



CITY OF SALISBURY

115 S. Division Street, Salisbury, MD 21801

WORK SESSION

125 N Division Street, Room 301, Salisbury, MD 21801

Monday, June 16, 2025 7:00 PM

D'SHAWN M. DOUGHTY
Council President

ANGELA M. BLAKE
Council Vice President

APRIL R. JACKSON
Councilwoman

MICHELE R. GREGORY
Councilwoman

SHARON C. DASHIELL
Councilwoman

CALL TO ORDER

RESOLUTION

- Annexation Introduction for N. Schumaker Dr.

COUNCIL DISCUSSION

- Salisbury Planning Commission

PUBLIC COMMENT (Agenda Items Only)

ADMINISTRATION COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

<p>City Council Meetings are conducted in Open Session unless otherwise indicated. All or part of the Council's meetings can be held in Closed Session under the authority of the Maryland Open Meetings Law, Annotated Code of Maryland General Provisions Article § 3-305(b) by vote of the City Council.</p>



City of Salisbury

Memo

To: Andy Kitzrow
From: Zachary White
Date: May 30, 2025
Subject: Annexation Introduction for N. Schumaker Dr.

In May of 2025, the City of Salisbury received a proposal for the annexation of a 12.465-acre parcel located on North Schumaker Drive. The property is currently zoned R-20 Residential in Wicomico County. They are requesting R-8A Residential zoning upon approval, consistent with nearby properties. The proposal includes a plan for 60 townhome units.

Annexation and rezoning of this property would help address the city's growing need for housing options and support managed residential growth. The proposed annexation would also require extension of municipal water and sewer infrastructure to the edge of the property, ensuring high-quality public services and aligning with our long-term planning objectives for further annexation and development in our growth area.

Attachment(s):

[N. Schumaker Dr. - Narrative.pdf](#)
[N. Schumaker Dr. - Concept Development Plan.pdf](#)
[N. Schumaker Dr. - Boundary Survey.pdf](#)
[N. Schumaker Dr. - Annexation Plat.pdf](#)
[N. Schumaker Dr. - Petition for Annexation.pdf](#)

■ ■ ■ ■

ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
salisbury@gmbnet.com

SALISBURY
BALTIMORE
SEAFORD
LEWES
OCEAN VIEW

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■ ■ ■ ■

JAMES H. WILLEY, JR., P.E.
CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
STEPHEN L. MARSH, P.E.
DAVID A. VANDERBEEK, P.E.
ROLAND E. HOLLAND, P.E.
JASON M. LYTLE, P.E.
CHRIS B. DERBYSHIRE, P.E.
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALISTER, P.E.
W. MARK GARDOCKY, P.E.
ANDREW J. LYONS, JR., P.E.

PETER A. BOZICK, JR., P.E.
JUDY A. SCHWARTZ, P.E.
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. BURNS
CHRISTOPHER J. PFEIFER, P.E.
BENJAMIN K. HEARN, P.E.

May 16, 2025

Department of Infrastructure & Development
City of Salisbury
125 N. Division Street, Room 304
Salisbury, Maryland 21801

Attn: Mr. Zack White
Associate Planner I

Re: Petition for Annexation
North Schumaker Drive
Map: 0048, Grid: 006, Parcel: 0417

Dear Mr. White:

On behalf of the developer, Camden Development, LLC., we are seeking the annexation of a 12.465-acre parcel located on North Schumaker Drive into the limits of the City of Salisbury. The property is currently adjacent to the city limits of Salisbury located at Tax Map 48, Parcel 417. The total annexation area as shown on the attached annexation plat entitled "Lands of Nicholas Fenzel – Annexation Plat" is 12.771 Acres which includes the parcel and roadway.

The current zoning of the property in Wicomico County is R-20 Residential. We are requesting the parcel be annexed into the City of Salisbury and zoned R-8A Residential. There are multiple parcels currently zoned R-8A on North Schumaker Drive. Most notably the Stone Gate Community which is approximately 2,000 feet west of this property.

