



Planning Commission

Agenda

Regular Meeting

August 13, 2026

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

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

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

SIGN PLAN – FOREST GLEN – Forest Glenn LLC rep. by Parker and Associates – Queen Ave – R-5 – M-0029, G-0019, P-0232, #23-027 - (S.Liberto)

PARKING WAIVER REQUEST – AUTOZONE – Autozone Development LLC, rep. by MDM Surveyors & Engineers LLC – Nanticoke Rd – M-0037, G-0018, P-0415, #26-003 – (S.Liberto)

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

PUBLIC HEARING – Text amendment to regulate Vape Shops (J.Kuntz)

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

WORK SESSION – Text amendment for Data Centers and discussion regarding moratorium recommendation to City Council (S.Liberto)

WORK SESSION – Comprehensive Plan Edits (G.Pusey)

4. Adjournment



Salisbury Planning Commission

July 9th, 2026

MINUTES

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

COMMISSIONERS:

David Chiddenton, Chair
Matt Drew, Vice-Chair
Latonia Ayscue, Open Meetings Delegate
Susan Rall
Mike Piorunski
Lynne Bratten

CITY STAFF

Judy Kuntz, Deputy Director of DID
Zachary White, Associate Planner
Scarlett Liberto, Associate Planner
Laura Ryan, City Attorney

1. CALL TO ORDER & ROLL CALL

Mr. Chiddenton called the meeting to order at 4:00PM. A roll call took place for the members of the commission. It was noted that Mike Piorunski would be arriving late.

2. APPROVAL OF MINUTES

Mrs. Bratten moved to approve the meeting minutes from the **May 31st, 2026** meeting. Ms. Rall seconded the motion. The motion passed unanimously.

At 4:14 PM, Mr. Piorunski arrived, giving the Commission a quorum to vote on the June meeting minutes.

Chair Chiddenton asked for a motion to approve the meeting minutes from the **June 11, 2026** meeting. Ms. Rall requested a correction to the minutes to remove her from the "Yay" category regarding the public hearing on cannabis processors held last month. Ms. Bratten asked that it be noted she left the meeting at 5:30 PM.

Mr. Drew motioned to approve the minutes as amended, and Mr. Piorunski seconded the motion. The motion passed unanimously.

3. DISCUSSION

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)

Plitko Engineering has submitted a Preliminary Comprehensive Development Plan for review by the Department of Infrastructure and Development. Mr. Ernie Lemp of Plitko Engineering, and Mr. Walt Maizel, the construction manager of the project approached the table.

Ms. Liberto read the staff report.

Chair Chiddenton opened up the discussion to the developers.

Mr. Lemp spoke to some of the stormwater requirements, noting that they plan on using some of the existing stormwater infrastructure and will be submitting the concept stormwater plan to DID after approval of the Preliminary Comprehensive Development Plan.

Ms. Ayscue had some questions regarding the access points on the plan, followed by Ms. Bratten, who inquired whether the access points would be used for both ingress and egress. Mr. Lemp confirmed that they would and pointed out their locations on the plan.

There was a further inquiry regarding construction debris mitigation. Mr. Lemp noted that the plan includes a construction fence and filter cloth during construction.

Mr. Drew noted that there could be future access issues as additional development occurs, particularly with larger trucks being unable to make the turning radius. He asked that they be mindful of that. Mr. Lemp acknowledged the comment.

Chair Chiddenton asked for a motion to approve the Preliminary Comprehensive Development Plan with the conditions noted in the staff report.

Mr. Drew motioned to approve, seconded by Ms. Bratten. The motion was **APPROVED** (6-0).

<u>Yay</u>	<u>Nay</u>
David Chiddenton	
Mike Piorunski	
Susan Rall	
Lynne Bratten	
Matt Drew	
Latonya Ayscue	

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

DID recommended a text amendment to Chapter 17 of the Salisbury Municipal Code to add a definition for the term "data center," add data centers as a special exception use in the Light Industrial District, and remove "computer center" and "data processing center" from the list of permitted uses in the Light

Industrial District. Staff noted that this is an effort to provide additional review and restrictions on data centers while more information can be gathered regarding their impacts on the community.

Ms. Liberto read the staff report.

Chair Chiddenton noted that staff and the Commission are still in the information gathering stage and that no decision is being made at this time regarding data centers. He also noted that a work session was held in June to allow members of the public to provide input. He stated that he would not be opening this agenda item for public comment.

Chair Chiddenton then opened the discussion to the Commissioners.

Mr. Drew asked about the process moving forward, in a hypothetical situation where a developer proposed a data center. He asked whether the development would have to come before the Planning Commission.

It was noted that special exceptions do not come before the Planning Commission.

Mr. Drew stated that he believes technical criteria for data centers should be developed by someone with the appropriate expertise, as the current language leaves too much open to interpretation.

Ms. Bratten noted that she would be more in favor of a six-month moratorium on data centers while additional information is gathered.

Ms. Rall stated that she would prefer staff conduct more research regarding data centers rather than move forward with the text amendment at this time.

Ms. Ryan noted that the purpose of the text amendment was to ensure that the existing zoning code definitions are not interpreted to include modern data centers. She explained that the amendment would require any type of computer center, data center, or similar use to obtain a special exception, ensuring that it comes before a board for review before any approval. She stated that this would provide a buffer of time while staff and the Commission continue to gather information regarding data centers.

There was further discussion regarding the direction of the proposed text amendment.

Mike Priorunski asked about the purpose statement for the Light Industrial District and the application of an ordinance permit for uses deemed hazardous. He noted that staff should consider using the ordinance permit mechanism, along with other development standards already included in the code. He also noted that there are additional safeguards for data centers at the state level.

Ms. Ryan noted that changing the existing definitions of "computer center" and "data processing center" to explicitly prohibit what is now understood as a data center would inherently prohibit those uses under the current code.

The Commission directed staff to draft additional changes to the zoning code for presentation at a future work session the following month.

Mr. Priounski asked whether there was an appetite for some type of focus group involving various stakeholders, particularly City and County planning staff, to discuss data centers.

Mr. White noted that there is already collaboration between City and County planning staff on a variety of topics and that similar focus groups have been created for other issues in the past.

Acting Director of the Department of Infrastructure and Development, Judy Kuntz, approached the table and informed the Commissioners that City and Wicomico County planning staff already have plans to meet monthly regarding this topic.

The commission reached consensus to move forward.

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

Planning staff recommends a text amendment to the zoning code to comply with Maryland House Bill 1466, which requires local jurisdictions to allow accessory dwelling units (ADUs) on lots with single-family detached homes by October 1, 2026. The proposed amendments incorporate the State's minimum standards for ADUs, including provisions related to size, setbacks, density, and parking requirements.

Ms. Liberto read the staff report.

A question was raised regarding how many people would be permitted to occupy an ADU. It was noted that ADUs are subject to the same occupancy regulations as the zoning district in which they are located.

Mr. Piorunski raised concerns about neighborhood density increasing over a short period of time, as well as the potential increase in renter occupied units throughout the City. He suggested adding a provision requiring one of the residences on the property to be owner occupied.

There was further discussion regarding water and sewer connections, the permitting process for ADUs, and code enforcement. Several Commissioners expressed concerns about ADUs being constructed and occupied without permits or regular inspections by City staff, as well as the reduced setback requirements permitted under the proposed regulations.

Staff noted that there is a sub department within DID that handles building permits and inspections, and a separate department altogether (Housing and Community Development) which handles other issues related to code violations.

The Commission agreed to move the text amendment forward to a public hearing the following month, with additional provisions addressing owner occupancy and restricting short-term rentals.

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

Planning staff recommended the proposed text amendment to the zoning code in response to public concerns regarding the rapid growth of vape shops, particularly their proximity to schools. The amendment would establish regulations for vape shops, including definitions, annual business permits, distance requirements, signage restrictions, and provisions for nonconforming uses, variances, and violations.

Ms. Kuntz approached the table and read the staff report.

Mr. Priounski suggested that staff model the proposed regulations after Baltimore City's smoke shop ordinance, which he noted includes stricter distance requirements, restrictions on storefront lighting, a sunset period requiring existing vape shops to relocate, and Board of Appeals approval.

Ms. Kuntz noted that vape shops would be required to go through the standard permitting process with DID and that the proposed text amendment already includes provisions restricting storefront lighting.

The Commissioners asked questions regarding how the 500-foot distance requirement would be measured, who would monitor existing vape shops, and which agency issues business licenses.

Staff explained that the distance would be measured from building corner to building corner, existing vape shops would be monitored by DID and HCDD, and business licenses are issued by the County.

The Commission reached a consensus to move the proposed text amendment forward to a public hearing before the Planning Commission next month.

DISCUSSION: Downtown Parking Study (J.Kuntz)

Ms. Kuntz read the correspondence from the Mayor's office regarding the parking study:

"The Mayors office would be glad to meet the Planning Commission to discuss regarding this matter"

Matt Drew noted that he believes there has not been a credible parking study done, and that he believes it is in the commissions purview to request one in order to make an informed decision. He notes that he does believe there is a greater discussion to be had about how such a parking study will be funded.

Mr. Chiddenton asked what the cost of such a parking study would be. Ms. Kuntz noted that it depends on the type of study and the length of the study. She referred to a previous parking study that was done by the City that cost nearly \$50,000.

Mr. Piorunski agreed that he feels a decision cannot be made without a parking study done by a credible third party.

There was further discussion about how to proceed

The commission ultimately decided to draft a letter to the Mayor's office requesting that there be funds allocated to the procurement of a parking study performed by a third party.

DISCUSSION: Salisbury Market Center (Lot 30) Status update (J.Kuntz)

Mr. Drew referenced a public comment made at the previous meeting suggesting that review of the Lot 30, also known as Salisbury Market Center development had been unduly delayed. He requested an update on the status of the project.

Ms. Kuntz reviewed the project's timeline throughout the development review process and stated that City administration is not satisfied with the proposed plan in its current form due to insufficient parking.

Mr. Drew asked whether staff was continuing to review the plan.

Ms. Kuntz confirmed that staff review of the plan has ceased.

Further discussion followed regarding the review process and whether any portion of the project would come before the Commission.

Department of Infrastructure and Development (DID) staff confirmed that the project had already received the necessary planning and zoning approvals from the former joint Salisbury–Wicomico Planning Commission.

The Commission then discussed potential paths forward. Mr. Drew expressed disappointment with how the project was being handled.

Ms. Kuntz informed the Commission that discussions are ongoing among the Department of Infrastructure and Development, City administration, and the City's legal team to reach an agreement on how to proceed. She noted that no agreement has been reached at this time.

Mr. Piorunski asked whether City administration is involved in all development projects within the City.

Ms. Kuntz confirmed that administration is aware of all development projects in the City and will provide input. She noted that infrastructure projects are generally signed by the Director of DID. The Lot 30 project has not been signed by DID per administration's direction.

Adjournment:

At 6:05 PM Chair Chiddenton entertained a motion to adjourn the meeting. Mr. Piorunski made a motion to adjourn, seconded by Ms. Bratten. The motion was **APPROVED** (6-0).

Dave Chiddenton, Chair

Date

Betsy Jackson, Acting Secretary

Date

July 20, 2026

Dear Mayor Taylor and Members of the City Council,

On behalf of the Salisbury Planning Commission, we respectfully request your partnership in initiating an independent Downtown Parking Study for Salisbury's Central Business District (CBD), Riverfront Redevelopment Multi-Use District No. 1 (RR-1), and Riverfront Redevelopment Multi-Use District No. 2 (RR-2).

The purpose of this study is to improve public decision-making regarding parking by providing the Planning Commission, Mayor and City Council, City staff, developers, and the public with objective information regarding existing parking conditions together with a standardized framework for evaluating the parking impacts of future development proposals.

Section 17.196 of the Salisbury Zoning Ordinance provides that parking for proposed developments within the CBD, RR-1, and RR-2 shall be evaluated on a project-by-project basis with a recommendation from the Planning Commission to the Mayor and City Council. The Planning Commission believes this responsibility should be supported by objective technical information and a consistent analytical methodology to ensure future recommendations are transparent, predictable, and based upon sound planning principles.

It was brought to the Planning Commission's attention at the April and June meetings of 2026 that as a group we were asked to comment on the previous years' parking shortages within the central business district. To accomplish this objective, the Planning Commission proposes to engage a qualified parking planning consultant to prepare two principal work products:

- Downtown Parking Existing Conditions Report, documenting the current supply, demand, utilization, capacity, and management of parking within the CBD, RR-1, and RR-2 study area.
- Downtown Parking Impact Analysis Framework, establishing a standardized methodology that future development applicants will use when preparing project-specific parking studies and that the City can use to evaluate those studies consistently.

The Planning Commission proposes to develop and approve the consultant's scope of work, participate in consultant selection, and serve as the sponsoring body throughout the study. While the City may provide procurement, contracting, grant administration, and project management support, the consultant should report directly to the Planning Commission and perform its work independently and objectively.

We believe this study represents an investment in better public decision-making. By establishing objective baseline information and a standardized analytical framework, Salisbury will be better equipped to evaluate future development proposals, pursue grant funding, manage public parking resources, and make informed public investment decisions.

We appreciate your consideration and look forward to working collaboratively to advance this important initiative.

Respectfully,

Dave Chiddenton



Chair, Salisbury Planning Commission

Matt Drew



Vice Chair, Salisbury Planning Commission



Infrastructure and Development Staff Report

August 13, 2026

I. BACKGROUND INFORMATION:

Project Name: Forest Glenn
Applicant/Owner: Parker and Associates for Forest Glenn LLC
Infrastructure and Development Case No. 23-027
Nature of Request: Sign Plan
Location of Property: Queen Ave, M: 0029 G: 0019 P:0232
Existing Zoning: R-5

II. SUMMARY OF REQUEST:

A sign plan has been submitted by Parker and Associates on behalf of Forest Glen LLC in order to install a sign at the Forest Glenn subdivision under construction off of Queen Ave.

III. DISCUSSION:

Forest Glenn is a residential development being constructed between Queen Ave., and Chippewa Blvd (Attachment 1). The development will consist of 87 single-family houses. The property is entirely in the R-5 zone. The development received Final Subdivision Plat approval in June 2025.

The sign in question will be installed on the northwest corner of the development along Queen Ave. (Attachment 2)

IV. SIGN PLAN

Staff has reached out to Parker and Associates to verify the sign material. A representative from DR Horton (the builder) contacted staff to provide the material specifications.

