COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND

2017 Legislative Session

Resolution No. 22-2017

Introduced by: The President of the Council at the Request of the County Executive

A RESOLUTION APPROVING THE 2017 WICOMICO COUNTY COMPREHENSIVE PLAN (Plan).

WHEREAS, a Comprehensive Plan is a long-range planning document serving as a guide for future growth and development in the County; and

WHEREAS, this Plan is an update to the adopted 1998 WICOMICO COUNTY COMPREHENSIVE PLAN, which from time-to-time has been amended; and

WHEREAS, the Maryland Annotated Code, Land Use Article, requires a 10-year review cycle for Comprehensive Plans; and

WHEREAS, the County solicited input from the public and other stakeholders by holding a series of community meetings and from that input developed the PLAN; and

WHEREAS, the Plan was developed in accordance with the applicable sections of the Annotated Code of Maryland, Land Use Article; and

WHEREAS, the Plan was reviewed and recommended for adoption by the Wicomico County Planning and Zoning Commission; and

WHEREAS, the County Council held a duly advertised public hearing and received public comment on the Plan on February 21, 2017.

NOW, THEREFORE, BE IT RESOLVED, by the County Council of Wicomico County, Maryland, the 2017 Wicomico County Comprehensive Plan, attached hereto as Exhibit A, is hereby approved and adopted.

Done at Salisbury, Maryland, this 21st day of March, 2017.

ATTEST:

Laura Hurley,
Council Administrator

COUNTY COUNCIL OF
WICOMICO COUNTY, MARYLAND

John T. Cannon,
Council President
Executed and presented to the County Executive for approval this 23rd day of March, 2017 at 1:45 a.m. (p.m.)

Laura Hurley,
Council Administrator

ATTEST:

R. Wayne Strausburg,
Director of Administration

BY THE EXECUTIVE:

Bob Culver,
County Executive

CERTIFICATION

This Resolution was Adopted __, Adopted with Amendments __, Failed __, Withdrawn ___ by the County Council on March 21, 2017.

Certified by _________________________
Laura Hurley, Council Administrator
ADOPTED MARCH 21, 2017
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Chapter 1: Introduction

Wicomico Mission Statement:
The primary mission of Wicomico County is to provide for our citizens a healthy and safe environment, convenient transportation, broad range of housing types, and sufficient public facilities and services, while maintaining the rural nature of the County. To accomplish this mission, Wicomico County realizes that it has to protect its valuable natural resources and open space, as well as, ensure that a viable agricultural economy exists to maintain the value of agricultural land and strengthen the overall economy of the region.

PURPOSE OF THE COMPREHENSIVE PLAN
The Comprehensive Plan of Wicomico County is characteristically general, and long-range in nature, typically providing policy recommendations and guidance for the next 15 to 30 years. This long-range planning document extends beyond current issues and focuses on limitations and opportunities that will manifest as a direct result of future growth and development. The Plan is comprehensive as it encompasses the entire geographic region of the County and includes all functional elements that have an impact upon growth and development such as economic development, transportation, land use, and community facilities. It summarizes general goals, objectives, and implementation strategies without establishing detailed regulations or specific locations; however, this Plan serves as the basis for the preparation of specific legislation with respect to possible revisions to the subdivision and zoning regulations.

COMMUNITY PARTICIPATION
Citizen participation is a vital component of the local planning process. Early in the development process of this Plan, Wicomico County held a series of community meetings to understand public concerns and desires for the future development of the County. Three (3) public workshops were held to solicit public concerns. The first two workshops focused on rural issues surrounding land preservation policies including development requirements in the agricultural zones, subdivision clustering overall size of rural and resource areas, sensitive area protection, rural village development, mineral resources, and sewerage treatment issues (individual septic systems and package treatment plants).

At the rural workshops, controversial topics included: cluster density provision in agricultural areas; boundaries and density of the Metro Core; and the County’s role, if any, in annexation activities of the incorporated municipalities. Overall, there was strong consensus that landowners within the A-1 zoning district should be compensated if development rights are taken away from the owner through density changes to the agricultural zoning district.

The third workshop focused on Metro Core and suburban land use issues. There was strong consensus to channel future development into the Metro Core with lower intensity residential development occurring in the rural areas. Other concerns were: lack of enough white-collar jobs to retain recent college graduates of local colleges; providing services and accommodations for an aging population; addressing transportation congestion; and the capacity of current infrastructure to accommodate new growth and development.

In an effort to validate the issues identified at the public workshops, an opinion survey focusing on growth and development issues was conducted. The responses indicated that the citizens of Wicomico County viewed the Comprehensive Plan as the most important tool to control the future pace and location of growth and development of the County. There was a general consensus that the pace of development in rural areas was somewhat higher than desired, while the amount of development within the County growth areas and
municipalities was generally lower than desired. Infrastructure capacity was one of the top issues facing the County in the future, as well as the concern over protecting rural property owners’ land values while implementing strategies to preserve farmland.

Additional public informational meetings were held in a format similar to the first series of meetings. The purpose of these public meetings was to present the goals, objectives, and implementation strategies for each of the chapters contained in the Plan, as well as to obtain public participation and input about the various chapters and proposed recommendations. The majority of comments focused on the Land Use Plan and Chapter, which opinions varied about the size of the designated growth areas in relationship to the intensity of existing and planned development adjacent to the Metro Core growth boundary. Also, the recertification of the County Agricultural Preservation program was important to most of the participants, which references to achieving this goal have been incorporated in this document. Another significant amendment to this Plan, based on public input, was emphasizing the interdependence and importance of the municipal areas with respect to the overall success of the County.

WICOMICO COUNTY BACKGROUND

Wicomico County is located in the southeastern part of the State of Maryland, near the center of the Delmarva Peninsula. See Map 1-1. It is situated between: the Nanticoke River, which runs along the western border of the County; the Wicomico River and Wicomico Creek, which portions of these waterbodies run along the southern border of the County; and, the Pocomoke River that forms the eastern boundary of the County. The County is named after the Wicomico River and the Native American words wickomekee, meaning “a place where houses are built,” referring to a small Native American town on the banks of the river.

Founded in 1867, with land from portions of Somerset and Worcester Counties, Wicomico County encompasses approximately 400 square miles, of which approximately 23 square miles is water. The County contains two incorporated cities: Salisbury and Fruitland, and six incorporated towns; Delmar, Hebron, Mardela Springs, Pittsville, Sharptown, and Willards. The City of Salisbury serves as the county seat of Wicomico County. The counties adjacent to Wicomico County are Dorchester, Somerset, and Worcester Counties in the State of Maryland, and Sussex County in the State of Delaware.