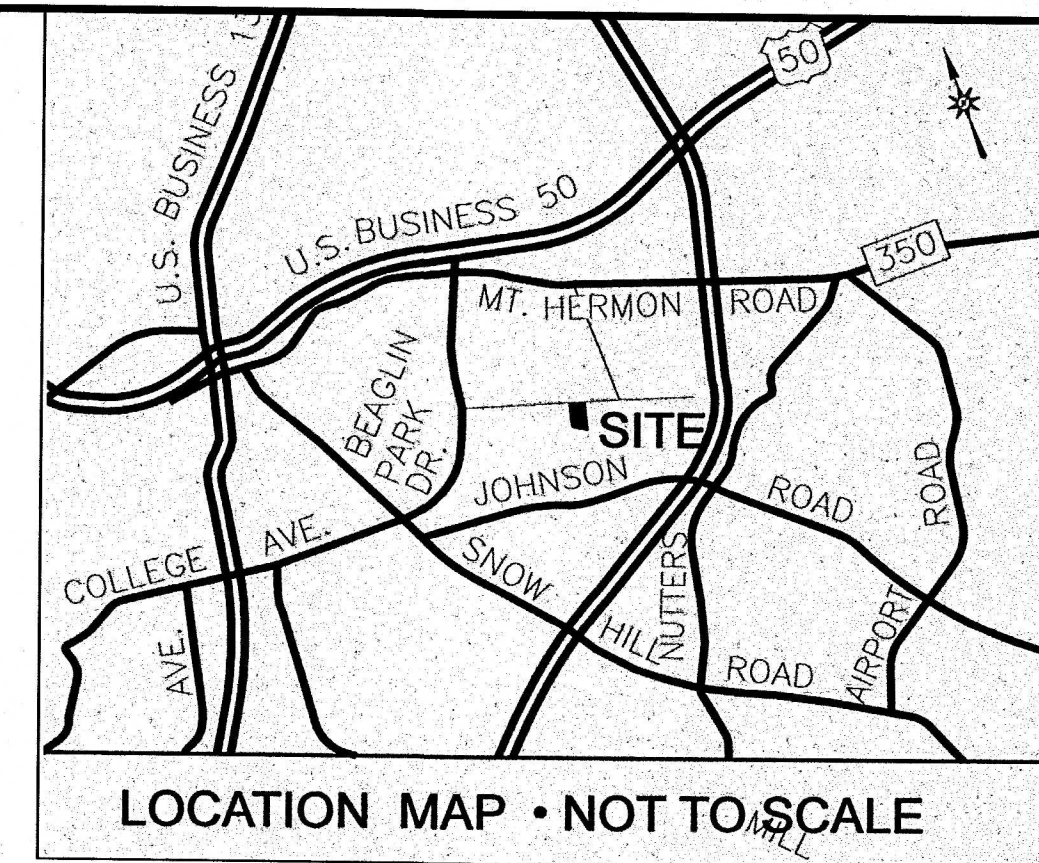
A conceptual site plan has been developed and is attached to this submittal showing 60 townhome units which would be permitted by a zoning of R-8A. Annexation of this property would allow for access to city water and sewer, supporting the development of this property for new housing with the City of Salisbury limits.




Thank you for your time and attention to this matter. Please feel free to contact me with any questions or comments.

Sincerely,



Christopher J. Pfeifer, P.E.
Vice President/Site Sustainable Group Leader



PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
R.O.W. LINE	
SIDEWALK HATCH	

TAX MAP: 48
PARCEL: 417
DEED REFERENCE: 5048/216

TOTAL SITE AREA:	±12.465	ACRES
OPEN SPACE PROVIDED:	±5.91	ACRES (49%)
EXISTING IMPERVIOUS:	±0	ACRES
PROPOSED IMPERVIOUS:	±3.66	ACRES

LOTS EXISTING:	1
LOTS ALLOWED:	99 (8 UNITS/ACRE)
LOTS PROPOSED:	60
PROPOSED DENSITY:	4.96/ACRE

PARKING REQUIRED:	120
PARKING PROVIDED:	161

SEWER/WATER USAGE: 60 EDUs @ 250 GPD/EDU = 15,000 GPD

EXISTING ZONING:	R-20 (WICOMICO COUNTY)
EXISTING USE:	AGRICULTURAL
PROPOSED ZONING:	GENERAL RESIDENTIAL R-8A (CITY OF SALISBURY)
PROPOSED USE:	RESIDENTIAL DEVELOPMENT

BUILDING SETBACKS:
FRONT:
SIDE:
REAR:

FLOOD ZONE: SPECIAL FLOOD HAZARD ZONE AE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AND A PER FIRM MAP 24045C0256E, DATED AUGUST 17, 2015.

