

**Cecil County
Oversight Committee
Meeting Packet**

May 20, 2009



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Agenda and Meeting Information

**CECIL COUNTY COMPREHENSIVE PLAN
CITIZEN OVERSIGHT COMMITTEE**

**Meeting Agenda
Wednesday, May 20, 2009, 6 p.m.
Cecil County Administration Building
Elk Room
200 Chesapeake Boulevard
Elkton, MD 21921**

I. Call to Order	6:00
II. Approval of Minutes	6:05
III. Old Business <ul style="list-style-type: none">• Review of Subcommittee Goals	6:10
IV. New Business <ul style="list-style-type: none">• Presentation of Water Resources Data and Discussion	6:30
<ul style="list-style-type: none">• Presentation of Transportation Data and Discussion	7:30
Adjourn	9:00

Cecil County Comprehensive Plan
Subcommittee Goals
May 2009

Agriculture, Preservation & Minerals

1. Identify and protect sensitive environmental lands, our network of green infrastructure hubs and corridors, and areas critical to the health of our watersheds, wildlife habitats, and the Chesapeake Bay.
 - a. Adopt the 2007 Cecil County Green Infrastructure Plan
 - b. Adopt the State of Maryland Goals for Natural Resource Land Conservation, including the following:
 - c. Expand and connect forests, farmlands, and other natural lands as a network of contiguous green infrastructure
 - d. Protect critical terrestrial and aquatic habitats, biological communities, and populations.
 - e. Manage watersheds in ways that protect, conserve and restore stream corridors, riparian forest buffers, wetlands, floodplains, and aquifer recharge areas and their associated hydrologic and water quality functions.
 - f. Support a productive forestland base and forest resource industry, emphasizing economic viability of privately owned forestland.
 - g. Encourage conservation (and restoration where practical) of ecological connections and natural resource systems throughout Cecil County's urban, suburban & rural areas
2. Discourage the rezoning of rural property for anything other than value added agricultural related enterprises. Identify and protect our agricultural and forested lands and encourage sustainable agribusiness and other resource based industries by including value added agricultural related enterprise in the zoning code.
3. Restrict growth in non growth areas by:
 - a. Encouraging high density development in the growth corridor;
 - b. Stipulating minimum allowable densities in the growth corridor
 - c. Providing infrastructure in the growth corridor
 - d. Promoting fast track permitting in the growth corridor
 - e. Providing effective TDR and PDR Programs;
 - f. Implementing & Promoting the use of APFO's ;
 - g. Implementing & Promoting the use of impact fees;
 - h. Upgrading zoning laws and subdivision regulations;
 - i. Expanding allowable resource based uses for agricultural and forested lands;
 - j. Encouraging county government to work with land trusts;
 - k. Making preservation easements permanent if funded or purchased with tax dollars;
 - l. Identifying and creating additional funding sources for preservation;
 - m. Maximizing participation in land conservation and preservation programs including but not limited to MALPF, Rural Legacy, Program Open Space, Forest Legacy and Federal Programs

4. Craft new programs & amend subdivision regulations to preserve useful, sustainable open spaces and encourage reforestation in designated open spaces. Delegate responsibility for maintaining open space and hold those responsible for failure to do so.
5. Create a Natural Resources District encompassing higher priority green infrastructure areas, develop and implement protection mechanisms for a zero net loss of forest in that Natural Resources District, and create the capability to work with officials at all levels to develop a systematic approach to protecting this green infrastructure and to draw on any funding available to help with this goal.
6. Maintain the equity value of natural resource land. Maintain the equity value of agricultural land.
7. Identify other land uses crucial to the health and welfare of our environment and citizenry (e.g. Drinking water reservoirs, septic disposal or spray areas, tertiary treatment wetlands, landfills, wetlands reconstruction, recreational areas, etc.) and ensure that these areas are protected. APM
8. Protect mineral resources for future extraction, provide for reclamation of extracted land for other uses compatible with the surrounding area, and encourage dialog with the community to create a common vision while protecting the sensitive natural resource areas along streams.
9. Protect, preserve and sustain at least 80% of remaining agricultural and forested land outside of the designated growth areas.
 - a. Increase funding to expand the Cecil County Purchase of Development Rights Program capacity to protect more of our most productive agricultural and Forest lands.
 - b. Improve and expand the County TDR Ordinance.
10. Prioritize the existing green infrastructure hubs and corridors. Focus efforts to protect as many of the higher priority areas as possible including those within the growth corridor particularly higher priority streams including but not limited to the Principio, North East, Mill and Elk Creeks.
11. Create watershed priority zoning overlays to discourage development in high value natural areas. Using the watershed priority zoning, review and approve subdivision designs that direct the required open space into the priority zones.
12. Encourage modest, controlled development adjacent to towns outside the growth corridor. Require the developer of annexed property to use TDRs or develop at county density.
13. Discourage non agribusiness commercial, industrial and residential development in around rural village and road hubs. Prohibit new petroleum filling stations for auxiliary petroleum fuel sales outside areas not served by public water.
14. Expand allowable uses for agricultural and forested lands to promote, protect and sustain the farming and forestry industries by providing flexible standards for retail on-site sales. These sales should not be strictly limited to farm or forest products, nor strictly limited to county-only produced products, though Cecil County products should be the preponderance of goods sold, with the balance coming from the local region.
15. Increase the protection levels for forests under the Maryland Forest Conservation Act and the Cecil County subdivision rules by:
 - a. requiring the forest stand delineations evaluate adjoining land parcels to try to preserve contiguous forest stands.

- b. assuring the Planning and Zoning evaluate adjoining land parcels for afforestation and reforestation requirements
 - c. increasing the percentage of forest retention, afforestation and reforestation threshold requirements for each type of development
 - d. requiring an extension of the time requirement that developers and home owners' associations maintain/replace the trees the afforested and reforested areas, as well as the trees in the street buffers.
 - e. requiring that developers and home owners' associations control the spread of invasive species in the above areas, as well as in the open space areas, and control trespass and vandalism within these areas.
 - f. reevaluating the standards for steep slope restrictions.
16. Create land use management responsibilities for county government to develop a systematic approach to protecting green infrastructure areas and to develop the capacity to track and monitor natural resources areas in a way that informs land use decisions with natural resource and renewable resource-based industry priorities, and targets areas for restoration and/or additional protection. APM
17. Increase funding to expand the Cecil County Purchase of Development Rights Program capacity to protect more of our most productive agricultural and Forest lands. APM
18. Maintain large areas of contiguous habitat and avoid fragmenting these areas where possible. Protect Green Infrastructure, wildlife corridors, stream buffers and downstream residents and habitats from the impact of upstream non-point source pollution
- 18a. "Plan by Watershed!" At the local watershed level, plan and manage the effect of land and water uses on habitats and residents.
- a. Assumes that most of original 18. is covered in our Goal #1
19. Maintain meaningful wildlife corridors and potential bicycle and pedestrian connections between habitat areas and adjacent land uses.
20. Shared facilities are inappropriate in districts where agricultural preservation and open space are higher priorities than residential development, except in cases where the environmental benefit(s) can be quantitatively demonstrated, and clustering can be better achieved, and shared facilities do not permit greater density than would otherwise be permitted, and the permitting of said shared facilities would not then permit any extension of public facilities, now or in the future.
21. The APM subcommittee supports and endorses the recommendations in the Cecil County 2005 Land Preservation, Parks, and Recreation Plan (LPPRP)

Editor's Note: While we haven't written a specific goal on the subject, we also reaffirm our commitment to the three Priority Preservation Areas (PPAs) that we presented at our COC reportback on 4th March. During our discussion on 27th April, we recognized that the County may need to conduct a public hearing on the PPAs, beyond the public hearing process that will be a part of the overall Comprehensive Plan review. We also recognized the potential to link the proposal for the PPAs with any revisions to the Priority Funding Areas (PFAs), providing the State with a more holistic view of our plans, and leveraging one with the other.

Economic Development

- 1. Designate and map formal "growth area" with plan
- 2. Encourage manufacturing, high tech, and research and development industries

3. Encourage the training and development of labor force to fulfill the needs of industry.
4. Encourage a balance of residential development and employment opportunities in the county so that tax revenues are retained in the county.
5. Encourage the economic viability of farming and farming related business.
6. Provide for reclamation of mineral extraction district land for other appropriate uses consistent with the land use plan.
7. Preserve commercial fishing interests and access to waterways.
8. Concentrate high density development in areas where adequate public facilities are provided.
9. Concentrate county funding, consistent with state priority funding areas, towards infrastructure improvements to the growth area, except to correct safety problems outside the district.
10. Reduce trip length and number of trips by embracing mixed use development.
11. Public transportation and rail service should be emphasized.
12. Inventory of readily available land should be available towards adjacent jurisdictions to attract industry from Delaware and Pennsylvania from the East and BRAC from the West.
13. To lessen the County's burden towards public highway and road infrastructure costs, development should occur in areas consistent with the County's recognized development corridor.
14. Cluster and planned development should be encouraged as a means to protect open space and minimizing disturbance to natural resources.
15. Encourage a mix of housing densities and types, principally in the development district, to accommodate residential growth.
16. Maintain the equity value of agricultural land.
17. Permit the development of agriculture and forestry support enterprises in the Rural Conservation district and Resources Protection District, including farm implement sales and servicing, seed fertilizer dealers, and industries that process agricultural and forestry products grown in the county.
18. The Lower Susquehanna Heritage Greenway should be defined in the Comprehensive Plan as Cecil County's Heritage Area. The area would extend from the existing heritage area to include Charlestown, North East and Elkton.

Housing & Recreation

Housing

1. Maintain the rural character of the County by providing residential growth incentives within the defined growth corridor.
2. Encourage development of mixed use communities that will create housing, retail, and employment opportunities in close proximity and help reduce the commute time to and from work.
3. Consideration for available and adequate public facilities is an important part of all residential growth planning. Therefore, forward thinking to provide adequate public facilities and services should be developed as a long range strategic plan and the funding mechanisms for such.
4. Address housing need of the economically disadvantaged and the homeless with the focus on affordable housing.

5. Provide attractive, mixed use housing that will support mass transit in the designated growth corridor.
6. Integrate housing options with shopping and employment opportunities.
7. Encourage development of walkable communities that will satisfy a wide range of income and physical abilities.
8. Encourage sustainable materials and green construction.
9. Identify fragile ecosystems to ensure a healthy environment and the continued viability of tourism, agriculture, and forestry economies. Direct housing to areas safe for such growth.
10. Encourage the development of housing options for active senior adults and associated care facilities.
11. Provide incentives to attract high density, mixed use development in the designated growth areas.
12. Develop residential open space as park land or designate as farmland and require ongoing maintenance at developer or occupant expense.
13. Improve energy efficiency standards and establish a rating system for new residential development.
14. Waterfront development should not limit public access where access previously existed.
15. Develop workforce housing to create opportunities for ownership in close proximity to employment and mass transit.
16. Encourage the identification, preservation, and restoration of sites and structures having historical significance and control development in their vicinity to protect their visual character.

