



**TOWN of BURKITTSVILLE**  
Frederick County, Maryland  
Incorporated 1824



Comprehensive Plan 2015-2035

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## Section 1: Introduction

The Burkittsville Comprehensive Plan (the Plan) is an official public document prepared by the Burkittsville Planning and Zoning Commission (the Commission), adopted by the Commission and the Mayor and Council of Burkittsville. The Plan is a long-range guide for land use, transportation, public facilities and sensitive area protection. It will provide direction and guidance for public policy and decision making for the Town over the next 20 years.

The Plan is the premise for review of development proposals, re-zoning, annexations and public works projects. The Plan is not a development ordinance but rather an instrument that provides direction for revision of existing ordinances and for establishing new ordinances. The Plan provides the framework for making consistent decisions. The Plan gives succeeding administrations a better idea of what values have been voiced and institutionalized through the public planning process. The Plan also allows the Town to coordinate planning activities with other levels of government and regional planning agencies.

The State of Maryland requires comprehensive plans to be updated at specified intervals and to include elements in the plan which will follow the twelve (12) visions established by the State. The twelve visions, which are stated in the Act, are as follows:

1. **Quality of Life and Sustainability:** a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;
2. **Public Participation:** citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;
3. **Growth Areas:** growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;
4. **Community Design:** compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archaeological resources;
5. **Infrastructure:** growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
6. **Transportation:** a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;
7. **Housing:** a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;

8. **Economic Development:** economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;
9. **Environmental Protection:** land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
10. **Resource Conservation:** waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;
11. **Stewardship:** government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and
12. **Implementation:** strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.

The Plan also provides the vehicle for equally important coordination with County planning efforts since much of the public facility planning is controlled at the County level. Coordination with Town plans will enable the County to attempt to provide public facilities sufficient to meet the needs of the population.

## Section 2: Town Heritage



Brown's Store and Burkittsville Post Office Mid-20<sup>th</sup> Century

Burkittsville and the immediately adjoining area encompass some of the most significant historic resources in Frederick County. European settlement of the region began in the 1720's, first along the Potomac River and then on scattered farms north of the river. In 1732, the Maryland Proprietors issued a letter offering land in Western Maryland at attractive terms, in an effort to entice some of the German settlers following the valleys of the Monocacy River and Catoclin Creek toward Virginia to stop in Maryland instead. The road that became Burkittsville's Main Street, the ancient Conococheague Trail, was made public in 1738. Over the next century, a small village developed along the intersection of the old Conococheague and Seneca trails. By 1760, Elias Willard owned land in the vicinity of the present Town of Burkittsville. His home was the site of occasional Reformed Church services held by traveling pastors. In 1768, Main Street became part of a road linking a mill on Antietam Creek and the mouth of the Monocacy River via Crampton's Gap. About 1820, Joshua Harley opened a store, where he became postmaster for the village in 1824. The community was initially called Harley's Post Office, but soon was renamed Burkittsville after one of the Town's leading land holders.



In 1884, a Civil War correspondent, George A. Townsend, who wrote under the pen name "Gath," purchased land along the crest of South Mountain at Crampton's Gap with a panoramic view of the Middletown Valley and the Burkittsville battlefield. He erected a stone memorial arch to war correspondents, and also erected several stone dwellings and a mausoleum on the property, which he called "Gapland." Until obscured by vegetation in the 1970's, the War Correspondents Memorial was a prominent feature above Burkittsville and could be seen from many parts of the Middletown Valley. This estate was acquired by the State of Maryland and became the Gathland State Park during the mid-20<sup>th</sup> century. Many of the 1880's stone structures still survive, although the main dwelling no longer exists and the mausoleum is unused.

Burkittsville remained a farming community after the Civil War and its rural landscape was undisturbed by events in Middletown and Brunswick. The Town of Burkittsville is widely known for its distinctive historic structures, featuring several architectural styles in the town. The four (4) general architectural periods represented in the town are the stone vernacular farmhouses of the late 18<sup>th</sup> century; the Federal style of the early 19<sup>th</sup> century; the Greek Revival of the period about 1830-1850; and the eclectic style of the Mid-Victorian period about 1860 to 1880. The Federal and Greek revival buildings are usually brick and the later buildings are frame. Burkittsville also boasts a number of log outbuildings and rear wings, as well as some small log dwellings with exterior clapboard German siding. The majority of the original structures in Burkittsville are still standing, although some have been modified through the years.

Burkittsville enjoyed a period of economic prosperity from the 1890s through the early twentieth century. Several general stores operated through the town, there was a tannery operating as a regional center of industry, and two (2) rye whiskey distilleries just outside of Town, which provided local employment until Prohibition. The population peaked in the 1890s and a new four (4)-room school was built in 1914.



East Main Street Mid-20<sup>th</sup> Century

Burkittsville's role as a commercial center waned with the automobile age. The occasional mechanic's garage opened, gas pumps appeared, and a few general stores stayed in business; however, the Town became largely an agricultural and residential center. Gradually, all of the commercial enterprises closed and today Burkittsville is a small, quiet, residential village. At present, Burkittsville remains generally untouched by contemporary suburban development. A general map of the Town can be located on **Figure 1: Town of Burkittsville** located within the Appendix.

### Section 3: Town Goals, Objectives & Policies

The goals, objectives, and policies included in the Plan provide a framework for the policy recommendations and implementation strategies that the Town will follow for the next twenty years. Goals are defined as the ultimate desirable ends toward which public programs and actions are directed. Objectives are defined as the specified and immediate ends toward which public programs and actions are directed. Objectives are more explicit than goals, and whenever possible, are stated in terms of specific actions or results. Policies represent the steps that are to be taken in pursuit of those objectives.

#### *Goal 1: Preserve Burkittsville's Integrity as a Rural Historic Village.*

**Objective 1:** Maintain the Town's view shed of surrounding farmland and mountain ridge.

**Policy:** Coordinate with County and State authorities to make maximum use of existing programs to purchase agricultural, conservation, and scenic easements, and to actively encourage other voluntary measures by local land owners to conserve open space and preserve nearby agricultural resources both within and outside the Corporate Limits of the Town.

**Objective 2:** Construction is to be consistent with the general appearance and placement of existing structures.

**Policy:** Adopt building and street design guidelines in the zoning code and subdivision regulations.

**Objective 3:** Preserve existing building inventory.

**Policy:** Ensure that local home owners and historical societies have full information about County, State, Federal and philanthropic programs that can be used in the maintenance or rehabilitation of structures and property within the Town.

**Policy:** Update the building survey within the Town to include recent additions and renovations.

**Policy:** Update the list of historic structures in Town which should be preserved as part of the Town's preservation effort.

**Objective 4:** Implement Streetscape Improvement Project.

**Policy:** Pursue County, State, Federal and other sources of funding to finance an overall Streetscape Improvement Project to restore sidewalks, install compatible lighting fixtures, plant additional street trees, and make general improvements to the road surfaces.

**Objective 5:** Promote and Support the Economic Base as it Pertains to the Historic Village.

**Policy:** Ensure that local home owners, churches, organizations, and historical societies are made aware of County, State and Federal programs that promote and support economic activities that will protect and preserve the integrity of the historic village.

*Goal 2: Preserve Burkittsville's Quiet Rural Character and Quality of Life.*

**Objective 1:** Minimize changes in current land use.

**Policy:** Support land use initiatives and conservation processes to preserve the Town's traditional rural character.

**Policy:** Maintain subdivision and zoning ordinances that assist in maintaining the Town's traditional rural character.

**Policy:** Establish an agricultural zoning district within the Town to preserve Burkittsville's agricultural heritage.

**Objective 2:** Control the speed and volume of vehicle traffic.

**Policy:** Coordinate with the County Sheriff's Office to provide better enforcement of vehicular traffic speeds in the Town.

**Policy:** Obtain a qualified transportation consultant to prepare a transportation plan that is designed to effectively manage vehicular traffic within the Town, improve pedestrian access and safety, and, where possible, redirect vehicular traffic using existing roadways outside of Town.

**Objective 3:** Establish Burkittsville as a sustainable community.

**Policy:** Encourage pedestrian/bicycle circulation throughout the Town.

**Policy:** Adopt environmentally sound stormwater management practices by encouraging the use of rain gardens and on site ground water infiltration systems in Town.

