

# **Cecil County 2010 Comprehensive Plan**

**Citizens' Oversight Committee (COC) Meeting August 19, 2009**

## **Potential Refinements and Technical Corrections to the COC Concept Plan, July 2009 for Incorporation into the COC Draft Comprehensive Plan**

**For discussion at COC Meeting August 19, 2009**

Table 1 contains those comments on the Concept Plan, July 2009 (oral and written) based on which ERM recommends the COC consider refinements and technical corrections to the Concept Plan. With the COC's support these changes would be incorporated into the COC Draft Comprehensive Plan.

Table 2 lists the people/groups that submitted comments.

**Table 1 Potential Revisions**

Comments	Potential Refinements and Technical Corrections	COC
<b>General</b>		
Need to emphasize that the Comp Plan is a set of guidelines, not law	Add discussion in introductory section, pointing out that while the Comp. Plan is not law, a number of related plans and programs (such as water and sewer) need to be consistent with the Comp. Plan.	
<b>Land Use Map</b>		
Rural villages	Show rural villages on land use map.	
Small area north of US 40 west of Red Toad from Medium Growth to Employment	(Zoned M-1) In 5-27-09 packet – not explicitly presented or decided at that meeting	
Intersection of MD 222 and US 1	Show as Employment Center. This area is zoned BG – Business General. Employment areas are intended to reserve land for large employment areas, with only limited retail. ERM recommends against.	
Perryville Town Park	Show as Town ERM recommends against for purposes of consistency. While owned by the Town, this land has not been annexed into the Town.	
Chesapeake City Growth Area	Expand growth area south of the Town of to include Bohemia Manor High School, and commercial land along MD 213. Consistent with January 2009 Preliminary Town Map	

Comments	Potential Refinements and Technical Corrections	COC
Elkton Growth Area	<ol style="list-style-type: none"> <li>1. Change area north of Red Hill Road (MD 281) and east of Amtrak line from High to Medium</li> <li>2. Change area south of Belle Hill Road, east of Appleton Road (MD 316) and north of Gilpin Manor Memorial Park from High to Mixed Use Residential</li> <li>3. Change area east of Appleton Road (MD 316) and south of Area 2 from High to Medium</li> <li>4. Change area between Ricketts Mill Road and the current Town boundary from Medium High to Medium</li> <li>5. Change area south of Dogwood Road and east of Blue Ball Road (MD 545) from Medium High to Employment</li> <li>6. Change area north of Dogwood Road and east of Blue Ball Road from Medium High to Medium</li> <li>7. Change area south of US 40 from High to Medium</li> </ol>	
Port Deposit Growth Area	<ol style="list-style-type: none"> <li>1. Change area inside MD 275 from Low to Medium (Consistent with Town Growth Map)</li> <li>2. Change area north to Rock Run Road from Low to Medium (Consistent with Town Growth Map)</li> <li>3. Change area north of Rock Run Road from Low to Medium. ERM recommends against. The Town’s Growth Map is a build-out map. The Municipal Growth Element does not support this area being needed before 2030.</li> </ol>	
<b>Land Use</b>		
Plan should discuss clustering	Discuss in land use chapter. It is permitted now and was required in the NAR and SAR districts.	
Need more discussion of economics of farming and agriculture – plan is too heavy on land preservation.	Include discussion in economic development chapter- refer/cross reference LPPRP	
Difficult to compare the current (1990) future land use map and the proposed one	Include i) a description of major changes in the text and ii) “side by side” maps in the Appendix.	

Comments	Potential Refinements and Technical Corrections	COC
The Plan should recommend how rural character is to be maintained	Include a “design” section in the land use chapter, bringing together community character and urban design ideas (rural and growth area) that the COC has discussed.	
Add language on vertical mixed-use zoning in addition to horizontal mixed-use zoning	Include as part of discussion of implementing mixed use areas and PUD zoning refinements	
How will “Employment Areas” be made more attractive to commercial and industrial developments vs. residential areas	Add some detail. Cross reference urban design section (in land use) and economic development chapter	
<b>Economic Development</b>		
Right to Farm law doesn’t apply to towns.	Include language in the text recommending that the County work with the Towns to address this.	
Clarify that impact fees have not been supported by the Cecil County delegation.	Technical Correction	
Needs and special situation of small farmers should be addressed	Include language.	
Plan should make recommendations for dealing with properties that have abandoned buildings on them. Would have to be done so as not to compromise property rights.	Include language – with special focus on visible economic development corridors.	
<b>Transportation</b>		
Loop road around Elkton could deflect traffic onto roads unable/unsuited to handle traffic	Include discussion for need to careful study to ensure this road does not have unanticipated consequences	
What is SHA’s vision for US 40?	Include discussion that meetings with SHA and MDOT occurred; that the Plan sets forth ideas and concepts to be followed up jointly with SHA on after Plan approval	

