

**PLANNING AND  
ZONING  
COMMISSION  
MEETING #2**

**AUGUST 3, 2023**

**Comprehensive Plan Update**

*Somerset County,  
Maryland*

**READY <sup>SOMER</sup> SET PLAN**

DEPARTMENT OF TECHNICAL AND  
COMMUNITY SERVICES



# Where we are...

- Launched project website
- Launched public survey
- Formed Technical Committee
- **Technical Committee Kick-Off Meeting**
- **Prepared draft Community Profile**
- **Present at the August 3<sup>rd</sup> Planning & Zoning Commission Meeting, 6:00 PM**






# Project Website

## Press Release: July 12, 2023

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

WEDNESDAY, JULY 12, 2023 15



### Somerset County, Maryland Comprehensive Plan Update Press Release

PRINCESS ANNE, MD - Somerset County is currently in the initial phase of updating the Comprehensive Plan. The Comprehensive Plan is a document, officially adopted by the Board of County Commissioners, which establishes an overall plan and recommendations for actions relevant to the current and future needs of the County. A comprehensive plan addresses topics such as economic development, future land use, community development, housing, community facilities, transportation, utilities, and environmental issues.

The Department of Technical and Community Services is leading this planning effort with oversight and coordination from the Planning and Zoning Commission.

An important component in developing a comprehensive plan that truly reflects the values of Somerset County is input from residents, community members, workers, and business owners. There are a variety of ways community members may participate:

- **Public Survey:** Take a survey to provide feedback and help identify local issues and opportunities. The survey takes around 15 minutes to complete.  
<https://www.surveymonkey.com/r/GCY3MRW>
- **Survey Stations:** Hard copies of the public survey are available at the following locations: Somerset County Office Complex, Crisfield Library, Princess Anne Library, and the Somerset County Health Department.
- **Visit our Website:** Learn more about the comprehensive plan, keep up to date with the planning process, view draft material, and learn how to get involved by visiting the project website: [www.plansomersetmd.org/](http://www.plansomersetmd.org/).
- **Spread the Word:** Tell your Somerset County family, friends, and neighbors about the plan and how they can help!
- **Reach Out:** For questions regarding the comprehensive plan, contact Mary Phillips, Assistant Director/Zoning Administrator, at [mphilips@somersetmd.us](mailto:mphilips@somersetmd.us) or Jesse Drewer, Director at [jdrewer@somersetmd.us](mailto:jdrewer@somersetmd.us).

