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Maryland Department of Planning

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor

Richard Eberhart Hall
Secretary
Matthew J. Power
Deputy Secretary

July 13, 2007

Ms. Gail Webb Owings
Planning Director
Kent County Department of Planning, Housing and Zoning
400 High Street
Chestertown, MD 21620

Dear Ms. Owings:

The Maryland Department of Planning has completed the coordinated review of the update to the Kennedyville Village Master Plan.

The draft Plan was sent to the Maryland Departments of Transportation, Environment, Natural Resources, Business and Economic Development, Housing and Community Development, Agriculture, and the Maryland Emergency Management Agency. To date, comments have been received from the Maryland State Highway Administration, Maryland Department of the Environment and Natural Resources, these are attached. Any additional comments received after the date of this letter will be forwarded to you upon receipt.

Our planning staff has reviewed the proposed update for consistency with the Planning Act of 1992, the Smart Growth Areas Act of 1997, and other State growth management principles and policies. Our review comments are attached for your consideration.

Please contact Mr. Mark Gradecak at 410-819-4080 or me at 410-767-4620 if you have any questions about these comments or if we can be of any further assistance. The Maryland Department of Planning looks forward to continued planning coordination with Kent County.

Sincerely,

Stephanie Martins
Director, Land Use Analysis and Planning Assistance

attachments

cc: Mark Gradecak

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KENNEDYVILLE VILLAGE MASTER PLAN COMMENTS:

The detail and overall quality of this village master plan is excellent, and the County is congratulated for producing fine work.

Neither the "Village Standards" nor the zone descriptions contained in section 8 of the plan address permitted densities or minimum/maximum lot sizes. This appears to be a deficiency insofar as ensuring consistency with established Smart Growth principles and practices. Further, it is then unclear that consistency between the Zoning Ordinance and the Village Master Plan can be definitively demonstrated. On page 7-1, the plan contains a single sentence that states that the County's density policy will be to retain a maximum of 4 dwelling units per acre through current zoning. On page 7-3 of the draft plan the fourth bullet under "estimated timing and phasing of development" states: "that new locations identified for development will achieve residential densities of 3.25 residential units per acre." It is not clear what that density yield is based on. If it is an extension of the current and existing village density, then that should be clearly stated and documented in a table of developed lots. If it is merely an arbitrary expectation, then the County should address why the selected density does not conform to the Priority Funding Area (PFA) standard of 3.50 dwelling units per acre. To be "so close yet so far" gives the appearance of a repudiation of PFA policies.

DEVELOPMENT CAPACITY OR BUILDOUT ANALYSES

We commend the County on its commitment and dedication to completing Town Master Plans for each of the County growth areas. The County has done well incorporating build out analysis with several future land use scenarios, to provide residents with several options of how the Village should grow.

Maryland's local governments committed to performing this analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July, 2004 report (the full report is available at: http://www.mdp.state.me.us/develop_cap.htm)

The plan states that the Village expects to achieve build out in 2046. Table 2 on page 7-4 shows the number of units anticipated in five-year increments until 2046, it would be helpful if this Table also included the additional population for each five-year increment. Additionally, it would also be helpful if Table 2 reported the five-year increment in terms of year, "2006-2011" rather than year "0-5 years."

WATER AND SEWER

- On page 2-4 and 7-3, water supply and wastewater treatment capacity are discussed. While the County has done a good job of discussing current and anticipated needs for future wastewater treatment related to anticipated growth. It would be helpful if water supply were also discussed in relation to future growth/build out. How much growth will existing supply capacity permit currently? What, if any supply will be needed to accommodate future growth?