OWNER/DEVELOPER: CAMDEN DEVELOPMENT, LLC
1323 MT. HERMON ROAD
SALISBURY, MD 21804
CONTACT: BRYAN LLOYD

CIVIL: GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
CONTACT: CHRISTOPHER J. PFEIFER, P.E.
PHONE 410-742-3115

SIGNED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT OR LAND SURVEYOR REGISTERED IN MARYLAND. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 56492, EXPIRATION DATE: 9/29/2026.

GEORGE, MILES, & BUHR, LLC.
CHRISTOPHER J. PFEIFER P.E.

DATE

I CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS OWNER.

BRYAN LLOYD

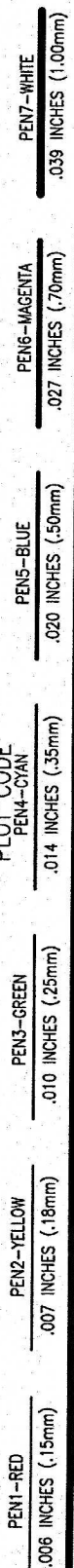
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GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
 SAUSBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SAUSBURY, MARYLAND 21801
 410-742-3715, FAX 410-548-5790
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SCHUMAKER COMMONS
WICOMICO COUNTY, MARYLAND

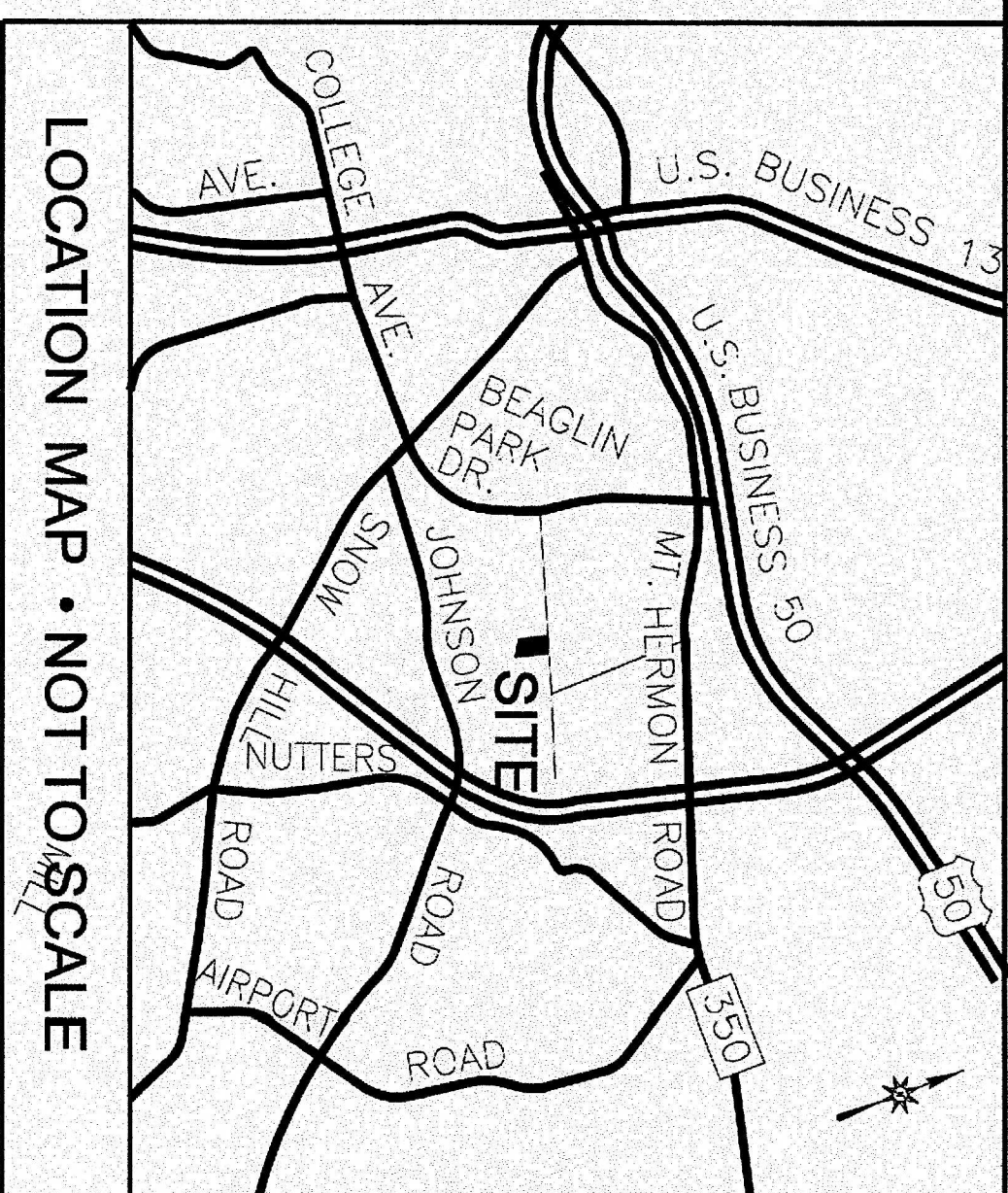
CONCEPT DEVELOPMENT PLAN

