



# Town of Delmar

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Sara Bynum-King  
Town Manager

August 10, 2018

Ms. Rita Elliott  
State Clearinghouse  
Maryland Department of Planning  
301 West Preston Street  
Baltimore, Maryland 21201

Re: Town of Delmar Comprehensive Plan Amendment

Dear Ms. Elliott:

The Town of Delmar would like to submit the attached Municipal Growth Element Comprehensive Plan amendment for State Clearinghouse 60-day review.

The Town has been approached by Delmar Assisted Living for extension of public sewer to replace a failing on-site septic system, which also will not serve the needs for any future expansion of the facility.

The Town is in the process of pursuing a water and sewer amendment through the Maryland Department of the Environment (MDE), and that amendment is currently under review by MDE. The Town will also be annexing the property, but to do so, the Town must first amend its comprehensive plan to include the site in the comprehensive plan's Municipal Growth Element as a growth area. The comprehensive plan amendment includes added text to describe the new growth area, as well as new growth area maps.

I have provided copies of this amendment to Wicomico County. Since this is a minor amendment, and is time-sensitive due to the failing septic issue, I respectfully request that this 60-day review be expedited to the degree possible.

Thank you for your cooperation and please do not hesitate to contact me should you have any questions.

Sincerely,

  
Sara Bynum-King,  
Town Manager

Attachments

Cc: Jack Lenox, Planning Director, Wicomico County  
Tracey Gordy, Senior Regional Planner, MDP

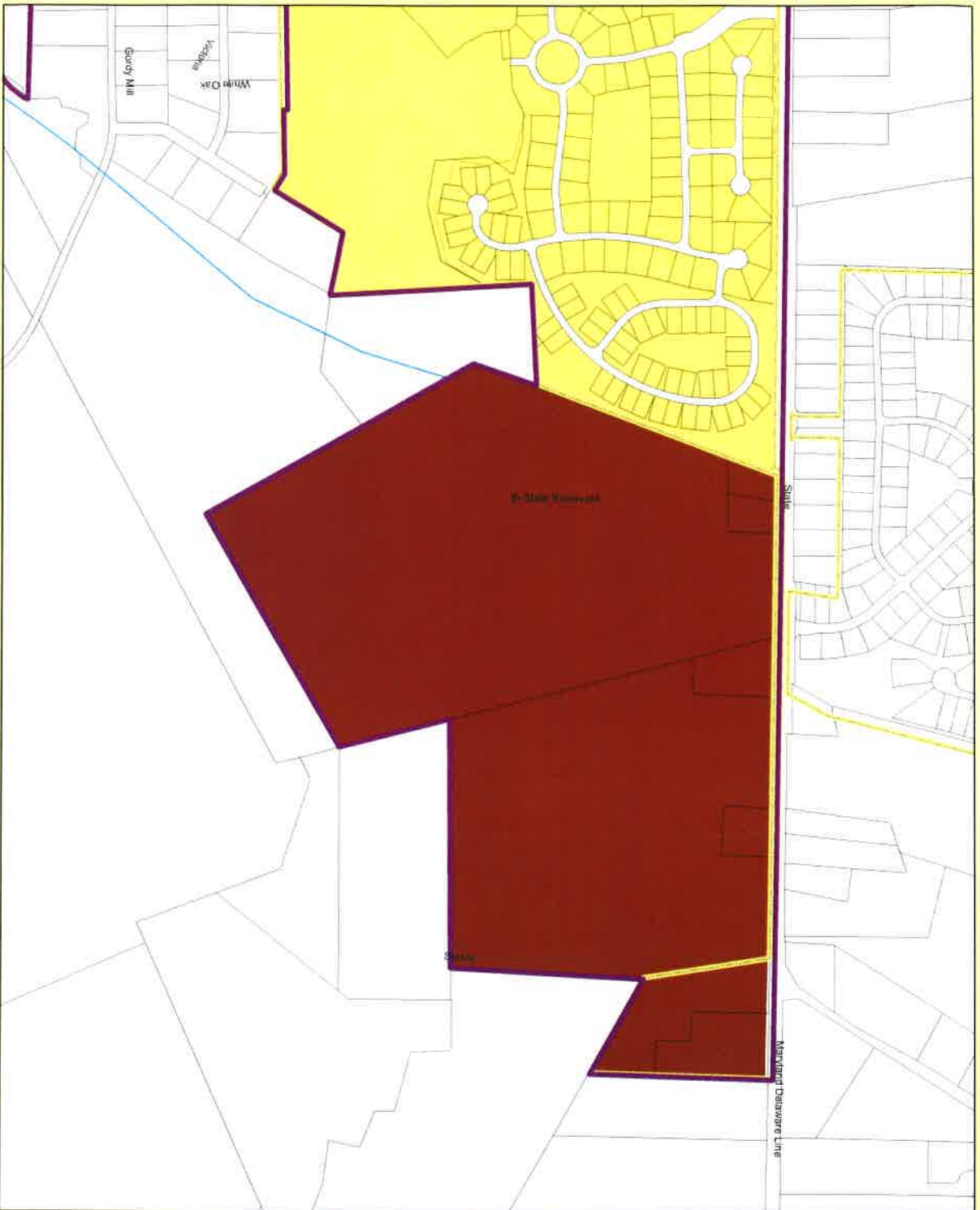
Amendment to Chapter 6 – Municipal Growth Element, Town of Delmar, Maryland Comprehensive Plan: (Text to be inserted after the section identified as Growth Area 4 on page 71 of the Plan)

