

## Comprehensive Plan Planning Commission

### Final Revision Compendium

#### Chapter 1

- Page 1-2: REWORD **§1.2** to read: “Cecil County contains the incorporated towns of Cecilton, Charlestown, Chesapeake City, Elkton, North East, Perryville, Port Deposit and Rising Sun. Under state law, the towns have their own planning authority and adopt their own comprehensive plans. In that sense the County Plan does not apply to the towns. However, interjurisdictional coordination is important, and the County coordinated the development of the Plan with the towns, most of which have been updating their own comprehensive plans concurrent with the County Plan. Once adopted, the county should continue to work closely with the towns on all issues that affect county objectives as set forth in the County Plan. This will help insure the success of the County Plan, particularly in regards to residential and business growth, infrastructure, and transportation. Changes to this plan or to any of the town’s plans need to be seriously coordinated between all appropriate parties.”

#### Chapter 2

- Page 2-6: REWORD the first paragraph under **§2.5.1**, Plans Incorporated by Reference, to read: “In addition to the plans above, two others are particularly important, because they were adopted specifically to be adjuncts to the County’s comprehensive planning program.”
- Page 2-6: REWORD the second paragraph under **§2.5.1**, Plans Incorporated by Reference, to read: “The LPPRP and the Lower Susquehanna Heritage Greenway Management Plan are appended by reference onto this 2010 Comprehensive Plan.”

#### Chapter 3

- Page 3-8: On Map 3.3, Future Land Use, RETAIN the Rural Conservation designation for the area north of Elkton bounded by Appleton Road (on the west), the Pennsylvania state line (on the north), the Delaware state line (on the east), and MD 273 (on the south).
- Page 3-8: On Map 3.3, Future Land Use, RETAIN the Residential Low Density designation for the area north of Elkton, bounded by Appleton Road (on the west), Jackson Hall School Road (on the north), the Cat Swamp Road (on the east), and Barksdale Road (on the south).

- Page 3-8: On Map 3.3, Future Land Use, RETAIN the Residential Low Density designation for the area north of Elkton, area bounded by Appleton Road (on the west), MD 273 (on the north), the Delaware state line (on the east), and Jackson Hall School Road (on the south).
- Page 3-8: On Map 3.3, Future Land Use, CHANGE the designation for the Residential Low Density area north of Elkton, area bounded by a line parallel to and 1,200' east of Cat Swamp Road (on the west), a line parallel to and 1,200' south of Jackson Hall School Road (on the north), the Delaware state line (on the east), and Barksdale Road (on the south), to Residential Medium Density, with the two 1,200' 'buffers' to serve as low density transition zones.
- Page 3-8: On Map 3.3, Future Land Use, CHANGE the designation for the Medium High Density residential area south of Elkton and Frenchtown Road, and east of MD 213 to Low Density residential.
- Page 3-8: On Map 3.3, Future Land Use, CHANGE the designations for the areas north and south of Chesapeake City consistent with the changes requested by the Town in their 14 December 2009 Cecil County Comprehensive Plan comment letter.
- Page 3-9: DELETE the 7<sup>th</sup> bullet point under **§3.3.1**: [~~The villages of Bay View, Cherry Hill, and Leslie/Marysville are in the Designated Growth Area and are not designated as villages.~~]
- Page 3-9: DELETE, under **§3.4**, the Growth Areas section: [~~Growth Areas are designated on the Future Land Use Map as High, Medium High, Medium, Low, Mixed Use, Employment, and Town. These are the areas where the County wishes to encourage and attract growth and development. They are currently served by public water and sewer or could be served in the future.~~

~~Mineral Extraction Areas shown on Map 3.4 are future growth areas that are part of the Designated Growth Area.]~~

- Page 3-10: REWORD, under **§3.4**, the Designated Growth Areas section: “Designated Growth Areas comprise all areas where the County wishes to encourage and attract growth and development. The Designated Growth Areas are centered in the central part of the County, but also include the associated growth areas around the towns of Cecilton, Chesapeake City, and Rising Sun.

Designated Growth Areas are indicated on the Future Land Use Map as High, Medium-High, Medium, Low, Mixed Use, Employment, and Town. They are currently served by public water and sewer or could be served in the future.

Mineral Extraction Areas shown on Map 3.4 are future growth areas that are part of the Designated Growth Area.”

- Page 3-13: DELETE, under **§3.5.1**, the Growth Areas, Low section, last sentence second paragraph, following “Designated Growth Area”: [~~although most likely not during this Comprehensive Plan’s 2030 horizon~~].
- Page 3-16: ADD, under **§3.5.2**, the Rural Areas section, end of 3<sup>rd</sup> paragraph: “The County will work to maintain its Agricultural Certification.”
- Page 3-16: DELETE, under **§3.5.2**, the Rural Areas section, end of 4<sup>th</sup> paragraph, after “overall county development: [~~most likely in the range of no more than 10 to 20 percent~~].

