# City of Fruitland
## 2025 Comprehensive Plan

FRUITLAND
*Maryland*

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*Maryland*

**2025 Comprehensive Plan**


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**CITY OF FRUITLAND, MARYLAND**

**RESOLUTION NO. 12 - 2025**

# RESOLUTION

**WHEREAS,** the City Council of the City of Fruitland has determined that an updated Comprehensive Plan is necessary in order to comply with State Law; and

**WHEREAS,** the City Council of the City of Fruitland, with the assistance of the Planning Commission, has prepared a Comprehensive Plan; and

**WHEREAS,** the Planning Commission did, at its August 26, 2025, meeting vote to recommend to the City Council the adoption of the 2025 Comprehensive Plan as presented.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRUITLAND,** that the 2025 Comprehensive Plan attached hereto and made a part hereof shall be and hereby IS adopted.

**THE ABOVE RESOLUTION** was introduced and duly passed at the regular meeting of the City Council of the City of Fruitland held on the 9th day of September 2025 and is to become effective upon its passage.

Raye Ellen Thomas
City Clerk

Mark D. Miciotto
Council President

Joseph Kerr
Treasurer

Roland Palmer
Councilmember

Richard Lee Outen, Jr.
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Michael A. Hammond
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# Chapter 1

# Introduction

# CHAPTER 1 - INTRODUCTION

## PREAMBLE

In accordance with the statutes of the State of Maryland, particularly the Local Government Article, Title 1, Subtitle 3, § 3-301 and the Land Use Article §3-102, which mandates comprehensive planning for the orderly and sustainable development of municipalities, the City of Fruitland proudly presents its 2025 Comprehensive Plan. This plan represents a collaborative effort to chart a course for the future of our vibrant community.

Rooted in our commitment to fostering a thriving, inclusive, and resilient city, the 2025 Comprehensive Plan embraces twelve distinct planning visions. These visions encapsulate our aspirations for Fruitland, guiding our decisions and actions towards a more prosperous and equitable future for all residents. From promoting economic vitality to preserving our natural resources, each vision reflects our shared values and priorities.

As we embark on this journey of planning and progress, we recognize the importance of engaging with our diverse community. Through transparent communication, and thoughtful consideration of feedback in the public hearing process, we aim to ensure that the 2025 Comprehensive Plan truly reflects the needs and aspirations of every neighborhood within Fruitland.

With a steadfast commitment to sustainable growth and quality of life, the City of Fruitland is poised to embrace the opportunities and challenges of the future. The 2025 Comprehensive Plan serves as our roadmap, guiding us towards a resilient, prosperous, and vibrant community for generations to come.

## WHAT IS A COMPREHENSIVE PLAN?

A community's main document for guiding future growth is its Comprehensive Plan. While the document is detailed and spends a lot of time discussing existing conditions, it should also be concise and guide the City of Fruitland down a path to implementing policies discussed in this document. The State of Maryland requires local governments to revise their comprehensive plans every ten years. During those ten years, the City should provide updates to its elected officials and Planning Commission annually, discussing the implementation progress. The Comprehensive Plan should be *used* and not left on the shelf to collect dust.

Below is a list of items that need to be integrated in this document in order to have it be a successful guide for the future:

1. **Long-Term Vision:** The comprehensive plan should articulate a long-term vision for the municipality, outlining goals, priorities, and aspirations for future growth and development. This vision should be informed by community input, demographic trends, economic analysis, and consideration of environmental factors.
2. **Policy Framework**: The comprehensive plan should establish a policy framework to guide land use, transportation, housing, economic development, environmental conservation, and other key aspects of community development. These policies should be aligned with the municipality's vision and values, as well as applicable state laws and regulations.
3. **Land Use Planning:** One of the primary functions of a comprehensive plan is to guide land use planning and zoning decisions. The plan should designate land use categories, identify areas for development, preservation, and conservation, and establish regulations and guidelines for development within each designated area.

4. **Infrastructure Planning:** The comprehensive plan should address infrastructure needs and investments required to support planned growth and development. This includes transportation networks, water and sewer systems, parks and recreational facilities, schools, and other public services and amenities.
5. **Environmental Protection:** Environmental considerations should be integrated into the comprehensive plan, including strategies for protecting natural resources, mitigating environmental impacts, promoting sustainable land use practices, and addressing climate change resilience and adaptation.
6. **Implementation Strategies:** A comprehensive plan should include specific strategies, actions, and implementation measures to translate the plan's goals and policies into tangible outcomes. This may involve zoning changes, capital improvement projects, regulatory reforms, public-private partnerships, incentive programs, and other initiatives.
7. **Monitoring and Evaluation:** Once adopted, the comprehensive plan should be regularly monitored and evaluated to assess progress towards its goals and objectives. This may involve tracking key performance indicators, monitoring development trends, conducting periodic reviews and updates, and soliciting feedback from stakeholders.
8. **Coordination with Regional Plans**: Municipalities should coordinate their comprehensive planning efforts with neighboring jurisdictions and regional planning initiatives to address shared challenges, leverage resources, and promote regional cooperation and coordination.
9. **Legal Compliance:** Finally, municipalities must ensure that their comprehensive plan complies with applicable state laws and regulations, including the Maryland Land Use Article and any relevant planning guidelines or requirements issued by the Maryland Department of Planning.

By effectively utilizing a comprehensive plan as a strategic roadmap for future growth and development, municipalities in Maryland can promote sustainable, resilient, and vibrant communities that enhance quality of life for residents and stakeholders. The required elements of the comprehensive plan under Maryland State law provide guidance for addressing the items in the list above.

## MARYLAND'S TWELVE PLANNING VISIONS

1. **Quality of Life and Sustainability:**
   A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:**
   Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Growth Areas:**
   Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
4. **Community Design:**
   Compact, mixed–use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

5. **Infrastructure:**
   Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
6. **Transportation:**
   A well–maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;
7. **Housing:**
   A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;
8. **Economic Development:**
   Economic development and natural resource–based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;
9. **Environmental Protection:**
   Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
10. **Resource Conservation:**
    Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;
11. **Stewardship:**
    Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and
12. **Implementation:**
    Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.

## THE CITY OF FRUITLAND - A BRIEF HISTORY AND PROGRESS

The Fruitland community traces its origins to about 1795 when a village began to cluster around an intersection known as Disharoon's Cross Roads. One of the roads was the dividing line between Somerset and Worcester Counties, making the village politically fragmented until 1867, when Wicomico County was formed from portions of the two counties. At the crossroads, a number of stores and shops developed to provide services to the passing stagecoaches.

About 1820, the village became known as Forktown, because it was located at the fork of two roads which were used by stagecoaches traveling north and south. The stagecoach route originated in Accomac, Virginia and continued to Philadelphia, Pennsylvania. The stagecoaches would stop at Forktown, change horses and continue on their way.

Fruitland City Hall is now at the site of this historic location. When the railroad arrived at the conclusion of the Civil War more development shifted to the area of the railroad. In 1873, the name of the town was changed to Fruitland because of the large number of fruits growing and being harvested in the area.

Fruitland was officially incorporated as a town in 1947 and became a city in 1973. Its incorporation marked a milestone in its development as a distinct community within Wicomico County, providing local governance and services to its residents.

### RECENT HISTORY

Throughout the mid-20th century, Fruitland experienced steady economic growth, driven by its agricultural heritage and strategic location along U.S. Route 13. The city became a hub for commerce, with small businesses, shops, and services catering to both residents and travelers passing through the area. In the latter half of the 20th century, Fruitland saw suburban expansion as residents from nearby metropolitan areas, such as Salisbury, sought housing and amenities in the surrounding area. This expansion led to the development of residential neighborhoods and commercial areas, further shaping the city's landscape. Over the years, Fruitland has focused on community development initiatives to enhance quality of life for its residents. This has included investments in parks, recreational facilities, infrastructure improvements, and public services to meet the evolving needs of the community.

In the 21st century, Fruitland continues to evolve as a vibrant and growing city. While agriculture remains an important part of its identity, the city has diversified its economy and amenities, attracting new businesses, residents, and visitors to the area. Throughout its history, Fruitland has remained true to its focus on community while adapting to changing times. Today, it stands as a thriving community with a rich history, vibrant culture, and promising future.

## FRUITLAND'S VISION FOR THE FUTURE

Since the adoption of the 2008 Comprehensive Plan (adopted February 2009), the City plans to maintain the growth vision established in the 2008 Comprehensive Plan. Fruitland would like to create a "small town" feel while still being able to promote business and commercial opportunities. Fruitland would like the commercial corridor continue to extend south down U.S. Route 13. It is realized that growth is inevitable and existing infrastructure is in need of repair prior to taking on additional responsibilities. Over the past 15 years, the City has been working to repair aged sewer facilities and pave roads. Particular attention continues to be focused on roadways, sidewalks and improving facilities for pedestrian and cyclists, where appropriate. Such improvements will assist in attracting future residents, retaining existing residents and reducing crime.

Fruitland must also continue to attract businesses to its commercial areas as it has over the past decade. A healthy mix of neighborhood commercial uses will help retain the small town feel of Fruitland and avoid an abundance of "big box" commercial business. There has also been a recent demand for downtown revitalization. Commercial and residential mixed uses along Main Street, and allowing residential development near commercial services and transit stops, will help maintain the City's small-town feeling.

## RECENT LEGISLATIVE CHANGES

The State legislature passed the following laws affecting land use, planning and reporting in municipalities throughout Maryland during the 2025 session. Those items are listed below for review and implementation.

Local Land Use Reporting

- HB 286 – Planning Pricipals
- HB 698 - Development Impact Fees, Surcharges, and Excise Taxes Reporting
- HB 1193 - Maryland Housing Data Transparency Act

Energy

- SB 931/HB 1036 - Renewable Energy Certainty Act

Natural Resources and Comp Plans

- HB 731 - Wildlife - Protections and Highway Crossings

Housing

- HB 1466/SB 891 Accessory Dwelling Units - Requirements and Prohibitions

## GOALS AND OBJECTIVES

The following goals and objectives are guided by the community's input and vision or future growth and the State's "twelve visions":

1. Continue to direct future growth to existing vacant subdivisions and infill lots within the City boundaries;
2. Encourage "home occupations" along Main Street to recreate the historic feel of the community;
3. Continue to promote development of light industrial and commercial employment centers along U.S. Route 13 that are not in conflict with the vision for other small- scale commercial corridors within the City;
4. Provide a future growth pattern that has the least impact on water resources, community resources and infrastructure;
5. Ensure standards discussed in this plan are not diminished due to the impacts of future growth;
6. Ensure a variety of housing choices for all members of the community while encouraging homeownership opportunities;
7. Work with the Wicomico County Housing Authority to rehabilitate and maintain its existing housing stock within the City limits;
8. Preserve and enhance parks and recreational facilities when opportunities present themselves;
9. Protect the Wicomico River and Tony Tank Creek, and their valuable resources;
10. Continue improving transportation, water and sewer infrastructure;
11. Implement and integrate the Comprehensive Plan into the City's zoning and subdivision code. Including a review and revisions to reduce the number of zoning districts in the City Code, and a review of existing zoning boundaries;
12. Develop funding mechanisms to assist with implementation of this plan.

## CONCLUSIONS

Fruitland is a thriving Eastern Shore community that looks forward to the challenge of properly managing its future growth. This plan is being developed to guide the visions of the community for future generations of residents and public officials. Twenty years from now, Fruitland strives to continue to be a well-balanced community that welcomes both residents and businesses by implementing this plan.

Implementation and funding are important to make sure this plan is more than just a plan, but a mechanism for guiding the future of the City. The policies that are drawn from this plan are as equally important as the future vision for the City and the goals and objectives discussed herein. A Comprehensive Plan is a living, breathing document. The City should revisit the plan from time-to- time to see which goals have been met, where shortcomings remain and to address the new goals of the community.

# Chapter 2

# Community Facilities

# CHAPTER 2 - COMMUNITY FACILITIES ELEMENT

## INTRODUCTION

Community facilities are vitally important to maintaining and improving the public health, safety, and general welfare of the residents of Fruitland. "community facilities" are defined in Maryland Land Use code 3-108 as parks and recreation areas, schools and other educational and cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, institutions, fire stations, police stations, jails and other public offices or administrative facilities.

As Fruitland continues to grow, recognizing existing community facilities and their importance to the City will promote an increase of citizens and businesses moving in. Ensuring that existing and future residents have adequate recreational opportunities, safe drinking water and necessary public safety will promote growth opportunities in the City. A proper inventory of community facilities will also guide Fruitland to become environmentally responsible in taking a current snapshot of existing facilities and using that information to guide future growth.

This section will provide an inventory and discuss the location of various community facilities throughout Fruitland and the adequacy and capacity of those facilities. Map 1 is provided, which indicates the location of community facilities discussed herein. This section will also detail the state of existing community facilities and recognize any current deficiencies or areas where improvement is appropriate. This section will not focus on future growth or level-of- service standards for community facilities as those issues are more appropriately discussed in the Municipal Growth Element and the Water Resources Element.

## INVENTORY OF EXISTING COMMUNITY FACILITIES

### POTABLE WATER SUPPLY

Fruitland currently supplies water to its residents and businesses through a system of five wells and two (2) 500,000 Gallon elevated water towers. Well 1 has a capacity around 500 gallons per minute (g.p.m.)and Well 2 capacity is 200 gallons a minute. Well 3 capacity is 350 minute.p.m. andWell 4 capacity is 200 minute.p.m.. Wells 1-4 pump raw water from the Columbia Aquifer.

The City also has a fifth well that was constructed in 2021. Well 5 has a pumping capacity of 550 g.p.m. and is pumping raw water from the Manokin aquifer.

All wells have above average iron content, but the water is treated at the water treatment plant via pressure filters to reduce iron levels. The five wells alternate in operation and will rotate for a period to provide similar run times among each well. Typically, the City runs two (2) wells in parallel to combine flows based on capacity and quality.

Well 5 has the highest iron content because it draws water from a lower confined aquifer compared to Wells 1-4. Wells 1-4 are in an unconfined aquifer which makes the water more susceptible to surface and new emerging contaminants in raw water sources. The City is in the preliminary planning phase to install two (2) additional confined Manokin aquifer wells. This project will also include upgrading the water treatment plant with a flocculation and settlement pre-treatment unit prior to the existing pressure filters to address increased iron levels.

## SEWER SYSTEM

The Wastewatwer Treatment Plant (WWTP) was modified extensively in 2002 to include biological nitrogen removal and increase capacity to 800,000 GPD. In 2016 the WWTP was upgraded again to meet enhance nutrient removal treatment at the permitted capacity of 800,000 GPD.

Treated effluent from the WWTP is discharged into the Wicomico River. With the upgraded ENR facility, the City meets the Maryland Department of the Environment Total Maximum Daily Load (TMDL) permit conditions and is consistent with the Chesapeake Bay TMDL goals.

The City has experienced some inflow and infiltration (I&I) problems but has worked to address many issues through relining aged sewer infrastructure. The City has lined approximately 90% of all manholes and gravity sewers throughout the City that pre-dated more recent PVC construction materials. Work on addressing I&I in the collection system has been extensive over the 2021-2024 period. Currently, the WWTP is at 60% of its capacity based on the past three (3) year average. During wet weather months, flow can increase to over 85% plant capacity. The City continues to address any I&I related issues found in the system but is also looking at plant modifications and upgrades to improve treatment capability during high flow periods.

The City is currently in the preliminary planning phase to evaluate upgrades to the WWTP's primary treatment systems and the biological nutrient removal (BNR) controls and equipment that are reaching a 25-year life. In addition, upgrades to the flow equalization and recirculation pump station originally constructed in 2002 would be included and address treatment deficiencies during wet weather periods. With increased treatment, the WWTP capacity will be evaluated with a goal to increase the average plant capacity to 1.06 MGD while maintain existing TMDL yearly loadings.

To accommodate additional future growth in the southwest quadrant of the City, a new gravity interceptor will be required to collect waste in those areas and direct wastewater flows to the WWTP. The City has developed a concept plan to construct the gravity main project known as the "southwest interceptor". All growth in the southwest quadrant would be connected to the southwest interceptor. In order to increase treatment capacity from growth in the southwest quadrant, the City would need to expand the WWTP and include spray irrigation disposal. The City is waiting to move forward on this project until funding is found.

# OTHER COMMUNITY FACILITIES

## PARKS AND RECREATION

The Fruitland Recreational Park is the City's only public park. It comprises 43.63 acres, fronting on the Southside of South Division Street and is bisected by South Brown Street. The park offers eight (8) baseball fields; three (3) soccer fields; basketball and pickleball courts, two (2) playgrounds, a fitness/walking trail, two (2) pavilions with picnic tables, and three (3) concession stands with restrooms.

The park property is utilized by Fruitland Little League and Fruitland Falcons to provide youth baseball, football, lacrosse and field hockey training and league play to hundreds of children each year. The City is also served by privately operated programs offering (a) basketball at the Primary School; (b) lacrosse, field hockey, football and soccer on privately owned fields which are contiguous to the park; (c) gymnastics; (d) a multiple sports building and complex and (e) a softball field operated by a fraternal organization on US 13 Business. All except Item (e) are in close proximity to the Fruitland Recreational Park.

The City recently enacted Ordinance 313, which will permit Parks and Playgrounds in residential areas by non-profits and Homeowners Associations.

## EDUCATIONAL

The following schools serve the Fruitland area and are operated by Wicomico County.

- Fruitland Primary School (PK – 2)
- Fruitland Intermediate School (3 – 5)
- Bennett Middle School
- James M. Bennett High School (located in the City of Salisbury)
- Parkside High School (located in the City of Salisbury)

In addition to the public school system, the Fruitland Community Center on Morris Street conducts tutoring and after school programs. Other private day care facilities and schools provide services for young children including:

- Stepping Stones Learning Academy (PK-12)
- Promise Prep School (PK-7)

In 2024, the Wicomico County Board of Education released a Facilities Master Plan that discusses current enrollment and capacity numbers, as well as the potential impacts of future growth on the school system. The projected 2024 full-time equivalent (FTE) enrollments:

- Fruitland Primary School 387 (w/out Pre- K) 507 w/ Pre-K
- Fruitland Intermediate School 317
- Bennett Middle School 910
- James M. Bennett High School 1401
- Parkside High School 1239

Currently, the short- and long-term FTE to State-rated capacity analysis for Fruitland schools found no capacity issues, except for Parkside High. The plan to address capacity issues can be found in the Wicomico Educational Facilities Master Plan. Fruitland Primary School is currently under construction.

The Facilities Master Plan can be found online at:
https://www.wicomicoschools.org/page/planning-construction/.

## LIBRARIES

Library services are provided by Wicomico County to all residents of the County. No libraries are located within Fruitland. The two main branches of the Wicomico County Library are located in north Salisbury, at The Centre shopping mall and Downtown Salisbury. The Wicomico County library provides library services directly to the residents of Fruitland via *The Bookmobile*, *Mobile learning Lab* and *Library Lockers* located throughout the County.

## FIRE PROTECTION

Fruitland's Volunteer Fire Company (FVFC) consists of approximately 45 active members, officers, and engineers. The Fire Company's Charter allows for a maximum of 60 members on its active roster. The FVFC is a volunteer organization, independent of the City, but receives substantial annual donations from the City of Fruitland. The fire company also owns 11 vehicles which include three

first run engines, two water tankers, a traffic control unit, a first response command vehicle, an antique vehicle, a boat for marine capabilities and EMT/ambulance service. The existing Fire Company facilities meet the current needs of the City, but it will need to be determined if future expansion is necessary to meet the needs of the growing community.

## PUBLIC TRANSPORTATION

Shore Transit provides public transportation for residents located within the Tri-County region (Wicomico, Somerset and Worcester Counties.) Currently, three bus routes pass through and pick up residents from Fruitland. Although the local route provides transportation to several Fruitland area stops, the Fruitland Walmart located on U.S. Route 13 is the Shore Transit hub for Fruitland, providing access to all three routes.

Existing bus routes are available for residents of Fruitland locally through South Salisbury and Fruitland, south to Pocomoke City, east to Ocean City, and north to Delmar. Service extends to both Salisbury University and University of Maryland Eastern Shore. The three existing bus routes also lead to transfer stations where travelers can ride to other stops within the tri-county area served by Shore Transit. Existing fees range between $1.50 per person for senior/disabled/Medicare and $3.00 per person for express routes. Passengers can also purchase unlimited rides with a "7 Day Fixed Route Bus Pass" for $25 per week, $50 for fourteen (14) days, $75 for twenty-one (21) days, $100 for thirty (30) days. The City would like to work with Shore Transit to provide additional stops and provide better signage for users.

Fruitland is within the Salisbury-Wicomico Metropolitan Planning Organization (S-WMPO), which also includes the City of Salisbury and the Towns of Delmar, Maryland, and Delaware. S- WMPO released its Long-Range Transportation Plan (LRTP) 'Connect 2050' in December 2019. The report was produced with assistance provided by MDOT, DELDOT, FTA, FHA, and the City of Fruitland. The L-RTP is a 30-yr long range transportation plan and identifies the plans, projects, and programs required by federal law to "include both long-range and short-range program strategies/actions that lead to the development of an integrated intermodal transportation system that facilitates the efficient movement of people and goods." The report discusses the impacts of growth and the need to expand public transportation access and options on the Lower Eastern Shore. Based on the The2016 'TDP' Lower Shore Transportation Development and Service Consolidation Report. The Connect 2050 plan can be found at https://www.swmpo.org/planning-documents

## PUBLIC HEALTH SERVICES

All County public health offices that provide services to the public are located in Salisbury. The City should support efforts to schedule periodic clinics to provide health services to residents of the area, especially elderly, disabled and low-income residents in the community. Local facilities could be made available to the local Health Department to increase temporary clinics for citizens rather than requiring them to travel to Salisbury.

## POLICE PROTECTION

The City of Fruitland has its own Police Department that serves the City and responds to calls in the surrounding areas upon request. Currently, the Police Department staffs a maximum of 23 officers. As the City has grown over the years, the Police Department has become more burdened in responding to increased calls for service. The number of staff and the Police Department facilities have also been burdened by the increase in population, especially the increased need for police services on U.S. Route 13 to assist in criminal activities in the highway commercial areas.

To help mitigate the increased affects of growth, the City constructed a new, state-of-the-art police department, added additional staff and implemented a full 911-communications center to locally respond to calls 24-hours a day.

Previous growth plans examined officer staffing needs based on the number of residents. However, policing is much more complex, and department needs should be based on the number and type of calls for service. Currently, the police department is taking 2,100 – 2,300 calls for service a month. Statistics show that the Police Department is exemplary in managing these calls and in solving crimes. The current arrest rate for Type I (serious) crimes is over 90%; well above the 57% average for other departments throughout the state.