Recreation

1. Acquire public recreation land in accordance with the Land Preservation Parks & Recreation Plan (LPPRP) guidelines.
2. Provide facilities and programs to meet current and future demands as outlined in the LPPRP.
3. Ensure continued or alternate use of existing facilities and recreational land.
4. Locate new facilities in or convenient to existing populations and designated growth areas and meet existing unmet demand in rural areas.
5. Continue inclusion of long term recreational needs in the Capital Improvement Plan (CIP).
6. Funding of the CIP for parks and recreation must be recognized by the County as an integral part of a successful residential and recreational development plan.
7. Explore additional public and private partnerships and funding sources to achieve recreation goals.
8. Provide organizational leadership in coordinating and delivering park and recreational services.

Infrastructure & Transportation

Transportation

1. Prioritize transportation funding toward mass transit rail and bus service along with projects that discourage the expansion of vehicular traffic and encourage the use of alternative transportation modes.

2. Maintain and enhance the quality of the existing road system to correspond to and support the overall Land Use Plan in coordination with appropriate state and regional agencies.
3. Focus transportation and infrastructure investments in defined growth areas, permitting improvements outside of these areas only to upgrade non-standard roads and under-capacity bridges.
4. Establish commuter rail transit and infrastructure along existing rail lines in Cecil County that will serve the growth corridor and the five towns located along them.
5. Encourage commercial goods shipments on the existing rail lines to reduce through truck traffic on major roads.
6. Utilize County waterway connections to the Chesapeake and Delaware Bays to promote shipment of commodity goods such as gravel and agricultural products out of the County by barge.
7. Encourage accessibility to nearby commercial airports in Baltimore and Philadelphia via interstate buses and rail.
8. Promote ride sharing by establishing and expanding park and ride lots along major commuter roads.
9. Protect the inherent nature of “scenic highways” as designated by the State Highway Administration.

Water and Wastewater

1. Encourage and support the provision of water and wastewater services to commercial, industrial, governmental, and residential users in the designated Growth Area. Strongly recommend the withdrawal within Cecil County of Susquehanna River water for use in the County, rather than sources that may be subject to out-of-state controls.

Natural Gas Infrastructure

1. Encourage and support the provision of natural gas services to commercial, industrial, governmental, and residential users in the designated Growth Area.

Hiking and Biking Trails Transportation

1. Promote the interconnection of Hiking and Biking Trails to provide a network of such trails throughout the County, including connections to the Lower Susquehanna Greenway in Harford County, and the White Clay Preserve in New Castle County.

Broadband Internet Services

1. Encourage and support the provision of broadband high speed internet services to commercial, industrial, governmental, and residential users in the designated Growth Area to advance the economic, essential services, and cultural development of the County.
2. After broadband services are provided in the Growth Area, extend it to less-developed areas of the County so that all citizens may ultimately enjoy the benefits of high speed internet service.

Financing Infrastructure and Transportation

1. Require impact fees, adequate to provide for the necessary infrastructure (including but not limited to schools, parks, roads and water/sewer facilities) in new developments.
2. A “Special Taxing District” should be created for existing developments and neighborhoods which require new or upgraded infrastructure, e.g., schools, parks, roads and water/sewer facilities.
3. The permitting process should insure that the plans of all proposed developments include adequate provision for developer financed infrastructure.

Land Use

1. Plan for maximum growth in the designated growth area.
2. The county should provide public and encourage private infrastructure and services to the growth area sufficient to accommodate high density, mixed use development.
3. Ensure a sufficient mix of residential, commercial, and industrial zoning within the growth area to attract desired activities with flexibility for innovative plans and/or designs.
4. Plan for the protection of prime agricultural lands, open space, and forests.
5. Identify and offer incentives for development such as town centers, urban centers, PUD’s, increased densities as sites will allow, and flexible design standards including increased height opportunities; to encourage development within the growth area and discourage development outside of the growth area.
6. Timely review of applications for development, including subdivision plat review and permit processing within the growth area.
7. Consider an Urban District classification within the growth area to accommodate the highest density development.
8. Encourage enhanced protection of forests under the Forest Conservation Act, preservation of critical area and green infrastructures, and maintain large areas of contiguous habitat, where possible, to avoid fragmentation of these areas.
9. Ensure Cecil County government and agencies strive to protect the private property rights of landowners.

Public Services

Cecil County Public Schools

1. Funding of the Capital Improvement Plan, even if State funding is not provided, must be a priority of the County. “Front funding” of projects may be necessary to avoid delay in addressing capacity issues in schools in high growth areas.
2. It is imperative for the County to move forward with funding for the new comprehensive career and technology (CTE) high school.
3. The County needs to consider funding source options that reflect the need to purchase land and construct school facilities within the growth areas as well as balance facility needs in the non-growth areas.
4. New or expanded school facilities should be required as concept plans are considered by the County. As sub divisions are presented to the Cecil County Planning Commission for approval, the school system shall review the current state rated capacities of those schools affected. If the facilities are over capacity the County should consider funding for the purchase of land and planning for any new or renovation/addition projects as recommended in the Capital Improvement Plan.

5. The County needs to support the school system's science, technology, engineering and mathematic curriculum; investing in STEM and other such programs will help prepare for the Base Realignment and Closure (BRAC) initiative of the United States Department of Defense and the opportunities coming to the County. The STEM program needs to have business partners and college accessibility.
6. Explore opportunities with other agencies, businesses and educational sources to develop innovative educational programs and partnerships.
7. Funds must be made available to support the Cecil County Public Schools Strategic Plan.
8. Consider employing creative financing methods and streamlining the process to allow for the funding and building of projects of immediate need.

Higher Education (Cecil College)

1. Support funding of the Cecil College Strategic Plan as it shows vision and creates academic offerings that are responsive to the economic development needs of the region.
2. Support academic program institutes that focus on the rapid development of learning solutions, to strengthen workforce development and is attentive to the "fast to market" requirements of private industry.
3. Identify and develop science, mathematics and technology programs that will provide students with the competencies and skill needed for emerging professions.
4. Support infrastructure needs related to institutional growth with special consideration to additional acreage at the North East and Bainbridge locations and the optimal utilization of Elkton Station.
5. Support the Bainbridge expansion to provide programs and services to the western corridor of the County.
6. Cultivate and encourage an interest in the performing arts by further strengthening the relations with area Arts Councils, the Community Cultural Center, and the fine and performing arts faculty/staff of the institution.

Public Library Services

1. Support the Board of Library Trustees plans to accommodate growth and demand for new or expanded facilities in Elkton, North East, and Rising Sun.
2. Support the Board's plan to provide quality branch libraries to accommodate growth and demand in Cecilton, the Port Deposit/Bainbridge area and Chesapeake City.
3. Evaluate the need for library services in the Conowingo/Oakwood area and at Fair Hill.

Public Health

1. Provide satellite health facilities in areas of population growth as needed.
2. Establish public transit opportunities serving health care facilities.
3. The Health Department facility on Bow Street in Elkton will be 50 years old in 2030, a timeline to plan for future space needs/renovation/new construction should be developed.
4. Provide adequate public health funding.

Union Hospital

1. Provide adequate funding for public health services and infrastructure as needed.
2. Expand the EMS infrastructure including 911 technology, paramedic stations, equipment, additional staff, et. Al, as population grows.

3. Expand collaborative efforts of the Union Hospital, the Health Department, Social Services and charitable organizations is needed to coordinate care.
4. Open the first medical building in the Principio Medical Campus in Perryville and begin providing services in the spring of 2009.

Fire and Rescue Services

Planning and Zoning

1. Require new developments without public water systems to provide access to water in case of fire. Examples include the installation of dry hydrants or holding tanks.
2. Residential sprinklers are required in some municipalities. The consensus among fire service personnel in the county is that such should be required in all new residential and commercial development with public water systems.
3. Access and egress of fire and rescue equipment must be considered when planning and making road/bridge width and capacity decisions and when connecting new developments with adjacent existing ones to provide multiple routes of access.

Funding

1. Establish funding source for additional support of volunteers (e.g. Impact Fees).
2. Continue funding of the apparatus replacement program.
3. Establish a capital improvement program for the purpose of land acquisition and buildings.
4. Determine the adequacy of the present appropriations program in light of the predicted growth of the county.

Staffing

1. Increase county funding to reduce need for fund raising.
2. Provide funding for incentives to promote volunteer activity.
3. Provide funding for volunteer recruitment.
4. Provide funding to support those departments that need to hire paid personnel.
5. Establish a Fire Training Facility in Cecil County to reduce travel.

Emergency Services

1. Funding and support to address the need for improved EMS Paramedic quarters will enhance recruitment and retention of staff.
2. Expansion of the EMS communications systems is a top priority to maintain a high level of service.
3. Funding to support specialized efforts in debris management, special needs sheltering, animal sheltering, and continuity of government is needed.
4. Funding to support education and training in the areas of Dispatch, EMS, Hazardous Materials, IMS, Safety, and Homeland Security.
5. Expansion of the Electronic Services Division to accommodate demands associated with fire and rescue services, EMS services, law enforcement needs and including the installation of repair of warning devices and radio communications.
6. Funding sources for new vehicles to address hazardous material emergencies as identified in the Emergency Services Plan is recommended.

Law Enforcement Agencies

1. Create a Central Booking Center that is operational 24 hours a day and 7 days a week.

2. Provide funding to increase the number of law enforcement personnel, including sworn and civilian support staff, to meet anticipated demand for additional public safety services associated with growth.
3. Provide salary and benefit packages that will allow the County to recruit and retain qualified candidates to address the current shortage of law enforcement officers.
4. Identify funding for additional facilities, including substations and other infrastructure to support both law enforcement and corrections. Substations will be needed south of the canal in the proximity of Chesapeake City and Cecilton, as well as in the northwest part of the County in the proximity of Rising Sun and Conowingo. Information as to the specifics of such will be determined according to growth, crime rate and needs to protect and serve the citizenry.
5. Support the need to invest more money in technology to deliver efficient and effective public safety services.
6. Provide support that is sensitive to the time constraint needed to train law enforcement officers. It generally takes four to six months to recruit and hire a new law enforcement officer. Once hired, there is a 26 week training academy and 8 weeks of field training required before the officer is fully certified.
7. Establish a public safety committee to periodically review demographic information to adequately prepare and plan for future population expansion.

