

PLANNING AND ZONING COMMISSION

JUNE 6, 2024

Comprehensive Plan Update

*Somerset County,
Maryland*

DEPARTMENT OF TECHNICAL AND
COMMUNITY SERVICES

READY ^{SOMER} SET PLAN



Where we are...

- Launched project website & public survey- August
- Technical Committee Meetings- Ongoing
- Chapter 2: Community Profile, Chapter 3: County & Municipal Plan Integration, Chapter 4: Economic Vitality, Chapter 5: Affordable Housing, Chapter 6: Community Facilities, & Chapter 7: Transportation, Chapter 8: Sensitive Areas
- Princess Anne September 18th & City of Crisfield October 11th
- Regional Coordination Meeting held on January 23, 2024.
- Visioning Workshop - January 31, 2024
- Vision Statement on project website with review and comment form.
- **Technical Committee Meeting #6**
 - Draft Chapter 9 – Water Resources
- **June 6th, Planning & Zoning Commission Meeting, 5:00 PM**



Project Website

Visits to Project Website: 644



Somerset County, MD
Comprehensive Plan Update

Home About Project Timeline Draft Plan Chapters Public Involvement Resources

CONTACT

Do you have a **question** about the comprehensive planning process?

Please fill out the form below with your question or comment and a project team member will get back to you.

Name *

First and Last

Email *

e.g., email@example.com

Your message *

Enter text here

Send

<https://www.plansomersetmd.org/>



Public Survey

Surveys Collected: Digital 360

Somerset County Comprehensive Plan Update

Public Opinion Survey

Thank you for your interest in the Somerset County MD Comprehensive Plan. This survey is part of our public engagement process. The results of this survey will be documented for use in preparing the comprehensive plan update. Your participation and input will be a valuable resource for our community.

Through the comprehensive planning process, County residents, business owners and community organizations help shape the future of Somerset County. County-wide planning leads to compatible land uses, as well as transportation networks, public facilities and parks. In addition, comprehensive planning protects the County’s environmental and cultural resources. Planning helps to ensure that Somerset County continues to be attractive, safe, and prosperous.

This survey typically takes less than 15 minutes to complete. Thank you for your participation!

PUBLIC INVOLVEMENT

PUBLIC SURVEY

This survey is being used to collect your insight and perspective on various topics that comprise the Comprehensive Plan Update. The survey consists of 25 questions and will take an average of 15 minutes or less to complete.

Click the button below to complete the survey.

Complete Public Survey!

<https://www.plansomersetmd.org/>

OK



Added Facebook post on public survey and deadline date on May 29, 2024. Survey Stations collected.





Visioning

- **Follow-up to Visioning Workshop – Draft with Website Feedback Form**
- **Visioning Workshop (Jan 31)**
 - Targeted multi-week Facebook advertising the workshop
 - Stats: 4,000 person reach, and ~200 new visits to the project website
 - Provided the public the opportunity to help craft the comprehensive plan’s “vision statement”
 - 8 members of the public in attendance

Vision Statement Feedback Form


After reviewing the draft vision statement above, please provide your feedback by completing and submitting the form below.

I feel that the draft Vision Statement is.... *

- Generally, right.
- Generally, not right.
- I'm not sure.

Please include your suggestions in the box below. When you are done, press the submit button. *

Comment here.

I'm not a robot 
reCAPTCHA
Privacy - Terms

Submit Feedback



Sensitive Areas



Held Technical Committee meeting on March 7, 2024. Presented draft Chapter 8: Sensitive Areas.



Sensitive Areas



Land Use Article requires jurisdictions to protect streams and their buffers; the 100-year floodplain; habitats of threatened and endangered species; and steep slopes, wetlands and agricultural and forest lands intended for resource protection or conservation”.



Sensitive Areas



Fisheries included in Chapter 8: Sensitive Areas

Counties located on tidal waters must include a fisheries element, which focuses on the designation of areas for loading, unloading, and processing finfish and shellfish, and for docking and mooring commercial fishing boats and vessels.



Sensitive Areas

Uploaded to
project website
for public
review and
comment.

