

2010 Amendments



Sudlersville Comprehensive Plan

Municipal Growth and Water Resources

Regional Setting and Growth Patterns

When planning for the future of Sudlersville, it is vitally important to consider the location of the Town and its interdependence with other geographic and economic regions, such as Queen Anne's County, the Eastern Shore, the Delmarva Peninsula, and the larger metropolitan areas within close proximity.

Sudlersville, historically has been a classic rural crossroads community. It is situated in eastern Queen Anne's County approximately 6 miles from the Maryland-Delaware boundary at the intersection of two State highways, MD Rte. 300 and MD Rte. 313. According to the 2000 Census, Sudlersville was at that time (April 2000) home to 391 residents on about 220 acres of land.

Since the census Sudlersville has annexed approximately 595 acres of ground with a potential for homes and a population increase of approximately 1200. Another annexation has added about 132 acres but that is for a school and park complex.

Queen Anne's County, in the north-central portion of the Eastern Shore, is characterized by gently rolling land areas bounded on the west by the Chesapeake Bay. The Eastern Shore's major link to the rest of Maryland is via the Chesapeake Bay Bridge which is located at the western boundary of the County. Queen Anne's 2000 population was 40,563, larger than either of its Eastern Shore neighbors (Talbot, Caroline, and Kent). The 40,563 residents represented a 19.5% increase over the 1990 population of 33,953.

The Eastern Shore of Maryland contains nine counties with a 2000 population of 395,903. This represents an increase of 15% over the 1990 population. An abundance of fresh water and favorable soil characteristics enhance the Eastern Shore's value for agricultural purposes. Industrial activity in the region has historically been related primarily to agricultural activities and processing of seafood taken from the Bay and its numerous tributaries. However, since 1970 several industries have located on the Shore that are not reliant upon food products. These include manufacturing, electronics assembly and commercial services, resulting in significant industrial diversification.

"Delmarva" is a term that describes the 6,057 square mile peninsula encompassing the nine Eastern Shore of Maryland Counties (although some descriptions of the region do not include Cecil County, for the purposes of this Plan it is included), all of the State of Delaware, and the two counties on Virginia's Eastern Shore. In 2000 the population of Delmarva was 1,230,901. 55% of the land area and roughly 1/3 of the population of the Delmarva Peninsula is in Maryland. The peninsula is bounded by the Chesapeake Bay on the west and south, and the Delaware Bay and Atlantic Ocean on the east. The peninsula lies almost entirely within the Atlantic Coastal Plain.

Table 1 below lists the population of Sudlersville, Queen Anne's County, and the Eastern Shore since 1960. As the table shows, there has been no growth in Sudlersville in new homes and an ageing population and out migration of the Town's young people has resulted in a small decrease.

Table 1, 40-Year Population Comparison

	2000	Sudlersville as %	1990	Sudlersville as %	1980	Sudlersville as %	1970	Sudlersville as %	1960	Sudlersville as %
Sudlersville	391	---	428	---	443	---	417	---	394	---
Queen Anne's County	40,563	1.0%	33,953	1.3%	25,508	1.7%	18,422	2.3%	16,569	2.4%
Eastern Shore	395,903	0.1%	343,769	0.1%	296,620	0.1%	258,329	0.2%	243,570	0.2%

One factor, which makes Sudlersville specifically, and the Eastern Shore in general, attractive to both people and businesses looking to relocate, is its relative proximity to surrounding states and economic markets. Sudlersville is approximately 6 miles from Delaware, 50 miles from Pennsylvania, and 85 miles from Virginia. The Town enjoys excellent access to major cities. From Sudlersville it is 74 miles to Baltimore, 75 miles to Washington, 49 miles to Wilmington, Delaware, and 79 miles to Philadelphia.

This proximity is augmented by the availability of excellent highways offering access to both the DC and Baltimore areas to the South and West and to Wilmington to the North. Dover, the rapidly growing capital of Delaware is only a few miles to the East and also offers many employment opportunities.

The combination of good roads, employment and relatively affordable housing has brought developers to the town's doorstep and created a setting that will ultimately result in major growth. Table 2 below shows how Sudlersville and Queen Anne's County are expected to grow, as the county has in fact already grown.

Table 2, Current Estimated Population and projection through 2010

	Estimated 2008	2010	2020	2030
Sudlersville	432	460	1110	1760
Queen Anne's Co.*	47,700	49,200	55,810	61,900

*Projections by Maryland Department of Planning, 2007. Sudersville projections assume in town parcels will develop over 22 years.

As stated above, the driving force for this growth will be the annexed lands, combined with developer funded infrastructure. The Town is currently preparing for a major expansion of its infrastructure and it is anticipated that capacity will be provided for substantial growth, again based on annexations. The current construction of a new middle school and long term plans for a high school will also militate towards placing growth within the town.

