



WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

Julie M. Giordano
County Executive

Bunky Luffman
Director of Administration

Steven S. Lakin
Assistant Director of Administration

Tracey G. Taylor
Director

WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

April 16, 2026

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

4:00 P.M. Convene, Chip Dashiell, Chairman

County Minutes – Meeting of March 19, 2026

4:05 P.M. BURBAGE FARM LLC EASEMENT APPLICATION – Powellville Road in Pittsville, Maryland – M-51, G-18, 23 & 24, P-165, 147 & 25 (C. Harrison)

JAMES KELLY EASEMENT APPLICATION – Cross Road in Mardela Springs, Maryland – M-06, G-22, P-146 (C. Harrison)

STEVEN BRAD WEBSTER EASEMENT APPLICATION – Mill Branch Road in Mardela Springs, Maryland – M-17, G-12, P-19 (C. Harrison)

ROBERT J. HEARN EASEMENT APPLICATION – Clara Road in Tyaskin, Maryland – M-64, G-11 & 12, P-49 & 50 (C. Harrison)

ERIC KRAMER EASEMENT APPLICATION – S. Upper Ferry Road in Eden, Maryland – M-46, G-23, P-242 (C. Harrison)

DAY FARMS LLC EASEMENT APPLICATION – Rounds Road in Parsonsburg, Maryland – M-31, G-11 & 17, P-141, 451 & 433 (C. Harrison)

***** CONTINUES ON NEXT PAGE *****

JAMES NELSON III EASEMENT APPLICATION – Wango Road in Parsonsburg, Maryland – M-61, G-2, P-22 (C. Harrison)

JOHN AGNEW EASEMENT APPLICATION – Zion Road in Salisbury, Maryland – M-30, G-14, P-225 (C. Harrison)

PRELIMINARY/FINAL MINOR SUBDIVISION PLAT – LANDS OF JOHN AND NANCY FLAIG – Wilkins-Noble, LLC – Athol Rd – TT Town Transition – M-0008, G-0024, P-0167 (B. Thayne)

WICOMICO COUNTY ANNUAL REPORT for CY 2025 – Planning Commission Review for Submittal to the MD Department of Planning (T. Taylor)

PLANNING DIRECTOR UPDATES – (T. Taylor)

MEETING DATES – May 21 and June 18, 2026

MOTION FOR ADJOURNMENT

Agenda items might not be considered in sequence. This agenda is subject to change to include the addition or deletion of items, including closed session. If a closed session is utilized, it will be pursuant to either General Provisions Article of the Maryland Annotated Code, § 3-305(b)(1), the “personnel matters” exception, or General Provisions Article of the Maryland Annotated Code, § 3-305(b)(7), the “legal advice” exception.



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MINUTES

The Wicomico County Planning and Zoning Commission ("Commission") met in regular session on March 19, 2026, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Daniel Moreno-Holt, Vice Chairman
Sara Bynum-King
Tanesha Siggers
Jim Thomas

PLANNING STAFF:

Tracey Taylor, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")
Janae Merchant, Recording Secretary, PZCD
Colin Harrison, PZCD

Andrew Illuminati, Wicomico County, Department of Law

Chairman Dashiell called the meeting to order at 4:04 p.m.

MINUTES: The County minutes from February 19, 2026, were brought forward for approval. Mr. Daniel Moreno-Holt moved to approve the minutes, seconded by Mr. Jim Thomas; the motion carried. The minutes from the February 19, 2026, meeting were **APPROVED**.

Chairman Dashiell requested that everyone who planned to testify before the Commission stand and be sworn in; Mr. Andrew Illuminati administered the Oath.

PRELIMINARY/FINAL SUBDIVISION PLAN – RAEGAN’S RUN – Bierman Family LLC, rep. by Parker and Associates – Riverside Road – TT Town Transition – M0047, G0016, P0065 – (B. Thayne)

Mr. Brock Parker with Parker and Associates and Ms. Becky Thayne approached the table. Ms. Thayne distributed revised conditions and then presented the Staff Report.

Parker and Associates, on behalf of the Bierman Family, LLC, proposed the subdivision of 10 lots averaging 1.445 acres each from this property on the southerly side of Riverside Drive. All lots will have frontage on a new interior cul-de-sac. The land area is in a Town Transition zoning district just northwest of the City of Fruitland. Ms. Thayne mentioned a comment that Commissioner Ms. Sara Bynum-King made at the October 2025 Planning Commission meeting when this subdivision was heard for Sketch Plat, regarding the alignment of houses in a subdivision typically being consistent, but on Lot 9, the house will be set back farther. Ms. Thayne and Mr. Parker discussed this comment and decided to move the building setback line farther back to split the difference among Lots 7, 8, and 9. This will be changed on the final plat prior to recordation.

The Planning Staff recommended approval of the Preliminary/Final Subdivision Plan for Raegan's Run, subject to the following eight (8) conditions.

1. The Department of Public Works must receive the following from Parker and Associates prior to the recordation of the final plat:
 - a. An approved construction cost estimate and bond for 150% of that amount.
 - b. An approved Public Works Agreement.
 - c. An approved Maintenance Agreement.
2. All lot owners must become members of a homeowners association, and the Articles of Incorporation for this association must be recorded prior to or simultaneously with the final subdivision plat. Covenants and Restrictions for this HOA shall be recorded in the Land Records of Wicomico County with the final plat.
3. A deed conveying the newly constructed road must be provided to the Planning and Zoning Department within 180 days of recordation of the final plat.
4. The Planning Commission signature block on the final plat must contain language specifying the Tier redesignation per the requirements of Appendix VI of the Wicomico County Comprehensive Plan.
5. The final plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
6. This approval is subject to further review and approval and conditions imposed by the Departments of Planning and Zoning and Public Works.
7. A long-term agreement to prohibit development in the Forest Conservation Regeneration Area must be recorded in Land Records prior to or simultaneously with the recordation of the final plat.
8. Either of the following must occur prior to the recordation of the final plat:
 - a. A deed of easement must be recorded, relocating the 10-foot right-of-way for the benefit of Parcel 664, or the owners of Parcel 664 must be signers on the final plat; OR
 - b. A deed extinguishing the right-of-way must be recorded in Land Records.

After a brief discussion among the Commission members, Ms. Sara Bynum-King moved to approve Preliminary/Final Subdivision Plat approval for Raegan's Run, subject to the revised eight (8) conditions. Seconded by Ms. Tanesha Siggers, which was duly carried.

Chairman Dashiell stated the motion was **APPROVED**.

PLANNING DIRECTOR UPDATES – (T. Taylor)

Ms. Taylor provided updates on the following:

- The RFP bids for the Comprehensive Plan are due March 20, 2026. There were six (6) or seven (7) firms at the pre-bid meeting. We are hoping to receive three (3) or four (4) bids. Our target date to award the proposal is the beginning of April.
- A page will be set up on our website where we will post all the Comp Plan information. As part of our public outreach and participation, we will create a page for that as well. The updates will be brought to the Planning Commission monthly. We know many firms are across the Bay, so we anticipate teleconference presentations. The GIS component has been removed. Mr. McKenzie and the GIS Staff will complete the mapping segment.
- As was mentioned previously, the County has a \$50,000 grant from the Community Development Block Grant Program of the Maryland Department of Housing & Community Development. The grant is to update the 2006 Housing Study to analyze substandard and blighted housing. When we receive block grant funds annually for housing rehabilitation, the County must demonstrate a need. The new Housing Study is massive, and the team has been reviewing it for weeks, but they are still not done. Ms. Taylor is hopeful to provide a copy to the Commissioners at the next meeting or a link to the digital version.
- Unfortunately, the County is slightly behind on receiving information about the municipalities for the update to the Comprehensive Water and Sewerage Plan. This is not a major concern, as if it goes hand-in-hand with the Comp Plan, it will be better, since what is decided for land use directly corresponds to our sewer service areas.
- The County's Critical Area Ordinance went before the County Council as a public hearing on March 17, 2026. Council had a concern about the administrative variance component of the Critical Area Ordinance. This process was added as a new provision to the revised Critical Area Ordinance. Mr. Colin Harrison, Mr. Andrew Illuminati, and Ms. Taylor made some minor adjustments, which were essentially a public notification of an administrative variance.
- The legislation that the Commissioners reviewed for the manufactured and modular housing to be allowed in all zoning districts where a single-family home is permitted will become effective in early May. It has been approved by the County Council and will be signed within 60 days. The next step will be the Accessory Dwelling Unit Legislation; the County has until October 1st to decide on regulations and the parameters for accessory dwelling units. However, this does not preclude the Health Department from saying no.
- Ms. Taylor will update the Commission at the end of the legislative session to see where the County is on all the new legislation. She has been relying on MACo for new legislative updates.
- Ms. Taylor announced that there have been some Departmental switches of jobs. Some jobs have been created, and some have changed. Ms. Chelsea Webster was in our Building Permits and Inspections Division across the hall. And when the P&Z administrative staff member, Ms. Danielle Rogers, took another position as a support person for the Nuisance Staff, her position became vacant. Ms. Webster decided to transition over to the Planning and Zoning side and work with Ms. Janae Merchant. Ms. Webster will be cross-trained to assist with the Planning Commission and the Board of Appeals. When Ms. Webster came across the hall, it left an open position in the Building Permits and Inspections Division. Ms. Teresa Reed has been hired to fill that position. She will begin on April 16th. As of today, Mr. Evan Geary has started as the Senior Plumbing Inspector. He holds Master Plumber licenses in both Maryland and Delaware. For the first time in 14 months, the Department is fully staffed with 26 full-time positions.
- Ms. Taylor described the composition of the Planning and Zoning team, informing the Commission of the multiple tasks always going on in the Department. Chairman Dashiell mentioned the Commission is very appreciative of the individuals who interact and work with the Commission. Ms. Taylor expressed a desire for the young people to stay and continue with the Department, leading

it in the years to come.

MEETING DATES – April 16, 2026, and May 21, 2026

Chairman Dashiell announced the meeting dates for the next two months.

ANNOUNCEMENTS

With no additional comments, Chairman Dashiell requested a motion to adjourn the meeting. Mr. Thomas made the motion, seconded by Ms. Siggers, and the motion was duly carried.

The meeting adjourned at 4:40 p.m.

The next regular meeting of the Wicomico County Planning Commission will be held on April 16, 2026.

This is a summary of the meeting's proceedings. Detailed information is in the permanent files for each case, as presented and filed with the Wicomico County Department of Planning and Zoning and Community Development Office.

Charles "Chip" Dashiell, Chairman

Tracey G. Taylor, Secretary

Janae Merchant, Recording Secretary



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STAFF REPORT

MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: Burbage Farm LLC

Location: Powellville Road, Pittsville
County Tax Map #51 Parcel #147, Grid #24
County Tax Map #51 Parcel #25, Grid #23
County Tax Map #51 Parcel #165, Grid #18

Size: 128.38 Acres

II. INTRODUCTION

Burbage Farm LLC has submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Powellville Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.
The land has the capability to produce food and/or fiber.
- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.
USDA letter of recommendation for soils included.
- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.
The total size of the proposed easement property is 128.38 acres.
- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.
The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan designated the property as Rural Village. The property is predominantly agricultural, however, and the parcel associated with this application is not planned for community water or sewer service per the adopted 2010 Wicomico County Water and Sewerage Plan.

The property is zoned Village Conservation and, pursuant to Chapter 225-67 of the Wicomico County Zoning Code, agricultural operations and farming are permitted by right in the Village Conservation district.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability (USDA recommendation).

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Burbage Farm LLC property as it meets the minimum requirement for size, soils suitability (USDA recommendation), and current production status. A Board meeting has been scheduled for May.

VIII. PLANNING COMMISSION ACTION

State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Towns of Pittsville and Willards did not include these parcels associated with the application in their Municipal Growth Elements contained in their adopted Comprehensive Plans, and the parcel is not planned for community water or sewer service per the adopted 2010 Wicomico County Water and Sewerage Plan.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Burbage Farm LLC property based on compliance with the County Comprehensive Plan.

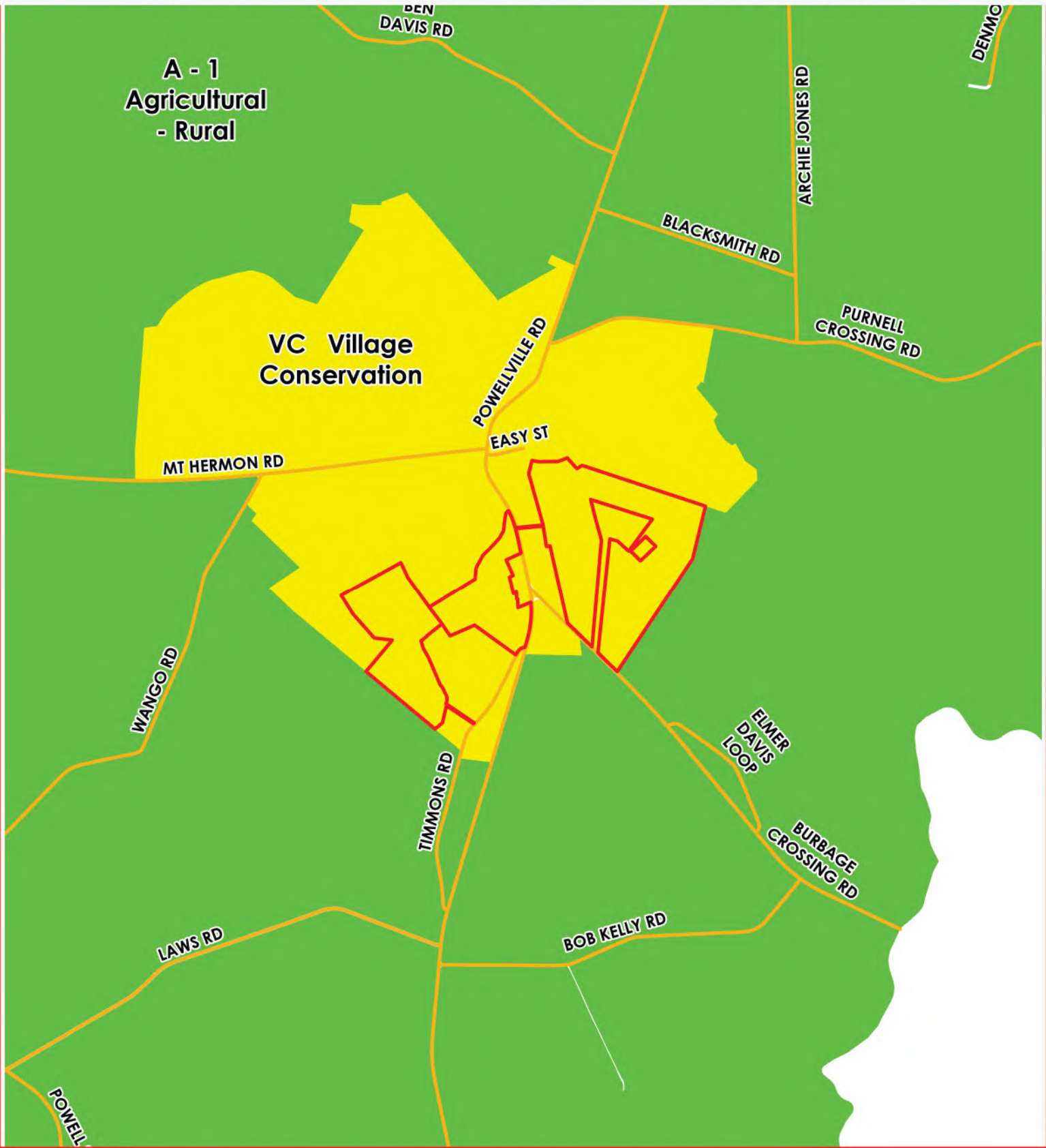
COORDINATOR: Colin Harrison, Environmental Planner