*Goal 3: Protect Sensitive Areas Within Burkittsville.*

**Objective 1:** Protect the Federal Emergency Management Agency (FEMA) floodplain along Burkitts Run and Samuels Run.

**Policy:** Development will not be permitted in areas designated as Floodplain, or within areas where soil types are designated by the U.S. Soil Conservation Service as wetlands, which provides natural water retention.

**Objective 2:** Protect the steep slope areas within Town.

**Policy:** Development will not be permitted in significant areas of steep slopes with a grade of 15 percent or greater.

**Policy:** An Open Space or Resource Conservation zoning designation should be created to protect steep slope areas from future development.

***Goal 4: Restore Potable Water Resources and Effective Wastewater Treatment for the Residents of Burkittsville.***

**Objective 1:** To facilitate maintenance and repair of septic systems for Burkittsville households.

**Policy:** Establish a greenbelt around parts or all of Burkittsville through voluntary sale of easements or land by local landowners, to provide space for replacement of failing septic fields.

**Policy:** Encourage residents to upgrade existing septic systems to newer model septic systems which reduce the quantities of nitrates and phosphates released into the groundwater.

**Policy:** Procure future areas for consolidation of septic fields through the use of easements or through fee simple acquisition by the Town.

**Objective 2:** To facilitate adequate and potable water for all Burkittsville households.

**Policy:** Explore technical and financial feasibility of upgrading wells or providing a future Community Water System for the existing structures within the Town.

## Section 4: Population & Housing

The U.S. Census Bureau reported an estimated population of 151 individuals living within 72 residential units in 2010. The Town estimates that the population in 2015 has since decreased to approximately 148 individuals with 72 residential units existing within the corporate limits of Burkittsville. The Town's population and residential housing units for the last 45 years are recorded in the table below. As the table depicts, the Town has experienced a steady decline in population since 1970 with minimal new development occurring during this time.

<b>Year</b>	<b>Population</b>	<b>Housing Units</b>
1970	221	71
1980	202	71
1990	194	71
2000	171	71
2010	151	72
2015	148	72

Table 1: Population & Housing Units

Burkittsville is an anomaly in terms of population growth and development. Frederick County, as a whole, has seen substantial growth over the past 30 years; whereas Burkittsville has actually seen a reduction in population and essentially no new development during that time period. The Town's declining population and "limited growth" policy, as a Rural Historic Village, makes Burkittsville unique to Frederick County and the State of Maryland.

## Section 5: Environmental Protection

A number of environmentally sensitive areas exist within the Town of Burkittsville, including streams, wetlands, floodplains and steep slopes. These areas are to be protected and buffered through policy and local legislation as they are at within the remainder of the County and the State of Maryland. Sensitive Areas can be identified on **Figure 2: Burkittsville Sensitive Areas** located within the Appendix.

### *Streams & Stream Buffers*

Burkitts Run is the only stream located within Burkittsville. Burkitts Run runs from northwest to southeast across the northeastern quadrant of the Town. Burkitts Run is isolated to a few agricultural parcels found in the Village Agricultural (VA) district in this portion of Town. The stream is protected by a buffer on each side of the stream which encompasses the entire annual floodplain for the stream. No future development will be permitted within the annual floodplain for Burkitts Run or within 100 feet of Burkitts Run. Due to the zoning designation and agricultural character of this area, development is unlikely to occur.

### *Wetlands & Wetland Buffers*

The only wetlands found within Burkittsville are located along Burkitts Run and within the Burkitts Run annual floodplain. A majority of the associated wetlands are protected by the same buffer which protects the stream, falling within the 100-year floodplain. No future development will be permitted within 100 feet of a designated wetland or within the annual floodplain. Due to the zoning designation and agricultural character of this area, development is unlikely to occur.

### *Floodplains*

There are two (2) FEMA designated 100-year floodplains within Burkittsville. The FEMA floodplain boundary for Burkitts Run acts as the boundary for the buffer area for Burkitts Run and is currently designated as a conservation area. A small portion of FEMA floodplain for Samuels Run exists within Burkittsville in the southwestern corner of the Town. Although no part of Samuels Run or associated wetlands exists within the Town. No future development will be permitted within the Samuels Run annual floodplain. Due to the zoning designation and agricultural character of this area, development is unlikely to occur.

### *Steep Slopes*

There are several areas of steep slopes with a grade of 15 percent or more within Burkittsville. These areas are predominantly located within the agricultural areas within the Town. Development

will not be permitted by the Town within significant areas of steep slopes. Due to the zoning designation and agricultural character of this area, development is unlikely to occur.

## Section 6: Resource Conservation

There are various natural and cultural resources within the Town of Burkittsville that require conservation measures and protection in order to preserve them for future generations. These resources include soils, forests, view sheds, and historic sites within the Town. These resources should be protected by the Town as they are throughout the County and State of Maryland. This is especially important for historic resources, which preserves the Town's identity as a rural historic village.

### *Soils*

Soils in the Middletown Valley are generally deep, productive, well drained soils that are only limited in productiveness by the degree of slope and stoniness, according to the Middletown Region Plan (1997). Certain soils in the region, especially to the east of Burkittsville, rate as some of the most productive soils in the County. Many are classified as prime agricultural soils.

In contrast to the fertile soils of the valley, the ridges of South Mountain are predominantly from the Dekalb and Clymer series and rate as very low in fertility and productivity.

### *Forests*

There are relatively few forested areas within the Town of Burkittsville, although the Town is surrounded by large areas of forests adjacent to agricultural lands in the area and South Mountain. Much of the land within the Town is agricultural in nature, and cultivated during growing seasons, preventing any significant forest growth.

The Town does not have a Forest Resource Ordinance (FRO); however, the Frederick County FRO does apply to all development within the Town. This ordinance and all associated forestry activities are enforced by Frederick County.

### *Scenic Views & View Sheds*

Scenic views of South Mountain and the adjacent agricultural lands are an asset to the Town of Burkittsville; in fact, many citizens would designate the scenic views and view sheds as Burkittsville's most important asset. In instances where development greatly alters or eliminates the existing view sheds, development will not be permitted by the Town. Development within the Historic Village (HV) district should not be constructed in a manner where existing views to the adjacent agricultural lands and South Mountain are obstructed. Within the Village Agricultural (VA) district, development that greatly alters or eliminates the existing scenic views or view sheds from the HV district will not be permitted by the Town.

### *Historic Resources*

The entire Town of Burkittsville was listed as a historic place by the National Register of Historic Places on November 20, 1975. The Town holds historic value for its role in the American Civil War, as well as the layers of architecture preserved within this historic community, as outlined in

*Section 2* of this document. Development that disrupts the historic character of the community-at-large will not be permitted by the Town, especially within the Historic Village (HV) district. The Town must establish restrictions on the types of development permitted, as well as the materials used for construction and renovation of primary and accessory structures within the Town. Preservation of the Town's historic character has always been a priority set forth by the Town. This tradition must continue in order for Burkittsville to preserve the Town's identity and value as a historic community.

## Section 7: Land Use

### *Existing Land Use*

The Town of Burkittsville has four (4) land uses within the Town; residential, agricultural, open space and institutional land uses. The Town also designates 4.7 acres of land, or about 1.6% of the Town's total land area to public right-of-ways in the form of streets, alleys and roads. Existing land uses can be identified on **Figure 3: Burkittsville Existing Land Use** located within the Appendix. The Town's comprehensive land use plan can be identified on **Figure 4: Burkittsville Comprehensive Land Use**, which is also located within the Appendix.

### Residential

Burkittsville includes 72 residential housing units within the corporate limits of the Town. All but three (3) of those residential units are located within the Historic Village (HV) district, which generally stretches east to west along Main Street. Residential land uses encompass approximately 36.7 acres of land within the Town, or about 12.7% of the land within the Town. The HV district mirrors the original business district for the Town at the time of incorporation in 1824, and is where most of the Town's population is settled today in nineteenth and early twentieth century structures. The last new residential unit constructed within the Town was constructed in 2005 on the last vacant buildable lot within the HV district.

