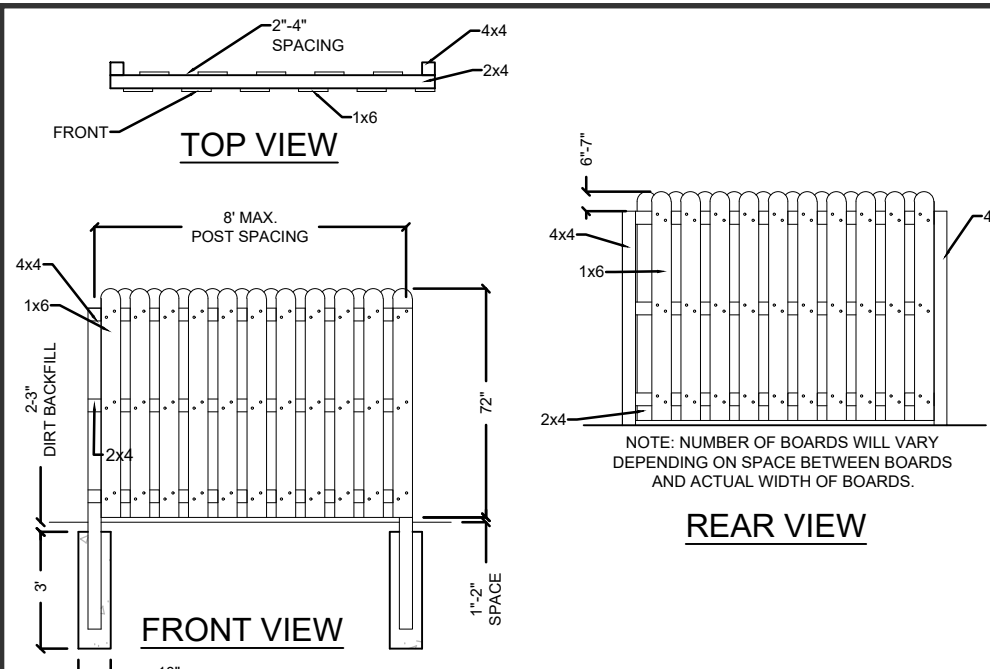
N/F
BEAGLIN CROSSING, LLC
DEED REF. JBM 4593-59 PLAT REF.
MSB 15-584
TM 121 GRID 5 PARCEL 2582 LOT 11

N/F
1501 SHAREN DRIVE-3, LLC
DEED REF. JBM 5562-290 PLAT
REF. JBM 18-81
TM 121 GRID 11 PARCEL 2582 LOT 12A3

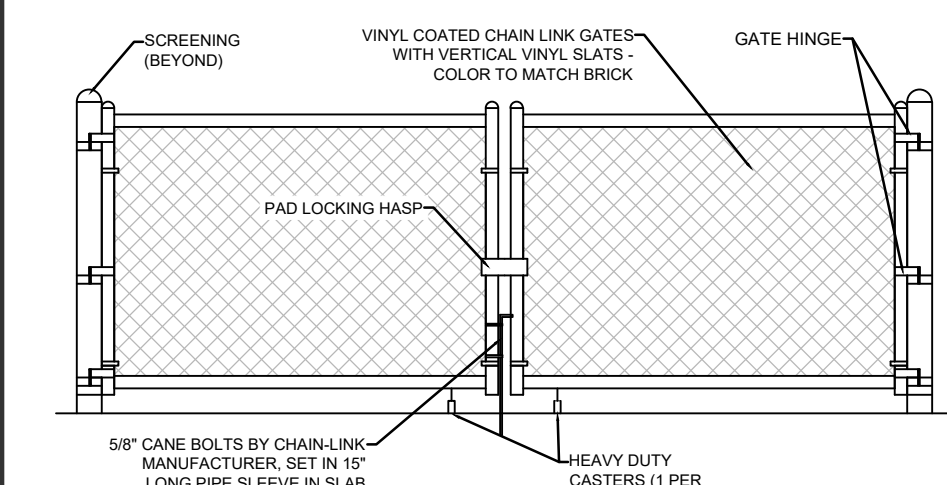
PLANT KEY	
SYMBOL	PLANT NAME
	BLOODGOOD JAPANESE MAPLE
	HERITAGE RIVER BIRCH
	SHADBLOW SERVICEBERRY
	NATCHEZ CRAPEMYRTLE
	JAPANESE ZELKOVA
	SHAMROCK INKBERRY



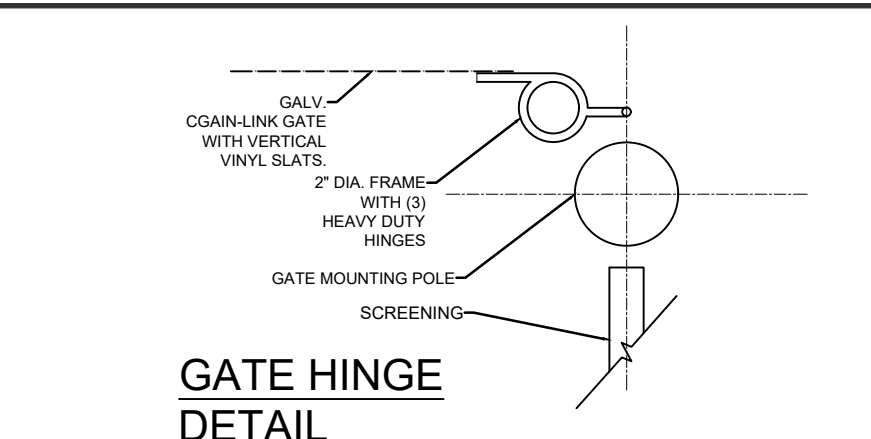
TYPICAL STREETLIGHT FIXTURE (4)
SHOEBOX-STYLE LED FIXTURE, DIRECTED
DOWNWARD TO MINIMIZE OFF-SITE GLARE