The identification and protection of sensitive areas from the adverse effects of development is a vital component of the comprehensive plan. The sensitive areas chapter will meet all requirements set forth in the Land Use Article and will discuss additional topics. Required and additional topics are presented in the following order:

- Watersheds (Groundwater, Stormwater, Drainage)
- Streams and Their Buffers
- 1 Percent Annual Chance Floodplain
- Habitats of Threatened and Endangered Species
- Steep Slopes
- Wetlands
- Agriculture
- Forests
- Chesapeake Bay Critical Area
- Sea Level Rise
- Shoreline Erosion
- Green Infrastructure (Protected Lands, Targeted Ecological Areas)
- Fisheries
- Hazard Mitigation Planning

Note: due to the abundance of maps included in this chapter, mapping products are included at the end of the chapter and are followed by goals and strategies.

Somerset County's environment is governed to a great degree by the ecology of the Chesapeake Bay. The County has over 600 miles of shoreline along the Bay and its tributaries. Almost half of the County's area is water. Most of the coastal area is marsh or wetlands, and the high-water table underlying the remaining land area places severe restraints on development. Most farmland is dependent on artificial drainage channels.

8.1 Watersheds

Land in Somerset County drains to one of ten major watersheds (or "8-digit watersheds," referring to the numeric classification system used by the Maryland Department of the Environment). These watersheds are the Big Annemessex River, Dividing Creek, Lower Chesapeake Bay, Lower Pocomoke River, Lower Wicomico River, Manokin River, Monie Bay, Pocomoke Sound, Tangier Sound, and Wicomico Creek.¹ Watersheds are shown on Map 8-1.

8.1.1 Groundwater

In Somerset County, groundwater is the sole source of drinking water, and the source of virtually all domestic and industrially consumed water. Table 8-1 summarizes water sources and other characteristics of the public

Sensitive Areas Requirements

The [Land Use Article](#) requires jurisdictions to protect streams and their buffers; the 100-year floodplain; habitats of threatened and endangered species; and steep slopes, wetlands and agricultural and forest lands intended for resource protection or conservation."

The article also requires a fisheries element to be included for counties located on tidal waters.

Source: Maryland Department of Planning

¹ Somerset County Water Resources Element, March 2010. https://planning.maryland.gov/Documents/OurWork/complplans/10_WRE_Somerset.pdf

Water Resources

Somerset County's first Water Resources Element was completed in 2010.

Chapter 9: Water Resources is an update to the 2010 element.

Plan integration with the 2024 Somerset County Water & Sewerage Plan.

Plan integration with 2022 Land Preservation, Parks and Recreation Plan



Somerset County, Maryland



Water Resources Element

March 2010



Water Resources

During the 2006 legislative session, House Bill 1141 was codified into law requiring that a Water Resources Element (WRE) be included in local land use plans. The purpose of the WRE is to identify:

- “Drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use element of the plan; and,
- Suitable receiving waters and land areas to meet stormwater (SW) management and wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan” (Land Use Article §1-410 and §3-106).



Water Resources



2022 Water Resources Element (WRE) Guidance Update

This update to the state's WRE Guidance provides best practices regarding analyses and approaches for:

- ensuring receiving waters are protected as the local land use plan is developed and implemented, reflecting changes to the Maryland Department of the Environment's (MDE) water resources programs over the past decade; and
- integrating climate change considerations, particularly flooding risks, into the drinking water, wastewater and stormwater assessments of the WRE.



Technical Committee

Focus: Group Mapping Activity - Water Resources & Land Use, Discussion Questions, Goals & Strategies