Correctional Services

1. Renovate and expand the current facility to meet immediate and future needs.
2. Acquire land for a future county correctional facility as the current site will not allow for future expansion.

Juvenile Services

1. Additional staff should be provided in conjunction with the needs for services.
2. A juvenile detention facility or evening reporting center located in Cecil County is requested in future years and before 2030.

Solid Waste

1. Goals and objectives must be consistent with the land uses stated in the County's Comprehensive Plan.
2. Solid waste facilities must be in conformance with all applicable land uses and federal, state, and local regulations.
3. Future solid waste management facilities must be developed in accordance with the County's zoning and land use regulations, and consistent with the State, regional, and local comprehensive land use plans and regulations.
4. Expand existing facilities where possible to meet County needs.
5. Plan capital improvements based on rate of growth projections.
6. Encourage single stream recycling.
7. Pursue waste to energy diversions to extend the life cycle of the current solid waste management facilities.
8. Pursue the gas-to-energy production sales at the Central Landfill as long as the benefits are cost effective.

9. Pursue waste-to-energy options independently or in partnership with Harford County or other regional interested parties.

Water Resources

Regional Planning & Management:

1. Work with the Cecil County COG, neighboring jurisdictions, the Susquehanna River Basin Commission, other regional organizations and private service providers to address water resource issues related to water supply, wastewater treatment, and nonpoint source pollution.
2. County Government should maintain the lead responsibility for overseeing sewer and water infrastructure in the growth area, whether or not a Private Service Provider has been granted a franchise.

Water Supply Policies

Water Supply Goal 1: Sustain and protect water supplies:

1. Require the development and use of Drinking Water and Wastewater Capacity Management Plans (as defined by MDE) for all community water systems, regardless of available capacity.
2. Amend the County's land development regulations to require a positive determination that, for all rezoning requests and proposed development (as depicted on site plans/subdivision plats) under consideration, sufficient drinking water exists to serve proposed development without jeopardizing the ability to meet projected water needs within the remainder of the water service area or watershed (See Wastewater policies, Goal 2, policy 4)
3. Ensure the availability of water to serve agricultural purposes; encourage MDE to maintain existing permitted agricultural water appropriations and to maintain current water appropriation permit procedures for agricultural users, including fee exemption¹.
4. The County, working cooperatively with the Municipalities, State agencies, and private water suppliers, should routinely monitor water quality and quantity in streams and aquifers to ensure that they remain at safe and sustainable levels.²
5. Establish and require wellhead protection around all public and community water supply wells.
 - a. The WRE subcommittee recommends that the County adopt the already-drafted wellhead protection ordinance (to include specific itemization of permitted and prohibited uses).
 - b. Establish and require watershed protection upstream of all community surface water sources and in groundwater recharge areas.

¹ Adopted 7 Jan 2009

² Quantity measurements in aquifers would rely heavily on the state's proposed Coastal Plain and Fractured Rock Aquifer studies, as well as measurements of depth to water table and discharges to surface water.

6. Include water resource protection as a criterion in the Land Preservation, Parks and Recreation Plan (LPPRP) and for individual developments within Forest Conservation Plans.
7. Update and enhance the County's development ordinances to further protect drinking water supplies, through buffering and setback requirements, as well as other appropriate measures.
8. Create and implement drought management procedures
9. Conduct outreach programs to all Cecil County residents, whether on public water supply or individual wells.
10. Design and implement a rigorous water conservation program for all public water supplies.
 - a. Conduct routine system-wide water audits
 - b. Implement water accounting and loss control procedures
 - c. Develop water reuse initiatives.
 - d. Implement conservation rate structures.
11. Require new development to pay for the cost of providing the water it needs, either directly, or indirectly using proffers, e.g. impact fees.
12. Growth areas, as designated by the County and its municipalities, should have the highest priority for water and sewer system allocation and expansion.
13. Aggressively pursue development of water resources infrastructure in growth areas in order to reduce development pressure on rural areas.
14. Plan growth in a way that allows sufficient time to develop adequate drinking water and wastewater resources and infrastructure.

Water Supply Goal 2: *Develop new water supplies:*

1. Secure new allocations of water from the Susquehanna River Basin Commission, providing the necessary reservoirs for storage in case of drought..
2. Secure new surface water sources within the county (per 2006 studies), providing the necessary reservoirs for storage.
3. Investigate opportunities to implement water desalinization for public supply.
4. Secure new groundwater sources within the county (per 2006 studies) and protect recharge areas from pollution through land use regulations (link to Land Use element).
5. Draft new or amend existing County development and health regulations to permit and provide specifications for collection of rainwater in cisterns.

Waste Water Policies

Waste Water Goal 1: *sustain and optimize existing wastewater treatment capacity*

1. Require the development and use of a Waste Water Capacity Management Plan (as defined by MDE) for all community wastewater systems, regardless of available capacity. (Same wording as the Water Supply)
2. Continue to identify and eliminate sources of inflow and infiltration (I/I) to free up additional capacity at treatment plants.
3. Encourage opportunities to use innovative and alternative methods of wastewater collection, treatment, and disposal, particularly in areas where nutrient loading is high.
 - a. Develop guidance for and identify areas in the County that are suitable for land application techniques (such as spray irrigation) and tertiary treatment wetlands.

- b. Develop a Sludge Management Plan (for sludge from Cecil County and municipal wastewater treatment plants) that includes provision for land application on Ag land in the PPAs
- 4. Develop a Denied Access policy to govern water and sewer system extensions into rural areas in order to address health concerns.
- 5. Continue to actively pursue the abatement of failing septic systems—particularly those identified in the County Water and Sewer Master Plan—through connection to public systems.
- 6. Develop or expand community wastewater treatment systems in areas with widespread septic system problems that are a health concern, cannot be addressed by on-site maintenance and management programs, and are too far from public sewer systems to be connected.
 - a. Amend the County Zoning Ordinance as necessary to eliminate any provisions allowing additional density for such retrofits.

Waste Water Goal 2: Provide new wastewater treatment capacity to meet projected demand.

- 1. Continue to ensure that existing and planned public wastewater collection and treatment systems meet projected demand without exceeding nutrient caps, TMDLs, and other water quality limitations.
- 2. Utilize MDE’s Nutrient Cap Management and Trading policy for point sources, and forthcoming regulations for nonpoint source trading, and identify nutrient reduction strategies that could provide credits to WWTPs.
 - a. Retire existing minor WWTPs (such as Cherry Hill) and connect their flows to an ENR facility.
 - b. Over the long term, upgrade all remaining WWTPs to ENR or better, through a combination of conventional and tertiary treatment.
- 3. Same wording as water supply policy Goal 1, Policy 2. Amend the County’s land development regulations to require a positive determination that, for all rezoning requests and proposed development (as depicted on site plans/subdivision plats) under consideration:
 - a. sufficient wastewater discharge capacity exists or will exist to serve projected development, without jeopardizing the ability to meet projected wastewater needs within the remainder of the water service area.
 - b. Total Maximum Daily Load (TMDL) or other regulated measures of water quality will not be exceeded
- 4. In order to expand Countywide wastewater system capacity to accommodate projected growth, while complying with nutrient discharge limitations, the County, working with other public and private entities, should give high priority to the following improvements:
 - a. Expand the North East (Seneca Point) WWTP to 5 MGD by 2030³. This will likely require the County to earn or purchase nutrient credits (through the provisions of MDE’s Nutrient Trading Policy).

³ More precise years and volumes will be based on projections and scenarios, which we don't have now. Full expansion by the Comp Plan Horizon is a good start (per BWS).

- b. Expand the Meadowview WWTP. Meadowview discharges into the Christina River, which flows into the Delaware Bay and is governed by a less stringent TMDL than those required under the Chesapeake Bay nutrient caps.
- c. Provide additional water and wastewater capacity in the Elkton West Service Area

Urban Non Point Source Policies

Urban Non-Point Source Goal 1: Enhance storm water management programs, to reduce non-point source loading of nutrients and sediment into the bay, and to increase infiltration and aquifer recharge

1. Monitor the amount of impervious surface at the 8 digit watershed level and take measures to protect water quality, especially in watersheds that approach critical thresholds.⁴
2. Amend the County’s development ordinances as necessary to implement the 2007 Maryland Stormwater Management Act to the maximum extent feasible, removing obstacles to Environmental Site Design (ESD) techniques, including engineering design that utilizes the soil’s infiltration capacity under impervious surfaces.⁵
3. Adopt and amend forest policies as necessary to protect and improve water quality, as referred to in the Cecil County Green Infrastructure Plan and the Forest Conservation Act.
 - a. Expand stream and wetland buffers
 - b. Conserve existing forest during and after development
 - c. Develop afforestation and reforestation policies
4. Allocate funds from Maryland’s Program Open Space to acquire land important for maintaining water quality.

Urban Non-Point Source Goal 2: Manage the impacts of nonpoint source loading in a way that minimizes the impact of development.

1. Update the non-point source loading analyses (including point source data) annually, and refine this analysis in coordination with MDE.⁶
2. The County should develop and administer a system to track and report on changes in the County’s Green Infrastructure network, water quality, and habitat conditions. The system should include an inventory of priority restoration and reforestation opportunities, track nutrient management progress, and facilitate application of the County’s Tributary Strategy goals.
3. Require all new development outside of existing public sewer service areas in the Chesapeake Bay Critical Area and wellhead protection areas, or within 300 feet of

⁴ Water quality begins to become impaired when impervious coverage in a watershed approaches seven to ten percent.

⁵ ESD utilizes natural features and low cost “non-structural” engineering controls (rain gardens, green roofs) to ensure that post-development drainage characteristics are as similar as possible to pre-development conditions

⁶ The current analyses provide a preliminary assessment of potential changes in non point source loads due to land use planning decisions. It is anticipated that these analyses will be refined over time.

streams to use septic denitrification systems. Elsewhere, require nutrient offsets for subdivisions built using individual septic tanks.⁷

4. The County should review and revise as necessary the current Forest Conservation ordinance to target forest conservation areas in stream and wetlands buffers.
5. Create a County-level Forest Conservation program that would allow participation by of parcels that are not large enough to qualify for a state Forestry Stewardship Plan, where the parcel adjoins an area that is already in Forestry Stewardship, or is in a designated Green/Blue Infrastructure high priority area.
6. The County Planning Department should identify and designate Restoration Focus Watersheds (using 12-digit watersheds) where water quality enhancement would be encouraged through reforestation, wetland restoration, zoning, and other development ordinances. The goal would be to maintain or achieve at least 40% forest and wetland cover within these watersheds, including preservation of existing forest and wetland resources, as prescribed by the Cecil County Green Infrastructure Plan.
7. Promote re-use of storm water and treated wastewater for purposes such as on-site irrigation (storm water), non-potable process water (industrial activities), and other uses, where appropriate.