### **Growth Area 5**

Growth Area 5 (GA5) is located to the east of Delmar’s current municipal boundary, along Line Road (State Route 54), which is the dividing line between Delmar, Maryland, and Delmar, Delaware (See Revised Map 5: Growth Areas). The growth area is approximately 88 acres and includes undeveloped agricultural and wooded lands, except for the existing Delmar Assisted Living Facility.

In December of 2017, the Delmar Assisted Living Facility petitioned the Town for annexation of two lots located on State Route 54, just east of the Town limits and approximately one half (1/2) mile from the Town’s existing water and sewer service connections. The current on-site system is failing and is also inadequate to serve the future expansion plans of the facility. The properties to be annexed consist of two parcels: Lot 1AA, which is 2.31 acres, and Lot 3A, which is 3.1 acres. Both lots are currently developed, each with a sixteen (16) bed assisted living facility to care for the aged. Future expansion plans include two additional sixteen (16) bed units. In addition to water and sewer needs, the proposed expansion project cannot be achieved under current County zoning and can only be achieved with the appropriate Town zoning classification. The proposed land use for GA5 is Neighborhood Commercial, as shown on Map 4A: Future Land Use Supplemental Maps.

The Delmar Assisted Living Facility is the only developed property in GA5 and the Town has adequate water and sewer capacity to serve said facility. The facility will not create a burden on other infrastructure, nor alter the existing level of municipal services, (i.e. Police, Fire Protection, and Schools) within the Town of Delmar. Currently, no annexation requests nor development plans are pending for the vacant agricultural and wooded lands within GA5, however should a request for annexation within GA5 be received by the Town, impacts to existing infrastructure will be a priority in considering such requests, in accordance with the annexation strategies outlined in this Comprehensive Plan.