Due in large part to its ideal centralized location on the Eastern Shore of Maryland, and at the intersection of two major highways (U.S. Routes 13 & 50), Wicomico County will retain its status as a regional center of economic activity. In a continued effort to capitalize on the County’s location, employment opportunities and regional transportation network, future growth and economic expansion will change the complexion of the County and its cities and towns. If improperly managed, the benefits of future growth and development could possibly lead to the loss of those essential characteristics that make Wicomico County a great place to live, work, and play.

The County’s unique blend of urban and rural environments differentiates it from the other counties on the Eastern Shore of Maryland. Wicomico County and the eight municipalities offer a variety of quality urban and rural residential environments consisting of well-established neighborhoods in close proximity to shopping, parks and recreational opportunities, and schools. The movement of goods, services, and people is made easier because of the exceptional highway network, a regional airport, existing rail lines, and the navigable Wicomico and Nanticoke Rivers.

Beyond the more densely populated areas, the County landscape is dominated by farm fields, forests, wetlands, rivers, and streams that create the rural heritage and promote a quality of life desired by the residents of Wicomico County. In addition to the bountiful natural resources, the County’s rural heritage includes quaint small towns, the historic villages of Whitehaven and Quantico, and small crossroads.
settlements containing the preserved historic and cultural resources that play an important part of the County’s identity. Places are connected by highways and scenic rural roads, farm lanes, stream and river channels, and greenways that provide for the movement of vehicles, people, and wildlife throughout the rural areas. Collectively, these features define the rural character that is uniquely Wicomico County.

HISTORY OF PLANNING IN WICOMICO COUNTY
Since 1943, Wicomico County and the City of Salisbury have practiced joint planning. In the early 1960’s, the County and City officially established a joint planning office. In 1989, this office was designated as the Department of Planning, Zoning, and Community Development. The Planning Commissions for Wicomico County and the City of Salisbury are legally separate, but consists of the same seven members. Three members are appointed by each jurisdiction, and the seventh member is jointly selected. The Planning Commission provides planning and zoning assistance to both Wicomico County and the City of Salisbury.

The County Council adopted its first County-wide plan, the Comprehensive Plan for Wicomico County, Maryland in November 1982. In 1998, the Wicomico County Council updated the Plan, which applied to the rural areas of the County outside of the Metro Core. Since 1998, amendments to the Plan have occurred; however, this document reflects a comprehensive update to the existing document.

DESCRIPTION OF THE PLAN
In addition to the Introduction, Development Goals & Objectives, and the Community Profile, this Plan is comprised of 11 elements developed to form an integrated, unified plan. These elements include:

- **Sensitive Area Protection** – Planning for the protection of natural resources and sensitive natural areas.
- **Water Resources** – Planning for the careful use and protection of ground and surface water.
- **Agriculture** – Planning for the protection and conservation of agricultural areas.
- **Land Use** – Planning for the most appropriate future use of land.
- **Transportation** – Planning for the most appropriate general location, character, and extent of highways, rail, air and port facilities, and other means of moving people and commodities.
- **Community Facilities** – Planning for the most appropriate future location, character, and extent of public lands, buildings, and facilities.
- **Historic and Cultural Resources** – Planning for the conservation of the County’s historic and cultural resources.
- **Housing and Community Development** – Recommending ways of assuring a decent residential environment for all citizens.
- **Economic Development and Financial Sustainability** – Planning to maintain the County’s status as a regional center of economic activity.
- **Mineral Resources** – Planning to assure a future supply of mineral resources.
- **Implementation** – Recommending policies, programs, and regulations which will carry out this Comprehensive Plan.

USE OF MAPS IN THIS PLAN
All maps provided as part of this Plan are general illustrations of County policies more specifically described in the text. While Geographic Information Systems (GIS) technology was used to render these maps, the precise borders shown may not indicate the true or appropriate location for various boundaries.
LEGISLATIVE BASIS FOR PLANNING IN MARYLAND

The legal basis for planning in Wicomico County and all other jurisdictions in the State that exercise planning and zoning authority is established by the Land Use Article of the Annotated Code of Maryland. One of the more important functions of this legislation is to define the requirements for the content, preparation, review and ultimately adoption of Comprehensive Plans. The Land Use Article lists the elements that are required, as well as the optional elements for inclusion into a Comprehensive Plan. Periodically, this legislation is amended by the Maryland General Assembly to address important planning issues as they relate to comprehensive plans in Maryland including, but not limited to, the following legislation:


Most commonly referred to as the 1992 Planning Act, this legislation required that every Comprehensive Plan includes the seven Visions (modified to eight Visions in 2000 and to twelve new visions in 2009 as outlined in HB-294 in 2009) outlined in this legislation. It required the inclusion of a Sensitive Areas Element with the purpose of establishing policies for the protection of wetlands, stream buffers, and habitats of rare, threatened and endangered species. In addition, this legislation required that local governments review their Comprehensive Plans at least every six years and update them as necessary. In 2013, the Maryland General Assembly approved House Bill 409, which revised the comprehensive plan review period from every six years to every 10 years to coincide with the Decennial Census.

The Twelve Visions, outlined in the Land Use Article of the Annotated Code of Maryland, as amended, are the guiding principles for the development of the goals and objectives for all local Comprehensive Plans in Maryland, including the Wicomico County Comprehensive Plan.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.

2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.

6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.

7. **Housing:** A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.

8. **Economic Development:** Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State’s natural resources, public services, and public facilities are encouraged.

9. **Environmental Protection:** Land and water resources, including the Chesapeake Bay 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 environmental protection.

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 Priority Funding Areas Act of 1997**

As part of the 1997 Smart Growth Initiatives, the Priority Funding Areas Act of 1997 legislation mandated growth related projects to be targeted to defined Priority Funding Areas (PFA). Many State programs of importance to local planning, including water and sewer funding, transportation funding, and housing and business development programs are targeted towards those growth areas. Municipal boundaries as they existed in 1997 were automatically included as PFAs. In contrast, new areas annexed after October of 1998 had to meet certain requirements and had to be endorsed by local government to be included as a PFA. Newly annexed areas had to meet requirements of the State including: an average residential density of at least 3.5 housing units per acre; have existing or planned water and sewer services; and (since HB 1141 passed in 2006) based on an assessment of the amount of land needed to accommodate projected growth over a 20-year planning period. This last provision is consistent with the new planning requirements of the Municipal Growth Element.

**Development Capacity Task Force (2004)**

In 2003, the Development Capacity Task Force was established by Executive Order by Governor Robert L. Ehrlich. The recommendations of the Task Force resulted in the local governments of Maryland agreeing to commit to including a Development Capacity Analyses (DCA) in their comprehensive plan. The DCA is conducted by local governments with assistance, if needed, from Maryland Department of Planning.