DATE: April 6, 2026

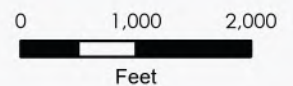
WICOMICO COUNTY

A - 1
Agricultural
- Rural

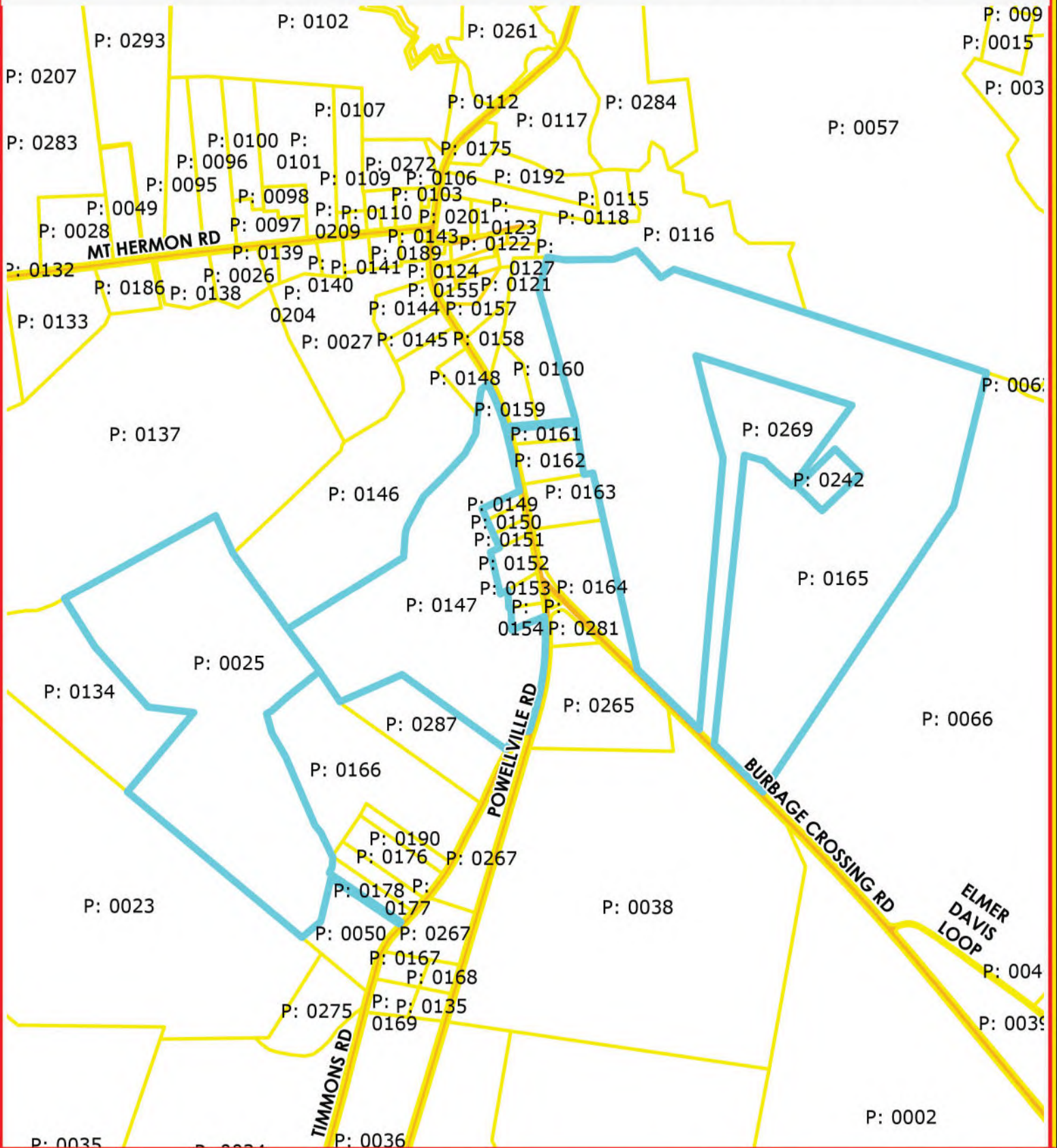
VC Village
Conservation



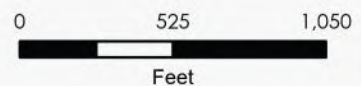
Burbage Farm LLC: Zoning



WICOMICO COUNTY



Burbage Farm LLC: Tax





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STAFF REPORT

MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: James and Amy Kelly

Location: Cross Road, Mardela Springs
County Tax Map #06, Parcel #146, Grid #22

Size: 128 Acres

II. INTRODUCTION

James & Amy Kelly have submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Cross Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

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- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.
The land has the capability to produce food and/or fiber.
- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.
This site contains qualifying soils
- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.
The total size of the proposed easement property is 128 acres.
- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.
The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when

consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The property is in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability.

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Kelly property as it meets the minimum requirement for size, soils suitability and current production status. A Board meeting has been scheduled for May.

VIII. PLANNING COMMISSION ACTION

State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Kelly property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural (A-1) zoning district.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Kelly property based on compliance with the County Comprehensive Plan.

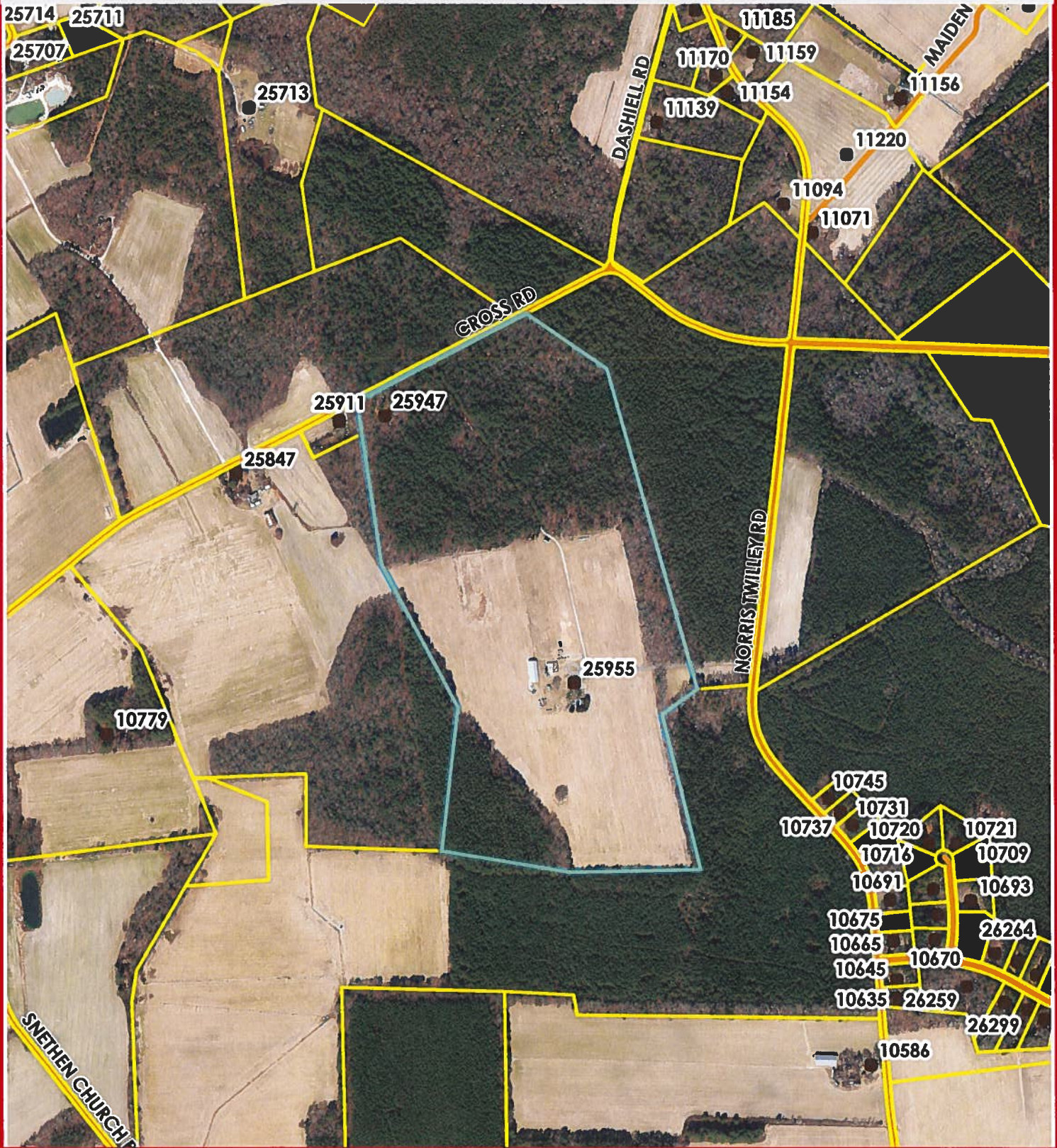
COORDINATOR: Colin Harrison, Environmental Planner

DATE: April 6, 2026

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STAFF REPORT

MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: Steven Brad Webster

Location: Mill Branch Road, Mardela Springs
County Tax Map #17, Parcel #9, Grid #12

Size: 143 Acres

II. INTRODUCTION

Steven Brad Webster has submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Mill Branch Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

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- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.
The land has the capability to produce food and/or fiber.
- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.
This site contains qualifying soils.
- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.
The total size of the proposed easement property is 143 acres.
- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.
The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when

consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The property is in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability.

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Webster property as it meets the minimum requirement for size, soils suitability and current production status. A Board meeting has been scheduled for May.

VIII. PLANNING COMMISSION ACTION

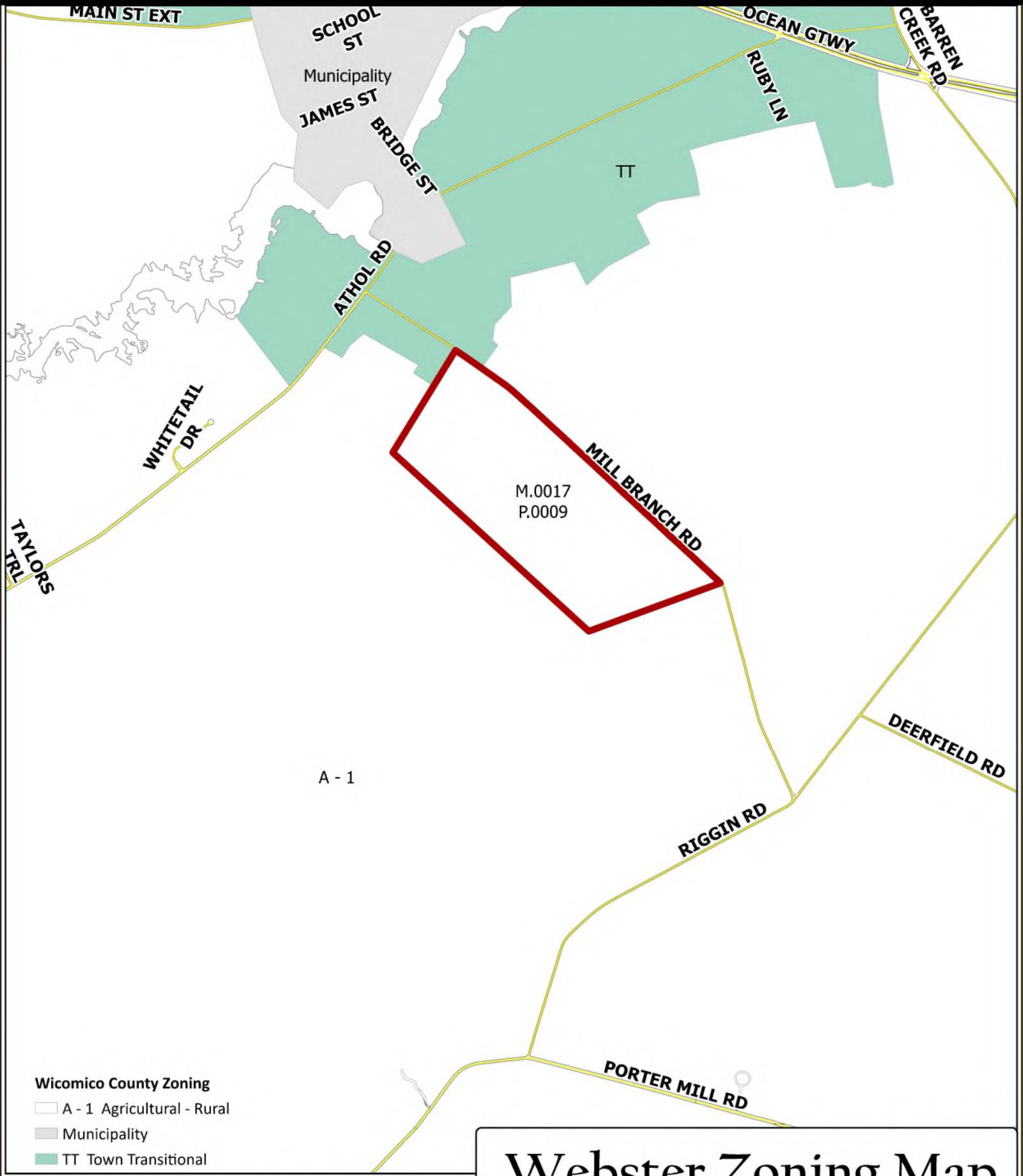
State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Webster property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural (A-1) zoning district.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Webster property based on compliance with the County Comprehensive Plan.