### Agricultural

The land surrounding the Historic Village (HV) district within the Town predominantly consists of agricultural uses. Three (3) residential structures are located within this area, which directly support existing agricultural uses. These agricultural lands are almost exclusively observed within the Town's Village Agricultural (VA) district, formerly the Rural Residential (RR) district. Agricultural land uses encompass approximately 236.2 acres of land within the Town, or about 81.6% of the land within the Town. The zoning district's naming designation was changed to specify use for agricultural purposes and emphasize the Town's commitment to preserving agricultural land within and directly adjacent to the Town.

### Open Space

There are only two (2) lots of record within Burkittsville that currently exhibit open space land use as primary uses. Both of these lots are located within the Town's Historic Village (HV) district along East Main Street. Open space land uses encompass approximately 1.7 acres of land within the Town, or 0.6% of the land within the Town.

### Institutional

There are seven (7) lots of record within Burkittsville that currently exhibit institutional land uses. These lots are located within the Town’s Historic Village (HV) district along Main Street and include the U.S. Post Office, a church, the South Mountain Heritage Society, two (2) Town-owned buildings, a cemetery and the Burkittsville Ruritan Club, which also houses the Town’s legislative body. Institutional land uses encompass approximately 10.18 acres of land within the Town, or about 3.5% of the land within the Town.

Land Use	Acres	%
Residential	36.7	12.7
Agricultural	236.2	81.6
Open Space	1.7	0.6
Institutional	10.18	3.5
Right-Of-Way	4.7	1.6
<b>Total</b>	<b>289.48</b>	<b>100</b>

Table 2 : Existing Land Use

### Zoning

The Town of Burkittsville Zoning Ordinance has only two (2) zoning districts regulating land use, setbacks and lot sizes. The two (2) zoning districts include the Village Agricultural (VA) district, previously designated as the Rural Residential (RR) district and the Historic Village (HV) district. The predominant zoning district in Town is the VA district, encompassing approximately 233.59 acres, or about 80.7% of the land within the Town. The HV district encompasses approximately 55.89 acres, or 19.3% of the land within the Town; however, all but a few residents live within this zoning district. Town Zoning designations can be identified on **Figure 5: Burkittsville Zoning** located within the Appendix.

#### Village Agricultural (VA) District

The VA district includes provisions for farming operations, nurseries, sparse residential uses, and various agricultural uses. Residential lots recorded within this district are required to establish a minimum lot area of five (5) acres. The VA district was renamed Village Agricultural from Rural residential to emphasize the focus on agriculture within the community, and to mirror the adjacent Agricultural (AG) zoning district implemented by Frederick County outside of the corporate limits of the Town.

#### Historic Village (HV) District

The HV district includes provisions for village center businesses, including light retail, antique shops, professional offices, professional services, restaurants and residential uses. Residential lots recorded within this district are required to establish a minimum lot area of one (1) acre. The emphasis in this district is the protection and preservation of the landmarks and culture within historic village of Burkittsville and a rural historic village lifestyle.

Presently, very little commercial activity occurs within the HV district and within the Town as a whole.

<b>Zoning District</b>	<b>Designation</b>	<b>Acres</b>	<b>%</b>
Historic Village	HV	55.89	19.3
Village Agricultural	VA	233.59	80.7
<b>Total</b>		<b>289.48</b>	<b>100</b>

Table 3 : Zoning

## Section 8: Municipal Growth

As stated in *Section 4* of this document, Burkittsville is an anomaly in terms of development and population growth compared to Frederick County and the State of Maryland. The Town of Burkittsville has seen a decline in population during years where other jurisdictions, including Frederick County, have experienced a sharp increase in population and subsequent development. This is partially due to preservation efforts to preserve Burkittsville and the surrounding areas as a historic village, and due to the fact that the Town lacks a public water and sewer system to adequately support substantial growth without negative environmental impacts on existing ground water resources.

### *Population Growth*

The Town has not experienced any population growth since the 1960's, when a few scattered homes were constructed and slightly lifted the population from 208 individuals to 221 individuals between the years 1960 and 1970. Since that time, the population has decreased at a steady pace by 73 individuals to approximately 148 individuals, or a total decrease in population of 33%. For this reason, Burkittsville has been able to preserve the identity of the Town as a rural historic village, and has not witnessed the sprawl of cul-de-sac style subdivisions that have become common in Frederick County and Maryland.

The Town can expect to experience modest population growth between the years 2015 and 2025, rising from approximately 148 individuals to 160 individuals. Between the years 2025 and 2035 the population is expected to rise from approximately 160 individuals to 172 individuals. This will add approximately 24 individuals to the Town's population over the next 20 years. These projections are based upon the potential of eight (8) additional dwelling units in Town.

The Town has only two (2) buildable lots of record that are currently available for development within the HV zoning district. This would allow two (2) new housing units if developed. There is a portion of a parcel on the northwestern end of Town that is not currently encumbered by any level of preservation that could result in two (2) additional lots of record within the VA zoning district, which requires a minimum lot size of five (5) acres. Additionally, the large agricultural parcels in Town are within agricultural preservation, but do allow for subdivision of residential lots for children of the land owners. The Town estimates that this could create four (4) more buildable lots of record within the VA zoning district within the next 20 years based on the number of children currently residing on the farms in Town and the potential for future children.

Much of the Town's agricultural land is encumbered from development by preservation programs. There are three (3) predominant preservation programs found within the Town. The Intermodal Surface Transportation Efficiency Act (ISTEA) is a federal program that allows for the preservation of scenic views and historic viewsheds, specifically through the Transportation Equity Act through the 21<sup>st</sup> Century (TEA-21). There are several farms within the Town that are preserved through easements purchased by this program. The Maryland Department of Natural Resources (DNR) operates a State preservation program that purchases agricultural preservation easements on agricultural lands to limit the effects of sprawl within the State of Maryland. This program is referred to as the Rural Legacy Program. There is one very large farm that spans over several parcels that has been preserved through this program. The third preservation program found in Town is the Maryland Agricultural Land Preservation Foundation (MALPF), operated by the Maryland Department of Agriculture (MDA). The program purchases agricultural easements with State funds to preserve

agricultural lands. There is one (1) farm within the Town that participates in this program, and another farm that lies within the MALPF district only. The parcel lying within the district only is not permanently preserved by easement at this time; however, is unlikely to develop as State and County agencies continue to secure easements within the Burkittsville area. A map of the different preservation easements and districts can be found within **Figure 6: Burkittsville Land Preservation**, located within the Appendix.

<b>Year</b>	<b>Population</b>	<b>Housing Units</b>
2000	171	71
2010	151	72
2015	148	72
2020	154	74
2025	160	76
2030	166	78
2035	172	80

Table 4: Projected Population & Housing Units

### *Annexation*

Although the Town does not specifically forbid annexation of land into the corporate limits of the Town, there is little reason for this process to occur due to the lack of proposed development and lack of support of such development by the citizens of the Town. The boundaries of the Town have never been changed through an annexation process since the incorporation of the Town in 1824. The current boundaries of the Town are designated as a historic district, as the Town was added to the National Register of Historic Places on November 20, 1975. Although annexing additional land into the corporate limits would not eliminate the historic district designation in place, any new development surrounding the historic district may disturb the historic nature of the Town and destroy the historic identity of the Town. All future annexation resolutions introduced before the Town Council will be carefully weighed by the Burkittsville Planning and Zoning Commission and the Town Council to consider the impacts of all future development that may occur as a result of an annexation, the impacts on the Town's existing infrastructure, and the impacts on the historic identity of the Town. Annexations that yield a large amount of development may be deemed inappropriate for a rural historic village; however, annexations that incorporate parcels that are partially located in Town, to fully incorporate those lands, may be deemed necessary to establish logical boundaries for the Town in areas where jurisdiction is divided. The Town is designated as a Priority Funding Area (PFA) as an existing municipality; however, the County does not identify Burkittsville as a growth area.

### *Infill & Redevelopment*

Although the Town encourages investment within the existing boundaries of the Town without the sprawl-style development experienced in other jurisdictions, there is very little room within the existing corporate limits of the Town for infill development. As a historic village, the Town does not encourage redevelopment through a policy of demolition and new construction, but would much rather encourage the policy of renovation and rehabilitation of existing historic structures. There is currently the potential for approximately eight (8) new residential units within the Town; with virtually no opportunity for the construction of new commercial development; however, the Town

would encourage the rehabilitation or renovation of existing structures within the HV district to support commercial activities permitted by the Town's Zoning Ordinance within that district.