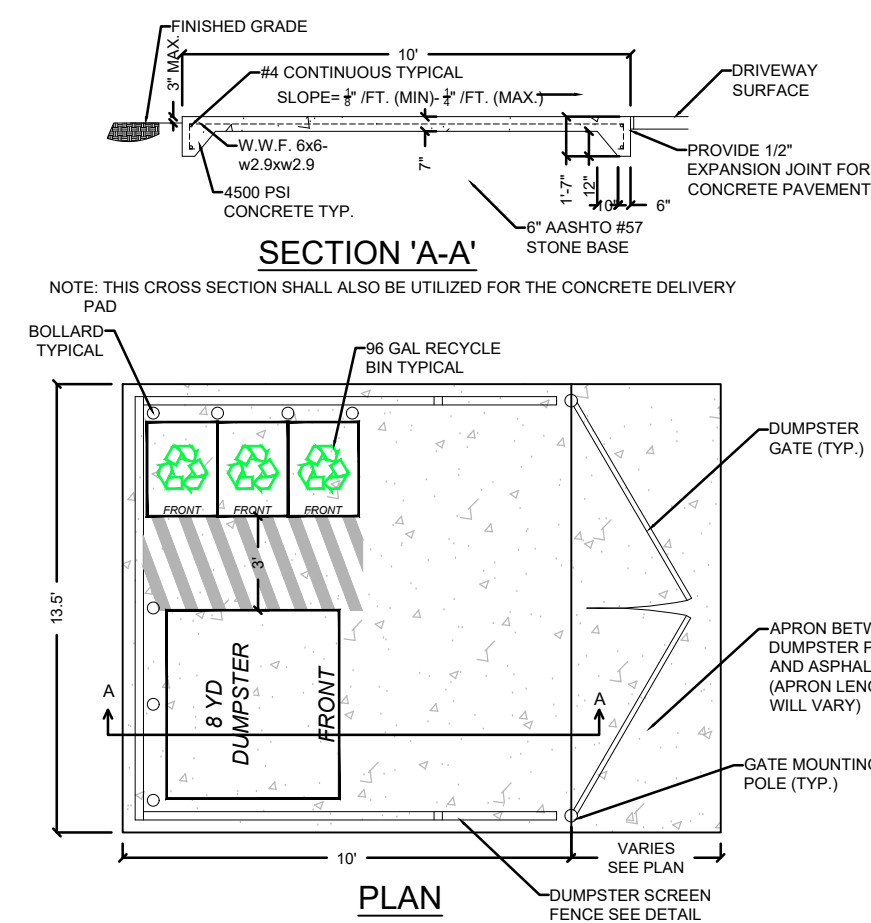
SHADOWBOX PRIVACY FENCE DETAIL
TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)