COORDINATOR: Colin Harrison, Environmental Planner

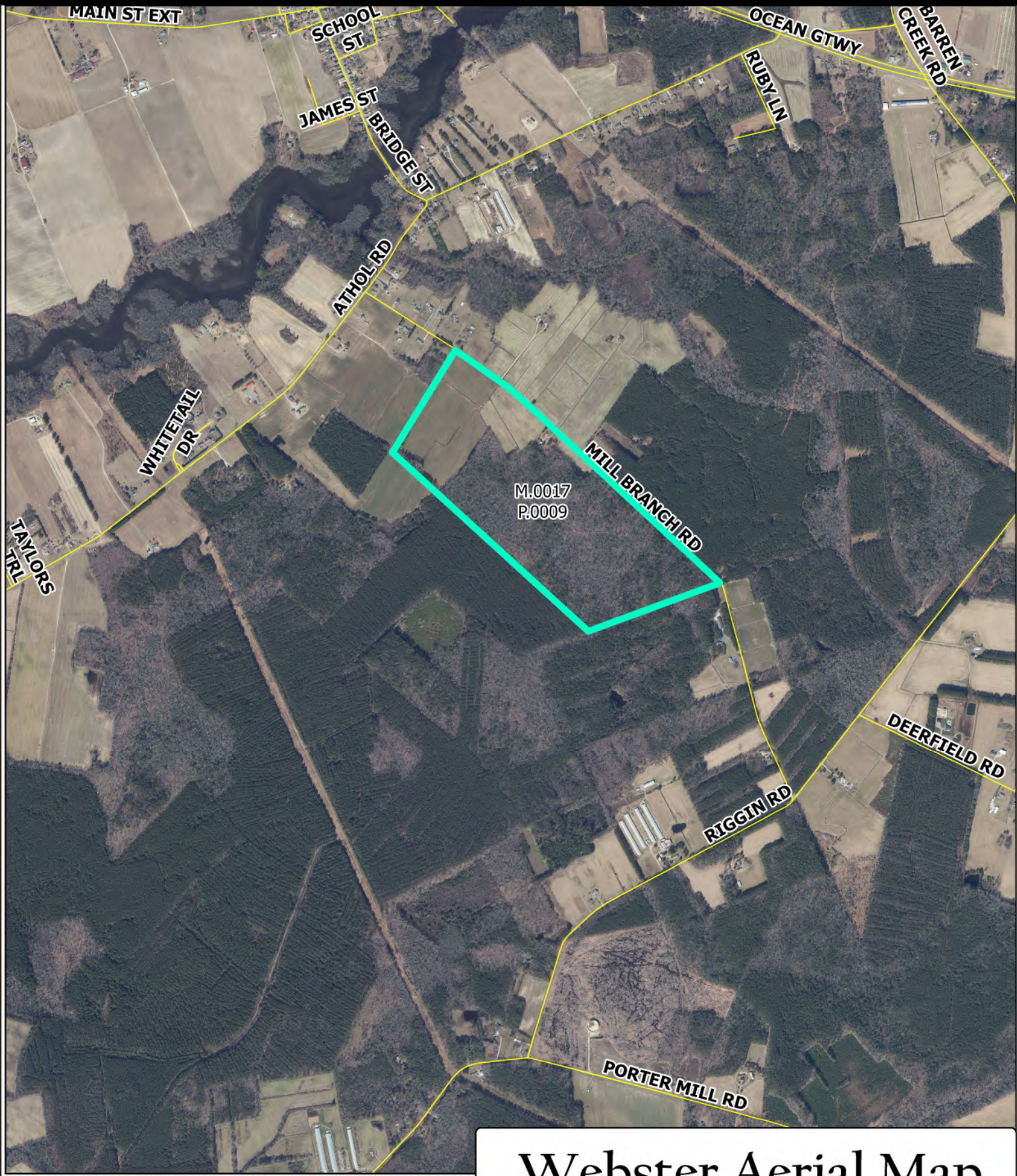
DATE: April 6, 2026

WICOMICO COUNTY

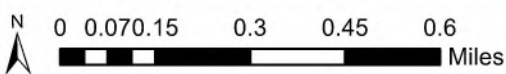


Webster Zoning Map

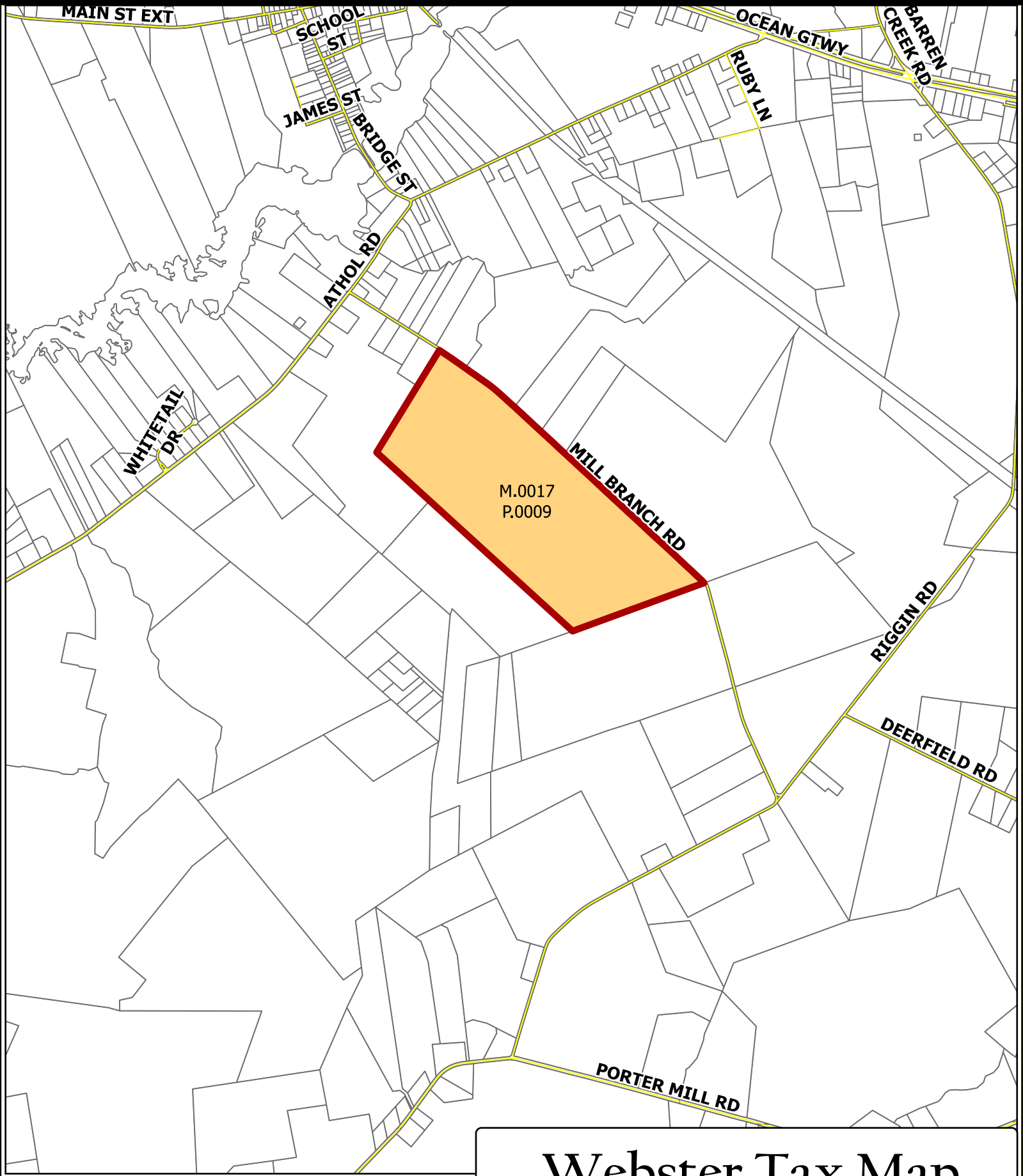
WICOMICO COUNTY



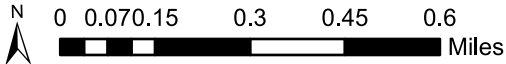
Webster Aerial Map



WICOMICO COUNTY



Webster Tax Map





WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

Julie M. Giordano
County Executive

Steven S. Lakin
Assistant Director of Administration

Bunky Luffman
Director of Administration

Tracey G. Taylor
Director

STAFF REPORT

MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: Robert J & Linda F. Hearn

Location: Clara Road, Tyaskin
County Tax Map #64, Parcel #49, Grid #11
County Tax Map #64, Parcel #50, Grid #12

Size: 54 Acres

II. INTRODUCTION

Robert J & Linda F. Hearn have submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Clara Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.
The land has the capability to produce food and/or fiber.
- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.
This site contains qualifying Class III soils
- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.
The total size of the proposed easement property is 54 acres.
- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.
The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The property is in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability.

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Hearn property as it meets the minimum requirement for size, soils suitability and current production status. A Board meeting has been scheduled for May.

VIII. PLANNING COMMISSION ACTION

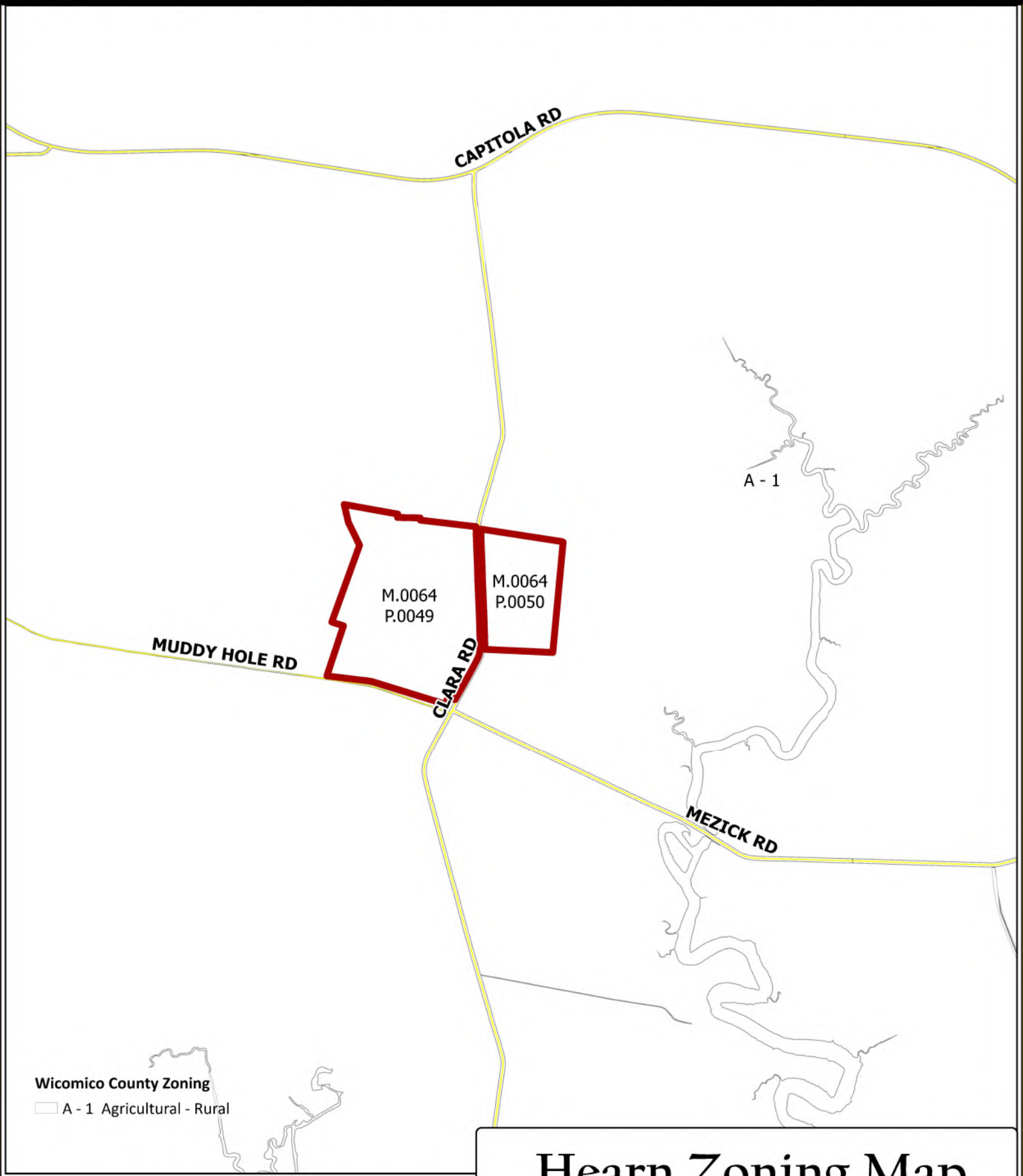
State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Hearn property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural (A-1) zoning district.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Hearn property based on compliance with the County Comprehensive Plan.