Table 3, Projected growth, current boundaries and possible annexations

Property	Acreage	Dwelling Units @ 3.5/acre, adjusted for major features	Estimated Residents @ 2.5 per household
Currently in Town			
Gray (p 29)	96 Acres	220	550
Friel (p122)	96 After return	300	750
BDC Partners	7 Acres	25	63
BDC (p 26)	115 Acres	200	500
Elevator Rd LLC (P. 2)	241 Acres	700	1750
Est. total within current limits		1445	3613
Projected Growth			
Near Loop			
Merrick (p 171)	158	450	1125
Willis (p 28)	202.72	515	1/2 commercial
Est. total – Near Loop	361 acres	965	1382
Far Loop			
Godfrey (p 40)			Deed restricted Open Space
Schmidt, W. (p 3 & 39)			Deed restricted Open Space
Schmidt, H & A (p 2)	136		Deed restricted Open Space
Schlosser (p32)	211		Deed restricted Open Space
Coleman (p 24)	161	528	1320
Dulin (p 25)	167	546	1365
Est. Total -Far Loop		1074	2685

Past Growth Pattern and Infill Potential: Sudlersville has grown minimally over the past 20 years and had potential for only about 17 additional homes within the corporate limits. Starting in 2003 there was greatly increased interest in annexation and growth both in the private sector and also through Queen Anne's County with a proposal to build a 40 unit senior housing project. Two major annexations were completed during 2004(Gray and Friel) with a potential for an estimated 520 homes and developers purchased a property to the North which include 7 acres already in town, now being developed for 25 new homes. 2010 saw two further annexations of 362 acres with a potential for approximately 900 homes.

A major factor in the potential growth is anticipated to be the new water and sewer systems which are currently funded and either under construction (water) or pending in construction permits (waste water). Queen Anne's County has provided \$1.2 million dollars in funding towards the design and construction of these facilities and USDA Rural Utilities has provided loans and grants for the balance of the costs.

Future Municipal Growth Areas: Sudlersville has identified two future growth areas, largely defined by the "Official Map" which is actually a projected highway network surrounding the Town. The above chart shows the acreage and projected population for both growth areas, the "Inner Loop" area and the "Outer Loop" area. You will also note that many of the farms surrounding the town are in agricultural preservation programs and will thereby provide the town with a defining border and green buffer as it reaches the outer limits of the projected growth.

Public Services And Infrastructure Needed To Accommodate Growth Within The Proposed Municipal Growth Areas,

Public Schools: As mentioned above, the Queen Anne's County School District and the County Commissioners are already planning for expansion of the school system in the North end of the County and to that end have acquired a site for a new middle and high school. Construction for the Middle School is underway with an estimated opening date of approximately 2013. The elementary school is presently being used for students from some distance away and will presumably, with the construction of new school capacity in the southern end of the county, be adequate for growth over the next few years. The future availability of the present middle school also offers the opportunity for some additional educational opportunity. The Town has strongly encouraged the development of a vocational school at that location.

Public Buildings- Town Hall: Sudlersville has recently completed expanding and improving the existing Town Hall with the help of a grant from the DNR and should have the capacity for its administration until the growth reaches a number not anticipated for the next 20 years.

Public Buildings- Library: The Town Library is presently looking at ways to expand through an addition to the present building. It is anticipated that increasing hours will provide part of the needed additional access to library facilities however at some point an expansion of the present building will be needed.

Public Parks: A large part of the Town's park needs are met by the now nearly 40 acre county park within the town limits. A small park including both playground and a senior seating area are located at the Town Hall. Each of the new developments planned around the town will also be required to provide both active and passive recreational space and facilities. There is also the potential for joint use of all of the existing and proposed school athletic and recreational areas. The net result of all of this is that Sudlersville should not need any additional park facilities.

Public Safety- Law Enforcement: One of the major needs of the Town as it grows will be for greater law enforcement presence. At the present time the Sheriffs department provides law enforcement with some assistance from the State Police. The normal development as Sudlersville grows will probably be to contract with the Sheriff's Department for additional service until such time as there is sufficient need for the town to establish its own police department. This seems to occur most frequently when population reaches the 2000 plus mark.

Public Safety- Fire Protection: The Town is presently served very well by the Sudlersville Volunteer Fire Company. The major problem at the present time, and this is true of volunteer fire companies all over the country, is having enough volunteers to meet the standards required. The problem is particularly serious during the day time when there are few volunteers working in town at jobs which permit them to respond to fire calls.

Water And Sewerage Facilities: Water and Sewerage facilities represent a major challenge as the Town prepares for the anticipated growth for the next 20 years.