Address air transportation, including Cecil County Airport	Include discussion.	
<b>Water Resources</b>		
What is the cost of septic denitrification	Include discussion (current range of costs)	
<b>Environmentally Sensitive Areas</b>		
Priority Preservation Area is too large	Include language in the text clarifying that the PPA is a concept that will be refined when the County applies to the State recertify its agricultural land preservation program.	
Rural Legacy Area left out of PPA – but this area includes some unprotected lands.	Discuss rationale in text. ERM believes agriculture committee did not want to include large areas that were already protected.	
Fallacy of preserving farmland but no preserving farming or farmers	Cross reference land preservation discussion with rural/agricultural economic development discussion (in Economic Devt. chapter).	
Small farmers are left out of preservation.	Include language in the text to investigate programs for small farmers and discuss different needs.	
Plan is too specific, e.g specifying 75-foot buffer for wetlands, 1,000-foot for denitrification systems. Lots of details would need to be determined e.g., perennial or intermittent stream	<ol style="list-style-type: none"> <li>1. Include discussion of rationale in “discussion” sections, some flavor of COC points on both sides.</li> <li>2. Frame the language to give Commissioners some flexibility: Compare the language in the following: <ul style="list-style-type: none"> <li>A. “This Comprehensive Plan, while not adopting a specific desirable share number, recognizes that 40 percent of development outside growth areas exceeds the desirable share. <i>This share should, more likely, be in the range of no more than 10 to 20 percent.</i></li> <li>B. <i>Require all new development in wellhead protection areas, or within 1,000 feet of streams to use septic denitrification systems.</i></li> </ul> </li> </ol>	
<b>Community Facilities</b>		
Front funding puts taxpayers at risk.	Refine this language to refer only to priority projects. (This input from Public Services Committee chair.)	

Plan should preliminarily identify where new schools would be located.	Discuss to the extent possible, without identifying specific sites.	
<b>Housing</b>		
Encourage equestrian-based clustered housing	Include discussion. Cross reference rural character discussion under land use and rural economic development	
<b>Mineral Extraction</b>		
What percent of county tax revenue is obtained from mineral extraction sites?	Include discussion of general economic impact of mineral extraction in the mineral extraction chapter.	
<b>Implementation</b>		
Plan should have an assessment of the impact of the plan on the County’s operational budget – ability to pay for the plan.	Include some discussion in the Implementation Chapter. Related types of studies have been done (housing value support; Cecil Growth Study (Basu) Add a fiscal “health” discussion	
Affordability and additional tax burdens to existing residents	Include discussion of lower income residents and consideration of effects of land use decisions on this population	

**Table 2      Written Comments Received**

Jeanne Minner, Town of Elkton	Barbara Brown, Town of Perryville
Mary Ann Skilling, Town of Perryville	Henry Burden, Town of Port Deposit
John Bolinski	Catherine Blansfield and Linda Brown
Jill Burke	Ed Cairns
Denise Davis	Janet Dreher
Morgan Ellis	Tom Frederick
Sue Fuhrmann	Marcio J. Gangemi
Dean Geracimos	John Gonzalez
Ron Hartman	Robert Hodge
Katherine Hurd	Mildred LaCorte
Roger Lamb	F. Gaylord Moody III
Ted Patterson	Robert D. Powell
John Pudlinski	Sally Skelley
Dwight Thomey	Vernon Thompson
Nancy Valentine	Clyde Van Dyke
Norman Wehner	Harlan C. Williams

# **Cecil County 2010 Comprehensive Plan**

## **Citizens' Oversight Committee Concept Plan, July 2009**

### **Public Comments**

The following packet contains comments received on the Concept Plan through August 13, 2009.