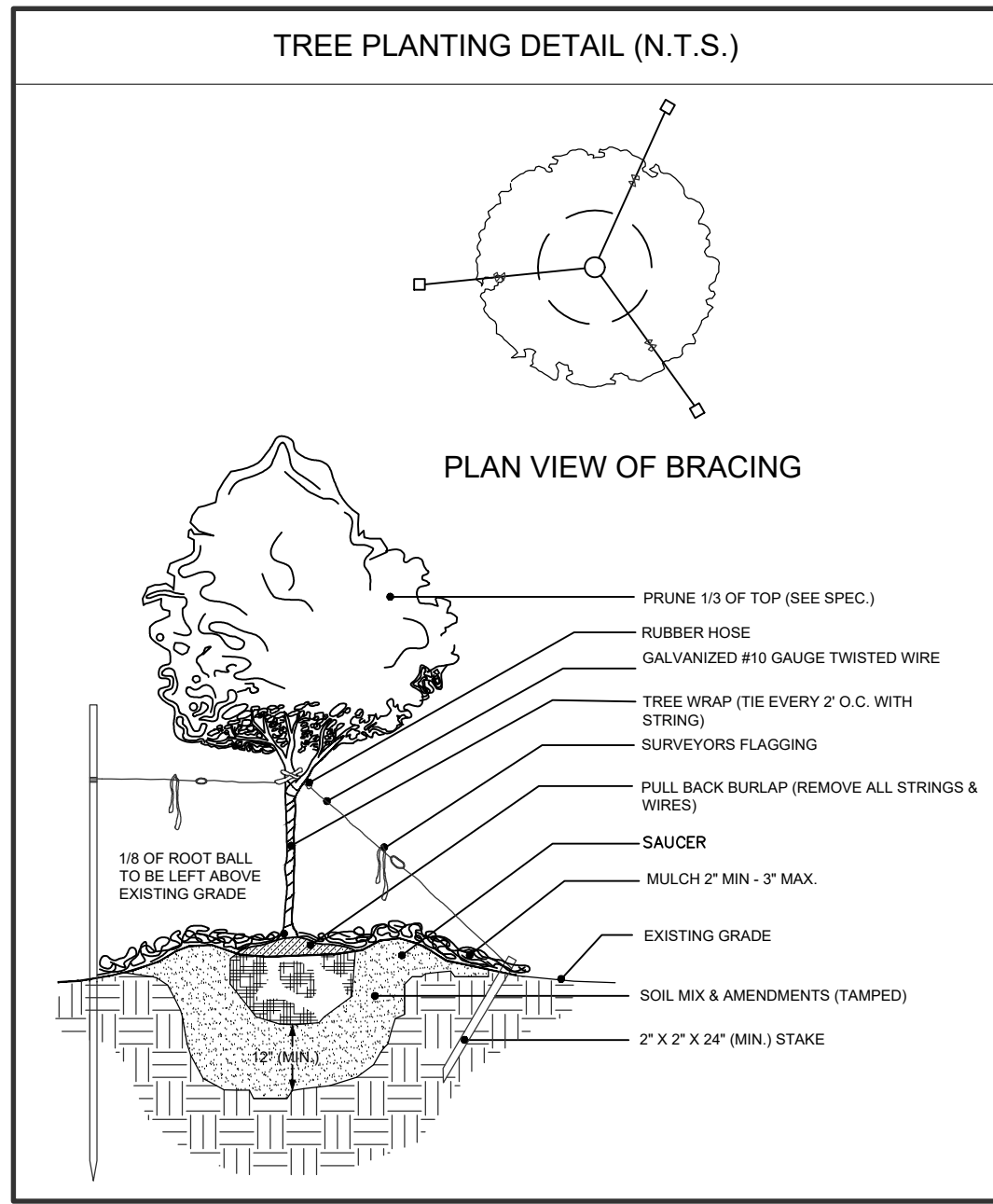
DUMPSTER GATE DETAIL



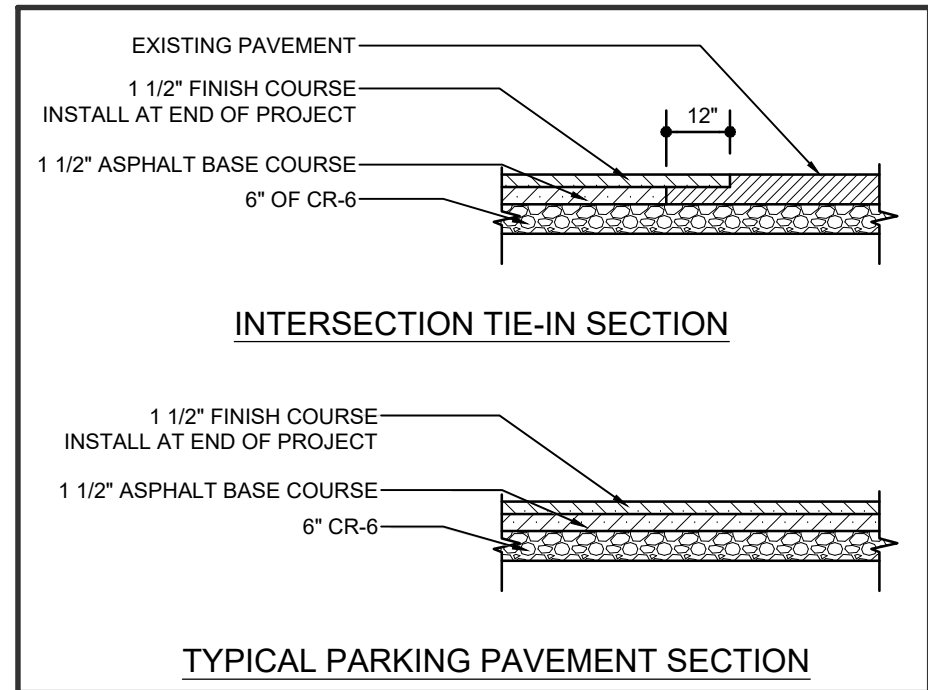
GATE HINGE
DETAIL



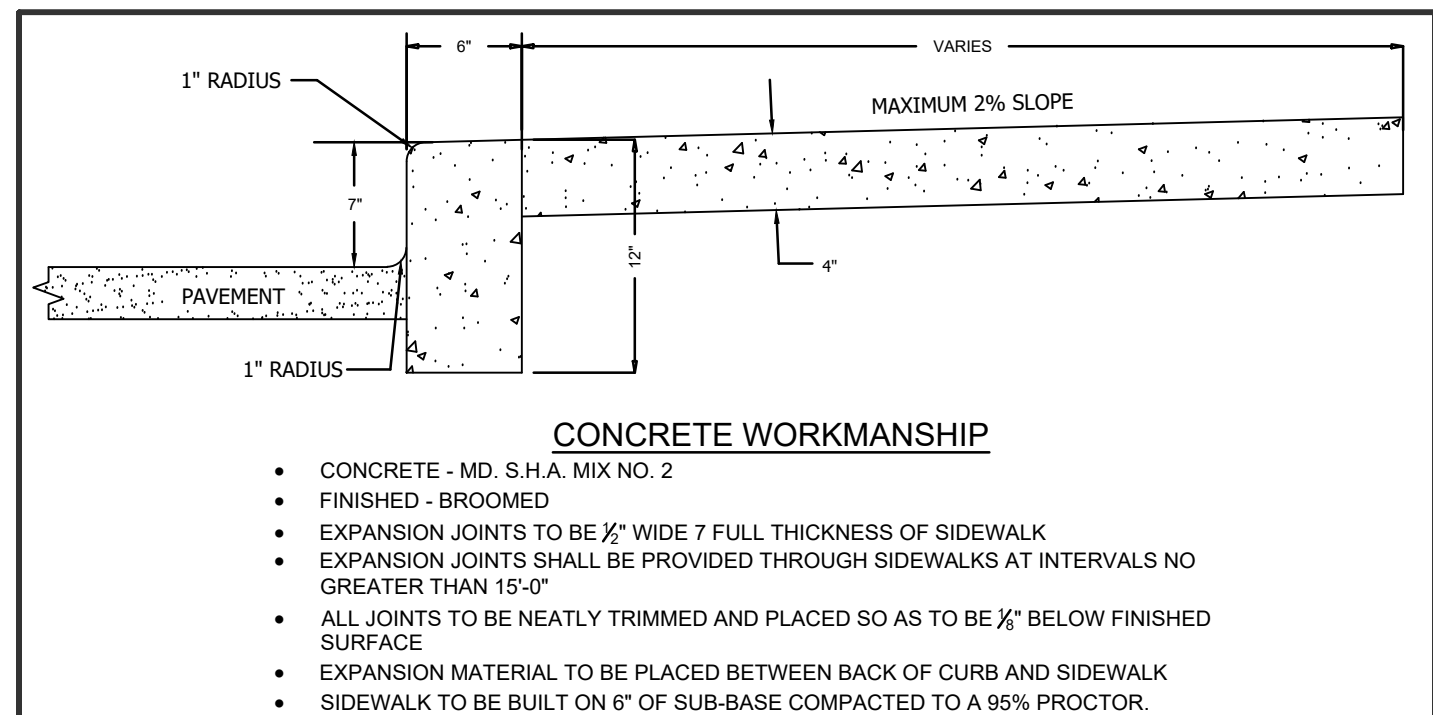
DUMPSTER PAD WITH SCREENING
DETAIL



TREE PLANTING DETAIL (N.T.S.)



PAVEMENT DETAILS
NTS



PRIVATE CURB & GUTTER AND CURB & SIDEWALK
NTS

PLANT LIST:							
TREES	KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
	APB	4	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	as shown	2 - 2-1/2" cal	Heavy, full, vigorous
	BN	1	Betula nigra 'Heritage'	Heritage River Birch	as shown	7-8' ht.	Heavy, full, vigorous, multistemmed
	AC	7	Amelanchier Canadensis	Shadblow Serviceberry	as shown	6-7' ht.	Heavy, full, vigorous