1. Main Sign: Monument sign with two structures surrounding a central sign (Attachment 3).
 - Sign Area: 3'3.5" x 6' = ~19.75 sq. ft. Compliant with 20 sq. ft. maximum.
 - Structure Dimensions: 5'2" max height, 10' total width.
 - Materials:
 - Structure: Stone veneer base
 - Sign: Tan PVC Face with wood grained background and green raised lettering.
 - Setbacks: Setback 15ft from curb, compliant with the 15' setback requirement.



V. PLANNING CONCERNS

None

VI. RECOMMENDATION

Staff recommends approval of this sign plan as submitted.

CITY OF SALISBURY STANDARD NOTES (2023-03-30)

- THE CITY RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF SUCH MODIFICATIONS ARE NECESSARY.
- ALL STABILIZATION, PAVING, AND ROAD PATCHING IN THE PUBLIC ROADWAY WHICH IS NECESSITATED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, USING A PAVING CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. MILLING & REPAVING WILL BE IN ACCORDANCE WITH RESOLUTION 2298.
- ALL DETERIORATED CURB, GUTTER, AND SIDEWALKS, AS DETERMINED BY THE CITY, ALONG THE FRONTAGE(S) OF THE PROPERTY MUST BE REPLACED AT THE TIME OF CONSTRUCTION USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. HANDICAP RAMPS PER CURRENT ADA GUIDELINES ARE REQUIRED AT ALL PUBLIC STREET AND DRIVEWAY INTERSECTIONS. DETECTABLE WARNING DEVICES (TRUNCATED DOMES) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTION HANDICAP RAMPS AND AS DIRECTED BY CID. SEE CITY STANDARD 100-37.
- ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAINS, CURB, GUTTER, SIDEWALKS, STREET LIGHTS, AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED IN WRITING BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SEE SECTION 16.48.030 OF THE SALISBURY SUBDIVISION REGULATIONS. REDUCTIONS IN PROJECT SURETY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN ACCEPTANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SUB-PHASING OF THIS PROJECT SHALL NOT BE PERMITTED.
- A WRITTEN "NOTICE TO PROCEED" OBTAINED FROM AND A PRE-CONSTRUCTION MEETING SCHEDULED WITH CID, BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC RIGHTS-OF-WAYS, EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. THIS REQUIREMENT ALSO APPLIES TO CONSTRUCTION OF ANY PRIVATE STORMWATER MANAGEMENT. CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT, ROOM 304, 125 N. DIVISION ST., SALISBURY, MARYLAND, 21801-4940, TELEPHONE 410-548-5460 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PROCEED". 48 HOURS NOTICE IS REQUIRED.
- STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT STREET TREE POLICY. PROVIDE CENTERLINE STATIONING FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN.
- CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1.
- CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
- MILLING AND REPAVING SHALL BE PER RESOLUTION 2298.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHTS-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- 87 EDUS OF WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- APPROVAL OF THE SITE PLAN AND THE CONTRACT DRAWINGS EXPIRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE. CONSTRUCTION OF THE PROJECT MUST HAVE BEEN STARTED PRIOR TO THE EXPIRATION DATE. THE CITY RESERVES THE RIGHT TO EXTEND THE EXPIRATION DATE UPON WRITTEN REQUEST AND FURTHER CONFIRMATION.
- PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENTS CONSTRUCTION PLAN, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT CHAMBERS AND MICRO-SCALE PRACTICES (MSP) WITH GRAVEL SUBSTRATE, INCLUDING RAIN GARDENS, MICRO BIOTRETMENT, SUBMERGED GRAVEL WETLANDS, POROUS CONCRETE, ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT WITH A DAILY PROGRESS REPORT SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIMENSION AND HEIGHT OF THE CHAMBERS AS WELL AS LOCATION, SIZE, AND NUMBER OF CHAMBERS PLACED; THE LOCATION, SIZE, AND DEPTH OF MEDIA LAYERS FOR MOPS; THE FINAL OCCUPANCY CERTIFICATE AND SURETY WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORT(S) HAVE BEEN ACCEPTED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMISSION AS-BUILT DRAWINGS OF THE PUBLIC WATER SEWER, AND STORM DRAINS. THE PRIVATE STORMWATER MANAGEMENT AS-BUILTS MUST BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF MDE'S FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. ALL APPLICABLE AS-BUILTS MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. PARTIAL SUBMITTALS WILL BE REJECTED. THE AS-BUILT DRAWINGS MUST BE SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER, CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY, THREE (3) COPIES. THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO-CAD 2016 OR LATER VERSION OF AUTO-CAD. ALL COMPACT DISCS (CD) MUST BE IN A PLASTIC PROTECT CASE. PROJECT SURETY WILL BE WITHHELD AND FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THIS OFFICE.

DISCREPANCIES

- "THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE CITY REPRESENTATIVE OR THE CONSULTANT OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS."
- "ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY."
- "THE CITY REPRESENTATIVE OR THE CONSULTANT WILL REVIEW THE CONTRACTOR'S FINDING TO CONFIRM THE DISCREPANCY."
- "THE CITY REPRESENTATIVE OR THE CONSULTANT WITH SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT APPROVAL, WILL ISSUE NEW INSTRUCTIONS AS SOON AS POSSIBLE TO RELIEVE THE DISCREPANCY."
- "THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY BEFORE START OF WORK OR CONTINUATION AFTER THE DISCREPANCY ARISES."

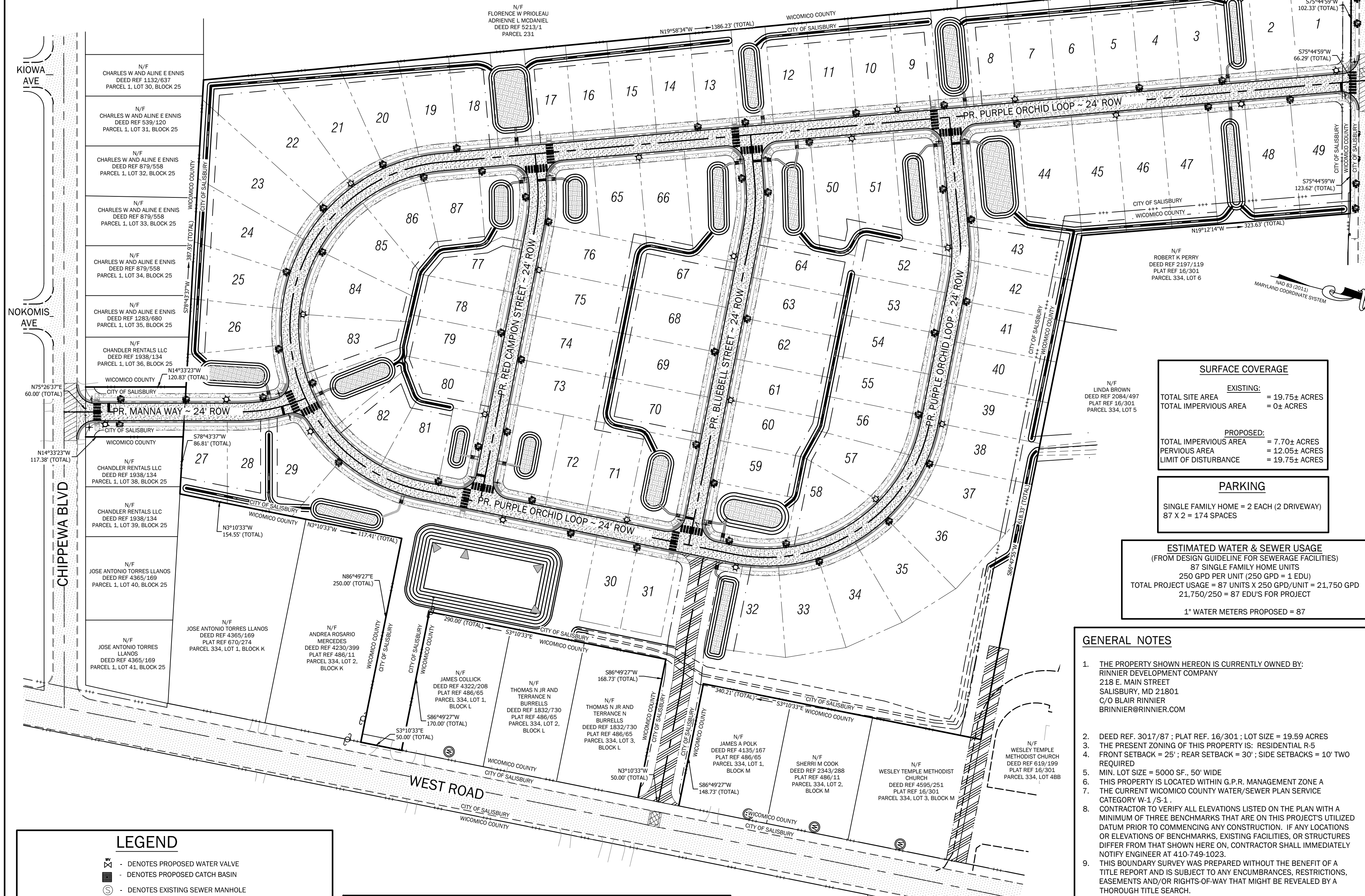
CITY OF SALISBURY - UTILITY CONSTRUCTION NOTES:

- "THE OWNER/DEVELOPER SHALL USE A CONTRACTOR/SUBCONTRACTOR CURRENTLY APPROVED BY THE CITY OF SALISBURY FOR CONSTRUCTION OF THE PARTICULAR TYPE OF IMPROVEMENT. PAYMENT TO THE CONTRACTOR SHALL BE THE OWNERS/DEVELOPERS RESPONSIBILITY. THE CITY OF SALISBURY MAY SUSPEND OR CANCEL CONSTRUCTION WHEN THE CONTRACTOR DOES NOT PROGRESS, IN A CONTINUOUS MANNER, AND/OR THE CONSTRUCTION METHOD OR MATERIALS SUPPLIED ARE LESS THAN THE STANDARD SET FORTH IN THE "CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION" OR WHEN THE CONTRACTOR IS NOT IN COMPLIANCE WITH THE PUBLIC WORKS AGREEMENT AND RELATED RESPONSIBILITIES CONTAINED THEREIN. THE TYPE AND QUANTITY OF MATERIAL TESTING WILL BE DETERMINED BY THE CITY OF SALISBURY FIELD INSPECTOR DURING CONSTRUCTION, AS DESCRIBED IN THE CONSTRUCTION/MATERIAL SPECIFICATIONS. TESTING COSTS SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER."
- "THE APPROVED UTILITY CONTRACTOR'S FIELD REPRESENTATIVE SHALL BE REQUIRED TO FOLLOW AND HAVE AN APPROVED, SIGNED COPY OF THE UTILITY DRAWINGS, THE LATEST REVISION OF THE CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATION FOR UTILITY AND ROADWAY CONSTRUCTION AND THE CONSTRUCTION STANDARDS, (STANDARD DETAILS) MANUALS AT THE CONSTRUCTION AREA DURING WORKING HOURS."
- "ALL CONSTRUCTION WITHIN CITY RIGHT OF WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION."
- "CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST A PREVIOUSLY CONSTRUCTED POINT OF KNOWN ELEVATION BEFORE BEGINNING CONSTRUCTION."
- "THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES."
- "DURING THE PROGRESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWING(S) AND THE STORMWATER MANAGEMENT PLAN DRAWING(S). PRIOR TO BACKFILL, THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON ONE SET OF RED LINE AS BUILT DRAWINGS. THE RED LINE AS BUILT DRAWINGS SHALL INDICATE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SUBSURFACE STRUCTURES/UTILITIES INSTALLED OR UNCOVERED, REFERENCED TO TWO PERMANENTLY FIXED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITY UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES INVOLVED UNDER THE CONTRACT, THE CONTRACTOR SHALL SUBMIT, CONCURRENTLY, TO THE OWNER ONE SET OF RED LINE AS BUILT DRAWINGS SHOWING THE AFOREMENTIONED DATA AND ONE COPY OF THE RED LINE AS BUILT DRAWINGS TO SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. SHOULD THE CONTRACTOR FAIL TO MAINTAIN RED LINE AS BUILT DRAWING(S), THE OWNER MAY BE REQUIRED TO HIRE A PRIVATE LOCATOR AND MAY BE REQUIRED TO TEST PIT THE MAINS AT THE DISCRETION OF THE CITY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION."
- "SEWER MAINS TO BE SDR-35 PVC."
- "SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STD. NOS. 500.10."
- "ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE MANHOLE LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE MANHOLE LIDS ARE SURROUNDING TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND MANHOLE IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID."
- "FOR INSPECTION OF PRIVATE SEWER MAINS AND FOR ABANDONMENT OF EXISTING SEWER SERVICES; CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR REQUIREMENTS, AND TO COORDINATE THE WORK AND INSPECTION."
- "MAINTAIN 42" OF COVER OVER ALL NEW WATER MAINS."
- "FIRE HYDRANTS AND VALVES SHALL CONFORM TO CITY STD. NO. 300.55."
- "BLOW OFF HYDRANTS SHALL CONFORM TO CITY STD. NO. 300.51."
- "WATER MAINS TO BE C-900."
- "DUCTILE IRON MECHANICAL JOINT FITTINGS PER CITY'S CONSTRUCTION AND MATERIALS SPECIFICATION SHALL BE USED TO RESTRAIN ALL WATER MAIN JOINTS."
- "#12 SOLID COATED COPPER TRACER WIRE TO BE USED ON ALL CITY WATER MAINS PER CITY STD. NO. 300.55."
- "ALL VALVE BOXES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE VALVE BOX LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE VALVE BOX LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND VALVE BOX IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID."
- "WATER METERS AND ASSOCIATED VALVES SHALL NOT BE LOCATED IN DRIVEWAYS OR OTHER AREAS INTENDED FOR VEHICULAR TRAFFIC. ANY METER OR VALVE FOUND TO BE IN SUCH AN AREA AFTER PROJECT COMPLETION SHALL BE RELOCATED TO A DEDICATED LOCATION. THE OWNER SHALL BEAR ALL EXPENSE ASSOCIATED WITH THE RELOCATION INCLUDING BUT NOT LIMITED TO ADDITIONAL INSPECTION FEE, WATER MAIN PAYS, PAVEMENT, CURB, GUTTER, AND/OR SIDEWALK RESTORATION, ANY RETESTING, AND ANY AND ALL ASSOCIATED APPURTENANCES."
- "REFLECT THE OTHER WATER MAINS PER CITY STD. NO. 300.42 AS NECESSARY TO AVOID CONFLICTS. MAINTAIN A MINIMUM OF 1' OF SEPARATION BETWEEN THE OUTSIDE EDGE OF PIPES, IF WATER MAINS ARE INSTALLED BEFORE ANY OTHER UTILITY IT WILL BE AT THE RISK OF THE CONTRACTOR."
- "EXISTING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE PLUGGED/CAPPED AT THE CORPORATION STOP ON THE MAIN PER SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT INSPECTORS REQUIREMENTS. IF THE SERVICE DOES NOT HAVE A CORPORATION STOP IT SHALL BE ABANDONED PER CITY'S INSPECTORS REQUIREMENTS."