COORDINATOR: Colin Harrison, Environmental Planner

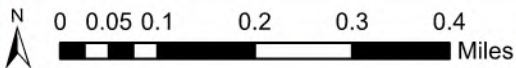
DATE: April 6, 2026

WICOMICO COUNTY

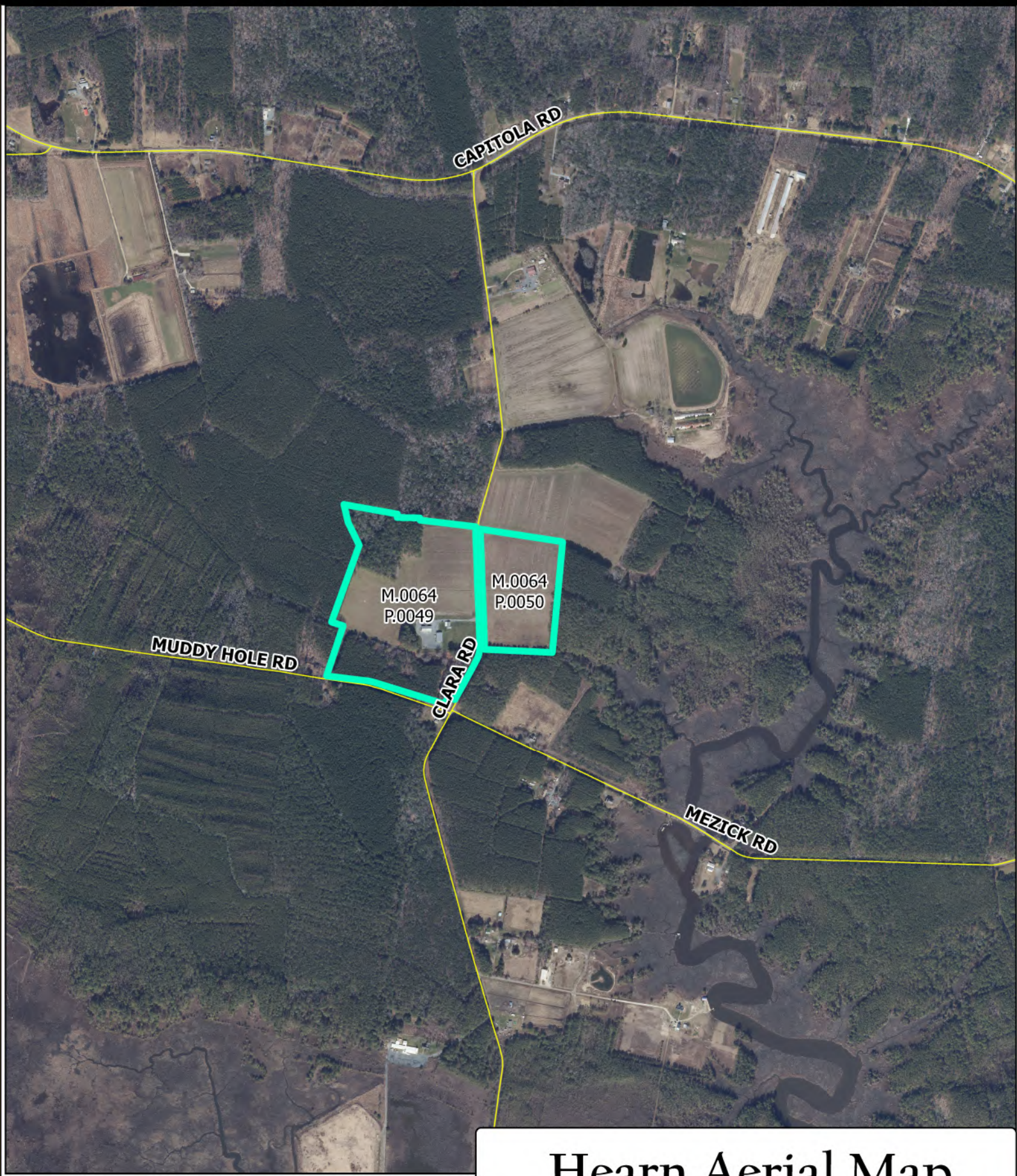


Wicomico County Zoning
□ A - 1 Agricultural - Rural

Hearn Zoning Map



WICOMICO COUNTY



M.0064
P.0049

M.0064
P.0050

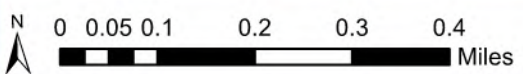
CAPITOLA RD

MUDDY HOLE RD

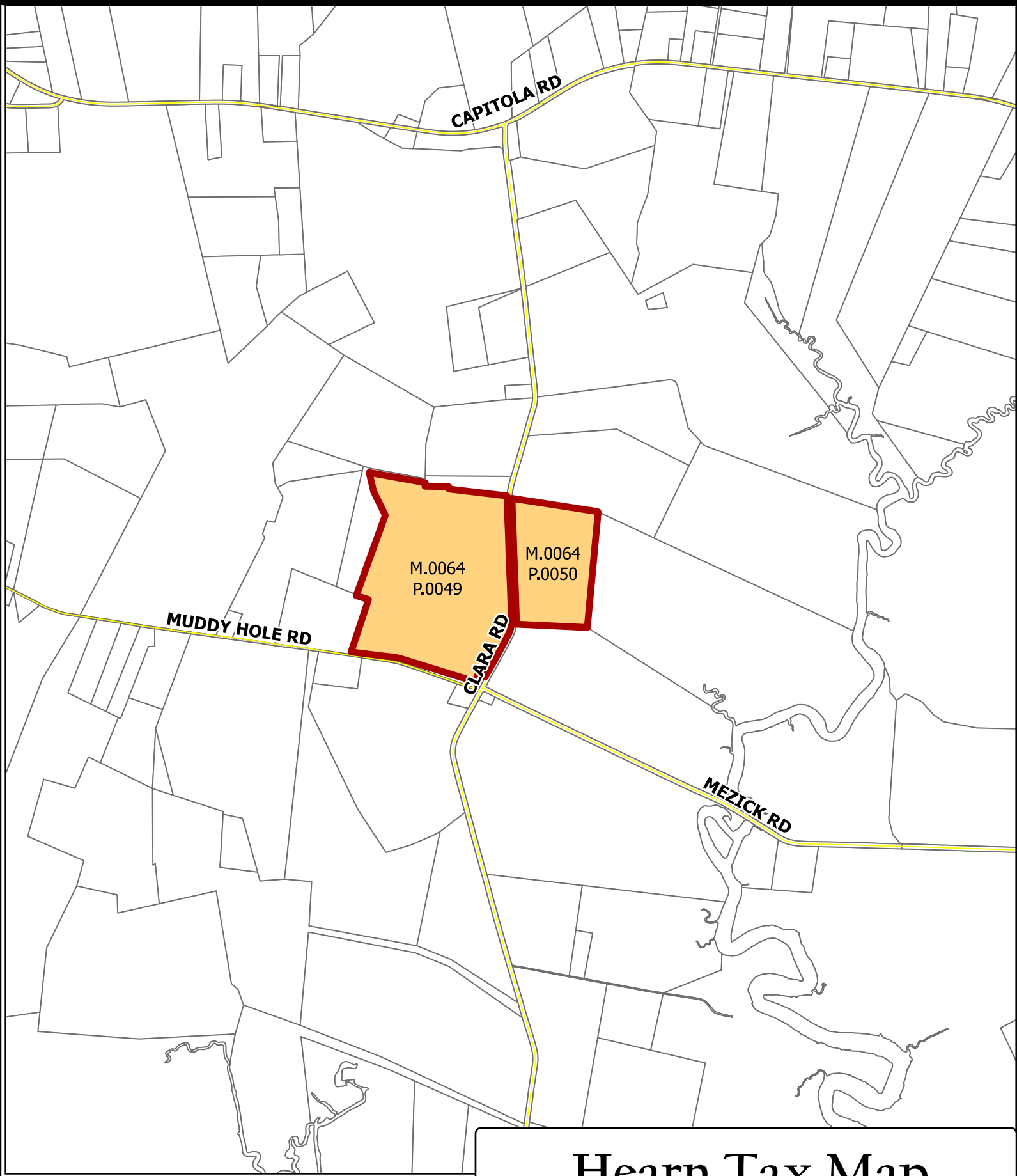
CLARA RD

MEZICK RD

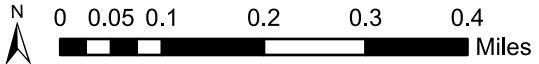
Hearn Aerial Map



WICOMICO COUNTY



Hearn Tax Map





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MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: Eric & Amanda Kramer

Location: Upper Ferry Road, Eden
County Tax Map #46, Parcel #242, Grid #23

Size: 46.00 Acres

II. INTRODUCTION

Eric & Amanda Kramer have submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Upper Ferry Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.
The land has the capability to produce food and/or fiber.
- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.
This site contains qualifying soils.
- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.
The total size of the proposed easement property is 46.00 acres, by MALPF standards does not meet the minimum size criteria of 50 acres. Due to the fact that the parcel is adjacent to other protected easement land, it qualifies for the program. The abutting protected lands is a MALPF easement property containing; 83.85 acres of preserved land.
- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.
The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The property is in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability.

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Kramer property as it meets the minimum requirement for size, soils suitability and current production status. A Board meeting has been scheduled for May.

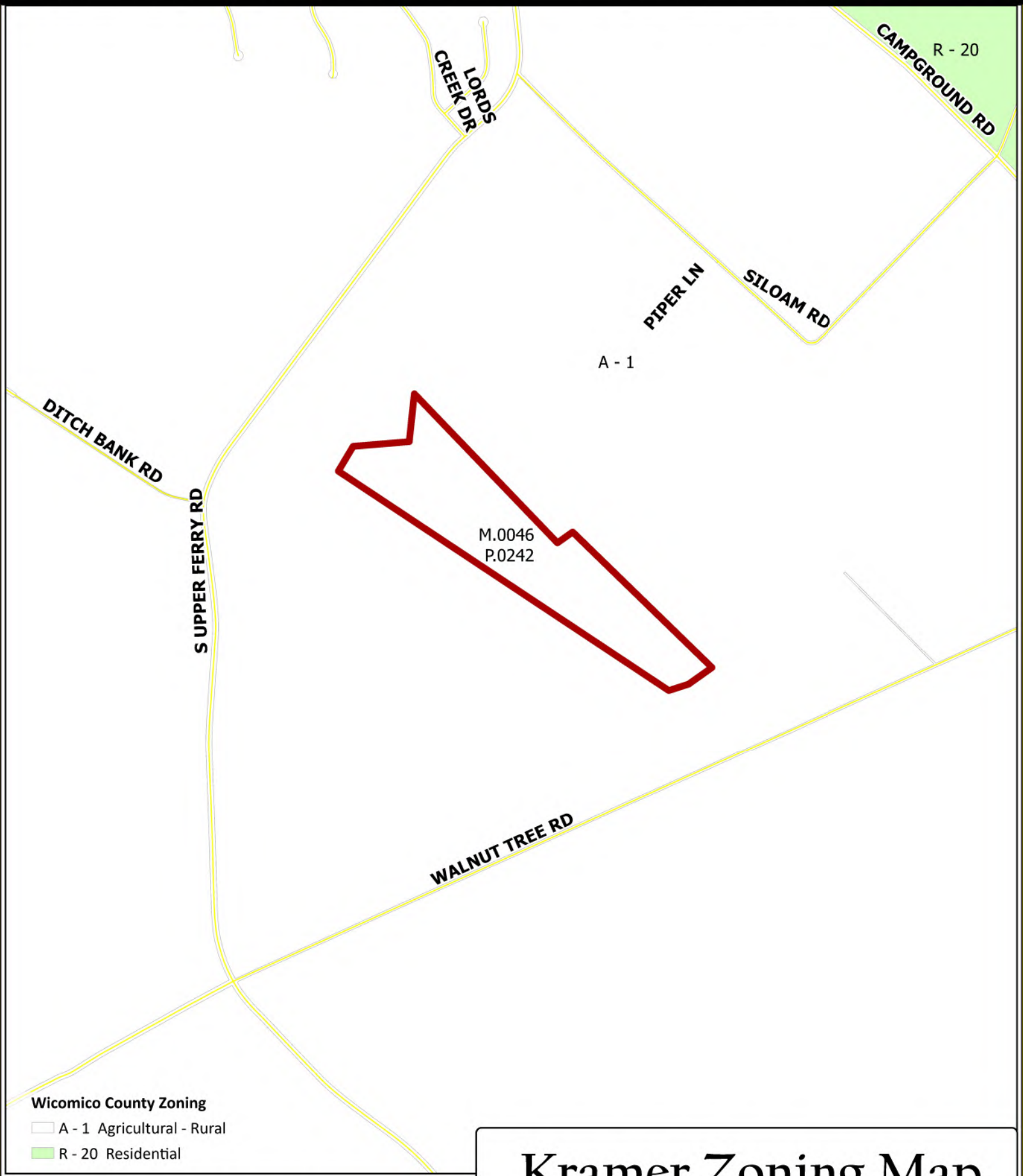
VIII. PLANNING COMMISSION ACTION

State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Kramer property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural (A-1) zoning district.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Kramer property based on alignment with the County Comprehensive Plan.

COORDINATOR: Colin Harrison, Environmental Planner
DATE: April 6, 2026

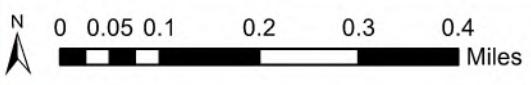
WICOMICO COUNTY



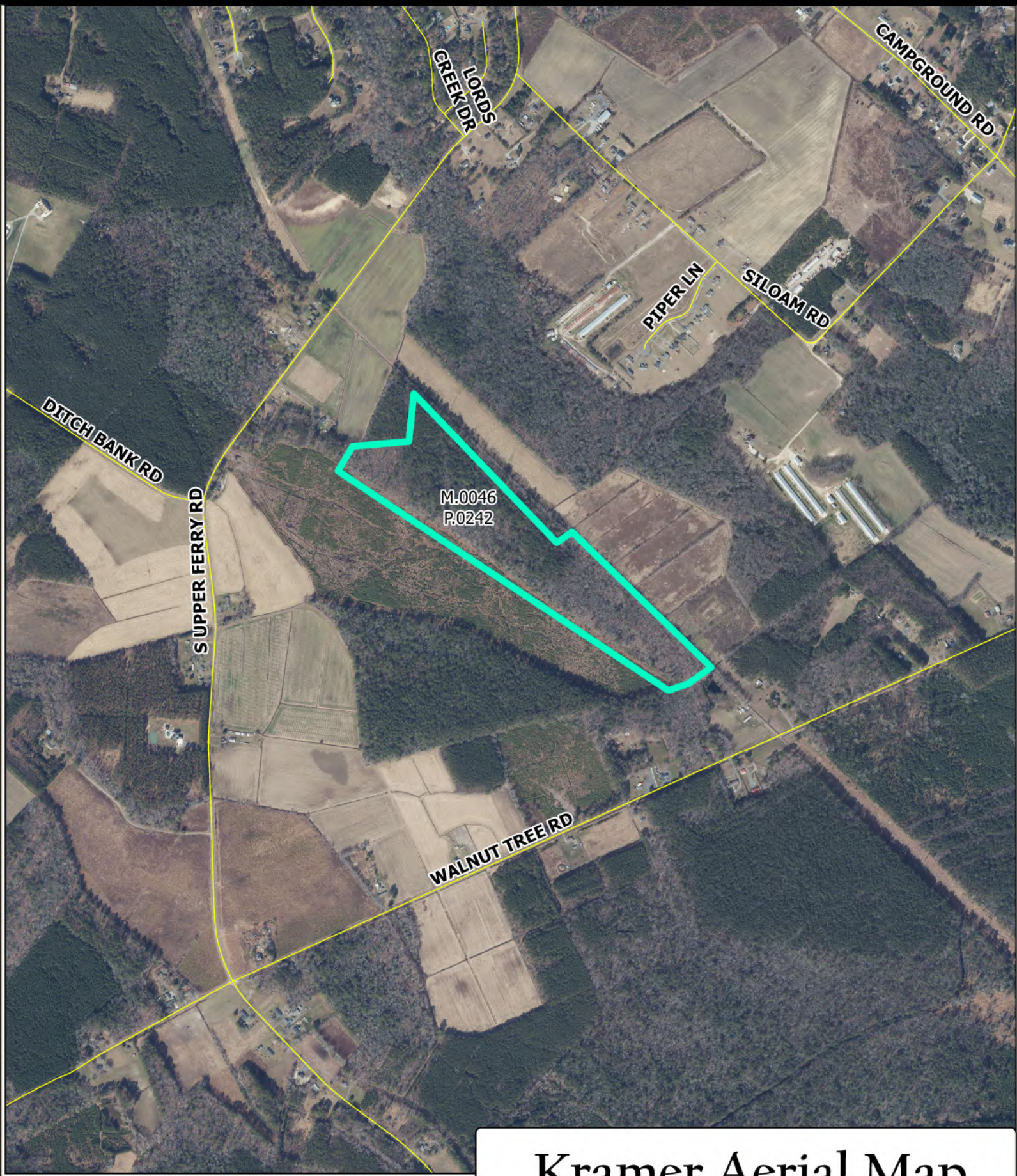
Wicomico County Zoning

- A - 1 Agricultural - Rural
- R - 20 Residential

Kramer Zoning Map

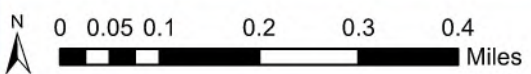


WICOMICO COUNTY

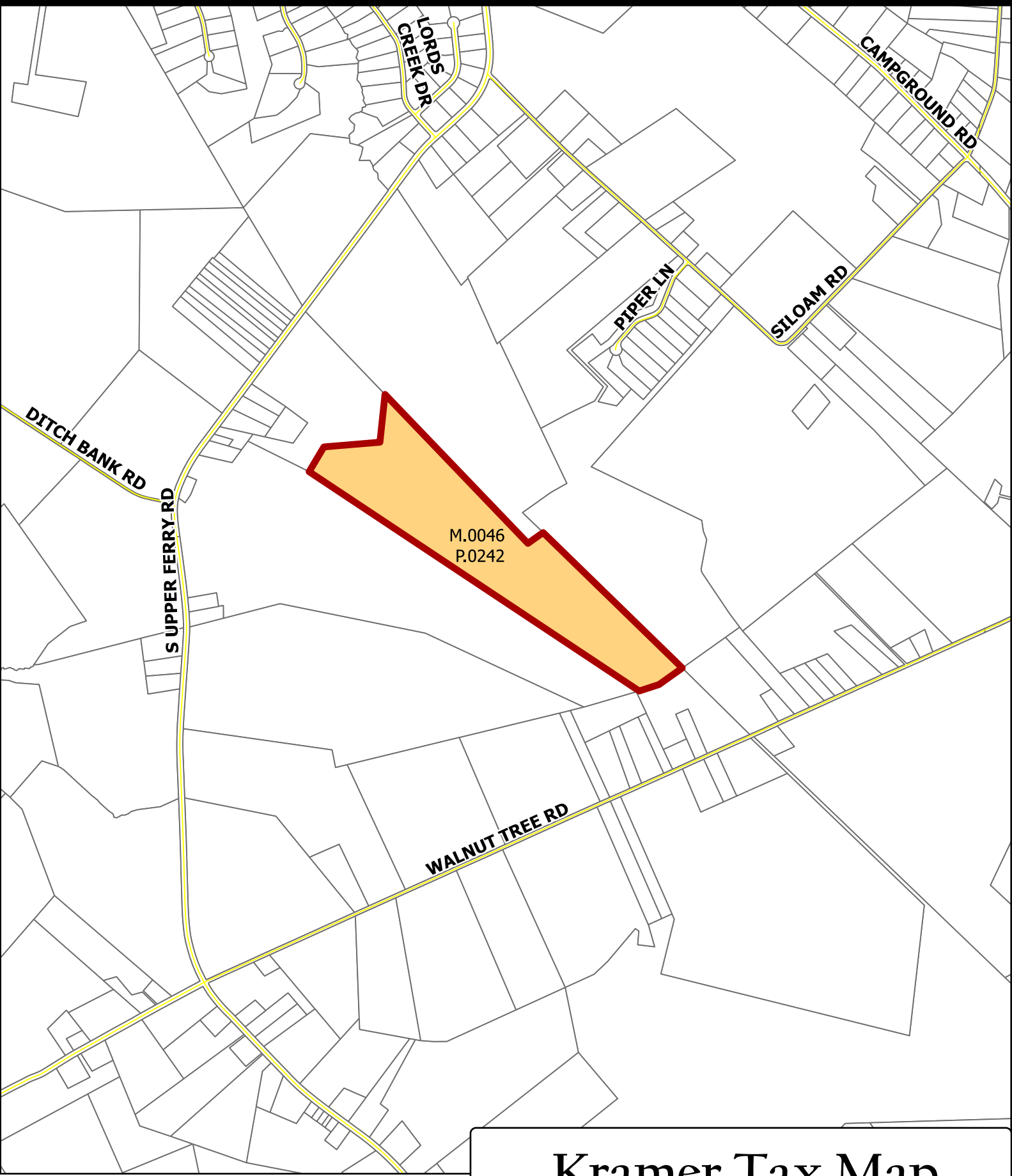


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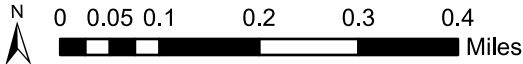
Kramer Aerial Map