As the City continues to grow, the Police Department will likely receive additional calls for service. In order to maintain their excellent public safety record, additional resources will be necessary. Improving police services should be a priority of the City when reviewing large developments or new annexations, especially those furthest away from downtown Fruitland.

## PUBLIC OFFICES AND ADMINISTRATIVE FACILITIES

Below are the locations of various public and administrative offices throughout the City:

- Fruitland City Hall - 401 East Main Street
- Fruitland Police Department - 2087 South Division Street
- Fruitland Volunteer Fire Company (FVFC) -104 East Main Street
- U.S. Post Office – 201 East Main Street

City Hall is open Monday through Friday, excluding holidays, from 8:30am to 4:30 pm. Water and tax bills, development review and all other City services are provided at City Hall. The Police Department and Volunteer Fire Company have personnel available 24 hours a day.

## CHURCHES AND INSTITUTIONS

The following churches are listed as "places of worship" by the City of Fruitland's website:

- CATHEDRAL OF DELIVERANCE, INC.
  7117 Allen Cut-Off Road
- CROSSROADS CHURCH OF GOD
  708 Sharp's Point Road
- CITY CHURCH
  620 West Main Street
- NEW CREATION MINISTRIES
  206 Moonglow Road
- FIRST BAPTIST CHURCH OF FRUITLAND
  630 Clyde Avenue
- FRUITLAND CHRISTIAN CHURCH
  605 St. Luke's Road
- MT. CALVARY UNITED METHODIST CHURCH
  205 North Division Street
- MT. OLIVE CHRISTIAN FELLOWSHIP
  109 South Division Street
- ROSE OF SHARON
  210 Poplar Street
- ST. JOHN'S UNITED METHODIST CHURCH
  310 East Main Street
- VICTORY FAITH WORSHIP CENTER
  305 East Main Street

Chapter 3

# Land Use

# CHAPTER 3 - LAND USE

## INTRODUCTION

Fruitland is a small, growing community with a variety of different land uses. Main Street includes a mix of residential, commercial and institutional uses. Various industrial and commercial employment centers exist throughout the City, mostly along the U.S. Route 13 corridor. A large mix of housing options also exist within the City, including large estate-style homes, modest single-family homes, townhouses, apartments, and government subsidized units owned by the Wicomico County Housing Authority.

This Land Use Element details the various land uses currently existing within the City's legal boundary. The land use diversity in Fruitland can be used in their favor to accommodate potential future growth in the community. Future growth and proposed land uses will be further discussed in the Municipal Growth Element.

## GOALS AND OBJECTIVES

1) Preserve the character of the community;
   a) Promote a mixed-use environment with home occupations and offices along Main Street while maintaining the residential character of the district;
   b) Encourage infill development that will create and maintain the neighborhood context of the City;
   c) Promote more intense residential development along with business and job opportunities on the U.S. Route 13 corridor;

2) Revise and modernize the City's zoning code:
   a) Consolidate the number of residential zoning districts into a smaller amount of similar districts;
   b) Create stronger provisions for encouraging infill development;
   c) Modernize the use schedule to allow for a better variety of land uses.

3) Where possible, direct future growth into infill lots near the City's center and residential subdivisions currently under development;

4) Focusing on helping to alleviate the State's housing shortage, promote residential development adjacent to the City, where adequate public facilities can be provided;

5) Maintain existing parks and recreational facilities, and provide increased recreational opportunities and facilities for the growing community;
   a) Review and refine the zoning code and other development regulations in order to promote the Comprehensive Plan and the future vision of the citizens of Fruitland;
   b) Work with the Wicomico County Housing Authority to promote renovation of residential properties in the City in order to reduce blight and encourage a healthy Fruitland;
6) Identify areas for future growth that limit environmental impacts, as discussed in the following sections (and the accompanying maps):
   a) Sensitive Areas Element;
   b) Floodplain Maps;
   c) Critical Area Maps.

## EXISTING LAND USES

Definitions for existing land uses below are generally used to define land uses throughout Wicomico County. Map 2 – Existing Land Use indicates the location of those land uses.

## LAND USE DEFINITIONS

**Single-Family Residential** – Characterized as neighborhood development consisting of single-family detached housing within an urbanized area without large surrounding areas of agricultural and/or undeveloped uses where public utilities are readily available.

**Multi-Family Residential** – Characterized as areas of two or more attached units, including duplexes, townhomes, apartment complexes and other multiunit attached dwellings.

**Agricultural/Undeveloped** – Land that has never been developed, which is either in active agricultural use, or undeveloped lands – including pastures, forested lands and other open lands – which at some point could be developed. Agricultural/industrial uses, such as logging and chicken farming are considered as active agricultural uses.

**Vacant** – Developed property that is no longer occupied or being used. Vacant properties can include vacant or condemned housing, buildable lots in a residential neighborhood, and commercial and industrial properties that are abandoned or not currently used.

The City has directed most of its development to infill lots or already approved development since the previous Comprehensive Plan update. Vacant parcels have been reduced by over 60% over the past 15 years.

**Table 4-1**
**Approved Vacant Lots by Project/Ownership**

| Location/Subdivision | Vacant Units |
|---|---|
| Scattered infill lots | 84 |
| Camden Station (Brinkley paper street) | 80 |
| Larmar Corp – Sydney Ave (paper street) | 74 |
| Camden Landing | 56 |
| Holly Hill | 12 |
| Meadowbridge Estates | 2 |
| Wicomico County Housing Authority | 10 |
| East Fields | 2 |
| **Total: 320** | |

**Mixed-Use** - Areas where residential, commercial, and/or institutional uses are integrated within the same building or site. These areas typically feature a combination of housing, retail, office, and service uses designed to promote walkability and a vibrant streetscape.

**LightIndustrial** – Less intense industrial uses often seen near urbanized areas or within commerce parks, such as distribution companies, microwave and electronic parts assembly, light manufacturing industries, warehousing and self-storage facilities.

**Commercial** – More intense commercial and office uses that are much more reliant on business location on or near main thoroughfares and drive-by traffic. Uses include, shopping centers, strip-type commercial establishments, office complexes, drive-thru restaurants and other similar establishments. Commercial uses for a City the size of Fruitland also include small-scale commercial and office uses which provide products and/or services to local residents, such as convenience stores, medical and dental offices, coffee shops, delicatessens and small eateries.

**Recreational** – Parks and recreational facilities open to the general public, indoor and outdoor sports complexes and designated park land. This does not include designated open space, recreational facilities or walking trails set aside as part of the residential subdivision approval process, or playgrounds within institutional uses that are not open to the greater public.

**Dedicated Open Space** – Designated areas of open space within approved residential subdivisions or subdivisions being developed as a traditional neighborhood development where a certain amount of open space is required to be permanently clustered and set aside within the development.

**Municipal** – Civic buildings and utilities operated by governmental, public agencies or private utility companies.

**Institutional** – Schools, religious facilities, hospitals, social clubs and other organizations of similar character.

## DEVELOPMENT REGULATIONS

Fruitland regulates zoning through Ordinance number 67. The Code is mostly textual and outdated. There are also a large number of residential and commercial zoning districts for a City the size of Fruitland. After examining the use schedule for each residential zones and zoning map, it appears that many of the residential zoning districts can be consolidated. Upon adoption of the comprehensive plan, the City should also examine the lot specifications for each of the residential zoning districts to see how consolidation is possible. The City should further examine its commercial zoning districts to see if consolidation is possible.

Lastly, the City should examine its subdivision and site plan ordinance to see if it is up-to-date with the latest planning methods. These laws should balance providing predictability for the development community, streamlining the development review timeline and meeting the needs of the community for future development.

The Municipal Growth Element further examines future land uses and development patterns over the next 20 years.

# Chapter 4

# Municipal Growth

# CHAPTER 4 - MUNICIPAL GROWTH ELEMENT

## INTRODUCTION

The Municipal Growth Element is a required element of the Comprehensive Plan per 2006 House Bill 1141 that projects and discusses the dynamics of growth within the existing community and surrounding areas. Using the City's future vision and the information contained in the Community Facilities and Land Use chapters, the impacts of projected future growth will be determined. The analysis provided in this section meets the requirements of House Bill 1141 and Maryland Department of Planning's *Models and Guidelines #25: Writing the Municipal Growth Element to the Comprehensive Plan*.

## HISTORIC GROWTH PATTERNS

Fruitland has steadily grown since its inception as "Forktown", stemming from Main and Division Streets as the geographical center of the City. Over time and with the extension and improvement of U.S. Route 13, residential development moved north toward the Camden Avenue area and Tony Tank subdivision. Light industrial and commercial uses began developing along U.S. Route 13, causing the downtown area to become more residential and institutional in nature, where small shops and "home occupations" previously thrived. The northwesterly parts of the City remain generally undeveloped/underdeveloped and are being used for agricultural purposes or fall into the "rural residential" land use category.

Since adoption of the 2008 Comprehensive Plan, the City focused on growing within its existing boundaries. There has been annexation of six properties since adoption of the 2008 Comprehensive Plan, with two of those being commercial enterprises. While technically there is the opportunity to continue to grow within, many properties are environmentally constrained and growth is unlikely. To that end, the City has approved of annexation in its growth areas for residential development. As the City continues to grow, it will need to look at its growth areas and areas within the City to help ease a statewide housing shortage.

## DEVELOPMENT CAPACITY ANALYSIS

Maryland's local governments committed to performing the Development Capacity 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.md.us/develop_cap.htm). See the report mentioned above for a full description of the analysis' methodology and its caveats.

This analysis, while not perfect, was endorsed by Maryland's Development Capacity Task Force and many local governments. This analysis estimates the maximum number of dwelling units on a parcel of land based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

## POPULATION PROJECTIONS

The 2020 U.S. Census shows Fruitland's population at 5,474, with an average household size of 2.77. The 2008 Comprehensive Plan was correct in predicting the 2010 population, but Fruitland's population growth has trended higher than expected between 2010 and 2020. Using linear regression, the City's 2030 population is expected to increase by 550 new residents, and by an additional 804 residents between 2030 and 2040. With 1,354 new residents expected to come to Fruitland over the next 15 years, the City will need to plan for the addition of 346 new homes. Exhibit 6-1 below summarizes the population increases and housing needs for the City.

**Table 6-1**
**Population Trends and Projections**

| Fruitland Population U.S. Census Data | | | | Population Projections | |
|---|---|---|---|---|---|
| **2000** | **2010** | **2020** | **2023** | **2030** | **2040** |
| 3774 | 4859 | 5474 | 5869 | 6024 | 6828 |
| | | | **Housing Needs:** | **56** | **290** |
| | | | **Total Units:** | **346** | |

## CAPACITY ANALYSIS

Using GIS mapping information and data available from the City, Table 6-2 provides the number of approved lots for each of the City's zoning districts that have not yet been developed. It also looks at the number of available acres in each of the residential zoning districts and provides three scenarios for development: 30%, 40% and 50% of the available land being developable.

This analysis shows that in an ideal world, all new residential development could occur within the City's existing boundaries. However, it is important to note that much of the "available" land for residential development has not developed because of serious environmental constraints, including wetlands, heavy forest cover and steep slopes. The actual developable land is likely less than 30%. It is also important to note that Maryland was short 96,000 homes statewide as of the date of this comprehensive plan. This is further discussed in the Housing Element of the Comprehensive Plan. Fruitland needs to have flexibility in areas where housing can be developed in order to help solve the Statewide housing shortage.

**Table 6-2**
**Development Capacity Analysis**

| Zoning District | Vacant and approved lots | Development Scenarios | | |
|---|---|---|---|---|
| | | 30% | 40% | 50% |
| R1A | 30 | 45 | 60 | 76 |
| R1AA | 0 | 6 | 7 | 9 |
| R1B | 2 | 29 | 39 | 48 |
| R1C | 108 | 141 | 188 | 235 |
| R2 | 28 | 0 | 0 | 0 |
| R3 | 2 | 0 | 0 | 0 |
| R4 | 2 | 3 | 4 | 5 |
| Approved | 81 | 15 | 21 | 26 |
| **Total** | **173** | **417** | **498** | **580** |

Source: B&R Planning, LLC

Map 3 indicates the location of those residentially zoned parcels with potential available residential capacity. The development capacity analysis model does not take into consideration undeveloped or underdeveloped parcels that may not be developed for various reasons, including the landowner's inability or unwillingness to develop, lack of access to the property and changes in future land use. Future growth areas as discussed below take into consideration the possibility that all future residential growth may not be able to be directed back within the existing City limits due to the possibility that undeveloped or underdeveloped parcels in residential zoning districts cannot be forced to develop the property to provide for future growth.

## ACREAGE DEMAND FOR FUTURE DEVELOPMENT

It is difficult to estimate the amount of acreage required to accommodate future residential growth due to the variety of zoning districts in the City. Of the required 346 units, 173 units are already approved for development; therefore, 173 additional units outside of approved development areas are needed. The summary below shows the approximate acreage required for future residential development:

- 173 units of single-family development – 95 acres;
- 173 units of multifamily development – 30 acres;
- Mixture of single-family and multifamily – 62.5 acres.
-

Due to the large amount of residential development since 2004, the City's current focus for growth is to provide nearby jobs and services for existing and future residents of the community and to encourage infill growth and redevelopment. The following sections discuss the future land use and growth areas for the City.

## FUTURE LAND USE

Future land uses are developed to assist the City in shaping the future of the community to meet its needs and to plan future growth patterns. Future land uses for the areas within the existing City boundaries and growth areas are shown on Map 4. More specific information on the location of growth areas are shown on Map 5 and discussed further herein.

The City's future land use map shows the vision of the residents of the community to promote infill growth, create a mixed-use residential/office community along Main Street and increase service-based business for convenience and job growth.

## CURRENT CITY BOUNDARIES

Future land use patterns have been modified slightly to phase in residential growth, create better land use transitions, provide adequately sized areas along U.S. Route 13 for commercial development and to provide for the development of a park on the west side of the City. Significant land use changes are discussed below.

### U.S. ROUTE 13

The area along U.S. Route 13 was modified to encourage development and redevelopment of highway commercial uses along the corridor. Recent development in the area includes two hotels and other non-industrial uses, which are desirable to the City. The focus of this area should not include office uses in order to encourage residential/office mixed use development in the "Town Center" area.

### TOWN CENTER

The Town Center area has been established to encourage mixed use development within the traditional downtown area. The downtown area has become mostly residential in the past 40 years and in previous discussion with residents there is an interest in having more services available in the downtown area. The uses within the Town Center should allow for the development of live-work places, where professionals can conduct business and live in the home. However, the area should maintain its residential character.

### CEDAR LANE EAST

The Cedar Lane area southeast of U.S. Route 13 is sparsely developed with some single-family and multifamily residential, but mostly consists of agricultural lands. The City is interested in slating the area for "neighborhood commercial" development to provide local services to recently approved multifamily development in the Cedar Lane area and to provide a nice transition in land uses from higher impact commercial uses along U.S. Route 13 to the Salisbury-Fruitland Bypass.

### AREAS NORTHWEST OF U.S. ROUTE 13

Several subdivisions northwest of U.S. Route 13 have already been approved for development, but are shown as being vacant. Several existing multifamily areas that will likely need to be redeveloped within the planning period of this document are now programmed for single-family development in order to reduce the number of surplus units within the City.

In the undeveloped area northwest of Camden Avenue, development has been phased using two land use distinctions. Residential land use areas along Sharp's Point Road should be encouraged for single-family development prior to other development in this area. The "residential-transition" area should be discouraged for development unless necessary and after existing approved subdivisions are built-out. Lastly, a "conservation/recreational" area has been shown where a new park would be ideal.

The Wicomico County 2022 Land Preservation, Parks, and Recreation Plan states that there is a Green Infrastructure Hub In the northwest portion of the city. This "hub" is roughly bound by Sharp's Point Road to the east, the Wicomico River to the north, Dividing Road to the west, and Walnut Tree Road, Allen Road and Camden Avenue to the south. Using Open Space and Rural Legacy money, the City should work with the County and property owners to preserve the hub as much as possible. See the Green Infrastructure Hubs on Map 8.

Both the residential-transition and the conservation area are appropriate as "sending" properties as part of a transferable development rights (TDR) ordinance to create increased densities in residential growth areas southeast of the existing City limits, where future residential growth is more appropriate. Note that zoning currently allows as-of-right development in areas where there are serious environmental constraints.

## GROWTH AREAS

The future land uses within the City's future growth areas, as indicated on Map 5, are discussed below in greater detail. The future growth areas are deemed to be the most appropriate areas for future growth and will best meet the needs of the City. The City's proposed growth areas are not consistent with Wicomico County's 1998 Comprehensive Plan. As part of this process, the Municipal Growth Element was sent to the County in draft form in order to discuss the modification of growth areas.

### GROWTH AREA 1

Growth Area 1 (GA1) is located in the area north and west of the existing City limits and consists of the existing Tony Tank and Timberlake subdivisions. The homes in this area have experienced failing private septic systems and residents have shown some interest in connecting to the public sewer system. It is Fruitland's policy to require annexation into the City in order to receive City services. GA1 should be annexed into the City upon request to alleviate failing septic systems. The City should expect and prepare for providing water, sewer, trash and public safety services to these subdivisions within the next few years.

### GROWTH AREA 2

Growth Area 2 (GA2) is located south of the existing Wal-Mart shopping plaza on U.S. Route 13. The peoperty is currently an active farm and any development on the property would likely take place well into the future, if at all. Due to its convenient location on East Cedar Lane between U.S. Route 13 and the Salisbury-Fruitland Bypass, the property is ideal for institutional uses or an extension of commercial uses on U.S. Route 13. If used for intense commercial uses, access should be provided through a cross-access agreement with the property to the north in order to not degrade the level-of-service standard or otherwise create traffic problems along East Cedar Lane.

Use of East Cedar Lane for ingress and egress for institutional uses or neighborhood commercial development is possible. However, the City should encourage a cross-access easement through the Wal-Mart shopping plaza property in addition to the East Cedar Lane access, as well as a traffic impact analysis to ensure Cedar Lane will not fall below an LOS C.

### GROWTH AREA 3

Growth Area 3 (GA3) is bisected by Slab Bridge Road and is located near a recently approved multifamily subdivision and neighborhood commercial future land uses within the city limits along East Cedar Lane/St. Luke's Road. The area is ideal for future residential development, especially in a master planned/neo-traditional development that includes the development of commercial uses along East Cedar Lane. GA3 should be developed as a single-family residential neighborhood, unless

the opportunity is available to use the properties as a "receiving" area under a TDR ordinance where densities could be increased. Multifamily development or a clustered community may then be appropriate, if properly designed as discussed herein.

Using MDP's residential development capacity analysis model, under the assumption that the average lot size for the growth area will be 10,000 square feet, 320 residential units could potentially be developed in GA3.

### GROWTH AREA 4

Growth Area 4 (GA4) is located north of the southern portion of the Salisbury-Fruitland Bypass and consists of several different recommended land uses. Many of the parcels in this area are already developed, but would like to annex into the City in order to receive City services. However, this area cannot currently be served by City water and sewer services until the "southwest interceptor" project is completed (see Water Resources Element). Some of the existing properties looking to receive City service include the Crown Sports facility located on U.S. Route 13.

Properties along U.S. Route 13, with close access to the Salisbury-Fruitland Bypass are in an ideal area for the expansion of light industrial uses, including the existing mobile home park. Development of residential uses in this area should only occur if necessary to provide for future populations not accounted for in this plan and/or only with coordination of agricultural preservation or as a "receiving" area for a TDR scheme, transferring development of those properties in areas north and west of U.S. Route 13 to GA4 as discussed in the future land use section above.

Using MDP's residential development capacity analysis model, under the assumption that the average lot size for the growth area will be 10,000 square feet, 172 residential units could potentially be developed in the designated residential areas within GA4.

### GROWTH AREA 5

Growth Area 5 (GA5) is the largest proposed growth area, located south of the existing City limits along U.S. Route 13 to the Somerset County line. GA5 also cannot be developed further until the "southwest interceptor" project is developed. The City should seek Priority Funding Area status for GA5 in order to provide jobs and services to Fruitland's growing population. This will also help the City in seeking grant funding to assist with development of the "southwest interceptor" project.

The proposed land use for this area is commercial, due to its ideal access along U.S. Route 13 and the Salisbury-Fruitland Bypass. Multiple parcels east and west of parcels directly adjacent to U.S. Route 13 have been included to ensure large enough areas are available to provide large-scale/regional commercial uses, including commerce parks. This area should also be the immediate economic development focus of the City, along with creating live-work spaces in the Town Center area.

### GROWTH AREA 6

Growth Area 6 (GA6) is a residentially developed area bisected by Allen Cutoff Road, similar in nature to GA1, where annexation requests should be considered if private well or septic systems have failed and connection to City services if plausible.

Using MDP's residential development capacity analysis model, under the assumption that the average lot size for the growth area will be 10,000 square feet, 240 residential units could potentially be developed in the designated residential areas within GA6.

## PLANNING BOUNDARY

The Planning Boundary shown on Map 5 indicates several residentially developed neighborhoods along the Wicomico River. Similar to the situation in GA1, some residents in these neighborhoods have had issues with failing private septic systems. The City will consider annexation of these areas if wastewater treatment plant capacity is available to serve residents within the Planning Boundary where health issues may arise. There is no immediate plan to provide service to anyone within the Planning Boundary at this time. Enclaves, which may exist currently or due to future annexation(s), should be encouraged to annex into the City. A program to promote annexation of those properties, including tax abatement or other incentives, should be developed.

## GROWTH AREA SUMMARY

Table 6-3 below summarizes the current land use for each of the growth areas, the acreage of the growth areas and the future use. For residentially designated growth areas, as indicated on the future land use map, the number of units that could be developed based on MDP's development capacity analysis model are indicated.

**Table 6-3**
**Growth Area Summary**

| Future Growth Area | Estimated Acreage | Number of Units* | Current Use | Future Use |
|---|---|---|---|---|
| **Residential Growth Areas** | | | | |
| 1 | 290 | 25 | Single-Family | Single-Family |
| 3 | 98 | 320 | Agricultural/Undeveloped | Mixed Residential |
| 4** | 57 | 172 | Single-Family/Light Industrial | Single-Family |
| 6 | 122 | 240 | Single-Family/Rural Residential | Single-Family |
| **Totals:** | 567 | 741 | | |
| **Commercial/Light Industrial Growth Areas** | | | | |
| 2 | 79 | | Agricultural/Undeveloped | Commercial/Institutional |
| 4** | 106 | | Light Industrial | Light Industrial |
| 5 | 724 | | Agricultural/Agri-Industrial | Commercial/Light Industrial |
| **Totals:** | 830 | | | |
| **Total Acreage for all Growth Areas:** 1,397 | | | | |

Source: B&R Planning, LLC
*Number of Units based on 30% land development scenario with average 10,000 square foot lots.
**Growth Area 4 has two different uses that will be developed differently. The acreage shown in each Future Growth Area category applies to the existing use for that area.