PROJECT APPROVALS

- PRELIMINARY SUBDIVISION PLAT: APPROVED - 18APR24
- FINAL SUBDIVISION PLAT: NOT YET APPROVED

FOREST GLENN

CITY OF SALISBURY, MD
PROJECT #23-027

SURFACE COVERAGE

EXISTING:	19.75+ ACRES
TOTAL SITE AREA	= 0± ACRES
TOTAL IMPERVIOUS AREA	
PROPOSED:	
TOTAL IMPERVIOUS AREA	= 7.70± ACRES
PERVIOUS AREA	= 12.05± ACRES
LIMIT OF DISTURBANCE	= 19.75± ACRES

PARKING

SINGLE FAMILY HOME = 2 EACH (2 DRIVEWAY)
87 X 2 = 174 SPACES

ESTIMATED WATER & SEWER USAGE

(FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES)
87 SINGLE FAMILY HOME UNITS
250 GPD PER UNIT (250 GPD ± 1 EDU)
TOTAL PROJECT USAGE = 87 UNITS X 250 GPD/UNIT = 21,750 GPD
11,750/250 = 87
1" WATER METERS PROPOSED = 87

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
RINNIER DEVELOPMENT COMPANY
218 E. MAIN STREET
SALISBURY, MD 21801
C/O BLAIR RINNIER
BRINNIER@RINNIER.COM
- DEED REF. 3017/87; PLAT REF. 16/301; LOT SIZE = 19.59 ACRES
- THE PRESENT ZONING OF THIS PROPERTY IS: RESIDENTIAL R-5
- FRONT SETBACK = 25'; REAR SETBACK = 30'; SIDE SETBACKS = 10' TWO REQUIRED
- MIN. LOT SIZE = 5000 SF, 50' WIDE
- THIN LOT SIZE = 5000 SF, 50' WIDE
- THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1
- CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION.
- ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION, CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER & ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE ACTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER & ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER & ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM SAID ERROR, OVERSIGHT, OR OMISSION.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS ALONG THE FRONTAGE OF OR THE HIGH TRAILITION TO THE MAINTENANCE OF ALL LANDSCAPE MEDIAN OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE H.O.A.
- ALL NON-CITY UTILITIES, SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
- PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.
- PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
- VERTICAL DATUM IS BASED ON NAVD83. HORIZONTAL DATUM IS BASED ON NAD83.

CITY OF SALISBURY STANDARD DETAILS

100.05	CROSSWALK AND STOP BAR PLACEMENT
100.06	CROSSWALK AND STOP BAR PLACEMENT
100.20C	STANDARD MOUNTABLE CURB & GUTTER
100.25C	MOUNTABLE CURB & GUTTER, GRASS PLOT AND SIDEWALK
100.37	DETECTABLE WARNING GUIDELINES & DETAILS
100.40	LANDSCAPING STANDARD GRASS PLOT WITH TREE PLANT VIEW (MOUNTABLE CURBING)
100.42	MOUNTABLE CURB SIDEWALK RAMPS
200.11	TYPICAL SECTION - TYPICAL LOCAL STREET (USE MOUNTABLE CURB & GUTTER)
300.14	1" WATER SERVICE
300.15	TYPICAL WATER METER PIT, VALVE BOX OR BLOWOFF MARKER/GUARD
300.29	CONFIGURATION: COMBINATION DOMESTIC FIRE SERVICE - PLAN VIEW
300.30	CIRCULAR FRAME & COVER FOR PRE-CAST WATER METER VAULTS
300.31	PRE-CAST CONCRETE WATER METER VAULT & LIDS
300.40	STANDARD WATER DETAILS BUTTRESS FOR TEE
300.42	WATER MAIN REALIGNMENT DETAILS
300.43	STANDARD WATER DETAILS BUTTRESS FOR HORIZONTAL BENDS
300.55	STANDARD INSTALLATION FIRE HYDRANT
300.56	GATE VALVE INSTALLATION
400.10	MANHOLE FRAME & COVER SANITARY SEWER OR STORM WATER
400.11	MANHOLE STEPS SANITARY SEWER OR STORM WATER
400.12	MANHOLE CONFIGURATIONS
400.13	48" DIAMETER MANHOLE FOR PIPES UP TO 24"
400.19	FRAME ANCHORAGE FOR PRECAST MANHOLES
400.28	STANDARD DGGHOUSE MANHOLE SEWER & STORM WATER
400.32	TYPICAL DETAIL PIPE TRENCH & BEDDING
400.33	SANITARY SEWER EASEMENT DETAIL
400.38	STANDARD HOUSING CONCRETE ADJUSTING RINGS
400.43	STANDARD HOUSE SEWER SEWER CONNECTION CLEANOUT GUARD DETAIL
400.45	STANDARD HOUSE SEWER SEWER CONNECTION FOR NEW CONSTRUCTION USING PLASTIC PIPE
500.10	MINIMUM CLEARANCE MANHOLE FRAME & COVER STORMWATER
600.02	FOUNDATION FOR LIGHTING POLE
600.04	RESIDENTIAL ROAD OBLIQUE LIGHT FIXTURE

WICOMICO COUNTY STANDARD DETAILS

WI-100.10	LOCAL STREET - URBAN
WI-101.00	ROADWAY CONSTRUCTION SUBGRADE SPECIFICATIONS
WI-101.01	REPAIRING PAVING OPENINGS
WI-600.10	COMBINATION CONCRETE CURB & GUTTER (TYPE "C0-2")

LEGEND

	• DENOTES PROPOSED WATER VALVE
	• DENOTES PROPOSED CATCH BASIN
	• DENOTES EXISTING SEWER MANHOLE
	• DENOTES PROPOSED SEWER MANHOLE
	• DENOTES PROPOSED SEWER CLEANOUT
	• DENOTES PROPOSED STORM DRAIN MANHOLE
	• DENOTES PROPOSED WATER METER
	• DENOTES PROPOSED SOIL BORING LOCATION
	• DENOTES PROPOSED LIGHTING
	• DENOTES PROPOSED ELECTRIC METER
	• DENOTES PROPOSED SOIL BORING LOCATION
	• DENOTES PROPOSED UNDERGROUND ELECTRIC CONDUIT
	• DENOTES EXISTING EDGE OF PAVEMENT
	• DENOTES EXISTING ROAD CENTERLINE
	• DENOTES PROPOSED PROPERTY LINE
	• DENOTES EXISTING/PROPOSED BUILDING SETBACK LINE
	• DENOTES EXISTING PROPERTY BOUNDARY
	• DENOTES ADJACENT PROPERTY LINE
	• DENOTES EXISTING CONTOURS
	• DENOTES EXISTING EDGE OF PAVEMENT
	• DENOTES EXISTING BUILDING
	• DENOTES PROPOSED STORM DRAIN
	• DENOTES SILT FENCE/LIMIT OF DISTURBANCE
	• DENOTES PROPOSED BUILDING
	• DENOTES PROPOSED WATER MAIN
	• DENOTES PROPOSED SEWER LINE
	• DENOTES PROPOSED EASL FACILITY
	• DENOTES PROPOSED CONTOURS
	• DENOTES EXISTING/PROPOSED DRAINAGE EASEMENT
	• DENOTES EXISTING/PROPOSED CITY OF SALISBURY EASEMENT
	• DENOTES EXISTING CURB
	• DENOTES EXISTING SEWER MAIN
	• DENOTES EXISTING WATER MAIN
	• DENOTES EXISTING SOILS BOUNDARY
	• DENOTES PROPOSED BIO MEDIA
	• DENOTES PROPOSED GRAVEL/RIPRAP
	• DENOTES EXISTING PAVING
	• DENOTES PROPOSED PAVING
	• DENOTES PROPOSED CONCRETE

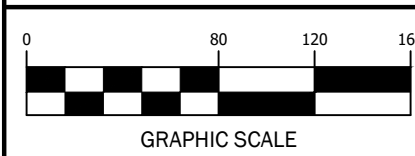
VICINITY MAP SCALE: 1"=1000'

SHEET INDEX

Sheet #	Sheet Title
CO-1	COVER SHEET
EX-1	EXIST CONDITIONS PLAN
SP-1	SITE PLAN
RP-1	ROAD PROFILES
RP-2	ROAD PROFILES
GR-1	GRADING PLAN
ESC-1	EROSION & SEDIMENT CONTROL PLAN
ESC-2	EROSION & SEDIMENT CONTROL DETAILS
SD-1	STORM DRAIN PLAN
SD-2	STORM DRAIN PROFILES
SD-3	STORM DRAIN PROFILES
SD-4	STORM DRAIN PROFILES
SD-5	STORM DRAIN PROFILES
SD-6	STORM DRAIN PROFILES & SCHEDULES
SD-7	STORM DRAIN OUTFALL DETAILS
UTL-1	SANITARY SEWER PLAN
UTL-2	SANITARY SEWER PROFILES
UTL-3	SANITARY SEWER PROFILES
UTL-4	SANITARY SEWER PROFILES & SCHEDULES
UTL-5	WATER MAIN PLAN
UTL-6	WATER MAIN PROFILES
UTL-7	WATER MAIN PROFILES
UTL-8	WATER MAIN PROFILES
LS-1	LANDSCAPING, SIGN, & STRIPING PLAN
SWM-1	POST DRAINAGE AREA PLAN
SWM-2	SWM DETAILS
TCP-1	TRAFFIC CONTROL PLAN
TCP-2	TRAFFIC CONTROL PLAN - CHIPPEWA BLVD
TCP-3	TRAFFIC CONTROL PLAN - QUEEN AVE
TCP-4	TRAFFIC CONTROL PLAN - WEST ROAD



CO-1



REVISIONS	DATE	BY	APP. BY	TITLE

PLAN APPROVED

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY

DATE

PLAN APPROVED BY WICOMICO SOIL CONSERVATION DISTRICT

RICK GLASGOW

DISTRICT MANAGER

DATE

PURCHASER/DEVELOPERS CERTIFICATION

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

DATE

FOR: FOREST GLENN LLC

C/O JASON MALONE

PO BOX 1109

ALLEN, MD 21810

443-371-775

MALONEHOMES@COMCAST.NET

PROFESSIONAL CERTIFICATION

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

DATE

BROCK E. PARKER P.E., R.L.S.

C28 RIVERDRIVE DRIVE

SALISBURY, MARYLAND 21801

PHONE: (410) 749-1023 FAX: (410) 749-1012

EMAIL: BROCK@PARKERANDASSOCIATES.ORG

APPROVED:

CITY OF SALISBURY

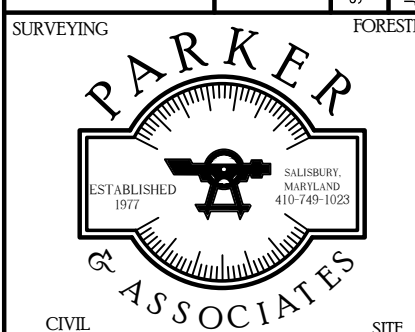
DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

CITY PROJECT #23-027

Nicholas Vollicut

Director

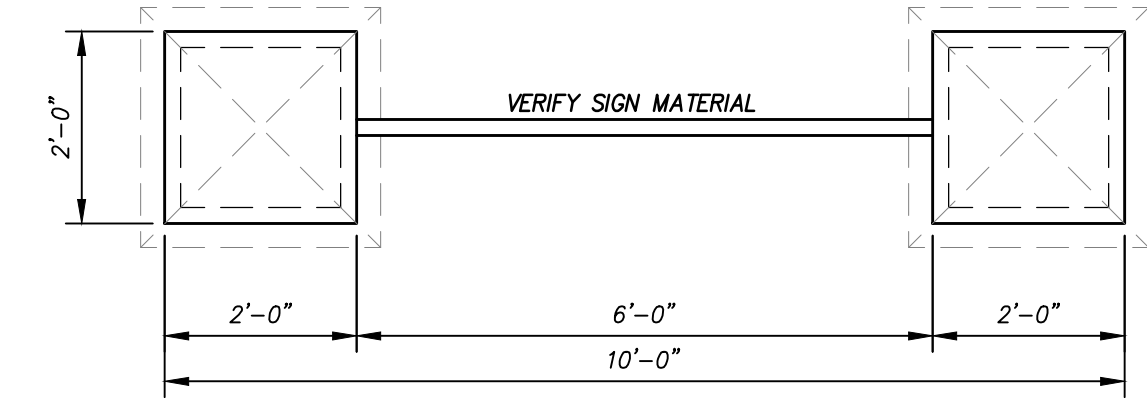
DATE



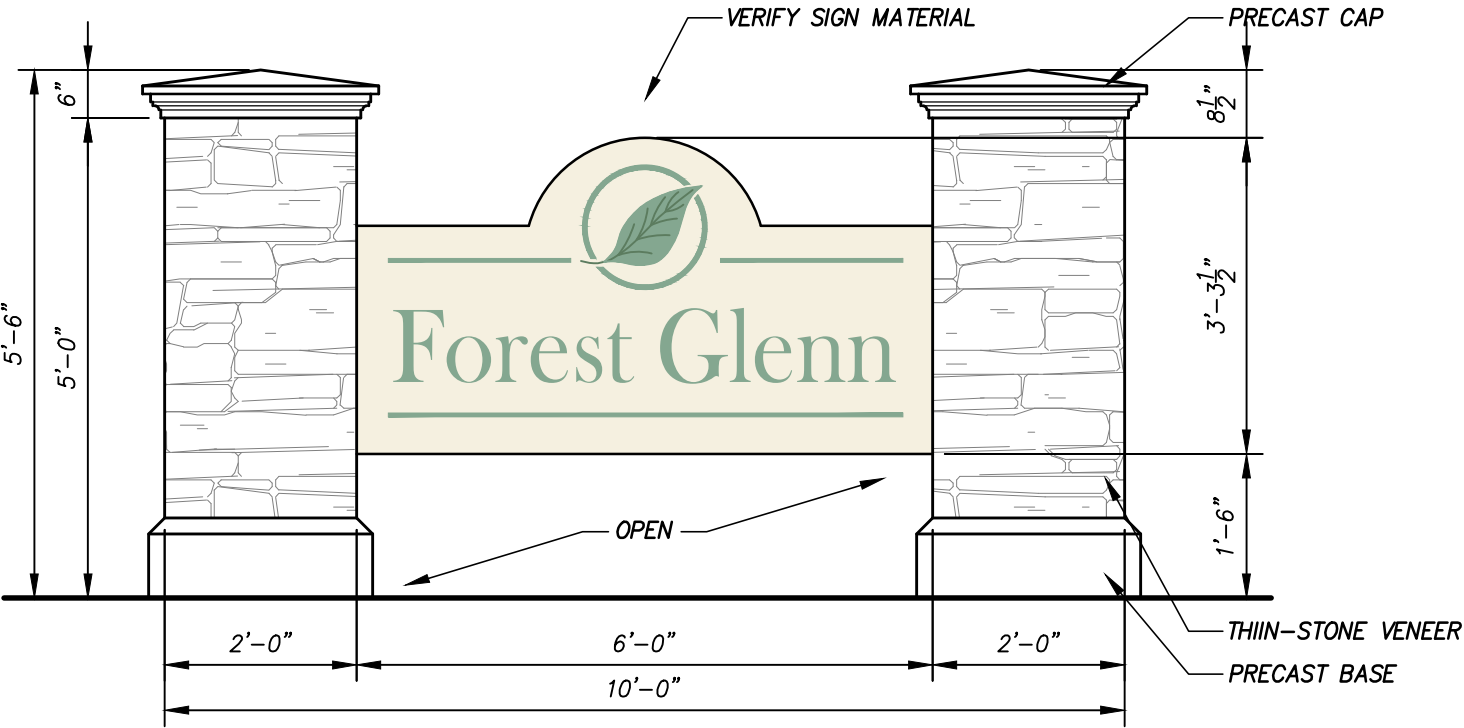
CIVIL ENGINEERING

SHEET

PLANNING



1 SIGN PLAN
SCALE: 1/2"=1'-0"



2 FRONT ELEVATION
SCALE: 1/2"=1'-0"

DATE: 6-02-2026 ISSUED FOR REVIEW

REVISIONS		COMMENTS	
NO.	DATE		

Forest Glen Monument Sign

SIGN PLAN, ELEVATIONS

2026 Copyright Binary Architecture + Design

DRAWING NO.