The WRE sub-committee recognizes the need for more effective strategies to channel development away from agricultural and forest land and towards designated growth areas. To that end, the WRE sub-committee urges that:

- a. the Land Use, Agriculture, and Infrastructure subcommittees should review and improve the current TDR program.
- b. the Infrastructure subcommittee should re-examine and propose options to accelerate the completion of water and sewer infrastructure in the designated growth areas, thereby creating a receiving area for Transfer of Development Rights and providing an incentive for growth to avoid rural areas.
- c. the Agriculture subcommittee should review our MALPF & Rural Legacy programs and ensure that the County maintains its active status
- d. the Land Use and Agriculture subcommittees should review the “Preserved Ag Land and Natural Resource Land District” proposed by Dan Derr.

⁷ Zoning code already specifies a minimum of 110' from streams and wetlands, so this is the starting point.



Oversight Committee Meeting Minutes

CECIL COUNTY COMPREHENSIVE PLAN
CITIZEN OVERSIGHT COMMITTEE
Meeting Minutes
15 April 2009

Present: Bennett, John; Broomell, Diana; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Colenda, Sarah; Denver, John; Derr, Dan; Doordan, B. Patrick; Duckett, Vernon; Ellerton, Vaughan; Folk, Patricia; Gell, Robert; Hodge, Robert; Jackson, Ann; Lane, Diane; Polite, Dan; Pugh, Mike; Rossetti, Rupert; Shaffer, Henry; Smyser, Chuck; Stewart, Gary; Strause, Vicky; Tapley, Donna; Thorne, Owen; Walbeck, Carl; and Wiggins, Ken.

Absent: Bolender, Brian; Buck, Walter; Bunnell, John; Day, Shawn; Deckard, Donna; Edwards, Sandra; Gilley, Paula; Kilby, Phyllis; Priapi, Vic; Snyder, Linda; Whitehurst, Dan; and Whiteman, Will.

Guests & Observers: McWilliams, Thomas; Moore, Tari; Bayer, Michael (ERM); Graham, Clive (ERM); Di Giacomo, Tony.

Call to Order: Dr. Diane Lane called the meeting to order at 6:16 p.m. Dr. Lane advised that this meeting was intended to be an information meeting, with presentations by the Economic Development Subcommittee, the Housing and Recreation Subcommittee and the Land Use Subcommittee, as well as a presentation from COC member Vernon Duckett. She also made the committee members aware of the fact that Randy Hutton had resigned.

Approval of Minutes: The minutes of the 18 March 2009 meeting were approved, upon the motion of John Bennett, seconded by Mike Pugh.

Old Business: Under old Business, Dr. Lane reviewed the revised schedule contained on page 5 the distributed meeting packet. The schedule began with this, the 15 April 2009 meeting, and ended with a tentative date of 23 February 2010 for a Board of County Commissioners' Public Hearing. The next scheduled COC meeting was for 20 May 2009, from 6:00 – 9:00 p.m. in room 208 of Cecil College's Technology Center, and Dr. Lane requested to receive all of the goals and recommendations from the subcommittees by 24 April 2009 to allow adequate time to put them together into one document prior to the 20 May meeting.

Clive Graham next gave a progress report in the context of the schedule contained on page 5 the distributed meeting packet, and indicated the transportation and water analysis modeling would be done and reviewed at the 20 and 27 May meetings. The 3 June meeting shown on the schedule would be held only if needed.

In answering questions about deliverables or outcomes, Mr. Graham referred to the scheduled 17 June 2009 COC meeting, and said that a Draft Concept Plan would be presented to the COC on that date. The Draft Concept Plan is anticipated to be approximately 20 pages in length, it would include a land use map and policy goals, and it

could be conceived of as an outline for the full plan. If needed, the revised schedule included COC meetings on 24 June and 1 July to iron out any issues.

Next, the Draft Concept Plan would be presented to the public at a public forum, scheduled for 15 July 2009. Mike Pugh and Rupert Rossetti questioned the Draft Concept Plan's availability to the public beforehand, and various methods of making it available and advertising the forum were discussed.

Vicky Strause questioned whether the Draft Concept Plan document would be an executive summary or an outline. After discussion of distinctions between the two formats, Dr. Lane saw the document as more of an "overview."

Responding to questions regarding how and when the public could react to the Draft Concept Plan, Mr. Graham said that the 15 July 2009 public forum would be a give-and-take session that would place emphasis on getting feedback from the public as well as acquainting the public with the plan's elements, issues, goals, and recommendations.

Ann Jackson questioned if the schedule met all state and county requirements vis-à-vis public review period lengths. She was also concerned if the 60 day review period was adequate. Pat Doordan expressed concerns about how well the schedule meshed with the Planning Commission's regularly scheduled meeting, and requested staff to review it to eliminate any schedule conflicts.

Carl Walbeck questioned how the document would be made available to the public. He said it needs to be available in multiple formats; not everyone has access to the internet, for example.

Rupert Rossetti voiced concerns about the phases of the revised schedule on 14 October and following, and what, at that point, would be the role of the COC and opportunity for additional public comment. Regarding the COC's role, John Bennett expressed concern about attendance at this and other COC meetings. It was pointed out that this meeting did, in fact, have a quorum, as have others.

New Business: Under new business, presentations were made by the Economic Development Subcommittee, the Housing and Recreation Subcommittee, the Land Use Subcommittee, as well as a presentation by COC member Vernon Duckett regarding transit oriented development and the importance of commuter rail.

Sarah Colenda made the presentation for the Economic Development Subcommittee. Ed Cairns questioned the recommendation of protecting agriculture in just the agricultural areas of the county. Rather, he felt that agriculture should be protected throughout the county, in all of the comprehensive plan's land use districts. John Denver questioned electricity's being included among the recommendations relating to infrastructure. He pointed out that electricity infrastructure, unlike public sewer or roads, is a function of investment by the private sector. Patrick Doordan had a question with regard to the 8th recommendation, relating to the Lower Susquehanna Heritage Greenway and support for

“a Nationally designated Heritage Area and Scenic byway through the designated growth area.” Rupert Rossetti asked if the Lower Susquehanna Heritage Greenway was the only heritage area that the county is going to have. Eileen Butler pointed out that there can be more than one scenic byway, and that the key to doing so would be getting access to more transportation enhancement funds through the State Highway Administration.

Jeff Clewer and Vicky Strause made the presentation for the Housing and Recreation Subcommittee. Eileen Butler raised questions about recreation and open space and to what degree recreational opportunities are linked to the provision of usable common open space in subdivisions. Robert Hodge pointed out that many of the Homeowners’ Associations, who own common open space, are dysfunctional. An ensuing discussion focused on the efficacy of acquiring more parkland rather than relying upon the use of common open space to meeting residents’ recreational needs and the role of the 2006 parks and recreation plan relative to this element of the comprehensive plan. Sarah Colenda spoke to the need for better coordination among providers of recreational opportunities. Regarding the issue of affordable and workforce housing, Diane Lane suggested examining the possibility of focusing more on rehabs, rather than new construction. There was also a discussion regarding the creation of incentive to provide adequate supply of affordable and workforce housing.

Anne Jackson and Mike Pugh made the presentation for the Land Use Subcommittee and its nine goals. Relative to the potential for there to be conflicts between land use goals and environmental constraints in certain areas, Rupert Rossetti observed that IKEA moved forward in a proactive fashion by bringing in environmentalists early on in their development in Perryville. Their laying out the issues and their proposed resolutions enabled them to move forward in a timely fashion. Mr. Rossetti felt that that kind of openness, and that found in the design charettes used by the developer of the Woodlands, creates opportunities for real communication that can go a long way toward overcoming potential opposition to development proposals. In consideration of increased building heights to achieve greater densities and intensities of use in the growth area, Vicky Strause observed that not all fire companies have ladder trucks that could reach the possible higher buildings. Mike Pugh pointed out that even in large cities, ladder trucks top out at 100’, yet they make do and higher buildings are permitted because of the use of sprinklers and safety standards set by the building codes.

Vernon Duckett made a motion “for the Comprehensive Plan to include methods for making the growth corridor more attractive to home buyers than the rural and ag areas.” The motion also included a “request” of “the Chair to ask all members to submit in writing their choice for such methods at the next C.O.C. meeting.” Dr. Robert Gell seconded the motion, which carried on a vote of remaining members present, 12-7.

Vernon Duckett then presented a concept plan for elements and features that could be considered as the final draft of the Comprehensive Plan is developed.

On the motion of Rupert Rossetti, seconded by Sarah Colenda, and unanimously carried, the meeting was adjourned at 8:47 p.m.

Next Meeting: Wednesday 20 May 2009, 6:00 – 9:00 p.m. County Administration Building, Elk Room

Respectfully submitted:

Anthony J. Di Giacomo, AICP
Principal Planner – Planning & Zoning

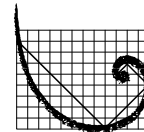


Data Inputs for Transportation Modeling

Memorandum

To: Citizens Oversight Committee
From: Michael Bayer and Clive Graham
Date: April 24, 2009
Subject: Data inputs for modeling

**Environmental
Resources
Management, Inc.
200 Harry S. Truman
Parkway, Suite 400
Annapolis, MD 21401
(410) 266-0006
(410) 266- 8912 (Fax)**



ERM®

As a follow up to the COC meetings on March 18 and April 15, this memo contains the housing units, households, population and jobs data that we are using in the transportation and water resources analyses. We provide this information so that you may better understand the **Existing Plan and Zoning** and **Future Land Use Concept** data that we discussed in March and April and the output of the testing and modeling that we plan to share with you beginning in May.

The memo has been written to be self explanatory. However, recognizing that that there have been a lot of numbers presented, we have scheduled a conference call for interested members of the Citizens Oversight Committee to ask questions and discuss the memo on **Thursday, April 30 at 6 p.m.** If you are interested in participating here is the call in number:

Dial-In Number: 866 242 4529. After you dial in follow the prompts.
Conference code #: 410 972 0230

If you are unable to make the conference call on April 30 please let us know and we may set up another call on **May 4**, depending on the need. Additionally, if you have any questions, you can e-mail them to us.

The summary data are in Tables 1 through 4 on page 2. A few numbers have changed compared to the numbers presented on March 18. The rest of the memo explains the tables, discusses the changes, and provides a break down of the summary data by Traffic Analysis Zone (TAZ). We need to develop the data by TAZ in order to run the traffic model. A TAZ map of the county is included at the end of this memo.