## County Homepage



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# Public Survey

## 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!

OK

## 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/>

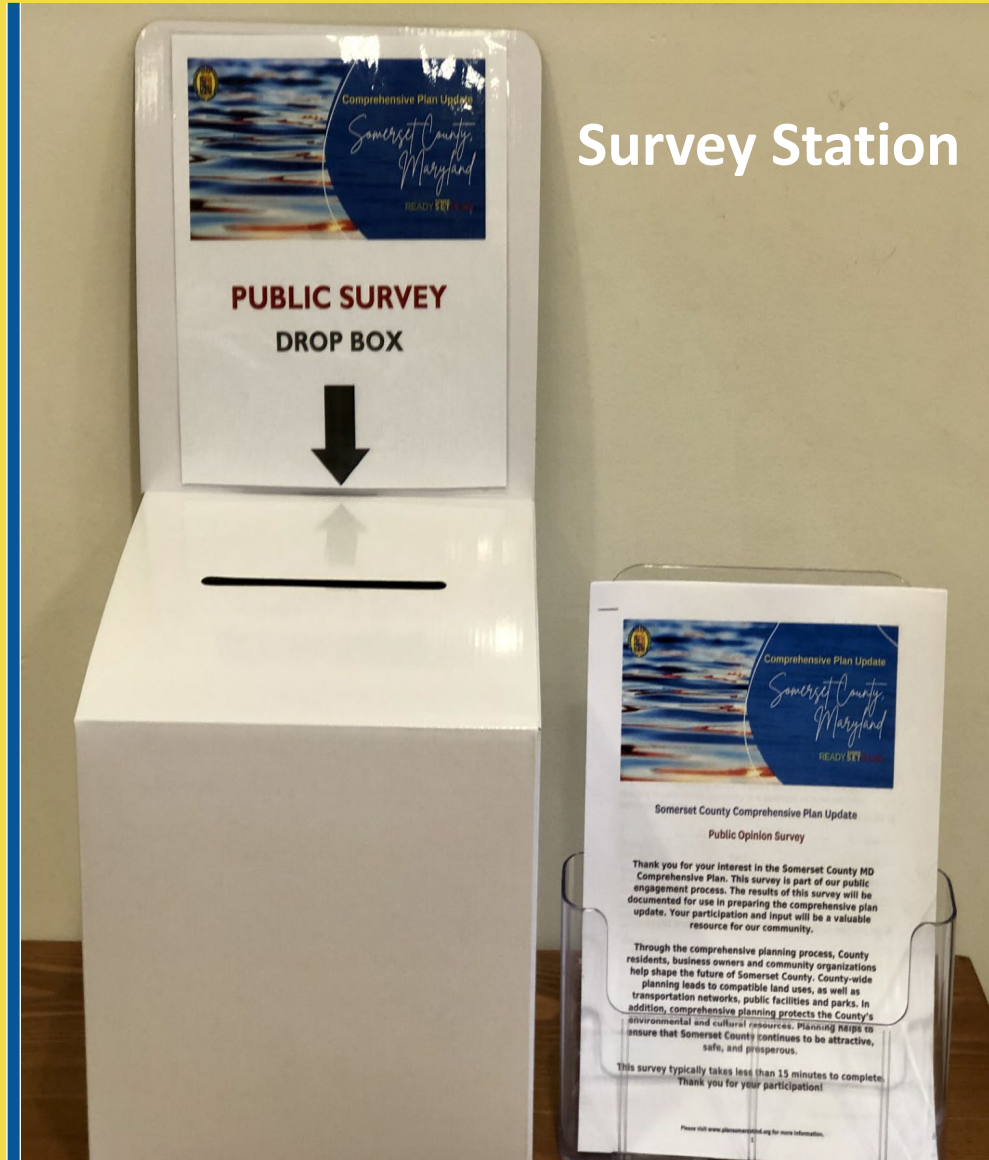




# Public Survey

Survey Stations are located at:

1. Princess Anne Library
2. Crisfield Library
3. Somerset County Health Dept.
4. Somerset County Office Complex



# Public Survey

- **Public Survey:** [Take a survey](https://www.surveymonkey.com/r/GCY3M6W) to provide feedback and help identify local issues and opportunities. The survey takes around 15 minutes to complete.  
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**Somerset County Technical and Community Services**  
2 likes · 2 followers

Posts About Photos Videos

**Intro**

- Page · Government organization
- 11916 Somerset Avenue, Room 211, Princess Anne, MD, United States, Maryland
- (410) 543-1424
- DTCS@somersetmd.us
- [somersetmd.us/departments/departments\\_-\\_n\\_z/planning\\_and\\_zoning/index.php](https://www.somersetmd.us/departments/departments_-_n_z/planning_and_zoning/index.php)
- Not yet rated (0 Reviews)

**Photos** See all photos

Take Our SURVEY!  
Please Participate!

**Please Participate!**  
Somerset County, Maryland is seeking input on the Comprehensive Plan Update.  
<https://www.surveymonkey.com/r/GCY3M6W>

Like Comment

- ✓ Press Release
- ✓ Project Website
- ✓ County Website & Social Media



# Continuously Informing the Plan



Working draft chapters of the plan will be continuously informed by:

- ✓ Planning & Zoning Commission,
- ✓ Public, and
- ✓ Technical Committee.

# Plan Update Timeline



## June 2023- July 2024

Planning Commission public meetings will be held periodically throughout the plan update process.