	LIN	4	Lagerstroemia indica 'Natchez'	Crape Myrtle	as shown	8-10' ht.	Heavy, full, vigorous, multistemmed
	ZS	4	Zelkova Serrata	Japanese Zelkova	as shown	1 1/2" - 2" cal.	Heavy, full, vigorous
SHRUBS	IG	15	Ilex glabra 'Shamrock'	Shamrock Inkberry	36" o.c.	18" - 21"	Heavy, full, vigorous

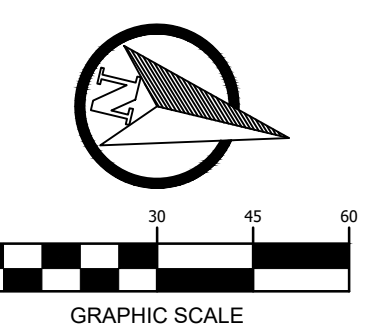
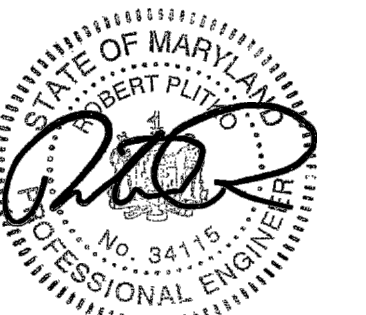
REVISIONS



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

COMPREHENSIVE DEVELOPMENT PLAN STORAGE STATION - PHASE 3

BEAGLIN PARK DRIVE
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND
MAP: 121 GRID: 0011 PARCEL: 2582



PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

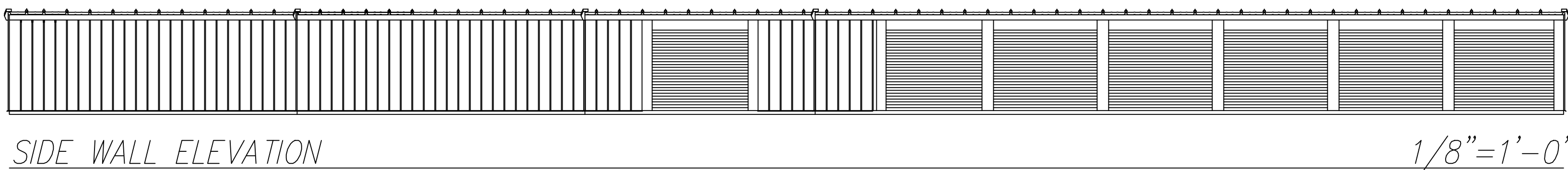
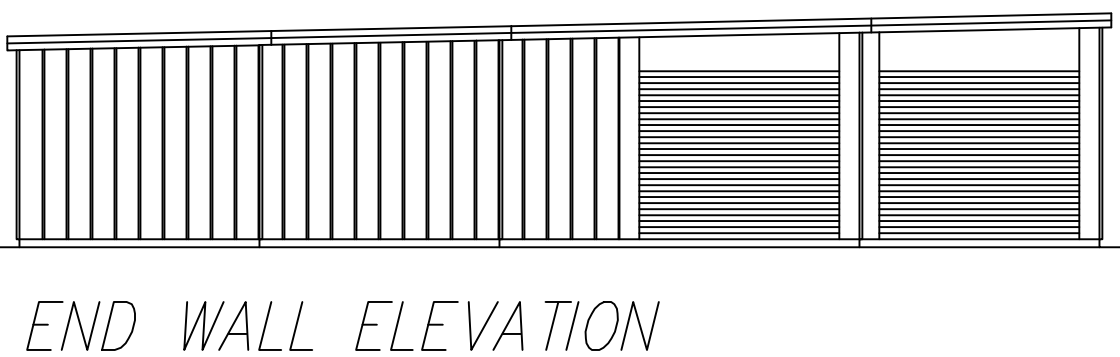
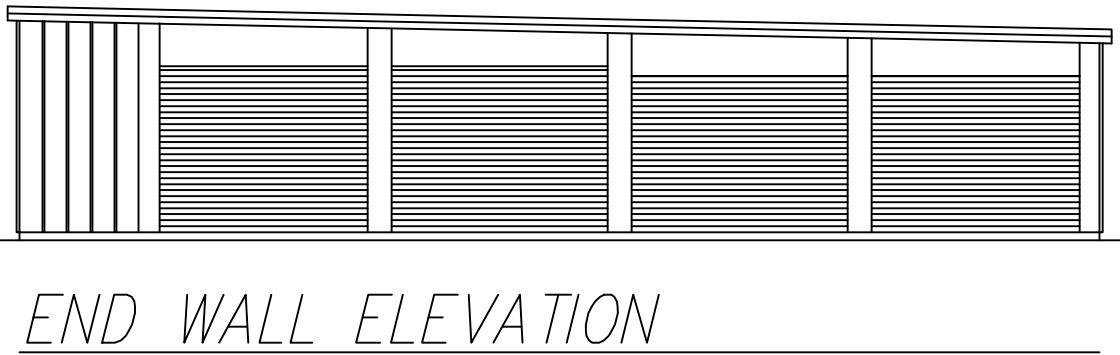
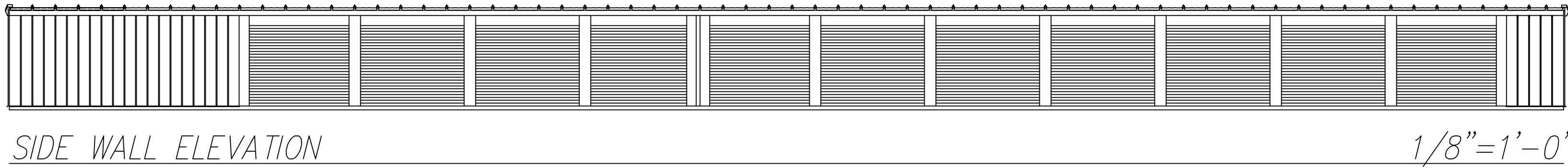
SITE PLAN: RAZ	DATE
DRAWING: RAZ	6/19/26
REVIEW: RP	
SHEET	

LS-1

LANDSCAPE & LIGHTING PLAN

6/19/2026 2:29:53 PM

CONCEPTUAL ELEVATIONS & RENDERINGS



NOTE:
* ARCHITECTURE, COLOR, AND ELEVATIONS WILL MATCH THE EXISTING PHASE 1 & 2 OF THE CONSTRUCTED MINI-STORAGE FACILITY AS SHOWN IN THE ABOVE PHOTOS.

CONCEPTUAL ELEVATIONS & RENDERINGS

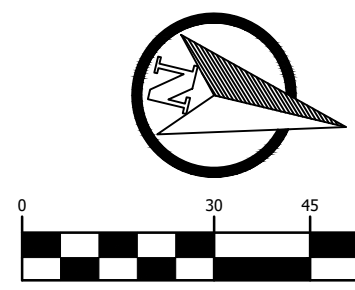
REVISIONS



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

COMPREHENSIVE DEVELOPMENT PLAN STORAGE STATION - PHASE 3

BEAGLIN PARK DRIVE
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND
MAP: 121 GRID: 0011 PARCEL: 2582



PROJECT DATUM
HORIZONTAL: MD NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: RAZ
DRAWING: RAZ
REVIEW: RP

DATE
6/19/26

SHEET

AT-1



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
- 17.76.020 Permitted Uses
- 17.76.025 Uses Permitted by Special Exception

The proposed amendments are summarized below:

- Add the following terms/definitions:
 “Data Center” means a building or group of buildings used to house computer systems, computer storage equipment, and associated infrastructure that businesses or other organizations use to organize, process, store, and disseminate large amounts of data. This use shall not be incorporated within mixed-use buildings or multi-use facilities.
- Add special exception for data centers within the Light Industrial
- 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 requires all text amendments to 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, specifically Sections 17.04.120 – Definitions and 17.76 – Light Industrial District.

Last month the Planning Commission reached a consensus to add data centers as a special exception within the Light Industrial District. This special exception will be created as a placeholder, as our current code is outdated and inherently permits data centers within the Light Industrial District and General Commercial District. The inclusion of data centers as a special exception will help limit the creation of this potentially hazardous use within the Light Industrial and General Commercial Districts as there are sensitive uses and residences in and adjacent to these districts. This amendment will offer the staff and the commission more time to research and discuss this topic before we can reach a compromise on development standards. The staff has changed the definition that was proposed last month to be consistent with the state’s definition of data centers.