Table 1 (housing units) is the “baseline” table in that the other data are derived from. The total additional capacity numbers (column 5) have changed slightly compared to the numbers presented on March 18, as described below.

Table 1: Housing Units by Plan/Concept						
	Additional Capacity					
	1	2	3	4	5 (2+3+4)	6 (1+5)
Plan/Concept	Existing (2005)	County (excluding MEA)	Towns	MEA	Total	Total Units at Buildout
Existing Plan and Zoning	38,351	54,798	5,228	5,000	65,026 ¹	103,377
Future Land Use Concept	38,351	70,199	8,377	5,000	83,576 ²	121,927

¹ This number compares to the total of 68,443 units in the presentation to the Oversight Committee on March 18.

² This number compares to the total of 84,893 units in the presentation on March 18

Table 2: Households by Plan/Concept			
Plan/Concept	Existing (2005)	Change	Total Households at Buildout
Existing Plan and Zoning	35,215	61,124	96,340
Future Land Use Concept	35,215	78,561	113,777

Table 3: Population by Plan/Concept			
Plan/Concept	Existing (2005)	Change	Total Population at Buildout
Existing Plan and Zoning	96,950	157,701	254,651
Future Land Use Concept	96,950	202,689	299,639

Table 4: Jobs by Plan/Concept			
Plan/Concept	Existing (2005)	Change	Total Jobs at Buildout
Existing Plan and Zoning	38,500	85,538	124,038
Future Land Use Concept	38,500	107,837	146,337

For the Existing Plan and Zoning the 65,026 total additional capacity (column 5) reflects two changes:

1. The revised density factors for development in the RM, DR, SR, TR and VR zoning districts that the COC approved on March 18. (see Table 5). This reduced the capacity in the County (excluding the Towns and the MEA) from 63,197 to 55,060 (see Table 5)
2. The TAZ mapping base. Due to minor inconsistencies in the digital base mapping, this map covers a slightly smaller area than the base map that David Black used for the revised density factors, and resulted in a capacity reduction from 55,060 in Table 5 to 54,798 in Table 1.

For the Future Land Use Concept the 83,576 total additional capacity (Table 1 column 5) reflects two differences in comparison to the 84,893 number presented to the COC on March 18 (Table 5a)

1. The 84,983 included a capacity of 12,770 for the Towns. That number contained some mis-assignments of land parcels (for example Mt. Ararat Farm was included as currently in the Town of Perryville). The new number for the towns is 8,377 (Table 1 column #3).
2. David Black had not included all the residential development envisioned for the mixed use areas. He has added it in and we have included it.

Zoning District	Original Density Factors ¹		MDP's run (March 2008)	David Black's analysis (March 2009)	Revised Density Factors ²	David Black's revised analysis (April 2009)
	Non-sewer	Sewer				
RM	2.00	10.50	12,742	5,524	8.00	5,009
DR	1.00	3.75	14,919	16,980	2.75	12,657
MH	2.00	3.00	3,664	4,164	3.00	4,164
RR	0.20	n/a	2,298	1,222	0.20	1,222
SR	1.00	2.00	18,695	22,437	1.75	20,092
TR	1.00	3.75	3,840	4,295	3.00	3,436
VR	1.00	3.00	496	590	2.50	495
MEA	0.00	0.00	0	0	0.00	0
NAR	0.10	n/a	3,985	6,019	n/a	6,019
SAR	0.05	n/a	1,645	1,966	n/a	1,966
<i>County Subtotal</i>				63,197		55,060
Towns ³	Various		5,228	5,228	Various	5,228 ⁴
Other				18		18
Total			67,512	68,443		60,306

¹ Density yield factors used by the Maryland Department of Planning in March 2008 and by David Black in March 2009.

² Density yield factors approved by the Oversight Committee on March 18. The numbers in **bold** represent change from the factors used previously.

³ Capacity for the towns from the Maryland Department of Planning's development capacity analysis, March 2008.

⁴ Although there is more recent capacity data for the towns which we use in the Concept Plan, we retain the same 5,228 number in this column to be consistent with the tables previously shared with the Oversight Committee for the Existing Plan and Zoning.

Table 5a Housing Unit Capacity Analysis for the Concept Plan (presented March 18, 2008)

	Concept Plan Yields (8, 5, 3)
High Density Res	17,953
Med/High Density	9,848
Medium Density Res	25,173
Low Density Res	8,545
Residential Mixed Use	1,749
Employment Mixed Use	0
Mineral Extraction	0
Rural Conservation	6,817
Resource Preservation	2,038
Town	12,770
	84,893

The transportation model requires households and population data, rather than housing units. Both the transportation and the water resources models require jobs data. We explain below how we derived these data (Tables 2, 3, and 4) from the housing unit data (Table 1).

At any time, a certain percentage of housing units are vacant. To calculate the number of **households** associated with our two plans, we assumed a vacancy rate of six percent and applied this rate evenly across all TAZs in the county. For example, in Table 6 TAZ 400 the change in units is 66 and the change in households is 62 ($66 \times .94$).

To generate **population** data, we multiplied the number of households yielded in the step above by an average household size of 2.58 persons. For example, in Table 6 TAZ 400 the change in households is 62 and the change in population is 160 (62×2.58).

To determine the future number of **jobs**, we assumed that, as a fully developed county with robust residential and employment areas, Cecil County would have a greater job share than exists today. The current ratio of jobs to housing units is slightly less than 1.0. For buildout, we assumed that this ratio would increase to 1.2. We used the 1.2 ratio for both plans¹. Because the Future Land Use Concept has more housing units than the Existing Plan it has more jobs as well.

Table 4 shows the total number of jobs at buildout, as well as the increment—the jobs that would be gained between 2005 (existing) and buildout. ERM distributed this increment amongst the County's TAZs using the following methodology:

For each plan, each TAZ in the County was grouped according to its development characteristic at buildout. Each TAZ was defined in one of four categories, with each category receiving the following share of new jobs:

- **Rural:** Outside of public water and sewer service, 10% of new jobs.
- **Developed:** Predominantly served by public water and sewer service, but not in the US 40 corridor, 15% of new jobs.
- **US 40 Corridor:** Predominantly served by public water and sewer service, within the US 40 corridor, 30% of new jobs.
- **Employment Center:** TAZs with large concentrations of employment-related zoning and land use designations, 45% of new jobs.

The calculations above were used to derive a control total for jobs that was then distributed among TAZs based on the anticipated land use in these zones.

Within each TAZ type, the control total of jobs was then distributed evenly on a per-acre basis. For example, in the Future Land Use Concept scenario, the US 40 Corridor TAZs (which comprise 16,463 acres) would gain 32,350 jobs, or 1.075 jobs per acre. TAZ 500 (in Elkton) consists of just under 1,302 acres, and was therefore assigned 1,399 jobs ($1,302 \times 1.075 = 1,399$).

¹ For example $103,377$ units (Table 1 col 6) $\times 1.2 = 124,052$; 124,038 is the actual number in (Table 4) based on the number in the TAZ breakdown (Table 8).

Transportation Mode Splits

Finally, a brief word on transportation mode splits (the number of trips by car versus other modes like transit, walking, or bicycle). “Transit mode split” refers to the percentage of all vehicle trips taken on transit. This is important because trips made by transit reduce demand on the road system. We reviewed transit mode splits with staff from the Wilmington Area Planning Council (WILMAPCO) and the transportation modeler working with MDOT. As of 2000 transit use in Cecil County was approximately 1 percent (Census).

Reviewing transit usage in more developed areas of the Wilmington Area region, we have developed two scenarios for future transit use: a moderate scenario assuming a transit mode split of five percent in the TAZs most likely to be served by transit, and a high scenario assuming 15 percent transit usage. These scenarios will be applied to the Future Land Use Concept to measure the impact of more robust transit usage on the transportation network. Let us know if you want to see the data in these scenarios.

Summary Tables

The tables beginning on the next page show the TAZ-level data that are being used in the transportation and water resources analyses. Tables 6 and 7 focus on the change anticipated under each plan , while Tables 7 and 8 show totals for each category of data.

**Table 6: Existing Plan and Zoning
Change in Units, Households, Population and Jobs. (TAZ level)**

TAZ	Units				Change in Households	Change in Population	Change in Jobs
	County (excluding MEA)	Towns	MEA	Change in Units			
400	0	66	0	66	62	160	457
410	0	0	0	0	0	0	70
420	0	12	0	12	11	29	195
430	0	8	0	8	8	19	250
465	675	684	0	1,359	1,277	3,296	2,420
470	284	738	0	1,022	961	2,479	1,341
475	0	26	0	26	24	63	68
480	0	1	0	1	1	2	215
485	0	24	0	24	23	58	97
490	337	194	0	531	499	1,288	662
495	65	12	0	77	72	187	173
500	1,133	4	0	1,137	1,069	2,757	1,111
503	202	0	0	202	190	490	757
505	11	0	0	11	10	27	1,589
508	9	0	0	9	8	22	826
510	8	0	0	8	8	19	117
511	493	0	0	493	463	1,196	170
513	1,572	83	0	1,655	1,556	4,014	622
515	1,228	0	0	1,228	1,154	2,978	512
516	419	0	0	419	394	1,016	235
518	2,627	0	0	2,627	2,469	6,371	2,652
519	1,582	0	0	1,582	1,487	3,837	2,505
520	2,356	3	0	2,359	2,217	5,721	1,542
525	499	0	0	499	469	1,210	1,302
528	276	0	0	276	259	669	147
533	328	0	0	328	308	795	303
535	1,093	0	0	1,093	1,027	2,651	250
540	1,957	0	0	1,957	1,840	4,746	4,734
543	1,748	0	0	1,748	1,643	4,239	1,353
545	336	171	0	507	477	1,230	593
550	1,756	0	0	1,756	1,651	4,259	1,607
551	164	0	0	164	154	398	298
552	1,905	1	0	1,906	1,792	4,622	1,897
553	1,790	0	0	1,790	1,683	4,341	412
555	275	0	0	275	259	667	449
560	1,710	0	0	1,710	1,607	4,147	272
562	0	0	1,000	1,000	940	2,425	239
563	114	0	1,000	1,114	1,047	2,702	850
565	835	518	1,000	2,353	2,212	5,706	14,163
570	588	105	0	693	651	1,681	2,704
575	167	0	0	167	157	405	83
580	325	0	0	325	306	788	90
582	84	0	0	84	79	204	62
585	75	0	0	75	71	182	58
590	1,145	0	0	1,145	1,076	2,777	581
591	597	0	0	597	561	1,448	410