The DCA is an estimate of the potential amount of development that could take place in a complete build-out of an area regardless of a time provision or phasing of development. The DCA takes an inventory of all residential buildable lots (infill / redevelopment, undeveloped, and underdeveloped), with consideration to: applicable land-use laws; local plans, polices, and programs; and environmental constraints. A DCA is a useful tool for knowing the estimated development supply to plan for future growth especially in areas with existing or planned services. A major limitation of this assessment occurs in unsewered areas because the limitation of soils to support on-site sewerage systems is difficult to accurately assess. Instead, this septic suitability assessment must be done on a site-by-site basis.

**House Bill 2 (2006)**

The Agricultural Stewardship Act of 2006 established provisions for a Priority Preservation Area Element (PPAE) to be included in a county’s comprehensive plan. A PPAE identifies the acreage goals and types of agricultural resource land to be preserved in PPAEs, agricultural production in the county, the relationship between a county’s PPAEs and growth management plans and land use management tools, and describes the methods a county will take to achieve the goals of the Maryland Agricultural Land Preservation Foundation (MALPF).

In response to this Law, Chapter 6 of this Plan incorporated the required components of a PPAE, including, mapping of the PPAE and establishing the preservation goals to meet the expectations of House Bill 2. Prior to requesting State certification of the County Agricultural Preservation Program, the proposed amendments are required. Certification of a county program is contingent upon a variety of factors including an adopted PPAE in a county comprehensive plan.
House Bill 1141 (2006)
House Bill 1141 required that every municipality exercising planning and zoning authority prepare and adopt two new Plan elements. Local jurisdictions prepare a Municipal Growth Element (MGE) to define areas for future growth and assess the impact of that growth on community facilities and resources. Preparing this element is a prerequisite for future annexation after October 2009; however, counties are not required to include a MGE into their plans. See Appendix 4 (available on CD-ROM) for adopted Municipal Growth Element maps.

The Water Resources Element (WRE) requires counties and municipalities to evaluate the impact of projected growth on the adequacy and availability of water resources sufficient to support potable water supplies and to address pollutant loads resulting from future growth. The WRE identifies potential constraints on future growth and recommends a pattern of growth that minimizes any negative impacts on water resources. See Chapter 5.

House Bill 1160 (2006)
The Workforce Housing Grant Program provides flexible capital funds for the development costs of workforce housing for qualifying jurisdictions. One of the requirements is that the jurisdiction has in place either a Consolidated Plan approved by the United States Department of Housing and Urban Development (HUD) or a Comprehensive Plan with a Workforce Housing Element.

Annexation Procedures
The Five-Year Rule
There have been two changes to the five-year rule as it applies to newly annexed areas. First, the rule would be applied only based on zoning. In the past, the five-year rule could be applied whenever a proposed new zoning classification was substantially different from the use envisioned in the current adopted comprehensive plan. The reference to the comprehensive plan has been removed and the issue becomes the degree of change from the current county zoning classification to the proposed municipal zoning classification following the annexation.

When the zoning change is from one residential zone to another, “substantially different” is now defined as a density change. The five-year rule is applied for a density change that is denser by at least 50 percent. For example, the current zoning permits one unit per acre, the new zoning can be subject to the five-year rule if it permits anything more than 1.5 units per acre, which is a 50 percent increase in density. Another component of the test for consistency evaluates the differences between permitted uses between zoning districts to determine consistency. The policy remains unchanged with respect to the municipality requesting a waiver from the county to avoid the five-year wait until the new zoning classification begins.

House Bill 973 (2008)
In response to the Maryland Commission on Climate Change interim report to address impacts of shore erosion resulting from sea level rise, the Maryland General Assembly enacted The Living Shoreline Protection Act of 2008. This legislation requires the use of nonstructural shoreline stabilization techniques in tidal wetlands within the State. A major component of this Act is the identification of the non-structural efforts described as “Living Shorelines” as the preferred method of shore protection as they trap sediment, filter pollution, and provide important aquatic and terrestrial habitat. Both the Sensitive Areas and the Water Resources Element contained in this plan include policies to preserve stream and shoreline buffers.

Senate Bill 280 (2009)
As part of the Smart, Green, and Growing legislative package in 2009, the Maryland General Assembly passed The Smart and Sustainable Growth Act containing three planning-related bills. The primary function of this legislative package was to clarify the link of consistency between local comprehensive plans and local land use ordinances.
Though no new elements are required, this Act did expand the eight Planning Visions to the newly revised 12 Visions, which have been included in the beginning of this Chapter. In addition, this legislation requires additional reporting requirements for certain local actions and mandatory training for members of Planning and Zoning Commissions and Board of Appeals. Most importantly, the Bill defines the current requirement of the term “consistency.” As stated in Maryland Department of Planning’s 2009 Smart, Green, and Growing Legislation fact sheet, “Actions that are ‘consistent with’ or have ‘consistency with’ a comprehensive plan are actions that further, and are not contrary to the following items in the plan:

- Policies;
- Timing of implementation of the plan;
- Timing of development;
- Timing of rezoning;
- Development patterns
- Land uses; and
- Densities or intensities.”

**House Bill 474 (2010)**
To manage growth, development and sustainability, the Maryland General Assembly passed two important Smart, Green and Growing bills in the 2010 Session: the Sustainable Communities Act of 2010 (HB 474); and the Maryland Sustainable Growth Commission (HB 474 and Senate Bill 278).

The Sustainable Communities Act of 2010 strengthens reinvestment and revitalization in Maryland’s older communities by reinventing an existing rehabilitation tax credit and extending the life of the credit through 2014, simplifying the framework for designated target areas in the Community Legacy (CL) and Neighborhood BusinessWorks (NBW) program by creating “Sustainable Communities”, establishing a new transportation focus on older communities, and enhancing the role of the Smart Growth Subcabinet (SGSC) in the revitalization of communities. This Act represents a renewed partnership of State and local leaders from public and private sectors focused on renewing and sustaining investment into existing communities.

**Senate Bill 236 (2012)**
The Sustainable Growth and Agricultural Preservation Act of 2012, commonly referred to as the Septic Bill, was enacted to limit the nutrient contributions of on-site individual sewerage disposal systems serving large subdivisions from entering and impacting farm and forested areas, as well as the Chesapeake Bay and its tributaries. The Law applies to all counties and municipalities across the State. As enacted, this law applies to only residential subdivisions, not to commercial, industrial, or other non-residential uses. The Septic Bill has a myriad of provisions related to grandfathering of subdivisions, defining minor and major subdivisions, transfer of development rights, and establishing criteria for mapping of growth tiers consistent with this Law. At this time, the mapping of growth tiers by a county or local jurisdiction is voluntary.