SCALE : 1" = 60'	SHEET NO. CP
DESIGN BY : KK	
DRAWN BY : DJW	
CHECKED BY : CJP	
GMB FILE :	
DATE : 5/7/25	



LEGEND

- IRCS
 ■ CPF
 ● IRCT
- 5' —————
 10' —————
 15' —————
- IRON ROD WITH CAP SET
 CONCRETE POST FOUND
 IRON ROD WITH CAP FOUND
 OVERHEAD UTILITY LINE
 CORPORATE LIMIT LINE
 WOODS LINE



LOCATION MAP • NOT TO SCALE

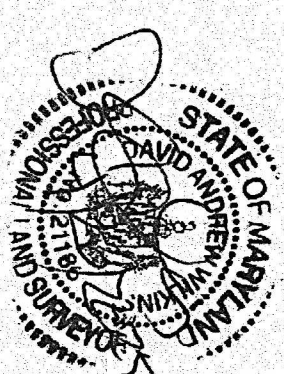


NORTH SCHUMAKER DR.
301 PM

HADLEY'S PLACE
50' RMW

PARCEL 417
542993.7 S.F. ±
12.465 Acs 1/

SCHUMAKER POND



LANDS OF
NICHOLAS FENZEL

BOUNDARY SURVEY			
SCALE	1" = 50'	SURVEYED	DW
DATE	4/17/2025	ORIGIN	DW
REVISION		FILED	BOOK X PAGE X
		SHEET 14	OF 1
WILKINS-NOBLE LLC			
LAND SURVEYING			
11729 CHURCH ST.			
PRINCES ANNE, MD 21853			
410-621-0321			
410-621-0320 (FAX)			

DAVID ANDREW WILKINS, LLC, #21186, EXPIRATION DATE OF 01-04-2026, EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CONMR TITLE 2, SUBTITLE 13, CHAPTER 09.13.06.

This plat is based on a current field survey.
No Title Report Furnished.