**Town of Delmar,  
Maryland**  
Comprehensive Plan  
Revised 11/27/17

### Map 4A: Future Land Use Supplemental Maps

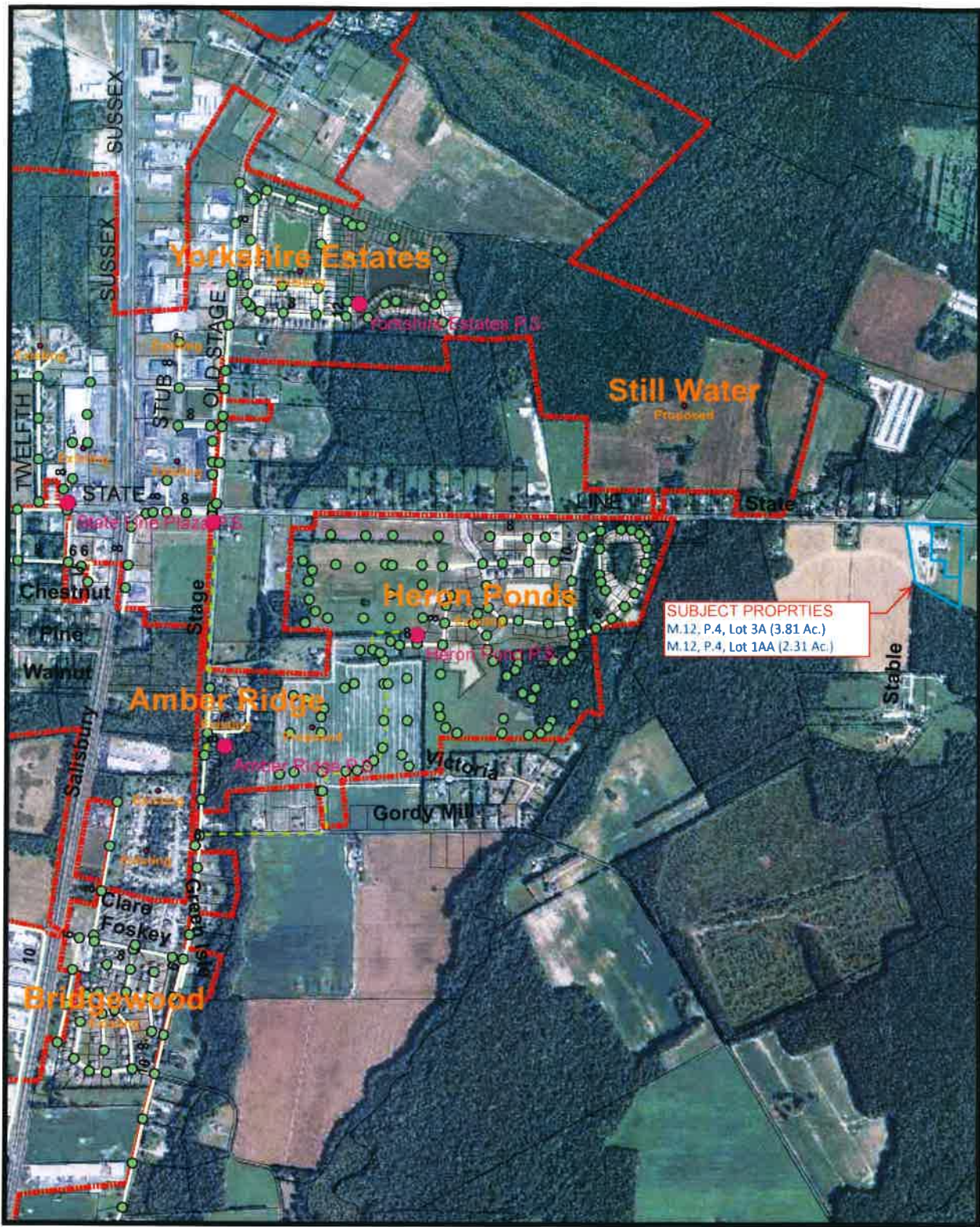
- Future Land Use Colors**
- Residential Single Family
  - Residential Multi Family
  - Mixed Use
  - Neighborhood Commercial
  - Highway Commercial
  - Institutional
  - Recreational
  - Conservation
  - Agricultural
  - Industrial
  - Dedicated Open Space

Source: Town of Delmar  
and Davis, Bower  
& Friedel, Inc.



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**DAVIS  
BOWEN &  
FRIEDEL, INC.**

ARCHITECTS, ENGINEERS & SURVEYORS  
SALISBURY, MARYLAND ■ MILFORD, DELAWARE

## SUBJECT PROPERTIES

0 400 800 1,600 2,400 3,200 Feet

Gannon H. Neubert - 2017 Town of Delmar Map

N