Growth Tiers delineate the permitted locations of minor and major subdivisions, as well as regulates the type of sewerage system that will serve the residential developments. Mapping of the Growth Tiers is intended to be based on existing local plans, policies and programs including: zoning; comprehensive plans; sewerage service areas; Rural Legacy areas, and land preservation efforts.

In response to the Septic Bill, this Plan includes a Growth Tier Map, supplemental criteria for tier designation changes, and the administrative process to track designation changes between comprehensive plan updates. See **Appendix 6**.
House Bill 409 (2013)
In an effort to coincide the review and update of a jurisdiction's comprehensive plan to the release of U.S. Census Bureau’s Decennial Census, House Bill 409 extends the comprehensive plan review cycle from six years to every 10 years. In addition, a Planning Commission’s Annual Report is to include narrative about of the implementation status of their Comprehensive Plan at least once within the five-year period after adoption or review of the comprehensive plan.

House Bill 666 and 706 (2009 and 2013)
In 2009, the Maryland General Assembly passed Senate Bill 666, which amended the 1991 Forest Conservation Act by enacting policy provisions aimed at achieving a no net loss of forest. Major components of this action included the following:

- Required cooperation between DNR and forestry-related shareholder groups to determine the meaning of no net loss of forest and to create policies consistent with this expectation;
- Decrease exemption from Forest Conservation Plan requirement from 40,000 sq. ft. to 20,000 sq. ft.;
- No change in Forest Stand Delineation requirements; and
- Variance required for certain priority trees, shrubs, plans, and specific areas.

The Maryland General Assembly passed additional amendments to the Forest Conservation Act in 2013 designed to protect Maryland’s 40% tree canopy by achieving a no-net loss. These amendments strengthened other bills concerning forest loss by providing new and expanded reforestation incentives and support to help landowners and local governments achieve the goal. State forest will be required to earn dual sustainability certification to track sustainability efforts. The Maryland Department of Natural Resources will provide a statewide forest inventory report to local jurisdictions. Local jurisdictions can then set goals for forest preservation in the comprehensive plan. The Forest Conservation Act provides incentives to encourage tree cover on private property. To implement this Act, it is strongly encouraged the County and its incorporated jurisdictions coordinate with the State for the purpose of developing locally administered goals and policies designed to achieve no net loss of forest land cover. In 2013, the County retained professional consulting services to prepare a Tree Canopy Assessment. This Assessment will provide a “road map” to guide future policies designed to ensure a no net loss of tree canopy.

Executive Order 13508: Chesapeake Bay Protection and Restoration (2009)
President Obama’s Executive Order 13508 mandated the six states and the District of Colombia located in the Chesapeake Bay Watershed to take action to protect and restore the health of the Bay and its tributaries. The result was the establishment of the Chesapeake Bay Total Maximum Daily Load (TMDL) by the Environmental Protection Agency (EPA). TMDLs are the maximum amount of pollution that a waterway can accept daily and continue to meet water quality standards set forth by the State. The designated pollutants are nitrogen, phosphorous, and sediments.

To identify ways to reduce pollution in order to meet TMDLs, Watershed Implementation Plans (WIPs) were produced. The WIP is a three phase effort; Phase I was completed at the State level and Phase II was achieved at a combined State and County level. It is important to note for the purpose of this planning effort, the use of the term “County” within this document refers to a scale of geography utilized for this application and is not intended to imply or suggest County regulatory or approval authority of this document or any content herein. This document was submitted to MDE by the Core Planning Team. In response to the State’s direction for counties to prepare Phase II WIPs, a Phase II WIP Core Planning Team was established in accordance with the State’s expectations. The County WIP team consists of representatives from each of the municipalities, Health Department, State Highway Administration, development community, and a non-governmental organization. In 2011, the WIP team prepared the Phase
II WIP to guide future implementation efforts designed to reduce nutrients from entering our local waterbodies.

A major component of the WIP is the creation of two-year milestones established to promote continual progress towards achieving the nutrient targets by 2025. To date, the majority of completed work consists of planning related efforts and includes the preparation of a Watershed Shed Management Plan for the Wicomico River Watershed and an Urban Tree Canopy Assessment. These two resources will guide the implementation efforts of stormwater best management practices designed to reduce nutrient contributions to local waterbodies. To reduce the projected cost of meeting the nutrient targets for the stormwater sector, the County and municipalities should make every coordinated effort to plant trees, as well as prepare and implement nutrient management plans in the rural and urbanized areas of Wicomico County. In addition to the aforementioned planning initiatives, the County has embarked on constructing stormwater retrofits at numerous public facilities and parks.

To assist with the efforts designed to improve water quality of the Chesapeake Bay and its tributaries, this Plan includes planning-level implementation recommendations extracted from the County Phase II WIP. For additional information about the County WIP, contact the Wicomico County Department of Public Works.
Chapter 2: Development Goals & Objectives

INTRODUCTION
The formulation of Development Goals & Objectives is a fundamental step in preparing plans, policies, and programs to guide the proper development of Wicomico County. The statements are an integral part of the public planning and development process. Once established, and subsequently codified, they represent the overall growth philosophy of the County.

The Goals and Objectives included in this Plan are inclusive and supportive of local jurisdictions adopted comprehensive plans and provide a broad direction for guiding public actions and private activities in addressing a variety of land use decisions related to future growth and development. They establish a public policy framework for evaluating specific development proposals to meet the local needs of our residents, while at the same time attempting to preserve the existing character and environmental amenities of the County. As the County continues to change as a result of future growth, specific development proposals and revisions to this Plan can be consistently evaluated because of the established set of growth policies contained within this Plan.

Wicomico County is unique because of its location relative to major cities along the eastern seaboard, as well as having an extensive transportation network including two major interstates, second largest port in the State, robust rail activities, and home to a regional airport. Additionally, Wicomico County has a designated Urbanized Area (consists of a densely developed territory with a population of 50,000 or more persons) encompassing the Cities of Fruitland and Salisbury, Towns of Delmar (MD. and DE.), Hebron, and portions of the unincorporated areas of Wicomico and Somerset counties in Maryland and Sussex county in Delaware. Because of the aforementioned amenities of the County, no boilerplate set of Development Goals and Objectives can be superimposed upon the County. The statements reflect the vision of the community to embrace our rich agricultural heritage, as well as remaining the regional center of economic, academic, and medical services on the Lower Eastern Shore of Maryland.