No Title Report Furnished

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

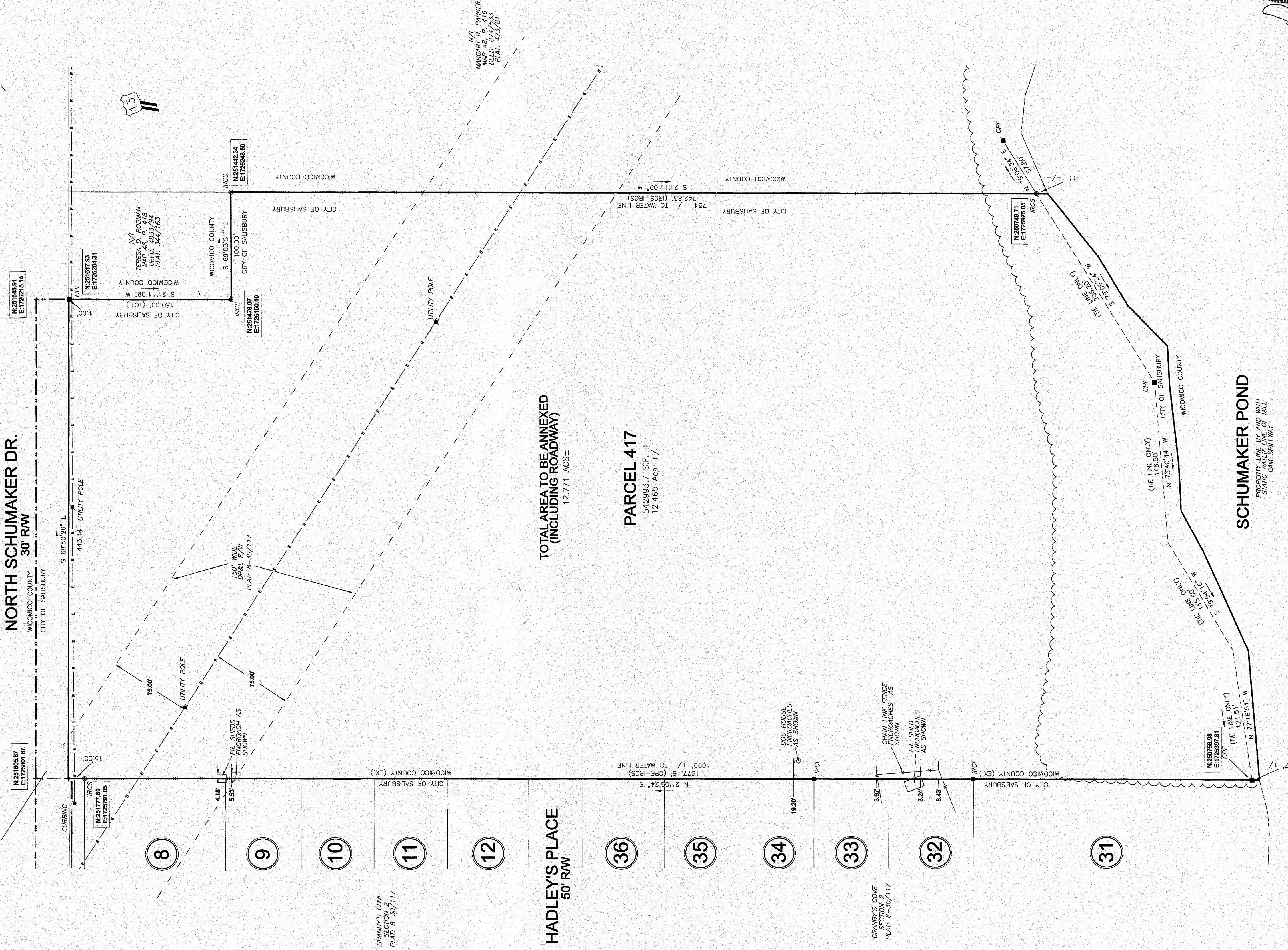
GENERAL NOTES

1. WICOMICO COUNTY TAX MAP 48, P. 417
2. ZONED: R-20 RESIDENTIAL
3. DEED REF: 5408216
4. PLAT REF: 47381
5. FIFTH ELECTION DISTRICT
6. FLOOD ZONE 'X' AND 'AE' AROUND POND