## GROWTH DEMANDS

The City of Fruitland reviews the impacts of growth on public services, infrastructure and stormwater management on a case-by-case basis. Developers are required to mitigate impacts where the level of service decreases below levels acceptable to the City. A complete build-out scenario is extremely unlikely to occur due to the amount of infrastructure needs that would be required. The following section looks at the effect of realistic growth could have on community facilities over the planning horizon of this comprehensive plan.

### PUBLIC SCHOOLS

All of the schools that serve Fruitland may be adversely affected by future residential growth in those areas north and west of U.S. Route 13 which are currently undeveloped or in residential- transition areas located in GA4. The actual effect of growth on individual schools is hard to predict as the Board of Education modifies its school districts from time-to-time.

In order to help predict the effect future growth on the community, the Wicomico County Board of Education (WCBOE) has different standards for predicting the number of elementary, middle and high school aged children per household. These numbers are used in coordination with other figures to help the WCBOE plan for impacts caused by future growth. Table 6-4 shows the possible affect Fruitland's growth could have on the school system based on the different household predictions discussed above and the WCBOE's household multiplier.

**Table 6-4**
**Potential Student Growth**

| Student Type | Estimated Students per Household* | 346 Households |
|---|---|---|
| **Elementary (Ages 5 - 10)** | 0.27 | 93 |
| **Middle (ages 11 - 13)** | 0.135 | 47 |
| **High (ages 14 - 17)** | 0.206 | 71 |

The Wicomico County Board of Education (WCBOE) released its Facilities Master Plan in summer 2023. The Facilities Master Plan discusses upcoming improvement plans for schools as well as capacity and enrollment numbers over a ten-year period. Actual future enrollment projections provided by the WCBOE for the different schools serving Fruitland and the surrounding area do not all show growth. Redistricting and population trends outside of the City affect future enrollment numbers and Table 6-4 does not take these other factors into consideration.

The two major issues facing Wicomico County schools are the age of existing facilities and high school overcrowding. The WCBOE have made several major improvements over the years, including construction of a new Bennett Middle School and Bennett High SchoolParkside High School also built four new classrooms in 2017. The construction of a new Fruitland Primary School is the next major improvement planned effecting school children in Fruitland. The programmed school improvements and renovations will help alleviate issues at the schools serving Fruitland. The WCBOE also plans on going through a redistricting process that will recognize where future growth areas are within the County and which facilities are best suited to accommodate future growth.

Fruitland can assist the WCBOE in alleviating overcrowding and aged facilities issues by:

- Sharing MDPs growth analysis, growth areas and population projections with the WCBOE;
- Allow and encourage senior residential facilities to accommodate the County's aging population and also slow the affect residential growth has on the school system;

- Participate in WCBOE's proposed land bank program to provide potential future sites for school facilities;
- Work with the County to ensure school impact fees are being collected and that those fees are suitable for the necessary improvements and renovations required to rehabilitate and provide proper educational facilities for those schools serving the City.

## LIBRARIES

Currently, the City is served between five and seven times a month by the County Library's Bookmobile, Stepping Stones and Fruitland's Kids Klub programs. Fruitland is also a short distance to the County's downtown branch, which is accessible via public transportation. Expansions to the downtown library have been planned, but no future locations or service expansions are planned at this time. Fruitland should discuss the possibility of expanding library services to the Fruitland area based on future growth projections discussed in this plan.

## POLICE DEPARTMENT

The City of Fruitland Police Department is well-staffed and has a new, modernized location. While the facilities meet the City's residents and business needs currently, additional staffing and facilities may be required as the City continues to grow. Close attention should be paid to new commercial development in designated growth areas. The Police Department also stated they have a low-crime rate due to it being well-staffed. Future growth could lead to a degradation in the City's current standards for the department. The City should continue to monitor crime trends as the City grows.

## FIRE COMPANY AND EMS SERVICES

The Fruitland Volunteer Fire Company currently serves Fruitland and its surrounding areas. The Fire Company currently has mutual aid agreements with the Allen Volunteer Fire Company (located to the southwest) and City of Salisbury Fire Stations. The City should work with the Fire Department to ensure all new commercial and industrial development can be properly served with existing apparatus. If taller buildings are planned, or a large development, the City should work with developers and the Fire Department to ensure Public Works Agreements and Annexation Agreements provide the City necessary resources.

## PARKS AND RECREATION

The City of Fruitland has ample parks and recreational facilities throughout the City. The City may be lacking smaller "village greens" and trails in its future neighborhoods. One way to help decrease the parks and open space deficit is to continue requiring active and passive open space set asides in new subdivisions. Per the 2008 Comprehensive Plan, requiring eight acres of passive and active recreational open space will help the City maintain its open space standards.

The City has recognized the need for park space west of U.S. Route 13. The City could look to acquire land or request future developers set aside space as part of any future annexation or residential subdivision. Additional projects should be planned and programmed in order to setup a system for requiring park space set aside within new subdivisions where applicable.

## POLICIES AND RECOMMENDATIONS

In order to meet the future growth needs of the City and the goals, objectives and visions of the City, the following policies should be considered to accommodate future growth:

- Pursue Priority Funding Area status for all designated growth areas;
- Review growth annually with the Planning Commission and update the Comprehensive Plan where appropriate;

- School System Policies and Recommendations:
    - Provide growth statistics to the WCBOE;
    - Work with WCBOE to provide annual attendance statistics for schools serving the Fruitland area;
    - Ensure the proper impact fees are being provided to the Wicomico County Finance Department for school improvements and other related uses;
    - Participate with the WCBOE in developing a land bank program for future facility needs;
    - Allow for age-restricted subdivisions, if deemed appropriate, to help ease school impacts, while providing much needed housing for seniors;

- Zoning and Development Changes
    - Separate commercial uses into those that are appropriate for the Town Center area, U.S. Route 13 and residential neighborhoods;
    - Condense the number of residential zoning districts to provide for better controlled growth;
    - Consider developing a flexible zoning district that allows for better negotiations prior to annexation and implementation after annexation.

- Parks and Recreation Policies and Recommendations:
    - Create a system for developers to provide parks and recreational facilities within proposed subdivisions to provide for future growth needs;

.

- Create a TDR ordinance to help preserve existing forested areas and to encourage more dense development closer to the existing City limits;
- Require new development to provide funds to the City in order to meet the growth demands discussed in this section;
- Require new developments to assist in providing financial assistance for the improvement of public safety services provided by the City, especially new highway commercial uses along U.S. Route 13 and in GA5;
- For current and/or future enclaves, create a program of incentives to promote annexation into the City.

# Chapter 5

# Water Resources

# CHAPTER 5 - WATER RESOURCES ELEMENT

## INTRODUCTION

In 2006, the Maryland Legislature required all counties and municipalities to examine their water resources when predicting future growth. The Water Resources Element requires municipalities to analyze current water supplies, wastewater treatment plant capacity, and point source and non-point source loadings. When looking at future growth needs, the City must address any shortcomings of water resources and either change future land use scenarios to eliminate problem areas or provide options to address any limitations. The following section examines Fruitland's existing water resources in conjunction with the City's current development and projected future growth. Where necessary, improvements and alternatives to solve any water resource problems are discussed.

## WATER ASSUMPTIONS

### GROUNDWATER SOURCES

The City currently uses five different wells to supply water to the City. The City's four main wells provide water from the Columbia aquifer. The State of Maryland allows a daily average of 500,000 gallons to be withdrawn annually and 650,000 gallons for the month of maximum use. A fifth well withdraws from the Manokin aquifer. A daily average of 385,000 gallons is allowed to be pumped from this location annually, with 500,000 gallons allowed during the month of maximum use. The Manokin well is being used only under certain circumstances at this time.

Utilizing all five wells, the City is able to produce 885,000 gallons of water per day from all wells, with an additional 265,000 gallons possible during the month of maximum use. The City is limited in the amount it can withdrawl based on State permits as discussed below. All five wells pump high quality water, with the exception of some iron contamination in Well 5. In April 2024, the City published the "Annual Drinking Water Quality Report for 2023" stating there were no contaminant violations. Full test results are included in Appendix A.

In February 2000, the Maryland Department of the Environment developed a source water protection plan for the City. The City should periodically review the MDE report to ensure potential source water contamination causes are being avoided as well as monitoring water quality in the four supply wells as necessary, paying special attention to Wells 1 and 2 which were drilled in 1978. However, there are no water quality issues at this time.

### WELL PRODUCTION

Based on the City's well production from January through July 2024, the City averages approximately 405,000 gallons of water usage per day. Based on a 346 residential unit increase and the set aside of 350 equivalent dwelling units (EDUs) for future commercial and light industrial development, the City can expect an increase in water usage of 174,000 gallons per day, for a total of approximately 579,000 gallons per day.

### WATER APPROPRIATIONS & USE PERMIT

The City's Water Appropriation and Use Permit (WAUP) allows for withdrawal of 500,000 gallons on a daily average on an annual basis. Up to 650,000 gallons per day can be withdrawn from the existing wells during the month of maximum use. Based on the numbers provided above, the City

has the capabilities and permits to withdrawl the necessary amount of water to serve the City through 2040.

### WATER SUMMARY

The City currently has sufficient water supply capabilities to accommodate the current population and projected future growth with the five existing wells currently being used. The City will need to closely monitor well production to determine if an amendment to the WAUP is needed in order to accommodate its future growth needs.

## WASTEWATER ASSUMPTIONS

### WASTEWATER FLOWS

The City's WWTP is at 60% of its capacity, treating approximately 480,000 gallons per day. During heavy precipitation, the plant treats around 680,000 gallons per day. The City has worked to fix inflow and infiltration (I&I) problems throughout the system leading to a reduction in average daily flows over the recordation period.

The City has recently completed a study to upgrade the existing WWTP facility to 1.06 MGD and to provide enhanced nutrient removal (ENR) technologies. Future plans have not been finalized, but the City is anticipating the need for upgrades to the WWTP to allow for 1.5 MGD at the City's total build out. The City will need to begin planning for expansion of the WWTP facility, including increased nutrient removal at 80% of the planned 1.06 MGD expansion, or when the WWTP is at approximately 850,000 GPD average.

With approximately 174,000 gallons per day needing to be treated in the future, the City will need to treat approximately 650,000 gallons per day. This will place the plant at 82% of its rated capacity. Continuing to repair I&I issues should help maintain the treatment plant below the 80% threshold. The City's WWTP is currently permitted to discharge 800,000 GPD into the Wicomico River. As stated above, the City has averaged approximately 480,000 GPD over the recordation period. The City should closely monitor growth over time to ensure the existing discharge permit is not violated.

### NUTRIENT LOADS

In 2001, the EPA issued a TMDL for the Lower Wicomico River that places load caps on nutrient levels for nitrogen, phosphorous and biochemical oxygen. Along with the TMDL for the Lower Wicomico River, MDE has issued a Tributary Strategy for large wastewater treatment facilities requiring Total Nitrogen (TN) less than 4 mg/L and Total Phosphorous (TP) less than 0.3 mg/L.

Fruitland's discharge permit allows the City to discharge no more than 11,202 pounds TN/year. The planned ENR upgrades will allow the WWTP to discharge TN at 3 mg/L for a total of 9,685 pounds/year at the 1.06 MGD capacity. For TP, the WWTP must discharge on average no greater than 0.23 mg/L, which is currently achievable under existing technologies. The WWTP currently discharges 731 lbs./year of TP and that will increase slightly to 743 pounds/year when the WWTP is upgraded to 1.06 MGD. Thus, when the plant is upgraded to 1.06 MGD capacity, and ENR technologies are applied, the plant will meet the TMDL and Tributary Strategies for the WWTP.

## INFLOW & INFILTRATION

The City currently is repairing inflow and infiltration (I&I) problems which will further decrease the average flows at the WWTP facility. This section does not take into consideration any further reductions in average daily flows based on I&I repairs besides those reductions which have already taken place. It should be noted that further reductions in average daily flows are expected as the system undergoes further repairs.

## SEPTIC SYSTEMS

There are properties within the City limits along Allen Road and Sharps Point Road, where there is no sewer service, which currently operate on septic systems. These properties as well as the potential annexation of the 277 properties on private septic systems in GA1 and GA4 will eventually be converting from private septic systems to the City's wastewater system. This will place an additional burden on the City's WWTP that will likely require a capacity and treatment upgrade as discussed in the prior section.

## WASTEWATER SUMMARY

Based on this review, the City will have the necessary capacity in the WWTP facility to accommodate future growth. Additional infrastructure improvements will be necessary to provide public sewer service to the designated growth areas. The City should also monitor growth closely toward the end of this planning period to ensure the existing discharge permit is not violated. Alternative methods for wastewater discharge should be explored in advance in case land application is required.

# HYPOTHETICAL BUILD-OUT SCENARIO

The following build-out discussion takes into consideration the water and wastewater capacity needs the City will have if all five growth areas are fully developed, as well as all properties with development capacity within the existing corporate limits. Please keep in mind that this scenario is not expected to occur within the 2040 planning period.

According to a City Engineer report, approximately 1.34 MGD capacity is required for residential growth within the City's designated water and sewer areas within the Wicomico County Water and Sewer Master Plan and areas already approved for residential growth. Including the additional 87,500 GPD being set aside for future commercial and light industrial growth, an increase of 1.46 MGD would be necessary to accommodate all future growth within the City at full build-out.

# COUNTY WATER AND SEWER MASTER PLAN

Wicomico County passed its most recent Water and Sewer Master Plan in 2010, with amendments from time-to-time. The plan shows development in growth areas needing to received water and sewer between five and ten years. The City should work with the County on the phasing of future growth based on the most recent development scenarios.

# STORMWATER LOADING

Fruitland's residential growth is being directed within the existing City limits and its growth areas include little residential growth. Most of the growth within the City is anticipated to be highway commercial uses along U.S. Route 13. Previously, this section used a spreadsheet that provided assumptions to analyze nutrient loading and impervious space based on future land use. Those assumptions are outdated and innovative stormwater measures are more appropriate to lessen the effects of stormwater runoff. Those issues are discussed below.

## RESIDENTIAL DENSITIES

Per outdated nutrient loading assumptions, the least impactful non-point source nutrient loading residential scenario is to allow higher density housing, where possible, within the existing City limits in place of land currently in agricultural use. Moreover, higher density development will reduce the amount of land that is needed for residential development. However, high density residential development is not an appropriate land use for all areas within the existing City boundaries. GA3 is an appropriate area for medium-density residential development and the area has been assigned a multifamily residential future land use.

## U.S. ROUTE 13 LAND USE COMPARISONS

Appropriate land uses for areas along U.S. Route 13, in GA4 and GA5, are commercial and industrial land uses. Commercial land uses generally produce less NPS loading than industrial uses. Commercial and industrial land uses also produce less loading than agricultural land uses. Most areas in GA4 and GA5 are agricultural land uses; thus, commercial and industrial development in these areas will create a lower impact NPS loading scenario.

In GA4, there is a mix of industrial, residential and agricultural land uses. Industrial uses produce less NPS loading than residential uses. There are some existing homes in GA4 which will likely remain. The future land use assigned to GA4 recognizes the mix of land uses and plans for residential and industrial development where it is consistent with surrounding land uses.

## TOTAL MAXIMUM DAILY LOADS (TMDLS)

Two TMDLs exist that affect the Fruitland area: 1) Tony Tank Lake; and, 2) Lower Wicomico River. Although excessive nutrients are contaminating both water bodies, the main sources of contamination are different. As discussed above, the Lower Wicomico River TMDL focuses on point source discharge from the Salisbury and Fruitland WWTPs. Fruitland is able to meet the point source discharge requirements under the existing plant and the planned 1.06 MGD WWTP upgrade.

The Tony Tank Lake TMDL focuses on non-point source runoff of phosphorous leading to a decrease in oxygen sources and seasonal algae blooms, which further leads to fish kills and other changes in the ecosystem. The TMDL report focuses on the implementation of stormwater best management practices (BMPs) and agricultural restrictions to lower the amount of phosphorous runoff.

The different future land use scenarios discussed above provide for development that will decrease NPS nutrient loading into the watershed. The City should also look to develop a stormwater ordinance that implements BMPs into the City's development code.

## NON-POINT SOURCE SUMMARY

The City is best suited to manage non-point source runoff in the following ways:

- Provide increased nutrient treatment at the WWTP when capacity upgrades occur;
- When possible, bring properties with failing septic systems onto the centralized sewer system;
- Encourage the use of pervious materials to decrease impervious space;
- Update the zoning code to reduce land coverages and parking requirements, where appropriate;
- Update the stormwater ordinance to include BMPs that allow drainage to occur into the aquifer and prevent discharge into the Wicomico River and Tony Tank Lake.

## OPEN SPACE

The future growth scenario also indicates an overall decrease of forested and agricultural space. Although the decrease of agricultural lands helps to decrease NPS nutrient loading, agricultural uses are very important to the economy and lifestyle of the City of Fruitland. The City should consider implementing farmland preservation measures, including the use of a TDR ordinance, to preserve farmland that meets the Tony Tank Lake TMDL nutrient reduction measures. Also, forested land in rural residential and residential-transition areas should be preserved as much as possible.

## POLICIES AND RECOMMENDATIONS

- Potable Water
    - Monitor well production to ensure water supply remains below WAUP thresholds;
    - Annex territory to extend municipal water service to the properties adjacent to the City that have failing water systems, and annex territory in GA1 and GA4 adjacent to the City to have a greater opportunity to provide services to the greater area when necessary;
    - Prepare a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
    - Implement a wellhead protection and excellent recharge areas protection ordinance to best ensure protection of the City's source water areas;
    - The City should create an education and outreach program to provide residents and businesses with information concerning water conservation techniques in order to decrease water usage;
    - Water meters should be periodically inspected to ensure proper water usage is being documented.

- Wastewater Treatment
    - Maintain and monitor point source nutrient discharge to ensure allowable levels are being met;
    - Annex territory to extend municipal sewerage service to the properties adjacent to the City that have failing water systems, and annex territory in GA1 and GA4;
    - Explore alternative methods application of wastewater discharge;
    - Prepare a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
    - Continue to repair inflow and infiltration problems.

- Stormwater and Non-Point Source Loading
    - Explore alternative methods application of wastewater discharge;
    - Prepare a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
    - Continue to repair inflow and infiltration problems.
    - Encourage the use of open space and pervious concrete to decrease impervious surface.
    - Use farmland preservation techniques to maintain existing agricultural lands where nutrient reduction measures are implemented;
    - Preserve forested land as part of a TDR scheme or as part of a designated forest conservation area.
    - Explore alternative methods application of wastewater discharge;

- Prepare a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
- Continue to repair inflow and infiltration problems.

- Stormwater and Non-Point Source Loading
  - Use stormwater best management practices in order to limit non-point source runoff, to go beyond current SWM requirements (including addressing the Stormwater Management Act of 2007), where feasible;
  - Implement the use of Environmentally Sensitive Design and/or Low-Impact Development standards to reduce unnecessary amount of impervious surfaces;
  - Review TMDL criteria for the Lower Wicomico River and Tony Tank Lake periodically to ensure the most current regulations are being followed.

- Impervious surface
  - Encourage the use of open space and pervious concrete to decrease impervious surface.

- Open Space and Forested Areas
  - Use farmland preservation techniques to maintain existing agricultural lands where nutrient reduction measures are implemented;
  - Preserve forested land as part of a TDR scheme or as part of a designated forest conservation area.

# Chapter 6

# Transportation

# CHAPTER 6 - TRANSPORTATION ELEMENT

## INTRODUCTION

The movement of people and goods is an important aspect of all growth plans. The Transportation Element examines the existing transportation infrastructure and any deficiencies that may exist. The relationship between land use, future growth and necessary improvements to the transportation system will be examined. If necessary, improvements to the transportation system will be recommended and funding sources will be discussed.

The Maryland Department of Planning (MDP), along with the Department of Transportation (MDOT), has created a *Transportation Element Checklist*. This checklist is meant to help guide local governments through the most important items that should be included in creating this chapter. The City has utilized this guide throughout the development of the chapter.

The City hopes to realize its future vision for transportation needs in the City – safe streets to walk, bike and drive.

## TRANSPORTATION VISION

- Take advantage of the existing roadway system, while maintaining its capacity and safety integrity.
- Foster development near freeways and arterials, while building well-connected local streets and roads to be part of the roadway network;
- Provide alternative transportation modes for residents by improving pedestrian and bicycle facilities within the City and along intra-city roadways;
- Encourage use of public transportation services.
- Program funding for expected roadway improvements.
- Find public and private funding for building new roadways, maintaining existing roadways and for the creation of sidewalks and bikeways;
- Monitor the State's Highway Needs Inventory and County plans for road construction;
- Protect sensitive areas.
- Implement access management strategies, where applicable, and discourage street access for new development along Main Street;
- Limit impervious surfaces where possible.

## COMMUNITY AND STAKEHOLDER INPUT

The City held several workshops with the Planning Commission as part of the Comprehensive Plan that were open to the public. For the Brown Street study, done with assistance from the Salisbury-Wicomico Metropolitan Planning Organization (S-WMPO), community and stakeholder input is reflected in that project and the results of the input are discussed in the applicable section below. As new projects come to fruition, the City will continue to seek out public participation in the development process.

Equity considerations are an important issue for all local governments to explore prior to taking action on developments. The U.S. EPA's *Environmental Justice Screening and Mapping Tool* was examined in developing this chapter. While the tool did not indicate major issues, especially as it relates to transportation, it is important for the City to always reach out to its most vulnerable residents.

## BACKGROUND DATA

The Maryland Department of Planning provides summary demographic data for the City of Fruitland. Appendix B also has additional information with the most recent Census and American Community Survey data. For purposes of this Chapter, here are some main takeaways:

- Fruitland is a growing community with a steady population increase since 2010;
- The population is aging, with the highest age demographic being between 19-64 years of age;
- The second highest household cost for Fruitland residents is transportation at approximately 18% of a household's annual expenditure;
- Fruitland residents average 17 minutes of travel time per commute.

## ROADWAY SYSTEM

Fruitland is in a very accessible location via travel of north-south roadways U.S. Route 13, the Salisbury-Fruitland Bypass and Camden Avenue. There are also several routes that connect the City's downtown area to neighborhoods throughout the City. The classification of roadways discussion below better details the various roadways throughout the City and their intended use. The location of roadways and pedestrian paths can be found on Map 6 – Transportation.