**Table 6: Existing Plan and Zoning
Change in Units, Households, Population and Jobs. (TAZ level)**

TAZ	Units			Change in Units	Change in Households	Change in Population	Change in Jobs
	County (excluding MEA)	Towns	MEA				
595	109	0	0	109	102	264	428
600	1,912	0	0	1,912	1,797	4,637	772
602	256	0	0	256	241	621	62
605	262	0	0	262	246	635	315
610	482	0	0	482	453	1,169	2,793
615	132	0	0	132	124	320	75
620	174	0	0	174	164	422	58
625	53	0	0	53	50	129	26
630	88	0	0	88	83	213	180
635	12	0	0	12	11	29	150
640	65	0	0	65	61	158	58
645	49	0	0	49	46	119	63
650	4	0	0	4	4	10	64
660	319	0	0	319	300	774	255
670	93	0	0	93	87	226	124
680	844	0	0	844	793	2,047	353
690	226	0	0	226	212	548	109
695	1,532	77	1,000	2,609	2,452	6,327	1,775
700	562	510	0	1,072	1,008	2,600	7,082
705	709	167	0	876	823	2,124	766
710	606	0	1,000	1,606	1,510	3,895	1,530
720	2,443	12	0	2,455	2,308	5,954	8,793
730	13	42	0	55	52	133	124
740	1,619	5	0	1,624	1,527	3,939	298
750	298	0	0	298	280	723	165
760	354	0	0	354	333	859	242
770	3,096	894	0	3,990	3,751	9,677	2,192
780	308	379	0	687	646	1,666	195
790	373	0	0	373	351	905	228
810	394	0	0	394	370	956	298
820	1,108	0	0	1,108	1,042	2,687	275
900	429	0	0	429	403	1,040	333
910	91	9	0	100	94	243	266
920	7	0	0	7	7	17	36
930	1,129	162	0	1,291	1,214	3,131	702
940	508	115	0	623	586	1,511	437
950	270	51	0	321	302	778	493
960	1,030	64	0	1,094	1,028	2,653	422
970	454	43	0	497	467	1,205	472
980	346	48	0	394	370	956	522
990	146	0	0	146	137	354	370
995	1,125	0	0	1,125	1,058	2,728	193
	54,798	5,228	5,000	65,026	61,124	157,701	85,538

**Table 7: Future Land Use Concept
Change in Units, Households, Population and Jobs. (TAZ level)**

TAZ	Units			Households	Population	Jobs	
	County (excluding MEA)	Towns	MEA	Change in Units	Change in Households	Change in Population	Change in Jobs
400	0	170	0	170	160	412	577
410	0	189	0	189	178	458	148
420	0	68	0	68	64	165	246
430	0	34	0	34	32	82	315
465	5,886	1,085	0	6,971	6,553	16,906	3,050
470	46	726	0	772	726	1,872	1,690
475	0	22	0	22	21	53	86
480	0	16	0	16	15	39	270
485	0	33	0	33	31	80	123
490	605	319	0	924	869	2,241	834
495	189	25	0	214	201	519	218
500	3,152	289	0	3,441	3,235	8,345	1,399
503	587	0	0	587	552	1,424	266
505	50	0	0	50	47	121	1,711
508	18	0	0	18	17	44	290
510	24	94	0	118	111	286	247
511	1,106	18	0	1,124	1,057	2,726	359
513	2,775	154	0	2,929	2,753	7,103	1,316
515	2,669	397	0	3,066	2,882	7,436	1,083
516	627	0	0	627	589	1,521	498
518	4,563	0	0	4,563	4,289	11,066	3,342
519	1,829	115	0	1,944	1,827	4,715	2,696
520	1,094	220	0	1,314	1,235	3,187	1,944
525	344	0	0	344	323	834	182
528	132	0	0	132	124	320	176
533	306	0	0	306	288	742	363
535	799	0	0	799	751	1,938	299
540	3,437	586	0	4,023	3,782	9,757	5,965
543	1,752	0	0	1,752	1,647	4,249	190
545	672	241	0	913	858	2,214	748
550	2,322	1	0	2,323	2,184	5,634	2,025
551	101	0	0	101	95	245	630
552	2,879	1	0	2,880	2,707	6,985	2,390
553	1,612	6	0	1,618	1,521	3,924	519
555	111	0	0	111	104	269	2,914
560	1,451	0	0	1,451	1,364	3,519	326
562	0	0	1,000	1,000	940	2,425	506
563	101	0	1,000	1,101	1,035	2,670	119
565	1,914	815	1,000	3,729	3,505	9,044	15,242
570	468	89	0	557	524	1,351	3,407
575	160	0	0	160	150	388	100
580	112	0	0	112	105	272	108
582	79	0	0	79	74	192	74
585	67	0	0	67	63	162	3,212
590	1,887	0	0	1,887	1,774	4,576	1,229

**Table 7: Future Land Use Concept
Change in Units, Households, Population and Jobs. (TAZ level)**

TAZ	Units			Households	Population	Jobs	
	County (excluding MEA)	Towns	MEA	Change in Units	Change in Households	Change in Population	Change in Jobs
591	229	0	0	229	215	555	2,659
595	355	0	0	355	334	861	906
600	1,308	0	0	1,308	1,230	3,172	108
602	27	0	0	27	25	65	75
605	70	0	0	70	66	170	44
610	538	0	0	538	506	1,305	3,005
615	126	0	0	126	118	306	90
620	79	0	0	79	74	192	70
625	27	0	0	27	25	65	31
630	228	0	0	228	214	553	215
635	11	0	0	11	10	27	180
640	53	0	0	53	50	129	69
645	36	0	0	36	34	87	75
650	6	0	0	6	6	15	77
660	304	0	0	304	286	737	305
670	83	0	0	83	78	201	149
680	550	0	0	550	517	1,334	423
690	214	0	0	214	201	519	130
695	2,788	72	1,000	3,860	3,628	9,361	2,237
700	1,666	445	0	2,111	1,984	5,120	7,622
705	783	268	0	1,051	988	2,549	965
710	520	0	1,000	1,520	1,429	3,686	3,237
720	3,592	20	0	3,612	3,395	8,760	9,463
730	22	103	0	125	118	303	262
740	1,242	9	0	1,251	1,176	3,034	357
750	179	0	0	179	168	434	198
760	304	0	0	304	286	737	289
770	1,738	907	0	2,645	2,486	6,415	4,637
780	313	379	0	692	650	1,678	234
790	350	0	0	350	329	849	273
810	371	0	0	371	349	900	357
820	573	0	0	573	539	1,390	330
900	833	1	0	834	784	2,023	399
910	657	13	0	670	630	1,625	563
920	7	10	0	17	16	41	43
930	1,475	77	0	1,552	1,459	3,764	841
940	450	89	0	539	507	1,307	524
950	240	51	0	291	274	706	591
960	908	64	0	972	914	2,357	506
970	406	84	0	490	461	1,188	566
980	402	72	0	474	446	1,150	626
990	129	0	0	129	121	313	444
995	81	0	0	81	76	196	231
	70,199	8,377	5,000	83,576	78,561	202,689	107,837

**Table 8: Existing Plan and Zoning
Current, Projected Change and Total Households, Population and Jobs. (TAZ Level)**

TAZ	Households			Population			Jobs		
	Households 2005	Change in Households	Total Households	Population 2005	Change in Population	Total Population	Employment 2005	Change in Jobs	Total Jobs
400	1,183	62	1,245	3,193	160	3,353	6,428	457	6,885
410	0	0	0	0	0	0	1,202	70	1,272
420	322	11	333	869	29	898	1,530	195	1,725
430	518	8	526	1,399	19	1,418	334	250	584
465	708	1,277	1,986	1,913	3,296	5,208	916	2,420	3,336
470	809	961	1,770	2,184	2,479	4,663	249	1,341	1,590
475	135	24	159	363	63	426	230	68	299
480	63	1	64	169	2	172	1,180	215	1,395
485	125	23	147	336	58	394	134	97	232
490	1,395	499	1,894	3,766	1,288	5,054	477	662	1,139
495	402	72	474	1,084	187	1,271	8	173	181
500	455	1,069	1,524	1,229	2,757	3,987	8	1,111	1,118
503	375	190	565	1,011	490	1,501	393	757	1,150
505	299	10	309	807	27	834	1,171	1,589	2,760
508	4	8	12	11	22	33	40	826	866
510	15	8	22	40	19	60	70	117	187
511	57	463	520	153	1,196	1,349	856	170	1,026
513	301	1,556	1,857	812	4,014	4,826	168	622	790
515	181	1,154	1,336	490	2,978	3,468	21	512	533
516	3	394	397	8	1,016	1,024	0	235	235
518	357	2,469	2,826	963	6,371	7,334	1,490	2,652	4,142
519	59	1,487	1,546	159	3,837	3,995	1,216	2,505	3,721
520	269	2,217	2,487	726	5,721	6,447	128	1,542	1,670
525	811	469	1,280	2,274	1,210	3,484	112	1,302	1,414
528	229	259	488	642	669	1,311	21	147	168
533	331	308	639	928	795	1,723	97	303	400
535	542	1,027	1,569	1,520	2,651	4,170	384	250	633
540	901	1,840	2,741	2,526	4,746	7,272	863	4,734	5,596
543	229	1,643	1,872	642	4,239	4,881	161	1,353	1,514
545	885	477	1,362	2,481	1,230	3,711	1,094	593	1,688
550	612	1,651	2,263	1,716	4,259	5,975	615	1,607	2,222
551	38	154	192	107	398	504	124	298	422
552	806	1,792	2,598	2,260	4,622	6,882	534	1,897	2,431
553	80	1,683	1,763	224	4,341	4,565	41	412	453
555	137	259	396	384	667	1,051	568	449	1,018
560	621	1,607	2,228	1,741	4,147	5,888	1,282	272	1,554
562	0	940	940	0	2,425	2,425	0	239	239
563	141	1,047	1,188	395	2,702	3,097	0	850	850
565	711	2,212	2,923	1,993	5,706	7,700	357	14,163	14,520
570	422	651	1,073	1,183	1,681	2,864	55	2,704	2,758
575	186	157	343	503	405	908	21	83	104
580	304	306	609	820	788	1,609	98	90	188
582	170	79	249	460	204	664	0	62	62
585	242	71	313	654	182	836	325	58	383
590	365	1,076	1,441	985	2,777	3,761	373	581	954