WICOMICO COUNTY



Kramer Tax Map





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STAFF REPORT

MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: Day Farms LLC & CCWDDD LLC

Location: Rounds Rd. Parsonsburg
County Tax Map #31 Parcel #141, Grid #11
County Tax Map #31 Parcel #451, Grid #17
County Tax Map #31 Parcel #433, Grid #17

Size: 93.27 Acres

II. INTRODUCTION

Day Farms LLC & CCWDDD LLC have submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Rounds Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.
The land has the capability to produce food and/or fiber.
- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.
This site contains qualifying soils
- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.
The total size of the proposed easement property is 93.27 acres.
- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.
The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The property is in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability.

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Day Farms LLC & CCWDDD LLC property as it meets the minimum requirement for size, soils suitability and current production status. A Board meeting has been scheduled for May.

VIII. PLANNING COMMISSION ACTION

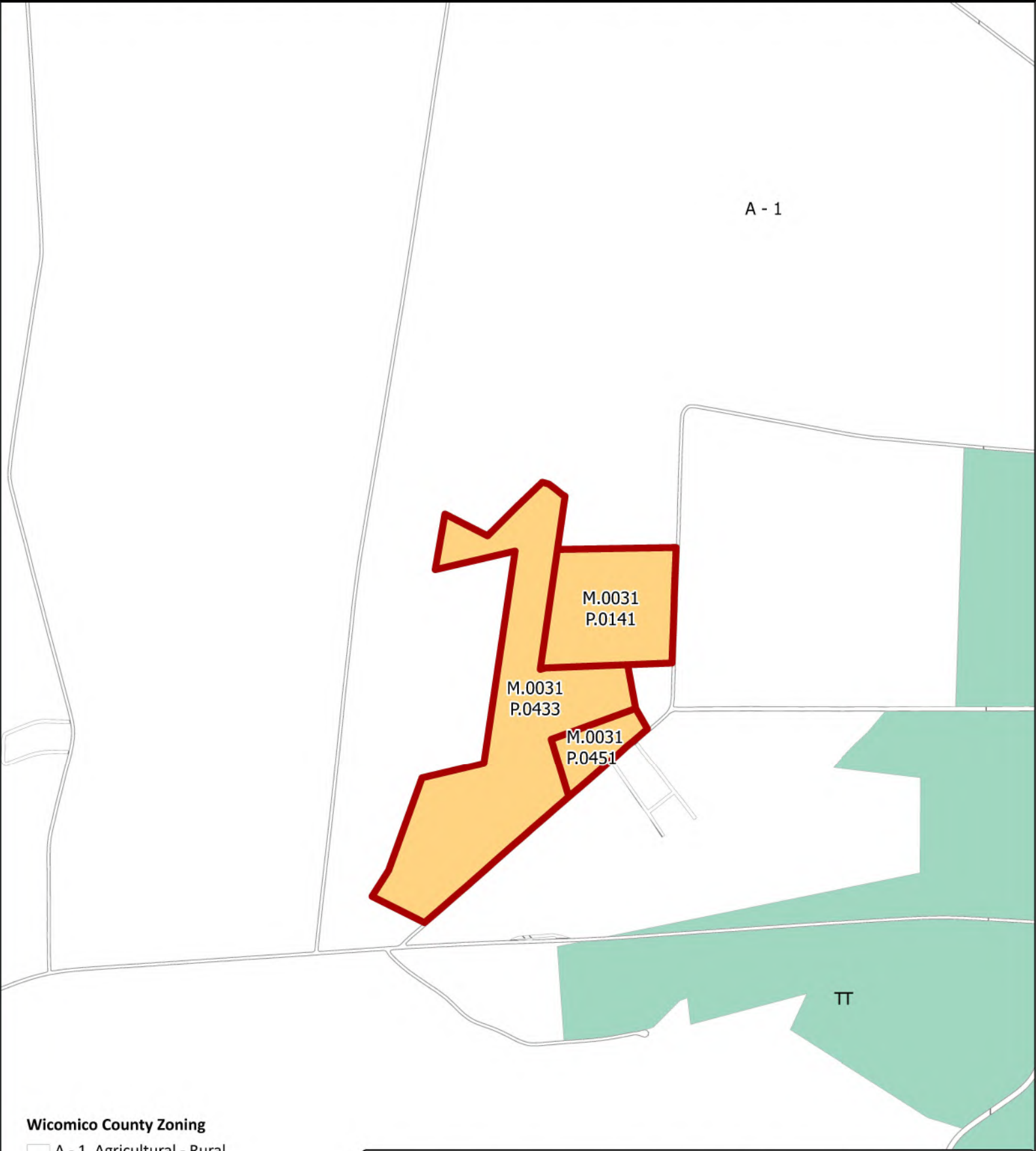
State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Day Farms LLC & CCWDDD LLC property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural (A-1) zoning district.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Day Farms LLC & CCWDDD LLC property based on compliance with the County Comprehensive Plan.

COORDINATOR: Colin Harrison, Environmental Planner

DATE: April 6, 2026

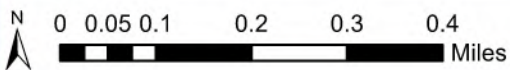
WICOMICO COUNTY



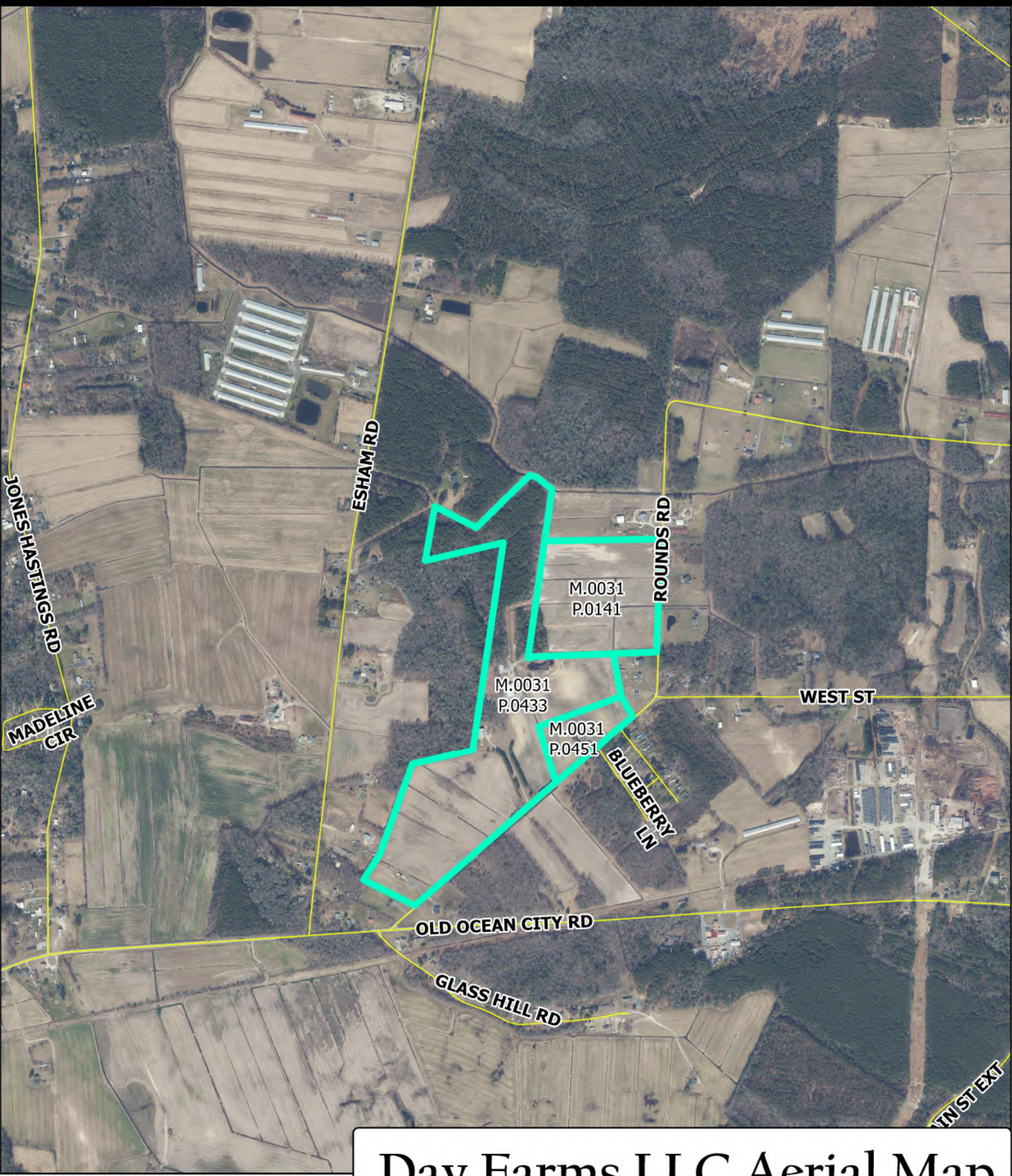
Wicomico County Zoning

- A - 1 Agricultural - Rural
- TT Town Transitional

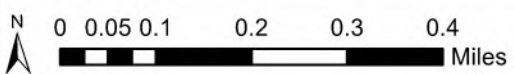
Day Farms LLC Zoning Map



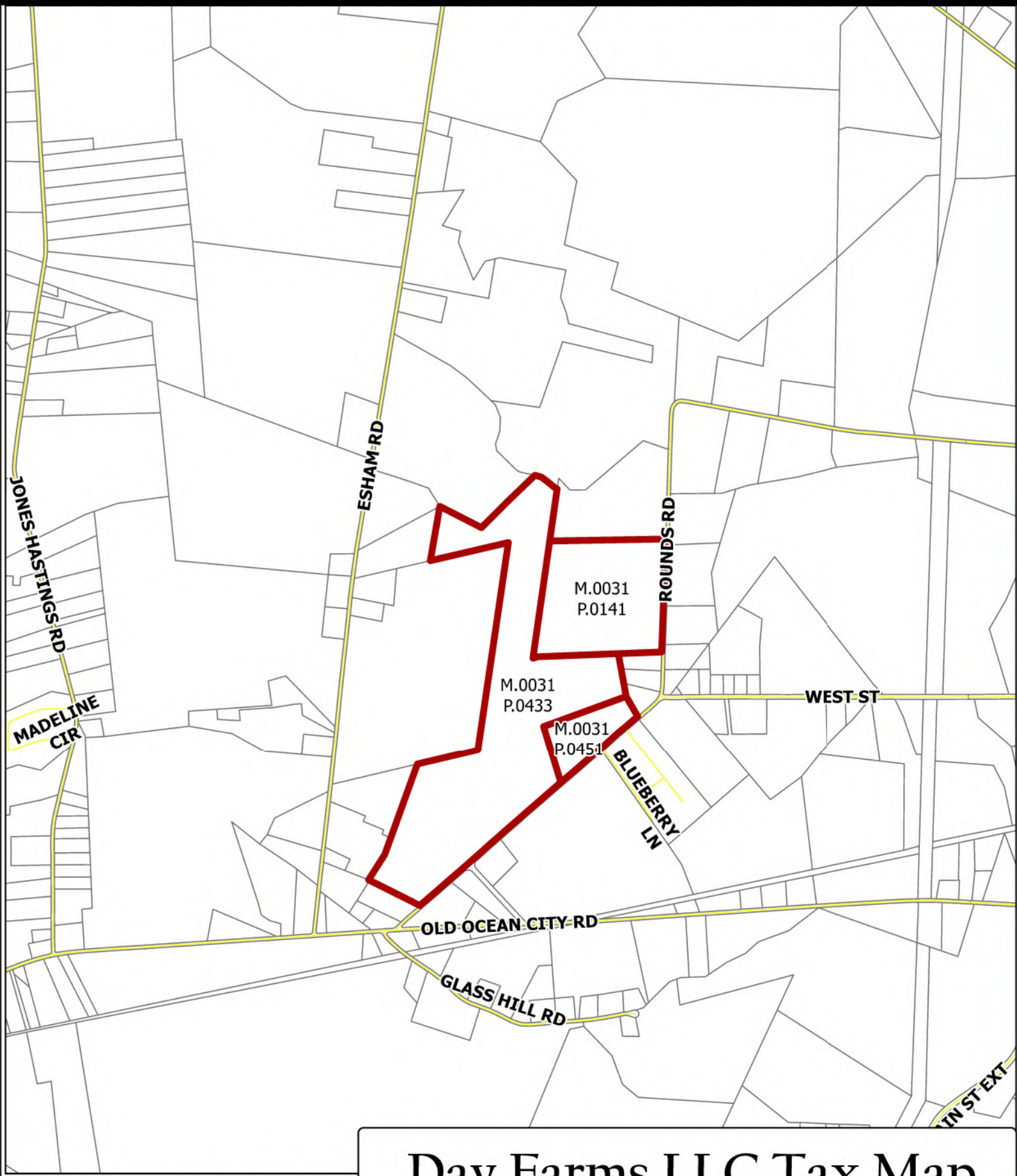
WICOMICO COUNTY



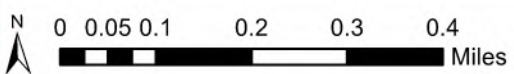
Day Farms LLC Aerial Map



WICOMICO COUNTY



Day Farms LLC Tax Map





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STAFF REPORT

MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: James Thomas Nelson Jr. & James Thomas Nelson III

Location: Wango Road, Parsonsburg
County Tax Map #61, Parcel #22, Grid #2

Size: 49.98 Acres

II. INTRODUCTION

James Thomas Nelson Jr. & James Thomas Nelson III have submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Wango Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
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- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.