## FUNCTIONAL CLASSIFICATION OF ROADWAYS

The initial and most essential step in developing a balanced transportation plan that addresses future growth is the classification of the function of streets indicating the service they were designed to provide. Fruitland's roadway system consists of a combination of arterials, collectors and local streets. The various functional classifications are defined below per MDOT SHA Roadway Functional Classifications.

| Table 8-1<br>Functional Classification of Streets | |
|---|---|
| **Functional Classification** | **Street Name** |
| **Principal Arterial** | Alternate Route 13/Salisbury- Fruitland Bypass |
| **Major Arterials** | U.S. Route 13 |
| **Minor Arterials** | Camden Avenue<br>Cedar Lane |
| **Major Collectors** | Division Street<br>Main Street |
| **Minor Collectors** | ***Brown Street (special collector)***<br>St. Lukes Road |
| **Neighborhood Collectors** | Allen Road<br>Clyde Avenue<br>Sharps Point Road |

* Remaining City streets not listed above are considered "local streets".

**Principal Arterial:** The Salisbury-Fruitland Bypass runs south of Fruitland and is considered a "principal arterial" based on its limited ingress/egress and its use for intra-city traffic.

**Major Arterials:** For major inter-city and intra-city traffic movement with limited access to fronting properties.
U.S. Route 13 is a major arterial which provides access to various commercial uses and provides intercity and intra-city access in Fruitland.

**Minor Arterials:** Primary purpose is to move traffic between neighborhoods and parts of the City and provide access for commercial properties. Camden Avenue is classified as a minor arterial since it provides access between neighborhood and other parts of the City, as well as intra-city access. Cedar Lane is also considered a minor arterial based on traffic access from the Salisbury-Fruitland Bypass to U.S. Route 13 – Fruitland's highway commercial corridor.

**Major and Minor Collectors:** Connect residential streets and neighborhood connector streets through or adjacent to more than one neighborhood and have continuity to arterials.

The designated collectors connect various neighborhoods via neighborhood collectors throughout the City and provide access to the various arterials.

**Neighborhood Collectors:** Connects residential and local streets within a neighborhood to collector streets and to the arterial street network.

**Local Streets:** Provides access to residences within a neighborhood, abutting properties, and the rear property line of abutting properties, respectively. The City has an adequate system of arterials, collectors and local streets. However, there are some interconnectivity problems that will need to be addressed as future property is developed. It is also important to create new roadways in a manner

that channel future traffic within the City to the appropriate arterials and collectors. New ingress and egress from U.S. Route 13 should be avoided unless other means of access to the property cannot be utilized.

### BROWN STREET SPECIAL COLLECTOR

The Salisbury-Wicomico MPO, in partnership with the City, hired a consultant to examine Brown Street and its importance as a "special collector" road for the community. The *Brown Street Corridor Study Project* analyzes "motorized and non-motorized ingress and egress, intersection performance, safety, speed, parking and connectivity concerns" along the corridor.

Fruitland's land use along Brown Street is diverse. Its most interesting aspect is the development of major recreational facilities along the roadway. There were several recommendations made in the report to enhance crosswalks, create a pedestrian use path, provide real-time speed signs to encourage slower traffic and the paving of parking areas along the corridor. Several of those recommendations have already been implemented.

### LEVEL-OF-SERVICE STANDARDS

The ability for a roadway system to carry traffic can be measured quantitatively using Level-of-Service (LOS) analysis. LOS reflects the analysis of a number of factors affecting the free flow of traffic, including: the degree of congestion, speed and travel time, traffic interruption, freedom to maneuver, safety, driving comfort and convenience. LOS calculations are generally accepted standards and are used in traffic impact analyses to determine the affects new developments have on roadways.

LOS standards and future traffic impacts are directly related to land use. In other words, the actual proposed future use of land, including the intensity of the future land use, directly affects the LOS of adjacent roadways and intersections. Traffic impact studies are recommended for future development to ensure that the LOS does not fall below an acceptable level.

### ACCESS NEEDS AREAS

The previous Comprehensive Plan discusses "access needs" areas in undeveloped areas of the City. None of the areas of concern have developed since the adoption of the 2008 Comprehensive Plan. Additional language should be added to the City's subdivision ordinance giving the Planning Commission the ability to require developers to connect to the collector system properly. The City could further examine requiring "complete streets" design and extending the City's existing grid system where appropriate.

## ALTERNATIVE TRANSPORTATION

The Maryland Department of Transportation has adopted the *2050 Statewide Bicycle and Pedestrian Master Plan*. The plan comprehensive examines where infrastructure is needed and provides funding suggestions for local communities.


**Level-of-Stress Map (MDOT) – Roads in red and yellow are the highest stress roadways for cyclists.**

## BICYCLE PATHS

The 2050 Maryland Bicycle Master Plan indicates areas in Fruitland are in high priority areas for bike lane development and major network gaps exist. Moreover, the Level-of-Stress analysis shows that the majority of arterials that are best suited for extending the regional bike lane network are currently the highest stress level for cyclists.

A bicycle path currently exists adjacent to the City along the east side of U.S. Route 13 from Salisbury, stopping before the City limits. U.S. Route 13 is an ideal location for a bicycle route. The City should examine the feasibility for creating additional bicycle routes throughout the City to provide safe, alternative modes of transportation for its residents.

## SIDEWALKS AND PEDESTRIAN PATHS

Sidewalks are scattered throughout the City and help with local travel of citizens. All residential neighborhoods should have sidewalks required in front of existing homes where sidewalks do not currently exist. The City should enact policies and seek out grants to help with the creation of sidewalks throughout existing residential areas. For new residential development, sidewalks should also be required.

## PUBLIC TRANSPORTATION

Detailed information concerning public transportation serving Fruitland can be found in the Community Facilities chapter. The City should work closely with Shore Transit as the City grows to help provide more efficient and available bus stops and routes.

## TRANSPORTATION IMPROVEMENTS

The Highway Needs Inventory for Wicomico County was updated in 2020. Per the document, no construction is planned within the City of Fruitland. Segment 1 is slated for repairs, which runs south of Fruitland from the Somerset County border. The FY 2025-2028 Transportation Priority letter also indicates Fruitland is absent from planned improvement projects. Fruitland should participate with the S- WMPO and place transportation projects onto the County's priority list. This will make them potentially eligible for funding and make elected officials aware of the City's funding needs.

## IMPROVEMENTS PLAN

### SHORT RANGE

No major improvements should be necessary over the next five years. The City is in the process of paving all streets in the City as part of its sewer repair initiative. Where patched areas from construction have made some streets a little rough to travel on, utility companies should continue to repave the streets. The City should follow up with the utility companies to make sure streets are repaired where necessary.

### INTERMEDIATE RANGE

More improvements will be required within the City over the next 5 to 15 years. While many of the local streets will likely maintain their integrity, collectors and arterials in the City may need some more extensive repairs. The City should monitor the integrity of the collector systems to ensure any necessary repairs are taken care of proactively; this includes capital improvements budgeting and seeking funding in advance of problems occurring.

Special attention should be paid to the street systems designed in new residential developments. Greenfield annexations and undeveloped parcels provide the opportunity for traffic issues caused by residential development. Ingress/egress to properties adjacent to U.S. Route 13 should be limited. State Highway Administration has enacted an access management program that the City should ensure is followed prior to approving of development plans. Where possible, interparcel connectors should be encouraged.

All development in designated future growth areas should be required to provide traffic impact statements for new development, indicating the increased impacts each development will create and further taking into consideration committed development. Any roadways which fall below the required LOS standards should be upgraded where possible at the developer's expense. All transportation improvements should be discussed up front with the land owner as part of the annexation process and should be explicitly written into the annexation agreement.

### LONG RANGE

Over the next 30 years, the City should continue to monitor the HNI and the integrity of existing roadways. Capital Improvement Programs should continue to focus on inevitable future maintenance so funding is available for repairs prior to a need for repair funding occurring. Access needs areas will continue to require monitoring to ensure safe movement of residents and goods.

## STATE AND LOCAL RESPONSIBILITIES

With the exception of state roadways, existing and future roadways within the corporate limits are the responsibility of the City of Fruitland to inspect and maintain. The City should work closely with the State to discuss any future improvements along Maryland Business Route 13 and Cedar Lane. The City should also discuss with the State any future development that will affect the LOS standards of roadways under state jurisdiction.

## FINANCIAL IMPACT AND FUNDING MECHANISMS

The City should minimize financial impact by passing the financial burden of creating new infrastructure onto developers. The City can creatively allow for upgrading existing streets and the development of new streets and infrastructure through properly executed public works agreements.

For the continued maintenance of City streets, the City should forecast the budget to anticipate repairs for existing streets and sidewalks based on best practices for age and use standards.

## SALISBURY-WICOMICO METROPOLITAN PLANNING ORGANIZATION

As discussed previously, Fruitland is within the Salisbury-Wicomico Metropolitan Planning Organization (S-WMPO) and continues to provide representation for the City on S-WMPO matters. Several plans have been generated affecting the short-term and long-term prospects of the area, which can be found at http://www.swmpo.org. The City should continue to provide support and guidance to S-WMPO as new development and growth plans will continue to affect transportation systems and infrastructure in the community.

## POLICIES AND RECOMMENDATIONS

The following policies and recommendations are being suggested to allow the City to meet its transportation needs:

- Require traffic impact analyses for residential subdivision/development of four lots or greater and for all new commercial development;
- Continue to cooperate and participate in S-WMPO meetings and planning studies. Also, continue to provide growth and transportation information to S-WMPO as discussed in this plan;
- Create provisions within annexation agreements that require developers to pay for necessary street and sidewalk improvements, but to also seek reimbursement for the proportionate share of future development. The Planning commission should consider requiring similar conditions as part of the approval process;
- Determine the likeliness repairs will be necessary and forecast the budget far enough in advance to make said repairs;
- Work with Shore Transit to provide increased service, additional stops and better signage for users;
- Seek out grant money where applicable;
- Periodically review the most recent Highway Needs Inventory for the County to see if repairs are forecasted within Fruitland. If necessary, communicate repair needs along roadways under SHA control to be placed on the HNI report.

# Chapter 7

# Housing

# CHAPTER 7 - HOUSING ELEMENT

## INTRODUCTION

House Bill 1045 (2019) requires all Maryland jurisdictions to have a Housing Element included in their Comprehensive Plans. On the heels of that requirement in 2021, House Bill 90 requires that local jurisdictions affirmatively further fair housing. The Maryland Department of Planning (MDP) has developed a set of Models & Guidelines to assist communities in creating this chapter and in addressing House Bill 1045.

Housing planning for these purposes looks more directly at affordable housing planning, where the Municipal Growth Element provides for locating the most ideal locations for future residential land uses. The entire plan shares many common threads and should overlap. For instance, the analysis to determine the most appropriate locations for future growth have a lot of commonalities in providing the best location for housing where costs can be kept to a minimum, such as the availability of transit services and infrastructure.

Affordable housing can come with a stigma that goes along with housing projects and the problems concentrated poverty can cause in a community. For purposes of this chapter, the City will focus on ways to enhance housing for low- to moderate-income (LMI) households. The generally accepted definition for housing affordability is maintaining housing costs below 30% of a household's gross income. LMI includes all households making between 60% and 120% of the area median income (AMI) for homeownership and between 50% and 100% of AMI for rental households. AMI is defined as the midpoint of Wicomico County's income distribution for purposes of this section. With these affordability and income parameters in mind, the following sections will utilize MDP's Models & Guidelines for affordable housing to help examine the City's affordable housing needs.

## HOUSING VISION

While MDP's 12 Planning Visions are interwoven throughout this document, the City of Fruitland also needs to create its own housing vision. The City has examined the *Housing Visioning Self-Assessment* provided as part of the MDP's *Housing Models & Guidelines*. All future housing development in Fruitland should involve the following:

- Housing types available for people of all needs and incomes;
- Balance the development of owner-occupied and renter-occupied housing to maintain current levels;
- Focus on maintaining naturally occurring affordable housing;
    - Encourage the Wicomico County Housing Authority to repair homes under their ownership in Fruitland and make them available for sale or rental;
    - Work toward preventing demolition of housing stock in the City's Old Town, where feasible. If renovation is not feasible, encourage affordable redevelopment of those properties;
- Encourage mixed-use, affordable housing development near Route 13 where bus service is available;
- Provide design guidelines for infill housing to ensure new development fits into the character of the existing neighborhood.

The City of Fruitland offers a variety of housing choices at different affordability levels. While it is very important to the City of Fruitland to maintain their small-town character, continuing to provide housing for everyone is a main goal of the City. The City recognizes that there is a major housing shortage and is open to allowing development within its designated growth areas where infrastructure can be provided. Creating mixed use housing opportunities downtown and closer to Route 13 is also very important for the City.

## HOUSING DATA

### HOUSING BURDEN

As a standard, housing affordability is defined as housing costs that are at 30% or below a household's gross income. In order to examine available housing stock for low- to moderate-income households, it is important to examine Area Median Income (AMI). Table 1 below shows the Area Median Income for Wicomico County.

From there, workforce housing is defined for both homeownership and rental households. The range of 60% - 120% of AMI is considered to be workforce housing for owner-occupied units. This scales lower to 50% - 100% for rental units. Exhibit 1 provides the affordability levels for the AMI ranges. These data are taken straight from the Maryland Department of Planning Housing Dashboard expressing the range of affordability by income range or, in the case of Low Income, the maximum (i.e. ceiling) for monthly housing costs.

**Exhibit 1 - 2024 AMI for Wicomico [Salisbury, MD HUD Metro] : $94,000**

| **HB 1045 Household Income Levels/Ranges** | |
|---|---|
| Workforce Ownership Range (60% - 120% AMI) : | $56,400 - $112,800 |
| Workforce Rental Range (50% - 100% AMI) : | $47,000 - $94,000 |
| Low Income (< 60% AMI) : | $56,400 |
| Very Low Income (<50% AMI): | $47,000 |

**Source:** Maryland Department of Planning Housing Dashboard

**Exhibit 2- Affordable Homeowner/Rental Monthly Payments (Based on 30% of Household Income)**

| | |
|---|---|
| Workforce Ownership Range : | $1,363 - $2,726 |
| Workforce Rental Range : | $1,136 - $2,272 |
| Low Income : | $1,363 and less ownership/$1,136 and less rental |

As a note, per the 2022 *American Community Survey*, approximately 60.2% of households in the City are owner-occupied, with 39.8% being held by renters.

### WORKFORCE HOUSING PROFILE

Approximately 33% of households in the County are within the workforce housing income range, with an additional 28% of households being considered low-income or below. Based on the 1,840 households in the City, it can be extrapolated that this section will focus on future policies and programs for approximately 1,100 households or 3,000 residents.

Income data for Fruitland specifically is difficult to come by. Moreover, the ways of measuring income differ greatly and can be confusing. Per the 2022 American Community Survey, Fruitland had a median household income of $61,205, compared to $69,421 at the County. However, the *Housing Dashboard* states the AMI for Wicomico County is much higher at $94,000. There seems to be no apples-to-apples data for small communities concerning AMI.

Upon reviewing real estate websites Redfin and Zillow, it appears the average home value in Fruitland and the County are the same, while incomes in Fruitland are lower. The data discussed below examines a household's housing cost burden based on countywide data. It is likely based on available data, that Fruitland's population may have an increased burden.

## HOMEOWNERSHIP AFFORDABILITY

Selected Monthly Owner Costs (SMOC) with mortgage are provided in Exhibit 3 below. SMOC data does not indicate the income of households at the different cost ranges. It is possible that many households that have incomes greater than 120% AMI have lower costs. These data are taken at face value and no additional assumptions are discussed except in relation to homeownership housing burden.

**Exhibit 3 - Selected Monthly Owner Costs (SMOC) with Mortgage**

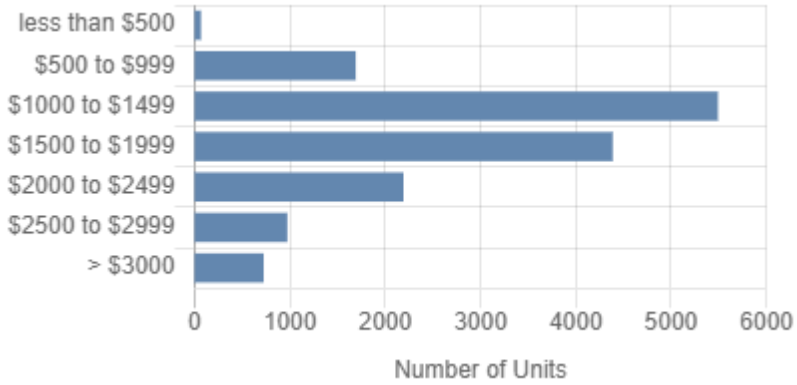



Exhibit 3 above indicates monthly owner costs for owner-occupied households. Approximately 36% of owner-occupied households pay below the monthly low-income affordability cost threshold of $1,363. 55% of households pay within the workforce housing affordability range and 9% pay costs in the high-end range.

**Exhibit 4 – Housing Burdened (Homeownership)**

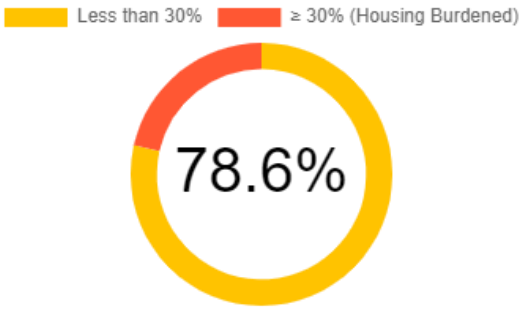



Exhibit 4 indicates 21.4% of homeownership households in Wicomico County pay more than 30% of the household's gross income toward housing.

**Exhibit 5 - Gross Rent of Occupied Units**

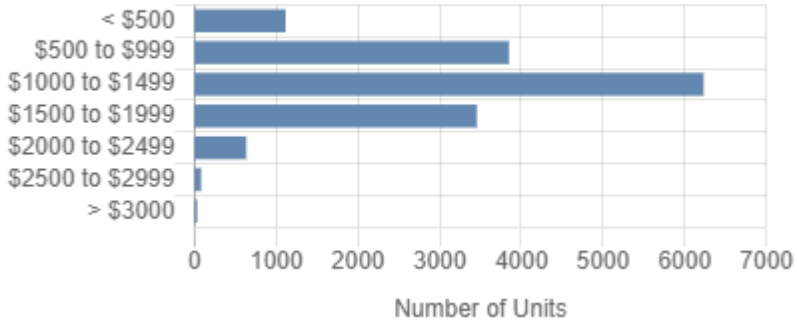
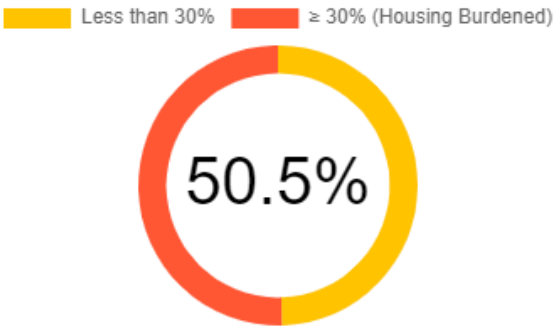



Exhibit 5 above shows the gross rent of occupied units. 43% of gross rents are at or below the low-income range, with an additional 53% of gross rent rates lying in the workforce household income range. Again, the incomes of households within the different ranges are not indicated. Even though the overall rents appear to be reasonable, gross rent data are not equated with the income of households occupying rental homes in any of the cost ranges.

**Exhibit 6 – Housing Burdened (Rentals)**




Per Exhibit 6, nearly half of Wicomico County's rental households pay greater than 30% of their monthly income in housing costs.

## HOUSING RESOURCES

Fruitland currently has about 56 units between three properties that accept housing choice vouchers (Section 8). This does not include private landlords that accept vouchers. Squire's Court also provides affordable housing for the City's senior population. 80 more affordable age-targeted senior housing units are in the development pipeline and should be ready for habitation in the next three years.

Wicomico County Housing Authority has several affordable housing units throughout the City that require renovation. The City should work with the County to get these important resources online and available for the City's most vulnerable households.

### LOCAL AFFORDABLE HOUSING PARTNERSHIPS

For a small city, Fruitland contains an ample variety of affordable and workforce housing types. This is due to policies that are friendly to development of housing across all incomes, and maintaining naturally reoccurring affordability in infill development areas. Although housing affordability remains an issue nationwide, a regional approach is required to change larger economic trends outside of the control of local governments. The City will continue to work with regional partners on these solutions.

### ECONOMIC DEVELOPMENT, TRANSPORTATION, AND HOUSING

HB 1045 recognizes the important link between available transit options, availability of jobs and affordable housing. With Fruitland being a small community, transit options are limited. The City has been encouraging more mixed-use development downtown and along the Route 13 Commercial Corridor. Placing homes near jobs and services will help keep household costs for transportation to a minimum.

The Comprehensive Plan also utilizes strategies in the Placing Jobs Models & Guidelines throughout the document. This information is used to help create future initiatives for continuing to look at housing as a larger strategy with economic development initiatives and public transit availability.

### HOUSING OPPORTUNITIES TO CONSIDER

Housing programs suggested in MDP's Housing Element Models & Guidelines are included in this link. The City will review these programs when implementing the policies outlined throughout the Comprehensive Plan.

## CONSISTENCY WITH OTHER PLANS

### MARYLAND DHCD CONSOLIDATED PLAN

The Maryland Department of Housing and Community Development (DHCD) adopted the 2020 – 2025 Consolidated Plan—a planning tool required by the U.S. Housing and Urban Development (HUD) that guides the use of funding. DHCD has also issued an accompanying Annual Action Plan for State Fiscal Year 2024. Most of the programs under DHCD are administered at the state or county level.

A main funding program through DHCD is the Community Development Block Grant (CDBG). Similar to all DHCD programs, funding through CDBG is based on income. Per the latest HUD data, Fruitland does not have any Census tracts that are considered to be low- to moderate-income. However, DHCD and CDBG funds are still available on a case-by-case basis for projects involving LMI households. The

City should discuss program funding with DHCD and consider developing a program to help those in need with emergency repairs and weatherization assistance.

The City's Housing Element and visions section reflects the goals and objectives of the Consolidated Plan. The City will look to implement strategies that allow utilization of Federal and State programs.

