



Comprehensive Plan

Town of Princess Anne

Adopted October 13, 2009



Princess Anne Planning and Zoning Committee

Robert Salyers, Chairman

Allen Muir, Member

Weldon Corbin, Member

Joey Gradner, Member

Lance Fisher, Former Member

Town Commission

Frank White, President

Garland Hayward, Sr., Vice President

Dr. Helena Terrell- Commissioner

Tanita Thomas, Commissioner

Dennis Williams, Commissioner

Consultants



106 N. Washington Street, Suite 103
Easton MD 21601
www.dbfinc.com

The Comprehensive Plan for the Town of Princess Anne

**A RESOLUTION OF THE
PRESIDENT AND COMMISSIONERS OF PRINCESS ANNE
TO ADOPT THE 2009 COMPREHENSIVE PLAN TO INCLUDE A NEW
MUNICIPAL GROWTH ELEMENT AND WATER RESOURCES
ELEMENT
RESOLUTION 2010-05**

WHEREAS, The President and Commissioners of the Town of Princess Anne have determined the adoption of the 2009 Comprehensive Plan including a new Municipal Growth Element and Water Resources Element, is necessary in order to comply with State Law; and

WHEREAS, The Princess Anne Planning and Zoning Commission has recommended to the Town Commissioners that the 2009 Comprehensive Plan including a new Municipal Growth Element and Water Resources Element be adopted.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Town of Princess Anne that the 2009 Comprehensive Plan including a new Municipal Growth Element and Water Resources Element is hereby adopted.

The above Resolution was introduced and duly passed at the regular meeting of the Commissioners of the Town of Princess Anne held on the 13th day of October, 2009, and is to be come effective upon its passage.

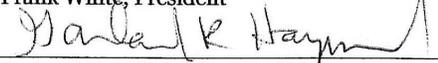
ADOPTED AND APPROVED BY the President and Commissioners of Princess Anne on October 13, 2009.

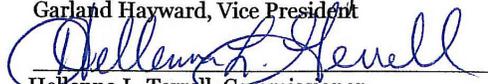
THE PRESIDENT AND COMMISSIONERS OF PRINCESS ANNE, MARYLAND



ATTEST: 
Brenda Benton, Interim Town Manager

absent
Frank White, President


Garland Hayward, Vice President


Hellenna L. Terrell, Commissioner

absent
Tanitta M. Thomas, Commissioner

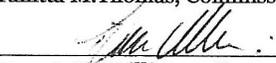

Dennis R. Williams, Commissioner

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SECTION 1 – INTRODUCTION

Princess Anne is located at the head of the Manokin River¹. The Town has long benefited from its proximity to the River. Formerly, the River provided a means of transportation for goods and people, making Princess Anne a center of the region's agricultural economy. While still an important feature, the Manokin River is now used primarily for recreation.

About 150 acres of the Town, containing 300 historic structures, is listed on the National Register of Historic Places. Princess Anne is the County Seat of Somerset County and a local center of government and public administration. The University of Maryland-Eastern Shore is situated adjacent to the Town. Princess Anne is the only chartered municipality in the northern half of Somerset County.

1.1 PURPOSE OF THE COMPREHENSIVE PLAN

A comprehensive plan sets forth policies governing growth, development, sustainability, and conservation. It recognizes patterns; it is long-range, general, and comprehensive.

Recognize Patterns: This plan is a guide to recognizing the effects of demographic changes. It recognizes cultural patterns and values.

Long range: The plan is forward-looking. It provides for future needs.

General: The plan does not focus on matters of detail which can distract from important policies and proposals.

Comprehensive: The plan uncovers relationships between local and regional factors that impact development. It addresses major elements of the natural and built environment.

A comprehensive plan expresses basic community goals regarding future development. It does not predict future events. As a guide, a comprehensive plan allows a community to make day-to-day development decisions on the basis of reasoned and adopted policies, rather than on the individual merits of particular proposals.

1.2 HISTORY OF TOWN PLANNING IN PRINCESS ANNE

This Princess Anne Comprehensive Plan represents an ongoing commitment to long range planning. It updates the adopted 1997 Comprehensive Plan, which in turn updated the previous plan prepared in 1974. This Plan is the blueprint for growth and development for the next 20 to 25 years, that is, through 2030.

¹ The Manokin River is located in Somerset County, Maryland. It drains directly to the Chesapeake Bay roughly 4.5 miles due east of South Marsh Island. The River is approximately 15 miles in length, from its confluence with the Bay to the upper reaches of the headwaters.

1.3 PLANNING PROCESS

The Town Planning and Zoning Committee prepared this Comprehensive Plan as called for by Article 66B of the Annotated Code of Maryland. The plan is consistent with the twelve visions of the State of Maryland, Economic Growth, Resource Protection, and Planning Policy Act of 1992; as amended in 2009.

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 in 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 a 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 encourages;
9. Environmental protection: land and water resources, including the Chesapeake and costal 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.

1.4 PUBLIC PARTICIPATION PROCESS

Workshops

In April and May 2007, two workshops were held in which the public was invited to participate in selecting and prioritizing the goals of the Comprehensive Plan. During these workshops the statements that came forward as the most important to the participants were:

- More commercial development—shops, restaurants, services, offices—should be promoted in and around Princess Anne.
- Revitalizing and improving existing neighborhoods in Princess Anne should be a priority.
- Involve UMES in the Princess Anne community and its economic development in various areas of the Town—entertainment, education, downtown revitalization, job creation, etc.
- If development happens in the future, it should provide for a mix of uses—housing, shopping, and institutions—to reduce the amount and distance new residents have to travel for everyday errands.
- Community gathering places—community centers, plazas, theaters, parks—should be provided by new development as it occurs.
- Downtown should be the central focus of community life and the Town should make decisions that reinforce this.

Community Survey

In January of 2007, the Town sent out a mail survey which asked residents to prioritize their biggest concerns. About 20 percent of households of the Town responded to the survey. Interests that were most important to these residents are listed below.

- | | |
|---|---|
| Shops and services residents would like to see more of: | <ul style="list-style-type: none">• Active parkland/recreational facility• Entertainment facility• Retail, Restaurant |
| Housing issues of most concern: | <ul style="list-style-type: none">• Not enough choice in moderate price ranges• Property maintenance• High property tax |
| Items of special attention for Comprehensive Plan: | <ul style="list-style-type: none">• Employment Opportunities• Development of downtown• Public safety issues |

The comments that residents provided with the survey also helped to shape the recommendations of this Comprehensive Plan. Common themes among the comments of this survey were:

- Improve the quality of the existing housing stock
- Improve public safety
- Increase job opportunities for all residents
- Increase shopping, entertainment, and recreation opportunities
- Increase walkability in Princess Anne

Public Hearing

The Princess Anne Planning and Zoning Committee held a public hearing on the Comprehensive Plan on May 6, 2008 and September 24, 2009. On September 24, 2009, following the public hearing, Planning Committee made a recommendation to the Town Commissioners for adoption. Town of Princess Anne Town Commissioners held a public hearing on October 13, 2009 and adopted the Comprehensive Plan as recommended by the Planning Committee by Resolution 2010-05.

1.5 LOCATION

The location of Princess Anne may be defined at several levels. Exhibit 1-1, shows the Geographic location of the Town and the insert shows the Town boundary, road network, the Manokin River and other streams around the Town.

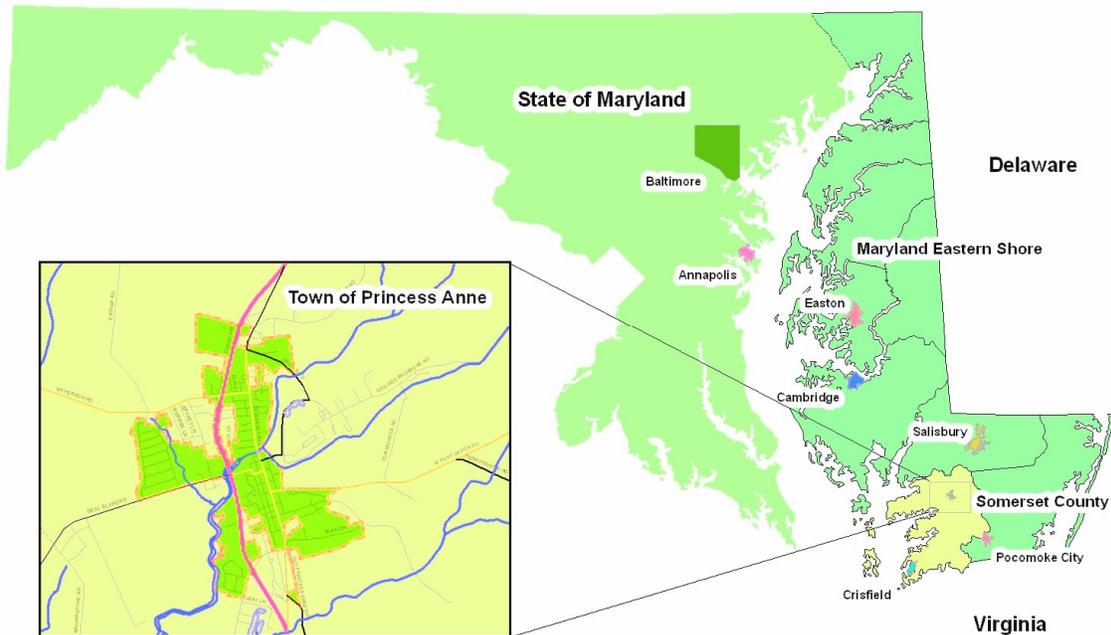


Exhibit 1-1: Location Map

- *The Delmarva Peninsula:* (regional economic context) Princess Anne is located 14 miles from both Salisbury and Pocomoke City. In the past, agricultural and fishing activities dominated the region's economy. The historically low population density in the region is changing as new residents buy second homes, retire to the area, or establish primary residences and commute to distant job centers.
- *Somerset County:* (jurisdictional, governmental context) Princess Anne is a central location within Somerset County. The Town serves as the County Seat. Princess Anne is located on U.S. Route 13, the major north-south access route on the Delmarva Peninsula. It is also 14 miles from Route 50, the major access route to Maryland's western shore.
- *Proximity to the Manokin River and the Chesapeake Bay:* (Environmental, natural context) Princess Anne is located at the head of the Manokin River in close proximity to the Chesapeake Bay. The Manokin River runs through the center of Town and its tributaries provide a natural boundary to Princess Anne on the south and east.

1.6 REPORT ORGANIZATION

This report is organized into five sections.

- Section 1: Introduction
- Section 2: Existing Conditions
- Section 3: Future Conditions
- Section 4: Water Resources
- Section 5: The Comprehensive Plan

SECTION 2 – EXISTING CONDITIONS

The Planning and Zoning Committee reviewed existing conditions that have a bearing on growth and development in and around Princess Anne. The major findings are summarized below. Following this summary, a more detailed presentation is provided.

2.1 ONGOING PLANS AND PROJECTS

Princess Anne is taking steps to improve street-scaping and storm water management. The Town is also repaving roads and working with other entities to construct recreational facilities. There are five residential developments in various stages of approval and development. The Town of Princess Anne received “Main Street Maryland Communities” designation in 2008 through The Maryland Department of Housing and Community Development.

2.2 DEMOGRAPHICS AND ECONOMICS

Population has increased since 1970, with considerable growth occurring between 1970 and 1980. Owner-occupied housing units are less than half of all occupied housing units. Princess Anne contains the only industrial park in the County which, along with commercial areas and nearby institutions, provides employment opportunities.

2.3 NATURAL ENVIRONMENT

Princess Anne is located in the Manokin River Watershed. The Manokin River runs through the central part of Town. The Town and its surrounding area are located within the Sensitive Species Project Review Area, owing to the presence of three sensitive plant species. Wetlands, 100-year floodplains, forested areas, and steep slopes can also be found within the Town boundary. Wetlands in Princess Anne run along the Manokin River to the southeast of Town.

2.4 LAND USE

Princess Anne’s historic downtown is surrounded by residential areas, an industrial park, and the campus of the University of Maryland-Eastern Shore (UMES). The historic downtown is centered at Somerset Avenue and Prince William Street. Much of the area surrounding the Town is in woodlands and open space use with pockets of residential use along the main roads into Town.

2.5 TRANSPORTATION AND CIRCULATION

U.S. Route 13 connects Princess Anne to regional destinations. Other arterial roads intersect with U.S. Route 13 in Princess Anne. Mount Vernon Road is a major access route into Princess Anne. It connects with Somerset Avenue which provides access to the central part of Town. Local roads connect residential areas to Somerset Avenue and, outside of downtown, connect residential areas to U.S. Route 13 and downtown. Public transit service is provided on demand responsive and fixed route schedules.

2.6 COMMUNITY FACILITIES

Many of the Town's facilities and services are managed in cooperation with Somerset County; including water, sewer, schools, and fire and emergency services. The Town has its own police force. Princess Anne has two parks, Manokin Park and Garland Hayward Park, and is coordinating with other agencies to develop more recreational opportunities.

2.1 ONGOING PLANS AND PROJECTS

Ongoing public and private projects and plans help define baseline conditions. They also indicate public and private sector expectations about future growth and development in Princess Anne.

Most public works projects require cooperation among various levels and agencies of government, and to some extent, the private sector. This being said, the Town's continued leadership will be necessary to implement these projects. Listing of a project does not denote a recommendation by this Plan. It indicates only that the project is in some stage of planning and/or implementation at the time of this plan update.

Public Works Projects

In 1999, the Town received a \$500,000 Community Development Block Grant from the U.S. Department of Housing and Urban Development (HUD). This grant was awarded to correct storm water drainage issues and improve the streetscape on Somerset Avenue in the center of Town. In addition to improving storm water management in the two-block project area, the Town installed new curbs and gutters, streetlights, street furniture, and street trees.

In 2005, the Town began a \$600,000 project to repave streets. The project, funded through a municipal bond, will provide new asphalt topping for about one-third of the Town's streets.

The Chamber of Commerce administered a façade restoration program for businesses in the downtown business district on Somerset Avenue. To obtain a grant, business owners were required to match the grant's contribution. Twelve businesses elected to participate in this program.

In collaboration with Maryland's Department of Natural Resources (DNR) and the University of Maryland-Eastern Shore (UMES), the Town is constructing recreational facilities on the site of an abandoned 4.3 acre clam processing plant. The Town and DNR are contributing to the construction cost. The project will include a playground, soccer field, basketball courts, and a community center. The project is receiving additional funding through a HUD grant and UMES. UMES will manage construction of the facilities to provide training for students in its construction management and athletic departments. The Town will manage the operation of the facility.

Recently, 14.5 acres were purchased by Somerset County and added to the Princess Anne Industrial Park, which is owned by the Town. The Town will secure outside funding for infrastructure improvements in this area. Once complete, the new acreage will provide three to four additional lots.

The Town recently purchased a lot on Prince William Street and is seeking funding to use this space for parking and a pocket park.

Main Street Maryland

The Town of Princess Anne received “Main Street Maryland Communities” designation in 2008 through Maryland Department of Housing and Community Development. Main Street Maryland is a comprehensive downtown revitalization program that is recognized nationally as a model for smart growth. The program will strengthen the economic potential of the main street and the community. This program will also help to revitalize the main street, increase private sector small business investment, and improve the appearance and image of the core business district.

Major Private Development Projects

The projects that are listed in Table 2-1 are either under construction, in some stage of development approval, or were approved as annexations during 2006 and 2007. Private development had been subjected to a two-year development moratorium while the County upgraded the sewer infrastructure. This moratorium was lifted in December of 2006; however, the limited water supply in Somerset County has led to a waiting list for tap allocations. This has restricted the amount of development.

Table 2-1: Private Development Projects

	<u>Housing Units</u>
Westfield	58
Wainwright	340
Arden’s Run Phase 2 (UMES student housing)	60
Mid Pines	38
Talon’s Point South (UMES student housing)	27
Cedar Landing	75
Total Housing Units	598

Source: Town of Princess Anne

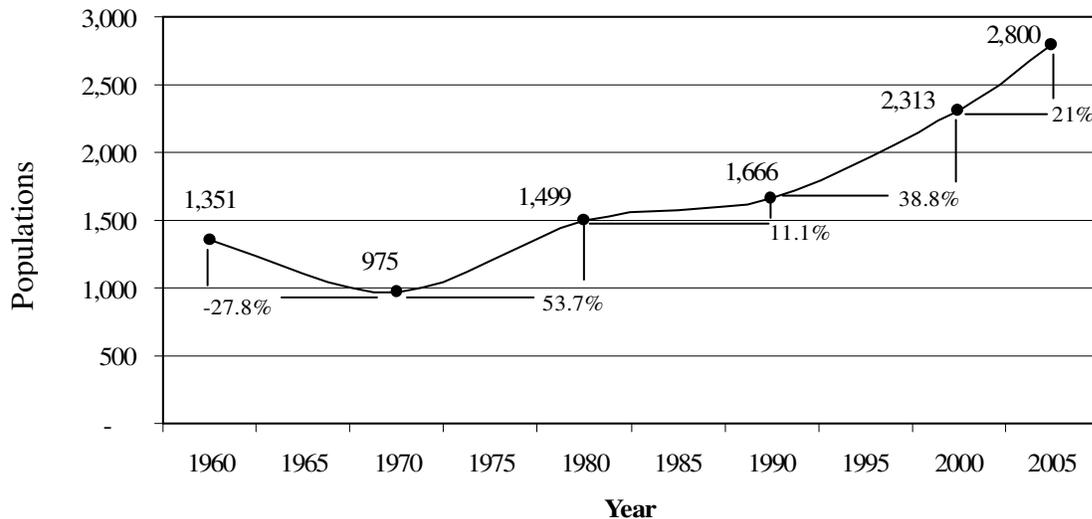
2.2 DEMOGRAPHICS AND ECONOMICS

This overview compares Princess Anne’s population and housing to that of Somerset County and where relevant, to other jurisdictions on the Delmarva Peninsula. These regional statistics provide a point of reference in which to view local statistics. Local statistics become more meaningful when seen within this broader context.

Population²

Exhibit 2-1 shows historic changes in the Town’s population. Between the Census years of 1960 and 2000, Princess Anne added 962 residents. In 2005, the U.S. Census Bureau estimated that there were 2,800 residents in Town, meaning that the Town added 487 residents in the five years between 2000 and 2005. Maryland Department of Planning (MDP) predicted Princess Anne’s population in 2005 was 2,660. Princess Anne’s estimated population based on building permits issued through 2004 is 2,583, not accounting other components of changes such as net mortality and fertility.

Exhibit 2-1: Population in Princess Anne 1960 - 2005



Source: U.S. Census Bureau.

The Town has grown mainly through in-migration. Table 2-2 provides details. Between 1960 and 2000, Princess Anne grew at an average annual rate of 1.3 percent; almost double that of Somerset County. The most significant growth occurred during the 1970s, when population grew by nearly 54 percent, or at an average annual rate of almost 4.5 percent, rebounding from a decline in the 1960’s. According to the U.S. Census Bureau, during the last five years the population of Princess Anne has increased by an estimated

² The source of population, age, and housing data in this report is the U.S. Census with analysis, summary, and presentation by Jakubiak & Associates, Inc.

21 percent at an average annual rate of 3.9 percent. By comparison, the County grew at a rate of less than one percent per year during this period.

Table 2-2: Population Growth in Princess Anne and Somerset County 1960 - 2005

	1960-1970	1970-1980	1980-1990	1990-2000	2000-2005	1960-2005
Princess Anne						
Percent Change	-27.80	53.70	11.10	38.80	21.05	-
Percent Rate of Growth	-3.21	4.40	1.06	3.34	3.90	1.63
Somerset County						
Percent Change	-3.56	1.40	22.16	5.58	3.71	-
Percent Rate of Growth	-0.36	0.14	2.02	0.54	0.73	0.58

Source: U.S. Census Bureau

The Town's resident college student population has also been increasing. In 1990, there were 197 students living in Princess Anne that were enrolled in college. By 2000, this number had increased to 471. Table 2-3 shows the number of students in Town by enrollment level in 2000. As shown, students enrolled in college or graduate school made up 20 percent of the Town's population. Collectively, students in all other grade levels made up 25 percent of the Town's population.

Table 2-3: School Enrollment 2000

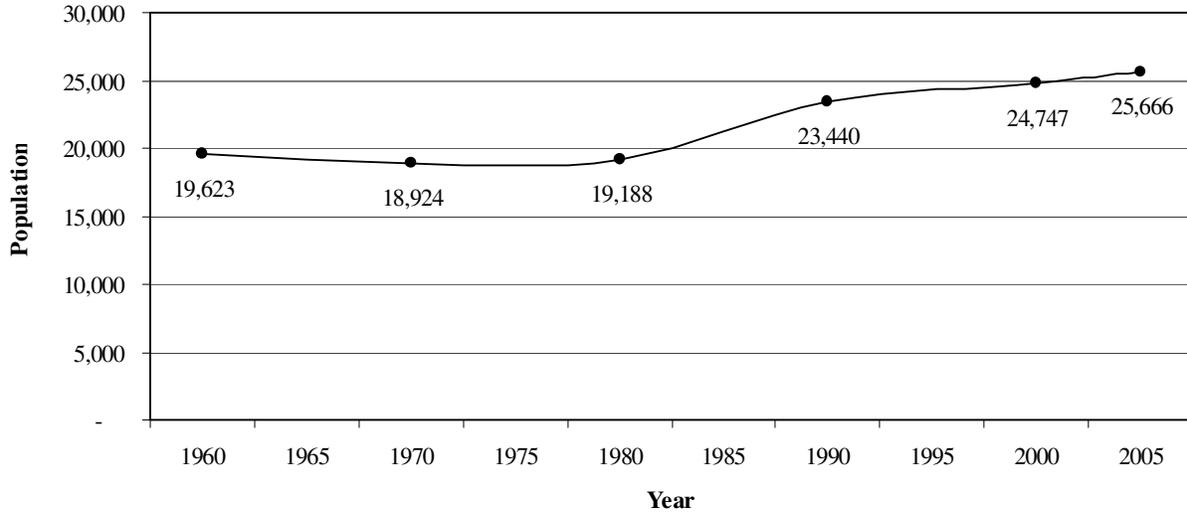
	Number	Percent of Town Population
Town Population	2,313	
Nursery school, preschool	53	2.3%
Kindergarten	42	1.8%
Elementary school (grades 1-8)	283	12.2%
High school (grades 9-12)	200	8.6%
College or graduate school	471	20.4%

Source: Somerset County Board of Education

At the County level, population has grown steadily since 1960. Exhibit 2-2 shows the County's population growth between 1960 and 2005. County population declined somewhat during the 1960s and did not attain its 1960 level until the high level of growth that occurred in the 1980s.

Over the long term, the Town's population has increased at a faster pace than the County's population; increasing as a share of the County's population from almost seven percent in 1960 to slightly above nine percent in 2005. The 2005 estimates show the Town now approximates 11 percent of the County population. Table 2-4 provides details.

Exhibit 2-2: Somerset County Population 1960 – 2005



Source: U.S. Census Bureau

Table 2-4: Somerset County Population 1960 - 2005

	1960	1970	1980	1990	2000	2005
Somerset County	19,623	18,924	19,188	23,440	24,747	25,666
Princess Anne	1,351	975	1,499	1,666	2,313	2,800
Town as a percent of County	6.9%	5.2%	7.8%	7.1%	9.3%	10.9%

Source: U.S. Census Bureau and Jakubiak & Associates

Age

The composition of population by age is an important indication of community character. In 2000, the median age of Town residents was 28 years old. That is 8.5 years younger than the County’s median age of 36.5 years. This is a substantial difference.