ATTACHMENT 1 – Research

Maryland state definition

A data center is a building or group of buildings used to house computer systems, computer storage equipment, and associated infrastructure that businesses or other organizations use to organize, process, store, and disseminate large amounts of 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](#)

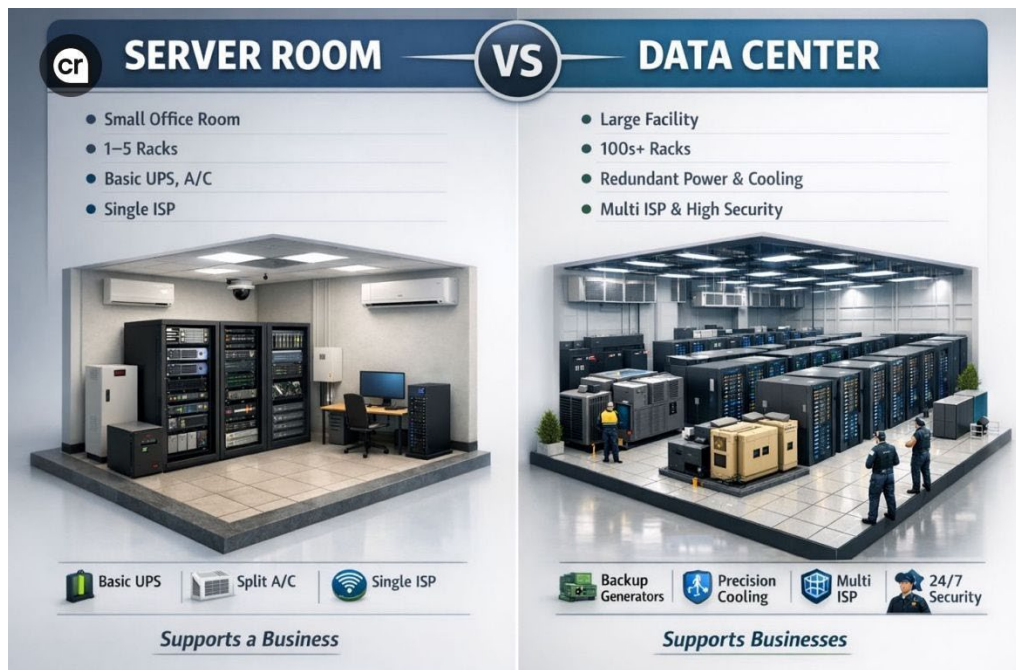
Urban Land Institute – Local Guidelines for Data Center Development

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

Data Center vs Server Room

A server room is defined as an enclosed, temperature-controlled space housing computer servers, network switches and data storage. They are restricted-access spaces typically under 500 sqft that act as IT and communications hub for an organization.

Server rooms are typically localized, on-premises rooms designed to supply resources for a single business, school or organization.





ATTACHMENT 2 – Proposed Amendments

17.04.120 Definitions

“Data Center” means a building or group of buildings used to house computer systems, computer storage equipment, and associated infrastructure that businesses or other organizations use to organize, process, store, and disseminate large amounts of data. This use shall not be incorporated within mixed-use buildings or multi-use facilities.

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



Infrastructure and Development Staff Report

July 9, 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)
- 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. It is 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

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.



ATTACHMENT 1 – PROPOSED DEVELOPMENT STANDARDS

Accessory Dwelling Unit (ADU) Development Standards

- A. Accessory Dwelling Units must provide complete living facilities for at least one person, including at minimum sanitation, cooking, eating, and sleeping
- B. No more than one Accessory Dwelling Unit per lot, parcel or tract
- C. Setbacks shall be the same as the established setbacks for the zoning district on which they are erected
- D. Density
 - a. Accessory Dwelling Unit is exempt from the calculation of density for the lot, parcel, or tract upon which it is located
- E. Size Limitations
 - a. The maximum size of an ADU is limited to 75% of the primary dwelling unit
 - i. The primary dwelling unit size shall be measured by total above grade living area
 - b. The height of the ADU shall be equal to or less than the primary dwelling unit
- F. If an Accessory Dwelling Unit is attached to the primary dwelling, the ADU must have a separate entrance
- G. Either the primary dwelling or ADU shall be owner occupied



ATTACHMENT 2 – COMMON ADU TYPES





Infrastructure and Development Staff Report

July 9, 2026

I. SUMMARY OF REQUEST

Citizens have voiced concerns about rapid growth of vape shops that have opened in the city, especially their proximity to schools. In response to public concerns, the Department of Infrastructure and Development is proposing a text amendment to Chapter 17, the Zoning Code, to regulate Vape shops within City limit.

The proposed text amendment includes adding:

- definitions to define vape shop
- an annual business permit
- distance requirements from certain uses
- restrictions to the exterior and signage
- provisions for nonconforming uses, variance requests and violations

The text amendment is modelled after Chapter 17.166 Adult Entertainment Uses and Standards.

II. CODE REQUIREMENTS:

In accordance with the requirements of Section 17.228 of the Salisbury Municipal Code, the Planning Commission shall forward a recommendation within six (6) months the City Council. In accordance with the Salisbury Zoning Code the City Council shall also hold a public hearing before granting final approval to code text amendments.

III. PLANNING AND ZONING ANALYSIS:

A. No regulations or permitting body for specific Vape Shop Businesses in State or County.

1. The Maryland Alcohol, Tobacco, and Cannabis Commission (Maryland ATCC) provides regulatory, licensing, trade practices, and oversight of Maryland's alcohol and tobacco industries. As of today, **Vape Shops are not regulated by this agency.**

2. Maryland license laws have been amended to create two new licenses that are required effective May 1, 2011 for those who sell 'other tobacco products' at retail. The new licenses are:

- Other Tobacco Products Retailer License
- Tobacconist License



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'Other tobacco products' include cigars (blunts, cigarillos, little cigars), pipe tobacco, chewing tobacco, roll-your-own ("RYO") tobacco, snuff, snus, and other smokeless tobacco products.

Any business selling tobacco products other than cigarettes may need one of these two licenses.

This does not include "Vape" or "E-Cigarette" or "Electronic Smoking Devices".