### MARYLAND HOUSING NEEDS ASSESSMENT & 10-YEAR STRATEGIC PLAN

Maryland DHCD developed the *Maryland Housing Needs Assessment & 10-Year Strategic Plan*. The report looks at housing needs by region. The report notes that the "Eastern Maryland" region is more affordable than the rest of the State, but is the region with the highest delinquency and foreclosure rates. The region also has the highest share of seniors, people with disabilities, and a the second highest share of people below the poverty rate. Recommendations specific to Fruitland and Wicomico County are included in the Policies and Recommendations Section below.

### USDA AND WICOMICO COUNTY HOUSING REHABILITATION PROGRAMS

USDA and Wicomico County Housing and Community Development provide a number of programs for housing rehabilitation. Many of the programs help low-income households or help lower expenses for vulnerable populations. Programs include rent assistance, utility payment assistance, rehabilitation and educational opportunities. Services can be directly provided, or funding is available both as grants and in loans.

### HOMELESSNESS ASSISTANCE

The City of Fruitland continually assess the community for persistent homelessness. Currently, only transients pass through the community. The City works with a variety of agencies throughout the County to help those facing eviction or are already homeless. A list of agencies and available services are available at this link.

## FAIR HOUSING

The City of Fruitland recognizes the Federal Fair Housing Act and Section 20-702 of the Annotated Code of Maryland. Recently, the City participated in a survey with the Maryland Department of Housing and Community Development to help strengthen local fair housing initiatives. The City has the following fair housing goals:

- If staff becomes aware of a potential fair housing issue, they should report it to an appropriate agency;
- Work with outside agencies to assist residents where housing discrimination might have occurred, such as *Economic Action MD* and the Shore Housing Resource Board;
- Provide educational and outreach information on Fair Housing and be more involved in April Fair Housing month and similar initiatives.

Additional resources for affirmatively furthering fair housing can be found at the *HB 90 Resources* webpage at the Maryland Department of Planning website.U.S. Housing and Urban Development,

along with the State of Maryland, are asking local governments to *affirmatively further* fair housing. The first step for localities in taking these measures are to identify neighborhoods where discrimination and poverty is prevalent. In a Brookings Institution article, "Affirmatively furthering fair housing: Considerations for the new geography in poverty", it is noted that suburbs (similar to that of the City of Fruitland) do not have the resources necessary to determine where segregation and poverty is occurring. Moreover, the solutions to fair housing issues for suburban areas should be handled regionally. As mentioned earlier in this plan, the City has integrated this plan with Countywide housing policies and staff has worked directly with MDP to provide housing for everyone throughout the City. As resources become available, the City should consider being part of a larger regional effort to have a spatial analysis performed to recognize neighborhoods in need of creative policies.

It is important to note that there are likely multiple factors leading to segregated neighborhoods. This means there are likely multiple solutions needed to alleviate segregation. While furthering fair housing is an important piece to the puzzle, the City should be cautious in assuming solutions to segregation are singularly based on furthering fair housing. To reiterate, the ultimate solution to housing issues is multifaceted, requires resources beyond small localities' capabilities and requires a regional approach.

## POLICIES AND IMPLEMENTATION

- Work with Wicomico County to identify County-owned residential properties in Fruitland that are vacant and/or need repairs. Find funding resources, such as CDBG, to assist in covering repair costs.
- Set up partnerships with local Habitat for Humanity or other group to provide funding for emergency repairs, weatherization and other cost-saving programs for low- to moderate income residents;
- When consolidating zoning districts as discussed in the Land Use Element, maintain a mix of housing types;
- Consider creating an ordinance to allow Accessory Dwelling Units (ADU) by right with standards that allow the ADU to fit into the character of the neighborhood;
- Consider revising the zoning code to relax restriction on development on infill lots for naturally reoccurring affordable housing;
- Continue to enforce the 2018 *International Property Maintenance Code*, especially on properties where repairs or demolition and redevelopment would help improve affordability;
- Consider developing an ordinance which allows the City to increase taxes on properties that are chronically vacant;
- Develop partnerships with other agencies to create home repair and weatherization programs for workforce households;
- Develop protocols to work with homeless residents in finding available resources and those facing eviction to stay in their homes;
- Work regionally to affirmatively further fair housing.

# Chapter 8

# Sensitive Areas

# CHAPTER 8 - SENSITIVE AREAS

## INTRODUCTION

Fruitland is located to the south of the Wicomico River and Tony Tank Creek in the southern portion of Wicomico County. The Wicomico River is among the many bodies of water which feed into the Chesapeake Bay. In adopting the Chesapeake Bay Critical Area Law (Natural Resources Article 8-1801 through 8-1816) the Maryland General Assembly specifically found that there is a critical and substantial State interest in fostering more sensitive development activity along tidal shorelines of the Chesapeake Bay so as to minimize damage to water quality and wildlife habitats. The Critical Area Law required the City to adopt and implement a "critical area program" consistent with the guidelines established by the Chesapeake Bay Critical Area Commission. Fruitland's Critical Area Ordinance, which was amended in January 2021, provides special protection measures for all land within 1,000 feet of tidal waters–the Wicomico River and any tributary streams.

Concern for the conservation and protection of the sensitive natural features of the City transcends arbitrary boundaries (i.e., the 1,000 foot Critical Area). Issues such as the loss of forested areas and trees, sedimentation of streams and the loss of wildlife habitat are a concern throughout the City. Many realize that managing growth and development in the City must be balanced with consideration for the positive contributions that the natural settings of Fruitland bring to the quality of community life.

As mentioned above, under the Land Use Article, Sections 1-408 and 3-104, the Sensitive Areas Element of the local comprehensive plan shall "include the goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development." The Land Use Article, Section 1-101, defines sensitive areas as:

1) Streams, wetlands and their buffers;
2) 100-year floodplain;
3) Habitats of rare, threatened and endangered species;
4) Steep slopes, and;
5) Agricultural and forest lands intended for resource protection or conservation;
6) Any other area in need of special protection, as determined in a plan.

## GOALS AND OBJECTIVES

The following goals and objectives are meant to preserve the natural, cultural and historic resources and features of Fruitland and the surrounding environments to ensure a balance between development and the need to protect natural resources or features:

1. Enforce Maryland Critical Areas law;
2. Identify and designate places within the City that are historically or culturally significant;
3. Develop policies to protect important natural resources.

## FLOODPLAINS

The City of Fruitland adopted a Floodplain Ordinance (Ordinance No. 146) in April 1988 in order to provide a unified comprehensive approach to floodplain management. The ordinance addresses requirements of the Federal and State programs concerned with floodplain management. Map 7 (Floodplain Map) indicates floodplain areas as depicted by the Federal Emergency Management Agency (FEMA) and defines the various flood plain areas.

## STREAMS, WETLANDS AND THEIR BUFFERS

There are several streams in and around the City of Fruitland. These streams only require a 25- foot naturally vegetated buffer since they are not tidally influenced or located in areas of special State concern, in which case a 100 foot Buffer is required. There are riverine wetlands within the Wicomico River; however, wetlands within the City's boundaries are primarily palustrine as indicated on Map 9A and 9B(Wetlands Maps). Palustrine habitats are characterized by a diversity of plant species and structural features that provide feeding, breeding, nesting and migration habitat for wildlife. The riverine wetland areas located along the Wicomico River are considered tidal and sub-tidal and require a 100 foot naturally vegetated or forested Buffer. No development or deforestation should occur along the 100 foot buffer as indicated on Map 9A and 9B. While a small amount of wetlands, streams and buffers exists within the City's boundaries, there is a substantial amount of these protected areas where the potential for development and annexation exist as well.

Map 9A and 9B provide an inventory of Maryland- and National-Designated Wetlands. The different inventories indicate different "classes" for each wetland system and subsystem and each indicate wetlands in different locations. The inventories are so different that it is difficult to use either to determine the location and system of wetland in the area. Both Maps 9A and 9B should be used as a guide to determine whether wetlands may be in the area and whether verification is needed.

If mitigation and/or preservation are necessary, the City should refer to Maryland Department of the Environment's *Priority Areas for Wetland Restoration, Preservation and Mitigation* (available on the MDE website).

## ENDANGERED SPECIES HABITAT

To ensure the protection and continued existence of endangered species in and around the City, Zoning Ordinance and Subdivision Regulations should incorporate the following protective measures:

1. Require that anyone proposing development activities must address the protection of State and federally designated endangered and threatened species. The developer must determine through contact with the City and the Maryland Department of Natural Resources' Wildlife and Heritage Service whether the proposed activities will occur within or adjacent to identified endangered species habitats and whether the activities will adversely affect the area.

2. If it is established that an activity will occur within or adjacent to an endangered species habitat, the City should require that the developer provide protection measures in the project design. A written environmental assessment including site design plans and a description of measures to be taken to protect the endangered species should be submitted to the City as part of the development review process. The developer must work with the Maryland Natural Heritage Program in establishing species and site specific protection measures.

The comprehensive list provided by the Maryland Department of Natural Resources of endangered species in Wicomico County can be found here.

## STEEP SLOPES

Although there were not any steep lands identified in Fruitland, development is regulated on steep slopes wherever they occur in the City's Critical Area. Steep slopes are generally defined as slopes with 15% or greater slope. This same type of land management practice should also be applied outside of the Critical Area for slopes of 25% or greater. If a change in condition causes a steep slope to exist, the City shall address it upon notification or upon annexation of lands with steep slopes.

## CHESAPEAKE BAY CRITICAL AREA

The Chesapeake Bay Critical Area Program is a legislatively mandated approach to minimize the adverse impacts of development on water quality within the Chesapeake Bay and its tributaries, and to conserve fish, wildlife and plant habitat. The "Critical Area" is defined as all waters of and lands under the Chesapeake Bay and its tributaries to the head of tide, and the first 1,000 feet inland from the boundaries of tidal waters, State designated wetlands and private tidal wetlands. The Critical Area boundary is shown on the Map 8 (Sensitive Areas Map). Nearly all jurisdictions with lands in the Critical Area have adopted local Critical Area programs.

All of the Critical Area within the City is designated as Limited Development Areas (LDA. County lands immediately adjacent to the north of the City also consist of LDA designated lands. All tidal wetlands within the City are protected through the Critical Area Program. Approximately 29.6 acres, or roughly 1.3% of the City, are within the Chesapeake Bay Critical Area. Future development activities in the Critical Area are guided by the Fruitland Critical Area Program, zoning and subdivision ordinances.

Certain standards have been established to further mitigate development impacts on water quality and habitats. For LDAs, new developments must maintain or improve the quality of runoff and groundwater entering the Chesapeake Bay and its tributaries. Additionally, the Critical Area Program calls for the establishment of habitat protection areas (including a 100-foot vegetated Buffer from the edge of tidal influence; plant and wildlife habitats; habitats of threatened and endangered species; and anadromous fish propagation waters) where development activities are severely restricted. With regard to habitats of threatened or endangered species, development activities and other disturbances are prohibited unless it can be shown that these activities or disturbances will not cause adverse impacts on the habitats of listed species.

Fruitland's Critical Area ordinance regulates those lands within the Critical Area. The Program should also be used as a reference for making educated decisions on land use issues affecting lands outside of the Critical Area and areas in need of special protection. Many of the resource protection measures required in the Critical Area, e.g., stream buffers and limiting development in areas with development constraints, should be considered for application outside the Critical Area.

### FOREST CONSERVATION AND URBAN FORESTS

Maryland State law requires that local governments adopt a Forest Conservation law that implements the State's forest conservation requirements. Fruitland has deferred its Forest Conservation review to Wicomico County.

Per Map 8, several areas within the City limits have been determined by the Department of Natural Resources to be forest "hubs and corridors". These areas are of the utmost importance for healthy wildlife and maintaining the local ecosystem. The City should recognize these areas as "priority forest areas" under the local Forest Conservation law. Balancing forest preservation and future development is discussed further in the Land Use Element.

## HISTORIC FEATURES

Historic preservation involves the inventorying, research, restoration, and ongoing protection of sites and structures having significant state, local or national historic character. Continued historic and cultural resource preservation and enhancement through sensitive land use planning and other administrative means would provide Fruitland with a number of benefits including:

- Promotion of a strong sense of community pride for City residents;
- Community revitalization through the renovation or adaptive reuse of older structures;
- Increased property values and tax revenues as a result of renovation and restoration;
- Increased revenues generated from tourism.

According to the Maryland Historical Trust, there are currently three properties within the City that are of historic, cultural, or architectural significance. These structures, given proper concern and recognition, have the potential to serve as physical reminders of the history and heritage of our past. Future efforts with the Maryland Historical Trust should aim to identify, preserve and maintain potential historical features throughout the City.

The following programs and strategies are designed to facilitate achieving this Plan's goal of preserving and enhancing the City's historic character.

### INVENTORY

While there are many dated structures in the City of Fruitland, they often lack any cultural or historical significance. Many older structures are dilapidated and in need of repair. The Maryland Historical Trust (MHT) has identified several sites that may have cultural or historical significance. A list of those sites are included in Appendix D.

Prior to redevelopment occurring at these properties, the City should examine whether there is any historic or cultural significance that should be preserved or recorded prior to demolition. Otherwise, the City of Fruitland has no intention of creating a historic preservation program at this time.

## PROTECTION AND PRESERVATION PROGRAMS

A number of programs exist that provide assistance in protection or preservation, offer tax benefits, providing professional historical/architectural consulting, and so forth. More detailed information on programs including the National Historic Landmark, National Register of Historic Places, Conservation and Preservation Easements and Historic Overlay Districts can be found from various historic preservation organizations such as the Maryland Historical Trust, Wicomico County Historic District Commission, Maryland Association of Historic District Commissions and Preservation Maryland.

## HISTORIC AND CULTURALLY SIGNIFICANT PRESERVATION TOOLS

While the City does not have the intention of developing a historic preservation program at this time, there are opportunities for private homeowners to preserve and recognize their site via easements. A state-held historic preservation easement monitored by the MHT is an excellent means of perpetually preserving a historical structure and property for future generations. Such easements run with the land and transfer to future owners. The benefits for a property owner to donate his land to MHT may include income, estate, inheritance, gift and property tax benefits. In exchange, the owner gives the MHT the right to review and approve proposed alterations on the property. The MHT will only accept easements on properties it determines to be eligible for listing in the National Register.

Future changes to the City's Zoning Ordinance should require developers to identify historically or culturally significant structures and elements on a property prior to any disturbance of the site and support archaeological and historical research through preservation of significant sites.

## POLICIES AND RECOMMENDATIONS

- Consider annexation of territory within the Critical Area where failing private well and/or septic systems exist or may exist in order to serve those properties with public water and sewer, if available;
- Review all development in areas where hydric soils exist to ensure wetland that are not inventoried are not harmed;
- Ensure any future development within the Critical Area meets the State requirements;
- Examine forest corridors and hubs in the land use plan to help ensure their preservation;
- Work with the Department of Natural Resources regional officer to update the City's local Forest Conservation law;

# Chapter 9

# Mineral Resources

# CHAPTER 9 - MINERAL RESOURCES ELEMENT

## INTRODUCTION

The Mineral Resources Element requires localities to examine the following three items:

1) Identify undeveloped land that should be kept in its undeveloped state until the land can be used to provide or assist in providing a continuous supply of minerals;
2) Identify post-excavation uses of land that are consistent with the City's land planning process, and;
3) Incorporate land use policies and recommendations for regulation to balance mineral resource extraction with other land uses, and to the extent feasible, to prevent the preemption of mineral resources by other uses.

Per Section 3-107 of the Land Use Article, the Maryland Department of the Environment (MDE) shall review this section to determine whether or not it is consistent with the goals of the Department.

## EXISTING MINING ACTIVITY

There is no existing mining activity occurring within Fruitland's City boundaries. There are three active mining permits in the area surrounding the City. Of the three active mining areas, two of them are in the City's future growth areas. This will be important for developing policies that allow those mines to continue working, while balancing future growth and land uses in these areas.

The Wicomico County Comprehensive Plan states the following concerning the sand and gravel mining industry in the region:

> *The sand and gravel extraction industry in Wicomico County provides basic raw materials for the construction and paving industries, and plays an important role in supporting local growth and development.*
>
> *Because geologic conditions dictate the location of economically recoverable mineral deposits, opportunities to meet the future demand of the County construction industry will be influenced by the availability of these deposits and future access to these deposits for construction industry use. Sand and gravel are necessary materials for almost all types of construction. Their continued availability at economical prices is important if goals such as affordable housing, reasonable tax rates, and a strong and diverse economic base are to be realized.*
>
> *Sand and gravel have not always been recognized as being a critical resource; however, as a result of preemption of prime mining opportunities in urban or urbanizing areas of the State, increasing attention is being focused on protecting remaining resource areas. Ironically, in many areas of the State, promising mineral resource deposits have been consumed by the development the resource supports.*

## GOALS AND OBJECTIVES

- Maintain the residential character of the City;
- Protect groundwater resources;
- Create zoning guidelines that allow future land uses and existing mining activities to be compatible;
- Work together with mining companies and land owners when future annexations are proposed near mining facilities;
- Examine areas within the City limits where surface mining is a possible and develop guidelines for compatibility;
- Ensure parks and recreational facilities are not negatively affected by mining activities.

## NATURAL RESOURCE PROTECTION

### GROUNDWATER PROTECTION REPORT

The Wicomico County Groundwater Protection Report, revised in 2004, discusses two groundwater management areas based on the density and existence of shallow confining materials. The majority of Fruitland is located in Management Area 'A', where little to no shallow confining material exists. Management Area 'A' requires maximum protection of onsite water supply sands. Portions of western and southeastern Fruitland are located in Management Area 'B1', which consists of thin surficial confining beds where systems may have a reduced treatment zone, but must be shallow to avoid contaminating the underlying Salisbury.

### WELLHEAD PROTECTION AREAS (WHPA)

Maryland Department of the Environment has designated the area around the Fruitland Water Treatment Facility as a source of public drinking water and a Wellhead Protection Area. WPHAs restrict land uses that may cause pollution of public drinking water wells. Contaminates are required to be inventoried and reduced/eliminated in these areas. Due to the wells being within 300 feet of each other, the EPA approved a MDE Waterhead Assessment Plan that delineates the center point between the wells as the pumping center for the WHPA modeling. The EPA guidance for Groundwater Source Delineation includes various methods to establish groundwater based-Surface Water Protection Areas (buffer zones) surrounding critical water supply/wellheads.

Two Delineation Zones were established from the modeling. Zone 1 WHPA is the 1-year time-of-travel (TOT) criterion based on the maximum survival time of microbial organisms in ground water. Zone 2 WHPA delineates a 10-year TOT criterion for contaminates that reach the Zone 2 boundary (moving at the same rate as ground water) and allows for facilities outside of the WHPA to address chemical contaminates before they reach the wells.

The USGS Memo WI2014 Guidance on Release of Sensitive Water Related Information has advised that Critical Water Supply and associated Infrastructure location not be released, therefore well locations and WHPA are not depicted in associated maps.

While mining activities are not likely to occur in Fruitland's Wellhead Protection Areas, all mining operations should be prohibited from this area. There are also small water systems located in and

around Fruitland that should be considered. These small water systems provide water and drinking water to private establishments and should be treated and regulated similar to the WHPA.

### CHESAPEAKE BAY CRITICAL AREA

Areas to the north of the existing City boundaries along the Wicomico River are listed as Limited Development Areas in the Chesapeake Bay Critical Area. The areas are already developed and mining activities are not anticipated.

## POLICIES AND RECOMMENDATIONS

There are two major considerations for allowing mining activities in the City: 1) creating a framework for mining activities within the existing City limits, and; 2) creating a framework for proposed development near existing mining activities.

### MINING WITHIN THE CITY

High carbon soils tend to be those most desired for the sand and gravel construction industry. High carbon soils generally exist in undeveloped parts of the along Sharps Point Road. These areas are heavily forested and would need to balance State and Local Forest Conservation Act requirements with strip mining.

The County allows mineral extraction and processing to occur as part of a special exception review with the following conditions:

### MINERAL EXCAVATION

- No excavation shall take place within 100 feet from any right-of-way line of any road;
- No excavation shall take place, nor shall the slope of the natural land surface be altered as a result of such excavation, nor shall the storage of materials take place nearer than 100 feet to any property line;
- This setback shall not apply where the adjoining property is used for mineral extraction;
- All environmental standards shall be met and documented in an Environmental Assessment;
- Operation structures shall not be erected within 200 feet of any property line or within 100 feet of any road. The setback to adjoining property lines shall not apply where the adjoining property is used for mineral extraction or heavy industry;
- A buffer yard shall be required between any operation structures and the right-of-way of any road;
- Mineral extraction sites should provide a minimum 100-foot buffer of natural vegetation between the operation and edges of streams. Wash plants, including ponds and spoil piles should not be located and equipment should not be stored within this buffer area;
- Traffic impact statements and infrastructure impact statements should be provided to ensure all negative impacts are properly mitigated.

**While it is unlikely Fruitland will annex any areas within the Critical Area, the following mineral excavation provisions should be considered as part of any special exception in these areas:**

- Mineral extraction may be permitted within the Chesapeake Bay Critical Area provided that:

    - No activity takes place within the buffer;
    - The mineral extraction activity is consistent with the Habitat Protection Program Element of the Wicomico County Critical Area Program;
    - The mineral extraction activity is consistent with the Mineral Resources Program Element of the Wicomico County Critical Area Program;
    - The requirements of the applicable critical area land use management area are met; and
    - New wash plants shall not be located within the buffer of the Chesapeake Bay Critical Area.
- A minimum 100 ft vegetated buffer exists or is established between the mining or mineral extraction operations and the Mean High-Water Line of tidal waters, tributary streams, or tidal wetlands, whichever is further inland.
- Site runoff containing fines is adequately controlled through the use of wash ponds.

### MINERAL PROCESSING

- Operation structures shall not be erected and storage of materials shall not take place within 200 feet of any property line or 100 feet of the right-of-way of any road;
- The setback from property line shall not apply if the adjoining lot is being used for heavy industry or mineral extraction;
- A buffer yard shall be required between any operation structures and the right-of-way of any road; and
- Traffic impacts and structural and pavement damage upon state and local road in the vicinity are mitigated by the operation owner or operator.

## RECLAMATION AND POST-EXCAVATION USES

The Wicomico County Comprehensive Plan also discusses post-excavation uses where mining has taken place. While some of those recommendations are pertinent for Fruitland, the City should consider additional uses that make sense for an urbanized area. Fruitland should consider the following future land uses:

- Recreational land uses – active recreation;
- Low-density residential development;
- Commercial and industrial uses appropriate for the surrounding neighborhood.

The U.S. Environmental Protection Agency further recommends additional remediation for former mining sites the City should examine prior to determining the suitability of future development.

# Chapter 10

# Plan Implementation

# CHAPTER 10 – PLAN IMPLEMENTATION

A comprehensive plan is nothing more than a blank document without implementing the Policies and Recommendations in each element. This section examines some best practices for implementing this plan. This section further looks at overall changes that need to be examined in the City's zoning and development code.