LEGEND

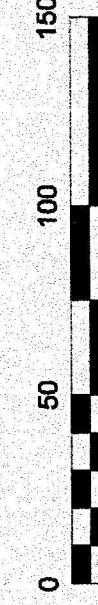
- IRCS
 - CPF
 - IRCT
 - OVERHEAD UTILITY LINE
 - - - EX. CORPORATE LIMIT LINE
 - PROP. CORPORATE LIMIT LINE
 - ~~~~~ WOODS LINE
- IRON ROD WITH CAP SET
CONCRETE POST FOUND
IRON ROD WITH CAP FOUND

NORTH SCHUMAKER DR.
30' RW



SCHUMAKER POND

PROPERTY LINE OF AND WILL
STATE WATER LINE OF WILL
DAM SPILLWAY



This plat is based on a current field survey.
No Title Report Furnished.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

LANDS OF
NICHOLAS FENZEL

ANNEXATION PLAT

SCALE	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY
1" = 50'	4/17/2025		DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN
			DAN			DAN			DAN

DAVID ANDREW WILKINS, LLC, 4011166, EXPIRATION DATE 01-04-2026, CITIUS PERSONALLY PREPARED THIS BOUNDARY SURVEY AND WAS IN RESPONSIBLE CHARGE OF THE SURVEYING WORK REFLECTED IN IT, ALL IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 13, SUBTITLE 13, CHAPTER 09, 13-06.

WILKINS-NOBLE LLC
LAND SURVEYING
11729 CHURCH ST.
PRINCESS ANNE, MD 21853
410-621-0321
410-621-0326 (FAX)

CITY OF SALISBURY

PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) # 417

Map # 48

SIGNATURE (S)

Signature



Printed

Bryan Lloyd

5/20/25
Date

Signature

Date

Printed

Signature

Date

Printed

Signature

Date

Printed

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING THE SALISBURY CITY CODE TO CREATE A NEW SALISBURY PLANNING COMMISSION, INDEPENDENT FROM THAT OF WICOMICO COUNTY.

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

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

WHEREAS, the Mayor and Council find that the health, safety and general welfare of the citizens of the City will be furthered by amending the Salisbury City Code to create a Salisbury Planning Commission, which will allow the City to operate its own planning commission, apart from that of Wicomico County;

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

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

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

Chapter 2.28 PLANNING ~~AND ZONING~~ COMMISSION

2.28.010 Commission created.

Effective September 1, 2025, a ~~A~~ municipal planning ~~and zoning~~ commission is created pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland Article 66B of the Annotated Code of Maryland and all amendments thereto, ~~said Article~~ entitled “**Planning Commission Zoning and Planning**,” and said commission to hereafter be known as the “Salisbury Planning ~~and Zoning~~ Commission.”

2.28.020 Membership—~~Term.~~

A. The Salisbury planning ~~and zoning~~ commission shall consist of seven members, who shall be appointed by the mayor and confirmed by the council. All members shall serve terms of five years or until a successor is appointed, and all members shall be eligible for reappointment. **At least three members of the planning commission shall reside in the municipal boundaries of the City of Salisbury. The remaining members of the planning commission shall reside or be employed in the greater Salisbury area, which shall be any address containing a 21801 or 21804 zip code. Any current member of the Salisbury-Wicomico County Planning and Zoning Commission shall be eligible for membership on the Salisbury Planning Commission.**

B. **Removal**

1. The Salisbury City Council may remove a member of a planning commission for:

45 (i) incompetence;

46 (ii) misconduct; or

47 (iii) in the same manner as for a member of a State board or commission:

48 1. failure to attend meetings under § 8-501 of the State Government Article;
49 or

50 2. conviction of a crime in accordance with § 8-502 of the State Government
51 Article.

52 2. The Salisbury City Council shall provide to the member:

53 (i) a written statement of charges stating the grounds for removal; and

54 (ii) an opportunity for a public hearing to contest the charges.

55 **2.28.030 Powers and duties.**

56 The Salisbury planning ~~and zoning~~ commission shall have all the powers and duties to conduct
57 planning, zoning and other activities as authorized and delegated by the provisions of the Land
58 Use Article ~~66B~~ of the Annotated Code of Maryland as amended. The Planning Commission shall
59 adopt rules to assist the Commission in carrying out its duties under this Code.

60 ~~**2.28.040 Participation in countywide planning program.**~~

61 ~~The Salisbury planning and zoning commission is authorized, after agreement between the mayor~~
62 ~~and city council and the Wicomico County Council, to participate in a countywide planning~~
63 ~~program under the applicable provisions of Article 66B of the Annotated Code of Maryland.~~

64 **2.28.050 - Continuation of powers.**

65 The newly established Salisbury planning ~~and zoning~~ commission created by this chapter shall
66 have all the powers granted heretofore to any former planning ~~and zoning~~ commission of the city.

67 **2.28.060 Transfer of powers and records.**

68 From and after the creation of the Salisbury planning ~~and zoning~~ commission described in this
69 chapter, all powers and records of any ~~the~~ former planning and zoning commission shall be
70 transferred to and become a part of the official files of the newly established Salisbury planning
71 ~~and zoning~~ commission

72 **2.28.070 Provisions of former commission to apply.**