The land has the capability to produce food and/or fiber.

- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.

This site contains qualifying soils.

- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.

The total size of the proposed easement property is 49.98 acres, by MALPF standards does not meet the minimum size criteria of 50 acres. Due to the fact that the parcel is adjacent to other protected easement land, it qualifies for the program. The abutting protected lands are both MALPF easement properties; 80ac. and 141.75 ac. respectively.

- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.

The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The property is in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability.

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Nelson property as it meets the minimum requirement for size, soils suitability and current production status. A Board meeting has been scheduled for May.

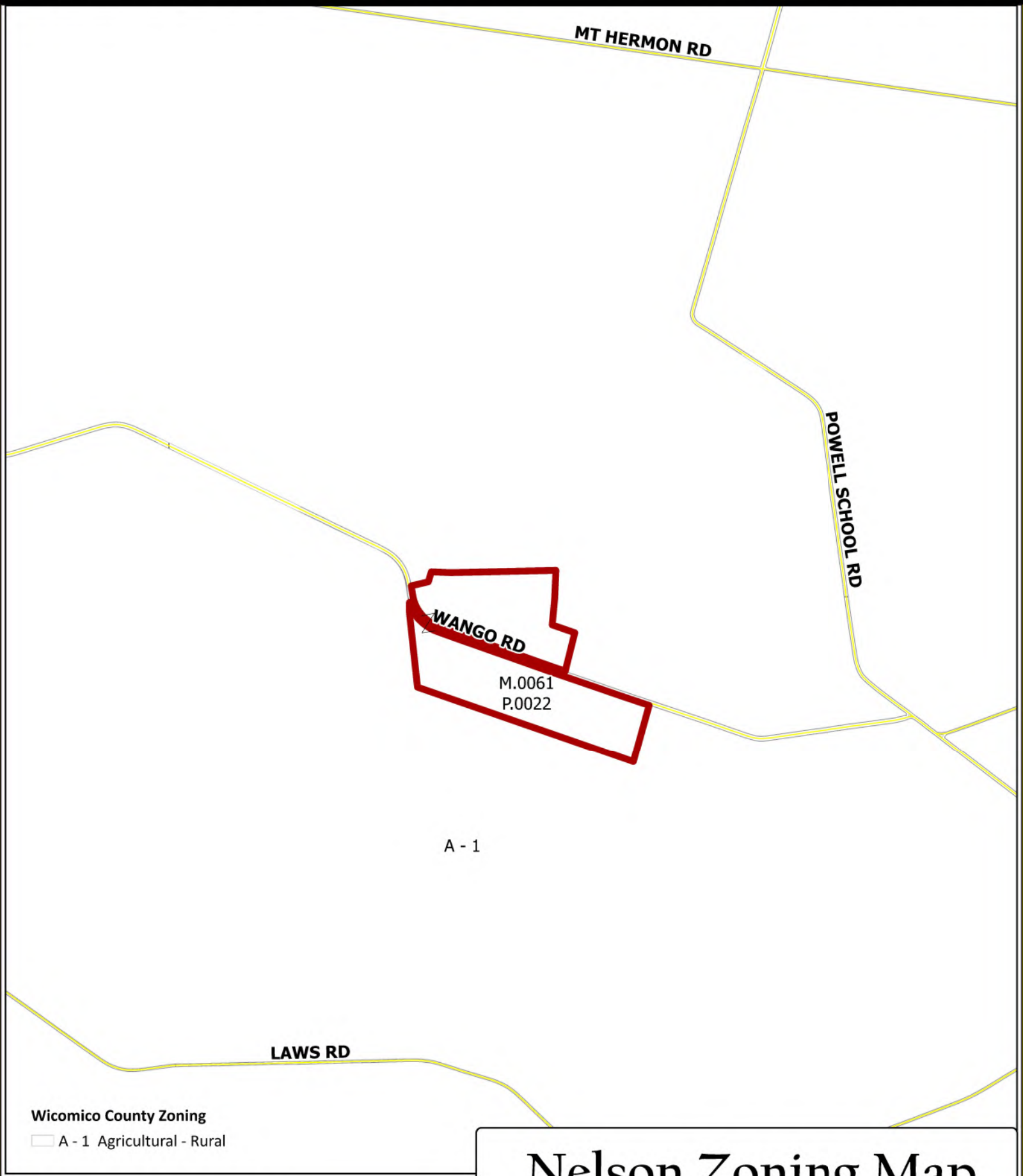
VIII. PLANNING COMMISSION ACTION

State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Nelson property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural (A-1) zoning district.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Nelson property based on alignment with the County Comprehensive Plan.

COORDINATOR: Colin Harrison, Environmental Planner
DATE: April 6, 2026

WICOMICO COUNTY



Wicomico County Zoning
□ A - 1 Agricultural - Rural

A - 1

WANGO RD

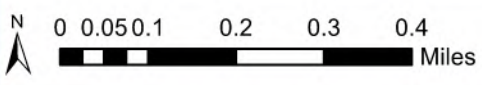
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P.0022

MT HERMON RD

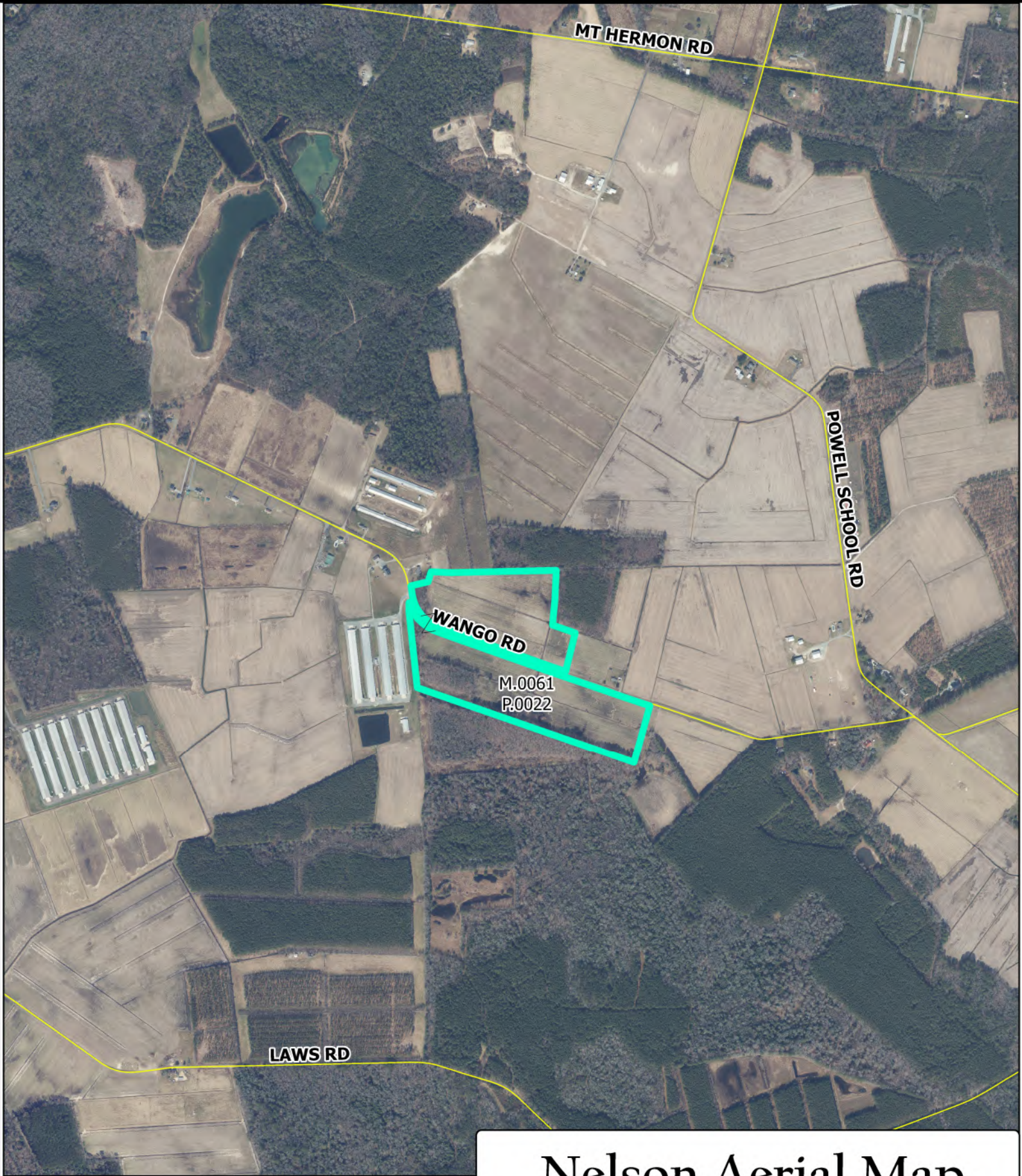
POWELL SCHOOL RD

LAWS RD

Nelson Zoning Map



WICOMICO COUNTY



M.0061
P.0022

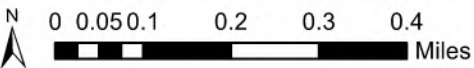
WANGO RD

MT HERMON RD

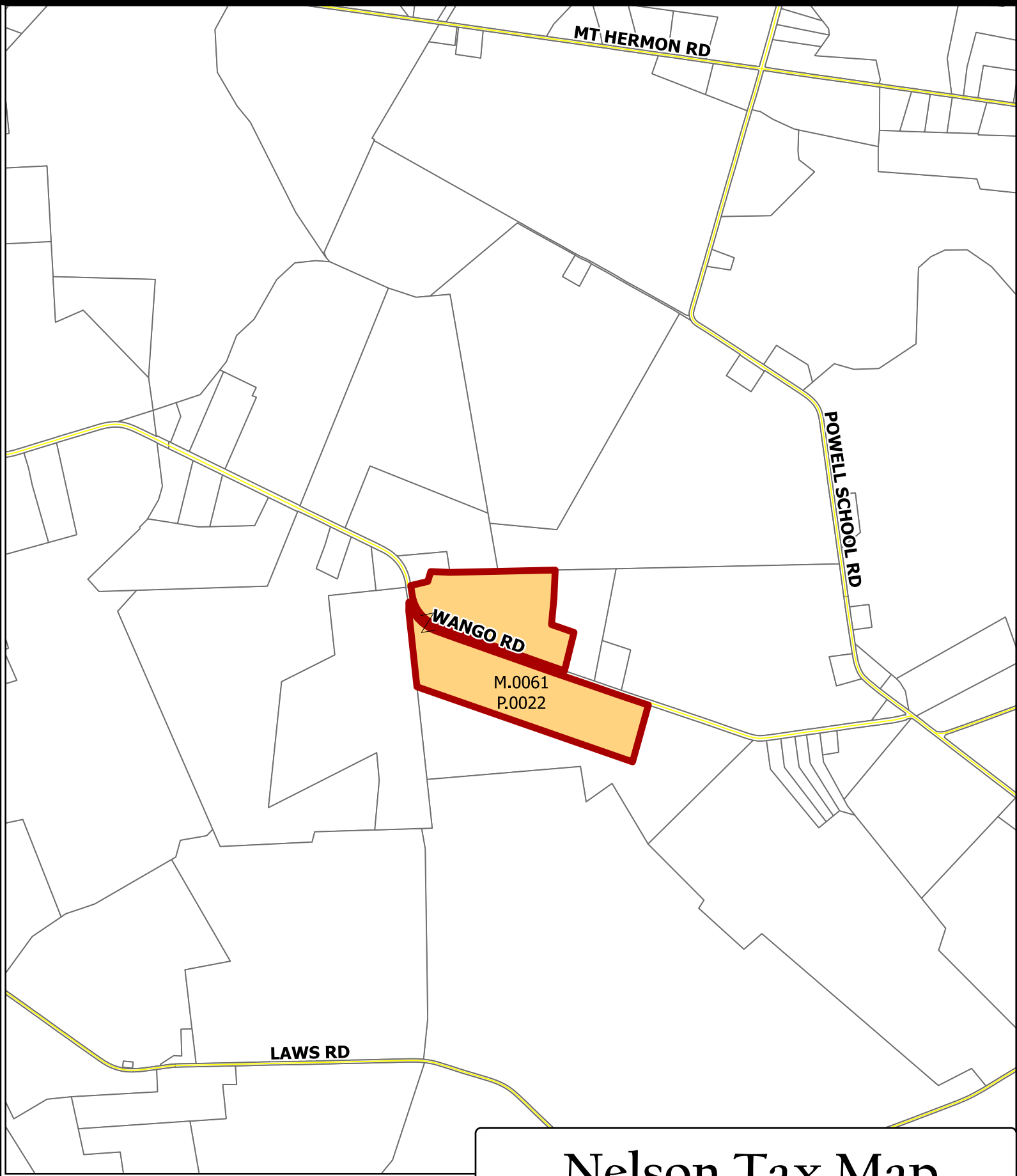
POWELL SCHOOL RD

LAWS RD

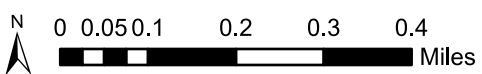
Nelson Aerial Map



WICOMICO COUNTY



Nelson Tax Map





WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
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Director

STAFF REPORT

MEETING OF APRIL 16, 2026

MARYLAND AGRICULTURAL PRESERVATION EASEMENT APPLICATION RECOMMENDATION TO COUNTY COUNCIL

I. PROPOSED AGRICULTURAL EASEMENT

Name: John W. & Holly Ann Agnew

Location: Zion Rd., Salisbury
County Tax Map #30, Parcel #225, Grid #14

Size: 42.9 Acres

II. INTRODUCTION

John W. & Holly Ann Agnew have submitted an application to convey an agricultural preservation easement to the Maryland Agricultural Land Preservation Foundation on property located along Zion Road.

Maryland's Agricultural Land Preservation Program requires the Planning Commission's review of applications to sell Agricultural Land Preservation Easements. The duties of the Planning Commission are as follows:

1. To advise County Council if the easement is compatible with existing and approved County Plans and overall County policy; and,
2. To recommend to County Council if an easement should be created.

Planning & Zoning Commission
Natural Resources Conservation Advisory Committee
Metropolitan Planning Organization
Shore Housing Resource Board

Wicomico County Board of Appeals
Historic District Commission
Agricultural Reconciliation Committee
Agricultural Land Preservation Advisory Board

III. MARYLAND PROGRAM SUMMARY

The following is a brief overview of Maryland's Agricultural Land Preservation Program. Participation in the program is entirely voluntary on the part of landowners:

- * Agricultural Land Preservation Easements may be sold by landowners whose land meets eligibility requirements of the Maryland Agricultural Land Preservation Foundation;
- * An Agricultural Easement is perpetual and the land must be kept in agriculture. The subdivision and development of land for residential, commercial or industrial purposes is prohibited;
- * Support on an easement application is an official acknowledgment from the County and Foundation that farming is the preferred use of the land, which may aid farmers in defending against nuisance complaints;

IV. EASEMENT CRITERIA

The qualifying criteria of the Foundation for sale of easements under the provisions of the Maryland Program are:

- * Criterion #1: The land is currently being used for producing food or fiber or has the capability to do so.

The land has the capability to produce food and/or fiber.

- * Criterion #2: The majority of the land area of any district should consist of either of USDA Soil Capability Classes I, II, and III; USDA Woodland Groups 1 & 2; or at least 60 percent of the two classifications combined.