Sudlersville is currently in the process of installing a community water system, aided in large part by the county's need for water for the two existing schools and for the Foxxtown Senior Housing project, scheduled to open in the fall of 2008. Under a joint agreement providing for partial reimbursement from developers, the County has constructed 2 high capacity wells and a water treatment facility plus a 12 inch water main under Church Street from the Town Hall to the Middle School. This will serve as the core of the public water system for the entire town. The balance of the water system including a water tower with sufficient capacity to provide both domestic and fire supply for the entire town is currently under construction with completion scheduled for 2011..

The Sudlersville Commissioners have also authorized the Town Engineers to design a state of the art waste water treatment plant to replace the existing lagoon based system which will not meet the new Total Maximum Daily Limits established for the Chester River. The Town system discharges its treated waste water into an un-named tributary of the Red Lion Branch, and thence into the Chester River and so is subject to all the evolving Chesapeake Bay standards. Funding and design has been completed and construction will start as soon as permits are issued by MDE.

Storm Water Management Systems Sufficient to Assure Water Quality Both Inside and Outside the Proposed Municipal Growth area. Presently most of the storm water management system consists of storm drains built in conjunction with Maryland Highway projects and are outside the jurisdiction of the town. All the proposed new projects are being designed with up-to-the-minute stormwater systems including impoundments, etc.

Public Facilities for Areas Outside the Corporate Limits: Sudlersville is proposing to provide waste water treatment facilities to the Town of Barclay under the terms of an agreement which provides that we will construct, own and operate a waste water collection and treatment system which will serve the Town of Barclay. This system was the recommendation of a study done by Barclay as the most efficient way to serve that town which has a small population and a number of failing on-site treatment systems. Meeting this need will result in sizing the planned expansion for the Sudlersville Waste Water Treatment Plant for 100 immediate connections and an additional 49 connections as a result of growth in Barclay. No provision is made for, and no connections will be permitted from properties along MD 313 between the corporate limits of the towns.

Sudlersville's Rural Buffer

Thanks largely to queen Anne's county' aggressive program of protecting farmland through easements and use of the various preservation options currently available, Sudlersville already has a substantial Rural Preservation buffer around much of its perimeter. The Town will continue to cooperate with the County in maintaining and expanding this buffer and defining it's borders.

The Relationship of Long-term Development to the future Character of Sudersville

Sudlersville's plans for future growth have changed from the last adoption of it's Comprehensive Plan in 2004 reflecting a desire to permit more growth and a greater expansion of the town boundaries. The determination to maintain the small town character and scale in a walkable and connected community has not. To quote from the earlier plan:

“Taken altogether, we believe the Future Land Use Map presents a blueprint for a great small town. We believe the key to our future is largely to build upon, rather than destroy or denigrate, what we already have in Sudlersville. This Plan mentioned previously that our existing Town is in many ways what contemporary developers are trying to recreate in neo-traditional or new urban development schemes. We should take that as a compliment and as a clue as to how to develop in the future. Specifically we want to expand and ultimately replicate our quaint little Town. Our challenge is to do so in a logical and efficient manner. We believe this Plan is the first step in that direction.”

This will include both residential growth, largely in single-family homes and appropriate commercial facilities, on a scale and architecture that will be compatible with the present town. Efforts will also continue to provide greater employment opportunities within the town to reduce the necessity for long distance commutes currently undertaken by many of our residents.

Protection of Sensitive Areas.

Sudlersville has few sensitive areas within, or immediately adjacent to its boundaries. There is the Chapel Branch on the East side which is to be protected by buffers, pursuant to the Zoning Ordinance, reinforced by the fact that much of its length within the Town is part of the Queen Anne's County school campus where the middle school is currently being developed. Extensive areas of athletic fields will supplement the required buffers.

On the west side there are farm drains which the Corps of Engineers has determined do not constitute stream, and then a small tributary of the Red Lion Branch, which also serves as the discharge point for the Town's waste water treatment plant. An anti-degradation study is currently being prepared for this stream. Here also the requirements for buffering and protection, together with the new storm water regulations will serve to maintain and preserve these sensitive areas.

WATER RESOURCES ELEMENT-

Queen Anne's County has included an excellent and comprehensive water resources analysis as Appendix 3 in its 2010 Comprehensive Plans update and the Town of Sudlersville has adopted it by reference as its Water Resources Element.

For the Convenience of those who may wish to find a quick summary of the data relevant to Sudlersville only we have extracted those provisions and include them here with the permission of the County.

In the Larger document see the following:

Section 7.3.1.4 Sudlersville Water System

Table 7-7 Town Facilities-Summary of Water Supply and Demand

Section 8.2.5 Sudlersville and Barclay

Table 8-1 Waste Water Treatment Facilities Summary

Table 8-2 County/Town Facilities- Summary of Wastewater Supply and Demand

Section 11.12 Upper Chester River

Section 11.13 Town of Barclay Growth Area

Section 11.14 Town of Sudlersville Growth Area