## POLICIES AND RECOMMENDATIONS CHAPTER-BY-CHAPTER IMPLEMENTATION

Upon adoption of this plan, the Planning Commission should work with staff and the City's elected officials to create an Implementation Plan. The Implementation Plan should look at the policies in each of the chapters and determine the following:

- Which department(s) responsibility is it to implement the policy?
- Can the policy be implemented in phases or can it be implemented directly
- What is the timeline for implementation?
    - Short term – 0-2 years;
    - Mid-term – 2-5 years;
    - Long-term – 5-10 years;
    - Ongoing – policies that need to be examined and enforced on a regular basis.

Many of the Policies and Recommendation that need to be updated are changes to the City Code. The City's current zoning code has too many zoning districts that are too similar. The City needs to examine the residential and commercial zoning districts and consolidate similar districts into a single-district. Upon consolidation of the zoning districts, the City should go through a comprehensive rezoning.

## COMPREHENSIVE REZONING

Comprehensive rezoning is a process where the City aligns the zoning code with the newly adopted comprehensive plan. This process includes the following steps:

- Public notice and discussion:
    - Reach out to all property owners in the City and let them know the window is open to request a zoning change from the City.
    - All zoning requests should comply with the new consolidated zoning districts;
    - The City should examine all requests to make sure they are consistent with the Comprehensive Plan and other City policies;
    - Revise the existing zoning map to indicate all zoning changes approved by the City and with the consolidated districts.
- State mandates that are enforced locally need to be updated in the City Code:
    - Forest Conservation Law – contact the local Department of Natural Resources representative to ensure the law meets the most up-to-date mandates;
    - Critical Area Law
    - 2024 Governor's Housing Bill – requires a larger variety of housing choices be provided, as well as potential density increases to help with the State's housing shortage
    - Potential bills addressing Accessory Dwelling Units and solar energy siting.

- Examine, revise and update the use schedule for all of the zoning districts. The City should consider use updates for recently passed cannabis legislation and for potential data center expansion.

The final step of the implementation process is reviewing and updating the cities development code. There should be a focus on what plans can be approved by staff and what requires Planning Commission review and approval. Much of the State legislation coming out from Annapolis at the time this Comprehensive Plan is being written focuses on faster approval times from local jurisdictions and not unduly burdening applicants with a burdensome development review process. Examining the existing development code through the lens of being more efficient and predictable will be wise for the City moving forward.

# Appendix A

# 2023 Annual Drinking Water Quality Report

# STATE OF MA IA/
DEPARTMENTOFTHE
WATER MANAGEMENT

# WATERAPPROPRIATIC

Permi1 Number: WI1977G041(06)

Effective Date: June27, 2014

Expiration Date: May31.2026

First Appropriation: August I. 1978

City Of Fruitland

Hereinafter referred to as the..-Pcrminee", is authorized by the Water Management Adminimation. hereinafter referred to as the.,Adminismnion" pursuant to dlc provisions of Title 5 of the Environment Article. Annocated Codeof Maryland (2007 replacement volume) as amended, to appropriate and use waters of theSeatesubject to the followi.ng conditions:

I. Allocation - The water withdrawal granted by thispermit is limited to:
A daily average of 500.000 gallonson a yearly basis and
Adailyaverage of650,000 galforu; forlhemonth of maximum use.

2, Use - Thewater is10 be used for a municipal watersupply for the Cityof FruitJnnd.

3. Soun:c - Thewatershall be taken from from four wells in the Colwnbia aquifer.

4. Location. The poinl(s)ofwilhdrawaJ shall be located al 521and 532North Division Street, Fruitlancl, Wicomico County, Maryland.

WELL #5
MANOKIN

STATE OF MARYLA
DEPARTMENT OF THE ENVIRC
WATER AND SCIENCE ADMINIS

# WATER APPROPRIATION ANl

Pecmit Numbet: Wl2017G009(0 I)

Effcc-1ive Date: July IS. 2019

Expit::nion Date:: June 30, 2031

First Appropriation: July 15.2019

CITY OFFRUITLAND

I rereinaftcr referred 10ns the "Pcrmiuee... is authorized by 1heWntcr andScience Admini1a.ration. hereinafter referred to asthe "Adininistmlion" pursuant 10 the provisions of Title *5* of the Environment Article. AnnorntedCodeorMaryland (2013 replacc:met\t volume)as amended, to appropriate and use watecsof the St.ate subject to thefollowing conditions:

I. Alloca1ion . The wa1er withdrawal granted by thii; pennil is lirni1ed 10:
   A dnily average or385,000gallons ona yearly bui;is and
   A daily a,·eragc of 500.000g,1ll011S for 1hc month of maximum use.

2, Use - n,e wateris 10 be used for theCityof Fruitland community water system.

3. Source - The water shall be laken from a well in theM:11,okin aquifer.

4. Location. The point(S) of wilhdrawal shall be located at 1841 Sou1h Division S1rcct. Fruitland, Wicomico County, □ •1aryland.

MARYL.AND DEPARTMENT OF THEE! •
WATER MANAGEMENT ADMINIS

SOURCEPROTECTION AND APPROPRI
1800 WASHINGTON BOULEVARD,
BAL TIMDRE, MARYL AND 21 411

Water Appropnatioo andUse Permft1M1977G041{06} Groundwater

C;\y of Fruitland
Mike 0.bbons
401 EastMain Stteet
FrulUand MD 21826

*Project: City of Fruitland CWS wells*

As a condrtionof your Maryland Water Appropriation andUse Permit you are requtred to repon your water withdrawal e;very six months. Complete andreturn this fonnby JULY 31.

## 2024 SEMI-ANNUAL WATER WITHDRAWAL REPORT

1 Check the method used to determine your wlthdrawal amounts,

( ) # Hours xGallons per Minute Pumped x60 Minutes
( ) O!her (Explain) _____
(X) Flow Meter
( ) ElapsedTime Indicator

2 Enter the *number qfgallons* of water wrthdrawn foreachmonth
•If you have muttiple water sourcesunder thispermit. please add together the monthly totals for all water sources.
*-DO NOT* list contmuous meter readings, hourspumped, or gallons 1n MGD
-Indicate a "O" for eachm()(lth withno withdrawal.

| | | | | | |
|---|---|---|---|---|---|
| January 2024 | 12.ISS.OOO | g$110ns | Apnl 2024 | 12,382.000 | galloos |
| February 2024 | 11,280.000 | | May2024 | 13,178.000 | |
| March 2024 | 12,023.000 | | June 2024 | 14,721.000 | galoo, |
| | | January.June Total | 7S.742:,000 | | |

3 In signing my name below, I certify and affirm under penalty of perjury that an of the informationI am ptov1ding on th•s date is complete and accura1e to the best of my knowledge I am aware that submitting false, lnaCC1Jrate. or incomplete infonnaticm may subject me to pena!tres or other sanciJons allowed under Marylandlaw.

Submitted By. Mike Gibbons (PieasePrint)

Title: Director ofPublilcworks Telephone Number· 410-58-2806

S□natu,j□v/LJ'Z;; Date· 1_11_0_12_·

4 Makeaddresscorrections on the top of this form Please contact the Water Suppty Program at (410) 395-4953rf owM<Ship has changed or 1f you have any questions concerning this form

MARYLAND DEPARTMENT OFT□
WATER MANAGEMENT ADM
SOURCE PROTECTION ANO APPRC
1800 WASHINGTONBOULEVA
BALTIMORE, MARYLAN

Well # 5

Water Appropriation andUsePermijWI2017G009(01) Ground,

City of Fruitland
MikeGibbons
401 Ea□Main Street
Fruitland MO 21826

*Project: City of Fruitland MANOKIN well*

Asa conditioo of yourMaryland Water Appropriation andUsePermit you are required lo report your water withdrawal every six months. Complete a.ndreturn this formby JULY 31

## 2024 SEMI-ANNUAL WATER WITHDRAWAL REPORT

1 Check themethod used to dete«nine your withdrawal amounts.

( ) # Hours xGallonsper Minute Pumped x 60Mlnutes
( ) Other (Explain) _____

( ><) FlowMeter
( } E.lapsed Time Indu:ator

2 Enter the *number gf gallons* of walet withdrawn for eachmonth.
-If youhave multiple water soutcesunder this permit, please add together themonthly totals for an water sources.
*-DONQT* listcontinuous meter readings, hourspumped, ot gallons in MGO.
•Indicate a "O" for eachmoothwithno withdrawal.

| | | | | | |
|---|---|---|---|---|---|
| January 2024 | 0 | gaDons | April 2024 | 0 | galoos |
| February 2024 | 22,500 | gallons | May 2024 | 22.SOO | g-.. |
| March 2024 | 0 | □ | June 2024 | 0 | gall0n$ |
| | .Janua.ry..June Total. | 45.000 | | | |

3 Insigning *my* name below, I e&nify and affirm under penalty of perjury that au of theinformatmn I am providing on this date ,s complete and ac.curate to thebest of my knowledge. I amawarethatsubmttbng fa1se, Inaccurate. *ot* it1complete information may subject me topenalties orother sanctions allowed under Maryland law

Submmed By: Mike G1bbQns (PteasePt1nt}
Title; en.rector *of* Publ.cWorks
Telephone Numbef• 4 10 . 54 8 . 2806

Signature-JI{. □/ }JY4....
Date: 1_11_0_12_•_

4. Make addresscorrections on the top of this form. Please contact theWater Supply Program a1

**ANNUAL DRINKING WATER QUALITY REPORT FOR 2023**
**CITY OF FRUITLAND**
**PWSID # 0220008**
**APRIL,2024**

We're pleased to present to you this year's Annual Water Quality Report. This report is designed to inform you about the water quality and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is four wells located at the water plant which are drilled approximately 85 feet into the Columbia aquifer, and a new 5th well drilled approximately 225 feet into the Manokin aquifer.

An updated source water protection plan prepared by the Maryland Department of the Environment provides more information such as potential sources of contamination. This plan is dated February 2000 and is available for review at City Hall. ***Results** of **the assessment con be found on the** MDE **website:***

We are pleased to report that our drinking water is safe and meets federal and state requirements.

Some people may be more vulnerable to contaminants in drinking water than the general population. lmmuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

If you have any questions about this report or concerning your water utility, please contact **Mike Gibbons at (410) 548-2800, P.O. Box F, Fruitland, MD 21826.** We want our valued customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled meetings. They are held on **the 2nd Tuesday of every month at 6:30 p.m. at City Hall, 401 East Main Street.**

The **City of Fruitland** routinely monitors for contaminants in your drinking water according to Federal and State laws. This table shows the results of our monitoring for the period of January 1stto December 31st, 2023. As water travels over the land or underground, it can pick up substances or contaminants such as microbes, inorganic and organic chemicals, and radioactive substances. It's important to remember that the presence of these contaminants does not necessarily pose a health risk.

In this table you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms we've provided the following definitions:

*Parts per million (ppm) or Milligrams per liter (mg/I)* - one part per million corresponds to one minute in two years or a single penny in $10,000.

*Parts per billion (ppb) or Micrograms per liter* - one part per billion corresponds to one minute in 2,000 years, or a single penny in $10,000,000.

*Parts per trillion (ppt) or Microgram per liter*- one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in $10,000,000,000.

*Picocuries per liter (pCi/L)* - picocuries per liter is a measure of the radioactivity in water.

*Maximum Contaminant Level* - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

*Maximum Contaminant Level Goal* - The "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

*Action Level* - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

# TEST RESULTS

| Contaminant | Violation YIN | Level Detected | Unit Measurement | MCLG | MCL | Likely Sowa: of Contamination |
|---|---|---|---|---|---|---|
| **Radioactive Contaminants** | | | | | | |
| | | | | | | |
| **Inol1!anic Contaminants** | | | | | | |
| Copper (Distribution) (2022) | N | 0.1395 | ppm | 1.3 | AL=l.3 | Corrosion of household plumbing systems; erosion of natural deposits; leachino from wood nreservatives |
| Nitrate (measured as Nitrogen) (2023) Range Hi•hest level detected | N | 3.5-4.9 5 | ppm | 10 | 10 | Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural dennsits |
| Lead (Distribution) (2022) | N | 1.2 | ppb | 0 | AL=15 | Corrosion of household plumbing **.,..,stems. erosion of natural dennsits** |
| Chlorine (2023) | N | 0.8-0.9 | ppm | 4 | 4 | **Water Additive used to control microbes** |
| Barium (2023) | N | 0.1518 | ppm | 2 | 2 | **Discharge of drilling waste; Discharge from metal refineries; Erosion of natural d, _.,sits** |
| Fluoride (2023) | N | 0.5 | ppm | 4 | 4 | Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories |
| Selenium (2023) | N | 1.5 | ppb | 50 | 50 | Discharge from petroleum and metal **refineries; Erosion of natural deposits; Dischar'''''' from mines.** |
| Chromium (2023) | N | 1.7 | ppb | 100 | 100 | Discharge from steel and pulp mills; **Erosion of natural ..-t-sits** |
| **Volatile On,anic Contaminants** | | | | | | |
| TI1IM (Distribution) (2023) [Total trihalomethanes] | N | 9 | ppb | 0 | 80 | By-product of drinking water **chlorination** |
| Haloacetic Acids (HAAS) (Distribution) (2023) | N | 4 | ppb | 0 | 60 | By-product of drinking water chlorination |
| **Unregulated Contaminants** | | | | | | |
| PFOA (10/2022) | N | 4.93 | ppt | NIA | *NIA* | Human-made chemicals that have been used since the 1940s in a range of **products, including stain- and water-resistant fabrics and carpeting. cleaning products, paints, cookware, food** packaging and fire-fighting fuams. |
| PFBS (I 0/3/2022) | N | 3.09 | Ppt | NIA | NIA | Human-made chemicals that have been used since the 1940s in a range of **products, including stain- and water•** resistant fabrics and carpeting, cleaning products, paints, cookware, fuod • and fire-ti''''□"□ foams. |
| PFHxS ( l0/2022) | N | 11.6 | Ppt | N/A | *NIA* | **Human-made chemicals that have been used since the 1940s in a range of** products, including stain- and water-**resistant fabrics and carpeting, cleaning** products, paints, cookware, food • • and fire-fiehtino foams. |
| PHOS (I 0/2022) | N | 6.24 | Ppt | N/A | *NIA* | **Human-made chemicals that have been used since the 1940s in a range of** products, including stain- and water-**resistant fabrics and carpeting, cleaning products, paints, cookware, food** • and fire-fi0htino foams. |

***Note: Test results are for year 2023 unless otherwise noted All contaminants do not require annual testing.***

*As* you can see by the table, our system had no violations. We're proud that your drinking water meets or exceeds all Federal and State requirements. We have learned through our monitoring and testing that some contaminants have been detected. The EPA has determined that your water IS SAFE at these levels.

PFAS -short for per- and polyfluoroalkyl substances - refers to a large group of more than 4,000 human-made chemicals that have been used since the 1940s in a range of products, including stain- and water-resistant fabrics and carpeting, cleaning products, paints, cookware, food packaging and fire-fighting foams. These uses of PFAS have led to PFAS entering our environment, where they have been measured by several states in soil, surface water, groundwater, and seafood. Some PFAS can last a long time in the environment and in the human body and can accumulate in the food chain.

The Maryland Department of the Environment (MOE) conducted a PFAS monitoring program for Community Water Systems from 2020 to 2022. The results are available on MDE's website: https://mde.maryland.gov/PublicHealth/Pages/PFAS-Landing-Page.aspx.

The Environmental Protection Agency (EPA) finalized regulations for 6 PFAS compounds in drinking water in April 2024. The MCLs for PFOA and PFOS are each 4.0 parts per trillion (ppt). The MCLs for PFNA, PFHxS, and HFPO-DA (GenX chemicals) are each 10 ppt. Additionally, a mixture of two or more of the following chemicals (PFNA, PFHxS, HFPO-DA, and PFBS) will be regulated with a Hazard Index of 1 (unitless) to determine if the combined levels of these PFAS pose a risk and require action.

The 5th Unregulated Contaminant Monitoring Rule (UCMR5) began testing for 29 PFAS compounds and lithium in 2023, and testing will run through 2025. The UCMR5 should test all community water systems with populations of at least 3300 people. Three randomly selected systems in Maryland with populations less than 3300 people will also be tested under the UCMR5. Detections greater than the minimum reporting levels for each constituent should be reported in the CCR.

Nitrate in drinking water at levels above 10 ppm is a health risk for infants ofless than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask advice from your health care provider.

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Fruitland is responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact Fruitland at 410-548-2800. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at

**NOTE: As can be seen by results listed in the above tables, lead, which is tested for on a triennial basis (every 3 years) in Fruitland in accordance with Federal and State regulations, has been detected in collected samples. Our most recent testing was in Z0ZZ.**

All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man-made. These substances can be microbes, inorganic or organic chemicals and radioactive substances. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

MCLs are set at very stringent levels. To understand the possible health effects described for many regulated contaminants, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect

This annual water quality report (CCR) is required to be completed and posted for our residents by July I" of each year. A copy must also be sent to Maryland Department of the Environment (MOE) by that date.

In our continuing efforts to maintain a safe and dependable water supply it may be necessary to make improvements in your water system. The costs of these improvements may be reflected in the rate structure. Rate adjustments may be necessary in order to address these improvements.

The Maryland Rural Water Association's State Circuit Rider assisted with the completion of this report.

Please call our office if you have questions. We at the City of Fruitland work around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way oflife and our children's future.

# Appendix B

# Census and American Community Survey Data

# COMPREHENSIVE PLAN DEMOGRAPHIC DATA AND ANALYSIS

## OVERVIEW

The Community Profile analyzes demographic factors related to the City's socio-economic conditions. The demographic factors analyzed below are: Population, Race and Ethnicity, Age, Education, Income, Poverty, Labor force, Occupations and Commute. Through analyzing these factors and patterns change over time, the City is able to identify trends, emerging needs and demands for residents and visitors for the next 20 years. These trends provide valuable insight regarding existing conditions enabling informed judgment for many important City projects and future conditions. For this reason, some data presented below will be discussed throughout the Comprehensive Plan.

Most of the data included in this Community Profile section come from the 2000-2020 American Community Survey (ACS) and U.S. Census Bureau Decennial Data. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional 'long form' survey that historically provided enhanced data. These included detailed social statistics (e.g., educational attainment, household relationships, veteran status, disability status, ancestry, language spoken), economic data (e.g., employment, occupation, income, poverty status), and housing statistics (e.g., unit makeup, year built, value). These summary files were replaced by American Community Survey (ACS) data, which are available in five-year estimates. Due to sampling and surveying error, the data is a best available estimate of existing conditions. The more descriptive data is only available from the ACS beginning in 2010.

## DEMOGRAPHIC DATA

### DEMOGRAPHIC CHARACTERISTIC & TRENDS

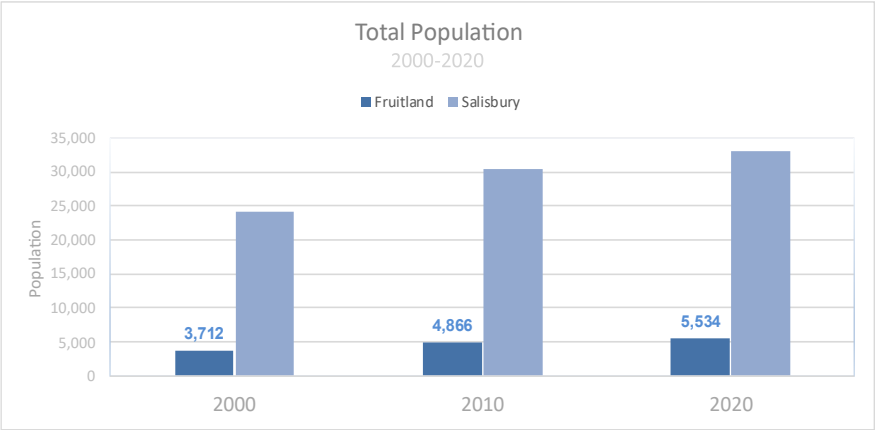
- Population Trends
- Race
- Ethnicity
- Age
- Education
- Income
- Occupations
- Poverty Status
- Labor Force
- Commuter Analysis
- Summary of Socio-Economic Profile

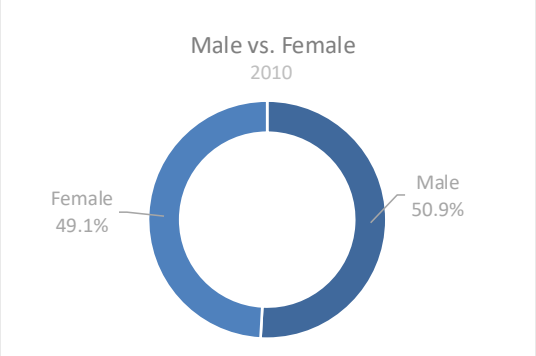
# DEMOGRAPHIC CHARACTERISTICS & TRENDS:

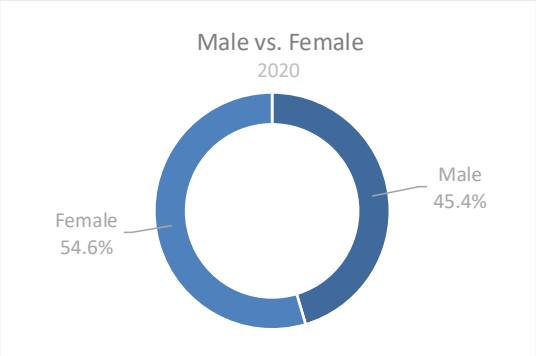
## Population Trends:

According to the 2020 US Decennial Census the City has a population of 5,534 residents. The population has increased 49 % since 2000.

Since 2000 the City has grown at average annual growth rate of 2.01% compared to Salisbury, who experienced lesser growth at 1.58% respectively.