Table 2-5: Population by Age Group - 2000

Year of Age	Princess Anne	Somerset County
Under 18	26.2%	20.5%
Over 65	10.9%	11.0%

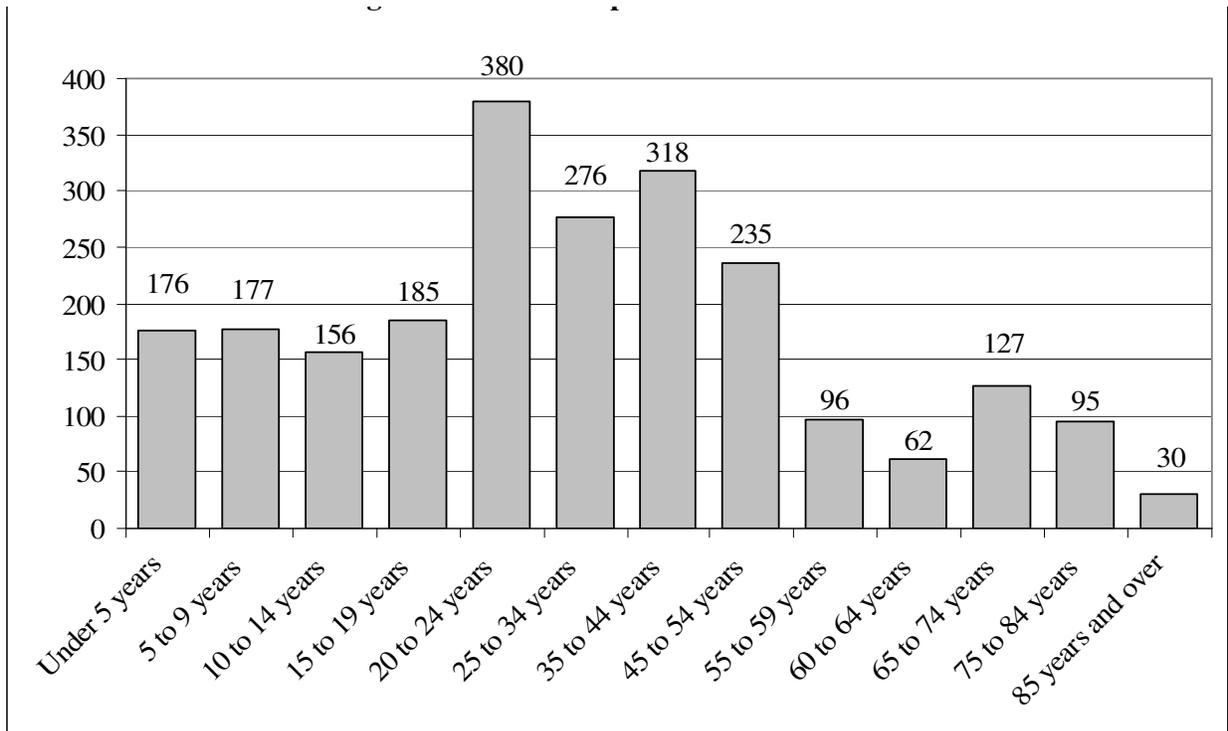
Source: Jakubiak & Associates

The presence of UMES in Princess Anne helps explain this difference; 471 residents of Princess Anne (or 20 percent) were enrolled in college in 2000. In 2000 UMES was able to house 2,100 of its 3,297 students on campus. This means that nearly 1,200 students either commuted to the University or found housing in Princess Anne. There were 168 Town residents between the ages of 18 and 21 and 380 residents between

the ages of 20 and 24 in 2000. It is likely that a substantial number of these 548 residents were UMES students. Exhibit 2-3 shows the distribution of age in the Town in 5-year groupings.

Another factor in explaining why the Town's population is younger than the County population is the high percentage of population under 18. About 26 percent of Town residents are children; compared to about 21 percent countywide.

Exhibit 2-3: Princess Anne Age Distribution of Population in 2000

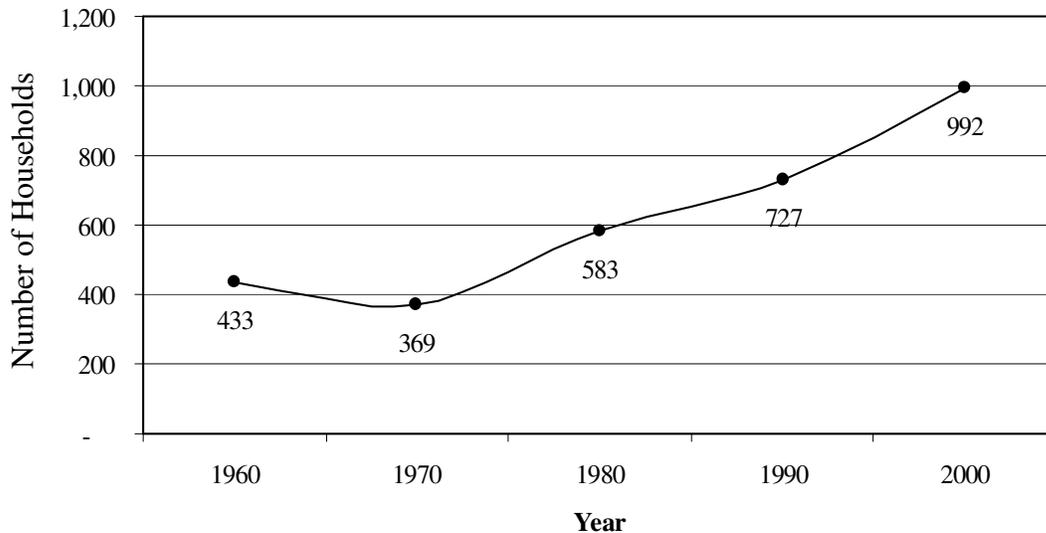


Source: U.S. Census Bureau – Census 2000

Households

Exhibit 2-4 below shows the historic pattern of household growth in Princess Anne between 1960 and 2000. Households are occupied housing units. The formation of new households, like population growth, has been steady over recent decades. Between 1960 and 2000, the Town added 559 households. Excluding the 1960s, since 1970, the number of households has increased by 623.

Exhibit 2-4: Households in Princess Anne 1960 - 2000



Source: U.S. Census Bureau

The most significant household growth occurred during the 1970s when households were added at an average annual rate of 4.7 percent per year. Table 2-6 compares annual growth rates during each decade with the 40-year annual average (2.09 percent) for the Town of Princess Anne and Somerset County.

Table 2-6: Household Growth by Decade in Princess Anne and Somerset County

	1960-1970	1970-1980	1980-1990	1990-2000	1960-2000
Princess Anne					
Percent Change	-14.8	58.0	24.7	36.5	129.1
Percent Rate of Growth	-1.59	4.68	2.23	3.16	2.09
Somerset County					
Percent Change	2.6	13.6	18.2	4.8	44.3
Percent Rate of Growth	0.26	1.28	1.68	0.47	0.92

Source: U.S. Census Bureau

Between 1960 and 2000, average household size in Princess Anne fell from 3.12 to 2.31 persons per household. This reflects national trends in declining household sizes due to declining family sizes and may also be in part due to a growing student population in Town.

Like population and age, the makeup of households is an important indication of community character. As shown in Table 2-7, 499 households, or about 50 percent of all households, were family-households in 2000—that is, they were composed of persons related to the householder by birth, marriage, or adoption. This is 15 percent lower than Somerset County, in which around 65 percent of households are family

households. Non-family households make up the remaining half of Princess Anne’s households, and are defined by the U.S. Census bureau as households where the householder lives alone or with persons who are not related to the householder by birth, marriage, or adoption. Children were found to be part of approximately 32 percent of households in both Princess Anne and Somerset County.

Table 2-7: Households in Princess Anne 2000

Households	Children in Household		Sum	% of Total Households
	Yes	No		
Family Households				
Married Couple Families	125	127	252	25.4
Male Householder, no wife	21	15	36	3.6
Female Householder, no husband	167	44	211	21.3
subtotal	313	186	499	50.3
Non-Family Households	6	487	493	49.7
Total households	319	673	992	100.0

Source: U.S. Census Bureau

Table 2-8: Households in Somerset County - 2000

Households	Children in Household		Sum	% of Total Households
	Yes	No		
Family Households				
Married Couple Families	1517	2335	3852	46.1
Male Householder, no wife	186	147	333	4.0
Female Householder, no husband	838	421	1259	15.0
subtotal	2541	2903	5444	65.1
Non-Family Households	29	2888	2917	34.9
Total households	2570	5791	8361	100.0

Source: U.S. Census Bureau

Other relevant findings from the 2000 Census regarding households includes:

- In 2000, nearly 19 percent of householders were 65 years of age or older; compared to nearly 28 percent in 1990.
- About 30 percent of households were one-person households; and
- About 69 percent of housing units were renter-occupied and 31 percent of housing units were owner-occupied. By contrast, in Somerset County, 70 percent of households were owner-occupied and 30 percent were renter-occupied.

Economic Structure

This section of the Plan provides data on the Town's economic base. It describes the general business environment and assesses Princess Anne's economic development prospects. Specific concerns include Town and County economic development programs, the use and marketing of the industrial park, retail conditions, and efforts to promote tourism.

Table 2-9 summarizes information about employed residents.

- There is a strong representation of educated residents: For example, 30 percent of the PhD's in Somerset County reside in the Town.
- Town residents have a shorter travel time to work—just over 21 minutes. While residents are not traveling great distances, this indicates that many residents are leaving Princess Anne and Somerset County for their jobs.
- 27.6 percent of Town residents over 25 do not have a high school diploma or equivalent, as compared with 30.5 percent of Somerset County residents.
- 20.7 percent of the Town population over 25 has completed a degree program beyond high school, with 9.8 percent of the population holding Bachelor's degrees.

Table 2-9: Workforce Overview of Princess Anne and Somerset County 2000

Description	Princess Anne		Somerset County	
	No.	Perc.	No.	Perc.
2000 Population Age 25+ by Educational Attainment	1,180		16,321	
Less than 9th grade	129	10.9	1,485	9.1
Some High School, no diploma	197	16.7	3,487	21.4
High School Graduate (or GED)	431	36.5	5,998	36.8
Some College, no degree	179	15.2	2,862	17.5
Associate Degree	42	3.6	589	3.6
Bachelor's Degree	116	9.8	1,207	7.4
Master's Degree	45	3.8	460	2.8
Professional School Degree	15	1.3	147	0.9
Doctorate Degree	26	2.2	86	0.5
2000 Civilian Employed Pop. Age 16+ by Occupation	1,039		9,368	
Management, Business and Financial Operations	56	5.4	814	8.7
Professional and Related Occupations	198	19.1	1,507	16.1
Service	198	19.1	1,983	21.2
Sales and Office	267	25.7	2,201	23.5
Farming, Fishing and Forestry	12	1.2	354	3.8
Construction, Extraction, and Maintenance	111	10.7	1,095	11.7
Production, Transportation, and Material Moving	197	19.0	1,414	15.1
2000 Average Travel Time to Work in Minutes	21.67		25.98	

Source: Claritas, Inc.; Thomas Point Associates, Inc.

The jobs in Somerset County (including jobs in Princess Anne and Crisfield) are somewhat diverse but also highly concentrated (Table 2-10).

- 41 percent of jobs are in government employment—these are also among the most highly paid jobs. The high number of government jobs probably reflects the large number of jobs at the Eastern Correctional Institute (ECI) and UMES.
- Manufacturing is a minimal part of the economy; just 4 percent of Somerset County jobs as compared to 24 percent in Dorchester County and slightly less than 10 percent in Wicomico County.
- Fishing, which had been a mainstay of the economy in the past, is now a very small sector.
- The unemployment rate (not shown in Table 2-10) was 5.2 percent in March of 2007, down from 5.6 percent a year earlier.
- Tourism related employment, in leisure and hospitality, is 6.4 percent of jobs in the County.

Table 2-10: Employment by Industry Sector by Place of Work, Somerset County 2004

Industry	Jobs (Avge Annual)		Wage (Avge Weekly)
	No.	Perc.	
Private			
Resources and Mining	377	5.4%	\$ 451
Construction	347	5.0%	\$ 465
Manufacturing	259	3.7%	\$ 444
Trade, Transportation and Utilities	1,420	20.4%	\$ 746
Information	20	0.3%	\$ 612
Financial Activities	189	2.7%	\$ 453
Professional and Business Services	167	2.4%	\$ 534
Education and Health Services	762	11.0%	\$ 461
Leisure and Hospitality	445	6.4%	\$ 179
Other Services	124	1.8%	\$ 376
Government			
Federal	69	1.0%	\$ 761
State	1,918	27.6%	\$ 687
Local	855	12.3%	\$ 629
Total	6,952	100.0%	

Source: Somerset Co. EDC; Thomas Point Associates, Inc.

In summary, the population is young and educated (reflecting the presence of UMES). The population is also disadvantaged with low household income and a high rate of rental housing. There are opportunities for future growth in employment discussed in the next section. Many of these opportunities are capable of offering employment at a range of levels.

Business Environment

Princess Anne is the county seat and a center of business in Somerset County. The County is home to 436 businesses³; its major companies are Lankford-Sysco Food Services, McCready Memorial Hospital, Handy International, Mountaire Farms, PNC Bank, Mercantile Peninsula Bank, Perdue Farms, Rubberset, Eastern Correctional Institute (ECI), and the University of Maryland Eastern Shore (UMES).

The County has a 1,297-acre State Enterprise Zone in the Town of Princess Anne. In addition, Somerset County participates in the One Maryland Program which offers tax credits for capital investments that create jobs. The County's Economic Development Commission (EDC) is working with the Town and UMES on developing services in and around Princess Anne.

³ Source: Maryland Department of Business and Economic Development.

Recent successes in economic development include the following:

- Greenlight Biofuels from Charlotte, N.C. has built a \$4 million plant in the Princess Anne Industrial Park. This plant utilizes the latest technology to convert vegetable and animal oils into fuel.
- WalMart's distribution center project is in the planning process, but the outcome is still uncertain. This project could potentially put 750 jobs in a proposed 800,000 square foot distribution complex about five miles south of Town.
- Somerset County is a HUB zone ("historically underutilized business zone"). A HUB zone encourages economic development through the establishment of contract preferences. One major company, Poole and Associates, is located in Princess Anne as a result of the HUB zone designation. The company is a software developer that supports defense companies and employs 2 workers in Princess Anne and 80-90 at its main offices near Annapolis. It is now located in a building south of downtown, but plans to move to the industrial park. Poole and Associates will operate the only Sensitive Compartmented Information Facility (SCIF) on the Eastern Shore. A SCIF is a secure space certified by the Department of Defense for use in classified activities.
- There may be an expansion of ECI, one of the top three employers in the County, as a result of the closing of the correctional institute in Jessup. While the pay is good, the work at ECI does not require high skill levels. Many employees commute from outside of the area.

The Princess Anne Industrial Park is the most important job-related resource in the Town. The Town owns this park.

- Infrastructure at the park is adequate although there is always a need to expand. Somerset County Sanitary District provides water and sewer service. Power to the industrial park comes from Delmarva Power and Choptank. Verizon and Comcast provide DSL service. The State has been promoting fiber optics and there is a point-of-presence (an access point that houses servers and routers) at the Park entry.
- The Town Manager and County Economic Development Director see the north side of the park as a "business park" and the south side as "light manufacturing." Recent purchase of land from the County increased the size of the park by 15 acres, and there is more privately owned property in the area that could be acquired. An application to the Economic Development Administration (EDA) for funding related to the park is being prepared.
- The Town would like to have another spec building; the last one was funded by the Maryland Economic Development Corporation (MEDCO). However, the last spec building sat empty for two to three years. The Maryland Department of Business and Economic Development (DBED) would rather create incentives for the private sector to take action. The DBED is willing to consider a public-private partnership in which the State might cover some of the
- infrastructure costs.

The Princess Anne Industrial Park is the only industrial park in Somerset County. Industrial land prices are low but prices have doubled in just a year. There have been property sales in the park at low prices for properties that remain undeveloped. There is now a stipulation that buyers must develop within a certain period after purchase.

UMES is a tremendous resource with their undergraduate programs as well as doctoral programs in marine, estuarine, and environmental sciences. It is also home to the Rural Development Center—an entity that collaborates with higher education institutions, government, non-profit, and for-profit companies to provide technical and financial support for development in eastern shore communities.

- UMES is a force in the Town in various ways. The student body is about 4,000 and is expected to grow to 5,000 by 2017.
- There is a three-story building on campus that the University would like to convert into a business incubator (since the one at the industrial park was sold to a printing company).
- UMES does not have a Small Business Development Center (SBDC) on campus. Small businesses rely on two other centers in the region; one at Salisbury University and the other at Wor-Wic Community College.

The State Enterprise Zone and the One Maryland Program, along with the industrial park and UMES, offer opportunities for expanding economic development efforts in Princess Anne.

Commercial Development

Retail conditions and activities in the Town appear to be strong and growing. There are actually three retail districts in the Town:

- Downtown (or town center): For this core historic area, the Town received Main Street Maryland designation in 2008 through Maryland Department of Housing and Community Development. At the present time, the Town is applying for designation under the Preserve America program. Preserve America communities are those that support historic and cultural preservation to foster economic development through a public-private partnership.
- Highway commercial (on U.S. Route 13): This area has developed in commercial use more recently as traffic has increased on U.S. Route 13. This is the area of highest traffic and greatest potential in terms of retail sales. There are several parcels that are zoned commercial but vacant along U.S. Route 13 corridor.
- Uptown commercial district (along Mount Vernon Road): This area is a collection of motel, restaurant, and office spaces that creates an abrupt transition between historic downtown and highway commercial area.

Downtown appears to be improving and on the verge of a major renaissance. There are some new stores coming into downtown, and personal care services are expected to locate at the main corner. This should help to promote Bed & Breakfasts in Town since guests often ask for personal care services. One of the new downtown shops offers a small selection of textiles, dishware, body lotions, specialty foods, and an adjacent coffee shop. With the Main Street Maryland designation, the Town will be qualified to apply for grant monies that can help revitalize the downtown. More monies will be available if “Preserve American” designation is awarded.

- There is an emerging consensus to support more active downtown programming, and several meetings have been held to develop a priority agenda for downtown.
- UMES has great potential for increased day to day interaction. Students can shop for some items with “the Hawk card”. In addition, there is a wealth of talent on the campus—musicians, sculptors, and other innovative individuals—who can affect the environment in the Town and attract businesses and entrepreneurs who want to do business downtown.

The uptown area is the primary gateway to downtown. It houses some retail locations; although, it functions well as an office center. This uptown commercial district includes a motel, restaurant, convenience store, day care, a doctor’s office, Pizza Hut, a bank and Hardees and various State offices,

The U.S. Route 13 commercial area is a mixed retail and service area. The Family Dollar store shares a shopping center with the District Court. Food Lion and Rite Aid occupy a standard shopping center on the west side of the highway. In general, the uses and circulation reflect parcel by parcel development rather than effective planning.

Table 2-11 identifies gaps and opportunities in the retail market for the Town as a whole; there are several, including a large gap in food service. This suggests an opportunity for a restaurant that could be located downtown. Other areas of potential growth are in categories that could be appropriate for downtown (sporting goods, hobby, book, music) or the highway area (auto parts, gas stations).

Table 2-11: Retail Sales Potentials by Category - Princess Anne

	Princess Anne		
	Demand (Spending)	Supply (Sales)	Opportunity Gap/Surplus
Total Retail Sales (incl. Eating and Drinking Places)	26,307,895	9,187,527	17,120,368
Motor Vehicle and Parts Dealers-441	6,308,515	2,412,261	3,896,254
Furniture and Home Furnishings Stores-442	527,501	191	527,310
Electronics and Appliance Stores-443	567,329	254	567,075
Building Material, Garden Equip Stores -444	2,048,563	596,183	1,452,380
Food and Beverage Stores-445	3,423,005	1,688,642	1,734,363
Health and Personal Care Stores-446	1,632,196	708,844	923,352
Gasoline Stations-447	3,032,907	13,574	3,019,333
Clothing and Clothing Accessories Stores-448	1,132,909	128	1,132,781
Sporting Goods, Hobby, Book, Music Stores-451	476,413	448	475,965
General Merchandise Stores-452	3,257,325	5,476	3,251,849
Miscellaneous Store Retailers-453	549,426	1,795	547,631
Foodservice and Drinking Places-722	1,893,417	656,680	1,236,737

Source: Claritas, Inc.; Thomas Point Associates, Inc.

Note: The difference between demand and supply represents an opportunity gap or surplus for each retail outlet of a specified type. When demand is greater than supply, there is an opportunity gap for that retail outlet. A positive value signifies an opportunity gap, while a negative value signifies a surplus.

Tourism

Tourism is another one of the Town’s economic strengths. It is important now and has much greater potential in the future to attract businesses and generate jobs. The County operates two visitor centers, one southbound on U.S. Route 13 and another in Crisfield. These centers receive about 150,000 visitors yearly which are split roughly half between the two locations. There is a seven-person staff and the organization spends about \$25,000 per year on advertising. The big attraction in spring and summer is the waterfront and water recreation; in the fall and winter, it is the historic attractions, particularly the Town of Princess Anne itself.

Heritage tourism is the fastest growing segment of the tourism industry. This trend reflects the increasing specialization of tourists’ interests. Growth in heritage tourism has positive economic and social impacts because it reinforces local identity and helps sustain cultural heritage.

Princess Anne is a part of the Lower Eastern Shore Certified Natural Heritage Area, and is part of the Lower Eastern Shore Heritage Area Tourism Management Plan

Visitors to Princess Anne are diverse:

- Most are “day trippers” who come from as far away as a three to four hour drive, extending north to New York, west to Ohio and south to include a few wintering Floridians.
- Visitors to the area are seeking heritage and culture. There are many people conducting genealogy searches, looking for cemeteries or public records.

- Visitors often ask about good restaurants, yet fare is limited to Peaky's, a family restaurant, the Main Street Café, Allegro Coffee House, and Beach to Bay (a seafood distributor with a small dining area in an industrial building behind the McDonalds, just off of U.S. Route 13).

The Somerset County Tourism office indicates that the following historic attractions in Princess Anne are very popular:

- Yearly house and garden tours draw crowds.
- The Teackle Mansion is a big historic attraction.
- The Town's one-day pre-Christmas event is popular.
- Shopping for antiques has great potential.
- Olde Princess Anne Days
- Octoberfest
- Streetfest
- Manokin River Park Farmers Market

UMES operates a 25-room hotel as part of the school curriculum to train students in hotel management. The room rate is reasonable and there is conference space which includes a large room with theater seating for 500.

In summary, there are opportunities for stronger targeted retail development and better accommodations to support the growing tourism industry.

Marketing for Economic Development

The Somerset County Economic Development Commission markets the Town with respect to its industrial park and tourism. There are opportunities to expand marketing while focusing the Town's message. Princess Anne itself has advantages in economic development that could be more fully marketed. These advantages include:

- Somerset County and the Rural Development Council at UMES provide revolving loans.
- Princess Anne corporate boundaries as of January 1, 1997 was designated as a pre-defined municipal priority funding area (PFA) in 1997.
- Princess Anne is an enterprise zone. This designation is good through 2013.
- Princess Anne is a HUB zone; this has a benefit to federal contractors, giving them extra points on competitive bids. HUB zones are used to promote economic development in an area.