The success of the County directly depends upon the success of the municipalities. While each of the cities and towns has a unique character, their fortunes are interconnected with those of the County. For example, the revitalization of Salisbury’s Central Business District is in the best interest of the entire County because of the potential to create new jobs, generate revenue, as well as provide a regional destination for travelers to visit and enjoy. The Goals, Objectives, and Implementation Strategies within this Plan are inclusive of the municipal areas and directed at creating interesting and sustainable communities supportive of multimodal transportation, recreation, diversity of housing types, economic development, and maintaining and enhancing infrastructure (schools, roads, water and sewer service, and institutional uses). The measurement of success will depend largely upon the ability to provide safe and walkable communities, reduce crime, construct quality affordable housing, support our high-quality academic institutions and schools, and provide exceptional public services. To achieve this, coordination among the incorporated jurisdictions and the County is essential.

In an effort to promote the public health, safety, and general welfare of all County residents including the incorporated jurisdictions, the following Development Goals and Objectives have been established to serve as a foundation for preparing policies for guiding the orderly and controlled growth encouraging more
densely developed areas within the incorporated jurisdictions, especially those within the Metro Core of Wicomico County.

GOALS
Goals are defined as statements that summarize the general philosophy towards growth and related development activities. When followed, they promote balanced development, which is financially sound, environmentally sensitive, and the least disruptive to County residents.

The Goals of the Wicomico County Comprehensive Plan are:
- Concentrate intense development and infrastructure in designated growth areas with existing or planned services;
- Preserve and protect environmentally sensitive and rural lands and resources; and
- Cooperatively work with the eight municipalities and rural villages to ensure a sustainable and high quality of life in communities and rural areas.

OBJECTIVES
Objectives contained within this Plan establish methods of guiding development in an orderly and controlled manner to achieve the broad Goals for the County.
- Maintain moderate population growth for the County and plan to accommodate approximately 127,650 persons and 49,650 households by 2040.
- Implement adopted plans, policies, and programs designed to direct growth and associated infrastructure to designated growth areas (County Land Use Plan; County Zoning; County Comprehensive Water and Sewerage Plan; County Land Preservation, Parks, and Recreation Plan; County Phase II Watershed Implementation Plan; Capital Improvement Budgets; Wicomico River Watershed Management Plan; and municipal plans).
- Support policies and programs encouraging the expansion and diversification of the County’s economic base by supporting and recruiting businesses providing a wide variety of skilled jobs in small, select industries such as value-added processing of agricultural products.
- Promote Wicomico County as a destination for visitors to the entire Lower Eastern Shore region.
- Support the continuing role of the Salisbury-Wicomico Metro Core as the tri-state center of financial, educational, governmental, and medical institutions and facilities.
- Protect water quality and wildlife, and conserve natural features that make a significant contribution to the character and identity of the County.
- Encourage moderate growth in the County through the use of sustainable planning and design strategies for development that remains sensitive to environmental concerns and does not negatively impact the agricultural industry.
- Promote and retain farms and agricultural-based industry in the County by preserving the agricultural land base.
- Direct new medium and high-density residential development into designated growth areas and support existing development patterns in traditional rural villages such as Allen, Nanticoke, and Whitehaven.
- Encourage a fully coordinated multi-modal transportation system that accommodates the movement of people and goods by air, land, and water (both motorized and non-motorized forms of travel).
- Support a variety of public accessible open space areas and recreational facilities.
- Safeguard and promote the history and rural heritage of the County.
Chapter 3: Community Profile

DEMOGRAPHICS

The importance of understanding the scope and size of projected population growth in this Comprehensive Plan can not be overstated. Population growth and household growth are directly related. Household numbers will increase with population growth dependent upon the demographic characteristics of the population. Growth driven by an increase of younger families with children requires a different mix of housing types than growth driven by an influx of retirees. In a similar fashion, demographics determine the number of schools needed in a community or the type of transportation services to be provided in the future.

Every component of population growth will result in a different dynamic that must be considered in a Comprehensive Plan. For example, the education level achieved by new residents will affect the number and types of jobs created in a community, which will in turn reflect in the mix of commercial and industrial land uses shown in the Plan. That dynamic works in the reverse direction as well. A projected loss of well-paying jobs requiring higher educational levels often times will result in a loss of population and households traditionally filling those jobs.

In addition to economic impacts, the size and pace of population growth also impacts the natural environment. The population projections shown in this Chapter directly influence each of the elements contained in this Plan.

The growth projections used in this Plan are consistent with regional and State-wide projections of growth and development. This Plan examines the implications of projected growth and then accommodates that growth through appropriate policies to provide public facilities and services, and protection of Wicomico County’s cultural and environmental resources.

The demographic and socioeconomic data contained in this Plan represents the best information available at the time of publication. It is important to note, American Community Survey data and Decennial Census data is for planning purposes to identify changes to the community profile over time.

POPULATION

Wicomico County experienced a population increase of approximately 82 percent or 44,497 persons from 54,236 in 1970 to 98,733 in 2010. During this 40-year period, the County experienced its largest population increase during the 1970s. From 1970 to 1980, the County population increased by 19.0 percent or 10,304 residents. See Table 3-1.

Based on the Maryland Department of Planning’s population projections, the County population is anticipated to reach 127,650 persons by 2040. This population projection represents an increase of roughly 29 percent or 28,917 persons from 2010 to 2040. On average, the County population has increased by approximately 11,124 persons every decade between 1970 and 2010. See Table 3-2. While the County has grown at a constant rate over the past four decades, recent population trends indicate an increasing percentage of overall County population locating within the towns and cities in Wicomico County.
Chapter 3: Community Profile

Table 3-2 represents the percentage of residents living in the County compared to those living within one of the eight incorporated cities and towns. The County population in 2010 was 98,733, of which roughly 43 percent or 42,669 persons resided within an incorporated city or town. The remaining 56,064 persons resided in the unincorporated portions of the County. The three jurisdictions inside of the Metro Core represented the majority of the overall population that resided in one of the eight municipal jurisdictions. The Cities of Salisbury and Fruitland, as well as the Town of Delmar accounted for 38,212 persons or approximately 90 percent of the total population that resided within an incorporated area. The other five municipalities represented the remaining balance of 4,457 persons or approximately 10 percent of the total population within an incorporated area. Based on the projections and estimates contained in this Plan, the overall proportion of persons living within a municipality will continue to increase over the next 20 years.

By the year 2030, the total population of Wicomico County is projected to reach 119,200 persons, of which approximately 49 percent or 58,407 persons will reside within the incorporated cities and towns; whereas the remaining 51 percent or 60,793 persons will live within the unincorporated portions of the County. Of the eight municipalities, the City of Salisbury is projected to account for 33.6 percent of the total population of the County, and 68.6 percent of the total population living within an incorporated jurisdiction.