**Table 8: Existing Plan and Zoning
Current, Projected Change and Total Households, Population and Jobs. (TAZ Level)**

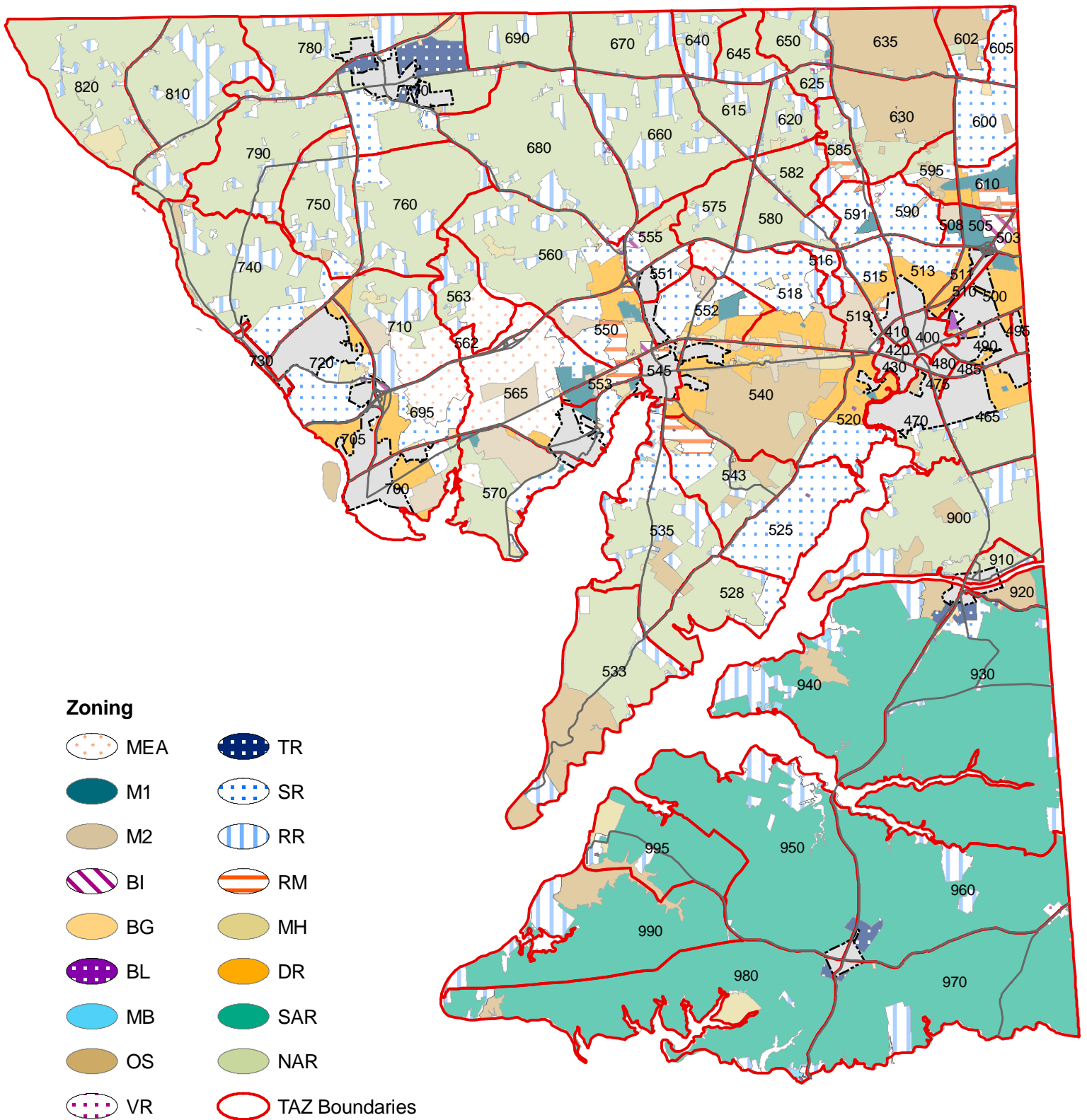
TAZ	Households			Population			Jobs		
	Households 2005	Change in Households	Total Households	Population 2005	Change in Population	Total Population	Employment 2005	Change in Jobs	Total Jobs
591	312	561	873	842	1,448	2,290	51	410	461
595	157	102	259	441	264	706	152	428	580
600	344	1,797	2,141	967	4,637	5,604	63	772	835
602	147	241	388	413	621	1,034	41	62	104
605	454	246	700	1,276	635	1,911	34	315	349
610	766	453	1,219	2,153	1,169	3,322	308	2,793	3,100
615	172	124	296	483	320	804	97	75	172
620	184	164	348	517	422	939	0	58	58
625	114	50	164	320	129	449	88	26	114
630	318	83	401	894	213	1,107	95	180	275
635	129	11	140	363	29	392	66	150	216
640	198	61	259	556	158	714	33	58	91
645	65	46	111	183	119	302	0	63	63
650	118	4	122	332	10	341	185	64	250
660	689	300	989	2,178	774	2,951	183	255	437
670	195	87	282	616	226	842	35	124	159
680	518	793	1,311	1,637	2,047	3,684	423	353	776
690	152	212	364	480	548	1,029	475	109	583
695	288	2,452	2,740	783	6,327	7,110	199	1,775	1,975
700	1,075	1,008	2,083	2,922	2,600	5,521	3,209	7,082	10,291
705	511	823	1,334	1,389	2,124	3,513	197	766	963
710	521	1,510	2,031	1,416	3,895	5,311	33	1,530	1,563
720	527	2,308	2,835	1,432	5,954	7,386	316	8,793	9,109
730	307	52	359	834	133	968	83	124	207
740	910	1,527	2,437	2,473	3,939	6,412	63	298	362
750	638	280	918	1,781	723	2,503	488	165	654
760	699	333	1,032	1,951	859	2,810	530	242	772
770	1,364	3,751	5,115	3,807	9,677	13,484	1,939	2,192	4,131
780	455	646	1,101	1,270	1,666	2,936	27	195	222
790	518	351	869	1,446	905	2,350	444	228	671
810	964	370	1,334	2,787	956	3,743	293	298	590
820	557	1,042	1,599	1,610	2,687	4,298	36	275	311
900	747	403	1,150	1,930	1,040	2,970	268	333	601
910	279	94	373	721	243	963	197	266	463
920	83	7	90	214	17	231	256	36	292
930	483	1,214	1,697	1,248	3,131	4,379	407	702	1,109
940	686	586	1,272	1,772	1,511	3,283	379	437	816
950	385	302	687	952	778	1,731	199	493	692
960	209	1,028	1,237	517	2,653	3,170	391	422	814
970	222	467	689	549	1,205	1,754	48	472	520
980	372	370	742	920	956	1,876	572	522	1,094
990	290	137	427	717	354	1,071	130	370	501
995	296	1,058	1,354	732	2,728	3,460	93	193	286
	35,215	61,124	96,340	96,950	157,701	254,651	38,500	85,538	124,038

**Table 9: Current, Projected Change and Total Households, Population and Jobs:
Future Land Use Concept
(TAZ level summary)**

TAZ	Households			Population			Jobs		
	Households 2005	Change in Households	Total Households	Population 2005	Change in Population	Total Population	Employment 2005	Change in Jobs	Total Jobs
400	1,183	160	1,343	3,193	412	3,605	6,428	577	7,004
410	0	178	178	0	458	458	1,202	148	1,350
420	322	64	386	869	165	1,034	1,530	246	1,775
430	518	32	550	1,399	82	1,481	334	315	649
465	708	6,553	7,261	1,913	16,906	18,819	916	3,050	3,966
470	809	726	1,535	2,184	1,872	4,056	249	1,690	1,939
475	135	21	155	363	53	416	230	86	317
480	63	15	78	169	39	208	1,180	270	1,451
485	125	31	156	336	80	416	134	123	257
490	1,395	869	2,264	3,766	2,241	6,007	477	834	1,312
495	402	201	603	1,084	519	1,603	8	218	226
500	455	3,235	3,690	1,229	8,345	9,574	8	1,399	1,407
503	375	552	926	1,011	1,424	2,435	393	266	659
505	299	47	346	807	121	928	1,171	1,711	2,882
508	4	17	21	11	44	54	40	290	330
510	15	111	126	40	286	327	70	247	317
511	57	1,057	1,113	153	2,726	2,879	856	359	1,215
513	301	2,753	3,054	812	7,103	7,916	168	1,316	1,484
515	181	2,882	3,063	490	7,436	7,925	21	1,083	1,104
516	3	589	592	8	1,521	1,529	0	498	498
518	357	4,289	4,646	963	11,066	12,029	1,490	3,342	4,832
519	59	1,827	1,886	159	4,715	4,873	1,216	2,696	3,912
520	269	1,235	1,504	726	3,187	3,913	128	1,944	2,072
525	811	323	1,134	2,274	834	3,108	112	182	295
528	229	124	353	642	320	962	21	176	197
533	331	288	619	928	742	1,670	97	363	460
535	542	751	1,293	1,520	1,938	3,457	384	299	683
540	901	3,782	4,683	2,526	9,757	12,283	863	5,965	6,828
543	229	1,647	1,876	642	4,249	4,891	161	190	351
545	885	858	1,743	2,481	2,214	4,695	1,094	748	1,842
550	612	2,184	2,796	1,716	5,634	7,350	615	2,025	2,640
551	38	95	133	107	245	351	124	630	754
552	806	2,707	3,513	2,260	6,985	9,244	534	2,390	2,924
553	80	1,521	1,601	224	3,924	4,148	41	519	560
555	137	104	241	384	269	653	568	2,914	3,483
560	621	1,364	1,985	1,741	3,519	5,260	1,282	326	1,608
562	0	940	940	0	2,425	2,425	0	506	506
563	141	1,035	1,176	395	2,670	3,065	0	119	119
565	711	3,505	4,216	1,993	9,044	11,037	357	15,242	15,599
570	422	524	946	1,183	1,351	2,534	55	3,407	3,462
575	186	150	337	503	388	891	21	100	120
580	304	105	409	820	272	1,092	98	108	206
582	170	74	245	460	192	652	0	74	74
585	242	63	305	654	162	816	325	3,212	3,538

**Table 9: Current, Projected Change and Total Households, Population and Jobs:
Future Land Use Concept
(TAZ level summary)**