Marketing to targeted industries and development is appropriate. Areas to target include:

- Defense contractors (related to Wallops Island).
- HUB zone qualified companies. These are businesses that are located in a "historically underutilized business zone", are owned and controlled by one or more U.S. Citizens, and have at least 35 percent of employees residing in a HUB Zone.
- Second home retirement including people age 55 and older, buying second homes and getting ready for retirement.

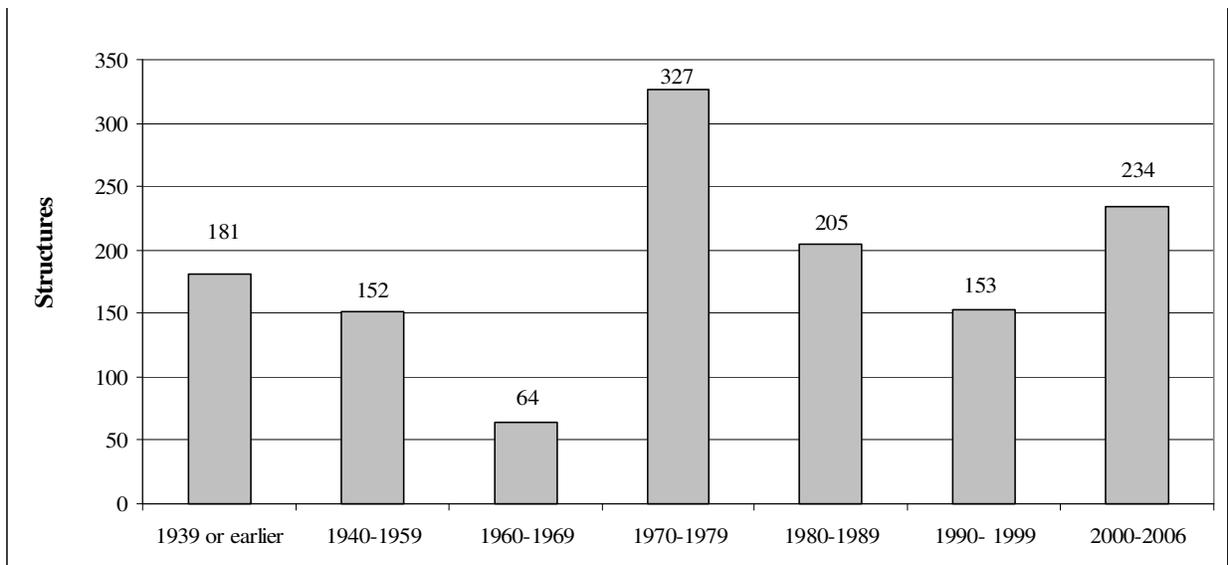
2.3 HOUSING

An assessment of housing units provides information about the availability, affordability, and quality of the housing stock.

Housing Stock

In 2000, there were 1,117 housing units in Princess Anne according to the U.S. Census Bureau. Nearly half of the existing structures were built between 1970 and 1990. Of the 397 structures built before 1970, 181 were built before 1940. During the past six years (2000-2006), growth has outpaced that of the previous decade; 234 residential units have been constructed. Exhibit 2-5 and Table 2-12 provide details.

Exhibit 2-5: Age of Housing Stock



Source: U.S. Census Bureau.

Table 2-12: Year Structures Built

	Number of Units	Percent of Total Units
1939 or earlier	181	13.8%
1940-1959	152	11.6%
1960-1969	64	4.9%
1970-1979	327	24.8%
1980-1989	205	15.6%
1990- 1999	153	11.6%
2000-2006	234	17.8%

Source: U.S. Census.

The housing stock in Princess Anne includes many historic single-family homes, new single-family subdivisions, townhomes, student housing, and small apartment complexes. Medium to low-density housing is generally concentrated in downtown and to the west of Town. Student housing, townhomes, and apartments are generally concentrated on the north side of Town near the University. Additional medium-density, single-family housing can be found northeast of the industrial uses in the southeast part of Town.

Approximately 58 percent of the housing stock is single-family homes, while slightly less than 23 percent of housing structures have between two and five units. Close to 18 percent of the housing stock in Princess Anne are apartment-style dwellings with more than ten units per structure. The remaining housing stock is mobile homes.

Homeownership and Vacancy Rates

Homeownership in Princess Anne is relatively low; only 31 percent of all occupied housing units are owner-occupied compared with 70 percent countywide. Princess Anne and Somerset County are exactly opposite with regard to owner-occupancy. The lower homeownership in Princess Anne is likely related to the presence of UMES. Homeownership can be a measure of community investment in the Town. Absent owners are less likely to hold high standards for their properties. Table 2-13 shows the breakdown of housing units by occupancy status.

Table 2-13: Housing Occupancy - 2000

	Princess Anne		Somerset County	
	Number	Percent of Total	Number	Percent of Total
Total Housing Units	1,117		10,092	
Occupied	992	88.8%	8,361	82.8%
Vacant	125	11.2%	1,731	17.2%
Occupied housing units	992		8,361	
Owner-occupied	309	31%	5,820	70%
Renter-occupied	683	69%	2,541	30%

Source: U.S. Census Bureau

Vacant housing can lead to a number of problems in a community. Vacant housing can become run-down and have a blighting influence if unmonitored, particularly when concentrated in one area. In 2000, 11.2 percent of the housing units in Princess Anne were vacant as compared to 17.2 percent in Somerset County that same year.

Home Values

According to the U.S. Census, the median value of housing in Princess Anne in 2000 was \$76,800, as compared with \$81,100 in Somerset County and \$146,000 for the State of Maryland. Sales data from 2005 indicates that homes in the Princess Anne zip code have been selling at a median price of \$108,325.

2.4 NATURAL ENVIRONMENT

The Town of Princess Anne is situated along the Manokin River, 11 miles upstream from its confluence with the Chesapeake Bay and four miles downstream from its headwaters. The Town is entirely within the Manokin River Watershed, which includes the Loretto Branch sub-watershed. Map 1: Sensitive Areas of Princess Anne accompanies this section of the report.

Chesapeake Bay Critical Area

Chesapeake Bay Critical Area law regulates development within designated areas in 16 Maryland counties, including Somerset County and the Town of Princess Anne. The Critical Area is a ribbon of land that is 1,000 feet wide and extends from the head of the tide of the Chesapeake Bay shorelines, wetlands, and tidal tributaries. Princess Anne has the responsibility, under State law, to enforce the Critical Area protection program. This law requires local jurisdictions to designate Critical Area lands as one of three land use management overlay zones. The zones are summarized below.

The Town's Critical Area Ordinance applies to 279.22 acres, or 26.61 percent of the Town.

- Intensely Developed Area (IDA): 125.67 acres. Land developed with high-density residential or other high intensity uses, including commercial uses. Princess Anne's current regulations allow for development in the IDA to occur at the same density as its underlying zoning.
- Limited Development Area (LDA): 150.55 acres. Land developed in low or moderate intensity uses and containing areas of natural plant and wildlife habitat. Princess Anne's current regulations allow areas in the LDA to develop at the same rate as the underlying zoning, with the exception that residential density may not exceed 3.99 units per acre.
- Resource Conservation Area (RCA): 3 acres. Land dominated by features such as wetlands, forests, and farmland. Residential density may not exceed 1 unit per 20 acres. Princess Anne's RCA regulations currently restrict residential development to this standard. New commercial and industrial maritime or related facilities are not permitted in the RCA.

Princess Anne restricts the type of development that can occur in the Critical Area. For example, non-maritime heavy industry is not permitted in the Critical Area. Additional restricted uses include new solid or hazardous waste collection or disposal, new sanitary landfills, and new sludge handling, storage, and disposal. The ordinance also outlines development standards, reforestation and afforestation standards, site plan requirements, growth allocation areas, and special Buffer requirements.

State of Maryland Critical Area Commission revised the current Critical Area law through House Bill 1253, which has been in effect since July 1, 2008. Substantial changes are made under the new laws. Brief overviews of the changes are as follows:

- A 200 foot Buffer is required for new subdivisions on lands designated RCA lands and also for projects requiring site plan approvals involving a change in land use in the RCA lands.

- Improvements to protect shorelines from erosion shall consist of nonstructural shoreline stabilizations measures, such as marsh creation unless demonstrated not feasible.
- Growth allocations shall now be based on standards rather than guidelines.
- Impervious surface requirements in the past will be replaced with “lot coverage” in LDA and RCA lands.

Lot coverage is defined to include areas covered by a structure, accessory structure, parking area, driveway, walkway, or roadway. Gravel, stone, shell, impermeable decking, pavers, permeable pavement, and any other man-made materials are included in lot coverage calculations. Lot coverage does not include walkways and stairs in the Buffer, a wood mulch pathway, or deck with gaps to allow water to pass. While the lot coverage is defined to include elements that are not considered impervious in the past, the lot coverage limit remained at 15% for large lots and 25% for grandfathered lots.

The Critical Area boundary throughout the State will be updated based on the current aerial imagery by the Critical Area Commission, DNR, and MDE through working cooperatively with the local governments. This mapping will determine the shorelines and landward boundary of tidal wetlands and a digital generated geo-referenced 1,000- foot Critical Area Boundary.

Princess Anne shall update its Critical Area law to be consistent with the State Critical Area law.

Sensitive Species Habitat

Princess Anne and its surrounding area are part of the Sensitive Species Project Review Area. This designation acknowledges that there is at least one sensitive species in the area and requires all development to go through a review process to ensure that disturbance to sensitive species does not occur. There are three known sensitive species within the Princess Anne area—these are the federally sensitive Joint-vetch, the State rare Tickseed Sunflower, and the State endangered Small-Fruited Beggar ticks. Existing forested areas may also contain sensitive species. The expansion of existing stands of forest (rather than creating new ones) helps to protect these species by reducing interaction between the older growth sections and forest edges.

Geology and Topography

Princess Anne is located in a low-lying area; most of the Town is situated between 18 and 27 feet above sea level. The underlying geology is composed of lowland deposits. The topography of the land slopes upward from the western areas of the Town. The Town of Princess Anne contains no steep slopes.

Soils

Princess Anne is located on the largest area of well-drained soil in the Manokin Watershed. About 16 percent of the watershed is composed of prime agricultural lands. These soils are located mainly along the Manokin River and its tributaries. Highly erodable soils are also located in this area. Well-drained soils lie

under much of the Town. Areas located south and east of Town contain highly erodable hydric soils. Princess Anne's hydric soils can be seen on the Map 2: Hydric Soils.

Forested Areas

Natural lands in the Manokin River watershed enhance water quality and provide habitat for plants and animals. Forests contribute to the conservation of a region's biodiversity. Reestablishing wetlands and forested riparian buffers is a high priority for Somerset County and the State.

There are large forested areas to the east and north of Princess Anne and some smaller forested areas to the west. These large areas are of particular interest to the State and County because they provide forest interior dwelling species (FIDS) habitat for interior dwelling wildlife. Maryland's Department of Natural Resources (DNR) defines a FIDS habitat as one where there is at least 25 acres of forested land cover that is at least 300 feet from non-forest land cover. The vegetation in this land cover must contain mature hardwoods. Development of many of these areas will be guided by the Forest Conservation Act of Maryland, which requires that development areas greater than one acre have an approved Forest Conservation Plan.

Among the benefits of preserving these intact woodlands, forested areas help to stabilize erodable soils, remove nutrients, slow storm water run-off, and remove carbon dioxide from the atmosphere. Carbon dioxide is associated with global warming, which in the Chesapeake Bay region is a component of sea level rise. Afforestation—converting non-forested lands to forest—increases the rate at which carbon is removed. Converting agricultural lands to forest removes between two and ten tons of carbon per year for every 2.5 forested acres.⁴ Major stands of forests, on a macro level, act as natural buffers to harsh weather conditions and help to moderate temperatures.

⁴ Richards, K.R. and C. Stokes. 2004. "A Review of Forest Carbon Sequestration Cost Studies: A Dozen Years of Research." *Climatic Change* 63(1-2): 1-48.

Natural Water Resources

Streams and Stream Buffers

Streams along the Manokin River, including Loretto Branch, Taylor Branch, and Jones Creek are an important component of the Town's undeveloped areas. They have several important functions. These streams intercept stormwater runoff and contribute to the quality of the Town's water resources, overall environmental health, and ecological balance. Maintaining healthy streams and forest buffers along the Manokin River and its tributaries is critical to reducing nutrient and sediment loading into the River and the Chesapeake Bay. The perennial streams and the river should have a 200-foot Buffer. Intermittent streams and their banks are recommended to have a 50 foot and 25 foot buffer on each side respectively.

Parks and open space provide a natural drainage system along with recreational areas, and can be used as buffers between diverse land uses.

Map 1: Sensitive Areas shows the Streams, Critical Areas, Green Corridors, Green Hubs, Wetlands of State Concern, and Floodplains in and around Princess Anne.

*Manokin River*⁵

The Manokin River is approximately 15 miles in length, from its confluence with the Bay to the upper reaches of its headwaters—the source of the river—near Princess Anne. The Manokin River watershed includes an area of about 81.8 square miles. The River is impaired by an over-enrichment of nitrogen and biochemical oxygen demand. This causes algae blooms, low dissolved oxygen levels, and general degrading of the aquatic habitat.

The total nitrogen coming from non-point sources is related to how the land is used. Non-point source nitrogen was estimated in 1998 to be about 384,520 pounds per year. Total phosphorous coming from non-point sources was estimated to be about 26,620 pounds per year. Point source—three wastewater treatment plants—contributes very little to the Manokin's water quality impairment.

Agricultural land uses, which comprise about 26 percent of the watershed, are estimated to contribute about 57 percent of total nitrogen (219,176 lbs/year) and 81 percent of total phosphorous (21,562 lbs/year) into the Manokin River. Maryland's Water Quality Improvement Act of 1989 requires that farms have nutrient management plans to reduce this impact.

The Princess Anne, Eastern Correctional Institution, and Westover Goose Creek Food Store Wastewater Treatment Plants contribute about five percent of the total nitrogen and two percent of total phosphorous in the Manokin River.⁶ Urban or developed non-point sources—houses, roads, etc.—account for about eight percent of total nitrogen and four percent of total phosphorous to the Manokin River. Atmospheric Deposition—pollutants carried through the air from land-based sources—contributes seven percent of

⁵ The data provided regarding nutrient loading into the Manokin River is excerpted from the Maryland Department of the Environment's 2001, EPA approved report "Total Maximum Daily Loads for Nitrogen and Biochemical Oxygen Demand for the Manokin River, Somerset County, Maryland".

⁶ The Princess Anne Wastewater Treatment Plant discharges 26,788 pounds of nitrogen and 1,043 pounds of phosphorus per year.

total nitrogen and six percent of total phosphorous. Woodlands/forested areas contribute the remaining 23 percent of nitrogen and seven percent of phosphorous to the Manokin River.

Inadequate buffers exist along the Manokin River, with the smallest buffers along the Loretto, Manokin, and Kings Creek Branches. Alterations of the river-channel from its natural condition have occurred through these areas as well. Reestablishing buffers along the Manokin and the Loretto Branches is a priority and the Wesley Branch is considered a high priority area for buffer reestablishment.

Floodplains

The 100-year floodplain limits are delineated by the Federal Emergency Management Agency (FEMA) as areas that have a one percent annual chance of being flooded. The limit of floodplain inundation is generally determined by the size of its watershed, local geology, and the pattern of surrounding land uses. The Map 1: Sensitive Areas shows the floodplains in Princess Anne. The floodplains in Princess Anne are tidal floodplains; this means they are susceptible to flooding by high tides that can occur during hurricanes.

Areas on both sides of the Manokin River and its tributary streams, the Manokin Branch and the Wesley Branch, are in the 100-year floodplain area. There are additional floodplain areas in the County designated growth area along Stewart Neck Road. The floodplain extends over 1,000 feet from the stream bank in the area between the sewage treatment plant and Hayman's Purchase and is 850 feet wide at the intersection of West Broad Street and North Beckford Avenue. Most of the floodplain east of U.S. Route 13 is located in Manokin Park. A few developed properties along Water Street, Front Street, and Somerset Avenue are in the floodplain. In addition, there are properties in the Southgate subdivision that are in the Wesley Branch floodplain.

Sea level rise is a factor to consider with regard to the region's vulnerability to tidal flooding. Tide gauge records for the last 100 years show that the historical rate of sea level rise in Maryland has been between 0.12 and 0.16 inches per year, or about one foot per century—a rate nearly twice the global average. However, current scientific research indicates that sea level rise rates are accelerating and may result in as much as 2-3 feet of a rise along Maryland's shores by the year 2100. Sea level rise can influence and exacerbate tidal flood events. As the sea level rises, even in very small increments, the floodplains of Princess Anne can be expected to extend further out from river and stream beds.

Wetlands

Wetlands are lands inundated or saturated by surface or ground water often enough to support the vegetative or aquatic life that requires these conditions for growth and reproduction. Wetlands prevent damage from flooding and rising tides by absorbing and storing excess precipitation and surface water quickly and releasing it slowly. Wetlands play a pivotal role in regulating the interchange of water within watersheds.

Wetlands run through the Town of Princess Anne along the Manokin River, including the tributaries of the Loretto, Taylor, and Jones Branches. These wetlands contain both non-tidal or palustrine wetlands—those wetlands found along the floodplains of rivers and streams—and tidal or estuarine wetlands—those wetlands that contain salt or brackish water that is diluted by freshwater runoff. The Princess Anne wetlands are designated Wetlands of Special State Concern.

Groundwater

Groundwater in Princess Anne is drawn from the Manokin Aquifer. This Aquifer has low yields and is currently at its maximum yield. During the summer of 2007, many private wells in the Manokin dried up as a result of overdrawing of water from the aquifer and the lack of recharge due to the lower than average rainfall.

Nearby aquifers include the Patapsco Aquifer, which has higher yields than the Manokin Aquifer, and the Paleochannel Aquifer, in the southern part of Wicomico County.

2.5 LAND USE AND ZONING

Land use and zoning regulations can help to ensure that all residents and businesses in Princess Anne enjoy the full benefits of their location. Compatible land uses such as small shops, schools, and housing, benefit from being located near one another. For example this combination of uses can result in reduced travel times to shopping and school and increases the nearby market for business. Other land use combinations can have negative impacts on one another. For example, industrial uses may have quality of life impacts on nearby residential uses, while industrial uses may find the foot traffic created by nearby residents to be disruptive to their access and transportation needs.

Land Use

The distribution of land use types within and adjacent to Town is illustrated on the Map 3: Existing Land Use. As shown, Princess Anne is surrounded by natural resources areas, open space, farmland and woodlands. Princess Anne has several distinct areas that are characterized by their transportation networks and land use patterns as described below.

Historic Downtown

The Historic Downtown is centered at Somerset Avenue and Prince William Street. The area is characterized by its grid street system and many historic structures. Churches and government institutions are centrally located and well-maintained historic homes are found throughout the area. This area is an example of a compatible mix of uses—residents and businesses benefit from their proximity to one another and to local institutions and tourist sites.

Mount Vernon Road

The intersection of Mount Vernon Road and Somerset Avenue serves as a gateway into Princess Anne. This gateway is characterized by commercial and highway service type uses. This area connects the U.S. Route 13 corridor, UMES, and Princess Anne’s Historic Downtown. Pressure is put on the land here to be used for student housing along with regional highway and retail services. At the same time historically residential uses characterize the area along Somerset Avenue.

The mix of uses in this area has the potential to provide benefits such as reduced travel times and increased accessibility. The existing mix of uses has not developed with a comprehensive approach and does not allow the realization of these benefits. Rather than providing benefits, the uses in this area impede one another; storage facilities and gas stations interrupt housing along Somerset Avenue and large parking lots and discount stores form the gateway into downtown.

Commercial Triangle

A triangle of commercial zoning between Beechwood Street and the railroad tracks, just north of Antioch Avenue, contains a mix of warehousing and storage type uses interspersed and residential uses. Quality of life and public safety issues arise from storage-type facilities that are often unattended.

Residential Edge

This residential area between Deal Island and Mount Vernon Roads is separated from the rest of Town by U.S. Route 13. While the street network and lot sizes follow traditional patterns of development in Princess Anne, the highway prevents easy access to downtown shops and activities.

Current Zoning

There are seven zoning district designations currently provided in the zoning ordinance as shown on the Map 6: Development Capacity Analysis – Town Limits. They are described below and in further detail in the Princess Anne Zoning Ordinance.

Residential Zoning

Residential District (R-1): This residential zone allows for one and two family dwellings throughout Princess Anne. Boardinghouses and multi-family housing are permitted as a special exception use in this district. The minimum lot size for single-family houses is 7,500 square feet, with a minimum front yard setback of 25 feet, side yard setback of 5 feet, and rear setback of 25 feet. This district also allows for parks, nurseries, and civic uses, with different lot size requirements.

Residential District (R-2): This residential zone allows for a wide variety of dwelling types, including multifamily housing, permitted at a higher density. Boardinghouses are permitted as a special exception use in this district. The minimum lot size for single-family houses is 7,500 square feet, with a minimum front yard setback of 25 feet, side yard setback of 5 feet, and rear setback of 25 feet. This district also allows for parks, agriculture, and civic uses, with different lot size requirements.

Mobile Home Subdivision District (MH): This residential zone seeks to preserve the existing mobile home subdivisions and maintain a character compatible with other residential areas in Princess Anne. Only one property in the Town of Princess Anne is currently zoned MH District. However, the use of the property is not consistent with the zoning and the Town is considering rezoning the property, as part of the Comprehensive Rezoning, to a zoning designation that fits the surrounding characteristics and the existing use of the property. The Town intends to eliminate this zoning district from the Zoning Ordinance.

Community Commercial (C-1): The community commercial district allows for commercial uses including food and retail stores, restaurants, service establishments, funeral homes, offices, lodging, printing, transportation hubs, and automotive sales.

General Commercial District (C-2): The general commercial district allows for all the uses in the community commercial district and allows gas stations, bottling facilities, warehouses, bakeries, recreational establishments, drive-through restaurants, lumberyards, open air markets, paint sale & storage, and plumbing/heating/air-conditioning services.

Industrial Zoning

Industrial District (I-1): The industrial district allows for industrial uses including manufacturing, laboratories, printing, bottling, gas stations and auto repair, processing, hatcheries, light assembly, transportation hubs, bakeries, wholesale and warehousing, metal or electric foundries, and radio or television stations.

Industrial Park District (I-P): The industrial district allows for industrial uses including biomedical, printing, cleaning, day-care, storage, laundry or dry cleaning, manufacturing, motor vehicle repair, photo processing, public utilities, recycling collection, research and development, retail schools, and welding.

Assessment of Current Zoning Issues

Industrial uses are clustered to the southeast of Town and separated from most parts of Town by the railroad tracks. This helps to separate most residential areas from the potential nuisance impacts associated with industrial activity. However, there is one residential area to the east of Town that is surrounded by industrial zoning. This residential area may potentially be subject to these impacts.