### *Implications of Future Growth*

The Town of Burkittsville experiences very little pressure for growth and new development, Conservation programs, such as the Rural Legacy Program, nurture a climate for little to no growth within the area. With very little growth projected over the next 20 years, the Town has not adopted an adequate public facilities ordinance (APFO). The Town maintains three (3) small "pocket parks" for public use, and a modest network of streets and alleys for public transportation. The existing facilities maintained by the Town can support the anticipated level of growth, or an additional 24 individuals, over the next 20 years.

## Section 9: Transportation

There are roughly three (3) miles of road way within the corporate limits of Burkittsville maintained by the Town or the State of Maryland. Used for anything from agricultural operations to commuter traffic, the Town's road network is vital to daily operations and business of the Town and its citizens. The various streets and roads and the agency responsible for those road ways can be found on **Figure 7: Burkittsville Street Network** located within the Appendix.

### *Main Street*

The Town of Burkittsville is a "crossroads community", where two (2) main roads intersect. Main Street, an approximately one (1) mile stretch of Town-maintained road, provides an east-west connection across Town, connecting eastern and western portions of Gapland Road, maintained by Frederick County outside of the corporate limits of the Town. Main Street is a collector road within the Town. Gapland Road, and subsequently Main Street, is used as a connection by many commuters to travel between areas of Frederick County and Washington County. Heavy use of Main Street by vehicle traffic carried by Gapland Road over the years has resulted in a great deal of degradation to the roadway. There are dozens of instances of severe asphalt cracking, pot holes, and even sinkholes caused by storm drain malfunctions along Main Street. Main Street will need milling and repaving in the foreseeable future, and should be planned as part of any plans for overall streetscape project for Main Street.

### *Potomac Street*

Main Street is intersected in the center of the historic village by Potomac Street, providing a north-south connection across Town. Potomac Street, an approximately three-quarter (3/4) mile stretch of State road, connects the northern and southern portions of Burkittsville Road, and is all comprehensively part of Maryland Route 17 (MD 17), maintained by the State of Maryland. MD 17 is a main artery, stretching from northeast portions of Washington County to the southern extent of Frederick County on the southern banks of the Potomac River at the Maryland-Virginia State Line. MD 17 connects the City of Brunswick and areas of southwestern Frederick County to Alternate Route U.S. 40 in Middletown and I-70 in Myersville, located to the north. The intersection of Potomac Street with Main Street was included as part of a streetscape program funded by the State, where a simulation-cobble stone design was incorporated into the road way in order to restore the historic nature of the town square atmosphere. A good portion of the traffic that passes through the Town passes through on Potomac Street (MD 17).

### *Other Town Streets*

The Town of Burkittsville maintains ten (10) streets in addition to Main Street in order to provide access to and from properties within the Town on to Main Street and Potomac Street. A majority of the Town streets were once operated as privately owned farm roads or access points for agricultural activities within the Town. The Town has since secured easements and agreements to allow for Town maintenance and local use of the streets, all of which are paved. Including Main Street, the Town maintains approximately two and one third (2 1/3) miles of public streets and roads.

## Section 10: Municipal Facilities

The Town of Burkittsville owns and maintains three (3) “pocket parks” and two (2) structures formerly used for agricultural purposes. The Town’s facilities can be identified on **Figure 8: Burkittsville Municipal Facilities** located within the Appendix.

### *Town Parks*

The total area of the three (3) parks owned by the Town is approximately two (2) acres, where two (2) parks are roughly one half (1/2) of an acre each, and the third park is a little over one (1) acre. The first park located at 311 East Main Street contains playground equipment for children to enjoy as well as an outdoor basketball court. The second park area located on Cemetery Drive, approximately 250 feet from the intersection of East Main Street contains passive recreation space. This park contains no on-site developed park features; however, the park does provide safe open space for outdoor recreational activities for the community to enjoy. The third park, located on Cemetery Drive north of Potomac Street approximately 500 feet from the intersection of Potomac Street, also contains passive recreational space on the same lot as a Town-owned garage and storage building. The Town may add additional park land as availability and funding allows; however, the Town has adequate park land to serve the citizens of the Town.

### *Other Town Facilities*

The Town owns two former agricultural buildings along Cemetery Drive, both of which are located on lots that contain Town-owned “pocket parks”. The Town is currently in the process of renovating one of these buildings to create a Town welcome center and office within the building. Known as the “little red barn” by local citizens, the building is roughly 800 square feet in size, and could also be designed to provide a mezzanine for storage space. The other building is roughly 650 square feet in size and is currently used for storage. This building once served as a garage for equipment as well as automobiles.

## Section 11: Water Resources

### *Watershed & Stormwater*

The Town of Burkittsville lies within the Catoctin Creek watershed area. The Catoctin Creek flows through the Middletown Valley nestled between the Catoctin Mountain mass and South Mountain. The two mountain ranges form the boundaries of the Catoctin Creek watershed, accounting for about 25% of Frederick County's total land area. The Catoctin Creek flows into the Potomac River just east of Brunswick, Maryland in Frederick County.

Maryland Department of the Environment (MDE) has listed streams in the Catoctin Creek watershed as impaired for sediments, nutrients, bacteria and impacts to biological communities. Improvements to the health of the Catoctin Creek watershed is needed to meet regulatory requirements and support a diverse ecological environment. Watersheds provide natural functions to communities such as flood control, reduction of carbon dioxide, sources of food and water and recreational opportunities.

The Town of Burkittsville is not projected to experience large areas of development within the next 20 years; therefore, will most likely not cause a significant amount of additional stormwater runoff. As a policy, the Town should incorporate sustainable and/or green stormwater practices in any future Town infrastructure projects or development within the Town to minimize impacts on the Catoctin Creek watershed area. The Town has assembled and implemented a "Green Team" to improve the Town's environmental policy and has achieved the Certified Sustainable Community designation.

### *Potable Water*

The Town of Burkittsville lacks a public water distribution system or a municipal water supply. Citizens of the rural historic village are served by private on-site wells permitted and monitored by the Frederick County Health Department (FCHD). Although there are no additional Town-imposed ground water regulations, the risk of contamination and water supply exhaustion drives residents to dispose of hazardous materials and solvents properly and self-administer voluntary water conservation practices. The fact that citizens are served by on-site wells further justifies the use of sustainable and/or green stormwater management practices to recharge existing aquifers and avoid well contamination from contaminants often found on road ways, or carried by stormwater from agricultural operations.

Without County, State, Federal or significant third party resources, it is economically unfeasible for the Town to construct and operate an independent public water distribution system. Furthermore, it is equally financially unfeasible to connect to an existing distribution system. With financial assistance, the Town could connect to a potable water supply from nearby Middletown or Brunswick, if those municipalities were agreeable to allow Burkittsville to connect to the system. Burkittsville could purchase the water "whole sale" from either municipality and distribute the water to each customer; however, this option would place the maintenance of the infrastructure on the Town. With such a small population this could prove difficult. Other options would include County and State-constructed systems operated by the County or State or continuing to utilize private wells.

## *Wastewater*

The Town of Burkittsville lacks a public wastewater treatment facility and sewerage system to treat raw sewage generated within the Town. Citizens utilize private on-site sewage disposal systems (septic systems), permitted and monitored by the FCHD, to dispose of wastewater generated on-site. In recent years, there have been several concerns about failing septic systems, the lack of available area for septic system repairs. Run-off from the failing systems results in the contamination of private wells and the Catoctin Creek watershed area with human pathogens, nitrates and fecal matter.

As a policy, the Town will encourage citizens to apply for funding through Chesapeake Bay Restoration Funds (BRFs) to install nitrate-reducing septic systems. The BRF-funded systems are installed and monitored under the supervision of the State to ensure performance and effectiveness. The Town will encourage those who are able to afford such upgrades without assistance from the State to make the necessary upgrades before aging septic systems fall into a complete state of disrepair and failure. The Town will also work closely with appropriate County and State agencies to ensure proper monitoring of on-site sewage disposal systems and associated impacts as they become evident.