#### Chapter 4

- Page 4-9: REWORD the second sentence of the first full paragraph on the page, to read: “In 2001, Cecil County adopted the Lower Susquehanna Heritage Greenway Management Plan and it is appended by reference onto this 2010 Comprehensive Plan.”

#### Chapter 5

--

#### Chapter 6

- Page 6-28: REWORD second paragraph of **§6.6.3**, Septic Denitrification subsection, to read: “The County does not currently require denitrification units for new or replacement septic systems, but should consider their recommendation in other areas, such as near perennial waterways or in watersheds that are impaired by nitrogen. In addition to the State’s Critical Area requirements, this Plan encourages all new septic systems to use nitrogen removal at the discretion of the owner. The County should also encourage denitrification retrofits for existing septic systems – including obtaining nonpoint-to-point source nutrient credits for such retrofits, if applicable under forthcoming nutrient trading guidance (see Section 6.5.3).”
- Page 6-33: REWORD third bullet point under **§6.8.2** to read: “Outside the Critical Area, all new development that is not connected to public sewer systems to use best available pollution reducing technologies for controlling pollutants, as defined by MDE, at the discretion of the

owners. Elsewhere, consider requiring nutrient credits (similar to those established under the state Nutrient Cap Management and Trading policy) for subdivisions built using septic systems.”

## Chapter 7

- Page 7-4: DELETE, under **§7.2.3**, Wetlands, the second sentence of the 5<sup>th</sup> paragraph: [~~This Comprehensive Plan recommends expanding the 25-foot setback to a buffer of 75 feet outside the growth areas (see below under issues).~~].
- Page 7-4: ADD, under **§7.2.3**, Wetlands, the second sentence of the 5<sup>th</sup> paragraph: This Comprehensive Plan recommends expanding the 25-foot setback to a buffer of 75 feet only outside the Designated Growth Area and only for non-tidal wetlands greater than 5,000 ft<sup>2</sup> in size(see below under issues).
- Page 7-8: ADD, under **§7.2.6**, the Agricultural and Forest land Rural Areas section, end of last paragraph, just prior to **§7.2.7**: “The County will work to maintain its Agricultural Certification.”
- Page 7-14: INSERT, under **§7.3.3**, Green Infrastructure: A Green Infrastructure Concept Map.
- Page 7-15: REWORD first paragraph of **§7.3.4**, Wetlands, to read: “As noted above (section 7.2.3) the County Zoning Ordinance currently requires a 25-foot setback from non-tidal wetlands. This Comprehensive Plan recommends expanding the 25-foot setback to a buffer of 75 feet only outside the Designated Growth Area and only for non-tidal wetlands greater than 5,000 ft<sup>2</sup> in size.”
- Page 7-15: DELETE fourth paragraph of **§7.3.4**, Wetlands: [~~Non-tidal wetlands are extensive in Cecil County, and a larger wetland buffer (75 feet versus 25 feet) could discourage and be a disincentive to growth in growth areas, which is where the County wants growth to occur. Therefore the Plan recommends the larger buffer outside growth areas where development densities are lower, and the larger buffer would not result in loss of development yield.]~~]
- Page 7-15: ADD fourth paragraph of **§7.3.4**, Wetlands: “Non-tidal wetlands are extensive in Cecil County. This Comprehensive Plan recommends expanding the 25-foot setback to a buffer of 75 feet only outside the Designated Growth Area and only for non-tidal wetlands greater than 5,000 ft<sup>2</sup> in size.”
- Page 7-17: DELETE item # 8, under 'Other': [~~Expand the required non-tidal wetland buffer outside of growth areas from 25 feet to 75 feet.]~~]

- Page 7-17: ADD item # 8, under 'Other': "Expand the 25-foot setback to a buffer of 75 feet only outside the Designated Growth Area and only for non-tidal wetlands greater than 5,000 ft<sup>2</sup> in size."

## Chapter 8

- Page 8-5: DELETE the last sentence in last paragraph in Facility Needs section: ~~[All schools should be built in the Designated Growth Area to be consistent with the Comprehensive Plan's land use policies.]~~
- Page 8-8: REWORD **§8.6** Title to read: "Fire, Rescue, and Emergency Medical Services".
- Page 8-8: REWORD first paragraph under **§8.6.1**, Existing Services and Staffing section to read: "Fire and rescue services in Cecil County are provided through nine volunteer fire companies and one career company (Map 8.2). Cecilton, Chesapeake City, Elkton (Singerly), North East, Charlestown, Perryville, Port Deposit (Water Witch), Rising Sun (Community Fire Company), and Hack's Point have volunteer fire companies. The only career fire company is at the Perry Point VA Medical center in Perryville."
- Page 8-8: REWORD second paragraph under **§8.6.1**, Existing Services and Staffing section to read: "The volunteer companies operate 18 stations throughout the County. Each fire company has a defined first response area. Extensive mutual aid agreements among the companies and fire companies in adjacent counties and states provide additional resources when an incident exceeds local capabilities."
- Pages 8-8 & 8-9: REWORD third paragraph under **§8.6.1**, Existing Services and Staffing section to read: "Emergency Medical services (EMS) are provided through a partnership between the volunteer fire companies and Cecil County Department of Emergency Services (CCDES, formerly known as Emergency Management and Civil Defense). CCDES is the agency responsible for 911 PSAP, the emergency medical services system, emergency management, hazardous material response, electronic services, and training and education. CCDES personnel are responsible for training, coordination, and response of all County emergency operations center staff. The director of emergency services serves as the sworn emergency manager and staffs the division with a full time emergency readiness manager and a part-time emergency planner."
- Page 8-9: REWORD fourth paragraph under **§8.6.1**, Existing Services and Staffing section to read: "Each of the volunteer companies provides EMS services for their first response areas, while