## June 2023

Public Survey launched. Survey will be open June 2023-March 2024.



## August 2023

Draft community profile will be available on the project website.



Technical Committee Meeting #1



## September 2023-April 2024

Draft plan chapter development and upload to project website for review and comment.



## May-July 2024

Draft plan, review, comments, and final plan.





# Technical Committee



Step 1- Gather information and resources.



# Technical Committee - Group Discussion

- Are there reports and/or planning documents currently in the development phase or slated for development that should be integrated into the Comprehensive Plan Update?
- What existing reports and/or planning should be reviewed and integrated into Comprehensive Plan Update?
- What is Somerset County's biggest accomplishment over the past decade?
- What opportunity did Somerset County miss out on over the past decade?

# Group Discussion

- Identification of problem areas- **Map**
- Identification of opportunity areas and/or future sites- **Map**





# Community Profile

- *1996 Somerset County Comprehensive Plan- Demographic Patterns and Projections*
- *2023 Somerset County Comprehensive Plan Update Community Profile Updated and expanded*
- Focuses on demographic data, socioeconomic data, and projections gathered from the U.S. Census Bureau, 2020 Census, and the Maryland Department of Planning, Projections and State Data Center.
- Demonstrating Somerset's changing nature and anticipating its future conditions.

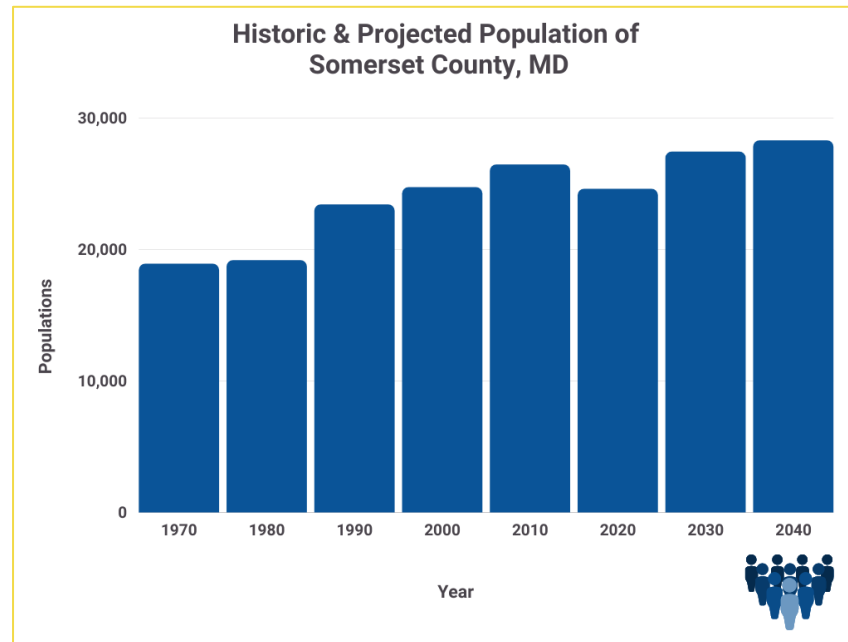


# Community Profile- Population

Somerset County has experienced an average growth rate of 0.54% since 1970

Historic and Projected Total Population for Somerset County, Maryland								
	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Census 2020*	Population Projections	
							2030	2040
<b>Somerset County</b>	18,924	19,188	23,440	24,747	26,470	24,618	27,450	28,310

Source: Prepared by the Maryland Department of Planning, Projections and State Data Center, December 2020  
U.S. Census Bureau, 2020 Census.