✓ Chapter 9: Water Resources





Goals & Recommendations



HIGHLIGHTS FROM SESSION WITH TC MEMBERS

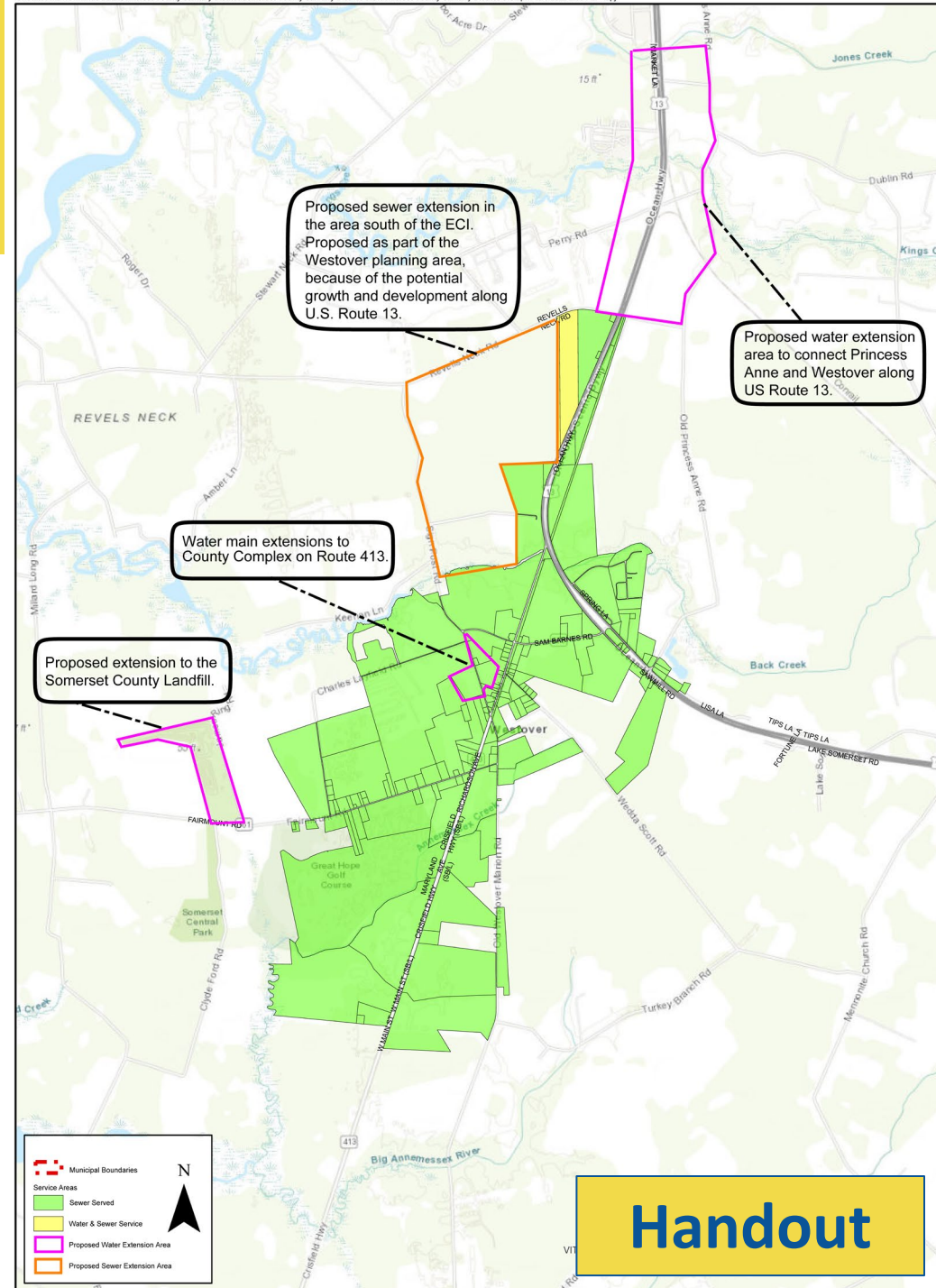
- TC meeting was primarily focused on the review of proposed water and sewer extension areas. These areas were reviewed in relation to land use, both current and future. For each proposed utility extension shown on mapping products, participants reviewed various factors:
 - ✓ existing priority funding areas, flood hazard areas, sea level rise, critical areas, wetlands, relation to transportation corridors, community facilities, parks and recreation, existing land use, and zoning.