## Race:

| RACE (2010-2020) | 2000 No. | 2000% | 2010 No. | 2010% | 2020 | 2020% |
|---|---|---|---|---|---|---|
| Hispanic or Latino | * | * | 160 | 3.3% | 438 | 7.9% |
| Population of one race: | * | * | 4,594 | 94.4% | 4,791 | 86.6% |
| White alone | 2,410 | 64.9% | 2,933 | 60.3% | 2,804 | 50.7% |
| Black or African American alone | 1,084 | 29.2% | 1,459 | 30.0% | 1,693 | 30.6% |
| American Indian and Alaska Native alone | * | * | 29 | 0.6% | 11 | 0.2% |
| Asian alone | * | * | 150 | 3.1% | 251 | 4.5% |
| Native Hawaiian and Other Pacific Islander alone | * | * | 0 | 0.0% | 0 | 0.0% |
| Some Other Race alone | * | * | 23 | 0.5% | 32 | 0.6% |
| Two or More Races | * | * | 112 | 2.3% | 305 | 5.5% |
| Total Population | 3,712 | 94.13% | 4,866 | 100.0% | 5,534 | 100.0% |
| Source: 2000-2020 U.S. Decennial Census * No Data | | | | | | |

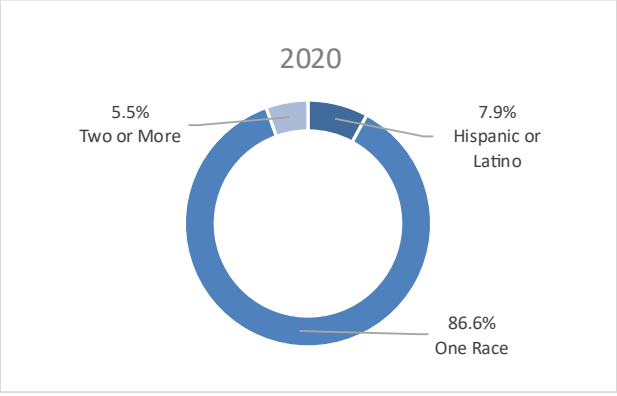
The City embraces its diversity of residents as the population continues to grow. With 31% Black or African American, 7.2% two or more races, and 7.9% Hispanic or Latino (2020). The number of people reporting as African American in 2020 remained steady at 30.6%, to a population of 1,459 from 1,693; and a total population increase of 8.7% in 2020. With the City's growth coming from similar growths in each race recorded.

## Ethnicity:

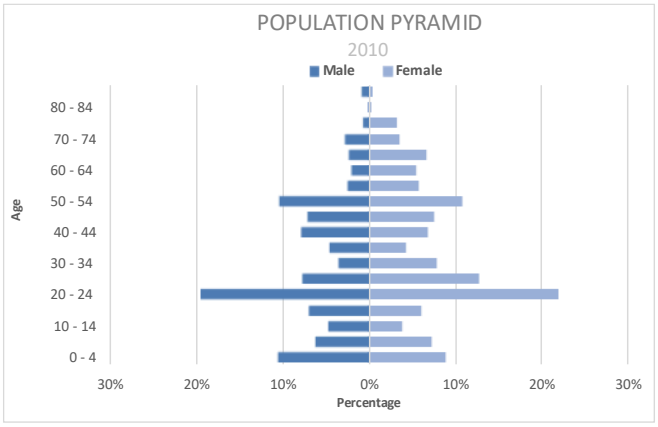
| RACE (2010-2020) | 2010 No. | 2010% | 2020 | 2020% |
|---|---|---|---|---|
| Hispanic or Latino | 160 | 3.3% | 438 | 7.9% |
| Non Hispanic or Latino | 4,706 | 96.7% | 5,096 | 92.1% |
| Total Population | 4,866 | 100.0% | 5,534 | 100.0% |
| Source: 2000-2020 U.S. Decennial Census | | | | |

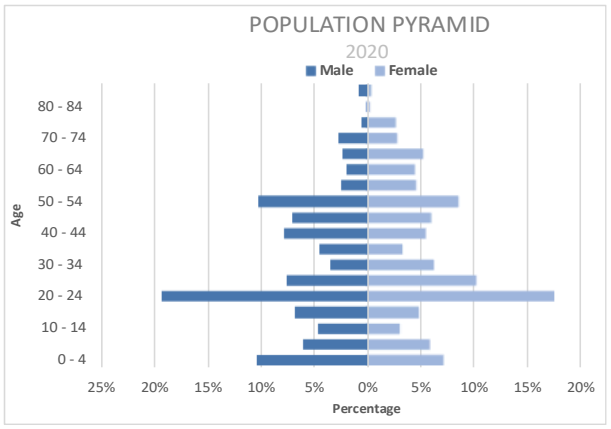
The number of people reporting as two or more races increased from 3.2% in 2010 to 5.5% in 2020, to a population of 305 from 112. The total number of people reporting as Hispanic or Latino increased from 3.3% in 2010 to 9.71% in *2022* to a population of 544 from 160

*Source: Census Bureau ACS 5-year Estimate*

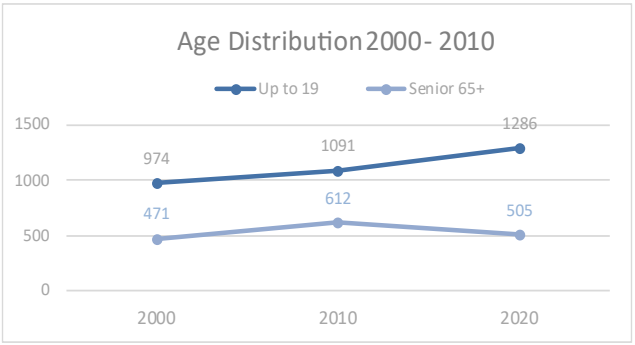


# Age:

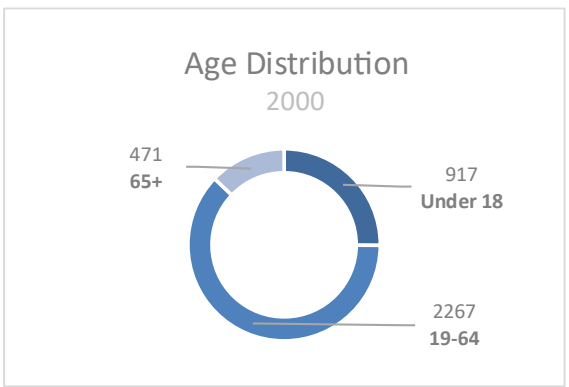


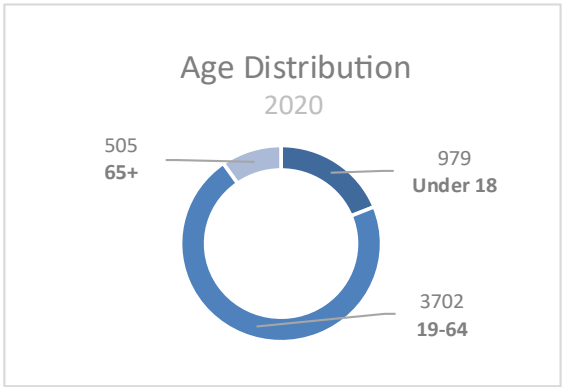




The median age has decreased from 34.5 in 2000 to 33.9 in 2020 which consist of 2,513 Males (45.4%) to 3,022 Females (54.6%). Please see the Housing Element and information from the MDP Housing Dashboard for more information.




The population under 18 years of age increased 15%, and the senior population decreased 0.6% since 2000. This trend is also reflected in national and regional demographics and will continue to influence future planning for needs of specialized services and adaptations such as senior living facilities, assisted living, day nurse, hospice, skilled nursing care and general activities and events for seniors.



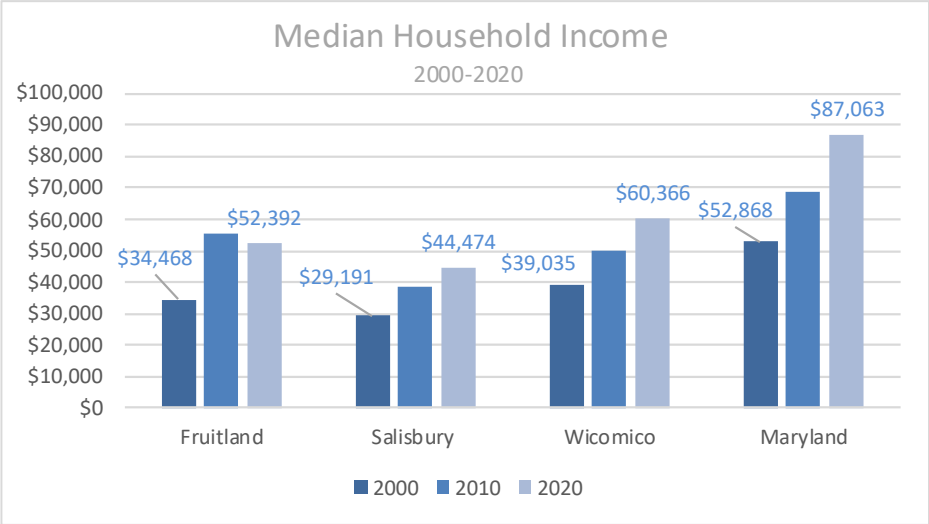
# Education:

Inventory Population of education Attainment

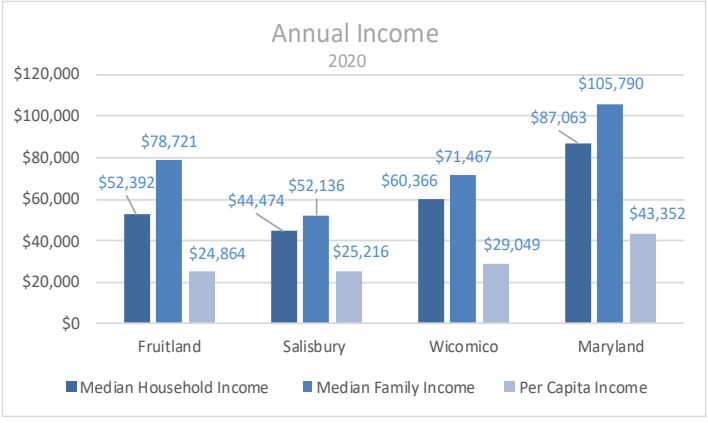
| Educational Attainment (2020) | Fruitland No. | Fruitland % | Wicomico County No. | Wicomico County % | Maryland State No. | Maryland State % |
|---|---|---|---|---|---|---|
| Not Highschool degree | 169 | 14.9% | 8,045 | 69% | 393,028 | 9.44% |
| High school graduate (includes equivalency) | 1,047 | 34.6% | 21,554 | 33% | 1,006,008 | 24.16% |
| Some college, no degree | 511 | 16.9% | 12,594 | 19% | 779,586 | 18.72% |
| Associate's degree | 93 | 3.1% | 4,757 | 7% | 282,898 | 6.79% |
| Bachelor's degree | 598 | 19.8% | 10,619 | 16% | 907,523 | 21.79% |
| Graduate or professional degree | 481 | 15.9% | 7,639 | 12% | 795,655 | 19.10% |
| Population 25 years and over | 3,026 | 55.0% | 65,208 | 63% | 4,164,698 | 69.00% |

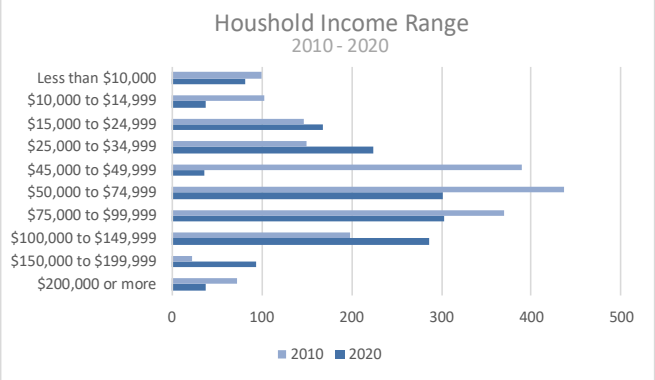
Educational attainment is a metric to identify the types of employment or other services required to serve the population while also used to show how the City is positioned in relation to the County and State. In 2020, high school diplomas are relatively similar compared to Wicomico County but more than Maryland State, with Fruitland being slightly higher with Bachelor's degrees at 19.8% compared to Wicomico County at 16% and the state at 21.7%. The population with Graduate or Professional degrees is higher compared to Wicomico County at 15.5% but slightly lower than the state at 19.1%.

## Income: Area Median Household Income




The median household income for the City is $53,392. Which is an increase of 52% since 2000. This significant increase is slightly less than Wicomico County 54.6% and Maryland 65% during the same time period.



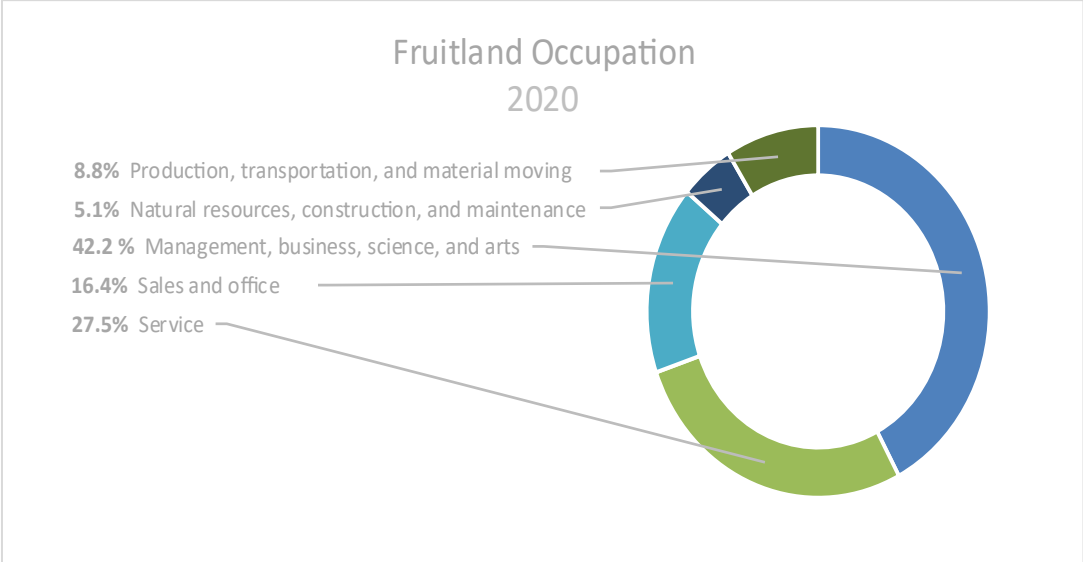



The Distribution of household income from 2010 to 2020 can be seen in the adjacent graph and the change over time. Take note that increased income levels are trending towards those households $15,000-$44,999 and $100,000 - $199,999.

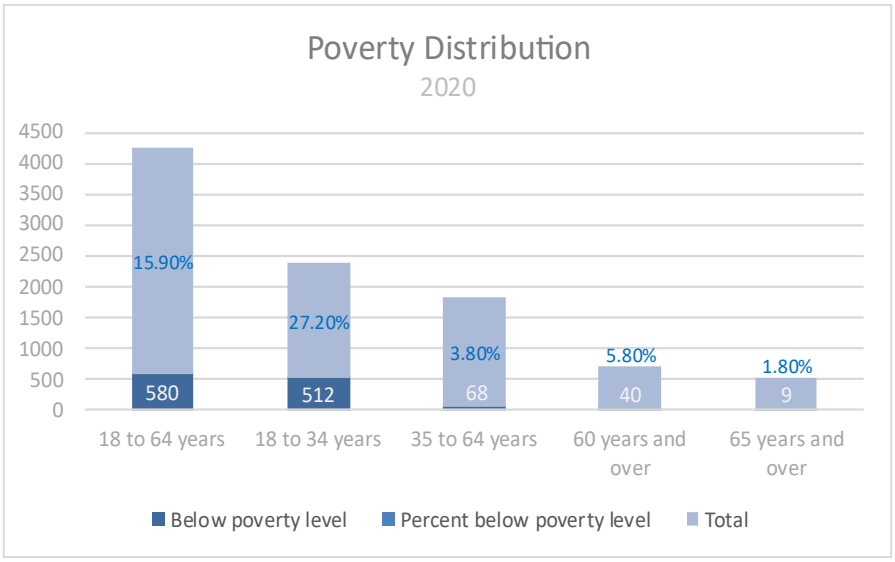
## Occupation:

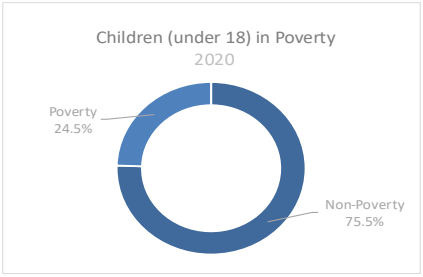
| Occupation | 2000 | 2020 | 2020 % Total |
|---|---|---|---|
| Management, business, science, and arts | 469 | 1058 | 42.2% |
| Service | 306 | 689 | 27.5% |
| Sales and office | 584 | 411 | 16.4% |
| Natural resources, construction, and maintenance | 282 | 127 | 5.1% |
| Production, transportation, and material moving | 259 | 220 | 8.8% |
| Civilian employed population 16 years and over | 1900 | 2505 | 100.0% |
| Source: 2020 ACS 5 - Year Census Data | | | |

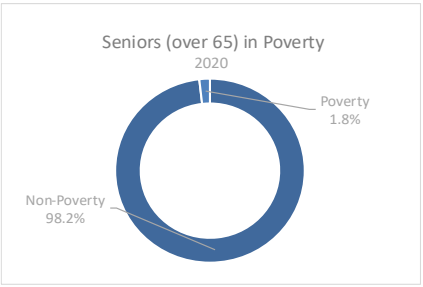
The leading occupation for the civilian employed population in Fruitland is management, business, science and arts and related occupations at 42.2%, an increase from 24.7% in 2000, with service occupations as second highest 27.5% an increase from 16.1% in 2000.



## Poverty Status:

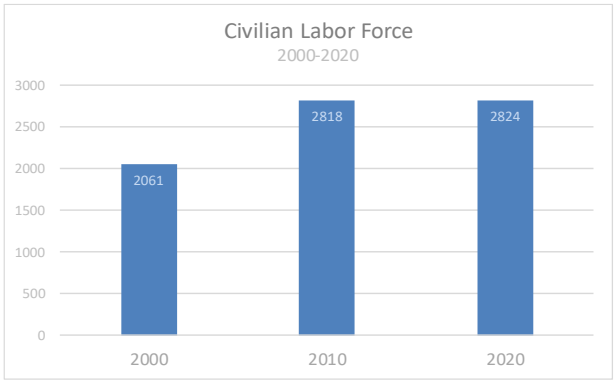


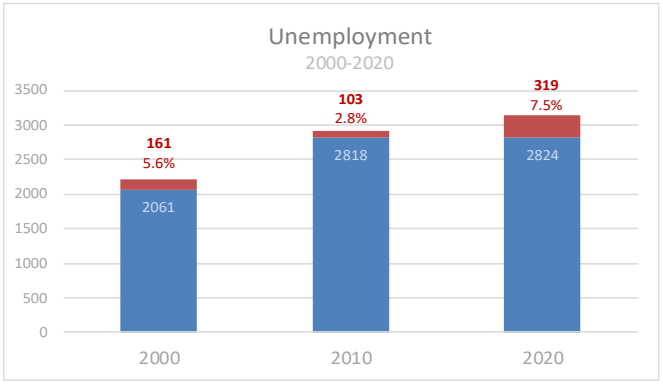




For a single individual, the income threshold for poverty status was $14,891. With an average household size of 2.77 the threshold is $24,526 per family of 3 according to the US Federal Poverty guidelines 2024. The poverty rate in the City has declined by 1.2% since 2000 and was at 14% (in 2022) of the total population compared to data from the 2000 census, 15.2%. The senior population 65 and older is growing at a similar pace as the rest of the population with a 1.8% poverty rate, down from 2.66% in 2000.

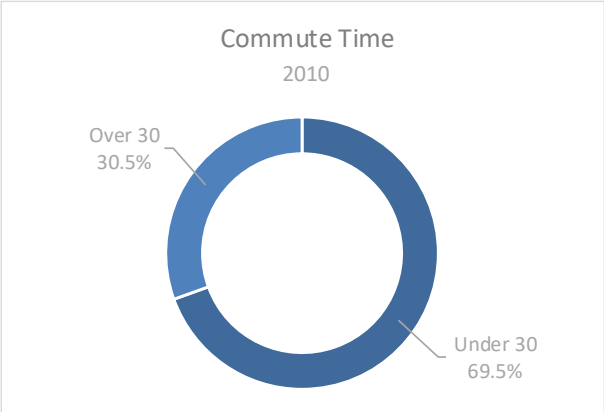
## Labor Force:

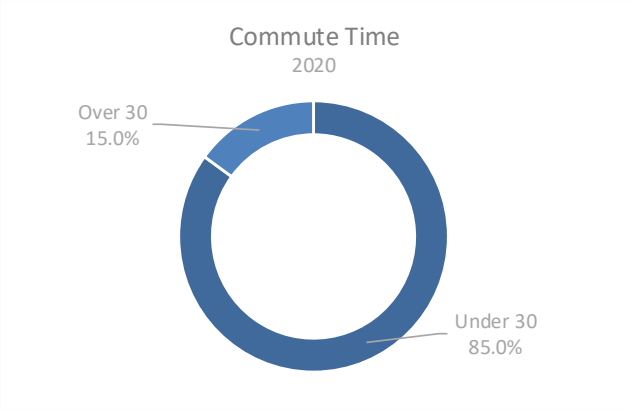


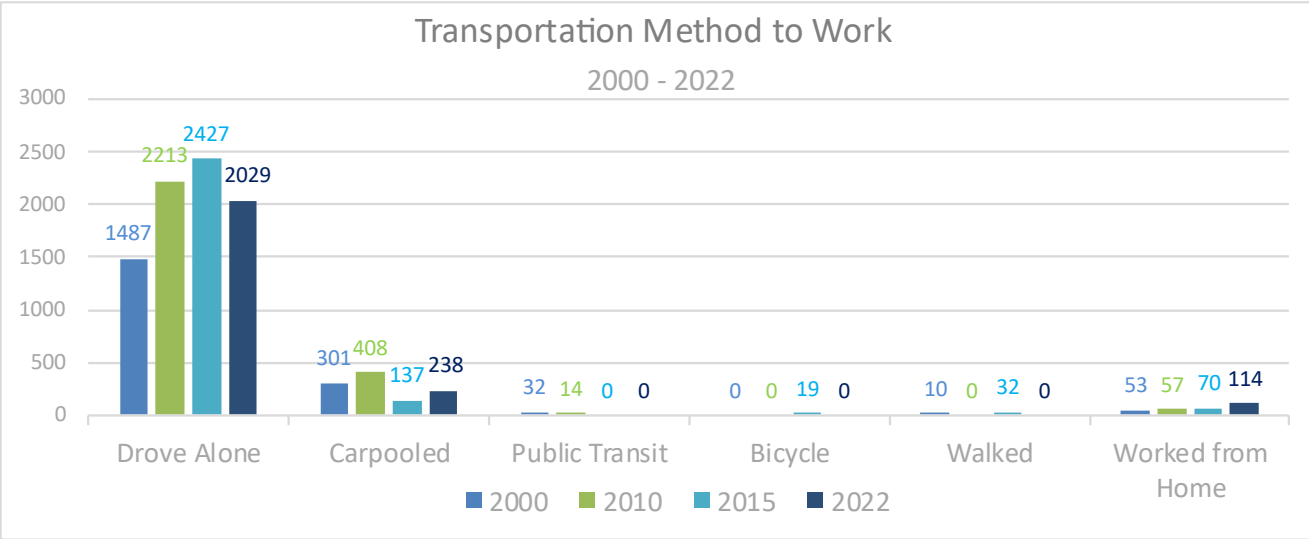

Unemployment is defined by the US Census Bureau Statistics as: civilians over 16 years old and are neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off and were available for work except for temporary illness. Within the City of Fruitland, the civilian labor force over the age of 16 increased from 2,061 to 2,824 residents. Which includes (5.6% unemployed) in 2000 to (7.5% unemployed) in 2020.