A1



Infrastructure and Development Staff Report

August 13, 2026

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 26-003

Project Name: Autozone (Nanticoke RD)

Applicant/Owner: Autozone Development LLC, rep by MDM Surveyors & Engineers, LLC

Nature of Request: Parking Waiver Request

Location of Property: Nanticoke Road – Tax Map: 0037 Grid: 18 Parcel: 0415

Existing Zoning: Neighborhood Business District

II. SUMMARY OF REQUEST:

MDM Surveyors & Engineers on behalf of the owner, has submitted plans to construct a new AutoZone store on an outparcel of the Pecan Square shopping center on Nanticoke Road. This use is inherently permitted by the Zoning Code, and does not require Planning Commission approval prior to construction. The request being made is for the granting of a parking waiver, which does require Planning Commission approval.

III. DISCUSSION:

City Code requires that retail sales and service establishments have 1 space per 500 sq feet of building area, and that parking spaces shall be provided in the amount equal to and not exceed the number required by this provision. Applicants can request up to 20% more parking spaces than allowed by the code upon finding the use will require more spaces than available. For a 6,816 sq foot building, this totals out to 14 total parking spaces. The applicant is requesting a 20% increase for a total of 17 spaces. **(Attachment 1)**. The developer sites the typical AutoZone store has between 30-40 parking spaces, and their original submission contained 26 parking stalls. Staff found that other AutoZone stores in the area do in fact have somewhere over 20 parking stalls. Staff has asked the developer to provide additional landscaping around the perimeter of the parking lot, in the amount of least one tree or shrub for each parking space requested. The developer has submitted an updated Landscaping plan that more than complies with this request. **(Attachment 2)**.

IV. APPROVAL HISTORY:

There have not been any previous approvals for this property.



V. RECOMMENDATION

Staff recommends **APPROVAL** of the parking waiver for the 20% increase in vehicular parking spaces to accommodate a total of 17 spaces for the Nanticoke Rd AutoZone with the following conditions:

1. The site shall be developed in accordance with the detailed Landscaping Plan included in this staff report to offset the increase in parking maximum.
2. 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.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
- SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
- REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
- PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY MD SHA.
- SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
- ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
- PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- ALL SITE COMPACTION TESTING AND CERTIFICATIONS, AS REQUIRED BY MUNICIPALITIES HAVING JURISDICTION AND/OR THIRD PARTY INSPECTION AGENCIES, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE ARCHITECT AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING ADDITIONS, ROOF DRAINS, RAISED CONCRETE SIDEWALKS, AND RAMPS.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF MARYLAND, INC. WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-257-7777.
- NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.

ZONING INFORMATION

ZONING DISTRICT: NEIGHBORHOOD BUSINESS
A RETAIL STORE IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.

ZONING	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	40,272 SF (0.925 AC)
MINIMUM LOT WIDTH	80 FEET	253.60 FEET
MINIMUM LOT DEPTH	NONE REQUIRED	230.67 FEET
MINIMUM FRONT YARD SETBACK	50 FEET	62'-4"
MINIMUM SIDE YARD SETBACK	10 FEET EACH (2 REQUIRED)	43'-5" (NW) 87'-6" (E)
MINIMUM REAR YARD SETBACK	15 FEET	16'-1"
MAXIMUM BUILDING HEIGHT	40 FEET	19'-0"

PARKING REQUIREMENTS

PARKING STALL SIZE: 9' x 20' REQUIRED; 9' x 20' PROPOSED

ONE (1) PARKING STALL PER 500 SQ. FT. OF GROSS FLOOR AREA.
UP TO 20% MORE SPACES THAN REQUIRED, IS PERMITTED.

6,816 SF ÷ 500 SF = 14 PARKING STALLS
14 x 20% = 3 ADDITIONAL PARKING STALLS
TOTAL = 17 PARKING STALLS ALLOWED

17 PARKING STALLS PROPOSED

LOADING SPACE

12' x 25' LOADING SPACE IS REQUIRED
12' x 25' LOADING SPACE PROVIDED

BIKE PARKING

ONE (1) BIKE SPACE PLUS ONE (1) PER 5,000 SQ. FT. OF FLOOR AREA = THREE (3) REQUIRED.
FOUR (4) BIKE SPACES PROVIDED

ATTACHMENT 1



SITE LOCATION MAP

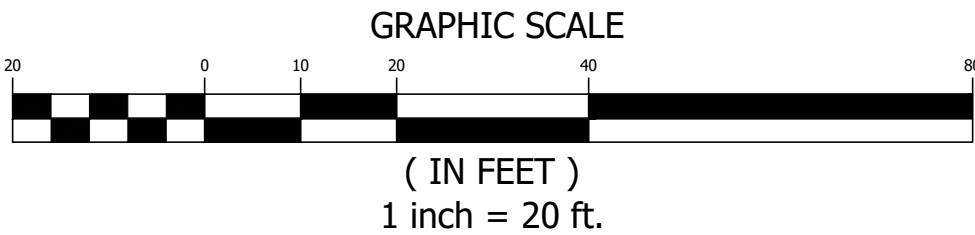
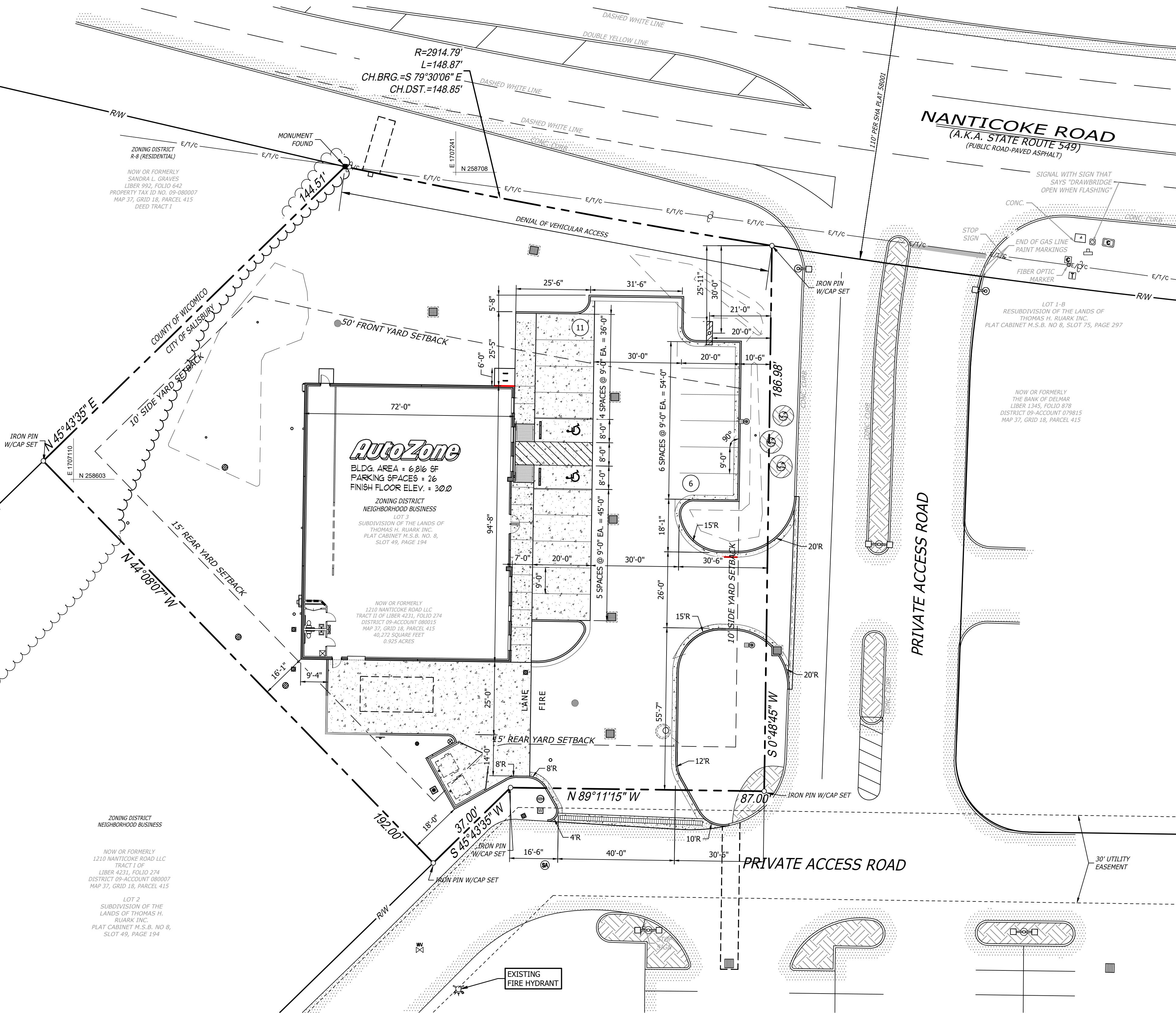
SCALE: 1" = 1,000'

LEGEND OF SYMBOLS

Contour Line	---
Water Line	W
Gas Line	G
Overhead Elec., Tele. & Cable Line	E/T/C
Storm Sewer	---
Sanitary Sewer	---
Easements	---
Setback Line	---
Depressed Curb	---
Tree Line	---
Sanitary Manhole	---
Storm Manhole	---
Storm Inlet	---
Tele. Pedestal	---
Communications Vault	---
Communications Pedestal	---
Traffic Signal Base	---
Sign	---
Spot Elevation	+
Existing Curb Elevations:	---
TC=Top of Curb	---
FC=Bottom of Curb	---
Benchmark	---
Right-of-Way	R/W
Corrugated Metal Pipe	CMP
Reinforced Concrete Pipe	RCP
Iron pin w/cap set (Unless otherwise noted)	---
Water Valve	---
Fire Hydrant	---
Electric Meter	---
Utility Pole	---
Elec. Pedestal	---
Light Pole	---
Shrub	---
Asphalt	---
Concrete	---
Landscaping	---

PROPOSED

PROPOSED STORM STRUCTURES	---
PROPOSED UTILITY METERS	---
PROPOSED LOT LIGHT	---
PROPOSED UTILITY STRUCTURES	---



Dig Serial No.: 251401024
Design Serial No.: 25140139

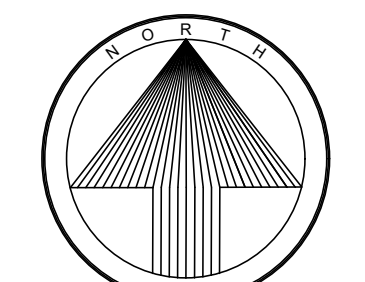
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Miss Utility of Maryland, Inc.



1-800-257 7777

Applicant / Developer / Lessee:
AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8989
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Engineer:
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors & Engineers, LLC
376 Northgate Drive
Warrenville, PA 15086
Ph: (724) 824-34-2811
mdmnc@aol.com



MCS MARYLAND COORDINATE SYSTEM

PREPARED FOR: **AutoZone** STORE DEVELOPMENT
STORE No.: 10910
1210 NANTICOKE ROAD, SALISBURY, MD 21801
CITY OF SALISBURY, WICOMICO COUNTY
STATE OF MARYLAND
SITE PLAN

SCALE: 1" = 20'-0"

REVISIONS

1.	
2.	
3.	
4.	