Westover

Proposed Water and Sewer Service Extensions in the Westover Service Area include:

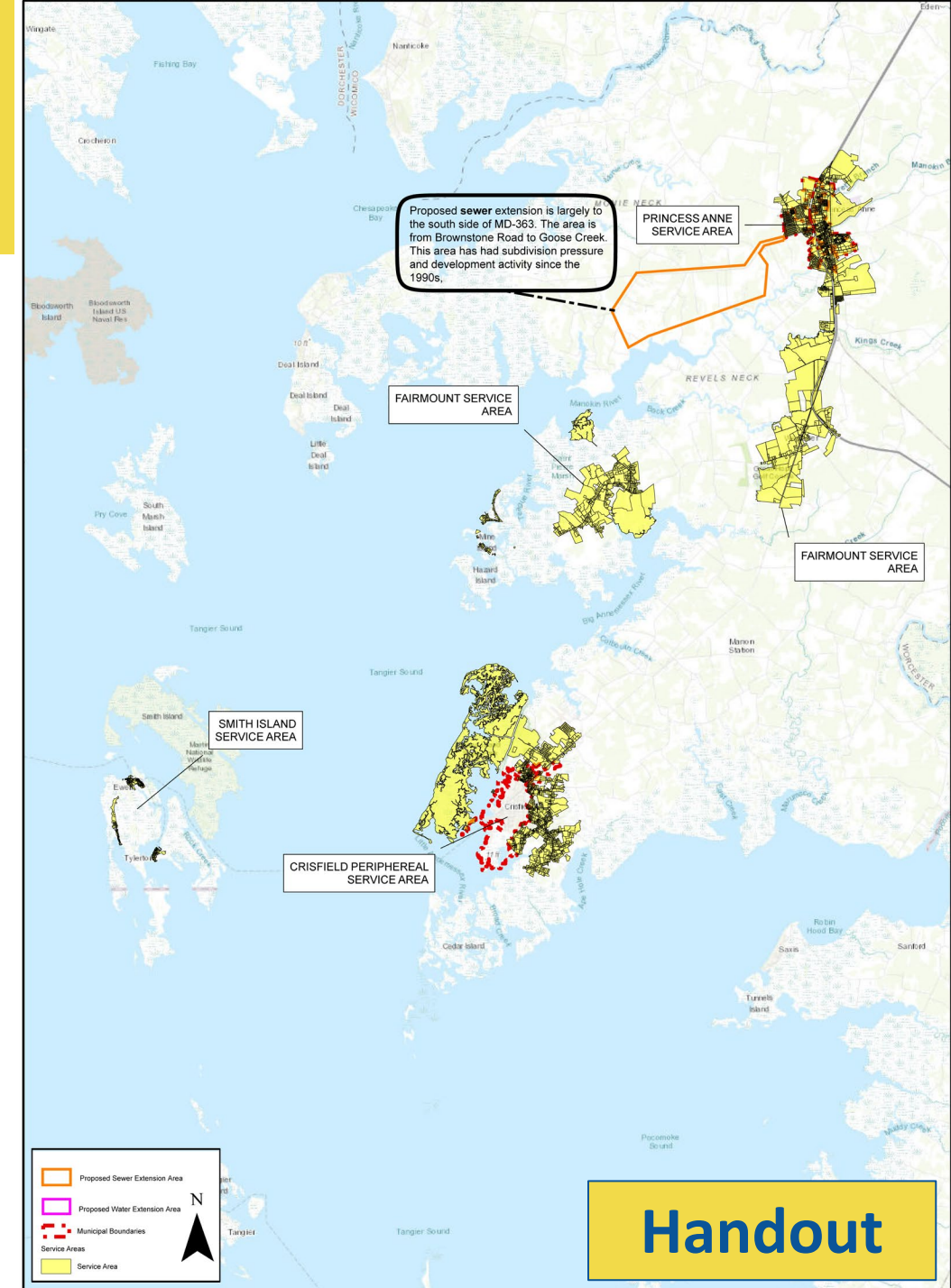
1. Water service area to connect Princess Anne and Westover along U.S. Route 13.
2. Water Extension to the Somerset County Landfill.
3. Water main extensions to County Complex on Route 413.
4. Proposed sewer extension in the area south of the ECI.
 - Proposed as part of the Westover planning area, because of the potential growth and development along U.S. Route 13.