The greatest area of commercial land is dedicated to C-2, which allows the type of uses that currently characterize the intersection of Mount Vernon Road and U.S. Route 13, and continue along Mount Vernon Road. This area divides the pedestrian environment of Princess Anne's downtown and UMES. While the C-2 zoning is appropriate for highway oriented commercial development, it is not an appropriate designation for Mount Vernon Road.

Zoning designations for open space and institutional uses are not present in Princess Anne's zoning regulations. Therefore, Princess Anne is not able to preserve open spaces or designate parkland. Institutional uses are currently zoned C-2. In the long term, this zoning could potentially allow the development of uses that are incompatible with institutional uses and nearby residential uses.

Currently many residential uses are zoned commercial. It is the goal of Princess Anne to change the zoning to reflect the current usage and protect the historical and residential nature of these properties. It is also the goal of Princess Anne to bring all properties, within the Town limits, in compliance of the Zoning Ordinance. Non-conforming uses are discouraged and the Town should work with the property owners to make them conforming uses when there is any change in use, expansion of current use, or discontinuation of current use.

2.6 COMMUNITY DESIGN

Historic and Cultural Resources

Princess Anne was incorporated in 1733 and became the County Seat in 1742. In the early eighteenth century the area assumed considerable importance as a local market center based on river trade and the extension of the railroad down the eastern shore. At that time the Manokin River was navigable as far as the bridge at Princess Anne. The Manokin Historic District can also be found close to the Town. Princess Anne has maintained much of its architectural integrity. Approximately 150 acres of the old Town, containing around 307 structures, is on the National Register of Historic Places as the Princess Anne Historic District. Some of these properties are listed below.

Table 2-14: National Register of Historic Properties in Princess Anne

Property	Location
Beckford	Beckford Ave.
Manokin Historic District	SW of Princess Anne at Manokin River
Manokin Presbyterian Church	N. Somerset Ave.
Princess Anne Historic District	Off MD 413
Teackle Mansion	Mansion St.

Source: National Register of Historic Places

In addition to these historic districts and structures, Princess Anne is a part of the Beach to Bay Indian Trail and the Blue Crab Scenic Byway. The Beach to Bay Indian trail is a 63.8 mile driving route that guides drivers through back roads in Somerset and Worcester Counties from the Chesapeake Bay to the Atlantic Ocean. The trail uses some routes that were used by the Algonquin tribes. The Blue Crab Scenic Byway is a 150 mile loop on the eastern shore that traverses Somerset, Wicomico, and Worcester Counties.

Downtown Princess Anne

Downtown is generally bounded by Water Street/Front Street to the north, Hampden Avenue to the south, Mansion Street/Beckford Avenue to the west and the railroad to the east. This area is made up of a mix of commercial and residential uses and includes many historic structures.

Downtown has a central axis, Somerset Avenue that is lined with retail establishments and single family homes. Parallel to Somerset Avenue are Beechwood Street, Mansion Street, and Beckford Avenue. These streets are characterized by historic single-family homes. Commercial building facades are often directly adjacent to the sidewalk. Side setbacks (the yards between buildings) are absent in commercial areas and are generally small in residential areas. There are open green spaces in downtown and Somerset County's courthouse adds to the character of Prince William Street with its large brick structure and broad green lawn. Prince William Street is discussed further below for its unique structures at its east and west terminus.

Elements of Community Design

Princess Anne has a unique character created by the physical layout and arrangement of streets, lots, and buildings. The main elements of community design are summarized below and illustrated in Exhibit 2-6.

Gateways

Gateways provide transition and entry into a developed area. Gateways can be defined as the first sign for an individual that he or she is entering a distinct place. U.S. Route 13 divides the Town east and west and is considered the principal arterial carrying most traffic through the Town. Somerset Avenue is the main street that passes through the heart of the Town, running parallel to U.S. Route 13, after it splits from U.S. Route 13, south of the Town and before it merges back into U.S. Route 13, north of the Town. Somerset Avenue is considered a major collector that provides inter-town and inter-county connections. With these two prominent road networks, it is not coincidental to find the gateways into Princess Anne along U.S. Route 13 on the north and the south end of the Town where the Somerset Avenue splits and merges. The location of these gateways can be seen in Exhibit 2-6.

Edges

Edges are created in the areas where the Town ends and the countryside begins. These edges help to define a town, separate it from other developed areas, and create a distinct identity. Princess Anne is surrounded by agricultural and open space uses. Green expanses, open space, or agricultural lands provide a distinct sense of boundaries around the Town. The Manokin River also helps to define the edges of Town by creating a boundary for development on the west side of U.S. Route 13 (See Exhibit 2-6).

Corridors

Corridors are well-used transportation routes that function to move individuals through an area. These corridors become characterized by the land uses that border them. In Princess Anne, the U.S. Route 13 corridor moves traffic both through the Town and to destinations within Princess Anne. U.S. Route 13 is presently characterized by open space and commercial development. Careful zoning of the properties can also attract businesses that can serve the community and also the travelers along U.S. Route 13. Through thoughtful development, redevelopment, town planning and special attention to design guidelines; these corridors can be maintained and improved upon. In doing so, the area transforms into commercial area attracting travelers and further characterized by residential and institutional uses appropriate to the Town of Princess Anne and the gateway areas.

Gathering Places

Gathering places are areas that provide ample space and pedestrian/bicycle access, so that they become a natural location for neighbors to meet and interact with one another. These places can occur along downtown streets or in centrally located parks or plazas. Although Somerset Avenue (between Broad Street and Antioch Avenue) has a good amount of pedestrian traffic, there are no plazas for residents to gather and interact. Manokin River Park does provide a gathering place; however, it is not widely used and is not in a location that has high pedestrian traffic.

Focal Points

Focal points are areas that can be identified as defining locations within a town. These focal points draw the attention of individuals and create a distinct sense of place that makes a town unique from other towns. Focal points in Princess Anne include the corner of Prince William Street and Somerset Avenue in the historic downtown, the Teackle Mansion on Mansion Street, the Princess Anne branch of the Somerset Library, and Manokin River Park.

Exhibit 2-6: Community Design



2.7 TRANSPORTATION AND CIRCULATION

Highways, streets, and roads do not exist independently. They work together to form a network of routes that facilitate the local and regional movement of people, goods, and services. Princess Anne's Functional Road Classification, as designated by the Maryland State Highway Administration (SHA) in 2004⁷, is shown on Map 5: Transportation. The functional categories of the roads in Princess Anne are described below.

Principal Arterials

Principal arterials link large population and employment centers. Access to principle arterials should be limited. Under SHA's 2004 Functional Classification of Roads, U.S. Route 13 (Ocean Highway) is classified as a principal arterial. North of Princess Anne, U.S. Route 13 links to U.S. Route 50 (the major transportation route on the Eastern Shore).

Minor Arterials

As compared to principal arterials, minor arterials place a somewhat greater emphasis on access points than on mobility. These roads provide links to the collector roadway system, connecting small population centers to the regional system. SHA has classified MD Route 363, Deal Island Road, to the west of Princess Anne as a Minor Arterial.

Collectors

Collectors provide for movement within residential, commercial, industrial, and agricultural areas. There are two types of Collectors—Major and Minor.

SHA classifies the following roads as Major Collectors:

- MD Route 362, Mount Vernon Road
- MD Route 388, West Post Office Road
- MD Route 675, Somerset Avenue (through Town)
- Hickory Lane (between Somerset Avenue and U.S. Route 13)
- MD Route 363 (between MD Route 675 and U.S. Route 13)

⁷ Federal Highway Functional Classification, Somerset County, MD 2004.

SHA classifies the following roads as Minor Collectors:

- Perryhawkin Road
- Old Princess Anne Road/Dublin Road
- Broad Street (west of Somerset Avenue)
- College Backbone Road (from Broad Street to UMES Boulevard)
- UMES Boulevard
- Revells Neck Road
- MD Route 675 (between Mount Vernon Road and U.S. Route 13)

Local Roads

Local roads, such as the Town’s residential street network, provide direct access to adjoining properties and are not intended to carry through traffic. The downtown area of Princess Anne is characterized by a traditional grid street pattern.

Local Circulation

Traffic volumes are listed in Table 2-15 below. Locations where these counts are taken can be seen on the Map 5: Transportation.

Table 2-15: Annual Average Daily Traffic (AADT)

Road Section	AADT
U.S. Route 13 (northern end)	25,475
U.S. Route 13 (between Deal Island & Mt. Vernon)	22,875
U.S. Route 13 (southern end)	24,275
Deal Island Road	3,550
Mount Vernon Road	3,050
Somerset Avenue (between Mt. Vernon & UMES Blvd)	4,775
Somerset Avenue (at Cemetery Lane)	7,175
UMES Boulevard	2,525
West Post Office Road	1,725

U.S. Route 13 provides regional access to Princess Anne. As shown in Table 2-15, this road carries between an estimated 22,875 and 25,475 trips per day. Traffic volumes decrease between the north end of U.S. Route 13 and Mount Vernon Road, where approximately 2,600 trips leave the highway at either UMES Boulevard or Mount Vernon Road. UMES Boulevard carries 2,525 trips per day and could account for a large portion of this traffic.

There are six intersections along U.S. Route 13 that provide access into Princess Anne—Mount Vernon Road, Deal Island Road, Linden Avenue, Stewart Neck Road, and the north and south ends of Somerset Avenue. With the exception of Mount Vernon and Deal Island Roads, intersections do not have traffic

signals. Crossing of U.S. Route 13 occurs via turning lanes or by entering the median and crossing traffic.

Somerset Avenue is the main route for local traffic within Princess Anne. Between its intersections with Broad Street and Mount Vernon Road, Somerset Avenue carries an estimated 7,175 vehicles per day, compared with 4,775 between Mount Vernon Road and UMES Boulevard. This is likely due to the combined effects of downtown traffic, the Somerset County offices, and students accessing the southern end of the UMES campus.

Regional and County Transit Access

Shore Transit

Shore Transit provides both regional and local fixed route and on-demand services to Princess Anne. Regional fixed route service is provided between Salisbury, Pocomoke City, and Ocean City. Regional service is provided between Princess Anne and Pocomoke City as well as Princess Anne and Crisfield.

The Shore Transit bus stops in Princess Anne include the Princess Anne Townhouses, the Shore Stop, the Somerset County Library, the Post Office, Hampden Avenue, and Greenwood Garden Apartments on its Crisfield-Princess Anne line. The Salisbury-Princess Anne-UMES line has stops at the student apartments in Princess Anne. The Salisbury-Ocean City-Pocomoke line stops in Princess Anne at the Somerset Plaza.

Somerset Commuter

The Somerset Commuter provides service between Pocomoke City and Salisbury with stops in Westover, Princess Anne, and U.S. Route 13 at Lankford Sysco. This service is available Monday through Saturday between 8:30 am and 3:30 pm.

UMES School Shuttle

The University of Maryland Eastern Shore (UMES) provides shuttle service for students between UMES and Salisbury University (SU).

Sidewalks/Trails

The sidewalks in Princess Anne include a mix of concrete and brick sidewalks. The network of sidewalks is essentially complete in the downtown area. However, there are no connections for many of the residential areas in Town. Areas to the west of U.S. Route 13 do not have pedestrian access to downtown, because of the physical separation created by the highway. There are also breaks in the sidewalk network in areas beyond Somerset Avenue. Exhibit 2-7 highlights the current sidewalks in Princess Anne's downtown area.

Exhibit 2-7: Sidewalks



2.8 COMMUNITY FACILITIES

Water & Sewer

Water and sewer services for Princess Anne are provided by the Somerset County Sanitary District. The Somerset County sub-district that includes Princess Anne is generally bounded by Pike Farm on the west, Rutter Road on the North, Perryhawkin Road on the east, and the Eastern State Correctional Facility on the south. The average water usage in 2006 for this area was 897,000 gallons per day (gpd). The average amount that is treated at the Princess Anne Wastewater Treatment Plant in 2006 was 472,129 gpd.

Schools

Public Schools

There are two schools located within Princess Anne—Princess Anne Elementary and Greenwood Elementary. Washington High School, the high school Princess Anne residents attend, is located just outside of Town. Students from Princess Anne attend intermediate school at Somerset Intermediate School. The state rated capacity of these schools is shown in Table 2-16.⁸

Table 2-16: School Enrollment Capacity - Spring 2008

	<u>Capacity</u>	<u>Enrollment</u>	<u>% of capacity</u>
Princess Anne Elementary School	414	362	87
Greenwood Elementary School	460	356	77%
Somerset Intermediate School	404	403	99.7%
Washington High School	787	643	82%

Source: Somerset County Public Schools Facilities Manager

University of Maryland Eastern Shore (UMES)

The eastern shore branch of the University of Maryland is located adjacent to Princess Anne to the northeast. The University offers classes, events, services, community outreach, and provides employment opportunities for Princess Anne. UMES is a growing University with plans to accept an increasing number of students and expand its educational facilities in the coming years. A further discussion of future enrollment is included in Section 3 of this report.

Library

⁸State rated capacity is calculated using a ratio of the number of students per classroom. This ratio of students to classrooms is often higher than that of the student-to-teacher ratio. Because of this, the number of classrooms needed often exceeds the number of available classrooms, but not the calculated capacity of the school. Additionally, the presence of half day pre-K programs can cause a reduced capacity calculation. Princess Anne Elementary has five portable classrooms that are measured as a part of state rated capacity. Washington High School has one portable classroom measured as part of capacity—this portable is for convenience rather than capacity problems.

Somerset County operates a library branch in Princess Anne. This branch is located on Beechwood Street. The facility has a meeting room for public use and a Maryland Room providing access to information on local history and genealogy.

Parks and Recreation

The parks in Princess Anne are listed below.

- Manokin Park is located near the Town center. Due to gaps in the sidewalk network, pedestrian access is not available to the Park from all parts of Town. Maryland’s Department of Natural Resources is planning a path along the river that will improve pedestrian access.
- The Town just completed developing Garland Hayward, Sr. Park, of a 4.3 acre recreational facility in conjunction with UMES. This facility includes a playground, soccer field, basketball courts, and a small community center
- A Civic Center is located on Crisfield Lane and hosts many regional events, including the County Fair, annual carnival and various other public and private activities. A softball field located on the same grounds is sponsored and maintained by the Somerset Ruritan Club and hosts softball games during the spring and summer months.

Map 4: Park Land shows the parks in the Town and also the parks that serve the Town population. Below is the list of the Parks and their areas respectively.

Table 2-17: Parks Serving Princess Anne Population

	Parks	Area (Acres)
1	Somerset County Civic Center and Ruritan Park	31.34
2	Princess Anne Little League Complex	9.64
3	Manokin Park	11.97
4	Garland Hayward, Sr. Park	4.43
5	Princess Anne Elementary Playground	5.91
6	Greenwood Elementary Playground	5.17
7	Proposed Pocket Park	.21
8	Shore Up Playground	1.58
	Total	70.25

Source: Davis Bowen & Friedel, Inc.

Government Offices

Town Offices

Princess Anne's Town Hall is located on Broad Street. The Town Hall is filled to capacity for the current number of employees. Expansion of the facility will be necessary in the near future to accommodate the expanding and changing needs of the Town. The Princess Anne Department of Public Works is located on Old Princess Anne Road.

Somerset County Seat

Somerset County offices are located on North Somerset Avenue. The County District Court is also located in Princess Anne on Elm Street, north of Mount Vernon Road. The County Circuit Court is located on Prince William Street in downtown Princess Anne.

Police and Fire

Princess Anne Police Department

The Princess Anne Police Department has 14 police officers. The police station is located on Beckford Avenue in the recently restored former Somerset County Jail. The Princess Anne Police Department is responsible for all calls within the Town boundary. This includes UMES housing located in the Town. The jail is the oldest constantly working jail in the State of MD, is a historical landmark, and has been recently renovated. While UMES security provides back-up for larger situations in UMES housing, they do not provide officers or support for day-to-day calls to University housing.

Princess Anne Fire Company

The Princess Anne Fire Company has 50 active members, seven line officers, and four administrative officers. There are three engines, a pumper tanker, a 4,000-gallon tanker, a 75 foot aerial platform, rescue truck, brush truck, utility truck, and two ambulances. The Princess Anne Fire Company is located at the corner of Somerset Avenue and Broad Street. The Fire Company participates in community outreach and education.

Medical Services

Three Lower Counties (TLC) Community Services

TLC Community Services provides Dental, Mental Health, and Adult and Pediatric Medicine services.

Maple Shade Youth and Family Services

Maple Shade Youth Center provides services to children and families with special needs. They provide residential programs for children, educational services for adults and teens, clinical services, and after care programs.

SECTION 3 – FUTURE CONDITIONS

The purpose of this section is to:

- *Document the magnitude of growth anticipated through 2030*
 - *Document the potential impact of growth on community facilities and services*
 - *Document the primary development opportunities and constraints*
-
-

3.1 FUTURE HOUSEHOLD AND POPULATION GROWTH

During the past decade Princess Anne has grown at a higher rate than in recent decades. As discussed in Section 2, the Town has been attracting a higher percentage of Somerset County’s growth each decade since 1970. In addition to this, recent growth has resulted from increased enrollment at UMES. Future growth in Princess Anne is subject to the continuing pressure to develop land for student housing. Growing student enrollment at UMES will be a primary contributor to the Town’s future growth.

Establishing a 2010 Baseline

To project growth through 2030, it is necessary to first estimate the current number of households in Princess Anne. As of 2000, there were 992 households in Town. Between then and December 2008, 283 building permits were issued for new housing units, bringing the total to about 1,275 households. Therefore, between 2000 and 2008, the Town grew at an average annual rate of 3.14 percent. Table 3-1 shows the number of permits issued each year since 2001. The number of residential building permits issued in 2000 is not available.

Table 3-1: Building Permits Issued between 2001 and 2008

Year	No. of Permits Issued
2001	18
2002	25
2003	31
2004	43
2005	48
2006	34
2007	77
2008	7
Total Permits Issued	283

Source: Town of Princess Anne

The Comprehensive Plan for the Town of Princess Anne

Recent development approvals will add another 103 households. Table 3-2 provides information on the number of units in approved projects. It should be noted that infill development is expected to be limited to the completion of currently approved and/or pending development projects shown in Table 3-2. Some subdivision of existing residential lots may occur. Absent any substantive change to the zoning ordinance affecting established residential zoning districts, new development in the Town will be limited to the development projects set forth in Table 3-2 and annexations. MDP completed a development capacity analysis for the Town of Princess Anne in 2009.

Westfield and Wainwright developments have recently been approved and annexed into the Town. However, capacity constraints in the public water system may prevent construction of units in Wainwright development until a new water supply is secured. Westfield development has water allocation, however, the present economic downturn and slow real estate market prevented construction.

Table 3-2: Major Residential Development Projects

Development Projects	Housing Units Approved	Approval Stage	Permits Issued	Remaining Units ¹	Water Allocation	Sewer Allocation
Westfield	58	approved	0	58	Yes	Yes
Wainwright	340	Preliminary	0	340	No	No
Cedar Landing	75	approved	0	75	Yes	Yes
Mid Pines	38	approved	0	38	Yes	Yes
Total Residential Units	511			511		
Arden's Run Phase 2 (UMES Student Housing)	264	approved	136	128	No ²	No ²
Total Student Housing	346		218	128		
Total	857		218	639		
Approved Units with Water Allocation				171		

¹ Remaining units include all units that are approved as part of the site plan/ subdivision plan. However, it is important to note that some or all of these units do not have "Water Allocation."

² Water & Sewer allocation is not granted for pending units.

Source: Town of Princess Anne building permits data
and Davis Bowen & Friedel, Inc.

Growth Through 2030

Even though the Town has a significant number of historic structures, most of the development has occurred since 1970. The Town also experienced rapid growth between 2000 and 2008. An inventory of the existing structures show that nearly half of the structures were built between 1970 and 1990. Of the 397 structures built before 1970, 181 were built before 1940. However, in the past eight years (2000-2008), growth has outpaced any of the previous decades with 283 residential units constructed or permits issued to be constructed. 77 building permits were issued in 2007. Within the last five years the Town has annexed several properties with development plans indicating 857 housing units.

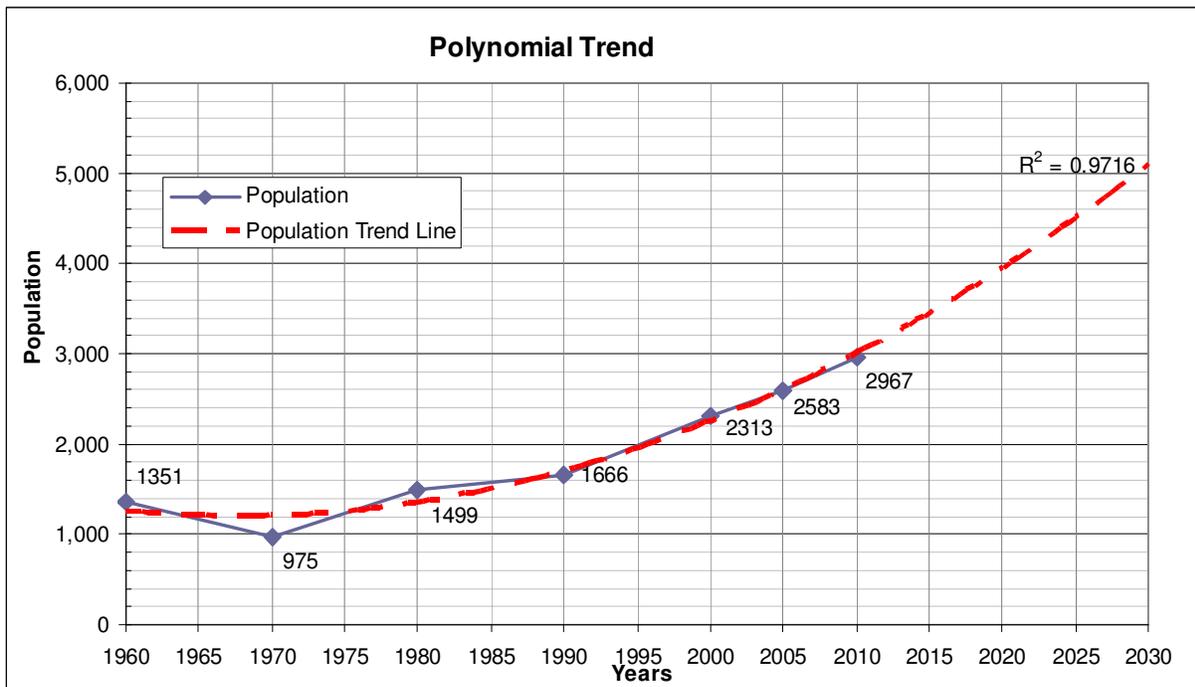
However, all approved residential development has not advanced, with approximately 639 units pending because of insufficient water allocation or due to recent economic downturn.

There are two sources of growth pressure on Princess Anne—residential demand in the region and enrollment growth at UMES. Prior to recent enrollment increases at UMES, the Town was growing at a modest pace; 2.2 percent per year on average between 1960 and 2000.

Population Projections

Using the polynomial method to predict the Town’s future population, Princess Anne is expected to grow from 2,967 in 2010 to 5,100 by 2030, an increase of 2,133. Using an average household size of 2.31, the Town would need to add 924 additional households. Statistically a model with an R Square value, often called a “coefficient of determination,” greater than 0.95 indicates that the projection is statistically reliable. R Square value, for the polynomial method is 0.9715. Hence, the projected population of 5,100 shown in Exhibit 3-1 is considered the most accurate projection for 2030 given the past trends of the Town of Princess Anne. This projection is also in line with the MDP’s guidelines for predicting future growth.