DRAFTSMAN: BJC

CHECKED BY: CMP

DATE

05-01-2026

PROTOTYPE SIZE

65w2

PROFESSIONAL CERTIFICATION

I 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.
LICENSE No. 64534, EXP. DATE 3-17-2027

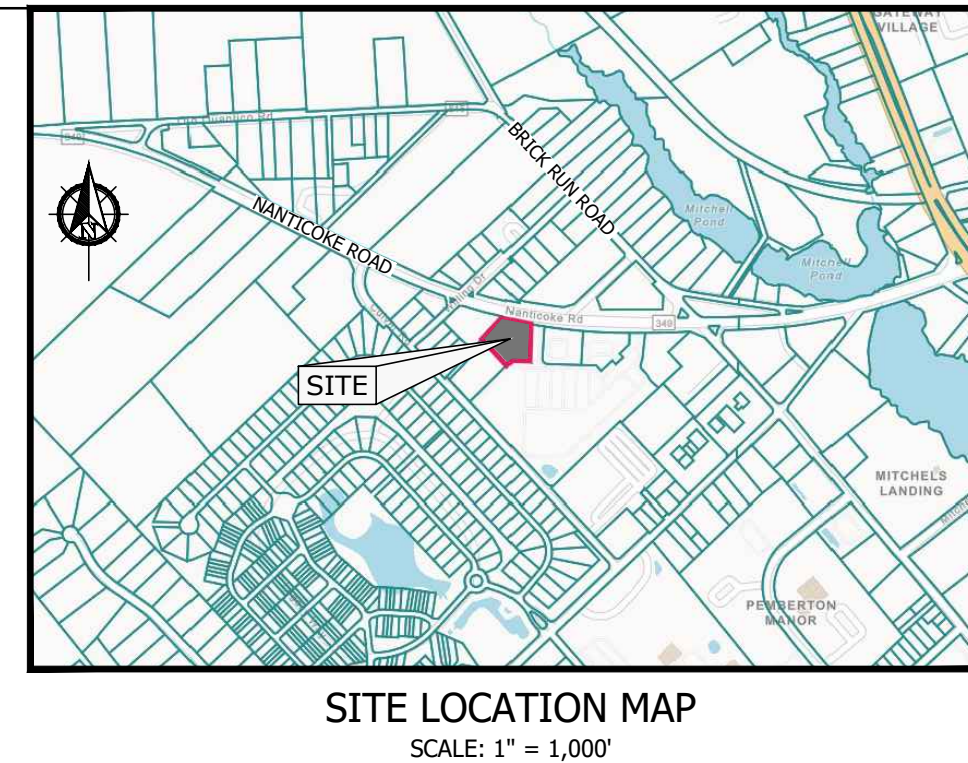
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Sheet 4 of 18

PLANT SCHEDULE								
TREES - DECIDUOUS								
QTY.	SYMBOL	ID	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	MATURE SIZE	ROOT TYPE
5		AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.5 IN. DIA. 6 FT HIGH	AS SHOWN	40-50 FT HIGH 30-40 FT WIDE	B&B
2		BN	BETULA NIGRA	RIVER BIRCH	3 STEM 8 FT HIGH	AS SHOWN	40 FT HIGH 40 FT WIDE	B&B
TREES - EVERGREEN								
QTY.	SYMBOL	ID	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	MATURE SIZE	ROOT TYPE
1		JV	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	1.5-2.5 IN. DIA. 6 FT HIGH	AS SHOWN	25-45 FT HIGH 15-20 FT WIDE	3 GAL.
14		JC	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	2-3 FT WIDE 2-3 FT HIGH	AS SHOWN	12-15 FT HIGH 4-5 FT WIDE	3 GAL.
SHRUBS - DECIDUOUS								
QTY.	SYMBOL	ID	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	MATURE SIZE	ROOT TYPE
6		VN	VIBURNUM NUDUM	SMOOTH WTHROD VIBURNUM	3-4 FT WIDE 3-4 FT HIGH	AS SHOWN	5-6 FT HIGH 5-6 FT WIDE	3 GAL.
13		AV	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	3 FT WIDE 3 FT HIGH	AS SHOWN	5-7 FT HIGH 2-4 FT WIDE	3 GAL.
3		SB	SPIREA X BUMALDA 'GOLDFLAME'	'GOLDFLAME' BUMALDA SPIREA	3 FT WIDE 3 FT HIGH	AS SHOWN	3-4 FT HIGH 3-5 FT WIDE	1 GAL.
SHRUBS - EVERGREEN								
QTY.	SYMBOL	ID	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	MATURE SIZE	ROOT TYPE
11		IV	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	2-3 FT WIDE 2-3 FT HIGH	AS SHOWN	5 FT HIGH 5 FT WIDE	3 GAL.
8		MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3-4 FT WIDE 3-4 FT HIGH	AS SHOWN	5-10 FT HIGH 5-10 FT WIDE	3 GAL.
8		JG	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER	2 FT WIDE 2 FT HIGH	AS SHOWN	3 FT HIGH 4-5 FT WIDE	2 GAL.

LEGEND OF SYMBOLS

LANDSCAPE LEGEND

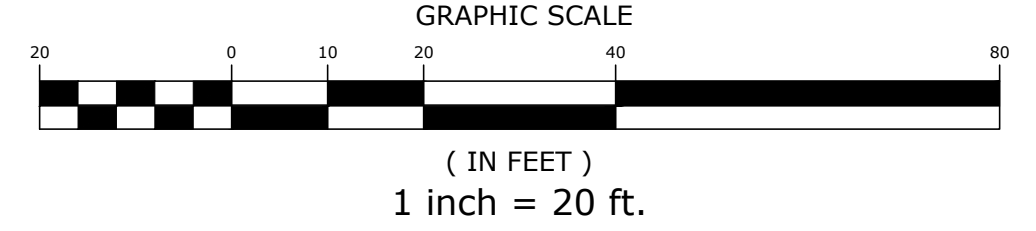
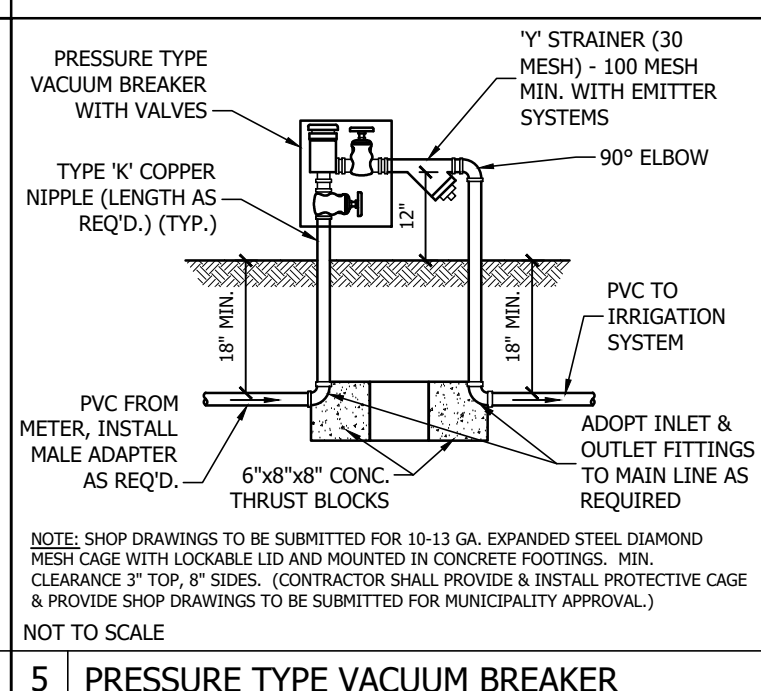
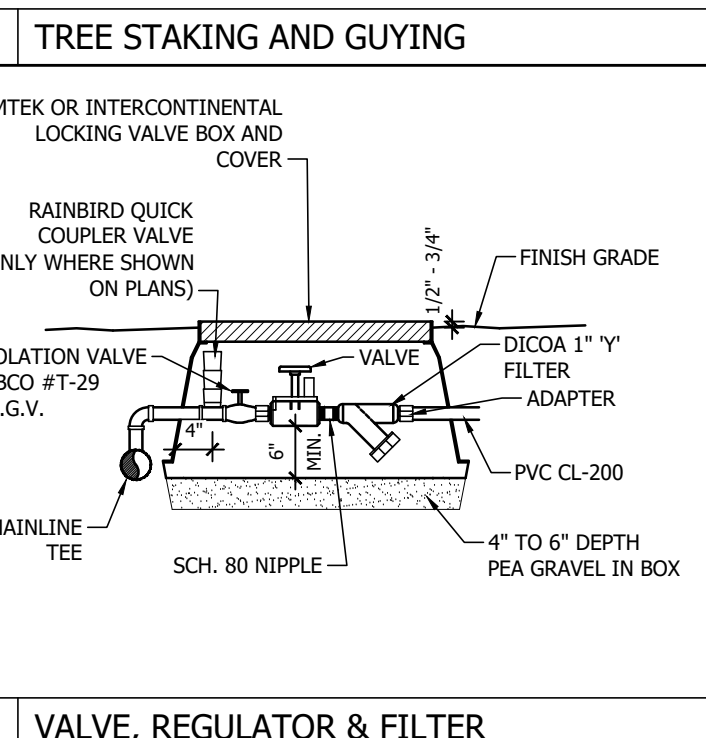
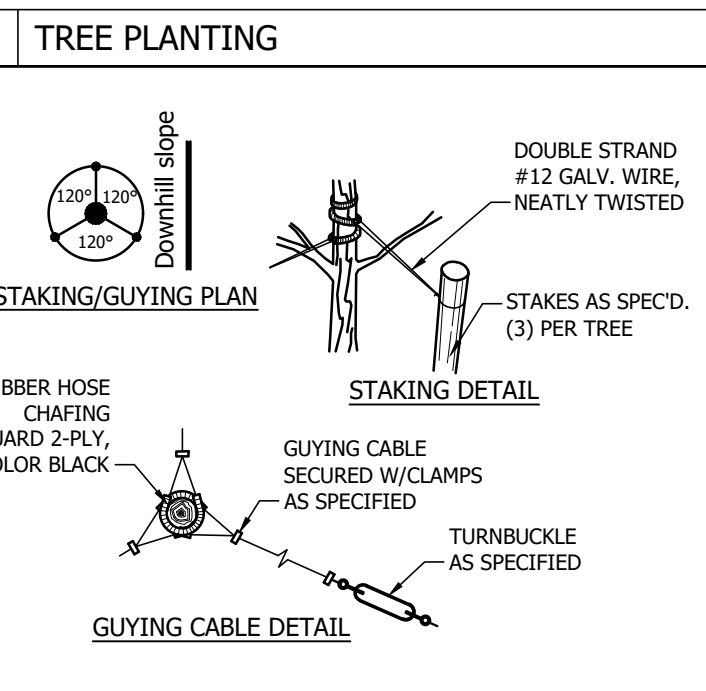
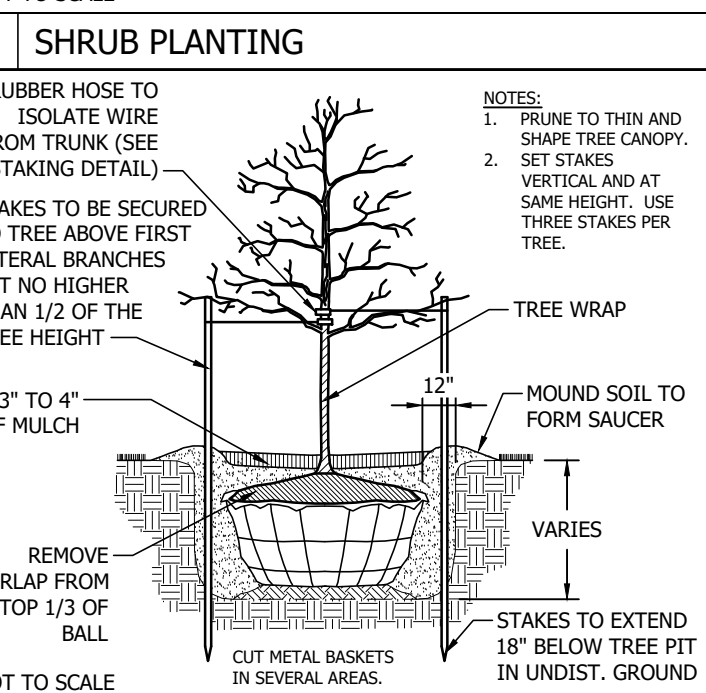
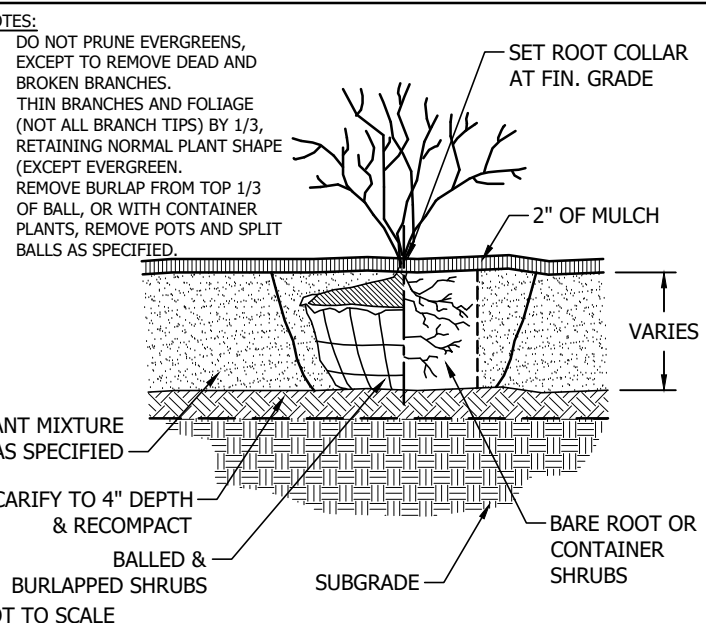
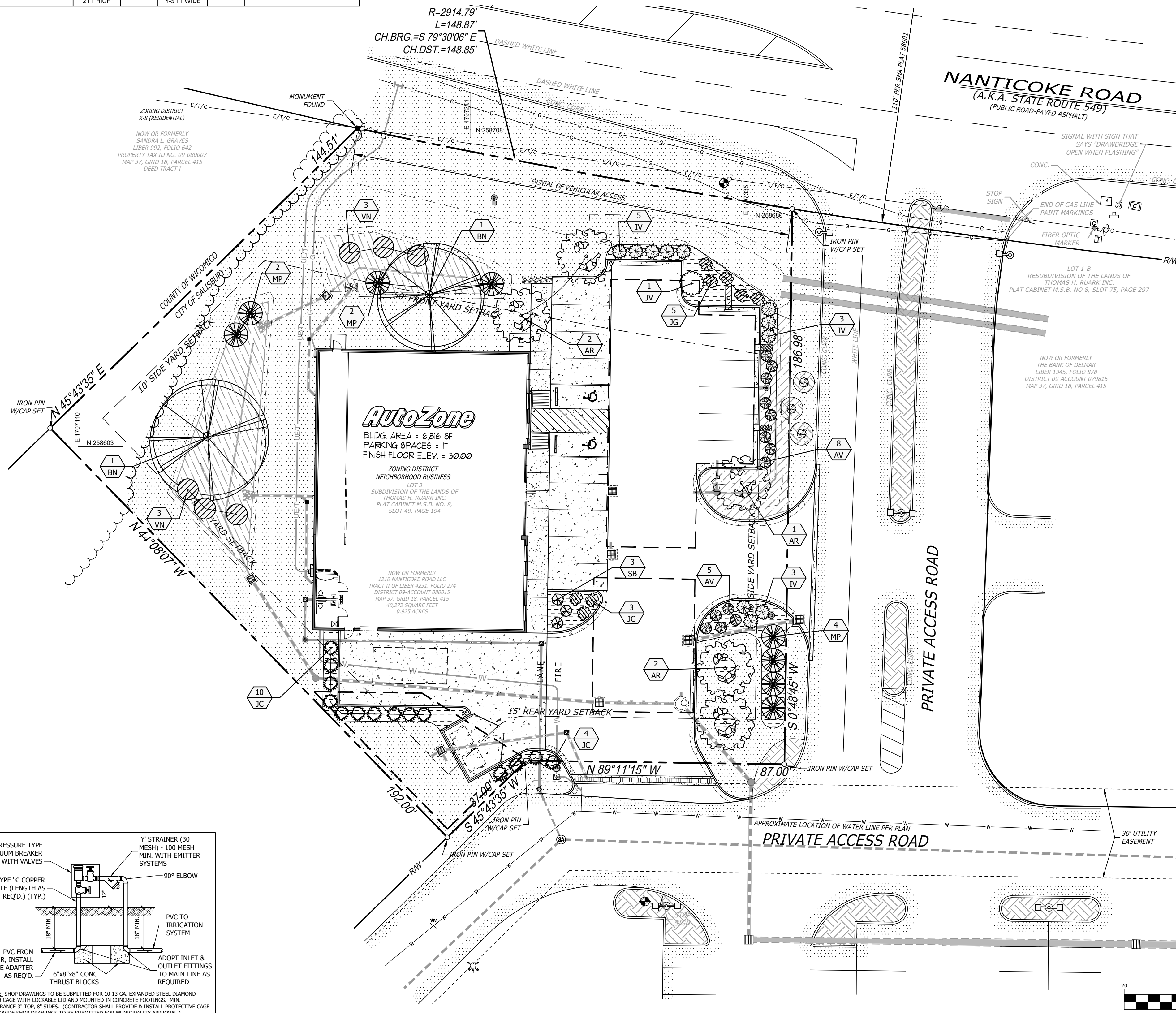
PROPOSED



