



CITY OF SALISBURY - WICOMICO COUNTY  
DEPARTMENT OF PLANNING, ZONING  
AND COMMUNITY DEVELOPMENT



Tel: 410-548-4860

Fax: 410-548-4955

Planning & Zoning Commission  
Historic District Commission  
Metropolitan Planning Organization

Wicomico County Board of Appeals  
Salisbury Board of Zoning Appeals  
Agricultural Land Preservation Advisory Board

To: John R. Pick  
City Administrator

From: John F. Lenox  
Planning Director

Re: Closing of Henry Street

Date: May 17, 2005

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A request has been made by Virginia H. Korff and Hall Rentals, LLC to close *Henry Street* (FKA *Center Street*). This unimproved way is located off North Zion Road, separates property owned by the applicants, and has never been open for public use. Closure will facilitate improved parking and circulation associated with the intended reuse of the building formerly occupied by *Service Merchandise*.

It is recommended that this closure be approved.

**CITY OF SALISBURY  
ORDINANCE NO. 1944**

AN ORDINANCE OF THE CITY COUNCIL OF SALISBURY FOR THE CLOSING OF AN AREA OF LAND BEING KNOWN AS HENRY STREET FORMERLY KNOWN AS CENTER STREET IN THE CITY OF SALISBURY, WICOMICO COUNTY, STATE OF MARYLAND, AND FOR THE CONVEYANCE OF A PORTION OF SAID PARCEL TO VIRGINIA H. KORFF, HALL RENTALS, LLC AND MARYLAND SQUARE, LLC, SAID PORTION BEING ALL RIGHT, TITLE AND INTEREST, IF ANY, OF THE CITY OF SALISBURY, IN AND TO THE BED OF HENRY STREET FORMERLY KNOWN AS CENTER STREET.

WHEREAS, Henry Street is a paper street which was never opened or paved by the City of Salisbury; and

WHEREAS, the City of Salisbury Department of Public Works has determined that the area of land designated on the plat attached hereto and shown as Center Street, now known as Henry Street, is an area which has never been used by the public and is unpaved, and the City has determined that it is in the best interest of the City to close such area and deed it to the adjoining property owners; and

WHEREAS, the owners of the adjoining properties binding on the Northerly side of Henry Street are: Virginia H. Korff and Hall Rentals, LLC, and they have requested closure of Henry Street formerly known as Center Street; and

WHEREAS, the owner of the adjoining property binding on the Southerly side of Henry Street is Maryland Square, LLC, and has requested closure of Henry Street formerly known as Center Street; and

WHEREAS, the City has determined to abandon the property as it is of no value; and

WHEREAS, the Salisbury Charter, SC11-2 gives the City charge of all public ways in the City of Salisbury, and SC16-8 allows the City to abandon or otherwise dispose of property that is not saleable.

NOW, THEREFORE, be it enacted and ordained by the City Council of the City of Salisbury, Maryland, in regular session, as follows:

1. That the area designated as the unopened and unpaved Henry Street formerly known as Center Street, and is more particularly shown on a plat which is attached hereto, is hereby closed and vacated as a public street, alley or way.

2. That for the purposes and reasons hereinabove set forth, the City of Salisbury be, and hereby is, authorized to convey to Virginia H. Korff, Hall Rentals, LLC and Maryland Square, LLC, all of its right, title and interest in the designated area known as Henry Street formerly known as Center Street, as shown on the plat attached hereto.

3. That the City Solicitor be, and hereby is, directed to prepare and submit for execution by the City of Salisbury, an appropriate deed for the purposes aforesaid.

AND BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that this ordinance shall take effect upon final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the \_\_\_\_ day of \_\_\_\_\_, 2005, and thereafter a statement of the substance of the ordinance having been published as required by law, in the meantime, was finally passed by the Council on the \_\_\_\_ day of \_\_\_\_\_, 2005.

Brenda J. Colegrove, City Clerk

Michael P. Dunn,  
President of the Council of  
the City of Salisbury

Approved by me, this \_\_\_\_\_  
day of \_\_\_\_\_, 2005.

Barrie P. Tilghman,  
Mayor of the City of Salisbury

WATER MAIN

EXISTING UTILITY POLE TO BE RELOCATED BACK OF PROPOSED CURB.

N 29°22'02" E

100.00'

N 32°51'22" E

128.15'

S 75°01'54" E  
98.41'

N 74°41'30" W  
103.57'

REMOVE BUILDING, FOUNDATION, AND ALL ASSOCIATED UTILITIES.

REMOVE TREES AND SHRUBS (TYP. ALL)

REMOVE EXISTING LIGHT POLES, CONDUITS, AND CONCRETE FOOTINGS (TYP. ALL)

Med. Square LLC

Virginia Korff

Virginia Korff

Hall Rentals LLC



CENTER STREET

S 74°52'28" E  
481.98'

EXISTING HEDGE ROW TO BE REMOVED

SEE NOTE 2

EXISTING AND

REMOVE SIGN

S 28°34'00" W

EXISTING CURB TO REMAIN

CONCRETE HEADWALLS AND PIPE TO BE REMOVED.

GUARD RAILS TO BE DISMANTLED AND RETURNED TO MARYLAND SHA.

CONCRETE HEADWALLS, PIPE TO BE REMOVED.

MOVE CURB, ENTIRE PERIMETER OF ISLAND PER 48' NOTES

SOUTH BOUND LANE OF U S ROUTE NO 13