Without State, County or significant third party resources, it is economically unfeasible for the Town to construct and operate an independent wastewater treatment facility and sewerage system. Furthermore, it is equally unfeasible to connect to an existing sewerage system to treat the Town's raw sewage. With financial assistance, the Town could connect to the sewerage system of nearby Brunswick. It would not be feasible in any way to pipe sewerage to Middletown, since this location is higher in elevation than Burkittsville. Brunswick, however, is lower in elevation than Burkittsville, and would more than likely be able to handle the limited additional flow from such a small jurisdiction. Other options include County or State constructed and operated systems; a community septic system located away from private wells; a community holding tank maintained and emptied by a private contractor; private holding tanks; implementing "dry" sewerage disposal systems that incinerate and compost the solid waste; and continuing to serve existing homes with private septic systems.

## Section 12: Plan Implementation

The Burkittsville Comprehensive Plan and subsequent concepts contained within the Plan must be implemented through policy and legislation in order to be effective. The following action items are listed to provide the Town with specific action items which should be undertaken to effectively implement the Plan and provide sound management of the Town:

1. Update the Burkittsville Zoning Ordinance subsequent to the adoption of the Comprehensive Plan to provide consistency between the Zoning Ordinance and the Plan.
2. Establish and adopt an annual Capital Improvement Plan (CIP). The CIP will provide the opportunity for the Town to review proposed expenditures and assign levels of priority for individual projects and initiatives. The CIP will also allow the Town to coordinate the individual projects and initiatives to synchronize efforts and improve efficiency.
3. Plan for a streetscape improvement project for Main Street. By establishing a need for the project, the Town can begin to pursue funding opportunities. The project should incorporate road surface, stormwater, sidewalk, and street lighting improvements to preserve the historic village character of the Town and maintain Main Street as a viable center of Town.
4. Establish the Town of Burkittsville Town Code to contain all of the effective ordinances of the Town into a single structured document. A Town Code document will increase the efficiency of code enforcement and validate existing legislation that can often be difficult to verify.
5. Develop a Town Visitor Center and Office Annex. Once properly promoted, the Town will thrive on its historic village charm. Flourishing bed and breakfasts and antique shops are obvious possibilities. The Town will also benefit from utilizing office space not currently available to conduct Town business.
6. Promote septic system repair and replacement using Chesapeake Bay Restoration Funds (BRFs), other grant programs and private capital. Improving the functionality of existing and aging septic systems will eliminate additional private well contamination and help restore the health of Catoctin Creek watershed area, Potomac River and Chesapeake Bay.