LANDSCAPE REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
§ 17.220.020 - LANDSCAPING OR SCREENING REQUIREMENTS A.4. SCREENING IS REQUIRED AROUND THREE (3) SIDES OF ALL OFF-STREET LOADING AND UNLOADING AREAS AND SOLID WASTE AND REFUSE DISPOSAL AREAS SHALL CONSIST OF WHICHEVER IS NOT LESS THAN EITHER SECTION 17.220.050(A), (B), OR (H), DEPENDING ON THE HEIGHT OF THE FACILITY TO BE SCREENED.	YES	A COMBINATION OF 6 FT. HIGH ARCHITECTURALLY SOLID FENCING AND EVERGREEN TREES AT 6 FT. ON CENTER ARE PROPOSED.
B.2. PARKING LOTS a.i. SETBACK AREA. (A) THREE-FOOT-WIDE AREAS FROM INTERIOR PROPERTY LINES AND BACK OF SIDEWALKS AND EIGHT-FOOT-WIDE AREAS FROM CURBLINES WHERE NO SIDEWALK EXISTS TO THE EDGE OF A PARKING LOT ARE REQUIRED TO BE LANDSCAPED WITH A COMBINATION OF GRASS, SHRUBS, TREES AND DECORATIVE PLANTINGS. a.ii. INTERIOR REQUIREMENTS FOR ISLANDS. (A) LANDSCAPE ISLANDS AN AVERAGE OF EIGHT-FEET-WIDE, BORDERED BY SIX-INCH-HIGH ASPHALT OR CONCRETE CURBS SHALL BE PROVIDED AT THE ENDS OF ALL PARKING BAYS ABUTTING AN AISLE OR DRIVEWAY AND ARE REQUIRED TO BE LANDSCAPED WITH TREES, SHRUBS, GRASS AND SIMILAR VEGETATION WHICH MAY BE COMBINED WITH CRUSHED STONE OR OTHER DECORATIVE MATERIALS.	YES	A COMBINATION OF GRASS, SHRUBS, TREES AND DECORATIVE PLANTINGS ARE PROVIDED IN THESE AREAS.
b. PARKING LOTS OF TWENTY (20) OR MORE SPACES. FOR ANY PARKING LOT OF TWENTY (20) OR MORE SPACES, NOT LESS THAN TEN PERCENT OF THE INTERIOR SHALL BE LANDSCAPED, IN ACCORDANCE WITH THE FOLLOWING GENERAL GUIDES: i. THE PRIMARY LANDSCAPING MATERIAL SHALL BE TREES CAPABLE OF PROVIDING SHADE AT MATURITY. ii. SHRUBBERY, HEDGES AND OTHER PLANTING MATERIALS MAY BE USED AS COMPLEMENTS, AND LANDSCAPING AND PLANTING AREAS MUST BE REASONABLY DISPERSED THROUGHOUT THE PARKING LOT. iii. THE INTERIOR DIMENSIONS AND HEIGHT OF ANY PLANTING ISLAND OR PLANTING MEDIAN MUST BE SUFFICIENT TO PROTECT THE LANDSCAPE MATERIALS PLANTED THEREIN AND TO ENSURE PROPER GROWTH. iv. DIVIDERS, NO MORE THAN FIFTEEN (15) PARKING SPACES MAY BE IN A CONTINUOUS ARRANGEMENT WITHOUT A LANDSCAPE DIVIDER AT LEAST NINE-FEET IN WIDTH SEPARATING GROUPS OF FIFTEEN (15) SPACES, PROVIDED THAT FOR FIFTEEN (15) OR MORE SPACES BUT LESS THAN AN UNEVEN NUMBER, THE NINE-FOOT DIVIDER MAY BE CENTERED AS EVENLY AS POSSIBLE.	YES	ISLANDS ARE A MINIMUM OF 8-FEET-WIDE ON AVERAGE AND INCLUDE PLANTINGS AS REQUIRED.
C.2.f i. DECIDUOUS TREES WITH A HEIGHT OF MORE THAN THIRTY (30) FEET AT MATURITY, 1-1/2" TO 2-1/2" CALIPER AND 6-FEET OR MORE IN HEIGHT AT PLANTING. ii. DECIDUOUS TREES WITH A HEIGHT OF LESS THAN THIRTY (30) FEET AT MATURITY, 1-1/2" TO 2" CALIPER AND 4-FEET OR MORE IN HEIGHT AT PLANTING. iii. EVERGREEN TREES AT A HEIGHT OF 3-12 FEET TO 4-FT. OR GREATER AT PLANTING. iv. EVERGREEN AND DECIDUOUS SHRUBS AT A HEIGHT OF 18" TO 24" OR GREATER AT TIME OF PLANTING.	YES	YES
§ 17.220.050 - SCREENING OR LANDSCAPE MATERIALS B. SIX-FOOT-SOLID WOOD OR OTHERWISE ARCHITECTURALLY SOLID FENCE. H. EVERGREEN TREES AT A HEIGHT OF 3-1/2' TO 4' OR GREATER AT PLANTING. FOR SCREENING PURPOSES, TREES MUST BE PLANTED SUCH DISTANCE FROM ONE ANOTHER AS TO FORM A DENSE SCREEN AT TIME IF MATURITY, SIX-FEET ON CENTER OR IN STAGGERED ROWS OF TWO OR MORE, EIGHT-FEET ON CENTER.	YES	SEE ARCHITECTURALLY SOLID SCREENING FOR TRASH ENCLOSURE.

GENERAL NOTES

GENERAL IRRIGATION NOTES



Dig Serial No.: 251401024
Design Serial No.: 25140139

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AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8989
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Engineer:
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors & Engineers, LLC
376 Northgate Drive
Warminster, PA 15086
Ph: (724) 864-3434 Fax: (724) 864-3434
www.mdmllc.com

MCS MARYLAND COORDINATE SYSTEM

PREPARED FOR: AutoZone STORE DEVELOPMENT
STORE No.: 10910
1210 NANTICOKE ROAD, SALISBURY, MD 21801
CITY OF SALISBURY, WICOMICO COUNTY
STATE OF MARYLAND

SCALE: 1" = 20'-0"

REVISIONS

DRAFTSMAN: BJC
CHECKED BY: CMP

DATE: 07-17-2026
PROTOTYPE SIZE: 65w2
PROFESSIONAL CERTIFICATION

I 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.
LICENSE No. 64534, EXP. DATE 3-17-2027

L1.0
Sheet 19 of 21



Infrastructure and Development Staff Report

August 13, 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
- 17.164.030 – R-5S, R-8S, and R-10S Residential Districts
- 17.170 – Accessory Dwelling Unit 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 permitted by special exception in Chapter 17.164 (R-5S, R-8S, and R-10S residential districts)
- Add development standards for accessory dwelling unit (ADU) in a new Chapter 17.170

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 definition 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. Accessory Dwelling Unit includes 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.

Along with a new definition, Staff has created a new section under Chapter 17, 17.170 – Accessory Dwelling Unit Standards to authorize the creation of ADUs on land that contains a single family detached home as the primary dwelling unit.



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. The amendment will include the replacement of the definition for accessory apartments with accessory dwelling unit (ADU). The replacement of this term, led to removing the special exception of accessory apartments within Chapter 17.164.030. Per state code, ADUs must be permitted by right to all single-family homes. Due to the large number of standards associated with this amendment, a new section in Chapter 17 of the Salisbury Municipal Code will be created (17.170). Within Chapter 17.170 are the development standards laid out by the State as well as the additional information that the Salisbury Planning Commission agreed on over the past two months. 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. The State of Maryland requires municipalities to adopt local law authorizing the development of accessory dwelling units (ADUs) on land with single-family detached dwellings on or before October 1, 2026.

The State Law requires that ADUs cannot be greater than 75% of the size of the primary single-family detached dwelling located on the lot. The 75% figure is a maximum – a smaller percentage can be imposed. Staff believes that the Commission should give consideration to limiting the size of an ADU to 50% of the primary dwelling. Limiting the size of an ADU to no more than half the size of the primary dwelling will clearly indicate that the ADU is accessory to the primary dwelling, and will limit overcrowding on a lot, which is especially important given the relatively small size of many of the older lots in the City. For comparison purposes, Wicomico County limited the size of its ADUs to 50%, and Worcester County has a 35% limitation.



ATTACHMENT 1 – PROPOSED DEVELOPMENT STANDARDS

Chapter 17.04 – General Provisions

17.04.120 – Definitions.

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. Accessory Dwelling Unit includes 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.

Chapter 17.170 – Accessory Dwelling Unit Standards.

17.170.010 – General Provisions.

A. General. An Accessory Dwelling Unit is permitted on any lot with an existing single family detached dwelling unit, provided it meets all requirements of this Chapter. No more than one Accessory Dwelling Unit shall be permitted per lot, parcel or tract.

B. Density. The development of an Accessory Dwelling Unit shall be excluded from the calculation of density for the lot, parcel or tract on which it is located.

C. Development Standards.

1. Living facilities. Accessory Dwelling Units must provide complete living facilities for at least one person, including at minimum sanitation, cooking, eating, and sleeping.

2. Location of structure. An Accessory Dwelling Unit must be either separate from or attached as an addition to an existing single family detached dwelling unit.

3 Location of entrance. If the Accessory Dwelling Unit is attached to a single family detached dwelling unit, the Accessory Dwelling Unit must have a separate entrance.

4. Setback requirements. An Accessory Dwelling Unit must comply with the setback requirements applicable to the zoning district in which it is located.

5.Occupancy. Either the single family detached dwelling unit or the Accessory Dwelling Unit shall be owner occupied.

6. Maximum size. The size of an Accessory Dwelling Unit may be no more than 75% of the square footage of the primary single family detached dwelling unit.



The primary single family detached dwelling unit size shall be measured by total above grade living area.

7. Height. An Accessory Dwelling Unit shall not exceed the height of the primary single family detached dwelling unit except as follows:

a. An Accessory Dwelling Unit constructed above a detached garage on a lot with a one-story primary single family detached dwelling unit may extend one additional story above the height of the primary single family detached dwelling unit but shall not exceed the maximum building height permitted in the applicable zone.

8. Subdivision prohibited. A lot with a detached Accessory Dwelling Unit shall not be subdivided in a manner that causes the Accessory Dwelling Unit to become the primary structure on the lot unless all applicable standards for subdivisions and any other applicable standards are met.

9. Accessory Dwelling Units shall comply with all applicable building codes and public health, safety and welfare requirements.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING TITLE 17 OF THE SALISBURY CITY CODE ENTITLED “ZONING,” BY AMENDING SECTION 17.04.120 “DEFINITIONS” AND CHAPTER 17.164 ENTITLED “R-5S, R-8S AND R-10S RESIDENTIAL DISTRICTS,” AND ADDING A NEW CHAPTER 17.170 ENTITLED “ACCESSORY DWELLING UNIT STANDARDS.”

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

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

WHEREAS, the City Council may amend the Salisbury City Code pursuant to the authority granted in § SC 2-15 of the Salisbury City Charter; and

WHEREAS, during the 2025 Legislative Session, the Maryland General Assembly passed Senate Bill 891 and House Bill 1466 which established the policy of the State to promote and encourage the creation of accessory dwelling units on land with a single family detached dwelling unit as the primary dwelling unit in order to meet the housing needs of citizens of the State; and

WHEREAS, on April 22, 2025, Governor Moore signed the bill into law; and

WHEREAS, the law requires that, on or before October 1, 2026, legislative bodies of certain counties and municipal corporations adopt local laws authorizing the development of accessory dwelling units on land with a single-family detached dwelling unit as the primary dwelling unit; and

WHEREAS, the Mayor and Council desire to establish clear and uniform standards for accessory dwelling units in order to promote housing flexibility, support responsible property use, preserve neighborhood character, and reduce potential adverse impacts on surrounding properties and the community; and

WHEREAS, pursuant to Section 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning and Zoning Commission (the “**Planning Commission**”) prior to the passage of an ordinance amending and/or adding Sections 17.04.120, 17.164.030 and 17.170; and

WHEREAS, at the conclusion of its _____ meeting, the Planning Commission recommended that the amendments and additions to Sections 17.04.120, 17.164.030 and 17.170 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

WHEREAS, the City Council have determined that the amendments to Title 17 of the Salisbury City Code set forth below shall be adopted as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

Section 1. Title 17 of the Salisbury City Code is hereby amended by adding the bolded and underlined language and removing the stricken language as follows:

45 **Chapter 17.04 – General Provisions**

46 **17.04.120 – Definitions.**

47 The following definitions have been used or considered in the construction of this title and
48 shall be used in its interpretation:

49 ~~"Accessory apartment"~~ **Accessory dwelling unit** means a dwelling unit, limited to no more
50 ~~than one bedroom, incorporated within a single family dwelling or its accessory building.~~
51 ~~The accessory apartment or the principal dwelling shall be occupied by the owner(s) of the~~
52 ~~property on which the accessory apartment is located~~ **a secondary dwelling unit that is**
53 **on the same lot, parcel or tract as a primary single family detached dwelling unit and**
54 **not greater than 75% of the size of and subordinate in use to the primary single-**
55 **family detached dwelling unit. Accessory Dwelling Unit includes a structure that is**
56 **separate from the primary single-family detached dwelling unit or attached as an**
57 **addition to the primary single-family detached dwelling.**

58 ...