B. Other local government actions

1. Cecil County in Maryland requires and issues "Vape Shop Vendor" Licenses.

a. Vape Shop Vendor / Electronic Nicotine Delivery Systems (ENDS) Retailer Licenses

Effective October 1, 2017, any person or business selling Electronic Nicotine Delivery Systems or is a Vape Shop Vendor must obtain a specific license for same.

2. Baltimore County in Maryland ([Bill No. 16-14](#))

a. Baltimore County Bill No. 16-14 establishes specific zoning definitions and operational restrictions for hookah and vapor lounges. It officially permits these businesses to operate within Local Business (B.L.) zones while strictly limiting their operational hours from 6:00 a.m. to 12:00 a.m. (midnight)

3. City of Liberty Hill in Texas passed an ordinance ([2025-O-020](#)) for Vape Shops Business Regulations

a. Liberty Hill, Texas, Ordinance No. 2025-O-020, which establishes strict business regulations for vape shops and cannabis-related establishments. It prohibits these businesses from operating within 1,000 feet of "sensitive areas" such as schools, parks, childcare centers, and residential zones as well as within 1,000 feet of other vape shops. Additionally, the ordinance bans outdoor vape advertising within those 1,000-foot buffer zones, sets operational hours, and implements a \$500 daily fine for violations.



Attachment 1 – Proposed Text Amendment (Draft only, subject to change)

Department of Infrastructure and Development requests to add **Chapter 17.XXX** to regulate Vape Shops within City.

Chapter 17.XXX –VAPE SHOP STANDARDS

17.XXX.010 – Purpose

A. The purpose of this chapter is to promote the health, safety, and general welfare of the citizens of the City of Salisbury through the establishment of reasonable and uniform regulations to prevent the deleterious location and concentration of Vape Shop businesses within the City of Salisbury.

17.XXX.020 – Definition

A. "Vape Shop" is defined as any store that primarily sells electronic smoking devices.

B. "Electronic smoking device" means any product, including one composed of a heating element, battery, or electronic circuit, that contains or delivers nicotine or any other substance intended for human consumption that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. The term "electronic smoking device" includes any such product, regardless of whether it is manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, vape pen, or by any other product name or descriptor.

C. Other business regulation definition shall follow MD code [§16.7–101](#).

17.XXX.030 – Permit required

A. No Vape shops may operate within the City of Salisbury unless and until said business has obtained a Vape Shop Permit from the city in accordance with this chapter. Permits shall be renewed on an annual basis on or before March 1st of each year.

B. Permit applications shall be provided by the director of the department of infrastructure and development. The permit application shall include the street address of the proposed business, the names and addresses of all owners, as hereinafter described, and any other information deemed necessary by the director.

1. If the owner is a corporation, the permit application shall provide the names and residence addresses of all officers of the corporation, and names and residence addresses of all shareholders or members with an interest of ten percent or greater;
2. If the owner is a partnership, the permit application shall provide the names and residence addresses of all partners with an interest of ten percent or greater;
3. If the owner is any other form of unincorporated association, the permit application shall provide the names and residence addresses of all principals with an interest of ten percent or greater;



City of Salisbury

4. If the owner is an individual person, the permit application shall provide the name and address of that individual person;

5. If none of the persons listed in subsections (B)(1) through (B)(4) hereinabove has an address in this state, the permit application also shall provide the name and address of a person who resides within the state and who is authorized to accept service of process on behalf of the owner(s) and who shall be designated as a responsible, local party or agent, both for purposes of notification in the event of an emergency affecting the public health, safety or welfare and as herein authorized and in connection herewith.

C. Each application for Vape Shop permit shall also include the following:

1. A certification by a licensed surveyor or licensed engineer showing distances from the nearest portion of the structure to be used for Vape shops to the nearest property line of the premises of a church, school, park, day care center, residential zoning district or other residential use, or another Vape Shop business, as those terms are defined in Chapter 17.XXX.030 of this code.

D. Permit Fees. The application fee for Vape Shop permit shall be one hundred dollars (\$100.00).

E. Processing a Permit Application for Vape shops.

1. The Vape Shop permit shall be approved or denied in writing within ten working days after the application is filed and determined to be complete, unless additional time is needed to review structural issues unrelated to the use of the Vape Shop business, in which case the generally applicable time period relating to issuance of a building permit shall apply.

2. If the Vape Shop permit is not approved or denied within the time period established in this section, the application shall be deemed approved.

3. In order to guarantee prompt judicial review of any Vape Shop application, and in recognition of the restrictions on the City of Salisbury's authority to require courts in Maryland or the federal circuits to take action within any given time period, a temporary zoning certificate shall be issued if:

- a. The Vape Shop permit is denied,
- b. The applicant brings a timely action for administrative review by the Board of Appeals and/or judicial review, as defined in the rules of procedure for the court in which the application is brought, and
- c. The proposed Vape Shop business is not located in a residential zoning district.

4. A temporary Vape Shop permit issued pursuant to this section expires when a final judicial determination is made relating to the application. If the applicant prevails, and the city does not seek additional review, then a permanent Vape Shop permit shall be issued within five working days after the applicant notifies the director of the department of infrastructure and development of the reviewing body's decision; if the applicant does not prevail, the temporary Vape Shop



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permit becomes null and void, and the applicant shall bring the premises into compliance with this code within ten working days after the final judicial decision is rendered.

17.XXX.040 – Location Restrictions

A. A Vape Shop business may not be operated within:

1. Five Hundreds (500) feet of a church or place of religious assembly;
2. Five Hundreds (500) feet of a public or private school, college or university;
3. Five Hundreds (500) feet of a public park;
4. Five Hundreds (500) f feet of a day care center or hospital;
5. Five Hundreds (500) f feet of a residential zoning district, a residential use located in any other zoning district or the residential component of a mixed-use project in any zoning district; or
6. Five Hundreds (500) f feet of another Vape Shop business.