73 All provisions relating in any way to any ~~the former~~ Salisbury planning and zoning commission
74 contained in any code or ordinance of the city of Salisbury, Maryland, not inconsistent with Title
75 2 of the Land Use Article ~~66B~~ of the Annotated Code of Maryland, shall apply to the newly
76 established Salisbury planning ~~and zoning~~ commission.

77 **16.08.010 General.**

78 A. The following words and phrases shall have, for the purpose of these regulations, the
79 meanings as stated.

80 B. For the purpose of these regulations, words and terms used herein shall be interpreted as
81 follows:

82 1. Words used in the present tense shall include the future tense;

83 2. The singular includes the plural;

- 84 3. The word "person" includes a corporation, institution, partnership and association
85 as well as the individual;
- 86 4. The word "lot" includes the word "plot" or "parcel";
- 87 5. The word "commission" and the words "planning ~~and zoning~~ commission" always
88 means the Salisbury planning ~~and zoning~~ commission;
- 89 6. The words "planning director" always mean the City Planner in the Department of
90 Infrastructure and Development or a duly designated representative;
- 91 7. The word "city" always means the city of Salisbury, Maryland.
- 92 8. The word "city engineer" means the director of infrastructure and development or
93 his duly designated representative.
- 94 C. Any word or term not defined herein shall be used with a meaning of standard usage as
95 found in Title 17, Zoning, of this code or Webster's Collegiate Dictionary.

96 **16.08.030 Subdivision control.**

97 It shall be unlawful for the owner of any land within the corporate limits of Salisbury, or any other
98 person, firm or corporation, to subdivide any lot, tract or parcel of land, or layout, construct, open
99 or dedicate for public use or travel, any street, road, sanitary sewer, storm sewer, drainage facilities,
100 or other facilities in connection therewith, or for the common use of occupants of buildings within
101 the subdivision, unless and until:

- 102 A. A plat of such subdivision is caused to be made in accordance with the regulations set forth
103 herein;
- 104 B. Approval is secured thereof from the city planning ~~and zoning~~ commission or director of
105 infrastructure and development as provided herein; and
- 106 C. The commission or director has caused copies of the plat to be recorded in the land records
107 of Wicomico County.

108 **16.08.040 Plat approval required.**

109 No plat of any major subdivision shall be recorded until it has been submitted to and approved by
110 the planning ~~and zoning~~ commission or director of infrastructure and development as provided
111 herein. The commission shall not approve the plat unless it is satisfied that the requirements of
112 these regulations have been complied with.

113 **16.36.010 Time limits for preliminary plats and final plats.**

- 114 A. The approval of the preliminary plat shall become null and void after one year from the
115 date of such approval by the commission unless a final plat based thereon is submitted
116 within that time or an extension of time is applied for by the subdivider and granted by the
117 planning commission.
- 118 B. If a final plat is submitted for only a portion of the area approved on the preliminary plat,
119 the subdivider shall have five years from the date of preliminary plat approval by the
120 commission within which to present a final plat or plats including the entire area as shown
121 on the preliminary plat. All such plats shall be in substantial conformance with the
122 approved preliminary plat, covering that area or areas on the preliminary plat not already
123 recorded.
- 124 C. All final subdivision plats approved by the Salisbury planning ~~and zoning~~ commission as
125 hereinbefore provided must be recorded within three years of the planning ~~and zoning~~
126 commission's final approval. If the subdivision plat is not recorded within three years from

the date of its final approval by the planning commission, it shall become null and void and it must be resubmitted for reconsideration as a preliminary plat.

D. Extension Requests. All requests for an extension of time for a preliminary plat or final plat shall be made to the planning commission in writing, prior to the expiration of the period prescribed. An extension of time may be granted by the commission, but not exceeding a total of two years unless approval has been delayed by governmental approval.

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

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

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

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

Section 5. This Ordinance shall take effect on **September 1, 2025**.

THIS ORDINANCE was introduced and read at a Meeting of the Mayor and Council of the City of Salisbury held on the _____ day of _____, 2025 and thereafter, a statement of the substance of the Ordinance having been published as required by law, in the meantime, was finally passed by the Council of the City of Salisbury on the _____ day of _____, 2025.

ATTEST:

Julie A. English, City Clerk

**D'Shawn M. Doughty, President
Salisbury City Council**

APPROVED BY ME THIS _____ DAY OF _____, 2025:

Randolph J. Taylor, Mayor