# Community Profile- Population

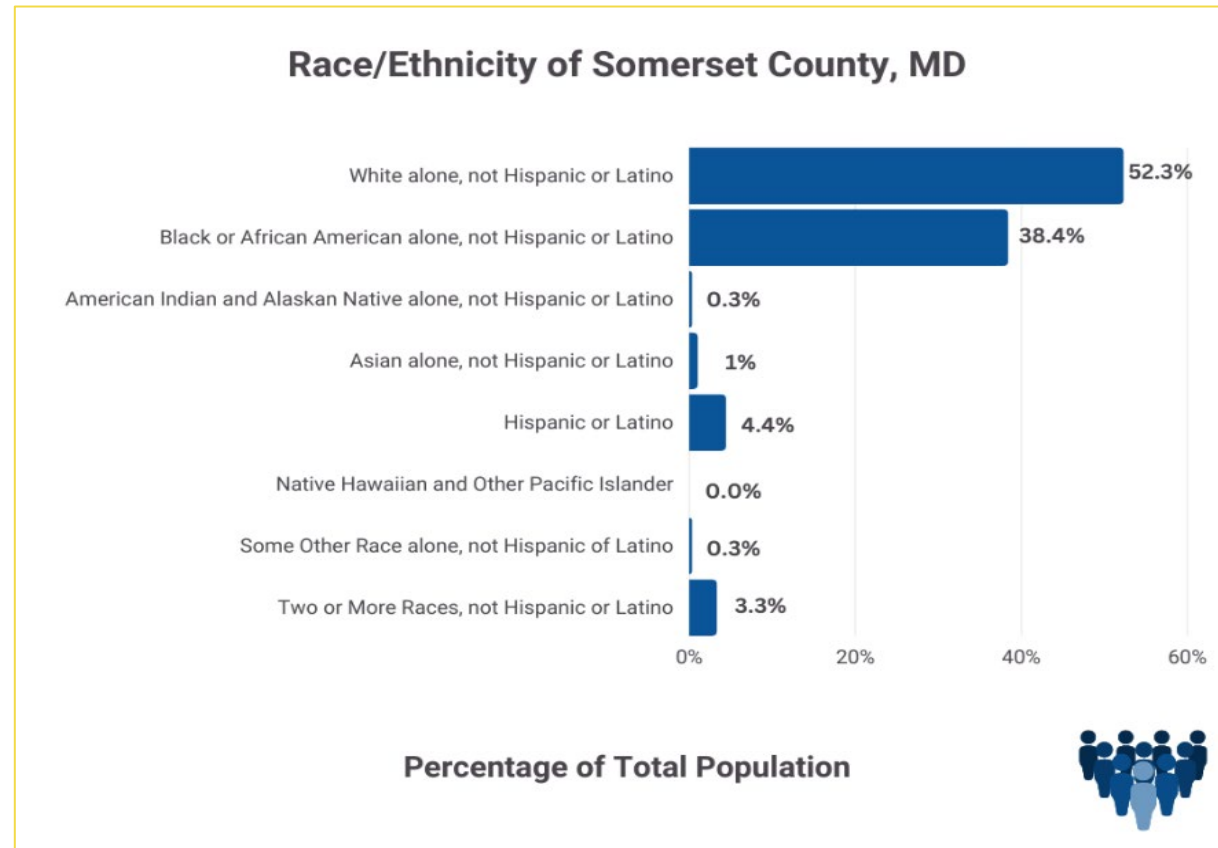
The average growth rate of 0.54% experienced in the previous decades is projected to continue through 2045, at an average rate of 0.53%.

Historic and Projected Total Population for Somerset County, Maryland - Annualized Growth Rate								
	1970-1980	1980-1990	1990-2000	2000-2010	2010-2020	Growth Rate Projections		
						2020-2030	2030-2040	2040-2045
Somerset County	0.14%	2.02%	0.54%	0.68%	-0.69%	1.15%	0.31%	0.13%
Lower Eastern Shore Region	1.35%	1.16%	1.36%	1.15%	0.25%	0.97%	0.66%	0.51%

Source: Prepared by the Maryland Department of Planning, Projections and State Data Center, December 2020  
U.S. Census Bureau, 2020 Census.

# Community Profile- Race & Ethnicity

Results of the 2020 U.S. Census indicate that people from White alone (not Hispanic or Latino) and Black alone (not Hispanic or Latino) race comprise the majority of Somerset County's population, at 52.3% and 38.4% respectively.