## Appendix

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# Town of Burkittsville

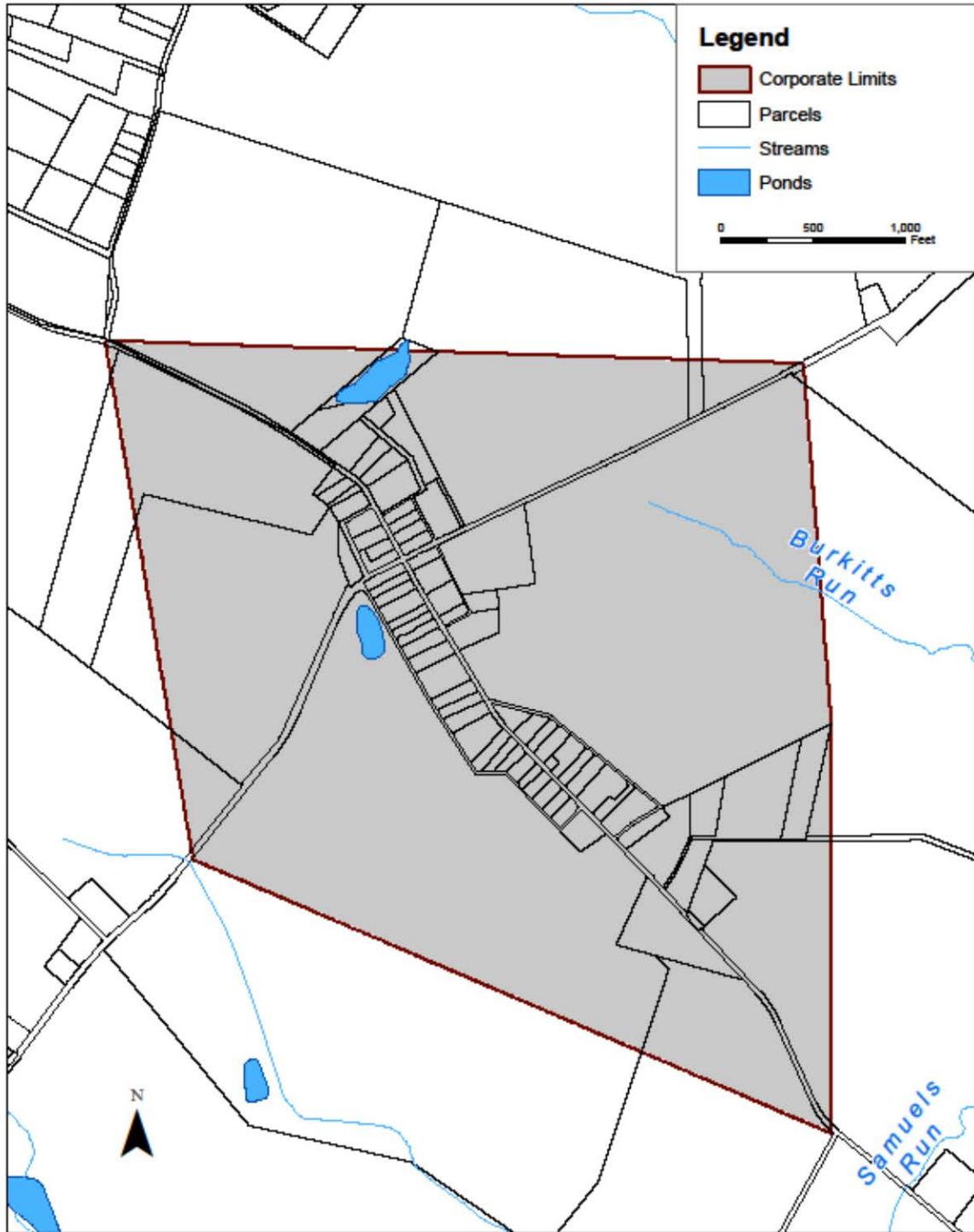


Figure 1

# Burkittsville Sensitive Areas

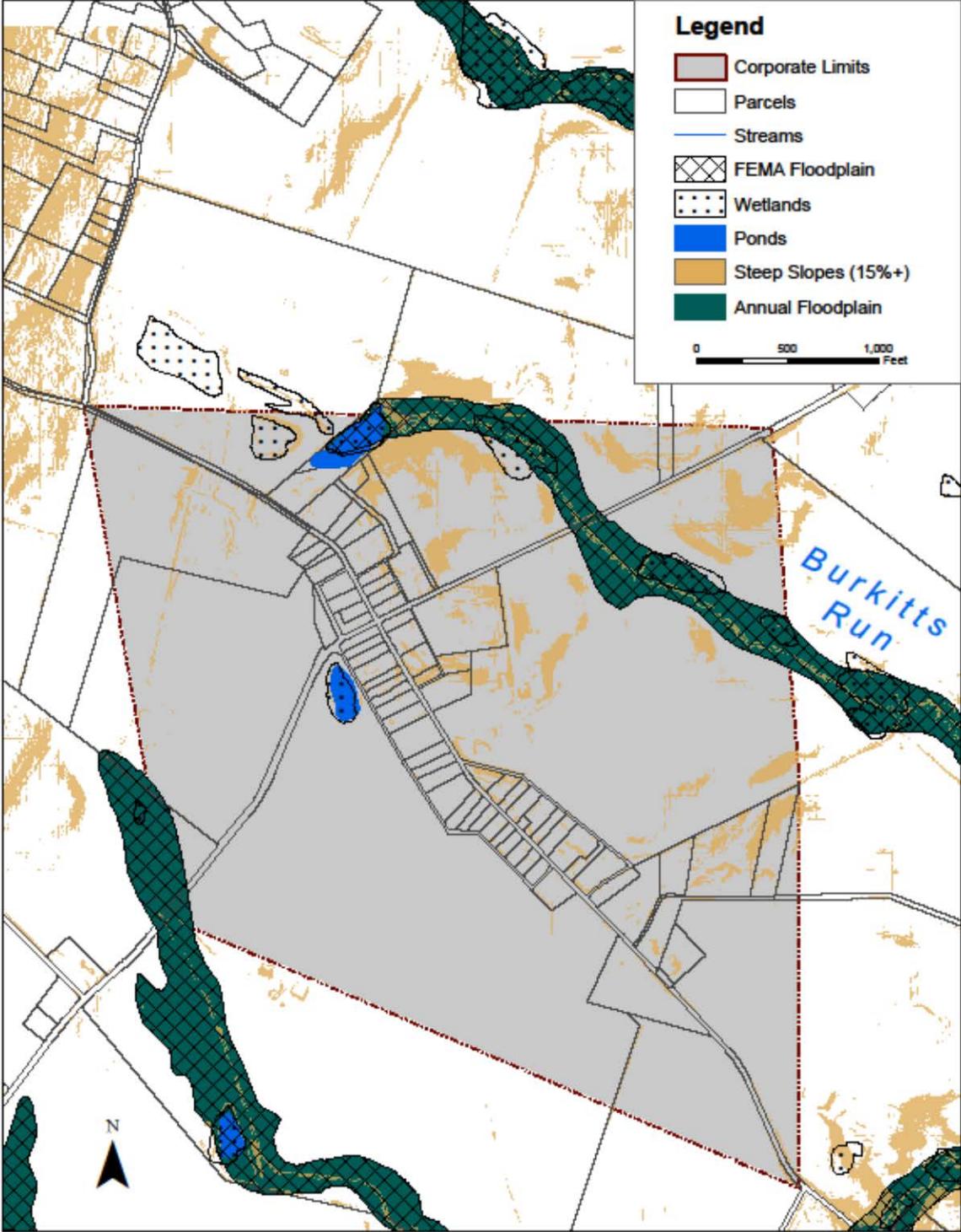


Figure 2