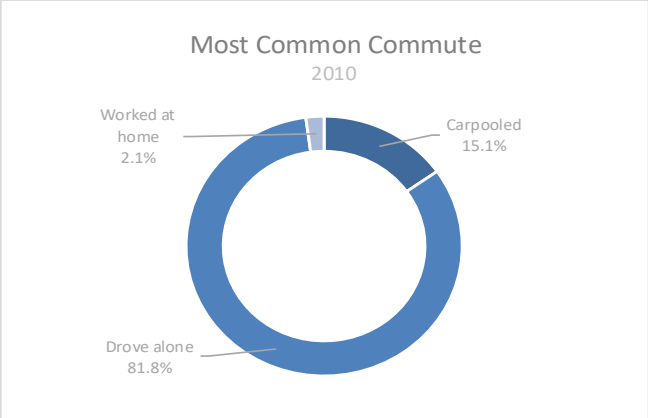
## Commute:

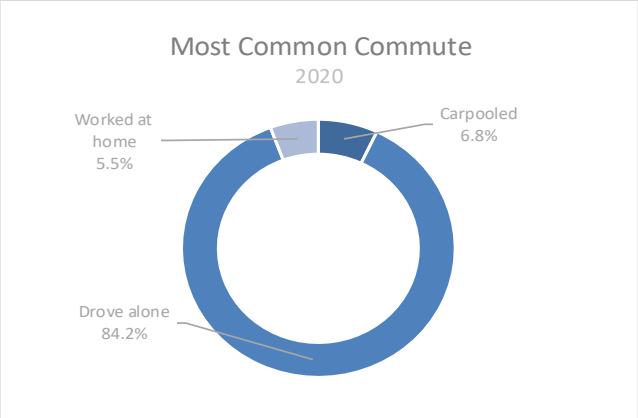


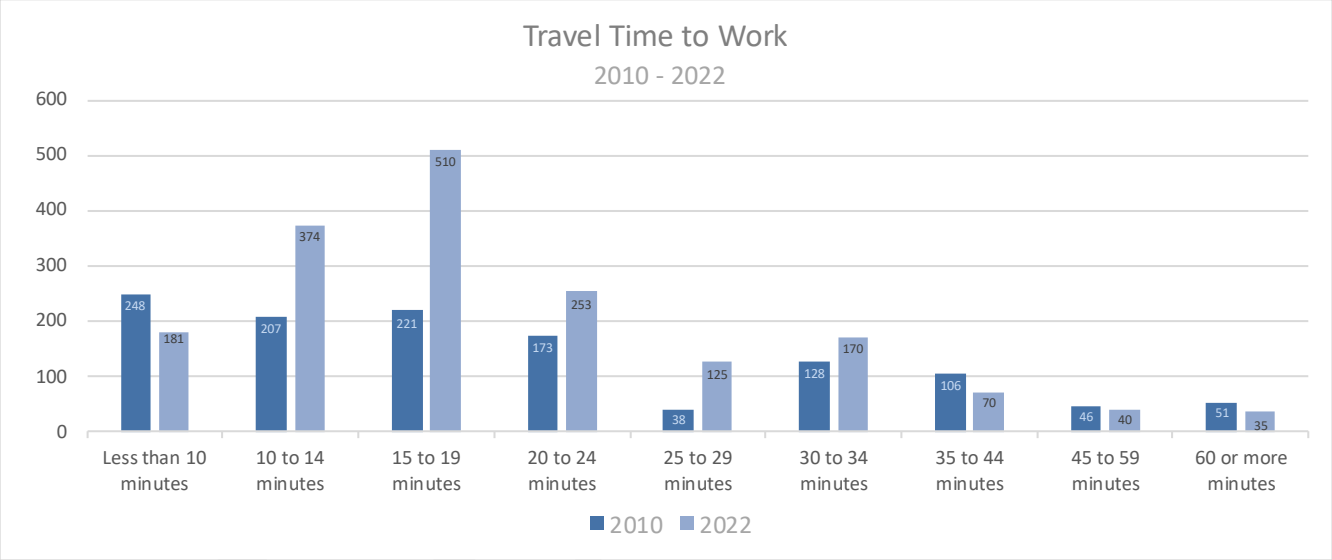

The average commute time is 17.2 minutes in 2020 which is shorter than the national average of 26.7 minutes. The most common commuting method is driving alone at 83.5%, with carpooling in second at 9.8%.





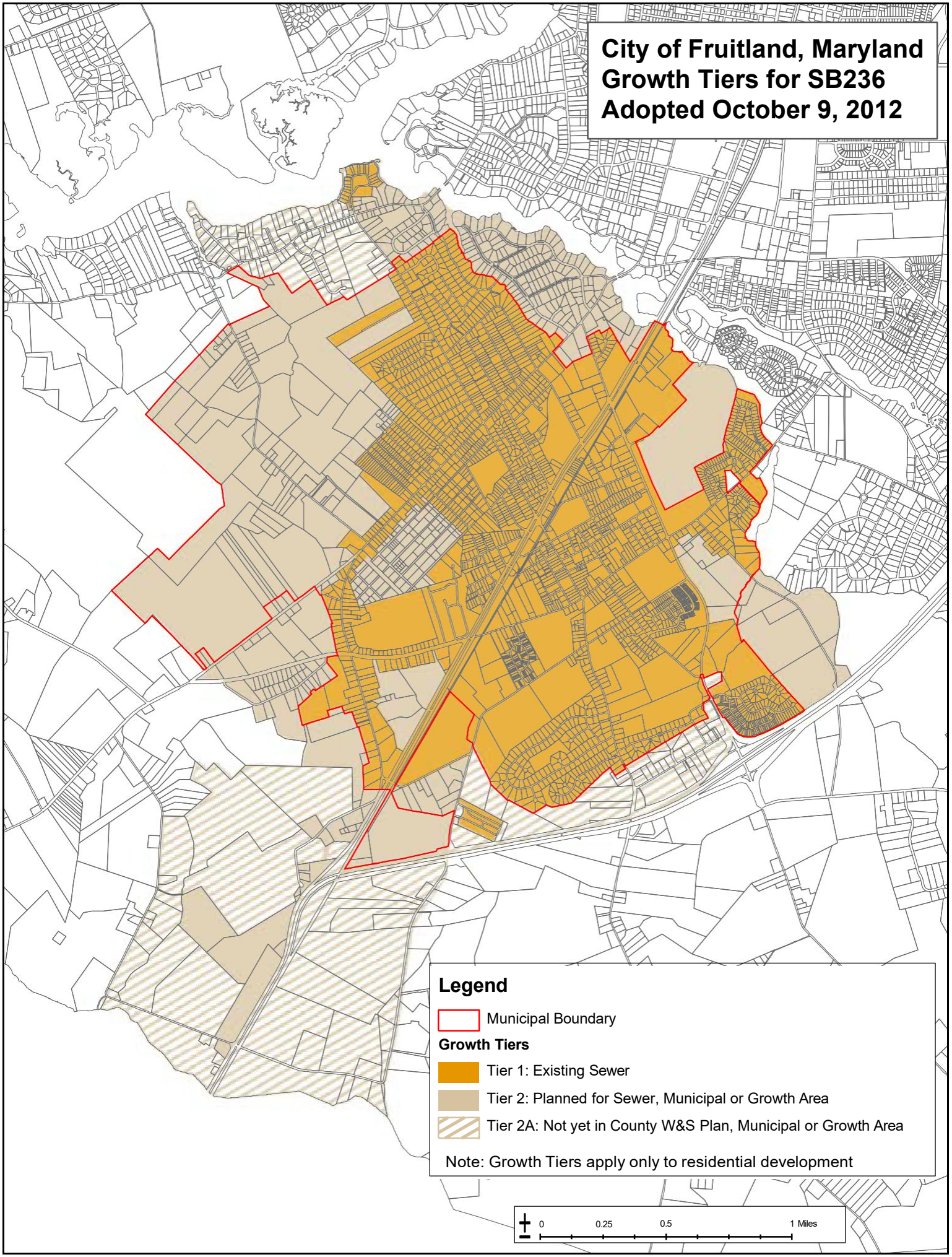




The “worked at home” category has increased significantly from (2.1% residents) in 2000 to over (5.5% residents) in 2022. This increase can be contributed to the COVID-19 pandemic and work from home arrangements.



Appendix C

# 2012 Adopted Growth Tiers (to meet SB 236 requirements)


City of Fruitland, Maryland
Growth Tiers for SB236
Adopted October 9, 2012
Legend
Municipal Boundary
Growth Tiers
Tier 1: Existing Sewer
Tier 2: Planned for Sewer, Municipal or Growth Area
Tier 2A: Not yet in County W&S Plan, Municipal or Growth Area
Note: Growth Tiers apply only to residential development
0
0.25
0.5
1 Miles

# Appendix D

# Significant Historic and Cultural Sites

The City of Fruitland does not have a historic preservation program, but recognizes the Maryland Historic Trust's inventory of historic and cultural sites, as well as other locally significant properties, listed below.

- Forktown, generally. Included 250 contributing homes, most of which have been demolished and replaced, per the report.
- Morris Street Colored School (now the Fruitland Community Center) – 304 Morris Street
- Fruitland Post Office – 201 East Main Street
- Clara Gunby house - oldest standing in Fruitland - 109 N. Division Street
- Frank Swift/C. Dyson Humphreys House - 201 North Camden
- Moore Homestead – 403 West Main Street
- St. John United Methodist/Episcopal and cemetery – 312 East Main Street
- Mt. Calvary United Methodist and cemetery (site) – 205 North Division Street

FRUITLAND
Maryland

# Map 1: Community Facilities

Municipal Boundary

Community Facilities

1 - City Hall
2 - Post Office
3 - Fire Department
4 - Water Treatment Plant
5 - Waste Water Treatment Plant
6 - Water Tower
7 - Fruitland Intermediate School
8 - Fruitland Primary School
9 - Improved Order of Red Men
10 - Fruitland Community Center
11 - Private Park Facility
12 - Fruitland Recreational Park
13 - Fruitland Recreational Park
14 - Police Department
W - Places of Worship

0 ¼ ½ ¾ 1

Miles

FRUITLAND
Maryland

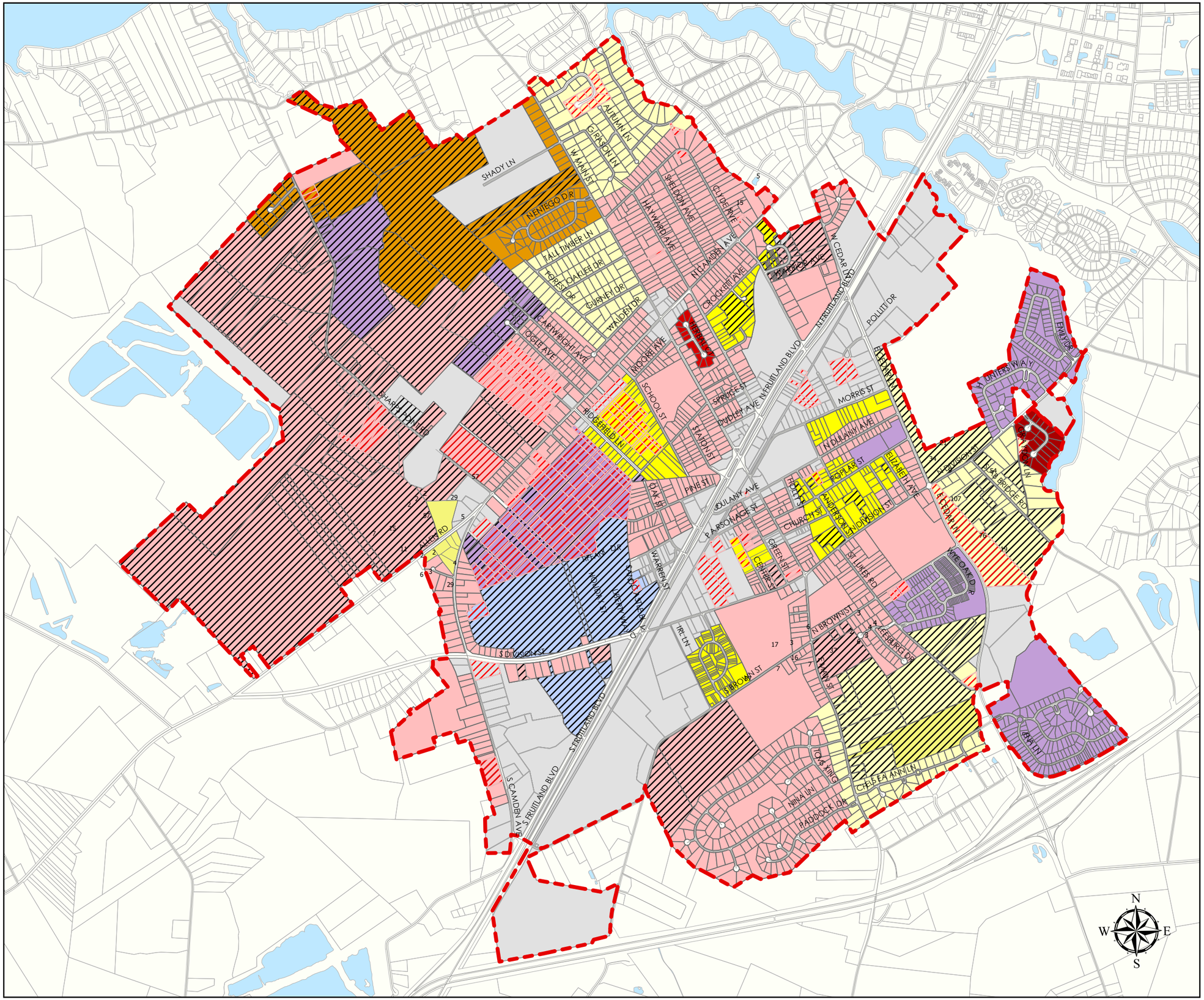
# Map 2: Existing Land Use

- Municipal Boundary
- Multi-Family Residential
- Residential
- Mixed-Use
- Agricultural
- Commercial
- Institutional
- Light Industrial
- Vacant
- Recreational
- Municipal
- Dedicated Open Space

*Churches and Schools included in Institutional

0 ½ 1 1½

Miles





FRUITLAND
*Maryland*

# Map 3: Development Capacity Analysis

- Municipal Boundary
- Developable Land
- Approved Development
- Non-Residential Districts
- R1A
- R1AA
- R1B
- R1C
- R1D
- R1E
- R2
- R3
- R4

Source: Development Capacity Analysis provided by Maryland Department of Planning

0 ¼ ½ ¾

Miles

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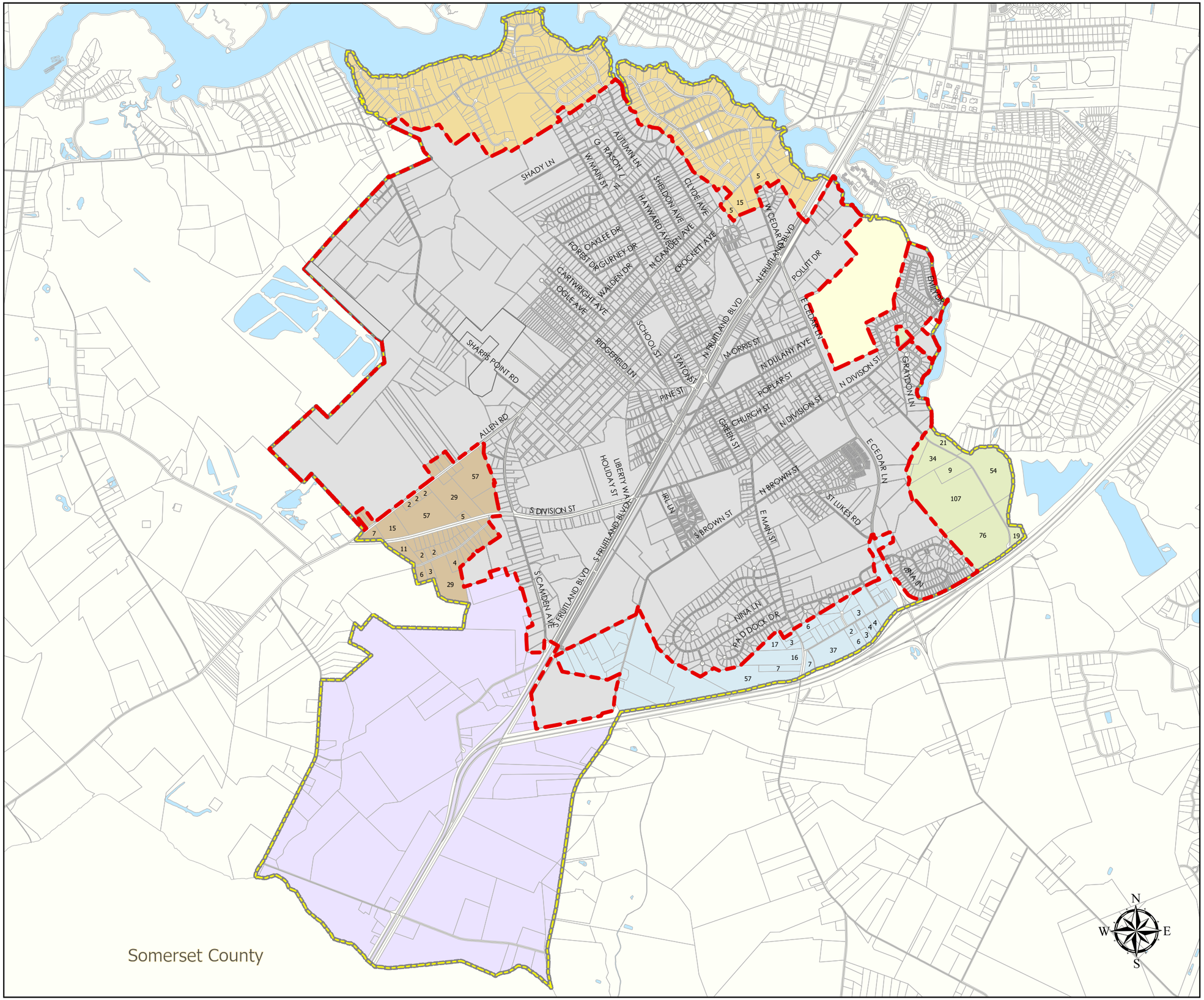
Maryland

# Map 4: Future Land Use

- Municipal Boundary
- Planning Boundary
- Conservation
- Residential Institutional
- Conservation Recreational
- Recreational
- Multi Family Residential
- Residential Transition
- Residential
- Mixed-Use
- Commercial
- Neigborhood Commercial
- Commercial Institutional
- Institutional
- Municipal
- Light Industrial
- Town Center
- Residential/Recreational

0 ½ 1 1½

Miles




# FRUITLAND
*Maryland*

# Map 5: Growth Areas

- Municipal Boundary
- Planning Boundary
- Currently In Town
- Growth Area 1
- Growth Area 2
- Growth Area 3
- Growth Area 4
- Growth Area 5
- Growth Area 6

* Numbers Indicate Development Capacity Analysis

0 ¼ ½ ¾ 1

Miles

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*Maryland*

# Map 6: Transportation

- Municipal Boundary
- Principal Arterial
- Expressways
- Minor Arterial
- Major Collector
- Minor Collector
- Special Collector
- Neighborhood Collectors

0 ¼ ½ ¾ 1

Miles

N
W E
S

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*Maryland*

# Map 7: Floodplains

- Municipal Boundary
- Waterbodies
- X500
- X
- A
- AE

X500 - This code identifies an area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot, or area protected by levees from 100-years flooding.

X - This code identifies an area that is determined to be outside of the 100 and 500 year floodplains.

A - This code identifies an area inundated by 100-year flooding, for which no Base Flood Elevation (BFEs) have been determined.

AE - This code identifies areas inundated by 100-year flooding, for which BFEs have not been determined.

0 ¼ ½ ¾ 1

Miles

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*Maryland*

# Map 8: Sensitive Areas

Critical Area (LDA)

- Municipal Boundary
- Critical Area (LDA)
- Waterbodies

**MD Green Infrastructure**

- Upland Hubs
- Upland Corridor: Natural
- Wetland Hubs
- Upland Corridor: Non-Restorable
- Upland Corridor: Restorable Gap

N
W
E
S

0 ¼ ½ ¾

Miles

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# Map 9A: Wetlands & Stream Buffers MD-DNR

Municipal Boundary

Critical Area (LDA)

100 ft. Tidal/ Subtidal Wetlands Buffer

MD DNR 25ft. Wetland Buffer

25 Ft. Stream and Pond Buffer

## Wetlands

Palustrine - Forested/Shrub/ Emergent

Lacustrine - Lake

Riverine - Tidal - Emergent

0 1000 2000 3000 4000

Feet

N

W E

S

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Maryland

# Map 9B: Wetlands & Stream Buffers US Wetland Inventory

- Municipal Boundary
- Critical Area (LDA)
- 100 ft. Tidal/ Subtidal Wetlands Buffer
- National 25ft. Wetland Buffer
- 25 Ft. Stream and Pond Buffer

**Wetlands**

- Palustrine - Forested/Shrub Wetland
- Palustrine - Emergent Wetland
- Palustrine - Freshwater Pond
- Lacustrine - Lake
- Riverine - Tidal - Emergent

0 1000 2000 3000 4000

Feet

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Maryland

# Map 10: Watershed

Municipal Boundary

**Wicomico River Watershed**

Lower Wicomico River

Wicomico Creek

Wicomico River Head

0 2 4 6 8

Miles

Source: Maryland Department of the Environment;1998
Updated: 6/2024