Exhibit 3-1: Princess Anne Past Population Growth Trend 1970 - 2000

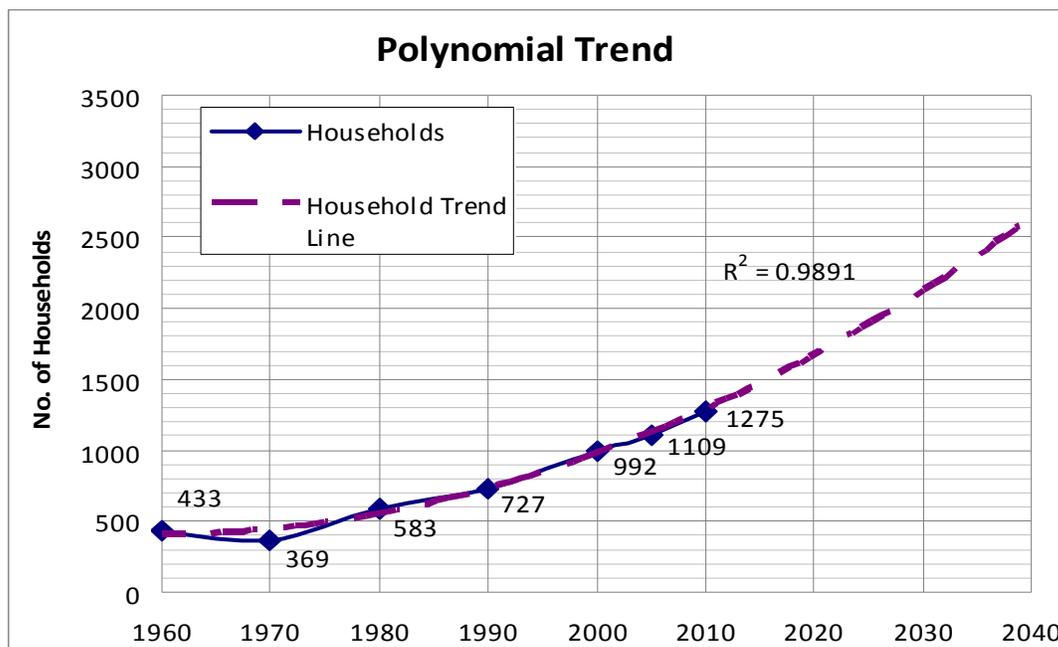


Source: U.S. Census Bureau & Town of Princess Anne building permits data and Davis Bowen & Friedel, Inc.

Household Projections

According to the U.S. Census, in 2000 the Town had a total of 992 households. Once again the polynomial method, whose R Square value for this analysis is 0.9891, is used to project the number of households in the Town of Princess Anne. Based on Towns building permit data, Town added 283 housing units between 2001 and 2008. Using estimated projections, based on past household trend, the Town could add approximately 825 additional households between 2010 and 2030 for a total of 2,100. Assuming the household size of 2.31 PPH, the total population of the Town will be 4,851 by 2030.

Exhibit 3-2: Princess Anne Past Household Growth Trend 1970 - 2000



Source: U.S. Census Bureau & Town of Princess Anne building permits data and Davis Bowen & Friedel, Inc.

Population projections using the past population growth trend and using the household data are relatively close and hence the projections are statistically reliable.

There are several other ways to project future populations that may be more accurate and useful. MDP released several draft population projection figures in the summer of 2008 that are discussed below. The discussion below also uses polynomial method (using past growth trends since 1960) to predict the Town's future population, which was not included by the State. Multiple methods are used to ensure Princess Anne is prepared for the growth scenario that will create the greatest impact on the community, its resources and infrastructure.

Alternative 2030 Population Estimates

MDP Average Development Pressure Method: 3,219 (383 new households)

MDP Average of Naïve Methods: 4,238 (833 new households)

MDP projections, using the above two methods, are much lower than the previous statistical methods discussed. It is important for the Town to pick a projection that is liberal in order to be prepared for potential development pressures and impacts on the Town infrastructure and services. Hence, population projection of 5,100 by 2030 is selected for further analysis.

UMES Enrollment Growth

The future growth of the Town is affected by the presence of the University of Maryland Eastern Shore (UMES) and its future enrollment. UMES recent projections show that the University would like to increase its current enrollment by 870 additional students by 2017, 4,130 students to 5,000. The University only plans for growth over a 10 year period unlike 20 years as this Comprehensive Plan does. It is unclear if the University wants to increase their enrollment beyond 5,000 students after 2017. For planning purposes, it is important to take UMES enrollment projections into consideration, as it will affect housing demand, and other community facilities and services offered in and around the Town of Princess Anne.

The University is also planning on expanding its student housing, but no data is available on how many of these students will live on campus. Some of the currently approved developments, not constructed, are student housing and it is important to evaluate how many of them are built and how many are pending. The pending developments can support the future student housing demand.

Of the total development projects in the Town of Princess Anne (see Table 3-2), 346 units are for student housing. 218 units received building permits and 128 units are pending, waiting for water allocation. The future demand for student housing due to the increase in enrollment at UMES can be met by these 346 student housing units that are in the process of construction or pending.

Summary:

Projected growth for an area is a combination of approved projects, pending projects and projected growth. A population projection of 5,100 by 2030 will add 2,133 people. Using an average household size of 2.31, the Town would need 924 additional households. 171 approved but pending units and 340 units proposed through approved annexations, not taking student housing into consideration, can support some of the projected growth. 413 more units will be necessary to support the additional growth that is projected.

3.2 DEVELOPMENT CAPACITY ANALYSIS

Infill Capacity Analysis

The Maryland Department of Planning (MDP) performed the draft development capacity analysis for the Town of Princess Anne. The Town and its consultant “ground- truthed” the plan as part of a windshield survey. This involved collecting, integrating and interpreting data to make it “fit” MDP’s growth simulation model. MDP has run the growth model with default assumptions and current Town zoning to obtain preliminary results. The results show that Princess Anne does not have sufficient capacity within its existing boundaries to support the projected residential growth of 924 households through 2030. Princess Anne has a total capacity of 208 housing units through infill and 511 units through pending development plans (not accounting student housing) within the Town limits. More than half of this capacity is located on smaller parcels, less than 2 acres in size, in-fill type lots. The capacities of the vacant land by each zoning category are shown in Table 3-3.

Table 3-3: Development Capacity Analysis Within the Town Limits

	Zoning District	Capacity (Number of Potential Units)	Acres
Infill	R1	196	81.96
	R2	12	3.00
Approved*		511	81.84
Total		719	164.84

Source: Davis, Bowen & Friedel, Inc

* Approved Subdivisions with pending lots that does not have a building permit issued.

“Map 6: Development Capacity Analysis” indicates the location of those residentially zoned parcels with available 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 land owner’s unwillingness to develop, lack of access to the property environmental features 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 Town 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.

Acreege 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 and also types of developments permitted within the zoning districts. Of the required 924 units, 511 units are already approved for development; and additional potential for 208 units through infill is available. There is still a need of 205 units to meet the population projection. The summary below shows the approximate acreage required for future residential development:

- 205 units of single-family development – 37.5 acres;
- 205 units of multifamily development – 23.5 acres;
- Mixture of developments (120 single family and 85 multifamily) – 32 acres.

3.3 FUTURE LAND USES

Future land uses are developed to assist the Town in shaping the future of the community to meet its needs and to plan future growth patterns.

Future land use patterns within the current boundary have been modified slightly to create better community character, land use transitions, provide student housing for the projected increase in enrollment of UMES and to provide for the development of a park on the west side of the Town. Land use policies are discussed below.

The future growth areas, as indicated, are deemed to be the most appropriate areas for future growth and will best meet the needs of the Town. Areas considered for growth areas are based on their geographic proximity to the Town limits, existing development, serviceability, and presence of community facilities. Based on the location and anticipated development type, growth areas are divided into eight (8) areas. More specific information on the location of growth areas are shown on Map 7 and discussed in greater detail further in Section 4: Comprehensive Plan Recommendations under Land Use Policy 2. Future land uses for the areas within the existing Town boundaries and growth areas are shown on Map 8. The eight proposed growth areas are listed below:

Table 3-4: Growth Areas

	Growth Areas	Area (Acres)
1	Infill	50
2	Gateway North	167
3	Gateway South	240
4	Village Center	242
5	Enclave West	20
6	Enclave East	47
7	Industrial Park	85
8	Commercial Zone	250
	Total Growth Areas	1101

The Town's proposed growth areas are consistent with Somerset County's 2009 Draft Comprehensive Plan. As part of this process, Section 3: Future Conditions was sent to the County in draft form in order to discuss the modification of growth areas.

Town mapped growth area is significantly larger than the area required to support the projected growth for 2030. The mapped growth area is developed with 843 dwelling units and commercial business. The Town of Princess Anne would like to absorb the growth into urbanized area with infrastructure that would otherwise develop on County lands with no infrastructure.

The Comprehensive Plan for the Town of Princess Anne

Growth Area Summary

Table 3-5 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 Map 8: Future Land Use, the number of units that could be developed based on MDP’s development capacity analysis model are indicated.

Table 3-5: Growth Area Summary

Residential Growth Area						
Future Growth Area	Estimated Acreage	Vacant Acres	No. of Units		Current Use	Future Use
			Existing	Potential		
Infill	50	14	156	78	Single Family	Single Family
Gateway North	167	93	170	582	Residential/ Commercial	Mixed Use
Gateway South	242	153	265	750	Single Family/ Commercial	Mixed Use
Village Center	242	83	157	392	Single Family	Mixed Use
Enclave West	20	3	45	12	Single Family	Single Family
Enclave East	47	2	50	0	Vacant	Park/ Passive Recreation
Total	768	348	843	1,814		

Industrial/ Commercial Growth Area						
Future Growth Area	Estimated Acreage	Vacant Acres	Commercial Acreage		Current Use	Future Use
			Existing	Future		
Gateway North			9	12	Single Family/ Commercial	Mixed Use
Gateway South			10	13	Single Family/ Commercial	Mixed Use
Village Center			19	33	Single Family/ Commercial	Mixed Use
Industrial Park	85	214	0	85	Single Family/ Vacant	Industrial
Commercial Zone	250	157	0	250	Single Family/ Vacant	Commercial
Total	335	371	38	393		
Total Acreage of all Growth Areas	1,101					

Source: Davis, Bowen & Friedel, Inc

When all of the growth areas are built out, the Town of Princess Anne could have a total of 1,814 new residential units. The total population of 3,721 will be added to the Town within the growth areas, assuming 11.2% vacancy rate and 2.31 people per household remain constant. The growth areas will also add 843 existing housing units to the incorporated Town limits that are already being served by some, if not all, of the Town services. The growth area will also add 85 acres of industrial zoned land, 250 acres of commercial land and 113 acres of mixed use (commercial/residential) land to the Town of Princess Anne.

3.4 IMPACT ON COMMUNITY SERVICES AND ROADS

Increased residential and commercial growth will place additional demands on existing facilities. Since some of the services and facilities available to the Town’s residence are owned and controlled by the County, the Town has given the various County agencies in charge of the specific facilities discussed below the opportunity to comment on the Town’s growth plans. County comments have been incorporated into the Comprehensive Plan where appropriate. The impacts on the community services are only assessed for the growth that is projected until 2030. The total growth area can have significant impacts on the community services; however, it is not anticipated to happen within this planning horizon. As required by Article 66 B, comprehensive plans are updated every 6 years and as the growth demand increases, the Town should assess its impacts in the future updates.

Public Schools

The school system in Princess Anne is currently under capacity. The projected 924 additional households could be expected to generate approximately 564 more school children. In addition to the impact from growth in the Town, growth in Somerset County can be expected to impact the schools that Princess Anne residents attend. With projected household growth, schools in Princess Anne may approach their capacity by 2030. It is likely that expansions to existing schools or construction of new schools will need to be considered by the County in the later years of this plan.

Table 3-6 shows the possible affect Princess Anne’s growth could have on the school system based on the different household predictions discussed above.

Table 3-6: Potential Future Enrollment Increase for Schools Serving Princess Anne

Student Type	Estimated Students per Household*	924 Additional Households
Elementary (Ages 5 - 10)	0.27	250
Middle (ages 11 - 13)	0.135	125
High (ages 14 - 17)	0.206	190
Total Students:		565
<small>Source: Davis, Bowen & Friedel, Inc.</small>		

The Somerset County Board of Education (SCBOE) released its Education Facilities Master Plan in Fall 2008. The education facilities master plan discusses consolidation of schools as they see a decrease in enrollment. However, all schools that serve Princess Anne area may be adversely affected by future residential growth in all of the designated growth areas which are currently undeveloped.

Princess Anne can assist the SCBOE by:

- Sharing the development capacity analysis, growth areas and population projections with the SCBOE.

Parks and Recreation

The parks in Princess Anne are listed below.

- Manokin Park, approximately 10 acres, is located near the Town center. Due to gaps in the sidewalk network, pedestrian access is not available to the Park from all parts of Town. Maryland's Department of Natural Resources is planning a path along the river that will improve pedestrian access.
- The Town just completed developing Garland Hayward, Sr. Park, of a 4.3 acre recreational facility in conjunction with UMES. This facility includes a playground, soccer field, basketball courts, and a small community center
- A Civic Center is located on Crisfield Lane and hosts many regional events, including the County Fair, annual carnival and various other public and private activities. A softball field located on the same grounds is sponsored and maintained by the Somerset Ruritan Club and hosts softball games during the spring and summer months.

The new parks will increase the availability of parks and play areas for residents. Expansion of the existing park infrastructure to include walking and nature trails are in process. The projected increase in households indicates the need for further development of recreation facilities.

The State of Maryland and the Program Open Space goal is to provide 30 acres of park space for every 1,000 residents. Somerset County has also adopted this standard as part of their 2005 Land Preservation, Parks and Recreation Plan. The parks located within Princess Anne consist of "private" and "community parks" and generally serve Princess Anne residents and the surrounding local community.

Within Princess Anne, 53 acres of parks and recreational facilities are present, including both public- and privately-owned facilities. There are additional 17.25 acres of park land adjacent to the Town limits that also serve the Town population. Based on current population estimates, the Town has a sufficient park land to meet the needs of the Town population. Future population projections indicate that an additional 83 acres of parks and recreational facilities would be required.

Zoning Ordinance requires every development to provide park land to support the growth caused by the development. In some cases, it would be inappropriate to require each development to set aside space for parks and recreational uses within a subdivision. Moreover, it is in the Town's best interest to have centralized facilities for the entire community to use. Rather than setting aside the required parks and recreation space as part of a subdivision requirement, a fee in lieu of setting aside parks and open space could be used to fund the creation of centralized facilities.

Public Safety and Emergency Services

Police Department

The Princess Anne Police Department (PAPD) has 14 police officers. The police station is located on Beckford Avenue in the recently restored former Somerset County Jail. The jail is the oldest constantly working jail in the State of Maryland, is a historical landmark, and has been recently renovated. The

Princess Anne Police Department is responsible for all calls within the Town boundary. This includes UMES housing located in the Town. While UMES security provides back-up for larger situations in UMES housing, they do not provide officers or support for day-to-day calls to University housing.

The Police Department serves more than 2,800 residents. With 14 officers, there is approximately one officer for every 200 residents. The projected households will add to both the number of residents and the geographic extent of the service area. Some amount of this growth is related to an increase in student housing, where police currently spend a large portion of their time. Expansion of the PAPD will be necessary as annexations and additional student housing facilities are completed.

With a projected population of 5,100 by 2030, 13 officers will be required to meet standards developed by International Association of Police Chiefs. However, the Town might need additional officers due to the increase in student housing and also the amount of time spent on student housing related issues and to maintain current levels of service to the community.

Fire and Emergency Services

The Princess Anne Fire Company has 50 active members, seven line officers, and four administrative officers. There are three engines, a pumper tanker, a 4,000-gallon tanker, a 75 foot aerial platform, rescue truck, brush truck, utility truck, and two ambulances. The Princess Anne Fire Company is located at the corner of Somerset Avenue and Broad Street. The Fire Company participates in community outreach and education.

The Princess Anne Fire Department serves a large portion of the County as well as Princess Anne. Projected household development, along with expected commercial and employment growth—will put further pressure on these services. In addition to the growth in Princess Anne, growth will continue to occur within the fire and emergency service area. This will bring about expanded services responsibilities.

Libraries

Currently, the Town is served by the County Library located on the Beechwood Street and is open six days a week. The Library also has online service and books can be accessed online making it more convenient for more people. In addition, the Library also has programs catered to Children, Teen and Adults. The facility has a meeting room for public use and a Maryland Room providing access to information on local history and genealogy

Roads and Highways

Population and household growth will impact the road and highway system. While it is not possible to predict the exact nature of that impact, some basic inferences may be drawn.

- Traffic on U.S. Route 13 through Princess Anne grew at an annual rate of just under three percent between 1980 and 2003. In 2006, U.S. Route 13 carried about 22,875 vehicles per day. If traffic volumes continue to grow at this rate, U.S. Route 13 could be expected to carry over 49,500 vehicles per day by the year 2030.

- New development along U.S. Route 13, both in Princess Anne and beyond, will contribute to traffic congestion, to varying degrees. Traffic congestion in the area would generally be limited to morning and evening rush hours along with weekend seasonal traffic.
- Traffic through the center of Princess Anne along Somerset Avenue grew at an annual rate of slightly more than one-half percent between 1980 and 2006. If traffic volumes continue to grow at this rate, traffic congestion along Somerset Avenue could be expected to increase, with an annual average daily traffic of 8,200 vehicles per day.
- Anywhere from 14,000 to 15,000 additional trips per day will likely be generated in Princess Anne as a result of the household growth projected in this Comprehensive Plan. Much of this traffic will be generated from the west side of U.S. Route 13.
- Pedestrian and bicycle traffic throughout the Town will increase with the increasing student population. Pedestrian and bicycle traffic is likely to be heaviest along UMES Boulevard, Somerset Avenue, and Mount Vernon Road.
- Much of the impact of both vehicular and pedestrian trips in Princess Anne would be felt at the main intersections with U.S. Route 13 in Town. Residents on the west side of Town will need to travel by car to access downtown and existing employment centers. The intersections of U.S. Route 13 with Mount Vernon Road and with UMES Boulevard are likely to experience strain from this increased volume.

In summary, access to U.S. Route 13 is the most vulnerable part of the road system. The actual impact of any new development project will depend on its location and access as well as its trip generation characteristics. For example, student housing located along UMES Boulevard near the University will likely generate trips on UMES Boulevard, through the University, and along Broad Street and Somerset Avenue, but will have less of an impact on residential roads to the south and west of Town.

3.5 DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

The purpose of this Comprehensive Plan is to guide the Town of Princess Anne to make informed decisions regarding future development. In order for this to occur, knowledge of the opportunities and constraints that affect future development must be understood. This section will draw on the previous characterization of the Town in order to form conclusions that will inform the recommendations in Section 5 of this Plan.

Opportunities

Neighboring Institutions

The presence of UMES on the northeastern border of Princess Anne provides opportunities for the Town and the University. The Town and University can be socially and physically integrated with one another in a way that brings substantial benefits to both. UMES students also provide a market for retail businesses in Princess Anne, thereby supporting economic development in the Town.

Students at the University have talents and skills that can be used to improve the community. A strong relationship between UMES and the Town could support economic development. University students can engage in projects in Princess Anne that will provide students with hands on experiences in their fields of study. Graduates of UMES, when invested in the community are more likely to remain in the area and continue to contribute long-term benefits.

There is an opportunity for physical connections between the University and the Town that allow the beauty of the University, the Town, and the natural environment to mirror and enhance one another. This connection can be made via a road network that is designed in a consistent manner, with consistent landscaping and signage. A physical connection between the two will establish the Town and University as one unit, creating an impression of beauty and history throughout the area.

Environmental Stewardship

Princess Anne's location along the Manokin River provides the Town with a rich natural resource. The Manokin River has historically played a role in shaping development in Princess Anne. Other major natural resources in Princess Anne include the Princess Anne wetlands and larger stands of forest that are outside of the Town's current borders. Having rich environmental resources provides opportunities for recreation, learning, and stewardship of the natural environment. The Town has an opportunity to pursue policies that protect and enhance natural resources within and adjacent to its borders.

Historical Resources

There is a rich history in Princess Anne that has left its mark on the Town. Historic homes and institutional buildings are present throughout the area. Preserving and marketing this resource opens the Town up to benefit from the heritage tourism industry. Maintaining historic resources creates a sense of place in history and longevity for Princess Anne that can be a source of community pride. Historic structures often add to the value of nearby properties and increase the incentives for home buying and property maintenance.

Compact Nature of the Town

Compactness, particularly in downtown, allows residents to travel shorter distances for in-town needs, reduces the impact of development on environmental resources, and can help the Town to feel more interconnected. Even development that has occurred on the west side of U.S. Route 13 is compact and has an interconnected road network. Mixed-use and compact developments can use infrastructure efficiently and encourage ongoing interaction between neighbors. The opportunity exists for Princess Anne to further connect residential and commercial areas of the Town.

Revitalization

Residential development in the area has provided market strength in support of downtown businesses and other commercial centers. People moving into Princess Anne are bringing talent with them and represent a resource to the Town. UMES students as well as new residents, who may be retiring to the area, have unique skill sets that they can contribute to the betterment of Princess Anne.

There is a convergence between downtown and tourism interests that could have a positive impact in Princess Anne. There are opportunities to redevelop buildings and bring new uses to the area. Also, there is market demand for new businesses, including restaurants and accommodations. Future growth projections indicate further demand for a wide range of retail and restaurant facilities that will further contribute to growth in tourism.

Constraints

Sensitive Natural Areas

While the Manokin River and other natural resources in Princess Anne provide opportunities for the Town, they also pose physical constraints to future development. The wetlands, floodplains, and forested areas around Princess Anne limit where future development can occur. Under current law, development must undergo special reviews before approval can be granted, in order to ensure that sensitive species are not disturbed.

Transportation

U.S. Route 13 creates a physical barrier between the west and east sides of Princess Anne. Areas that have developed on the west side of this physical barrier are fragmented and separated from one another and the main part of Town as well as the University. This poses a multi-modal transportation challenge in that it is difficult for vehicles and a major challenge for pedestrians and bicycles to access both sides of Town. Individual residential subdivisions also lack connectivity with one another.

Tractor trailer trucks often access the industrial park by traveling along residential sections of Stewart Neck Road. Truck access to the industrial park along this residential street is a concern in marketing the industrial park.

Lack of Connectivity to Downtown

Downtown Princess Anne has become physically separated from other areas of Town. The transportation network that has developed over time combined with the presence of the Manokin River limits opportunities to make connections to downtown. UMES can be easily accessed without traveling through downtown and residential areas to the west of Princess Anne do not have a direct connection to downtown. This limits downtown's potential as a central point for community interaction. Therefore, future development must focus on making downtown Princess Anne a destination for residents, UMES students and faculty, and tourists.

Nearby Institutions

Having UMES in such close proximity to Princess Anne provides the Town with a range of benefits and opportunities. However, it also poses challenges for Princess Anne. Residential development pressures are strong for rental and student housing. The University prefers that this housing be concentrated in proximity to campus. Public safety demands are higher where there are large concentrations of student housing. This can pull Town resources from other areas, particularly with respect to public safety services.