1. The first section contains a transcription of oral comments made at the Public Forum on July 29, 2009.
2. The second section contains the comments submitted in writing after the forum (these are in different formats – emails, handwritten, word processed documents, and background materials such as maps)

ERM and County Planning staff reviewed all the comments.

All the comments were sent to the COC.

ERM created a Potential Revisions document for use by the COC at its meeting on August 19, 2009. This document included those comments from 1) and 2) above based on which ERM recommends the COC consider changes from or additions to the Concept Plan. With the COC's support these changes would be incorporated into the COC Draft Comprehensive Plan.



August 18, 2009

Eric Sennstrom, Director  
Cecil County Office of Planning and Zoning  
200 Chesapeake Boulevard, Suite 2300  
Elkton, MD 21921

Dear Eric:

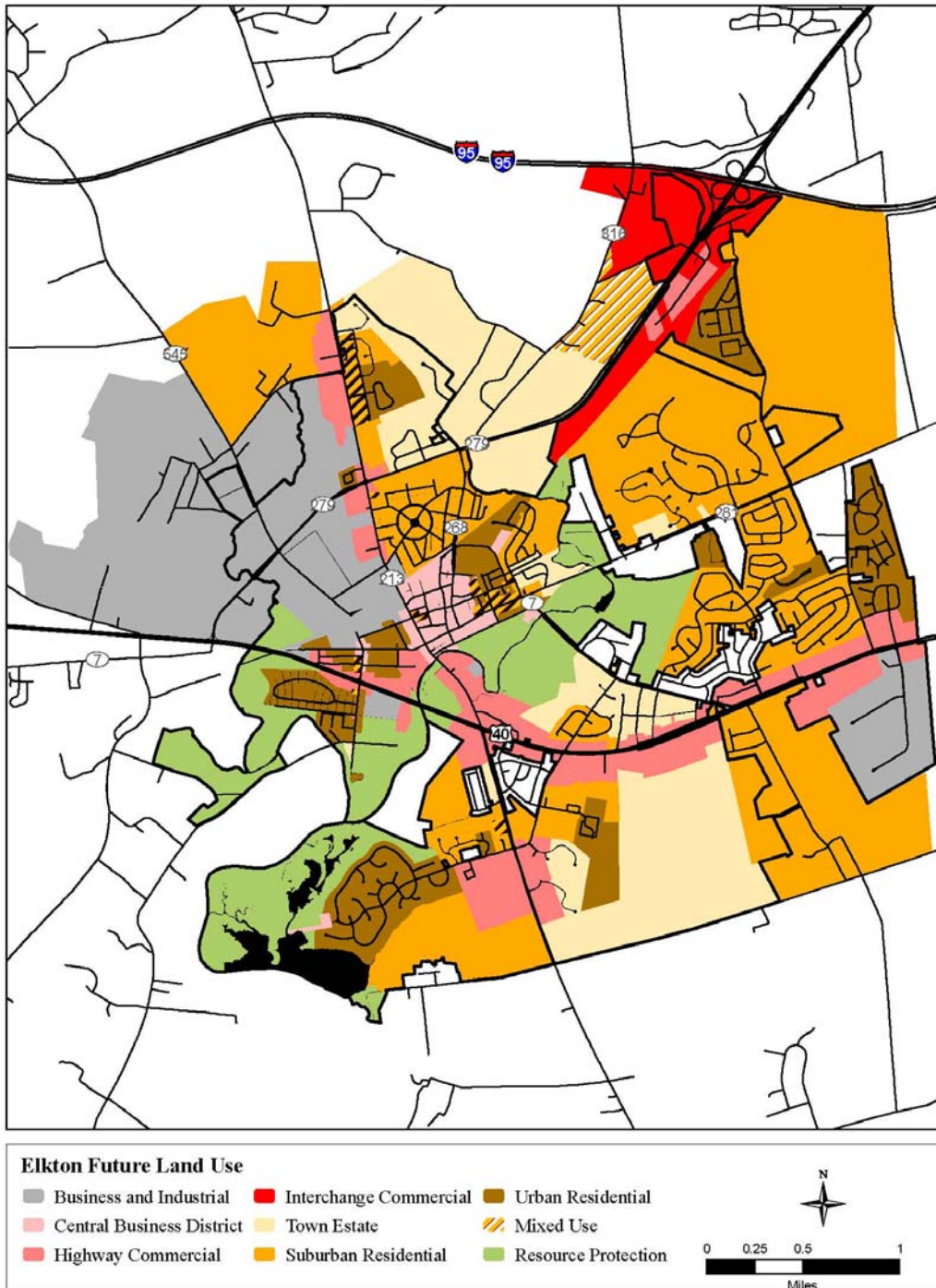
We have reviewed the Citizens Oversight Committee's Concept Plan and offer the following comments:

The Town is in the process of updating its Comprehensive Plan, which will include a Municipal Growth Element. As part of the discussion of future growth areas, the Town has expressed a preference for retaining the annexation areas it identified in 1988, as well as in the Town's Comprehensive Water and Sewer Plan. Growth in this direction is in line with the Town's long-standing conception of its natural boundaries as Interstate 95 on the north, Frenchtown Road on the south, and the state line on the east (see the proposed Future Land Use map on the next page).

The Town considered growth south of Frenchtown Road (identified in the Concept Plan as "low growth" and "medium high growth") as part of the plan process but decided that any future expansion to the south of the current Town boundaries should occur after areas to the north, northeast (in the area around Muddy Lane), northwest and west of the Town have developed. This is consistent with the state's smart growth vision to concentrate future development in existing population and business centers, adjacent to these centers, or in strategically selected new centers. Immediate or short-term future development south of Frenchtown Road would generate significant competition with strategic growth areas within the Town's existing boundaries, including the area north of Frenchtown Road and south of US 40, and add significant infrastructure costs to an area that is not currently served, nor currently planned for service, by public water and sewer.

As a matter of land use policy, the Town supports the long-term development of the area south of Frenchtown Road as a future Town growth area (most likely after the draft Comprehensive Plan's horizon of 2030). Such future growth could be consistent with the boundaries identified on the County's Future Land Use map (Frenchtown Road, MD 213, the state line and Woods Road) but at densities of at least 3.5 dwelling units per acre.

The COC Concept Plan includes policies that concentrate growth in the I-95 and U.S. 40 corridor. The County plans to extend public drinking water service from a private water supplier, Artesian Water Company in Delaware, to areas on the northwestern boundary of Elkton (an area known as "Elkton West"). It is anticipated that these improvements will provide the impetus for growth and development in Elkton West. These policies and capital projects will have numerous implications for the Town of Elkton and underscore the need for a cooperative approach to growth management between the Town of Elkton and Cecil County.



The Future Land Use Map shows the Town's desired land use designations for its growth area. This includes employment uses on the north side of MD 279 that the County's Future Land Use map shows as high growth. On this map, Town Estate is a low-density

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residential area, Suburban Residential is a medium-density residential area, and Urban Residential is a high-density area.

US 40 is an important corridor in Elkton as well as Cecil County. When the County is considering concepts for Route 40 in Elkton, representatives from Elkton should be included in the discussions.

Also, in response to the policy supporting efforts to relocate the tollbooths along I-95: If the tolls are moved to the Delaware line, toll jumpers would create substantial negative traffic impacts on Elkton's roads. The County should consider these impacts when planning for any potential change in the location of the tollbooths.

We appreciate the opportunity to respond to the County's Comprehensive Plan. Please let me know if you have any questions.

Sincerely,

Jeanne D. Minner AICP  
Director of Planning



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August 5, 2009

Eric Sennstrom  
Director of Planning & Zoning  
Cecil County  
200 Chesapeake Blvd  
Elkton, Maryland 21921