This site contains qualifying soils.

- * Criterion #3: An Agricultural Easement generally should not be less than 50 contiguous acres, unless certain conditions are met.

The total size of the proposed easement property is 42.9 acres, by MALPF standards does not meet the minimum size criteria of 50 acres. This 42.9 acres was withheld from a prior easement settlement which is adjoining to a MALPF property containing 102.9 ac. of protected land. By meeting the abutting and adjacent to other protected lands condition, this property does qualify for a MALPF easement.

- * Criterion #4: Land within the boundaries of a 10-year water and sewerage service district may be included in an Agricultural Easement only if it is outstanding in productivity and of significant size.

The property is not located within the boundaries of a 10-year water and sewer service district.

V. WICOMICO COUNTY COMPREHENSIVE PLAN

The County Comprehensive Plan identifies the following policies, which pertain to agriculture/resource areas:

1. Support the agricultural industry and associated jobs.
2. Afford agricultural uses with maximum protection and freedom from nuisance complaints in zoning regulations and through "right to farm" ordinances.
3. Give priority to public improvements directed toward agriculture related uses.

In addition, with the adoption of the 2017 Comprehensive Plan, a Priority Preservation Area was adopted that includes all the A-1 Agricultural-Rural zoned areas of the County.

The Plan's Overall Development Policy concerning the formation of Agricultural Land Preservation Easements provides for their sale on farmland situated in the agricultural/resource areas when consistent with the criteria set forth in the Maryland Agricultural Land Preservation Act. The property is in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan, which encourages the sale of Agricultural Preservation Easements. In addition, the property is zoned Agricultural-Rural and is located in a predominantly agricultural area.

VI. ELIGIBILITY TO SELL AND EASEMENT

Planning Staff finds that the proposed easement meets the minimum criteria established by the Agricultural Land Preservation Foundation for the sale of an easement regarding location, size and soils suitability.

VII. COUNTY AGRICULTURAL ADVISORY BOARD ACTION

State Law requires that the Wicomico County Agricultural Land Preservation Advisory Board review potential easements regarding soils suitability, farm size, and other criteria described in Section IV. Staff will recommend that the Board forward a Favorable recommendation to the Council for the support of the sale of an Agricultural Land Preservation Easement on the Agnew property as it meets the minimum requirement for size, soils suitability and current production status. A Board meeting has been scheduled for May.

VIII. PLANNING COMMISSION ACTION

State Law requires that the Wicomico County Planning Commission review the request for consideration of the location of the proposed easement. The Agnew property is located in an area designated Agriculture/Resource by the Comprehensive Plan and in the Agricultural-Rural (A-1) zoning district.

Staff recommends that the Commission forward a **Favorable** recommendation to the Council for support of the sale of an Agricultural Land Preservation Easement on the Agnew property based on alignment with the County Comprehensive Plan.

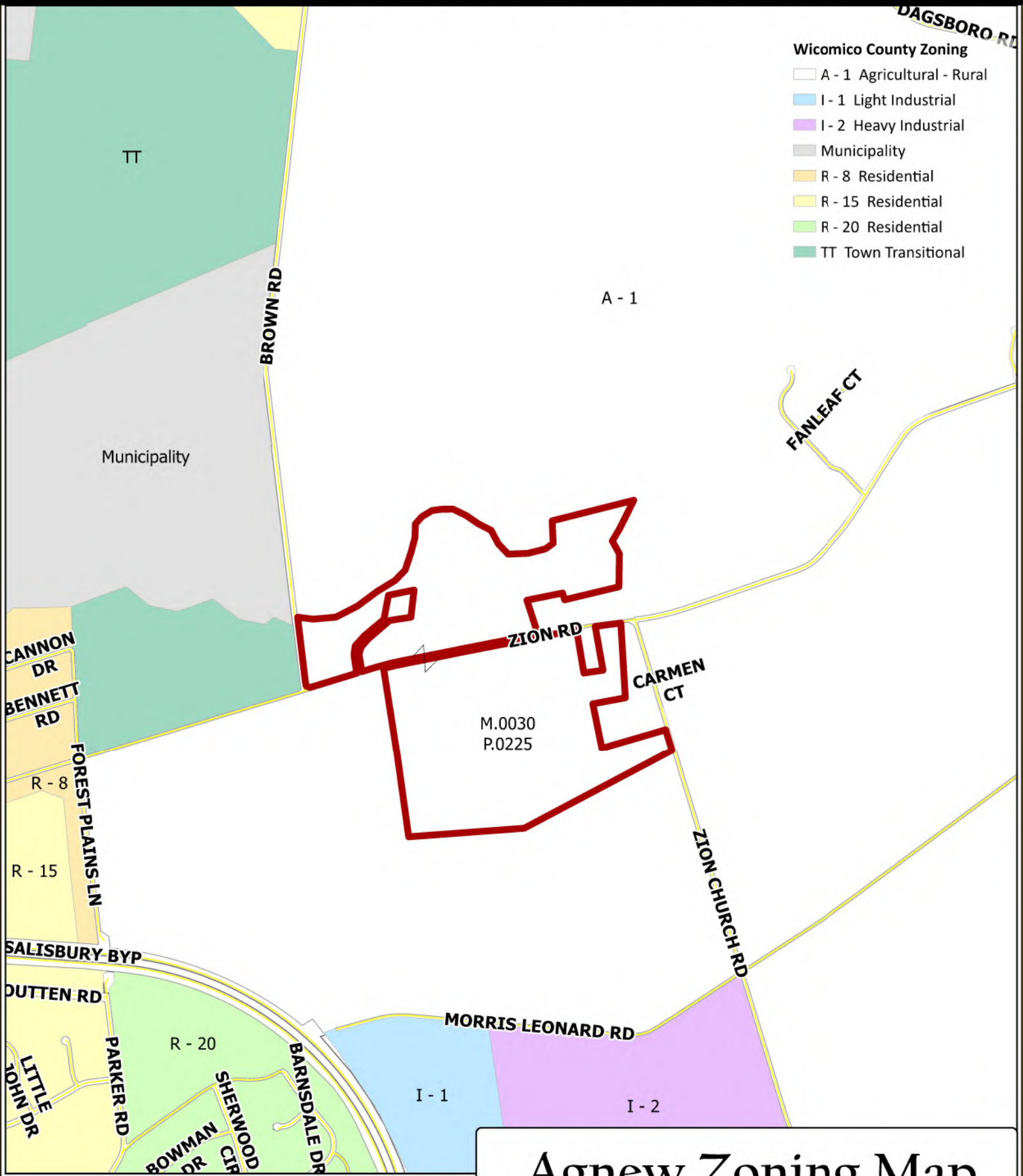
COORDINATOR: Colin Harrison, Environmental Planner
DATE: April 6, 2026

WICOMICO COUNTY

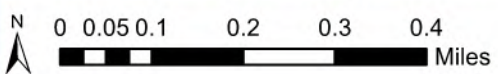
DAGSBORO RD

Wicomico County Zoning

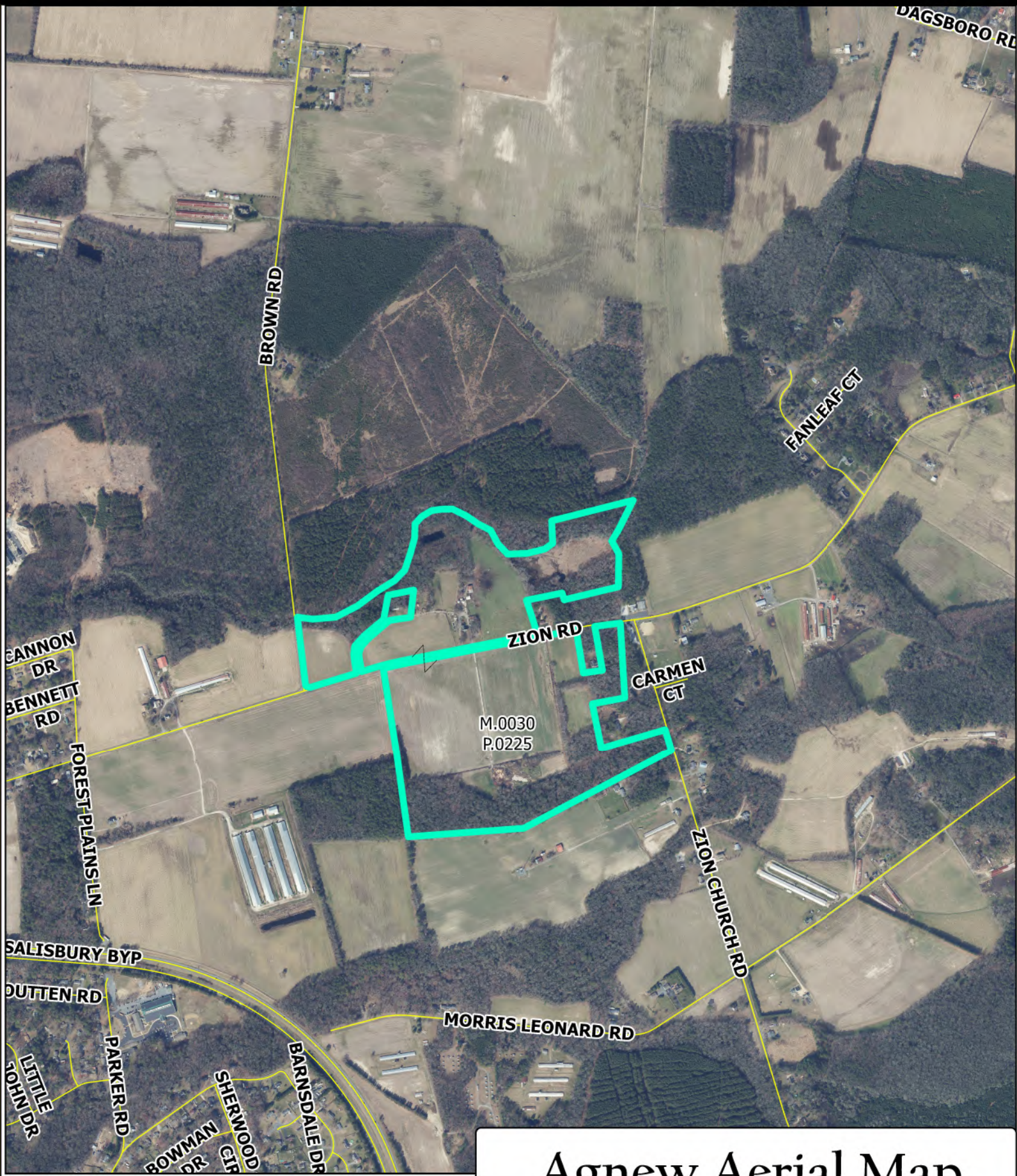
- A - 1 Agricultural - Rural
- I - 1 Light Industrial
- I - 2 Heavy Industrial
- Municipality
- R - 8 Residential
- R - 15 Residential
- R - 20 Residential
- TT Town Transitional



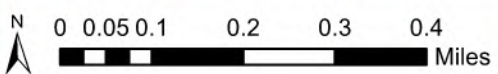
Agnew Zoning Map



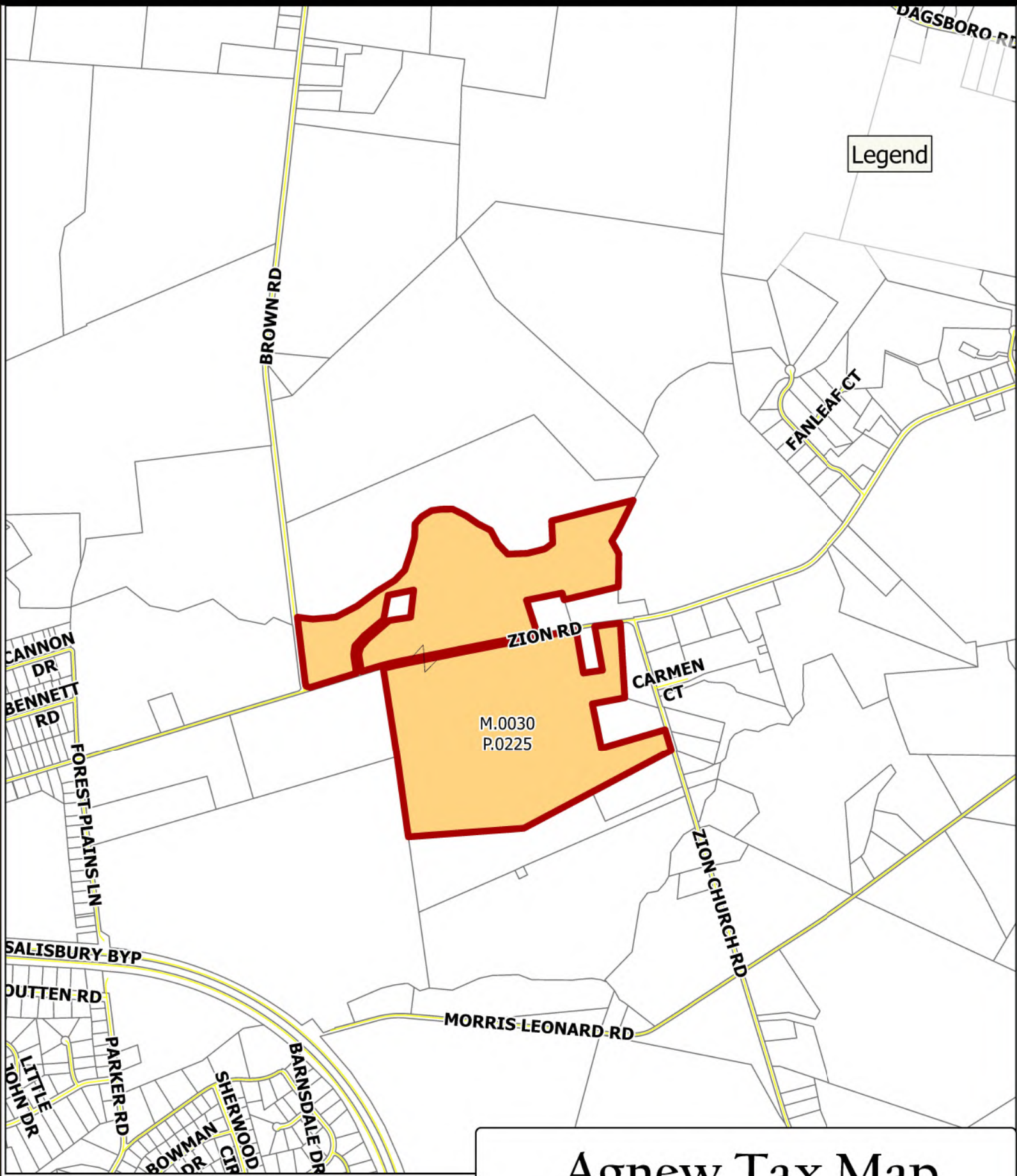
WICOMICO COUNTY



Agnew Aerial Map



WICOMICO COUNTY



Legend

M.0030
P.0225

Agnew Tax Map

N 0 0.05 0.1 0.2 0.3 0.4 Miles



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MINOR SUBDIVISION PLAT

MEETING OF APRIL 16TH, 2026

Subdivision Name: Minor Subdivision of the Lands of John L. and Nancy J. Flaig

Location: 9494 Athol Road

Map: 8 **Grid:** 24 **Parcel:** 22+/- acres

Subdivision Acreage: 5.77 +/- acres **Lots:** 2

Applicant: Andy Wilkins
 Wilkins-Noble, LLC
 11729 Church Street
 Princess Anne, MD 21853

Applicant: John & Nancy Flaig
 9494 Athol Road
 Mardela Springs, MD 21837

Zoning: Town Transition, Paleo Channel Overlay, Critical Areas

Jurisdiction: Wicomico County **Type of Plat:** Preliminary/Final Plat

Type of Development Proposed: Residential

I. EXPLANATION OF REQUEST.

This plat proposes the creation of two lots from a 22-acre parcel shown as Parcel 167 on Tax Map 8. Parcel 167 was created when a 44-acre farm was divided into equal portions, and Mr. and Mrs. Flaig purchased one of the 22-acre parcels. This division of land occurred in 1984. The Flaigs' land remains at 22 acres; however, the other 22-acre parcel was subdivided in 1984 and became the 7-lot subdivision known as "Barren Creek Estates". The two lot subdivision proposed with this plat are the eighth and ninth lots out of the parent parcel since the County's regulatory date, and therefore require Planning Commission approval.