Table 3-3 represents the percentage of residents living in the County compared to those living within one of the eight incorporated cities and towns. The County population in 2010 was 98,733, of which roughly 43 percent or 42,669 persons resided within an incorporated city or town. The remaining 56,064 persons resided in the unincorporated portions of the County. The three jurisdictions inside of the Metro Core represented the majority of the overall population that resided in one of the eight municipal jurisdictions. The Cities of Salisbury and Fruitland, as well as the Town of Delmar accounted for 38,212 persons or approximately 90 percent of the total population that resided within an incorporated area. The other five municipalities represented the remaining balance of 4,457 persons or approximately 10 percent of the total population within an incorporated area. Based on the projections and estimates contained in this Plan, the overall proportion of persons living within a municipality will continue to increase over the next 20 years.

By the year 2030, the total population of Wicomico County is projected to reach 119,200 persons, of which approximately 49 percent or 58,407 persons will reside within the incorporated cities and towns; whereas the remaining 51 percent or 60,793 persons will live within the unincorporated portions of the County. Of the eight municipalities, the City of Salisbury is projected to account for 33.6 percent of the total population of the County, and 68.6 percent of the total population living within an incorporated jurisdiction.

Table 3-2: WICOMICO COUNTY & MUNICIPALITIES POPULATION

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>% of County Population 2010</th>
<th>2030</th>
<th>% Change 2010 - 2030</th>
<th>% of County Population 2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salisbury</td>
<td>30,343</td>
<td>30.7%</td>
<td>40,085</td>
<td>32.1%</td>
<td>33.6%</td>
</tr>
<tr>
<td>Delmar</td>
<td>3,003</td>
<td>3.0%</td>
<td>4,975</td>
<td>65.7%</td>
<td>4.2%</td>
</tr>
<tr>
<td>Fruitland</td>
<td>4,866</td>
<td>4.9%</td>
<td>7,300</td>
<td>50.0%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Hebron</td>
<td>1,084</td>
<td>1.1%</td>
<td>1,575</td>
<td>45.3%</td>
<td>1.3%</td>
</tr>
<tr>
<td>Mardela</td>
<td>347</td>
<td>0.4%</td>
<td>542</td>
<td>56.2%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Pittsville</td>
<td>1,417</td>
<td>1.4%</td>
<td>1,625</td>
<td>14.7%</td>
<td>1.4%</td>
</tr>
<tr>
<td>Sharptown</td>
<td>651</td>
<td>0.7%</td>
<td>900</td>
<td>38.2%</td>
<td>0.8%</td>
</tr>
<tr>
<td>Willards</td>
<td>958</td>
<td>1.0%</td>
<td>1,405</td>
<td>46.7%</td>
<td>1.2%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>42,669</td>
<td>43.2%</td>
<td>58,407</td>
<td>36.9%</td>
<td>49.1%</td>
</tr>
</tbody>
</table>


Wicomico County has traditionally grown faster than the State of Maryland as a whole. From 1970 to 1980, the County population grew by 19 percent, and during the same period the State grew by 7.5 percent. While the growth rate has slowed in Wicomico County, it is still projected to be approximately 1.6 percent higher than the population increase for the State through 2040.

Table 3-3: WICOMICO COUNTY POPULATION

<table>
<thead>
<tr>
<th></th>
<th>Census Data</th>
<th>MDP Est. 2015</th>
<th>MDP Projections 2020</th>
<th>MDP Projections 2025</th>
<th>MDP Projections 2030</th>
<th>MDP Projections 2035</th>
<th>MDP Projections 2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>54,236</td>
<td>64,540</td>
<td>74,339</td>
<td>84,644</td>
<td>98,733</td>
<td>102,370</td>
<td>109,200</td>
</tr>
<tr>
<td>1980</td>
<td>64,540</td>
<td>74,339</td>
<td>84,644</td>
<td>98,733</td>
<td>102,370</td>
<td>109,200</td>
<td>114,400</td>
</tr>
<tr>
<td>1990</td>
<td>74,339</td>
<td>84,644</td>
<td>98,733</td>
<td>102,370</td>
<td>109,200</td>
<td>114,400</td>
<td>119,200</td>
</tr>
<tr>
<td>2000</td>
<td>84,644</td>
<td>98,733</td>
<td>102,370</td>
<td>109,200</td>
<td>114,400</td>
<td>119,200</td>
<td>123,650</td>
</tr>
<tr>
<td>2010</td>
<td>98,733</td>
<td>102,370</td>
<td>109,200</td>
<td>114,400</td>
<td>119,200</td>
<td>123,650</td>
<td>127,650</td>
</tr>
</tbody>
</table>


Source: U.S. Census Bureau (2010), and the Maryland Department of Planning-Maryland State Data Center (January 2015)
TABLE 3-3: STATE of MARYLAND POPULATION CHARACTERISTICS

<table>
<thead>
<tr>
<th>Census Data</th>
<th>MDP Est. 2015</th>
<th>MDP Projections 2020</th>
<th>MDP Projections 2025</th>
<th>MDP Projections 2030</th>
<th>MDP Projections 2035</th>
<th>MDP Projections 2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>3,923,897</td>
<td>4,216,933</td>
<td>4,780,753</td>
<td>5,296,486</td>
<td>5,773,552</td>
<td>6,006,401</td>
</tr>
<tr>
<td>Population Increase</td>
<td>N/A</td>
<td>293,036</td>
<td>563,820</td>
<td>515,733</td>
<td>477,066</td>
<td>232,849</td>
</tr>
<tr>
<td>Percent Increase</td>
<td>N/A</td>
<td>7.5%</td>
<td>13.4%</td>
<td>10.8%</td>
<td>9.0%</td>
<td>4.0%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau (2010), and Maryland Department of Planning – Maryland State Data Center (March, 2016)

HOUSING

The U.S. Census Bureau defines a household as follows, “A household includes all the people who occupy a housing unit as their usual place of residence.” It is important to note for the purpose of this discussion, that housing units and households, as well as population and household population are not interchangeable. Traditionally, total population and total housing units are higher than household and household population figures. The main reason for this disparity is because of two major factors. Total housing units are typically larger than household figures because of the inclusion of vacant units. Subsequently, total households and household population figures do not include persons residing in a group quarter, whereas total population accounts for those persons living in group quarters.

The total household population and the total number of housing units in Wicomico County have been increasing since 1970; however, the rate of increase has slowed as indicated in Table 3-4. The largest percent of household increase from 1970 to 2010 occurred during the 1970s, which contributed to an increase of 33 percent or 5,706 households in Wicomico County.