**RECEIVED**

**AUG 07 2009**

**CECIL COUNTY OFFICE  
OF PLANNING & ZONING**

Re: Comments Port Deposit

Dear Eric,

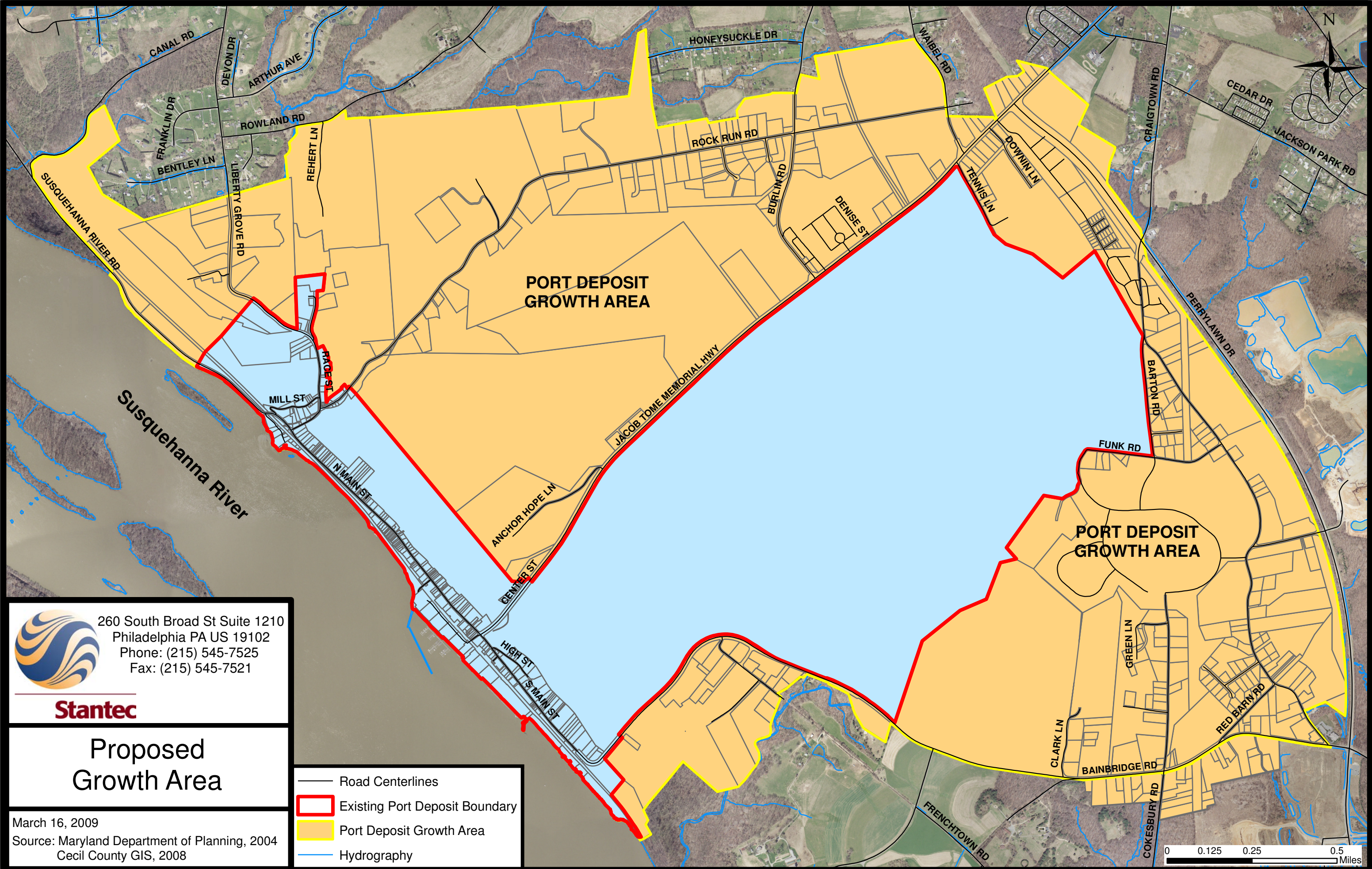
We have reviewed the Cecil County 2010 Comprehensive Plan: Citizens Oversight Committee Concept Plan, July 2009. In our review it was noted that the area surrounding Port Deposit to the North and East has been listed for low growth. The majority of the designated low growth area is mapped as Future Service Areas for both Sewer and Water in the Cecil County Sewer Service Areas map and the Cecil County Water Services map.

We would ask that you review the low growth designation in areas to the north and east of the Town of Port Deposit. Areas that are designated for future utility service should be listed for higher density growth. MDP and Smart Growth have guided counties and municipalities to concentrate growth in areas that provide public water and sewer. We feel that the areas surrounding the Town of Port Deposit should reflect the availability of utilities and the growth area of the town. Please contact us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Burden".



Henry Burden  
Planner  
Town of Port Deposit



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 Philadelphia PA US 19102  
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 Fax: (215) 545-7521



## Proposed Growth Area

-  Road Centerlines
-  Existing Port Deposit Boundary
-  Port Deposit Growth Area
-  Hydrography

March 16, 2009  
 Source: Maryland Department of Planning, 2004  
 Cecil County GIS, 2008