CCDES operates three paramedic stations. Some volunteer companies estimate a ratio of one EMS call for every 10 residents, and EMS calls account for more than 75 percent of all calls for most volunteer companies. The majority of these calls occur in the daytime, when volunteer availability is at its lowest.”

- Page 8-9: REWORD fifth paragraph under **§8.6.1**, Existing Services and Staffing section to read: “CCDES has established three strategically located paramedic stations near Rising Sun, between Elkton and North East, and near Chesapeake City. A CCDES paramedic unit is dispatched on every EMS call in the county. Depending upon the situation, the paramedic unit may be cancelled if the volunteer ambulance is closer and fully staffed. The unit may respond to the scene to provide assistance, or the paramedic unit may supplement the volunteer ambulance crew.”
- Page 8-9: REWORD sixth paragraph under **§8.6.1**, Existing Services and Staffing section to read: “Staffing needs vary significantly among the nine volunteer companies because of different first response area populations and call volumes. Volunteers have significant training requirement. Two volunteer companies have hired personnel to supplement volunteers. The others continue to operate with volunteers only, but increasing daytime incidents strain their ability to respond promptly.”
- Page 8-9: REWORD first sentence of seventh paragraph under **§8.6.1**, Existing Services and Staffing section to read: “Areas without water service rely on tanker trucks from volunteer companies for suppression in place where holding tanks and dry hydrants have not been installed.”
- Page 8-10: REVISE Map 8.2, Community Facilities, to include Port Deposit Police and Maryland State Police Barrack M.
- Page 8-11: REWORD first sentence of first paragraph under **§8.6.2**, 'Funding' section to read: “The costs of providing fire, rescue, and emergency medical services are significant.”
- Page 8-11: REWORD last sentence of second paragraph under **§8.6.2**, Funding section to read: “Equipment due to be replaced or schedules for replacement in fiscal year 2010, for example, exceeded funding by 150 percent.”
- Page 8-11: RETITLE **§8.6.4** to read: “Emergency Services.”
- Page 8-18: REWORD **§8.12.12**, under “Public Safety/Fire/EMS” to read: “Expand the EMS infrastructure by adding a station in the Perryville area; replacing the Colora station; and a

larger, more efficient headquarters facility with an expanded 911 call center to accommodate increased call volume and activity.”

- Page 8-18: REWORD **§8.12.13**, under “Public Safety/Fire/EMS” to read: “Encourage the placement of holding tanks and dry hydrants for all new residential subdivisions in rural areas not served by community water systems or within one mile of a reasonably available water source.
- Page 8-18: REWORD **§8.12.17**, under “Public Safety/Fire/EMS” to read: “Develop a comprehensive Public Safety Master Plan, led by CCDES and a committee to be determined.”

## Chapter 9

- Page 9-8: REWORD **§9.7.3** to read: “Create incentives to encourage transit and mobility-friendly design in new communities, especially those containing workforce housing. Create incentives in support of architectural and design flexibility to allow more affordable and workforce housing to be developed.”
- Page 9-9: REWORD **§9.7.7** to read: “Encourage energy efficiency standards for new residential development.
- Page 9-9: ADD **§9.7.8** to read: “Prepare county-wide sets of community architectural standards, consistent with respective community character.”

## Chapter 10

- Page 10-4: REWORD **§10.4.5** to read: “Continue to determine the future use of the Mineral Extraction areas after extraction is complete. Use the Comprehensive Plan as guidance for potential future uses including, for example, use of minded land for water resource uses, reservoirs or tertiary treatment wetlands, as discussed in Chapter 6.”

## Chapter 11

- Page 11-1: REWORD **§11**, ‘Implementation’, second sentence, fifth paragraph to read: “Cecil County has changed in the past 20 years, and while its rural character largely prevails, portions of the County have become more urbanized.”

- Page 11-8: REWORD **§11.4.2** to read: “Determine the degree to which the plan's recommendations are fiscally achievable. Prioritize plan recommendations for implementation as may be constrained by periodic fiscal conditions. Examine the feasibility of impact fees, excise taxes, special taxing districts, and/or other means to help keep the plan fiscally achievable.”
- Page 11-8: REWORD **§11.4.6** to read: “In collaboration with the Towns and the State, identify and then collect measures and indicators data to meet the State’s Smart, Green and Growing Act requirements for annual reports, beginning in 2011, establishing a goal and documenting the amount of growth occurring inside and outside the Priority Funding Areas.”