# Burkittsville Existing Land Use

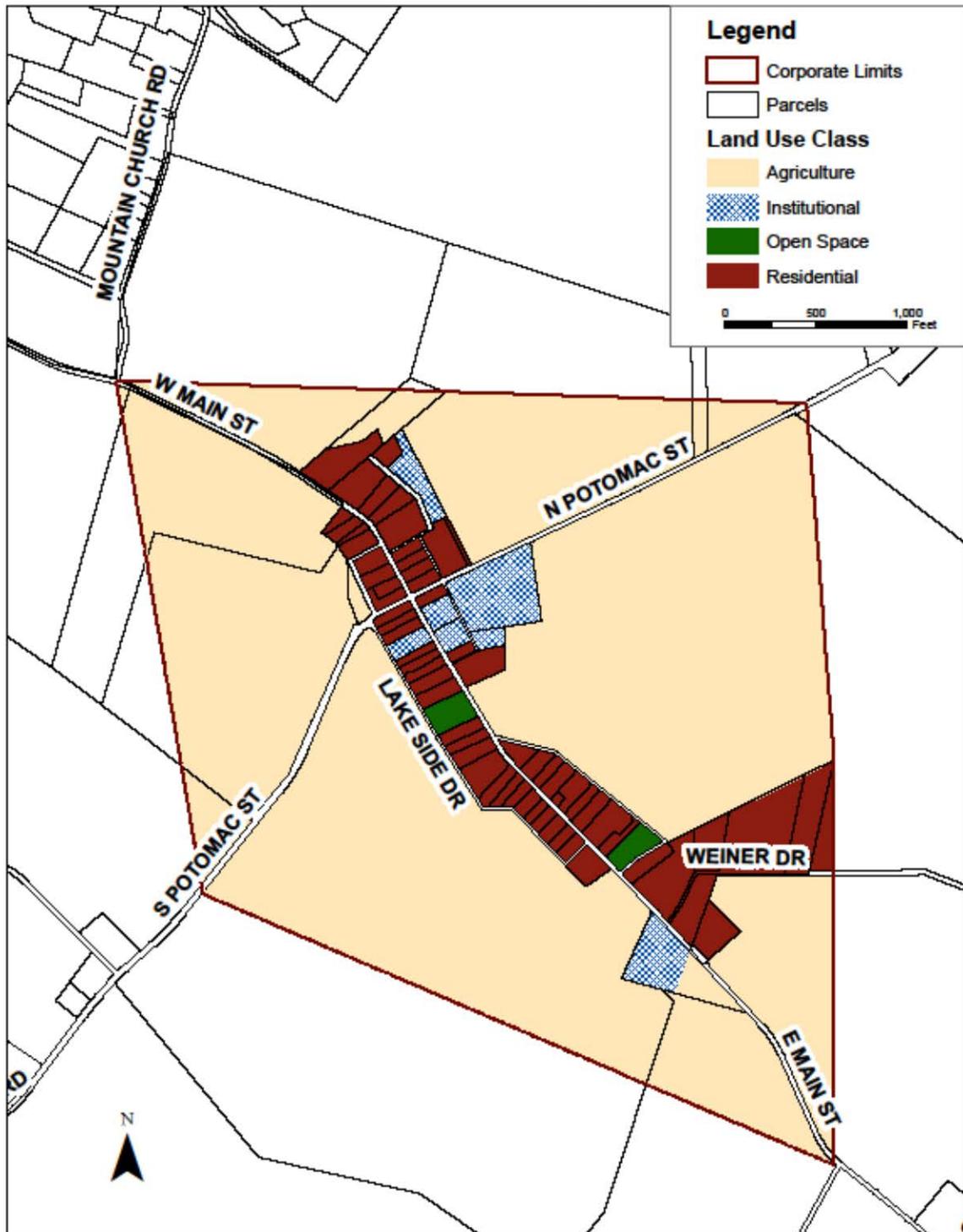


Figure 3

## Burkittsville Comprehensive Land Use

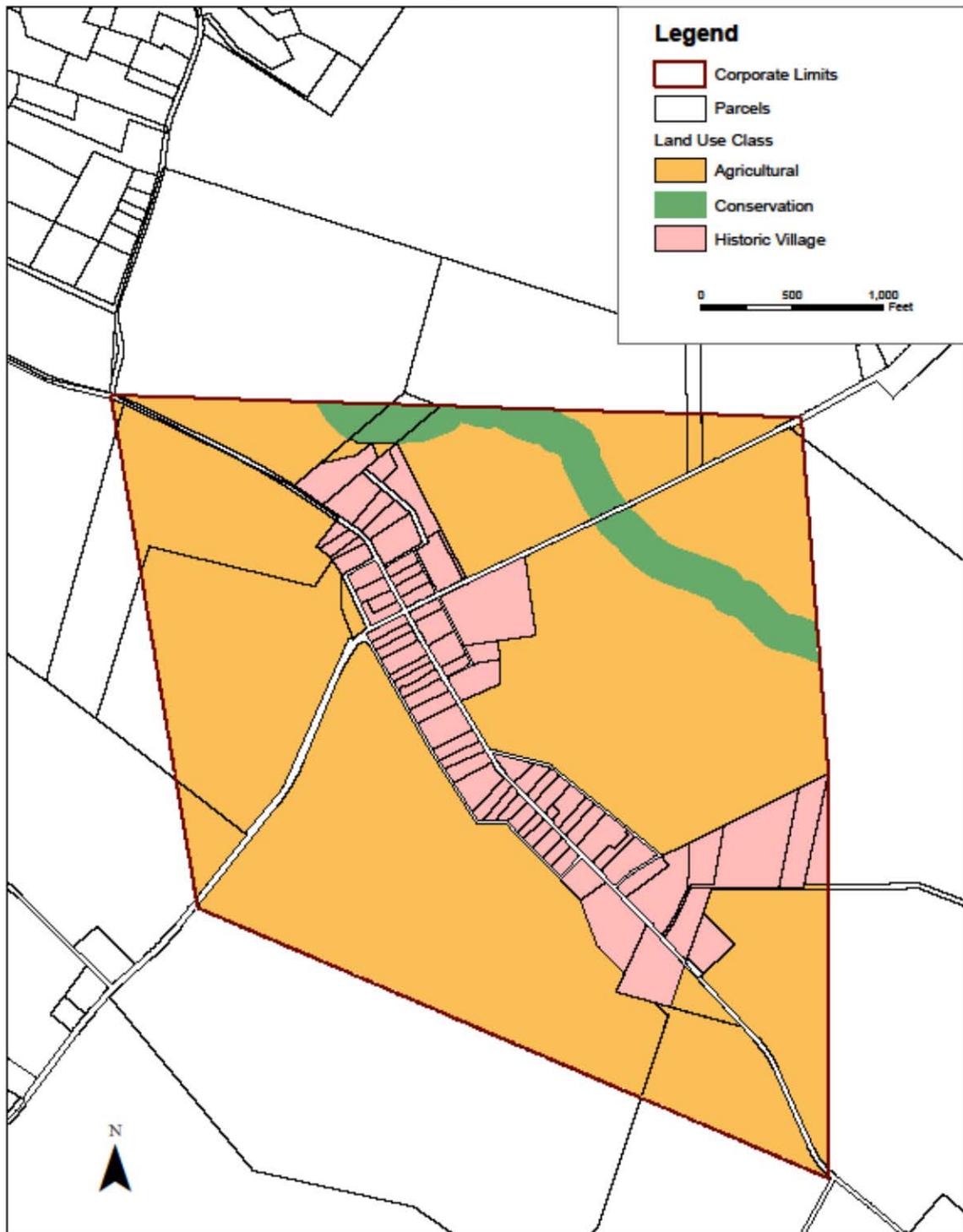


Figure 4

# Burkittsville Zoning

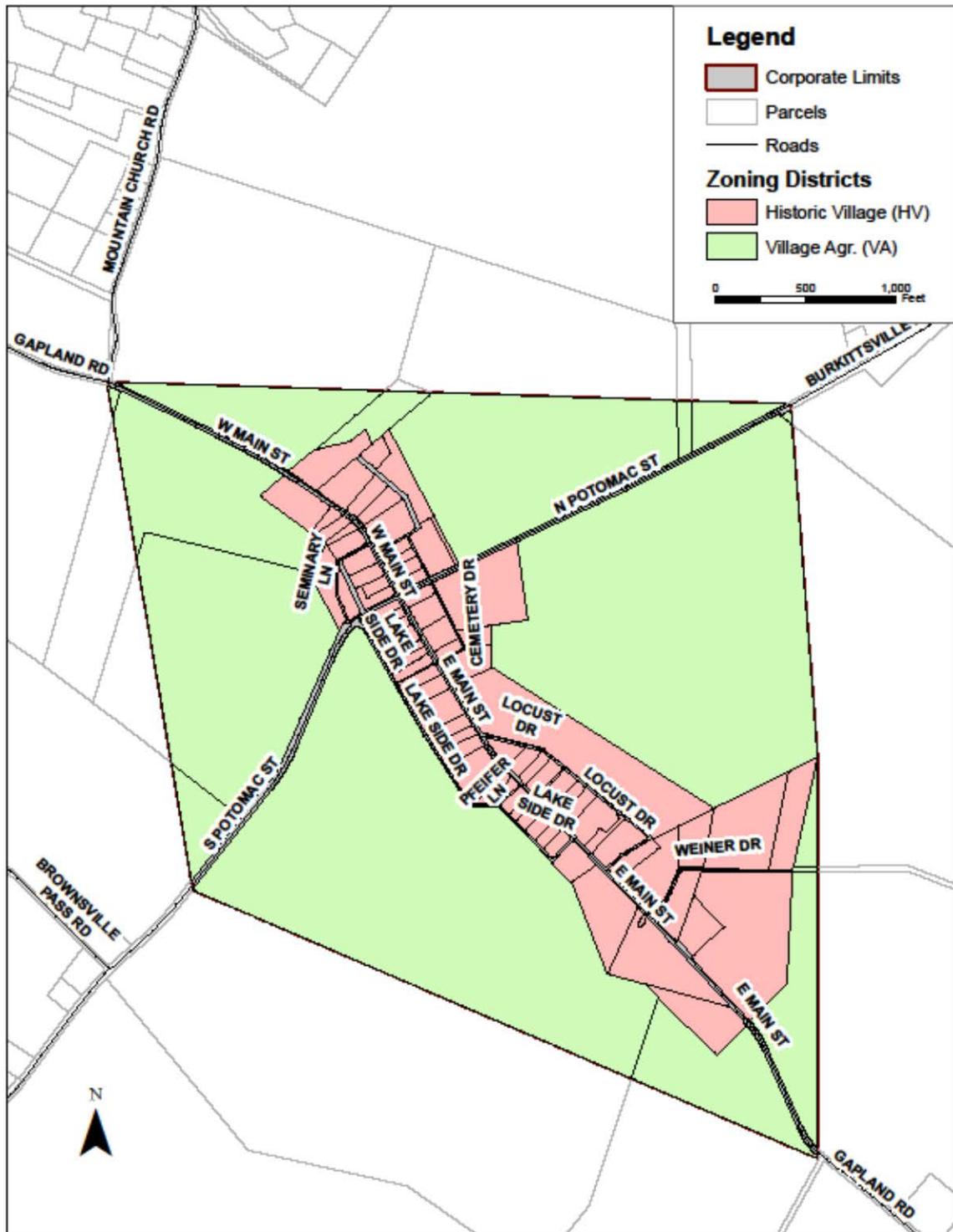


Figure 5