59 **17.164.030 – Uses permitted by special exception.**

60 Uses permitted by special exception shall be as follows:

61 ~~A. An accessory apartment of not over five hundred (500) gross square feet in size~~
62 ~~within an owner-occupied single family detached dwelling or in an accessory~~
63 ~~building on a lot upon which an owner-occupied single family detached dwelling~~
64 ~~is located. The lot shall have a minimum sixty (60) feet width and contain at least~~
65 ~~nine thousand (9,000) square feet of land area. All parking required for an~~
66 ~~accessory apartment shall be in the rear yard no closer than three (3) feet to all~~
67 ~~adjoining property lines, provided that an accessory apartment shall not be allowed~~
68 ~~in any dwelling where guest rooms are provided;~~

69 ~~A.~~ **B.** Care home, in accordance with chapter 17.220;

70 ~~B.~~ **C.** Cemetery, on a minimum tract of ten acres;

71 ~~C.~~ **D.** Church and other place of worship on a lot size of less than five acres, in
72 accordance with chapter 17.220, excluding bus storage, cemetery, day-care center,
73 school of general instruction and gymnasium as accessory uses;

74 **D.** ~~E.~~ Church and other place of worship on a minimum lot of five acres, in
75 accordance with chapter 17.220, including an activity building with offices and
76 meeting rooms, cemetery, day-care center, school of general instruction and
77 gymnasium as accessory uses;

78 **E.** ~~F.~~ Day-care facilities for the elderly and handicapped;

79 **F.** ~~G.~~ Group domiciliary care facility;

80 **G.** ~~H.~~ Rental of guest rooms to not more than two roomers in an owner-occupied
81 single-family detached dwelling on a minimum lot of five thousand (5,000) square
82 feet, provided that one additional parking space shall be provided in the rear yard
83 for each roomer, ~~and provided further that the rental of guest rooms shall not be~~
84 ~~allowed in any dwelling or on any lot that contains an accessory apartment.~~

85 **Chapter 17.170 – Accessory Dwelling Unit Standards.**

86 **17.170.010 – General Provisions.**

A. General. An Accessory Dwelling Unit is permitted on any lot with an existing single family detached dwelling unit, provided it meets all requirements of this Chapter. No more than one Accessory Dwelling Unit shall be permitted per lot, parcel or tract.

B. Density. The development of an Accessory Dwelling Unit shall be excluded from the calculation of density for the lot, parcel or tract on which it is located.

C. Development Standards.

1. Living facilities. Accessory Dwelling Units must provide complete living facilities for at least one person, including at minimum sanitation, cooking, eating, and sleeping.

2. Location of structure. An Accessory Dwelling Unit must be either separate from or attached as an addition to an existing single family detached dwelling unit.

3 Location of entrance. If the Accessory Dwelling Unit is attached to a single family detached dwelling unit, the Accessory Dwelling Unit must have a separate entrance.

4. Setback requirements. An Accessory Dwelling Unit must comply with the setback requirements applicable to the zoning district in which it is located.

5.Occupancy. Either the single family detached dwelling unit or the Accessory Dwelling Unit shall be owner occupied.

6. Maximum size. The size of an Accessory Dwelling Unit may be no more than 75% of the square footage of the primary single family detached dwelling unit. The primary single family detached dwelling unit size shall be measured by total above grade living area.

7. Height. An Accessory Dwelling Unit shall not exceed the height of the primary single family detached dwelling unit except as follows:

a. An Accessory Dwelling Unit constructed above a detached garage on a lot with a one-story primary single family detached dwelling unit may extend one additional story above the height of the primary single family detached dwelling unit but shall not exceed the maximum building height permitted in the applicable zone.

8. Subdivision prohibited. A lot with a detached Accessory Dwelling Unit shall not be subdivided in a manner that causes the Accessory Dwelling Unit to become the primary structure on the lot unless all applicable standards for subdivisions and any other applicable standards are met.

9. Accessory Dwelling Units shall comply with all applicable building codes and public health, safety and welfare requirements.

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

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

Section 3. It is further the intention of the Mayor and Council of the City of Salisbury that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid,

unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

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

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

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

ATTEST:

Julie English, City Clerk

April R. Jackson, City Council President

APPROVED BY ME THIS ____ day of _____, 2026.

Randolph J. Taylor, Mayor



Infrastructure and Development Staff Report

August 13, 2026

I. SUMMARY OF REQUEST:

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

II. PROCEDURE:

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

A. *Planning Commission Review.*

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

III. PLANNING & ZONING ANALYSIS

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

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

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING THE SALISBURY CITY CODE TO REMOVE REFERENCES TO SPECIFIC FINE AMOUNTS AND OTHER PENALTIES, IN ORDER TO ALLOW SUCH INFORMATION TO BE CODIFIED IN A SEPARATE FINE AND PENALTY SCHEDULE TO BE ADOPTED BY THE SALISBURY CITY COUNCIL.

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

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

WHEREAS, the Mayor and Council find that the health, safety and general welfare of the citizens of the City will be furthered by amending the Salisbury City Code to remove specific references to fine amounts and other penalties, in order to allow such information to be codified in a separate Fine and Penalty Schedule to be adopted by the City Council; and

WHEREAS, the removal of fines and penalties from the Salisbury City Code and the inclusion of such matters in a separate Fine and Penalty Schedule will allow for efficient review and revision of such matters by the City Council on a more frequent basis; and

WHEREAS, pursuant to Section 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning Commission (the “Planning Commission”) prior to the passage of an ordinance amending Chapter 17;

WHEREAS, a public hearing on the proposed amendment was held by the Planning Commission in accordance with the provisions of Section 17.228.020 of the Salisbury City Code on _____, 2026;

WHEREAS, at the conclusion of its _____, 2026 meeting, the Planning Commission recommended, by a vote of _____ - _____, that the amendment to Section 17.04.120 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

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

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

Section 1. By amending the Salisbury City Code as follows:

17.04.100 - Violations—Penalties.

Any person who shall construct, extend, alter, repair, change, convert or use any building or use any land or change the use of any land or building in violation of this title or who shall neglect to obtain the permit required by this title shall be guilty of a municipal infraction ~~and shall be fined as provided in Section 1-16.100~~ **as established by the City Council in the City of Salisbury Fine and Penalty Schedule.** The violator shall elect to pay the fine or stand trial. Failure to pay

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

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

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

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

(Ord. 2048 § 3 (part), 2008)

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

17.216.240 Outdoor advertising structure license.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

131 **ATTEST:**

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

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

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

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139 _____
140 **Randolph J. Taylor, Mayor**



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



City of Salisbury

'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;



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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 – Permitted Zoning

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.



City of Salisbury

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 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.



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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**. 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.



City of Salisbury

Attachment 2 – List of Vape Shops

(Per Google Map, May 2026)

Total 13 stores

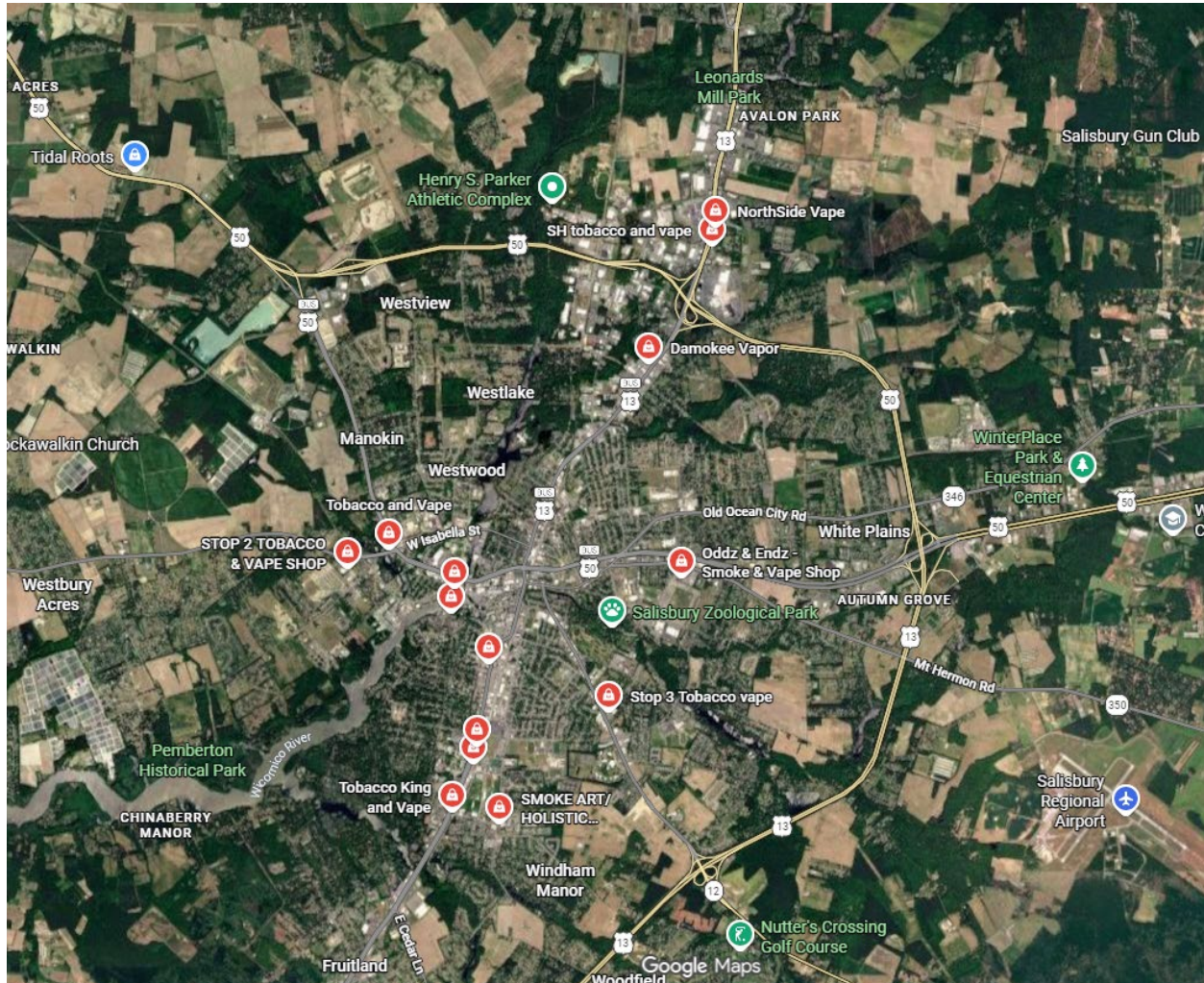
Store Name	Address
Tobacco and Vape	1019 W Isabella St, Salisbury, MD 21801
STOP 2 TOBACCO & VAPE SHOP	1210 Nanticoke Rd, Salisbury, MD 21801
Downtown Vapes	501 W Main St ste c, Salisbury, MD 21801
Stop 3 Tobacco vape	815 Snow Hill Rd unit D, Salisbury, MD 21804
Oddz & Endz - Smoke & Vape Shop	313 Civic 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



City of Salisbury

Attachment 3 – Map of the List of Vape Shops

(Per Google Map, May 2026)



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING TITLE 17 OF THE SALISBURY CITY CODE, "ZONING," BY ADDING A NEW CHAPTER 17.167 ENTITLED "VAPE SHOP STANDARDS."

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

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

WHEREAS, the Mayor and Council may amend the Salisbury City Code pursuant to the authority granted in § SC 2-15 of the Salisbury City Charter; and

WHEREAS, the Mayor and Council recognize the importance of protecting the public health, safety, and welfare through reasonable regulation of businesses that sell vape products, electronic smoking devices, and related merchandise; and

WHEREAS, the Mayor and Council find that amendments to Title 17 the Salisbury City Code establishing reasonable standards for vape shops are necessary and appropriate to promote the public health, safety, and welfare of the City; and

WHEREAS, the Mayor and Council desire to establish clear and uniform standards for vape shops in order to promote responsible business practices, protect minors, preserve neighborhood character, and reduce potential adverse impacts on surrounding properties and the community; and

WHEREAS, pursuant to Section 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning and Zoning Commission (the "Planning Commission") prior to the passage of an ordinance amending Title 17; and

WHEREAS, at the conclusion of its _____, 2026 meeting, the Planning Commission recommended that the amendments set forth herein be approved by the Mayor and Council; and

WHEREAS, the Mayor and Council have determined that the amendments to Title 17 of the Salisbury City Code set forth below shall be adopted as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

Section 1. Title 17 of the Salisbury City Code is hereby amended by adding the bolded and underlined language as follows:

Chapter 17.167 – VAPE SHOP STANDARDS

17.167.010 – Definitions.

In this chapter, the following terms have the following meanings:

A. "Vape Shop" means 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.

17.167.020 – Purpose.

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 Shops within the City of Salisbury.

17.167.030 – Permit Required.

A. Unless otherwise stated in this section, no Vape Shop 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 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 Department of Infrastructure and Development.

1. If the permit applicant is a corporation, the applicant 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 permit applicant is a partnership, the applicant shall provide the names and residence addresses of all partners with an interest of ten percent or greater;

3. If the permit applicant is any other form of unincorporated association or corporate entity, the applicant shall provide the names and residence addresses of all principals with an interest of ten percent or greater;

4. If the permit applicant is an individual person, the applicant 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 applicant 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 applicant 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 a certification by a licensed surveyor or licensed engineer certifying compliance with all location restrictions specified in 17.167.040.

D. Permit Fees. The fee for the permit required by this chapter shall be set forth from time to time by the City Council.

E. Processing of Vape Shop permit applications.

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

93 2. If the Vape Shop permit is not approved or denied within ten working days
94 after the application is filed and determined to be complete, unless additional time
95 is needed to review structural issues unrelated to the use of the Vape Shop
96 business, the application shall be deemed approved.

97 3. The denial of any permit application under this chapter may be appealed to
98 the Board of Appeals. The appeal shall be filed in writing within twenty-one (21)
99 days of the denial.

100 17. 167.040 – Location Restrictions.