The subdivision of one lot from this piece of property was approved by the Planning Commission in 2021. A building permit was granted to Mr. Flaig to build a second dwelling at the site of this proposed lot, the finalization of which was contingent on the plat being recorded. This plat was not recorded, and is now being presented to the Planning Commission as a two-lot subdivision. Recordation of a plat creating Lot One from the parent parcel will bring the second dwelling on Parcel 167 from a non-conforming to a conforming structure, and at that time, the Certificate of Occupancy for the new building will be released.

Lots One and Two will be 3.28 and 2.49 acres, respectively. Within Lot One, .41 acres fall within the Resource Conservation Area Designation of the Chesapeake Bay Critical Area, and 1.2 acres within Lot Two. The portion of the property within the Critical Area will be subject to the Critical Area Regulation. Development of Lots One and Two is permitted under §125-15 of the Critical Area Resource Protection Code because the subdivision is an intrafamily transfer. The two new lots will be owned by Mr. and Mrs. Flaig's children.

II. RECOMMENDATION.

The Planning Staff recommends approval of the subdivision as proposed.

III. SUBDIVISION STATUS.

A. WAIVERS REQUIRED:

N/A

B. FOREST CONSERVATION:

A Declaration of Intent for an Immediate Family Transfer is required to comply with the Forest Conservation regulations.

C. CHESAPEAKE BAY CRITICAL AREA:

Language denoting the subdivision as an intrafamily transfer must be included on the record plat.

D. PROPOSED CONDITIONS:

1. The Final Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Subdivision Plat.
3. A Declaration of Intent for an Immediate Family Transfer is required to comply with the Forest Conservation regulations.
4. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.
5. The following note must be included on the record plat:

“Development of Lots One and Two within the Resource Conservation Area of the Chesapeake Bay Critical Area is permitted per §125-15 of the Wicomico County Critical Area Resource Protection Code: Intrafamily Transfers.”

E. PLANNING/PUBLIC WORKS STAFF COMMENTS:

This plat meets County regulations, and the size of each new lot is consistent with other lots in the immediate area. The lots in the adjoining "Barren Creek Estates" range from 2.92 to 4.58 acres.

COORDINATOR: Becky Thayne, Technical Review
DATE: April 8th, 2026

Attachment #A – Sketch Plat

Attachment #B – Aerial Photo

ATTACHMENT B: AERIAL PHOTO



Annual Report Worksheet
Reporting (Calendar) Year 2025
For counties or municipalities issuing 50 or more residential permits

INSTRUCTIONS

Each Planning Commission/Board must approve an Annual Report for the reporting calendar year 2025 (January 1, 2025 - December 31, 2025, as required under **§1-207(b)** of the Land Use Article. In addition, the Annual Report shall be filed with the local legislative body and the Maryland Department of Planning (MDP), via email to david.dahlstrom@maryland.gov and cc: to mdp.planreview@maryland.gov. Hardcopy will no longer be accepted.

A jurisdiction may use the attached template form, or any of the previous Annual Report forms. The Land Use Article requirements have not changed for calendar year 2025, however, the templates have been modified to address the new reporting requirements for local jurisdictions with at least 150,000 residents. These changes are generally limited to Section V, Part A, and the new Section V, Part B, to address the provisions of HB131 and Land Use Article §7-105.

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

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

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

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

Section B is new for CY2025 and applies only to a local jurisdiction with at least 150,000 residents.

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

Section VII – Planning Survey Questions is optional.

**Annual Report Worksheet
Reporting (Calendar) Year 2025
For counties or municipalities issuing 50 or more residential permits**

Section I: New Residential Permits Issued (Inside and Outside the PFA)

(§1-208(c)(1)(i) and (c)(3)(ii))

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

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

Residential – Calendar Year 2025	PFA	Non - PFA	Total
New Residential Permits Issued	7	50	57

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

Section II: Amendments and Growth Related Changes In Development Patterns

(§1-207(c)(1) through (c)(4))

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

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

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

Y N

**Annual Report Worksheet
Reporting (Calendar) Year 2025**

For counties or municipalities issuing 50 or more residential permits

An Act to amend Chapter 25 of the Wicomico County Code titled "Zoning," Part 3 titled "Basic Definitions and Interpretations," Article VI titled "Terms Defined," Section 225-25 titled "Definitions of Basic Terms," and Part 6 titled "Accessory and Principal Uses," Article XVIII titled "Principal Uses," Section 225-67 titled "Table of Permitted Uses-Particular Uses," and Part 8 titled "Special Standards for Particular Uses," Article XX titled "Uses and Standards Enumerated," Section 225-99 titled "Kennels, Commercial" to amend Zoning Requirements for Operation of a Kennel.

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

The County adopted an amendment to the Water and Sewer Plan (Resolution 129-2025) for the City of Fruitland to withdraw water from the Manokin Aquifer via the installation of two additional Confined-Aquafer Wells.

The City of Fruitland annexed a 1.98 acre property (Cedar Park – Camden Avenue) with a zoning district of R-2 Multi-Family, upon annexation. The County was notified of the annexation in accordance with the State Local Government Article.

The City of Salisbury annexed a 5.28 acre property (Chestnut Way – Pohanka Kia) with a zoning district of General Commercial, upon annexation. The County was notified of the annexation in accordance with the State Local Government Article.

The City of Salisbury annexed a 2.95 acre property (Pine-Way – Pohanka Kia) with a zoning district of General Commercial, upon annexation. The County was notified of the annexation in accordance with the State Local Government Article

- (D) If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991? Y N

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

Y N

**Annual Report Worksheet
Reporting (Calendar) Year 2025
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<input checked="" type="checkbox"/> Green Infrastructure	<input type="checkbox"/> Revitalization and Infill
<input checked="" type="checkbox"/> Zoning Reform	<input type="checkbox"/> Bike/Ped Planning
<input type="checkbox"/> Climate Change	<input type="checkbox"/> Commercial Redevelopment
<input type="checkbox"/> Affordable/Workforce Housing	<input type="checkbox"/> Sustainable Growth
<input type="checkbox"/> Equity	<input type="checkbox"/> Placemaking
<input type="checkbox"/> Resilience	<input type="checkbox"/> Aging Population
<input type="checkbox"/> Water/Air Quality	<input checked="" type="checkbox"/> Sensitive Area Preservation
<input checked="" type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Expedited Review for Preferred Projects
<input type="checkbox"/> Brownfield Remediation	

Please describe any other planning improvements identified or implemented in 2025.

Continued to work on update to Critical Area Ordinance, continued efforts to streamline development and permitting review process, and increased housing rehabilitation efforts.

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

Y N

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

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

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

Y N

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

The late 2000's recession, new Stormwater Management Regulations enacted in 2011, and Senate Bill 236 enrolled in 2012 have impacted growth and development; therefore, no significant or substantive growth changes have occurred in the unincorporated portion of Wicomico County over the past decade.

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

Note: A DCA is not due if a comprehensive plan was updated in the past three years (2021-2024). MDP recommends that jurisdictions share DCAs with local school boards.

Was the DCA shared with the local school board facilities planner? Y N

**Annual Report Worksheet
Reporting (Calendar) Year 2025
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(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, *Residential Development Capacity (Inside and Outside the PFA)*:

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

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity			
Residential Parcel & Lots w/Capacity			
Residential Capacity (Units)			

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

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no land was preserved using local funds. Enter the value of local program funds, if available. 0

Table 3: Locally Funded Agricultural Land Preservation*

<u>Local</u> Preservation Program Type	Acres	Value (\$)
Example: Transfer of Development Rights	0	0
Example: Building Lot Retirement	0	0
Example: Land Purchase	0	0
Example: Local Land Trust	0	0
Example: Easement	0	0
Example: Other	0	0
Total	0	0

*State funded agricultural land preservation acres and values are not required to be reported as state funding is documented.

(B) What is the county’s established local land use percentage goal? This percentage should include land uses within PFAs, not including PFA comment areas.

The adopted 2017 *Wicomico County Comprehensive Plan* established a Priority Preservation Area (“PPA”) consisting of 185,567 acres, which represents roughly 77 percent of the unincorporated County. The PPA boundary is consistent with the County’s Agricultural-Rural Zoning District. The preservation goal of the PPA is 75 percent, which approximately 65,000 acres or 35 percent have some level of protection. The protected lands include MALPF, Wicomico County and Rural Legacy easements, as well as State and County-owned land, utility rights-of-way, and property located with the County’s Critical Area Resource Conservation Area designation.

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The County has established an overall annual preservation goal of 200 acres. Also, the County has established a goal of preserving 6,000 acres within the two (1) designated Rural Legacy areas.

(C) What is the timeframe for achieving the local land use percentage goal?

Although there is no established timeframe for meeting the 75 percent-preservation goal for land located within the PPA, the County established a 10-year timeframe for achieving the Rural Legacy Program goal.

(D) Has there been any progress in achieving the local land use percentage goal?

Yes, contingent upon available MALPF awards and Program Open Space funding in support of our Rural Legacy Program, the County preserves approximately 200 acres or more annually. In Calendar Year 2025, the County preserved 257.45 acres through the MALPF program and 310 acres through the Rural Legacy Program.

(E) What are the resources necessary (e.g. legislative actions (programs incentives), functional planning, and capital funding) for infrastructure inside the PFAs?

Additional capital funding in support of the County's efforts to construct public wastewater treatment plants to serve residents with failing individual septic systems. Implementation may facilitate increased future development in County-designated growth areas while removing development pressure from areas identified for preservation.

(F) What are the resources necessary (e.g. legislative actions (program incentives and zoning changes), preservation planning, and easement funding) for land preservation outside the PFAs?

Obtain re-certification of our Agricultural Land Preservation Program, which will provide additional funding for MALPF and County efforts. It is important to emphasize any reduction in future State-funding levels for MALPF or Program Open Space will have an adverse impact on increasing the amount of preserved land in Wicomico.

**Annual Report Worksheet
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Section V, Part A: Measures and Indicators ([§1-208\(c\)\(1\)](#))

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

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

Residential – Calendar Year 2025	PFA	Non - PFA	Total
1.Total Units Approved on an Existing Lot	0	0	0
2.Gross Acres of Existing Lots in Row 1	0	0	0
3.Net Acres of Existing Lots in Row 1	0	0	0
4.Total Minor Subdivisions Approved	2	5	7
5.Total Minor Subdivision Lots Approved	3	7	10
6.Total Residential Units Approved in Minor Subdivisions*	3	7	10
7.Gross Acres of All Approved Minor Subdivisions	6.21	262.45	268.66
8.Net Lot Area** in Acres of All Approved Minor Subdivisions	6.21	35.46	41.67
9.Total Major Subdivisions Approved	0	1	1
10.Total Major Subdivision Lots Approved	0	16	16
11.Total Residential Units Approved in Major Subdivisions	0	16	16
12.Gross Acres of All Approved Major Subdivisions	0	26.7	26.7
13.Net Lot Area** in Acres of All Approved Major Subdivisions	0	13.94	13.94
14.Total Residential Units Approved (Minor + Major Subdivisions + Existing Lots)	3	23	26
15.Total Residential Units Constructed (CofO)	13	68	81
16.Total Residential Units Demolished***	0	0	0
17.Total Residential Units Reconstructed/Replaced***	1	2	3

* Residential units may be greater than lots if they include duplexes, triplexes. or multifamily

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

***Not required.

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

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1.Total Units Approved on an Existing Lot	0	0	0
2.Total Gross Acres of Existing Lots in Row 1	0	0	0
3.Total Net Acres of Existing Lots in Row 1	0	0	0
4.Total Residential Units Approved (Major + Minor Subdivisions + Existing Lots)	3	23	26
5.Total Approved Net Lot Area* (Major + Minor Subdivisions + Existing Lots)	6.21	49.40	55.61

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

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

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1.Total Units Approved on an Existing Lot	0	0	0
2.Gross Acres of Existing Lots in Row 1	0	0	0
3.Net Acres of Existing Lots in Row 1	0	0	0
4.Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans)	3	23	26
5. % of Total Units (Approved Residential Units)	12%	88%	100%

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

Commercial – Calendar Year 2024	PFA	Non - PFA	Total
Site Plans			
1.Total # of Commercial Site Plans Approved	5	2	7
2.Gross Acres of All Approved Commercial Site Plans	1114.27	12.87	1127.14
3.Gross Building Area Approved in Square Feet for Commercial Site Plans	67935	18561	86496
Building Permits			
5.Total Commercial Building Permits Issued	14	4	18
6.Gross Building Area Constructed in Square Feet for issued Building Permits	174,448	105,610	280,058
7.Number of residential units approved as part of a commercial site plan (mixed-use), if any. *Only applies to jurisdictions with at least 150,000 residents	0	0	0

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**Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§7-104)
(Section VI is only required by jurisdictions with adopted APFOs)**

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2023 and 2024 are due July 1, 2025. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

(A) Does your jurisdiction have an adopted APFO? NO

If No, skip this Section.

If Yes, continue to (B).

(B) What type of infrastructure is monitored and may trigger development approval restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police or solid waste.)

(C) Has APFO impacted development approvals within the PFA? Y/N

(D) If APFO has delayed, limited, or denied development, defined here as a "restriction":

a. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals? Y/N

Note: This does not include APFO required developer-funded projects, or phased development approvals due to APFO limitations, or APFO required study areas for approval.

b. Can the impact area of facility deficiencies/ development restrictions, which temporarily delay development approvals, be mapped? Y/N

(E) If yes for (C)(b), where is each restriction located? (Identify on a map, including PFA boundary.)

(F) Describe what is causing each restriction.

(G) If applicable, what is the proposed resolution of each restriction?

(H) If applicable, what is the estimated date to resolve each restriction?

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(I) If a development restriction has been addressed, what was the resolution that lifted each restriction?

(J) If a development restriction has been addressed, when was each restriction lifted?

Section VII: Planning Survey Questions (Optional)

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

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

1. Plan name: Adopted 2022 Land Preservation, Parks & Recreation Plan

2. Date Completed (07/05/2022)

3. Has the plan been adopted? Y N

4. Is the plan available online? Y N

5. How often do you intend to update it? (Every 5 years)

6. Are existing and planned bicycle and pedestrian facilities mapped? Y N

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

1. Plan name

2. Date completed (MM/DD/YY)

3. Has the plan been adopted? Y N

4. Is the plan available online? Y N

5. How often do you intend to update it? (Every ____ years)

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

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

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