# Burkittsville Land Preservation

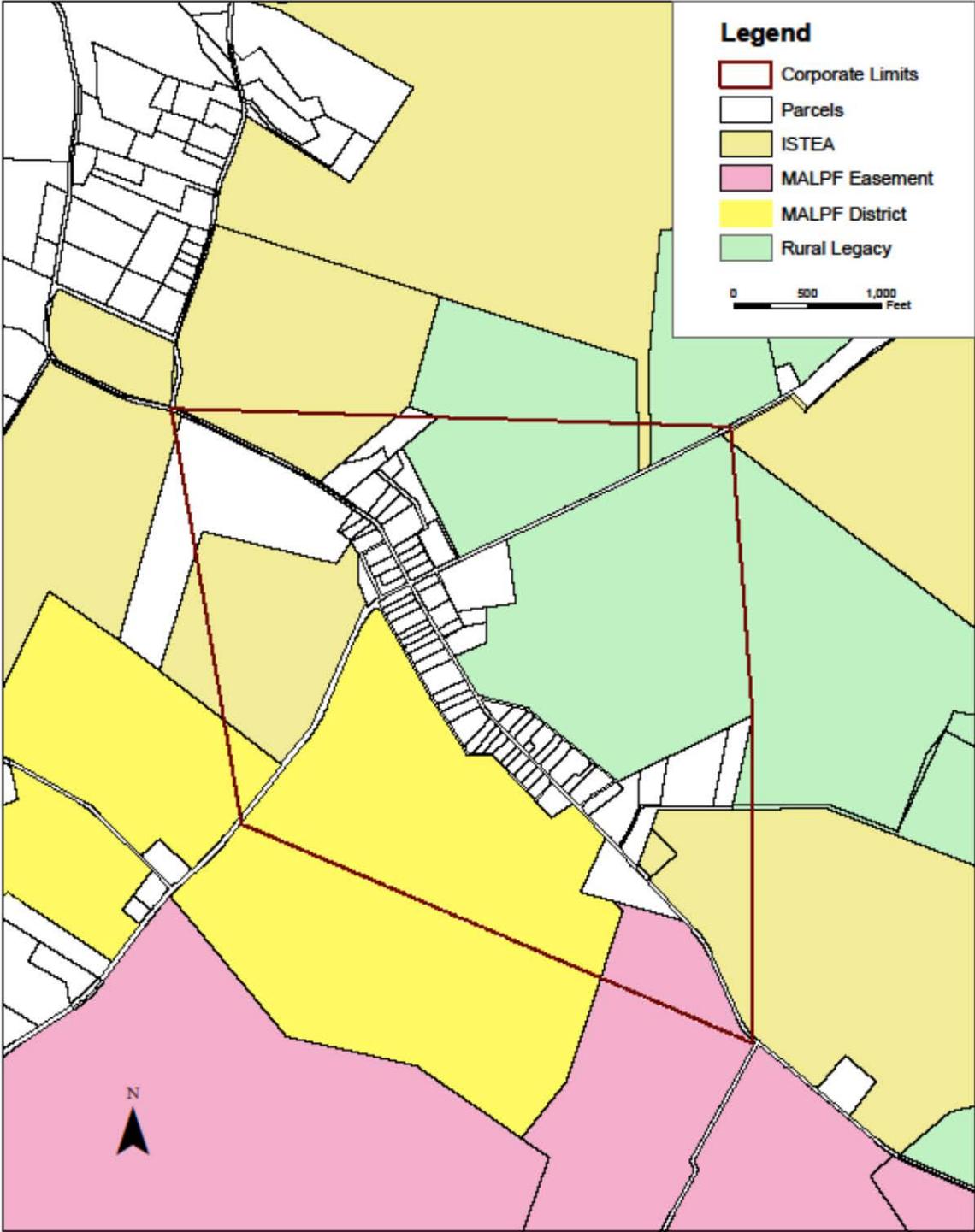


Figure 6

# Burkittsville Street Network

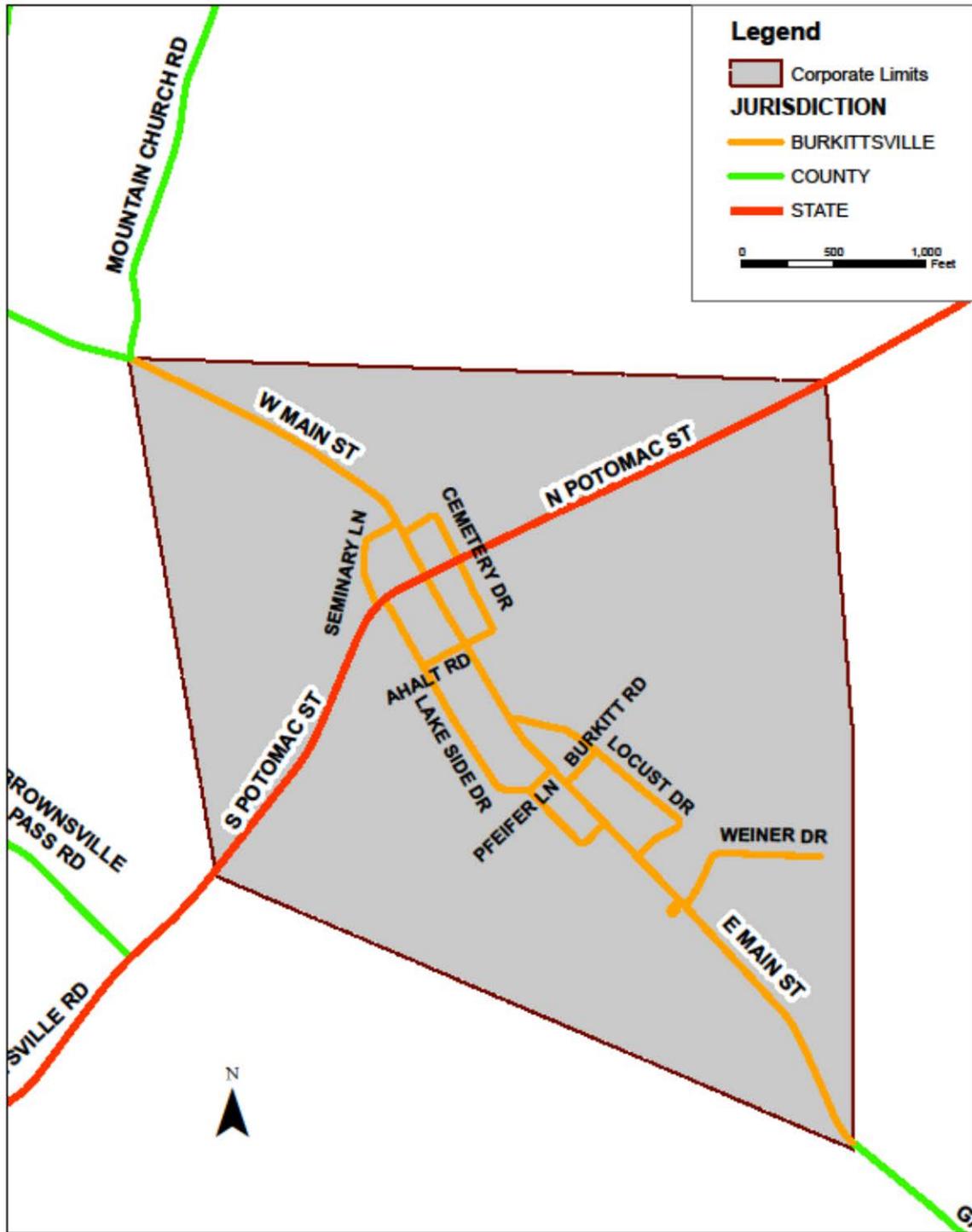


Figure 7

# Burkittsville Municipal Facilities

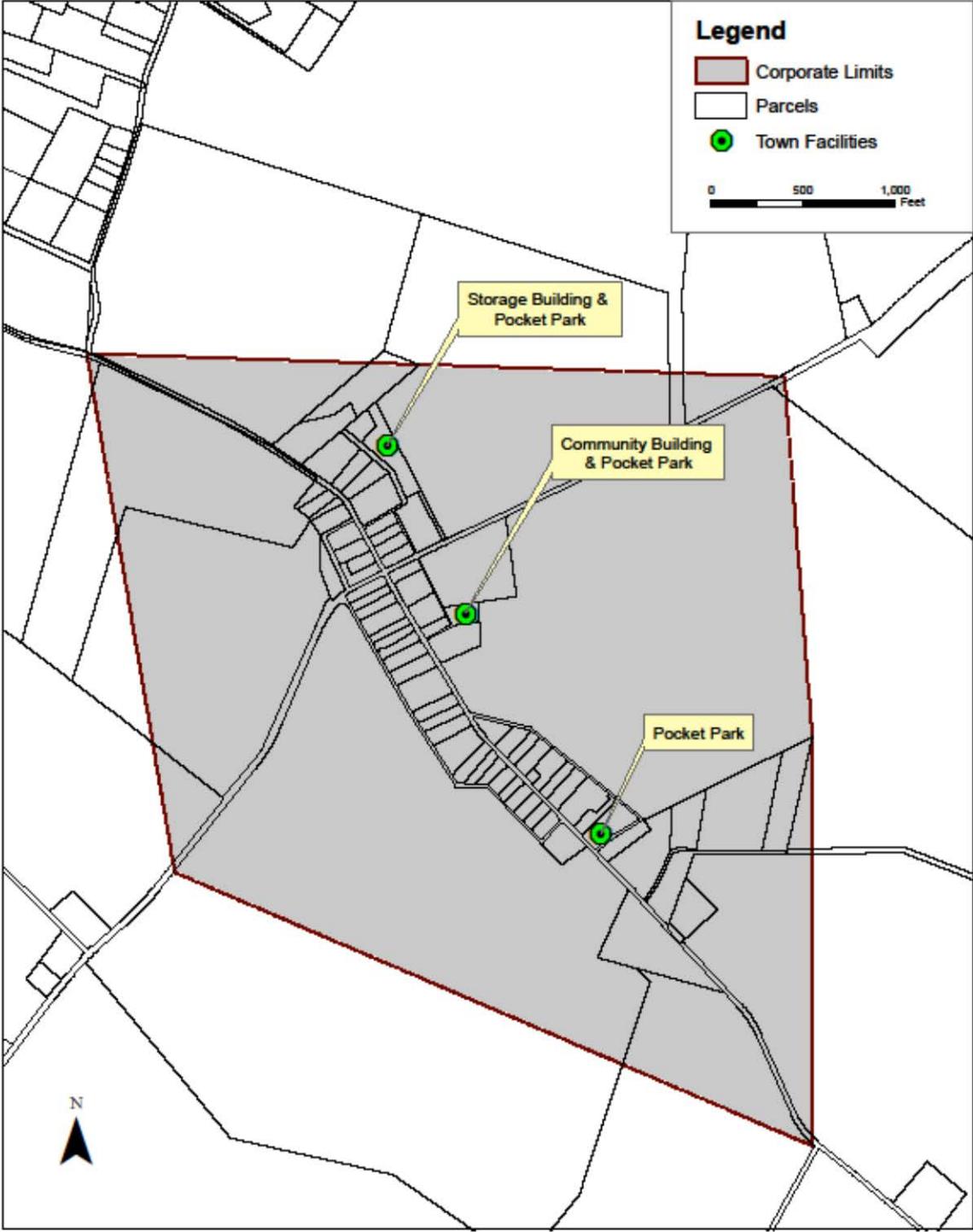


Figure 8