Over the next 30 years, it has been projected that the County will experience an increase in households from 37,225 in 2010 to 49,650 by 2040. This projected increase represents an additional 12,425 households or a 33.4 percent increase of 24,800 total households during the next 30 years. Wicomico County will continue to experience a higher percent of increase in the number of households than the State of Maryland. See Table 3-5.

TABLE 3-4: WICOMICO COUNTY HOUSEHOLD PROFILE

<table>
<thead>
<tr>
<th>Census</th>
<th>MDP Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>54,236</td>
</tr>
<tr>
<td>Household Population</td>
<td>52,880</td>
</tr>
<tr>
<td>Percent Difference-Household Population</td>
<td>N/A</td>
</tr>
<tr>
<td>Households</td>
<td>17,170</td>
</tr>
<tr>
<td>Increase in Households</td>
<td>N/A</td>
</tr>
<tr>
<td>Percentage Difference - Households</td>
<td>N/A</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>3.08</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau (2010), and Maryland Department of Planning – Maryland State Data Center (July, 2014)
Chapter 3: Community Profile

TABLE 3-5: STATE of MARYLAND HOUSEHOLD PROFILE

<table>
<thead>
<tr>
<th>Source: U.S. Census Bureau (2010), and Maryland Department of Planning – Maryland State Data Center (July, 2014)</th>
</tr>
</thead>
<tbody>
<tr>
<td>As evident for the County and the State, the average household size had steadily decreased from 1970 to 2000. See Tables 3-4 &amp; 3-5. Over the span of this 30-year period, the County and State have experienced almost identical decreases of the average persons per household. From 1970 to 2010, the State average household size had decreased from 3.25 persons per household in 1970 to 2.61 persons per household in 2010. This represents a decrease of roughly 20 percent or 0.64 persons per household. During that same time period, the average household size of Wicomico County decreased by 18 percent or 0.55 persons per household. Overall, Wicomico County experienced a lower average household size than the State of Maryland.</td>
</tr>
<tr>
<td>As of 2015 American Community Survey, 5 Year Estimates, 2011 - 2015, there were 41,685 housing units within Wicomico County. Approximately 89 percent or 36,989 units were occupied, and the remaining 11 percent or 4,696 units were vacant. The majority of occupied housing units in the County are owner-occupied rather than renter-occupied. Of the occupied housing units in the County, owner-occupied housing units accounted for 62.3 percent or 23,044 units and renter-occupied units represented 37.7 percent or 13,945 housing units. The tenure and vacancy characteristics of Wicomico County and the State of Maryland demonstrate a comparable pattern. See Table 3-6. In addition, the County experienced a higher percentage of vacant housing units compared to the State, 12.0 percent and 10.1 percent, respectively.</td>
</tr>
</tbody>
</table>

TABLE 3-6: HOUSING TENURE AND VACANCY CHARACTERISTICS

<table>
<thead>
<tr>
<th>Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 - 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 3-7 depicts the value of selected owner-occupied housing units in the County, as well as the State. Of the 23,060 selected owner-occupied units in Wicomico County, 17.3 percent or 3,993 of the selected units were valued under $100,000. In comparison, 7.8 percent or 111,972 of the selected units in the State had values under $100,000. Within the County, the selected owner-occupied housing units valued between $200,000 and $299,999 comprised the largest proportion of these selected units, whereas the units valued between $300,000 and $499,999 accounted for the largest percentage of these selected units state-wide. Of the selected units within the County, 3.6 percent had a value of $500,000 or greater in comparison to 17.5</td>
</tr>
</tbody>
</table>
percent state-wide. The median value of the selected owner-occupied units in the County was $172,400 and the State median value was $286,900.

**TABLE 3-7: VALUE OF SELECTED OWNER-OCCUPIED HOUSING UNITS**

<table>
<thead>
<tr>
<th>Value</th>
<th>Wicomico County</th>
<th>Percentage</th>
<th>Maryland</th>
<th>Maryland Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-Occupied Units</td>
<td>23,060</td>
<td>100.0%</td>
<td>1,447,662</td>
<td>100.0%</td>
</tr>
<tr>
<td>Less than $50,000</td>
<td>1,614</td>
<td>7.0%</td>
<td>51,549</td>
<td>3.6%</td>
</tr>
<tr>
<td>$50,000 to $99,999</td>
<td>2,379</td>
<td>10.3%</td>
<td>60,423</td>
<td>4.2%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>4,879</td>
<td>21.2%</td>
<td>105,379</td>
<td>7.3%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>5,406</td>
<td>23.4%</td>
<td>174,491</td>
<td>12.1%</td>
</tr>
<tr>
<td>$200,000 to $299,999</td>
<td>5,744</td>
<td>24.9%</td>
<td>379,819</td>
<td>26.2%</td>
</tr>
<tr>
<td>$300,000 to $499,999</td>
<td>2,222</td>
<td>9.6%</td>
<td>422,217</td>
<td>29.2%</td>
</tr>
<tr>
<td>$500,000 to $999,999</td>
<td>612</td>
<td>2.7%</td>
<td>214,546</td>
<td>14.8%</td>
</tr>
<tr>
<td>$1,000,000 or more</td>
<td>204</td>
<td>0.9%</td>
<td>39,238</td>
<td>2.7%</td>
</tr>
<tr>
<td>Median (dollars)</td>
<td>$172,400</td>
<td>N/A</td>
<td>$286,900</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 - 2015

**GENDER, RACE & ETHNICITY**

In Wicomico County, the ratio of men to women 16 years and older remained fairly constant since 1970. Both Wicomico County and the State of Maryland have a comparable male to female population ratio. In addition, they both experienced a slightly higher female population than male.

**TABLE 3-8: WICOMICO COUNTY MALE / FEMALE POPULATION RATIO 16 YEARS and OVER**

<table>
<thead>
<tr>
<th>Census Data</th>
<th>MDP Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>17,808</td>
</tr>
<tr>
<td>Female</td>
<td>20,453</td>
</tr>
<tr>
<td>Male%</td>
<td>46.5%</td>
</tr>
<tr>
<td>Female%</td>
<td>53.4%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau (1970 - 2010), and Maryland Department of Planning – Maryland State Data Center (July 2014)

Table 3-9 contains information related to the racial composition of the County and Maryland residents. The white population represented the largest proportion of the County and State population, 69 and 58 percent, respectively. Also, the Black and African American population is the second largest race for Wicomico County (24 percent) and Maryland (30 percent). Collectively, the White and Black / African American populations account for 93 percent of County residents and 88 percent of State residents.
TABLE 3-9: RACIAL COMPOSITION