Greater Princess Anne

Proposed Sewer Service Extensions near the Princess Anne Service Area include:

1. Area to the south of MD-363 from Brownstone Road to Goose Creek.
 - The area has had development pressure since the 1990s

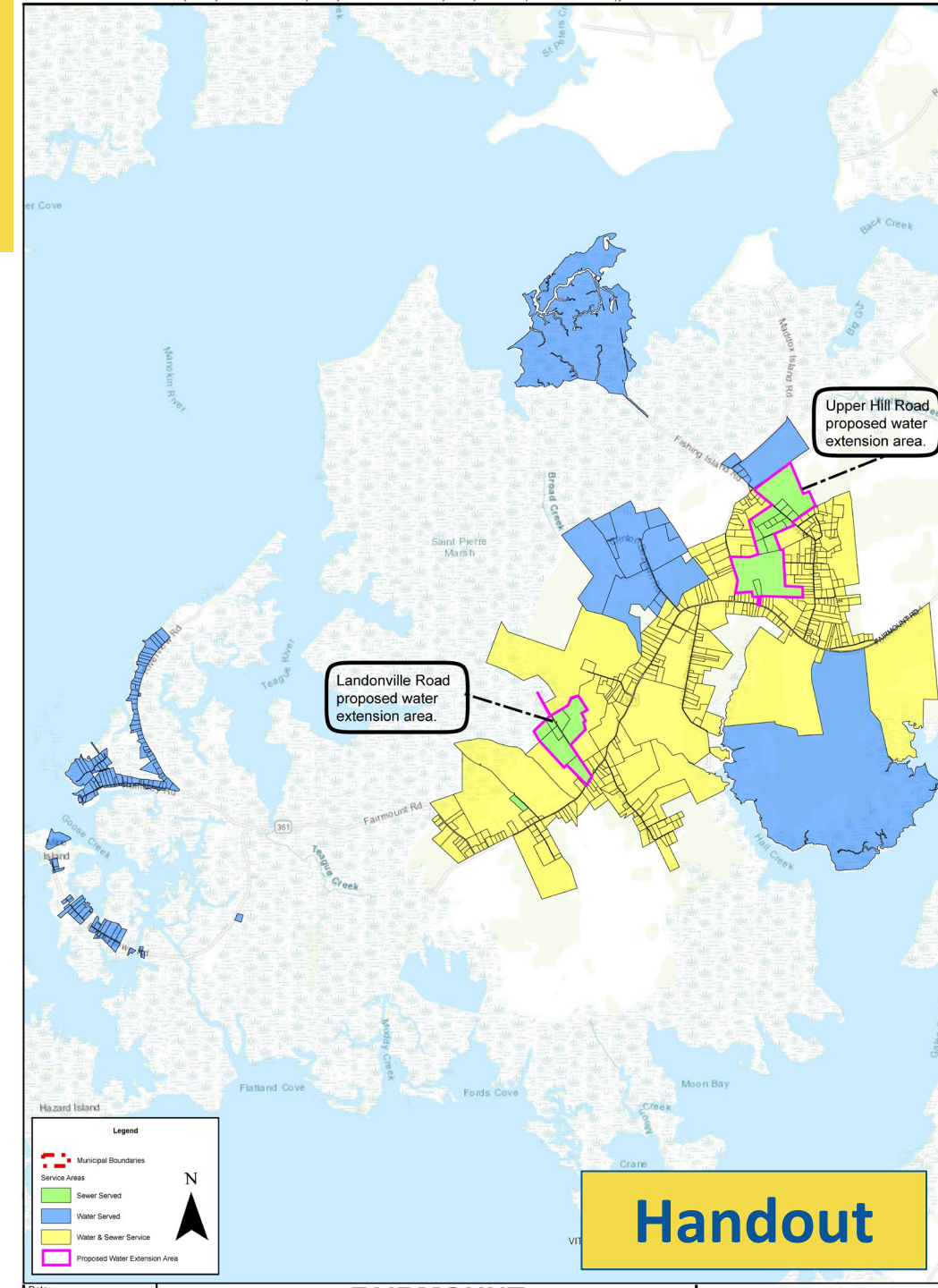




Fairmount

Proposed Water Service Extensions in the Fairmount Service Area include:

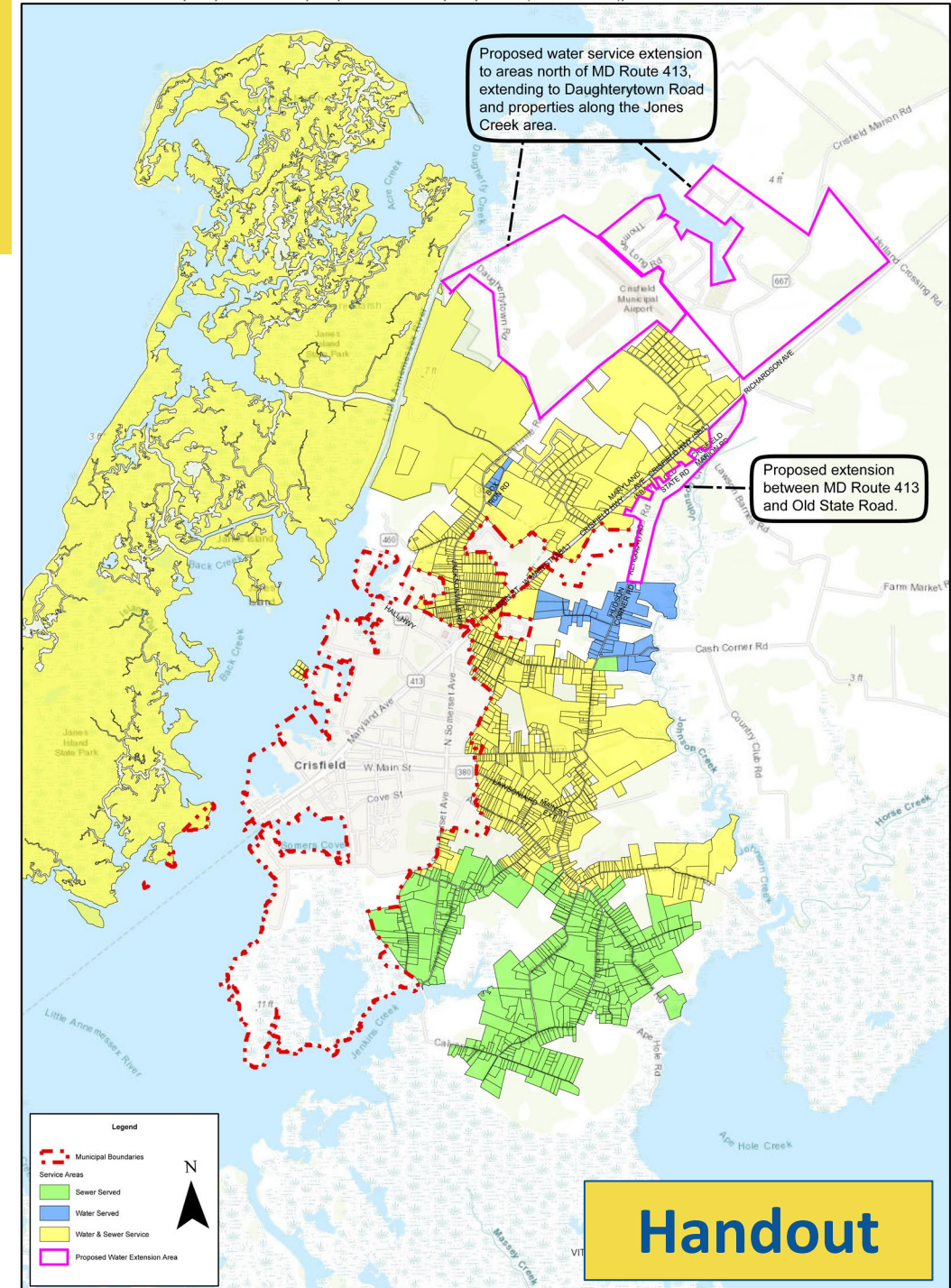
1. Landonville Road
2. Upper Hill Road
 - These peripheral roads could receive service: both have been classified as W-5. Infill on the existing system is limited to 38 EDUs.



Greater Crisfield

Proposed Water Service Extensions in the Crisfield Service Area include:

1. Areas north of MD Route 413, extending to Daughterytown Road and properties along the Jones Creek area.
2. Between MD Route 413 and Old State Road.





Next Steps

- Review & Comment
 - Draft Chapter 9: Water Resources
 - ✓ Draft Water & Sewer Plan Needed
- Upload content to project website
- Chapter Development
 - Land Use – Draft Maryland Department of Planning Existing Land Use/Cover