# Community Profile- Employment

Average Wage (current Dollars) per Job in Somerset County, Maryland: 2011 to 2021											
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	% of Change 2011-2021
\$39,652	\$39,853	\$40,744	\$41,802	\$43,397	\$43,575	\$45,997	\$45,416	\$49,184	\$53,714	\$54,689	37.9%

Source: Data extracts prepared by the Maryland Department of Planning, Projections and State Data Center, from U.S. BEA & Table CAINC6N, CAEMP25N, January 2023./

In 2011, the average wage per job for Somerset County was \$39,652 (in current dollars). The average wage increased to \$54,689 in 2021, which translates to a 37.9% change.





# Community Profile- Housing

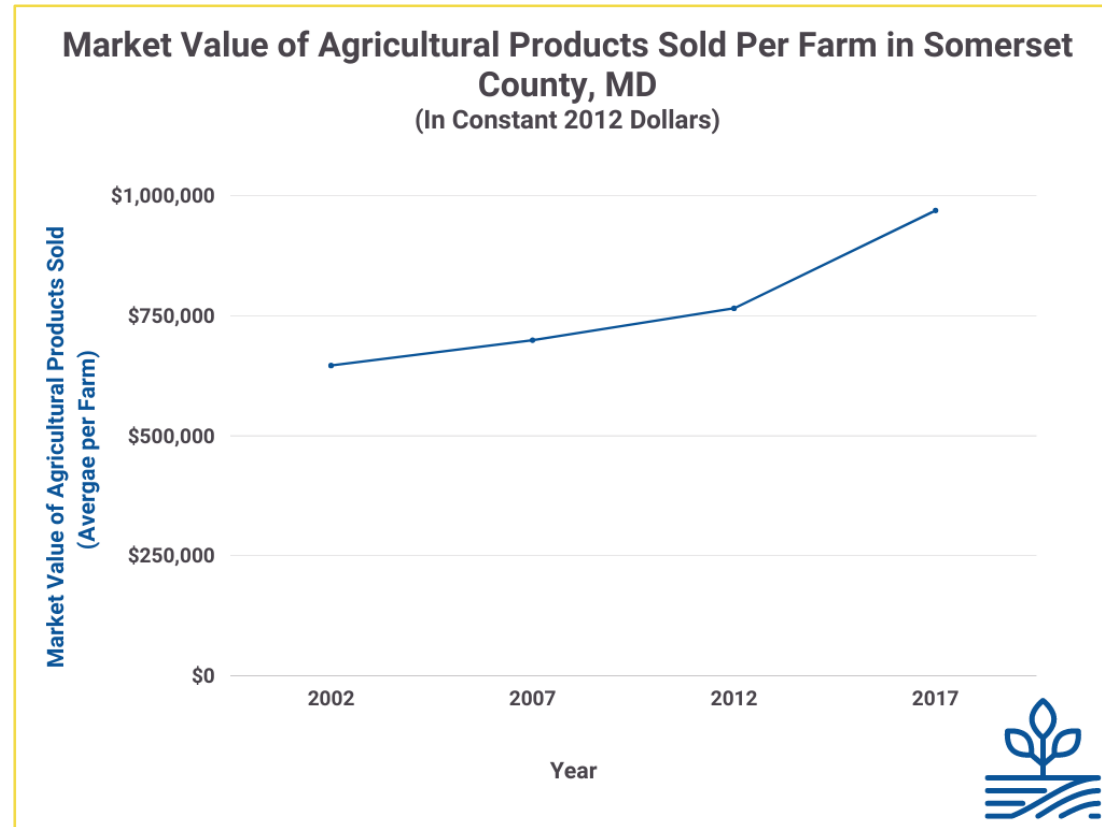
The median residential sale price in Somerset County increased from \$147,500 to \$185,000. Values for the years 2019, 2020, and 2021 indicate an emerging upward trend.