SECTION 4: WATER RESOURCES ELEMENT

4.1 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 the future growth needs, the Town 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 existing water resources available to Princess Anne in conjunction with the Town's current development and projected future growth. Where necessary, improvements and alternatives to solve any water resource problems are discussed.

4.2 PRINCESS ANNE WATER & WASTEWATER SYSTEMS

Princess Anne is served with potable water and wastewater collection by systems owned and operated by the Somerset County Sanitary District (SCSD). The SCSD operates all of the public water and sewer facilities in Somerset County, Maryland with the exceptions of the City of Crisfield and the Eastern Correctional Institute. There are four Sub-districts under the SCSD jurisdiction: the Princess Anne Sub-district, the Fairmount Sub-district, the Jacksonville Sub-district, and the Smith Island Sub-district. The Princess Anne Sub-district (PAS) extends beyond the incorporated Town boundary. Please refer to Appendix B which shows the extent of the PAS service area. Plans are in the works to further expand the PAS service area in an attempt to supplement insufficient water capacities while expanding the service base.

Growth Assumptions

For the purpose of the water and wastewater portions of the Water Resource Element, assumptions and projections will be made based on the actual water demands and sewer capacities experienced by the area served by the PAS. Three different conditions will be evaluated for forecasting growth, including: actual water allocations requested from the SCSD for planned development, evaluation of infill within the existing corporate limits and analysis of designated growth areas.

Water Demand Projection (WDP) data was updated for the SCSD in May 2009. The WDP compiles actual approved and pending residential, commercial and industrial allocations and forecasts their completion through 2030. The total anticipated usage for approved and pending projects in the WDP is 3,574 EDUs (refer to Appendix B).

Evaluation of infill involves identifying undeveloped lots within the existing corporate limits of the Town and estimating uses and potential demands based on zoning and lot size. The total potential usage within the incorporated Town limits is estimated at 313 EDUs based on zoning and acreage. Infill lots currently served by on-site septic systems must also be accounted for future municipal service and are estimated at 10 EDUs. Therefore, total projected infill usage within the Town's existing corporate limits will be estimated at 323 EDUs.

Designated growth areas are areas outside the current corporate limits that would be most conducive to annexation due to serviceability, geographic proximity, and presence of community facilities. In addition to infill, eight designated growth areas in Princess Anne are described in the Municipal Growth

Element. The total residential usage estimated within the designated growth areas would include 2,088 EDUs. Commercial/Light Industrial areas are estimated at 448 EDUs. Therefore, total projected usage within the designated growth areas will be estimated at 2,536 EDUs. However, several of the growth areas are currently served completely or in part by the PAS, making it impractical to attempt to project realistic growth demand for these areas.

This Water Resource Element will evaluate the PAS water supply and wastewater capacity with respect to the WDP build-out scenario of 3,574 EDUs. The hypothetical ultimate build-out scenario would typically account for complete development of all infill and all designated growth areas. However, due to the various overlaps between existing PAS service areas and infill/planning growth areas, it is impractical and inaccurate to view these growth areas as being supplemental to the existing PAS water and sewer systems, when, in fact, service to many of these areas is already reflected in the PAS water usage and wastewater capacity data. The most accurate method of predicting water resource limitations is to apply the WDP data (Appendix B) for the PAS growth and evaluate actual water and wastewater capacity data. Therefore, build-out projections will be based on realization of requested allocations, resulting in an additional usage of 3,574 EDUs.

4.3 WATER SYSTEMS

Groundwater Sources

The Town's potable water supply is primarily groundwater drawn from six wells in the Manokin Aquifer. The Town is currently finalizing permitting for construction of two additional wells in the Manokin Aquifer to decrease individual well runtimes, spread the Manokin Aquifer usage across a larger area and provide the ability to take individual wells off-line for implementation of a well maintenance program. The SCSD also has one well in the Patapsco Aquifer and is in the process of obtaining permits for construction of two additional Patapsco wells near Revells Neck Road.

Currently, source water protection is managed by reviewing development in the vicinity of potable water wells in order to prevent source water contamination. The SCSD coordinates with the Maryland Department of the Environment during the project permitting and allocation stages for SCSD wells to identify potential problem areas and make recommendations for preventing source water contamination. The Somerset County Health Department also performs a general review prior to final approval of any well construction permit in the County. MDE and/or the Health Department perform a final site approval of the well location in the field prior to well construction.

Well Production

From 1998 to 2008, the average daily usage was approximately 733,000 gallons per day (GPD). The average daily demand during the peak month over that 10 year period was 775,000 GPD. The month with the single highest average daily usage in that time period was July 2002 at 903,100 GPD. This peak month usage represents a 23% increase over the 10 year average. This factor will be used for forecasting the Month of Maximum Use (MMU) demand.

Well data provided by the SCSD for the PAS water supply wells is provided in the following Table 4-1. Note that the Well Capacity was determined by assuming a 16 hour runtime.

Table 4-1: Existing Well Data

Well No.	Well Name	Depth (FT)	Flow Rate (GPM)	Capacity (GPD)
# 3	Rest Stop Well	240	125	120,000
# 4	Irving Avenue Well	210	150	144,000
# 5	Crisfield Lane Well	210	175	168,000
# 6	Abbey Lane Well (Hickory Ln.)	191	125	120,000
# 7	Industrial Park Manokin Well	240	290	278,400
# 8	Ridge Road Well	191	110	105,600
# 9	Industrial Park Patapsco Well (Washington High Well)	1,470	110	105,600
	Total Capacity:			1,041,600

Source: Somerset County Sanitary District & Davis, Bowen & Friedel, Inc.

Final capacities may be revised, but the two Patapsco Wells near Revells Neck Road wells are designed to provide an additional capacity of 648,000 GPD to the PAS. The proposed Manokin wells on Loretto Road and Hawk Lane are designed to add an additional 124,800 GPD and 57,600 GPD, respectively. Adding these additional capacities to the current well capacity of 1,041,600 GPD results in an anticipated capacity of 1,872,000 GPD.

Applying an average of 250 GPD per EDU to the projected growth scenario of 3,574 EDUs will result in an approximate increase in water demand of 893,500 GPD. When added to the average daily usage of 733,000 GPD, this brings the average daily water demand to 1,626,500 GPD. Applying the previously calculated MMU peaking factor of 23% to the projected average daily demand gives us a peak month demand of approximately 2,000,600 GPD. The projected MMU demand results in a deficit, with a demand of 128,600 GPD above the anticipated capacity of 1,872,000 GPD. This deficit could be off-set by the addition of a well, when required by actual development build-out, or by increasing the yield of the existing wells through maintenance and/or redevelopment. The SCSD is currently developing a well maintenance program that will be implemented as funding allows once the Loretto Road and Hawk Lane Wells are in service.

Pumping test data was out dated or insufficient at the time of this study to confirm that existing and proposed wells could sustain the capacity and the pumping hours needed to meet future demand projections. Further Hydro-Geological investigations would need to be performed to ensure that the wells are capable of meeting capacity requirements without causing permanent drawdown to the aquifers or negative effects on nearby aquifer users.

Water Appropriations & Use Permit

The existing Groundwater Appropriation Permit (GAP) held by the SCSD for the Manokin Aquifer allows for an annual average withdrawal of 800,000 GPD and 1,080,000 GPD during the Month of Maximum Use. The existing Patapsco Aquifer GAP allows for an annual average withdrawal of 96,000

GPD and 144,000 GPD during the Month of Maximum Use. This equates to a total of 896,000 GPD average annual withdrawal and 1,224,000 GPD during the month of Maximum Use.

Assuming the Appropriation Permit withdrawal amounts for the two proposed Patapsco Wells are issued as anticipated, an additional capacity of 648,000 GPD will be available to the PAS. This would bring the permitted average annual withdrawal to 1,544,000 GPD, resulting in a deficit of 82,500 GPD under the projected average daily demand of 1,626,500 GPD. The final MMU permitted withdrawal amount for the Revells Neck Patapsco wells is unknown, but at a minimum, would increase the permitted withdrawal to 1,872,000 GPD, resulting in a deficit of 128,600 GPD under the projected MMU demand of 2,000,600 GPD.

The following table summarizes well capacities, current and future water supply needs.

Table 4-2: Well Capacities and Estimated Portable Water Usage (GPD)

Aquifer	Manokin	Patapsco
Wells	#3, 4, 5, 6, 7, & 8	# 9
Total Capacity (GPM)	975	110
Max. Capacity₁ (GPD)	936,000	105,600
Permitted Avg. Annual Capacity (GPD)	800,000	96,000
Permitted Month of Maximum Use Capacity (GPD)	1,080,000	144,000
Existing Average Usage₂ (GPD)	733,000	
Existing Peak Month Usage₂ (GPD)	903,100	
2030 Projected Growth₃ (EDUs)	3,574	
Additional Projected Supply Required₃	893,500	
Total Projected Supply Required	1,625,500	

Source: Somerset County Sanitary District

¹ Maximum well capacity is based on 16 hour runtime at the well's rated GPM flow rate.

² Existing usage is based on metered well production in gallons per day for 1999 through 2008.

³ 2030 Projected Growth and Supply Required are based on projected future growth scenarios and assumptions presented. Actual water demand will have to be monitored as growth continues.

⁴ Well 2A is not currently being used as a water source because it is not needed to meet demands.

Projected deficits could be off-set by the addition of a Manokin well with a request to increase the appropriation permit quantities, when made necessary by actual development build-out. The SCSD could also perform a hydro-geologic evaluation to request an increase to the existing Manokin Aquifer appropriation. However, as previously stated, pumping test data is outdated or insufficient at this time to confirm that existing and proposed wells could sustain the capacity and the pumping hours needed to meet future demand projections. Further Hydro-Geological investigations would need to be performed

to ensure that the wells are capable of meeting capacity requirements without causing permanent drawdown to the aquifers or negative effects on nearby aquifer users.

In addition, Recommended Standards for Water Works (2007), “Ten States Standards”, requires that the total source capacity meet the peak demand with the largest well out of service. If the SCSD were to lose production from both the Manokin and Patapsco Industrial Park Wells due to loss of power or control malfunction, the capacity of the remaining wells would be 657,600 GPD, running 16 hours per day. This scenario would result in even higher deficits in capacity for future growth projections.

In the interim period, the Town should closely monitor water usage and well production as the Town and surrounding area continue to grow to ensure the WAUP requirements are being met and well production is sufficient to meet growth demands.

Water Quality

The SCSD published the “Annual Drinking Water Quality Report” for 2008 stating there were no violations of EPA Maximum Contaminant Levels (MCL). All wells yield high quality water. There was one violation at the Industrial Park Patapsco Well of the Secondary Maximum Contaminant Level (SMCL) of 2.0 mg/L for Fluoride. Federal Law requires that residents be notified of this violation of the SMCL. SMCL concentrations are set based on aesthetic concerns and are not associated with known health risks. Additionally, this well is blended at the source with the Industrial Park Manokin Well and the resulting blended concentration is within the State’s desired range for fluoride. Therefore, there are no anticipated aesthetic or health risks associated with the fluoride levels in the distribution system.

All raw water treatment is performed at the well locations prior to entering the distribution system. Raw water from the wells is disinfected by injecting a sodium hypochlorite solution (bleach) to kill or deactivate disease causing microorganisms in the raw water. The SCSD also injects a sodium fluoride solution into the water to increase the level to approximately 1.0 mg/L which is the optimal concentration to prevent tooth decay.

Water Storage

“Ten States Standards” require that finished water storage facilities have sufficient capacity to meet one day’s domestic usage plus fire flows. Where source water and water treatment facilities have back-up power, available capacity can supplement peak storage demands. The projected 2030 domestic usage would be the average daily usage during the peak month, previously projected at 2,000,600 gallons. The fire flow storage required would be calculated based on 1,500 GPM fire flow for 2 hours, which is equal to 180,000 gallons. Therefore, total storage required would be 2,180,600 gallons.

Storage for the PAS is currently provided by three dedicated elevated storage tanks on the distribution system with a total storage of 525,000 gallons. There is also a 300,000 gallon elevated storage tank located on the University of Maryland Eastern Shore campus which is supplied by the PAS system. The water supply and treatment systems for the Industrial Park wells have backup power available and can supplement an additional 384,000 gallons, if required. Therefore, the four elevated storage tanks, in addition to the additional storage offered by the water supply and treatment facilities with back-up power, provide 1,209,000 gallons.

The previously mentioned Princess Anne Sub-district Expansion project, currently in permitting, includes construction of a 500,000 gallon Elevated Storage Tank with 250,000 gallons dedicated to the SCSD. However, even with this proposed storage, there is not sufficient storage capacity for the future distribution system demand projections. As growth continues, the SCSD should monitor supply requirements and evaluate opportunities to construct additional storage facilities or add back-up generators to new or existing wells.

Water Summary

The Town currently has insufficient water supply and storage capabilities to accommodate projected future growth with the existing and anticipated facilities. The average daily usage currently exceeds 80% of the permitted average annual capacity. In addition, the average daily usage currently exceeds the well capacity with the largest well site out of service. As discussed, the SCSD is currently in the process of designing and permitting additional wells in the Manokin & Patapsco aquifers. Once these wells are operational, there will be sufficient water supply and GAP capacity to meet the existing usage requirements. The Town and SCSD will need to closely monitor growth and well production to determine when facilities need to be upgraded or expanded to meet the Groundwater Appropriation Permit requirements, well production requirements and system storage capacities.

4.4 WASTEWATER SYSTEMS

Wastewater Flows

The Princess Anne Wastewater Treatment Plant (WWTP) currently averages approximately .462 MGD of wastewater based on the plant's effluent meter readings over a 3 year period from January 2006 through December 2008. The treatment facility is currently permitted for .75 MGD; however, once the WWTP capacity reaches the .75 MGD threshold, a new discharge permit will go into effect. The new discharge permit has been approved for a capacity of 1.26 MGD, with additional annual nutrient loading requirements.

The projected growth of 3,574 EDUs, at an average of 250 GPD/EDU, will result in an approximate increase in wastewater flows of .894 MGD. This growth projection will bring the total average daily flow for the WWTP to 1.356 MGD. This exceeds the future capacity rating of 1.26 MGD by .096 MGD. The SCSD shall monitor the effluent discharge rate, and when it reaches 80% of the permitted discharge, an evaluation shall be performed to determine what steps shall be taken to ensure the plant does not exceed its effluent discharge quantity or nutrient loading limits.

Wastewater Treatment

Waste is currently treated to BNR levels utilizing a 5 stage modified Bardenpho process. TMDL loading allocations necessitate that nitrogen and phosphorus levels be reduced to ENR levels on a seasonal basis. These levels are routinely met. The ENR requirements being initiated once the plant reaches the .75 MGD capacity will eventually require upgrades to the WWTP to meet Total Maximum Discharge Loading annual loading requirements.

A study was recently initiated by the SCSD to evaluate upgrading the Princess Anne WWTP to enhanced nutrient removal (ENR) levels year round. After the ENR evaluation is completed, the SCSD will have a better idea of the effects the new permit requirements will have on the WWTP.

Nutrient Loads

The Princess Anne WWTP is located on Linden Avenue off U.S. Route 13. It discharges into the Manokin River, a tributary of the Chesapeake Bay. Under the Chesapeake Bay Tributary Strategy, the WWTP is currently assigned an annual Total Nitrogen concentration limit of 5.0 mg/L (monthly average) with an annual goal of 14,600 pounds per year. Total Phosphorus has a concentration limit of 0.3 mg/L (monthly average). The current permit does not have annual maximum loading rates for Nitrogen or Phosphorus.

After the WWTP exceeds the .75 MGD annual average, the permitted capacity will increase to 1.26 MGD and the new requirements will begin: The effluent concentration for Phosphorus will remain at 0.3 mg/L, but an maximum annual loading rate will be set at 1,151 lbs/yr. Total Nitrogen will be limited to 3.0 mg/L (monthly average) with an annual loading of 15,350 lbs/yr based on an annual average of 4.0 mg/L.

Inflow & Infiltration

Although the WWTP regularly meets its permitted capacity rating based on the average monthly flow, during periods of extremely heavy precipitation, the WWTP can exceed its capacity by approximately twice the rated discharge. There is sufficient evidence to indicate that significant inflow and infiltration (I&I) is received at the WWTP. The SCSD performed an I&I study in 1994 to identify problem areas and prioritize repairs or replacements of aging sanitary sewer mains where necessary. Over the years, the SCSD has replaced aging gravity sewer in several areas of the PAS to address I&I issues. Funding has been requested for replacement an old sewer mainline within the PAS and additional I&I repair projects will take place as funding becomes available.

Septic Systems

Currently there are an estimated 10 on-site septic systems in use within Town limits and within infill “islands” identified in the Municipal Growth Element. These septic systems are located in areas that are not served by the SCSD central collection system. There are no immediate plans to extend sewer service to these areas; however, the SCSD could extend service to serve each of the properties by gravity sewer or by installing a grinder station unit and small diameter forcemain, if requested. The Municipal Growth Element recommends that these islands be annexed into the corporate limits as the first opportunity. The Town generally requires all properties that are annexed into the Town to connect to the public water and sanitary sewer systems, if available. No new septic systems are being anticipated for future growth areas; however, many of the Princess Anne growth areas contain existing septic systems that would need to be transferred to central sewer as the service area expands.

Wastewater Summary

The Town’s existing WWTP has sufficient capacity to treat wastewater flows generated by the current population. However, projected future growth would cause the facilities to exceed capacity and nutrient limits. The WWTP ENR Upgrade Study, which will be initiated once funding becomes available from

USDA-RD, will determine what upgrades will be required at the WWTP to meet future flow capacity projections and limits for Total Nitrogen and Total Phosphorus.

4.5 HYPOTHETICAL BUILD-OUT SCENARIO

The following build-out discussion takes into consideration the water needs and wastewater capacity needs the Town will have if all eight growth areas are completely developed. Please keep in mind that this scenario is not expected to happen within the 2030 planning period of this document.

Hypothetically, 2,294 residential units are possible in all eight growth areas and including all undeveloped and underdeveloped parcels within the existing Town limits. It is estimated that the wastewater treatment system would receive an additional 573,500 gallons per day capacity and the Town's wells would need to provide an additional 584,970 gallons per day. This would require upgrades to the wastewater treatment facilities and water supply and treatment facilities.

County Water and Sewer Master Plan

Somerset County updated its Water and Sewer Master Plan in August of 2008. The current Water and Sewer Master Plan only indicates potential water and sewer service in the old growth area based on the County's 1998 Comprehensive Plan. The growth areas were modified in this plan will be reviewed by the County Planning Staff and the Sanitary District. The new service areas for Princess Anne will be indicated on the draft plan and the phasing of water and sewer service to the growth areas will be determined at a later date.

4.6 STORMWATER LOADING

Princess Anne plans to increase the Town's corporate limits in order to accommodate future residential growth and to provide areas for commercial and industrial growth. Future non-point source loads are based on the need to increase residential areas by 553 acres and the potential for 308 acres of commercial property and 95 acres of industrial property. Increase in development may result in the increase of stormwater runoff and non-point nutrient loading. Currently, Somerset County reviews all stormwater related issues in the Town; however, any future developments will be required to minimize if not eliminate any increase in stormwater runoff.

Land Use Scenarios

Princess Anne has a substantial amount of existing development beyond the Town boundaries but within the planned growth areas. The Town assumes considerable obligations to supply certain services to these developments outside the Town boundaries. The existing Town boundary created enclaves and partial enclaves of unincorporated lands. Growth areas mapped will increase the Town area by more than double, is necessary not only to make the Town boundary compact and also to remove the enclaves of unincorporated lands and to incorporate the existing development and provide land for future development. Town is already providing partial services to the existing communities in the growth areas. By incorporating these areas into the Town, the Town will be able to control the type of development and direct growth in the designated areas and allow for developer contributions for adequate public facilities and for conservation.

Much of the area within the proposed Growth Area is already developed with 843 dwelling units (see Table 3-5: Growth Area Summary). The future land uses proposed in these areas is limited development with mostly residential, commercial and mixed use development. Industrial uses are only proposed in the Industrial Park Growth area, which is adjacent to the current Industrial Park. For the above reasons, the Town's ability to create a land use scenario that has least impact on the environment is minimal. The Town should exercise extra care when dealing with regions located near sensitive or critical areas, streams, or forested areas in order to protect the environment. However, annexing the existing development and connecting these developments to the wastewater treatment plant will benefit the environment by improving the quality of water.

Two land use scenarios were performed to determine the non-point source loading. The first scenario looks at the affect of the infill development within the existing Town boundaries and the second scenario is ultimate build out in the mapped growth area. The second scenario will reduce the nitrogen loading substantially with only a small increase of phosphorous loading, assuming that all septic systems will get connected to the wastewater treatment plant.

Non-Point Source Loading

Based on the non-point source (NPS) worksheet provided by the Maryland Department of the Environment, it is estimated that the Town is currently generating 18,806 pounds of nitrogen per year. Potential new growth is estimated to decrease discharge levels to 16,557 pounds of nitrogen per year generated by stormwater runoff; an decrease of 716 pounds per year. Phosphorous levels are currently being discharged at an estimated 1,864 pounds per year. Projected future growth is estimated to increase phosphorous discharge to 1,874 pounds per year; an increase of 11 pounds per year. All estimates are based on projected future growth occurring inside and outside of the existing Town limits. Any new development annexed into the Town will be required to address nutrient loading.

MDE nitrogen, phosphorous loading and impervious surface estimates are based on land use assumptions. The land uses discussed in this plan do not match MDE's land use categories. Princess Anne will work with MDE and Somerset County to simplify and coordinate non-point source loading estimates and to coordinate improving the Town's stormwater load reduction efforts.

Total Maximum Daily Loads (TMDLs)

The Federal Clean Water Act requires the State of Maryland to identify water bodies that are impaired and/or high in quality (Tier II water bodies). The impaired water body list is updated annually by the State. There are no Tier II water bodies in Somerset County.

Manokin River is considered by the State to be an impaired water body based on existing bacteria and biological impairments. The State has provided a draft TMDL plan to EPA for approval. The Town will work with the State to follow any approved TMDL plans and to monitor the State's water quality reports for the Manokin River.

Impervious Surface

According to estimated calculations using the Maryland Department of the Environment's methodology, the Town's current impervious surface totals 311 acres. Future growth will lead to a 485 acre increase of impervious surface resulting in a total of 796 acres of impervious surface. Currently the Town's growth area has more than 40 single family homes and approximately 50 acres of commercial acres that are on septic systems. If these areas get annexed into the Town and connected to the County's wastewater treatment plant, it will reduce nutrient loadings and thereby improve the quality of water. The Town should also adopt regulations to address the 2007 Stormwater Management Act by requiring environmental site design through the use of nonstructural best management practices and other better site design techniques.

Suitability of Receiving Waters

The suitability of the Manokin River, and their tributaries, for receiving waters is difficult to assess. Town of Princess Anne is a small contributor, albeit a contributor, to the watershed. The purpose of a TMDL is to reduce water impairments, which suggests these waterways are no longer suitable for WWTP discharge, stormwater point source discharge or urban runoff. Regardless of a TMDL, as in the case for the Manokin River Princess Anne drains into, unfetter discharge could impair this waterway, thus making it "unsuitable" for discharge. However, the location of Princess Anne and its infrastructure prior to development of a TMDL limit the Town's ability to reduce its impacts.