TAZ	Households			Population			Jobs		
	Households 2005	Change in Households	Total Households	Population 2005	Change in Population	Total Population	Employment 2005	Change in Jobs	Total Jobs
590	365	1,774	2,138	985	4,576	5,561	373	1,229	1,602
591	312	215	527	842	555	1,397	51	2,659	2,710
595	157	334	491	441	861	1,302	152	906	1,057
600	344	1,230	1,574	967	3,172	4,139	63	108	171
602	147	25	172	413	65	479	41	75	116
605	454	66	520	1,276	170	1,446	34	44	78
610	766	506	1,272	2,153	1,305	3,458	308	3,005	3,313
615	172	118	290	483	306	789	97	90	187
620	184	74	258	517	192	709	0	70	70
625	114	25	139	320	65	386	88	31	119
630	318	214	532	894	553	1,447	95	215	310
635	129	10	139	363	27	389	66	180	246
640	198	50	248	556	129	685	33	69	102
645	65	34	99	183	87	270	0	75	75
650	118	6	124	332	15	346	185	77	263
660	689	286	975	2,178	737	2,915	183	305	488
670	195	78	273	616	201	818	35	149	184
680	518	517	1,035	1,637	1,334	2,971	423	423	846
690	152	201	353	480	519	999	475	130	605
695	288	3,628	3,916	783	9,361	10,144	199	2,237	2,437
700	1,075	1,984	3,059	2,922	5,120	8,041	3,209	7,622	10,831
705	511	988	1,499	1,389	2,549	3,938	197	965	1,162
710	521	1,429	1,950	1,416	3,686	5,102	33	3,237	3,270
720	527	3,395	3,922	1,432	8,760	10,192	316	9,463	9,779
730	307	118	425	834	303	1,138	83	262	345
740	910	1,176	2,086	2,473	3,034	5,507	63	357	421
750	638	168	806	1,781	434	2,215	488	198	686
760	699	286	985	1,951	737	2,688	530	289	820
770	1,364	2,486	3,850	3,807	6,415	10,222	1,939	4,637	6,576
780	455	650	1,105	1,270	1,678	2,948	27	234	261
790	518	329	847	1,446	849	2,295	444	273	716
810	964	349	1,313	2,787	900	3,687	293	357	649
820	557	539	1,096	1,610	1,390	3,000	36	330	365
900	747	784	1,531	1,930	2,023	3,953	268	399	667
910	279	630	909	721	1,625	2,346	197	563	760
920	83	16	99	214	41	256	256	43	300
930	483	1,459	1,942	1,248	3,764	5,012	407	841	1,248
940	686	507	1,193	1,772	1,307	3,080	379	524	902
950	385	274	659	952	706	1,658	199	591	790
960	209	914	1,123	517	2,357	2,874	391	506	897
970	222	461	683	549	1,188	1,737	48	566	613
980	372	446	818	920	1,150	2,070	572	626	1,198
990	290	121	411	717	313	1,030	130	444	574
995	296	76	372	732	196	929	93	231	324
	35,215	78,561	113,777	96,950	202,689	299,639	38,500	107,837	146,337

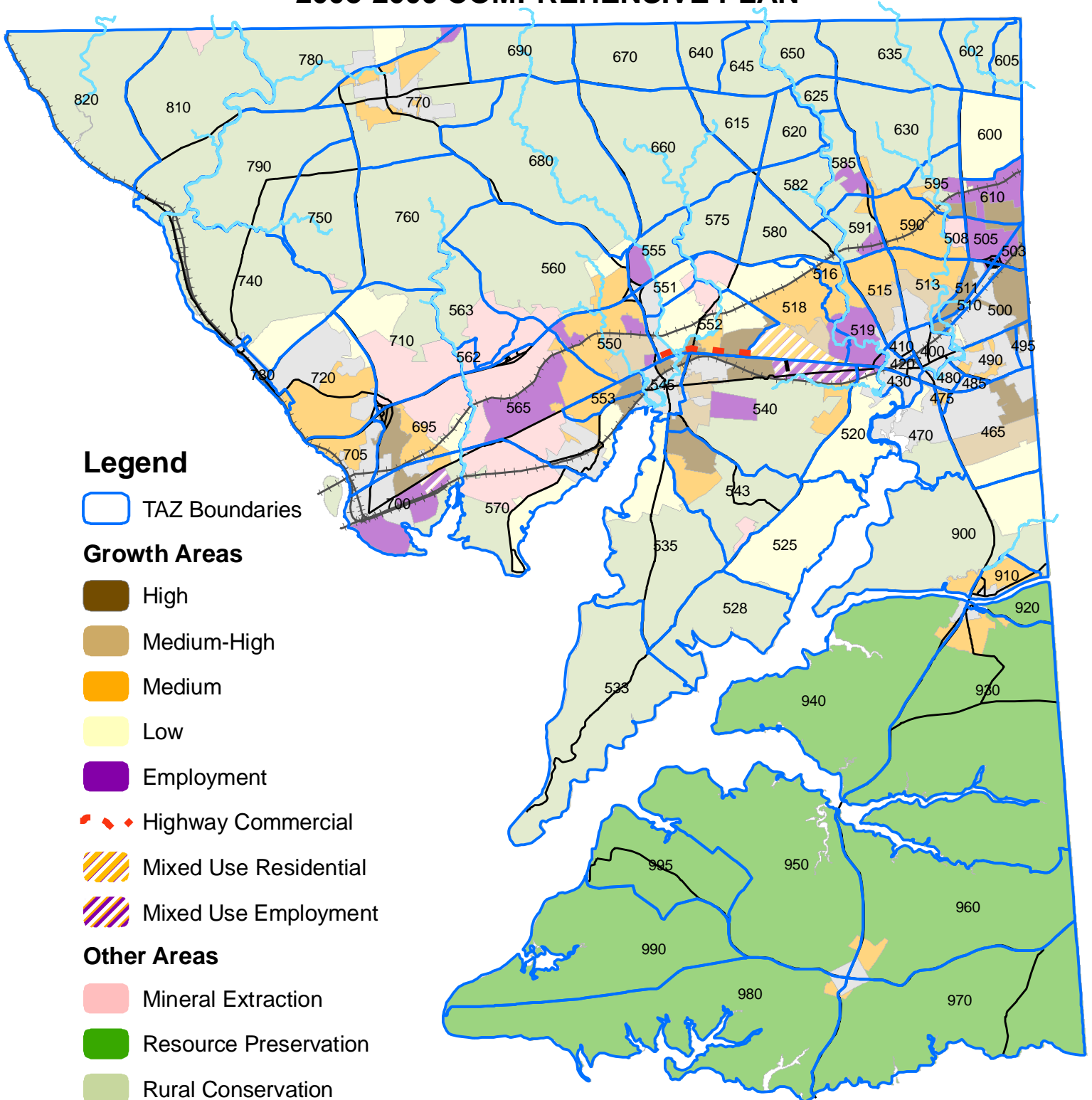


Existing Plan and Zoning - With TAZ Boundaries

Cecil County Comprehensive Plan



CECIL COUNTY PRELIMINARY DRAFT LAND USE MAP 2008-2009 COMPREHENSIVE PLAN



Legend

TAZ Boundaries

Growth Areas

- High
- Medium-High
- Medium
- Low

Employment

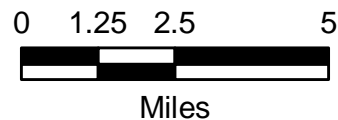
Highway Commercial

Mixed Use Residential

Mixed Use Employment

Other Areas

- Mineral Extraction
- Resource Preservation
- Rural Conservation
- Town
- Streams
- Railroads

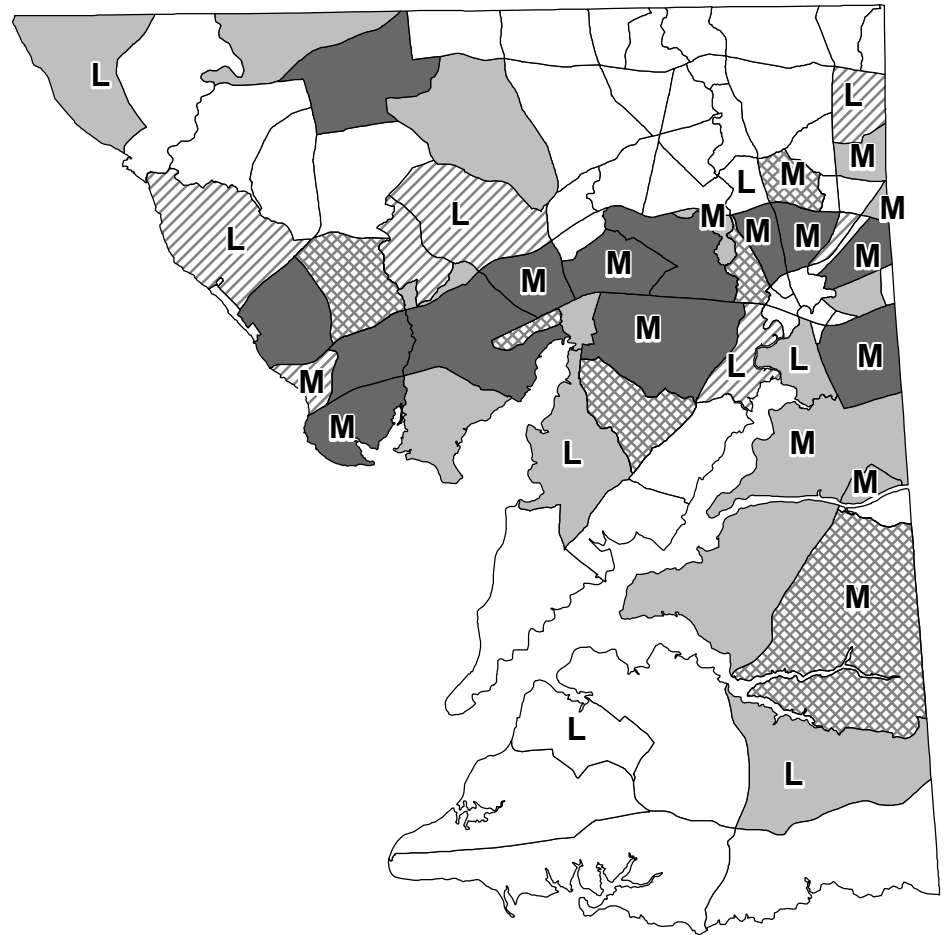


Date: February 18, 2009

Change in Housing (2005 to Buildout)

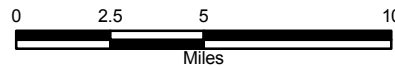


Buildout: Current Zoning








Buildout: Concept Plan

M - More than current zoning
L - Less than current zoning



Legend

-  Less than 500
-  501 - 1,000
-  1,001 - 1,500
-  1,501 - 2,000
-  More than 2,000

Change in Jobs (2005 to Buildout)

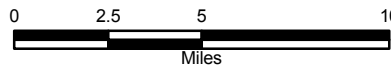


Buildout: Current Zoning



Buildout: Concept Plan

M - More than current zoning
L - Less than current zoning



Legend