# Community Profile- Housing

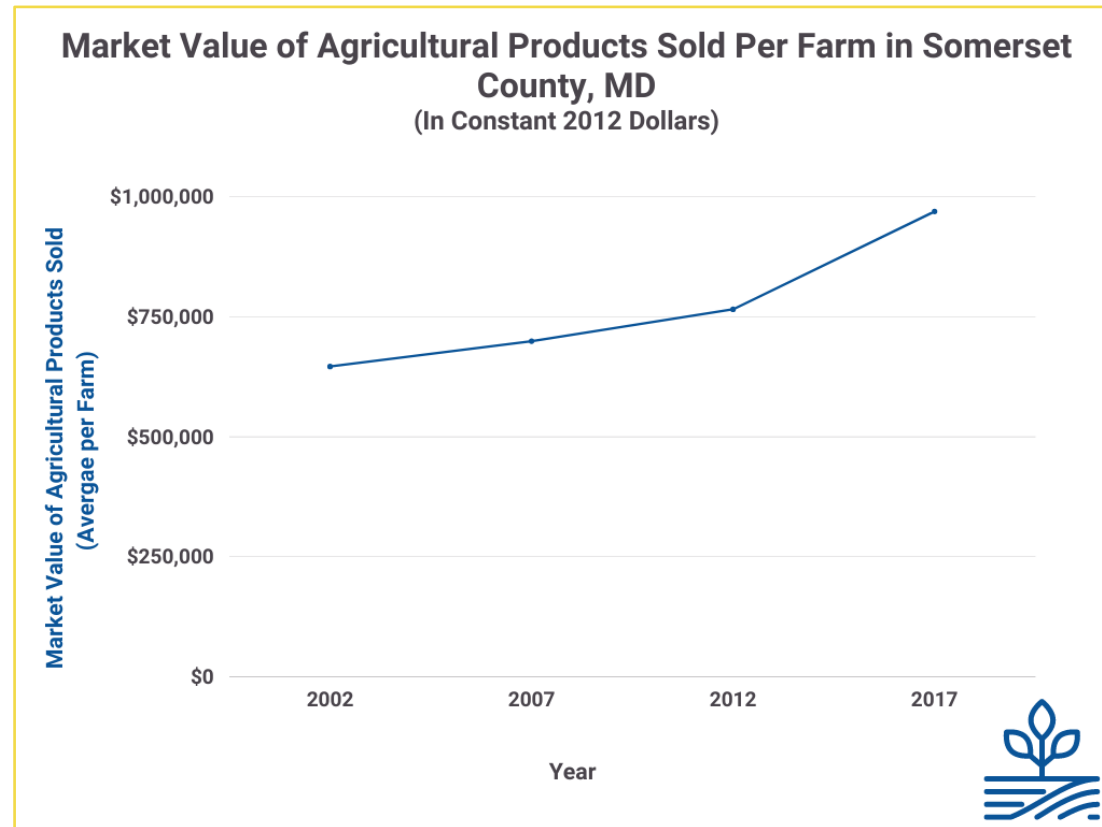
The total number of individual farms in Somerset County decreased from 301 in 2002 to 255 in 2017.





# Community Profile- Housing

The total number of individual farms in Somerset County decreased from 301 in 2002 to 255 in 2017.





# Working Draft

Chapter 2- Community Profile working draft is available for review and comment on the project website.

A comment form is included just below the working draft chapter.



## REVIEW DRAFT PLAN CHAPTERS

Draft plan chapters will be available for review and comment following presentation to the Somerset County Planning Commission. Draft chapters will be posted periodically throughout the plan update process.

The Comprehensive Plan Update contains topic-specific chapters.



*Note: all Maryland required comprehensive plan elements will be included within these topic-specific chapters.*





# Next Steps

- Present topical chapters to Planning and Zoning Commission
- Upload content to project website
- Chapter Development
  - Land Use
  - Economic Vitality
  - County/Town Integration