Princess Anne is taking great strides in attempting to reduce its impact. This includes locally reviewing forest conservation requirements, establishing growth boundary to limit the impact of future development, protecting wetlands, enforcing buffers and many other initiatives. The Town is also limited in its ability to reduce its impacts as the WWTP, is operated by the County and its discharge and its treatment is controlled by the County. The Town will continue to address its environmental impacts, which in turn should reduce impacts on the watershed and make the local waterways more suitable for point and non-point source discharge.

As shown in this analysis, the Town's plans for growth will decrease nutrient loads into the watershed. The specific TMDL implementation plan for this impaired water body may have a greater affect on Princess Anne in the future. The Town should work closely with the County and MDE in implementing plans to reduce impairments.

SECTION 5: COMPREHENSIVE PLAN RECOMMENDATIONS

This Comprehensive Plan focuses development and conservation policy on the issues facing Princess Anne through 2030. The principles, goals, and policies, to the extent possible, relate directly to the built and natural environments. This is very important as the future generations will judge the lasting worth of our vision by observing the Town and the physical changes that have occurred under guidance of this Plan.

The Plan is long-range and comprehensive. It provides the organizing framework for more detailed planning and design work. The Plan is a guide for the Town, its residents and for the land developers. It is also a guide for outside agencies and other units of government. This Plan is a compilation of what is most important to Princess Anne as it contemplates growth and change. It is a compelling image of the future. The Plan implements the “visions” set forth in Article 66B of the Maryland Annotated Code:

- *Development is concentrated in suitable areas;*
- *Sensitive (natural) areas are protected;*
- *Growth is directed to existing population centers, and resource areas are protected;*
- *Stewardship of the Chesapeake Bay and the land is a universal ethic;*
- *Conservation of resources, including a reduction in resource consumption is practiced;*
- *Economic growth is encouraged and regulatory mechanisms are streamlined;*
- *Adequate public facilities and infrastructure are available or planned in areas where growth is to occur; and*
- *Funding mechanisms are addressed.*

Section 5 contains two maps: The Growth Area Map and the Future Land Use Map. The Map 7: Growth Areas identifies the areas for Princess Anne’s future growth and the Map 8: Future Land Use combines the principal recommendations of the Comprehensive Plan and presents the future plan for Princess Anne. The Future Land Use map provides a vision for the future; illustrating the main recommendations of the Plan.

The policies and actions of this Comprehensive Plan are drawn from the research and analyses presented in Sections 1 through 4 of this report and from public input. The recommendations of this Comprehensive Plan integrate the elements required by State planning law under six main themes:

- *Land Use: A Town Design that Builds Community*
- *Economic Development: Economic Opportunities and Development*
- *Sensitive Natural Areas: Long-term Stewardship of the Environment*
- *Community Facilities: Planning in Balance with Adequate Facilities*
- *Transportation: Connections and Circulation*
- *Municipal Growth: Development in Balance with Regional Priorities*

Each of these themes is organized in the following way:

Statement of theme- including a brief description of the benefit to Princess Anne.

Background – a summary of the main findings from the baseline studies provided in Sections 2 and 4.

Guiding Principles –fundamental tenets adopted by the Town from which flow the Plan’s policies. These principles, while universal, address the basic physical planning issues present in Princess Anne.

Goals – goal statement pertaining to the theme phrased in an affirmative way.

Policies – the recommended courses of action to be pursued by Princess Anne in achievement of the goals.

Actions – specific tasks to be undertaken to implement the policies.

The Planning and Zoning Committee prepared this Comprehensive Plan as called for by Article 66B of the Annotated Code of Maryland, combining the elements required of comprehensive plans into a coherent set of policies. Article 66B requires that a comprehensive plan contain the following: a statement of goals, a land use element, a transportation element, a community facilities element, an element that contains the Committee’s recommendations for land development regulations to implement the plan, a sensitive areas element, a municipal growth element, a water resources element, and a mineral resources element. The later element, mineral resources, has been determined through the study to not be applicable to the Princess Anne Comprehensive Plan, though a soils evaluation is presented in Section 2.

5.1 LAND USE: TOWN DESIGN THAT BUILDS COMMUNITY

Future residential neighborhoods and commercial centers in Princess Anne are designed to create community and mirror the established pattern of streets and lots in the Town.

Background

Princess Anne has a traditional main street with a grid system of streets. Strong focal points, including important institutional buildings, are at the center of Town. The Manokin River forms an edge to downtown and broad forests define the entrance to the Town from the north. These and other physical relationships (town design relationships) reflect the heritage of Princess Anne and the community that built and sustained the Town through generations. This pattern of town design can be reinforced and replicated as the Town both expands and redevelops within its current Town limits. Some areas that have developed over recent decades do not contribute to this physical design nor do they reinforce the sense of community. Instead, these areas (most notably the entrance into Town along Mount Vernon Road and U.S. Route 13) have neglected and distracted from the sense of physical harmony and town design.

Guiding Principles

These are the town planning principles that we believe in and aspire to as we look to the future.

- Infill development and/or redevelopment can occur in a manner that respects the size, scale, and use of existing and historic development patterns. Successful infill maintains and/or restores spatial continuity to streetscapes; strengthens neighborhoods; respects historic preservation, existing vistas, and natural resources; and introduces compatible uses that complement existing community attributes and needs.
- Future development can enhance a town's character implementing design guidelines as a replication of basic elements of traditional town design.
- Places for town residents to gather are important; these are civic places, places for the discussion of matters of public purpose, and places for community-wide celebrations.
- A healthy town integrates its young people into the physical fabric of community life and provides safe places, opportunities, and experiences for all residents to interact. Institutions that nurture the young and pass on cultural heritage are encouraged.
- The way communities are designed can affect both the sense of safety one feels and create opportunities for crime. Basic principles can be applied to increase safety; these include natural access control, natural surveillance, territoriality, activity support, and maintenance. Natural access control guides individuals with physical elements (such as limiting the number of

entrances, transparent fencing, hedges, and landscaped walkways) as they travel into and through a community.

Natural surveillance, or transparency, involves arranging the physical features of a site in such a way as to maximize visibility through lighting, fence and hedge height, and placement of buildings to allow clear sight lines. Territoriality involves the use of physical elements to differentiate public space from private space and includes features such as well defined entrances, community gardens, naming of buildings, etc. Activity Support encourages informal resident interaction by creating public gathering places, such as community gardens or playgrounds in public view. Maintenance contributes to residents' sense of pride and personal investment in the community.

Goals

These are the primary goals we seek to achieve through the year 2030.

- All areas of Princess Anne are designed in a way that promotes openness, community interaction, and safety.
- The architecture of all areas of Town reflects the character found in downtown Princess Anne, creating a unified sense of place. The design of new streets will support the Town's traditional character and circulation pattern.
- The energy and resources of new development and redevelopment will be harnessed to provide meaningful improvements in existing communities in Princess Anne.
- Princess Anne and UMES are physically integrated with one another through pedestrian connections, community activities, and location of services and retail development.
- Tying a community together that is divided by U.S. Route 13.

Policies

These are the policies of the Town of Princess Anne related to the theme of Land Use: Town Design That Builds Community—the courses of action that the Town will pursue.

- 1) It is the policy of Princess Anne that future development is guided by the Future Land Use and Municipal Growth Maps. Table 5-1: Major Land Use Recommendations describes these recommended land uses.

Table 5-1: Comprehensive Plan - Major Land Use Recommendations

Land Use	Purpose	Typical Uses
Preserved Green Corridor	As an overlay, to protect natural resources and provide recreational opportunities.	Recreation and low-impact institutional uses.
Low-Density Residential	To provide a residential setting that preserves ample open space.	Single-family residential, recreation.
Medium-Density Residential	To provide a residential setting consistent with the character of existing development (minimum 3.5 units/acre).	Single-family residential, recreation.
High-Density Residential	To provide diversity in housing types (minimum 6.5 units/acre).	Single-family residential, townhomes, multi-family housing, recreation.
Mixed-use	To establish activity centers that become meeting places for the community.	Retail, services, offices, residential above commercial.
Commercial	To provide ample room for commercial development.	Retail, office.
Industrial	To provide employment and economic development opportunities.	Office, research and development, warehousing, and other industrial.
Institutional	To provide locations for governmental, civic, local, regional, and religious uses.	Churches, libraries, schools.
Agricultural	To provide for and protect farming and farmland.	Farming and related activities.
Woodlands	To preserve forests and woodland resources.	Forests.

- 2) It is the policy of Princess Anne that land use recommendations are centered around three distinct areas within the current Town limits and the 8 growth areas outside the current Town limits as described below. Each of these areas has a distinct character that provides consistency and improves the interconnectivity of all areas in Princess Anne.

Historic Downtown Downtown should be the focus of commercial revitalization. This area should maintain its mix of small-scale shops and housing. The focus of re-development in downtown could be to create a mix of uses that are compatible with the tourism industry and attract visitors from the University while preserving historic structures in downtown. New development or infill should seek to be consistent with the height and design elements of the surrounding structures. The visual and pedestrian connections between downtown and UMES along Broad Street could be strengthened.

Mount Vernon	The Mount Vernon Road area should continue to provide a mix of office, residential, and commercial uses. However, this area could be redeveloped into a true community area. The area could be redeveloped to reflect the pedestrian scale and historic design of downtown. Human scale development that focuses on the pedestrian rather than vehicular accessibility could be the goal of redevelopment along this gateway. Building fronts could be set along the right-of-way; parking could be moved to the rear of buildings. Sidewalks could be installed on both sides of the streets and crosswalks could be installed at the intersection with Somerset Avenue. Design elements found in downtown (for example façade treatments) could be replicated in this area to make larger structures appear smaller in size and scale. Buildings could contain office space and retail uses more fitting the presence of the University—such as dine-in and take-out restaurants—on the first floor and offices or apartments on the second floor. Business such as all-night dine-in and take-out restaurants, coffee shops, bakery shops, ice cream parlor, book stores, movie theaters, bowling allies to cater to the student population should be encourage in this region. As a result “The Mount Vernon” area could transform into a place where residents of Princess Anne and UMES students interact. Pedestrian accessibility and safety will play a key role in the transformation of this area.
University	Student housing should be located close to the UMES campus and existing student housing developments. It should be located close to classes and University facilities. Interconnectivity between the street, sidewalk, and trail networks in Princess Anne could ensure access to and from the University to all parts of Town.

Growth Areas

Land uses within the Town’s future growth areas, as indicated on Map 8, are discussed below in greater detail. The future growth areas, as indicated, are deemed to be the most appropriate areas for future growth and will best meet the needs of the Town. The Town’s proposed growth areas are consistent with Somerset County’s 2010 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. The Town of Princess Anne meet with the County Commissioners on August 18, 2009 do discuss the Municipal Growth Element.

Growth Area 1: Infill

The Infill Growth Areas consist of all the islands within the Town Boundary. Even though the Annotate Code of Maryland for Annexations does not permit islands, Princess Anne has three islands, constituting approximately 50 acres with 156 existing lots and potential for 78 new lots. To be consistent with the law, the Town should make it a priority to annex these properties into the Town Boundary before they annex others. A program to promote annexation of those properties, including tax abatement or other incentives, should be developed.

Growth Area 2: Gateway North

Gateway North Growth Area is located in the area north of the existing Town limits and consists of approximately 167 acres developed primarily with 54 single family dwellings, 116 multi-family units, and with a potential for 582 lots on 93 acres vacant land. There are several businesses located within this designated area including restaurants, auto service and other office buildings. Approximately 22 acres of commercial land is also available for development. This growth area forms a gateway to the Town of Princess Anne. With special attention to design guidelines to maintain and improve the character of the community the area can be transformed into an attractive Gateway for the Town of Princess Anne. Careful zoning of the properties can attract business that can serve the community due to the increase in population in the future and also the travelers along U.S. Route 13.

Growth Area 3: Gateway - South

The Gateway South Growth Area is located in the area south of the existing Town limits and consists of approximately 242 acres, developed primarily with 57 single family dwellings, 208 multi-family units and with a potential for 750 lots on 153 acres vacant land. Most of the multifamily units are subsidized housing for low income residents. There are also businesses such as a laundromat, retail stores, warehouse, distribution center, and a restaurant located within this designated area. There are also two churches located in this area. 13 acres of undeveloped commercial land is available for development. This growth area forms a gateway to the Town of Princess Anne. With special attention to design guidelines to maintain and improve the character of the community the area can be transformed into an attractive Gateway for the Town of Princess Anne. Careful zoning of the properties can attract business that can serve the community due to the increase in population in the future and also the travelers along U.S. Route 13.

Growth Area 4: Village Center

The Village Center Growth Area is located on the west side of U.S. Route 13 and lands on either side of Mt. Vernon Road. Most of the lands on the South side of Mt. Vernon Road are developed with single family dwellings and a nursing home along Edge Hill Terrace Road. Some mobile homes and rental apartments are also located within this growth area. The lands north of Mt. Vernon Road are mostly undeveloped with woodlands, farmlands and vacant lands. This area is included in the growth area to support the future need for growth and also to tie in the lands that are already annexed north and south of this growth area.

This area consists of approximately 242 acres of land with 83 acres of undeveloped lands. 120 single family dwellings, 37 multi-family units and 132 bed nursing home are located in this growth area. Approximately 68 parcels are sub-dividable and there is the potential to create 388 new single family lots. Approximately 33 acres of commercially zoned property is also available for development. Use of Mt. Vernon Road for ingress and egress for all new developments shall be encouraged when possible and discourage access off of U.S. Route 13.

Future development here could provide the transportation network and other amenities that could help tie the existing isolated residential areas into the rest of the Town and provide a scale of development that could support a new local retail center. For example: new development in this area would include commercial uses along Mount Vernon Road and a mix of residential uses with smaller lots and a grid pattern of streets. Housing could be provided at a variety of income levels. Interconnectivity is

essential to successful integration between the east and west sides of Town and could be the focus of development. The natural environment should continue to play an important role in defining the boundaries and character of West Princess Anne.

Growth Area 5: Enclave West

Enclave West Growth area is south of Deal Island Road, West of U.S. Route 13, and North of Manokin River. Lands on either side of this growth area are already part of the Town. Most of the dwellings on these lots were constructed in late 1800's or early 1900's. This area consists of approximately 20 acres with 25 single family dwellings and 20 multifamily dwellings and 9 properties consisting of 3 acres are vacant for additional development.

Growth Area 6: Enclave East

The Enclave East Growth Area is in between the Town limits and the University of Maryland Eastern Shore. It is more precisely located on west side of the railroad and Backbone Road, and east of the current Town boundaries. Most of the area is undevelopable with wetlands, floodplains and restricted Critical Areas. However to make the Town boundary compact and clear, this annexation may be critical. A program to promote annexation of those properties, including tax abatement or other incentives, should be developed.

Growth Area 7: Industrial Park

The Industrial Park Growth Area is an extension of the current Industrial Park located within the Town limits. It is located southeast of the Town and the current Industrial Park. This area will add 85 acres of land of which all of the area is undeveloped. Existing development in this area includes single family dwellings and mobile homes.

The current Industrial Park is only 64 acres with majority of the area still undeveloped. The Town should carefully assess the need for additional Industrial Park area as surplus will diminish the property values.

Growth Area 8: Commercial Zone

The Commercial Zone Growth Area is an extension of the Industrial Park Growth Area. It is located southeast of the Town and the current Industrial Park. This area will add 250 acres of land of which most of the area is undeveloped. Existing development in this area includes single family dwellings and mobile homes. The Town is taking proactive steps by designating this area for future commercial, intended to create jobs with sufficient wages that live in and around the Princess Anne and also to increase the Town's supply of land zoned for business and employment, in order to increase the non-residential tax-base.

With the availability of the broadband infrastructure, low-cost land, and access to active railway, this area presents a great opportunity for the businesses. Presence of the Industrial Park and the NASA Wallops Flight Facility in close proximity can create synergy in attracting more businesses that benefit from the presence of suppliers, clients, or customers in clusters. There is also an opportunity to develop this area through partnership with the UMES as a research/training center that can produce specialty skilled employees in one location and there by attracting more businesses. The plan identifies prospect

areas as guidance for recruiting businesses in the Commercial Zone Growth Area. Some of the business ideas to explore are as follows:

- Information technology and biotechnology.
 - Maritime and agriculture industry and trades
 - Tourism and recreation
 - Live-work space housing.
- 3) It is the policy of Princess Anne that gateways are established and that they provide a preview to the Town's character and charm. For example, gateways can be established with defining architecture, welcoming signs, landscaping, and public open space. Gateways should provide both a sense that one is entering Princess Anne and that Princess Anne is a University Town. Gateways are shown on Map 7: Growth Areas and Exhibit 2-6: Community Design on page 39.
- a. The northern gateway— This area forms a gateway to the Town of Princess Anne and is part of 8 growth areas proposed under Policy 2. The area is located along U.S. Route 13 headed south and is north of the existing Town limits. This gateway should also welcome University students, faculty, and visitors to both UMES and the Town of Princess Anne. Landscaping and highway design should be used to create a clearly identifiable route to UMES. Careful zoning of the properties can also attract businesses that can serve the community and also the travelers along U.S. Route 13. Through thoughtful development, redevelopment, town planning and special attention to design guidelines to maintain and improve the character of the community, it should become characterized by commercial, residential, and institutional uses appropriate to the Town of Princess Anne and the gateway. Buildings should front directly on the right-of-way. Parking should be moved to the rear of buildings. Bicycle and pedestrian ways should be abundantly available, safe, and convenient. Architecture should reflect that of downtown Princess Anne and of the University.
 - b. The southern gateway- This area forms a gateway to the Town of Princess Anne and is part of 8 growth areas proposed under Policy 2. The area is located along U.S. Route 13 headed north, and is south of existing Town limits. Careful zoning of the properties can attract business that can serve the community and also the travelers along U.S. Route 13. With special attention to design guidelines to maintain and improve the character of the community, it should become characterized by public open spaces, tree-lined streets, and the historic architecture of Princess Anne.
- 4) It is the policy of Princess Anne that residential areas provide a mix of housing types and prices. Higher density housing should not be regulated to one area of a new development but integrated fully through its location and the internal road network. Redevelopment of existing housing stock should also require this tight mix of housing types and prices.
- 5) It is the policy of Princess Anne that development that occurs in downtown and the surrounding area—between U.S. Route 13, Broad Street, the railroad line, and South Street—should respond to the existing development pattern with similar street patterns, densities, and architecture found in the Historic Downtown.

- 6) It is the policy of Princess Anne that the Somerset Avenue corridor through the extent of Princess Anne should continue to be characterized by a mix of uses, including residential, neighborhood commercial, and institutional. Industrial and highway commercial uses are not well-suited to this corridor.
- 7) It is the policy of Princess Anne that a public gathering places, including parkland and open spaces, should be established in the Mount Vernon Road Community area and the planned village center on the west side of U.S. Route 13 (see above).
- 8) It is the policy of Princess Anne that new residential development, particularly student housing, should incorporate the principles of Crime Prevention through Environmental Design (CPTED).⁹ Development plans should be reviewed for consistency with these principles.

Actions

These are the recommended actions which the Town intends to accomplish over the next six years to implement the policies above. Upon the Planning and Zoning Committee's six-year update of the Comprehensive Plan, the accomplishment of these steps will be evaluated.

- 1) The Town will adopt architectural and town design guidelines for new development that mirror the architecture found in Historic downtown. These design guidelines will be followed for all developments and redevelopments within the Town Boundaries. The design standards should support the development of the gateway areas and the descriptions of the three distinct character areas as they are described in Policy 2.
- 2) The Town should investigate creating a program to ensure that new development contributes to improvements in the existing housing stock in older neighborhoods.
- 3) The Town will create a committee that brings together a team of citizens, property owners and UMES students to identify how best to implement the two planned gateways (Policy 3) in Princess Anne and also develop the three distinct character areas.
- 4) The Town will work with the historic district commission to further develop the Town's image as a heritage tourism destination as well create a sense of pride in the community.
- 5) The Town, UMES, and the State will plan and design streetscape improvements in downtown Princess Anne and in the proposed Mount Vernon Road Community Area.
- 6) The Town should take steps to ensure that the U.S. Route 13 corridor at the approaches to Town continues to be characterized by a forested buffer. The beauty of the natural landscape should predominate; buildings located along U.S. Route 13 should be buffered from the highway by natural and landscaped forests.

⁹ More information regarding CPTED Principles is available from the State of Virginia:
<http://www.vcpa.org/CPTED/CPTED.htm>

- 7) The Town will comprehensively amend the Zoning Ordinance to reflect the recommendations of the Comprehensive Plan and bring the Official Zoning Map into compliance with the Future Land Use Map.

5.2 ECONOMIC DEVELOPMENT: ECONOMIC OPPORTUNITIES AND DEVELOPMENT

A variety of economic opportunities are available in Princess Anne. Downtown is revitalized and job opportunities and training are available to residents at all skill levels.

Background

The Town is on the verge of major growth with opportunities to create better jobs. Princess Anne can look ahead to a period of economic growth and opportunity. Growth potential exists in high-tech sectors; however, much of the work force in Princess Anne does not possess the appropriate skill set for this sector. The Town's relationship with UMES is its greatest potential economic strength. It should promote positive connections in every way possible.

Guiding Principles

These are the town planning principles that we believe in and aspire to as we look to the future.

- A town's institutions (educational, religious, civic, business, social, recreational, governmental) share interest in the economic development of a town. Local institutions can contribute to human development and understanding through active participation in the community.
- A town's residents and business owners can work together to create positive economic opportunities within their communities.
- By focusing economic development to specific locations small towns can preserve their individual character while revitalizing community.

Goals

These are the primary goals we seek to achieve through the year 2030.

- The collective efforts of concerned citizens, organizations, businesses, and governmental agencies are harnessed to promote sustained economic growth.
- Institutions in and nearby to Princess Anne become engaged in the community, providing technical support and training for businesses and residents.
- Commercial and employment growth is focused at specific locations for their regional transportation and local service advantages and to preserve the character of the Town.
- Reform Princess Anne as a destination place.

- Retain UMES students in Princess Anne community after graduation by providing high quality life standards and employment opportunities.

Policies

These are the policies of the Town of Princes Anne related to the theme of Economic Development: Economic Opportunities and Development.

- 1) It is the policy of Princess Anne that the Town should work with local businesses and institutions along with state and regional governments to provide job training opportunities for local residents.
 - a. The increasing interest from high tech firms (related to Wallops Island) and the HUB Zone designation suggest an opportunity for training partnerships. This potential should be realized as business development occurs in the Town.
 - b. Potential expansion of the Eastern Correctional Institute represents an opportunity for the Town to work with UMES to train Princess Anne residents for these jobs.
- 2) It is the policy of Princess Anne that the Town encourage some of the Mount Vernon Road retail activity to move into downtown in a small scale fashion that is consistent with the character of downtown as described in Section 2 of this Comprehensive Plan. The Mount Vernon Road center should be focused on restaurant, community service, and office uses. Both downtown and the Mount Vernon Road area should be developed so that they become off-campus destinations for UMES students.
- 3) It is the policy of Princess Anne that the Town should actively pursue expansion of its Industrial Park and the annexation of commercial land. There is a need for more industrial land in a serviced industrial park in Somerset County—the Princess Anne Industrial Park is the ideal location. The Town should acquire more land while prices are low.
- 4) It is the policy of Princess Anne to further involve the community and integrate residents into economic development efforts. A community-driven committee should work with downtown merchants to organize events and improvements.
- 5) It is the policy of Princess Anne to develop as a tourism destination and work with the business community and UMES to develop a strategy to attract tourists.
- 6) It is the policy of Princess Anne that the Lower Eastern Shore Heritage Area Tourism Management Plan certified in June of 2003, and as may be amended from time to time in the future, is hereby incorporated, by reference, in the Town of Princess Anne Comprehensive Plan.
- 7) It is the policy of Princess Anne to promote the “Main Street” approach for downtown. This approach includes implementing strategies for marketing downtown, economic restructuring, revitalizing downtown by improving the facades of the buildings, community design improvements, and strengthening the organizations and institutions that support a vibrant downtown.