B. A Vape Shop business may not be operated in the same building, structure, or portion thereof containing another Vape Shop business.

C. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a Vape Shop business is conducted, to the nearest property line of the premises of a church or school, or to the nearest boundary of an affected public park with active recreation uses, a residential zoning district or component as further described in this section, or a child day care center.

D. For purposes of this section, the distance between any two Vape Shop businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.

17.XXX.050 - Nonconforming uses.

A. Any Vape business lawfully operating in violation of the locational requirements set forth in Section 17.XXX.040 is a nonconforming use and may continue to operate as such only until [two years after the effective date of the ordinance from which this section is derived]. On or after that date, all such businesses shall comply with chapter 17.XXX. If two or more Vape Shop businesses are located within Five Hundreds (500) feet of one another and otherwise in permissible locations, the Vape Shop business that was first established and continually operated at a particular location is the conforming use and any later established Vape Shop business is nonconforming.

B. A Vape Shop business is not rendered nonconforming by the later establishment of any of the uses set forth in Section 17.XXX.040.A.

17.XXX.060 - Variance.

A. Applicability. The Board of Appeals may authorize variances to the provisions of Section 17.XXX.040 of this chapter in accordance with the criteria set forth in subsection B of this



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section. The granting of a variance does not exempt the applicant from any provisions of this section other than modifying the locational restrictions set forth in Section 17.XXX.040.

B. Decision-making Criteria, Variances for Vape Shop Businesses. The board may authorize a variance only upon specific findings that:

1. A sufficient physical barrier separates the Vape Shop business from any of the protected uses set forth in Section 17.XXX.040, so as to substantially fulfill the purpose of the distance requirement. Such physical barriers may include, but are not limited to, limited access streets or highways, walls, and natural or man-made waterways;
2. The strict application of the provisions of these regulations will create an undue hardship unique to the applicant for a particular location; and
3. All other applicable provisions of this chapter will be observed.

17.XXX.060 - Exterior portions of Vape Shop businesses.

A. An owner or operator of a Vape Shop business shall not allow the merchandise or activities of the establishment to be visible from a point outside the establishment.

B. An owner or operator of a Vape Shop business shall not allow the exterior portion of premises to have flashing lights, or any drawing, photograph, phrase or other matter considered attractive to children and young adults.

C. An owner or operator of a Vape Shop business shall not allow exterior portions of the establishment to be painted any color other than a single achromatic color. This provision shall not apply to a Vape Shop business if the following conditions are met:

1. The establishment is a part of a commercial multi-unit center; and
2. The exterior portions of each individual unit in the commercial multi-unit center, including the exterior portions of the business, are painted the same color as one another or are painted in such a way as to be a component of the overall architectural style or pattern of the commercial multi-unit center.

D. Nothing in this section shall be construed to require the painting of an otherwise unpainted exterior portion of a Vape Shop business.

E. Notwithstanding any other city ordinance, code or regulation, to the contrary, no person may erect, construct or maintain for any Vape Shop business any sign containing any drawing, photograph, phrase or other matter considered attractive to children and young adults.

17.XXX.070 - Violations—Penalties.

A. Any person found in violation of the provisions of this chapter shall be guilty of a municipal infraction and shall be subject to a fine **not to exceed five hundred dollars (\$500.00) per violation.**



City of Salisbury

Each day a violation remains uncorrected is a separate violation subject to an additional citation and fine.

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

17.XXX.080 - Inspection of premises.

After the city receives a complaint about a business alleged to be in violation of the code regarding Vape Shop business, the city may inspect the place of business and financial records of such business. Inspections may also be initiated as a result of the observations of city inspectors or as a result of a routine audit. The inspection shall occur after notice has been furnished to the owner and occupants of the place of business.

The notice shall be sent by mail or by affixing the notice to the place of business in a conspicuous location. If the city's inspector shall be denied access to the financial records or place of business or any part thereof that is appropriate for inspection, the inspector may obtain an administrative search warrant to gain access.



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Attachment 2 – List of Vape Shops

(Per Google Map, May 2026)

Total 13 stores

Store Name	Address
Tobacco and Vape	1019 W Isabella St, Salisbury, MD 21801
STOP 2 TOBACCO & VAPE SHOP	1210 Nanticoke Rd, Salisbury, MD 21801
Downtown Vapes	501 W Main St ste c, Salisbury, MD 21801
Stop 3 Tobacco vape	815 Snow Hill Rd unit D, Salisbury, MD 21804
Oddz & Endz - Smoke & Vape Shop	313 Civic Ave, Salisbury, MD 21804
NorthSide Vape	2505 N Salisbury Blvd, Salisbury, MD 21801
Tobacco and Vape	726 S Salisbury Blvd C, Salisbury, MD 21801
Tobacco King and Vape	1411 S Salisbury Blvd, Salisbury, MD 21801
Damokee Vapor	1121B S Salisbury Blvd, Salisbury, MD 21801
SH tobacco and vape	2417 N Salisbury Blvd, Salisbury, MD 21801
SMOKE ART/HOLISTIC HERBAL APOTHECARY	1305 S Division St Unit 14, Salisbury, MD 21804
Skyline Tobacco & Vape	543 Riverside Dr # B, Salisbury, MD 21801
YAYA Tobacco & vape	1147 S Salisbury Blvd Unit 3, Salisbury, MD 21801



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Attachment 3 – Map of the List of Vape Shops

(Per Google Map, May 2026)