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

102 1. Five Hundred (500) feet of a church or place of religious assembly;

103 2. Five Hundred (500) feet of a public or private school, college or university;

104 3. Five Hundred (500) feet of a public park;

105 4. Five Hundred (500) feet of a day care center or hospital;

106 5. Five Hundred (500) feet of a residential zoning district, a residential use located
107 in any other zoning district or the residential component of a mixed-use project
108 in any zoning district; or

109 6. Five Hundred (500) feet of another Vape Shop.

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

112 C. For the purpose of this section, measurement shall be made in a straight line,
113 without regard to intervening structures or objects, from the nearest portion of the
114 building or structure where a Vape Shop is located, to the nearest property line of the
115 premises of a church or school, or to the nearest boundary of a public park, a
116 residential zoning district or component as further described in this section, or a child
117 day care center.

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

121 17. 167.050 – Nonconforming uses.

122 A. Subsection A, B and C shall apply only to a Vape Shop in existence and lawfully
123 operating on the effective date of this Ordinance.

124 B. A Vape Shop lawfully in existence on the effective date of this Ordinance, but that,
125 as of that date, does not comply with one or more of the requirements set forth in
126 17.167.030, 17.167.040, 17.167.070, or any combination thereof, shall be deemed a
127 lawful nonconforming use and may continue to operate as such for a single period not
128 to exceed two (2) years from the effective date of this Ordinance. The continuation
129 period provided herein shall apply collectively to all nonconformities existing as of
130 the effective date of this Ordinance and shall not be extended, renewed, or restarted

131 based on the number, type, discovery, correction, recurrence, or creation of any
132 nonconformity. Upon expiration of the two-year period, the nonconforming Vape
133 Shop use shall cease, and any use of the property thereafter shall comply with Chapter
134 17.167. During said period, a nonconforming Vape Shop shall not be enlarged,
135 expanded, intensified, relocated on the same lot, reestablished after abandonment or
136 discontinuance, or changed to another nonconforming use.

137 C. If two or more Vape Shops are located within five hundred (500) feet of one another
138 and are otherwise located in permissible locations, the Vape Shop first established
139 and continuously operated at its particular location shall be deemed the conforming
140 use for purposes of the spacing requirement, and any later-established Vape Shop
141 shall be deemed nonconforming.

142 D. A Vape Shop is not rendered nonconforming by the later establishment of any of
143 the uses set forth in Section 17.176.040.A.

144 17. 167.060 – Variance.

145 A. Applicability. The Board of Appeals may authorize variances to the provisions of
146 Section 17.176.040 of this chapter in accordance with the criteria set forth in
147 subsection B of this section. The granting of a variance does not exempt the applicant
148 from any provisions of this section other than modifying the locational restrictions set
149 forth in Section 17.176.040.

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

152 1. A sufficient physical barrier separates the Vape Shop from any of the protected
153 uses set forth in Section 17.176.040, so as to substantially fulfill the purpose of the
154 distance requirement. Such physical barriers may include, but are not limited to,
155 limited access streets or highways, walls, and natural or man-made waterways;

156 2. The strict application of the provisions of these regulations will create an undue
157 hardship unique to the applicant for a particular location; and

158 3. All other applicable provisions of this chapter will be observed.

159 17. 167.070 – Exterior portions of Vape Shop businesses.

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

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

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

168 1. The establishment is a part of a commercial multi-unit center; and barriers
169 may include, but are not limited to, limited access streets or highways, walls, and
170 natural or man-made waterways;

171 2. The exterior portions of each individual unit in the commercial multi-unit
172 center, including the exterior portions of the business, are painted the same color
173 as one another or are painted in such a way as to be a component of the overall
174 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.

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

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

B. Any Vape Shop at, in, or on which violations of this Chapter occur on five (5) separate days within any twelve (12) month period shall be deemed to be a public nuisance and the permit of said Vape Shop may be revoked by the department of infrastructure and development.

17.167.090 – Inspection of premises.

A. After the City receives a complaint about a business alleged to be in violation of the code regarding Vape Shop, 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.

B. The inspection shall occur after notice has been furnished to the owner and occupants of the place of business.

C. 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.

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

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

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

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

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

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

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Julie English, City Clerk

April R. Jackson, City Council President

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

Randolph J. Taylor, Mayor



Infrastructure and Development Staff Report

Aug 13, 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

The proposed amendment is summarized below:

- Add the following terms/definitions:

“Data Processing and Computer Center” means an enclosed, temperature-controlled space housing computer servers, network switches and data storage that act as hubs for IT and communication. They are restricted-access spaces that act as localized, on-premise rooms for a single business, school or organization.

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 were asked to review and recommend amendments to the Zoning Code with regards to Data Centers, specifically Section 17.04.120 – Definitions. It came to the Staff’s attention that “data processing and computer center” was an undefined term within the Zoning Code. Although the original intent of this term predates modern day data centers, the lack of a definition for this term could permit data centers within the Light Industrial District, which is the only zoning district in the City where this use is allowed, as a permitted use.

Over the past few months, the Staff of the Department of Infrastructure and Development have been working to correct this. Originally Staff thought it would be best to define data centers and include them as a special exception under Chapter 17.76, after much deliberation the Staff was directed to not include data centers as a term but to define “data processing and computer centers” instead. The proposed definition is similar to the definition of a server room, which would no longer inherently permit data centers within the Light Industrial District. This would give both the Commission and the Staff time to gather more research and develop standards for data centers.



It should be noted that in its 2025 Legislative Session, the Maryland General Assembly passed Senate Bill 116 entitled "Data Center Impact Analysis and Report," which required the Maryland Department of the Environment, the Maryland Energy Administration, and the University of Maryland School of Business to conduct an analysis of the likely environmental, energy and economic impacts of data center development in the State. This report is due Sept. 1, 2026. Staff believe this report will assist the City in any efforts to address data centers in our zoning ordinance.



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.

Server Room Definition

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.

MD HB 1532 - 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

Brockovich AI Data Center Reporting – Fact & Myth Page

<https://www.brockovichdatacenter.com/facts-myths.html>

Earthjustice – What you need to know about AI data centers

<https://earthjustice.org>

States that are attempting to ban Data Centers (last updated July 1, 2026)

<https://www.ncsl.org/fiscal/which-states-are-banning-data-centers>

MD HB 270 – Data Center Impact Analysis and Report (Completion is on or before September 1, 2026)

<https://mgaleg.maryland.gov/mgaweb/Legislation/Details/HB0270?ys=2025RS&search=True>

How Maryland Counties and Municipalities are handling data centers?

Wicomico County – established one-year moratorium for data centers (8/4)

Federalsburg – unanimously passed three-year moratorium

Worcester County – one year moratorium on data centers and cable-landing sites



Somerset County – commissioners have recommended drafting a moratorium

Caroline County – one year moratorium

Harford County – 1st MD county to permanently ban data centers

Prince George's County – two-year moratorium on hyperscale data center development

Baltimore County – 90-day moratorium and a study on data center permits

Baltimore City – one-year moratorium (started May 11, 2026) on data centers using 10 MW or more, as well as a nine month impact study

Montgomery County – moratorium to pause data center permitting through the end of 2026, and a zoning text amendment to limit data centers to industrial districts

Frederick County – pause on new data center development until December 1, 2026



ATTACHMENT 2 – Proposed Amendments

17.04.120 Definitions

“Data Processing and Computer Center” means an enclosed, temperature-controlled space housing computer servers, network switches and data storage that act as hubs for IT and communication. They are restricted-access spaces that act as localized, on-premise rooms for a single business, school or organization.



To: Salisbury Planning Commission
From: Gary Pusey, City Planner
Date: August 6, 2026
Subject: Draft Comprehensive Plan – Summary of Comments

At the Planning Commission's Special Meeting on March 31, 2026, and the Regular Meeting on April 9, 2026, discussions were held to consider the public comments received on the Draft Comprehensive Plan.

As a result of these discussions and consensus received from the Commission, Staff revised the Draft Plan and these revisions were previously provided to you.

Attached is an update to the table that was provided to you at your March Special Meeting. After going through the Planning Commission minutes and talking with Staff members, I believe that the revisions requested by the Commission have now been incorporated into the Draft, with the exception of adding the "Adopt a Road Program" to the Environmental Resources & Sustainability Chapter (Chapter 10). A suggestion for your consideration is attached.

At the August 13, 2026, Regular Meeting, if the Commission believes no further changes are required at this point, Staff will submit the Draft Plan to the State of Maryland's Department of Planning to begin the State's 60-day review period. As required by State Law, we will also submit the Draft to our adjoining jurisdictions (Wicomico County, the City of Fruitland, and the Town of Delmar).

At the end of the 60-day review period, all comments received will be provided to you for your consideration. After that review, a Public Hearing on the Draft can be scheduled for additional public comment. The final step, after all comments have been received and addressed, is for the Commission to vote and forward the Draft to the City Council for its consideration at a future Public Hearing.

I look forward to working with you as you near completion of this important project.

Comment	Chapter	Draft Plan Page
ADD STATEMENT: Vision should be to have a ONE SALISBURY mindset where inefficiencies caused by city/county boundary are removed and government services are efficiently delivered.	1 Introduction	5
Add detailed timeline for dates for each public participation meeting and outreach effort.	1 Introduction	5
Add explicit policy language framing the Comprehensive Plan around efficient delivery of government services, incremental development, and long-term fiscal sustainability of infrastructure to guide annexation, zoning, capital investment, and transportation decisions.	1 Introduction	4
Explain how housing supply has increased as a result of Here is Home	2 Community Profile	40
Include historic voter turnout data for Salisbury and discuss the linkage between suffrage, civic engagement, and annexation. Residents in unincorporated enclaves lack voting power and may be less invested in community outcomes; eliminating enclaves improves both service efficiency and democratic participation.	2 Community Profile	15
Revise impact fee policy so fees are proportionally lower in high-value infill areas and higher in low-value, infrastructure-intensive areas to cover future infrastructure maintenance costs.	3 Land Use	14
Rewrite the first paragraph of 'Development Capacity – Growth Area' to emphasize infill and redevelopment as the primary growth strategy and limit expansion to cases that improve service efficiency and fiscal outcomes.	3 Land Use	19
Table 3-4 incorrectly lists Central Business District density at 60 units/acre. This significantly understates actual and achievable density. Staff should correct this using observed development patterns and realistic redevelopment potential.	3 Land Use	17
Integrate fiscal metrics into Table 3-5, including estimated value per acre, estimated infrastructure maintenance cost per acre, and net fiscal productivity per acre for each land use category.	3 Land Use	19
Recognize the city's reliance on river-based transportation and industry and establish funding mechanisms for dredging and river maintenance from properties and businesses that benefit from river access.	4 Economic Development	26
Leverage Maryland Broadband Cooperative assets to promote data center and digital infrastructure development within Salisbury.	4 Economic Development	26
Recognize SU's planned performing arts center in the former library	4 Economic Development	29
Provide metrics on special needs populations served in Salisbury and compare them to regional benchmarks.	6 Housing	41
Public parking is unsatisfactory.	7 Transportation	46 & 50
What is the plan for downtown parking in the near, mid, and long term?	7 Transportation	46
Implement mandatory speed reductions and targeted enforcement on high-crash corridors.	7 Transportation	46
Prioritize transportation capital projects based on existing crash rates and expected crash reduction after improvements.	7 Transportation	46
Add adopt a Road Program	7 Transportation	To Be Added to Pg. 80
Rewrite goals to include a stand-alone priority for safety for all users, especially vulnerable road users.	7 Transportation	44
Add Salisbury University's Facilities Master Plan as an appendix and emphasize planned downtown development.	8 Community Facilities	57
Expand discussion of TidalHealth's long-term expansion plans and how they are accounted for in the Comprehensive Plan.	8 Community Facilities	59
Establish a standard light fixture for parks/streets/urban core to mitigate light pollution	10 Environmental Resources	80
LEED property tax incentive	10 Environmental Resources	80
Consider a prohibition of invasive landscape plant species	10 Environmental Resources	79

- Promote planting native trees and plants and require the use of native plants in landscape plans for developments within the City.
- Reassess recommendations laid out in the 2020 Environmental Policy Task force report, and implement actions that are feasible, cost effective and beneficial for the community.
- Encourage use of high albedo building and paving materials to reduce urban heat island effects.
- Explore adding a light pollution standard in our municipal code.
- Research incentives for projects that exceed minimum energy efficiency requirements, such as tax incentives for LEED Certified buildings.
- Explore ways to reduce municipal energy consumption at public facilities, such as municipal buildings, public works facilities, and parking lots.
- Support the efforts of the Wicomico River Creekwatchers Program in an effort to encourage local residents and businesses to monitor the water quality of the Wicomico River and its tributaries.
- Promote backyard and neighborhood composting within the city.
- Create a masterplan for pocket parks in various neighborhood throughout the city.
- Encourage the use of Best Management Practices (BMPs) to help reduce flooding.
- Update and implement the City's Storm Water Management Ordinance to reflect revisions to the state storm water regulations.
- Identify vulnerable infrastructure, natural areas, and communities, and implement strategies to enhance resilience and adaptive capacity.
- Reduce flood risks with more green space and green infrastructure to absorb run off and buffer development from flooding and high tides.
- During the update of the zoning code, incorporate regulations to improve resiliency.
- Continue to update the City's Hazard Mitigation Plan as required.
- Discourage development in hazard zones.
- Consider purchasing alternative fuel fleet vehicles and expand alternative fuel infrastructure to include charging stations for electric vehicles across the city.
- Implement measures such as carpooling programs, bike-sharing initiatives, and the expansion of public transportation options.
- Seek opportunities for grant funding for clean energy projects.
- Work with the Green Team to organize workshops and community events to educate residents about sustainable city initiatives, such as energy conservation, waste reduction, green infrastructure, native plants, and sustainable transportation options.
- Explore funding opportunities to maintain and expand the city's existing tree canopy, particularly in areas with low tree coverage and along trails and parks.
- Review and amend the existing landscaping regulations to encourage developers to retain existing trees and incorporate new tree plantings in development projects.
- Consider the reinstitution of a position similar to an arborist or landscape architect to educate residents about the harmful effects of invasive plants in forested areas, maintaining existing trees and improve the city tree canopy.
- Continue efforts to create community gardens to preserve green areas, expand access to fresh food, and foster community involvement with community partners.
- Consider adaptive reuse and other sustainable building practices for the expansion of community facilities.
- Consider requiring photometric plans as part of new development to help prevent and reduce light pollution.
- Encourage participation in the City's Adopt-A-Road Program to promote environmental responsibility, improved roadway safety and cleaner roadways while helping protect local waterways, including the Chesapeake Bay.

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Natural Resources Conservation Advisory Committee

Established in 2009, the Wicomico County Natural Resources Conservation Advisory Commission (NRCAC) works to