Actions

These are the recommended actions which the Town intends to accomplish over the next six years to implement the policies above. Upon the Planning and Zoning Committee's six-year update of the Comprehensive Plan, the accomplishment of these steps will be evaluated.

- 1) The Town will undertake a joint effort with UMES and downtown merchants to develop a community theater, gallery, and student-run businesses.
- 2) The Town will apply to the Maryland Department of Housing and Community Development for grant monies as a "Main Street Maryland" community and make use of the technical assistance the State can provide.
- 3) The Town will coordinate with the County, State, UMES, the business community, and others to develop a coherent marketing strategy to promote Princess Anne as a tourist destination.
- 4) The Town will retain an economic development consultant as a Main Street executive director with specialty in retail revitalization and downtown redevelopment to develop and implement a strategy for promoting redevelopment in the Mount Vernon Road Gateway District and ongoing revitalization of downtown.
- 5) The Town will form a working group, comprised of students, business owners, to promote job training and development in the Princess Anne area involving local business owners.
- 6) The Town will continue to market and expand the Princess Anne Industrial Park as shown on Map 8: Future Land Use.

5.3 SENSITIVE NATURAL AREAS: LONG-TERM STEWARDSHIP OF THE ENVIRONMENT

Princess Anne acknowledges the presence of its abundant natural resources and the benefits of systematically promoting their protection and re-emergence. The Town seeks to create balanced relationships with its land, air, and water resources.

Background

Princess Anne is located within the Manokin River Watershed. The Manokin cuts through the center of Town and its Taylor Branch forms the southern boundary of Town. A strip of the Critical Area exists through Princess Anne, following the path of the Manokin and its tributaries. Sensitive species inhabit the Princess Anne wetlands which are also found along the Manokin River. Much of the Critical Area in Princess Anne is developed or in agricultural use. The Critical Area to the west and south of Town is largely undeveloped.

Princess Anne embraces the responsibility to ensure that natural resources and sensitive areas, the beauty they contain and the roles they play in sustaining public health and well-being are protected and sustained for future generations. This Plan recognizes that the transition of land from agricultural to urban uses provides a unique opportunity to repair and restore essential woodlands and open spaces. Therefore, the Plan shows an expansion of the natural environment as Princess Anne grows.

Guiding Principles

These are the town planning principles that we believe in and aspire to as we look to the future.

- Sensitive natural areas play significant roles in the quality and health of human settlements and in the happiness and well being of persons. Floodplains, marshlands, and wetlands help attenuate flooding, dissipate the energy of storm surges, prevent riverbank erosion, improve water quality, and provide protective habitat for native plants and wildlife. Wetlands help convey and store floodwaters and provide habitat for fish, birds, and other wildlife. Well-connected and forested corridors provide habitat and the necessary means of migration for wildlife.
- Natural areas provide form to urban development. They define the edges of intensely developed areas and they provide wide, open spaces. Together these resources add to scenic beauty. Natural areas can connect various parts of a Town and, in so doing, can become useful elements in Town planning; they become environmental corridors—natural areas for stormwater management, flood control, and recreation.
- The underlying qualities of the land help determine which uses are viable. To the extent possible, the natural capability and characteristics of the land should guide land use

development. Certain uses are incompatible with underlying natural conditions. Development in sensitive areas can cause irreparable harm for future generations.

Goals

These are the primary goals we seek to achieve through the year 2030.

- The remaining natural environmental features and sensitive areas, and the key roles each play in sustaining life and property in and around Princess Anne, are protected from development and its impacts.
- Natural areas are preserved and environmental buffers that coincide with streams and wetlands are established while expanding and connecting intact woodland areas. The preservation and expansion of these forested areas connect fragmented or isolated woodlands into coherent networks while providing water quality benefits for the Town's water resources. Preservation of lands in the Critical Area can further these benefits.
- Over time, the total amount of impervious surface area within Town is reduced.
- Water consumption, wastewater production, and stormwater runoff are reduced. Water reuse and low-flow technologies are the standard.

Policies

These are the policies of the Town of Princess Anne related to the theme of Sensitive Natural Areas: Long Term Stewardship of the Environment.

- 1) It is the policy of Princess Anne that no net loss of forested area should occur. Preservation of existing forested areas is the preferred method to ensure this. Where it is not possible to preserve existing forested areas reforestation will occur to compensate for this loss. Reforestation will occur in riparian environments designated for buffer restoration. An acceptable reforestation mitigation rate shall be established and made part of the zoning regulations of Princess Anne. (FCA Ordinance & CA Ordinances).
- 2) It is the policy of Princess Anne that stream buffers are protected or re-established where they are not currently present. New development should contribute to the re-establishment of these.
- 3) It is the policy of Princess Anne that no wetlands be filled or otherwise disturbed by development except when done in accordance with State regulations.
- 4) It is the policy of Princess Anne that development within the Critical Area complies with the regulations of the Town of Princess Anne and the State of Maryland.

Actions

These are the recommended actions which the Town intends to accomplish over the next six years to implement the policies above. Upon the Planning and Zoning Committee's six-year update of the Comprehensive Plan, the accomplishment of these steps will be evaluated.

- 1) The Town will work with the County to create areas of permanent open space through conservation easements and/or designated land trusts around the Town's Growth Area boundary. The ideal location for open space conservation is within the Critical Area—open spaces in the Critical Area should be preserved and development concentrated in more suitable areas.
- 2) The Town will create an interconnected system of parks and open spaces in and around Princess Anne through a joint effort between the Town, County, and UMES. These should follow the areas for Hubs and Corridors identified by DNR on the Map 1: Sensitive Areas.
- 3) The Town will review and update its Critical Area Program. This update should incorporate innovations in green building design and other new technologies to reduce water use and stormwater runoff, as well as other impacts of development in the Critical Area.
- 4) The Town will amend its zoning ordinance to ensure that development plans acknowledge the role and functions that stream, floodplain, and wetland buffers play. This amendment shall be based on and not in conflict with the Somerset County regulations regarding stream, wetland, and floodplain buffers.

5.4 COMMUNITY FACILITIES: PLANNING IN BALANCE WITH ADEQUATE FACILITIES

Development in Princess Anne is coordinated with the programming of essential community facilities. Growth does not occur when it will result in a reduction in service to existing residents because of capacity constraints. The community facilities that should remain adequate and expand in quality and capacity with new development include, Police, Fire, Emergency Services, Water, Sewer, Town Hall, Schools, Libraries, and Parks. The recommendations herein address the Town's priorities for public facilities.

Background

The Plan anticipates that the number of households in Princess Anne will grow from about 1,240 households in 2006 to 2,100 households by 2030. This growth will impact and be limited by existing community facilities and services. Some of Princess Anne's facilities such as schools, water, and sewer are provided by Somerset County. Princess Anne's public facilities, while generally adequate for the current needs of the population, are rapidly reaching their maximum capacity, with the exception of the water supply. Existing demand on the current water supply is greater than the capacity of the system to meet that demand.

Guiding Principles

These are the town planning principles that we believe in and aspire to as we look to the future.

- A town provides essential public services and community facilities. Proper stewardship over these resources and investments require that a town grows within the confines of its infrastructure and services, while expanding these services as necessary. Existing town residents should not bear quality of service or financial burdens of new development.
- Community and civic facilities are best when they are highly accessible to the resident populations they are intended to serve and expand as warranted by demand.
- The programming of capital facilities through a Capital Improvement Program provides both public and private development sectors the intelligence needed to make sound real estate investments.

Goals

These are the primary goals we seek to achieve through the year 2030.

- A Town-wide park and open space network is established that serves the recreational needs of residents and tourists.
- The burden of providing services is not borne disproportionately by Princess Anne's current residents. Future growth contributes to necessary upgrades.
- Adequate facilities to serve current and new residents are in place before development can occur.
- The Town gain more control over water and sanitary sewer service.

Policies

These are the policies of the Town of Princess Anne's related to the theme of Community Facilities: Planning in Balance with Adequate Community Facilities.

- 1) It is the Policy of Princess Anne that the Town and UMES work cooperatively with the County to look for ways to reduce water consumption and to find additional sources of water.
- 2) It is the Policy of Princess Anne that no new development is permitted to occur until sufficient water supply and sewer capacity exists to meet the demand of this new development.
- 3) It is the Policy of Princess Anne that water and sewer services are provided only to areas within and the Princess Anne's Municipal Growth Boundary and only on the condition of annexation into the Town.
- 4) It is the Policy of Princess Anne to work cooperatively with the County in ensuring that County-provided services (such as schools, libraries, fire, and emergency services) and facilities are adequate for future growth in Princess Anne.

Actions

These are the recommended actions which the Town intends to accomplish over the next six years to implement the policies above. Upon the Planning and Zoning Committee's six-year update of the Comprehensive Plan, the accomplishment of these steps will be evaluated.

- 1) The Town will amend its zoning ordinance to require that new development include water conservation devices and systems for rainwater re-use—for example cisterns with separate drinking and non-drinking water pipe systems with sufficient treatment for re-use of water as non-drinking water for household use and for lawn irrigation.

- 2) In recognition that water availability is limited, the Town will develop a program that provides incentives for existing homes and businesses to install water-efficient appliances and water re-use systems.
- 3) The Town will work with UMES to expand existing interagency cooperation between UMES's Public Safety Department and Princess Anne's Police Department, particularly for calls at student housing facilities in the Town.
- 4) The Town will require that all existing and planned development include their own public safety plan—including CPTED principles discussed in Section 5.1—and contribute increased funding for the Princess Anne Police Department proportional to the expected burden on the department.
- 5) The Town, with the technical assistance of the Police Department, will conduct a study to determine the cost that various types of development contribute, and develop a cost structure which more evenly distributes this burden.
- 6) The Town will continue its relationship with UMES in creating and managing public park space to create an interconnected system of parks and open spaces within and around Town. This system should connect the University and the Town, as shown on Map 8: Future Land Use. These parks should include both active and passive recreation, and should include all areas where the community can gather, such as park benches, playground equipment, picnic pavilions, and sports fields.
- 7) The Town will create a system for developers to provide parks and recreational facilities within proposed subdivisions to help ease current acreage deficits and to provide for future growth needs;
- 8) The Town will create a system to allow a fee in lieu of providing parks and recreational facilities in new subdivisions where it is more appropriate to create more centralized facilities;
- 9) The Town will begin planning for a west side park location and for creating a new community center;
- 10) The Town will seek grant funding through Program Open Space or other programs to decrease the existing parks and recreational facilities deficit and to address potential future impacts;
- 11) Require a mix of active and passive recreational uses.

5.5 TRANSPORTATION: CONNECTIONS AND CIRCULATION

All areas of Town are connected and accessible to vehicular, pedestrian, and bicycle traffic. Street design provides a visual connection between residential areas, downtown, and the University.

Background

Traffic along U.S. Route 13 contains both local and regional traffic. Many of the access points through Town are not controlled intersections. U.S. Route 13 divides Princess Anne, separating the traditional downtown from newer residential development on the west side of this regional highway. Truck traffic accessing the employment and commercial areas of Princess Anne puts a strain on residents and local infrastructure. Traffic congestion occurs along the northern end of Somerset Avenue as the Town is accessed from its northern gateway.

The sidewalk network in Princess Anne provides access throughout the main areas of downtown, but is absent in the residential areas outside of downtown. Transit service is limited in the times of day and the number of stops. There are no biking trails or facilities in Princess Anne.

Guiding Principles

These are the town planning principles that we believe in and aspire to as we look to the future.

- Providing accessibility requires a well-connected, local street network with efficient and safe access to collector and arterial roads. Small towns can capitalize on their compact nature by building pathways along and between existing roads and through natural resource areas. Sidewalks and bike paths provide an alternative to vehicles for many of the trips made within a town that is interconnected.
- When circulation and capacity needs are foreseen in the transportation system it is in the interest of all concerned to plan ahead and reserve the necessary rights-of-way.

Goals

These are the primary goals we seek to achieve through the year 2030.

- Viable pedestrian and bicycle routes are an integral component of the road and street network and are interconnected with off-road networks of paths and walkways.
- The Town and University are connected by a network of roads that reflect the character of the Town.
- Create a sense of community between the residents of Princess Anne on both sides of U.S. Route 13.

- Travel safety is the principal objective of planning for U.S. Route 13 and its intersections.
- An overpass or interchange is constructed at UMES Boulevard to connect the University and the Town to the west side of U.S. Route 13. Interconnectivity via the University will help integrate UMES into the Town. This overpass should have pedestrian and bicycle facilities.
- Provide alternative access to the industrial park from U.S. Route 13 south of Town.
- The new roads and overpass shown on the Map 5: Transportation be planned, designed, and constructed by 2030.

Policies

These are the policies of the Town of Princess Anne related to the theme of Transportation: Connections and Circulation.

- 1) It is the Policy of Princess Anne that UMES Boulevard is extended westward along the west side of U.S. Route 13 connecting to Mount Vernon and Deal Island Roads as shown on the Map 5: Transportation. This should become a physical connection between the University and Princess Anne. UMES Boulevard should be consistent in design along the entire route. Street trees, sidewalks, and a bike lane should be present along the entire stretch. This is the physical connection for pedestrians and bicyclists between the east and west sides of the Town.
- 2) It is the Policy of Princess Anne that driveways not intersect with Somerset Avenue between Park Drive and the southern intersection with U.S. Route 13.
- 3) It is the Policy of Princess Anne that a system of hiker/biker trails is developed within and around the Town as illustrated on the Map 8: Future Land Use. These trails will link with downtown and residential sidewalk and bikeway networks, town and regional parks, UMES, and ultimately regional destinations.
- 4) It is the Policy of Princess Anne that the Town works cooperatively with regional transit providers to improve transit service and stops in Princess Anne.

Actions

These are the recommended actions which the Town intends to accomplish over the next six years to implement the policies above. Upon the Planning and Zoning Committee's six-year update of the Comprehensive Plan, the accomplishment of these steps will be evaluated.

- 1) The Town will require that right-of-way to accommodate an overpass or interchange at UMES Boulevard, and any additional roads proposed in the Comprehensive Plan, be set aside as a condition of development approval. Where possible, the Town will require that roads shown on

the Map 5: Transportation be constructed by developers as a condition of development approval.

- 2) The Town will require that developers of all new residential and commercial areas in Princess Anne provide connection to an interconnected system of sidewalks and bikeways as part of a development proposal.
- 3) The Town will require that traffic calming measures continue to be a condition of site plan approval and be implemented at the entrances to residential areas and along residential through streets. Traffic calming measures could include reduced road widths, planted medians, street trees, on-street parking, and traffic islands, among other measures.
- 4) The Town will work with the State Highway Administration to limit primary truck access to U.S. Route 13 and Mount Vernon Road. Truck access to the Industrial Park will be improved. Through truck traffic should not be permitted on Somerset Avenue. The Town will work with the State Highway Administration to ensure that trucks accessing employment centers, such as the Industrial Park, minimize travel on residential roads.

5.6 WATER RESOURCES AND STORMWATER MANAGEMENT

Princess Anne acknowledges the availability of limited water resources and the effect of growth has on these resources. The Town seeks to create balanced relationships with its land, air, and water resources.

Background

This Comprehensive Plan recognizes that growth pressures in the Town are high. This Plan also recognizes that the Town of Princess Anne and its growth areas are located in Manokin River Watershed and it is impaired based on existing bacteria and biological impairments. Most importantly, this Plan recognizes that water supply limitations will prevent future development in the short-term.

Guiding Principles

These are the guiding principals of the Town of Princess Anne related to Water Resources and Stormwater Management.

- Acquiring adequate water supply for future growth by developing Capacity Management Plan and also protect the Town's source water areas.
- Promote water conservation techniques by educating the users in order to decrease the water usage.
- Extend the wastewater service within the growth areas to reduce the number of septics and to reduce the nutrient loadings and biological impairments in the Manokin River.
- Adopt regulations to address 2007 Stormwater Management act by requiring environmental site design though the use of nonstructural best management practices and other better site design techniques and thereby reducing the impervious surface.

Policies

These are the policies of the Town of Princess Anne related to Water Resources and Stormwater Management.

- 1) It is the Policy of Princess Anne that the developments are not approved unless water supply is and wastewater treatment capacity is available.
- 2) It is the Policy of Princess Anne that the existing residents and the new developments re-used the water for lawn irrigation and other uses that are considered safe.
- 3) It is the Policy of the Princess Anne to implement 2007 Stormwater Management act by requiring environmental site design and other better site design techniques to reduce the impervious surface and the runoff into the Manokin River.

- 4) It is the Policy of the Princess Anne to reduce the impediments in the Manokin River by encouraging new developments use pervious materials and other techniques that will mitigate the effects on the Manokin River.

Actions

Potable Water

- 1) Monitor well production to ensure water usage is below GAP thresholds and adequate for required usage demands and future growth needs;
- 2) Future growth is expected to cause water usage levels to exceed permitted thresholds and supply and storage capacities. The Town should request increases to the permitted thresholds as necessary to meet future needs and evaluate opportunities to increase available water supply and storage capacities;
- 3) Prepare a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
- 4) Develop a wellhead protection plan and excellent recharge areas protection ordinance to best ensure protection of the Town's source water areas;
- 5) The Town should educate residents and businesses on water conservation techniques in order to decrease the average gallons per day;
- 6) Water meters should be periodically inspected to ensure proper water usage is being documented.

Wastewater Treatment

- 1) Proceed with planned wastewater treatment plant study to evaluate effects of annual nutrient loading requirements and recommendations for meeting ENR requirements;
- 2) Develop a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
- 3) Perform an update to the 1994 inflow and infiltration study to identify problem areas and subsequently repair or replace any items deemed necessary.

Stormwater and Non-Point Source Loading

- 1) Use stormwater best management practices in order to limit non-point source runoff;
- 2) Use stormwater best management practices to eliminate an increase in stormwater runoff.

Impervious surface

- 1) Encourage the use of open space and pervious concrete to decrease impervious surface.
- 2) Encourage the use of nonstructural best management techniques that will reduce the runoff and use other better site design techniques to decrease the nutrients in the watershed.

5.7 DEVELOPMENT IN BALANCE WITH REGIONAL PRIORITIES

Princess Anne will benefit from cooperation with State and federal agencies, Somerset County, UMES, and other concerned levels and units of government. This coordinated effort will help ensure Princess Anne's goals are implemented.

Background

This Comprehensive Plan recognizes that growth pressures in the Town are high. This Plan also recognizes that many essential services are provided by Somerset County. Most importantly, this Plan recognizes that water supply limitations will prevent future development in the short-term. These acknowledged concerns must be dealt with cooperatively.

Guiding Principles

These are the town planning principles that we believe in and aspire to as we look to the future.

- Implementation of a municipality's priorities and plans can be advanced when a Town coordinates the planning of local projects with the broader policy goals of other jurisdictions, institutions, and agencies of government.
- Cooperation among jurisdictions and institutions is important for long-term plan implementation because it:
 - Clarifies varying development goals and the roles of the actors in community development.
 - Recognizes the sources and directs the uses of political and technical input and support.
 - Helps define priorities and guide the allocation of resources by eliminating conflicts in expectations and planning and by linking previously un-coordinated efforts.
 - Helps to yield structures and response systems, which can link the Town with non-local public and private resources.
- Coordination with neighboring jurisdictions, institutions, and other governmental units and agencies contributes to sound and responsible growth and development policies.

Goals

These are the primary goals we seek to achieve through the year 2030.

- Focus growth and expansion in the areas shown on the Future Land Use and Municipal Growth Maps.
- The Town is not unduly burdened with the fiscal and social costs of absorbing the demand for student housing.

- Regional cooperation results in an inter-jurisdictional bike and pedestrian trail system.

Policies

These are the policies of the Town of Princess Anne related to the theme of Development in Balance with Regional Priorities.

- 1) It is the policy of Princess Anne that development proposals and annexations not be approved unless they support the principles, goals, and policies of this Comprehensive Plan and are consistent with the Municipal Growth Map.
- 2) It is the policy of Princess Anne that annexations represent a town-building event and thus the Town will insist that all annexations provide social and economical benefits.
- 3) It is the policy of Princess Anne that student housing not be constructed outside of designated areas. Dedicated student housing will be constructed only in those areas shown on the Municipal Growth and Future Land Use Maps.

Actions

- 1) The Town will require that developers seeking annexation contribute to area wide improvements that may or may not be linked to their specific development project, including supporting the Town's interest in improvements to existing housing stock, downtown revitalization, building road improvements, parks, etc.
- 2) The Town will develop a set of policies and procedures for ensuring that annexations support this Comprehensive Plan.
- 3) The Town will negotiate annexation agreements for all annexation petitions. For areas that are expected to develop, the annexation agreement should contain a development concept plan consistent with the Map 8: Future Land Use and the principles, goals, and policies laid out in this Comprehensive Plan.
- 4) The Town will work with Somerset County to ensure that public water and sewer capacity always exists for the planned growth and expansion of Princess Anne and that development within the municipality be given priority in the allocation of water resources consistent with statewide Smart Growth policies.

5.8 CONCLUSION

Noted below are the three most important measures that Princess Anne can take to implement this Comprehensive Plan over the long term.

1) **Revise, supplement, and enforce the ordinances and regulations of Princess Anne to reflect the recommendations of this Plan.**

Implementation of land use recommendations relies heavily on a sound regulatory framework. This framework includes the zoning ordinance, subdivision regulations, floodplain ordinance, Forest Conservation Act, and Critical Area regulations. One of the first efforts that should get underway immediately upon adoption of the Plan is the comprehensive amendment of the zoning ordinance and map. The amendment process should focus on both streamlining existing development regulations and instituting new standards and guidelines that raise expectations for the quality of development.

2) **Achieve greater awareness, understanding, and participation of Princess Anne's residents in the continuing planning program.**

Community planning seeks to balance broad and diverse community interests. The success of an ongoing planning program requires the engagement of these interests, the participation of Town residents and officials in meetings and work sessions, and official support of the staff's efforts to reach out, inform, and involve the public. Achieving an involved community requires sustained public outreach.

3) **Obtain the assistance of the appropriate county, regional, and state agencies.**

Funding and expertise are available at all levels of government in Maryland. There are multiple types of grants for which Princess Anne is eligible, and outreach programs in State government are available to help realize the ideas contained in this Comprehensive Plan. Specifically these agencies of State government include the Maryland Departments of Planning, Natural Resources, Environment, Transportation, Business and Economic Development, Housing and Community Development, and the Maryland Historic Trust.

Appendix A

Development Capacity Analysis

Appendix B

Water Demand Projections

Appendix C

Land Use Scenarios for Nutrient Loads