<table>
<thead>
<tr>
<th>Race</th>
<th>Wicomico County</th>
<th>Percent</th>
<th>Maryland</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>69,506</td>
<td>68.7%</td>
<td>3,416,107</td>
<td>57.6%</td>
</tr>
<tr>
<td>Black/ African American</td>
<td>24,429</td>
<td>24.1%</td>
<td>1,750,916</td>
<td>29.5%</td>
</tr>
<tr>
<td>American Indian/ Alaska Native</td>
<td>124</td>
<td>0.1%</td>
<td>15,579</td>
<td>0.3%</td>
</tr>
<tr>
<td>Asian</td>
<td>3,084</td>
<td>3.0%</td>
<td>357,616</td>
<td>6.0%</td>
</tr>
<tr>
<td>Native Hawaiian/ Pacific Islander</td>
<td>18</td>
<td>0.01%</td>
<td>2,754</td>
<td>0.05%</td>
</tr>
<tr>
<td>Other</td>
<td>1,032</td>
<td>1.0%</td>
<td>211,914</td>
<td>3.6%</td>
</tr>
<tr>
<td>Population of two or more races</td>
<td>2,989</td>
<td>3.0%</td>
<td>175,652</td>
<td>3.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>101,182</strong></td>
<td><strong>100%</strong></td>
<td><strong>5,930,538</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 - 2015

Ethnicity as defined by the U.S. Census refers to a person’s origin as opposed to their race. The Census Bureau collects information using two ethnicities categories: “Hispanic or Latino” and “Not Hispanic or Latino.” In 2010, 4.5 percent or 4,478 residents of Wicomico County were of Hispanic or Latino origin. In contrast, 95.5 percent or 94,255 persons were not of Hispanic or Latino origin. See Table 3-10.

Although the overall percentage of persons of Hispanic or Latino origin comprised a relatively low percentage of County residents, it was a significant increase of approximately 143 percent in comparison to the Hispanic or Latino population as of the 2000 Census. Based on the 2000 Census, only 2.2 percent of the 84,644 residents of Wicomico County were of Hispanic or Latino origin. See Table 3-10.

TABLE 3-10: WICOMICO COUNTY ETHNIC COMPOSITION

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino Origin</td>
<td>1,842</td>
<td>2.2%</td>
<td>4,478</td>
<td>4.5%</td>
<td>4,993</td>
<td>4.9%</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>82,802</td>
<td>97.8%</td>
<td>94,255</td>
<td>95.5%</td>
<td>96,189</td>
<td>95.1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>84,644</strong></td>
<td><strong>100%</strong></td>
<td><strong>98,733</strong></td>
<td><strong>100%</strong></td>
<td><strong>101,182</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>


AGE STRUCTURE

Table 3-11 shows the total population and the percent of the total population by age groups of residents in Wicomico County and the State of Maryland. The 45 to 54 years old age bracket contained the largest overall proportion of County residents, which consisted of roughly 13 percent or 13,127 County residents. In contrast, seniors 85 years or older included the smallest proportion of the County’s population (1.9 percent or 1,902 residents). The median age of County residents was 35.5 years old.

The State of Maryland’s age structure of its residents is comparable to Wicomico County. The 45 to 54 years old age bracket had the largest concentration of the State’s overall population, which represented 15 percent or 877,018 residents. The 85 years and over bracket comprised the smallest proportion of the population (1.8 percent or 106,624 residents). The median age of the State’s population was 38.2 years of age.
### TABLE 3-11: POPULATION BY AGE

<table>
<thead>
<tr>
<th>Age</th>
<th>Wicomico County</th>
<th>Wicomico County Percentage</th>
<th>Maryland</th>
<th>Maryland Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>101,182</td>
<td>100.0%</td>
<td>5,930,538</td>
<td>100%</td>
</tr>
<tr>
<td>Under 5 years</td>
<td>6,131</td>
<td>6.1%</td>
<td>367,722</td>
<td>6.2%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>6,225</td>
<td>6.2%</td>
<td>371,815</td>
<td>6.3%</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>6,226</td>
<td>6.2%</td>
<td>377,167</td>
<td>6.4%</td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>8,693</td>
<td>8.6%</td>
<td>392,996</td>
<td>6.6%</td>
</tr>
<tr>
<td>20 to 24 years</td>
<td>10,769</td>
<td>10.6%</td>
<td>402,379</td>
<td>6.8%</td>
</tr>
<tr>
<td>25 to 34 years</td>
<td>12,009</td>
<td>11.9%</td>
<td>813,312</td>
<td>13.7%</td>
</tr>
<tr>
<td>35 to 44 years</td>
<td>11,395</td>
<td>11.3%</td>
<td>774,255</td>
<td>13.1%</td>
</tr>
<tr>
<td>45 to 54 years</td>
<td>13,127</td>
<td>13.0%</td>
<td>877,018</td>
<td>15.0%</td>
</tr>
<tr>
<td>55 to 59 years</td>
<td>6,568</td>
<td>6.5%</td>
<td>404,371</td>
<td>6.8%</td>
</tr>
<tr>
<td>60 to 64 years</td>
<td>5,918</td>
<td>5.8%</td>
<td>348,352</td>
<td>5.9%</td>
</tr>
<tr>
<td>65 to 74 years</td>
<td>8,052</td>
<td>8.0%</td>
<td>453,074</td>
<td>7.6%</td>
</tr>
<tr>
<td>75 to 84 years</td>
<td>4,167</td>
<td>4.1%</td>
<td>231,813</td>
<td>3.9%</td>
</tr>
<tr>
<td>85 years and over</td>
<td>1,902</td>
<td>1.9%</td>
<td>106,624</td>
<td>1.8%</td>
</tr>
<tr>
<td>Median Age</td>
<td>35.5</td>
<td>N/A</td>
<td>38.2</td>
<td>N/A</td>
</tr>
</tbody>
</table>

U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 – 2015

### EDUCATION

The level or amount of education achieved within an area directly relates to the types of employment opportunities within a community. Typically, areas that possess a higher percentage of college graduates tend to have a higher overall proportion of professional jobs. Educational attainment is analyzed based on the population that is 25 years of age or older. In Wicomico County, there were 63,138 persons 25 years of age or older. Of that specific population group, 12 percent or approximately 7,663 persons did not graduate from high school, which was a slightly lower percentage than the State average of 10.7 percent. See Table 3-12.

The majority of County residents 25 years or older have graduated from high school or received a high school equivalency. When compared to the State, the County had a greater percentage of its population that graduated from high school or received a high school equivalency.

Approximately 21 percent of County residents earned some college credits, but had yet to earn an Associate, Bachelor or Graduate/Professional degree. Within the County, 35 percent or roughly 22,114 residents earned a college degree (Associates, Bachelor’s or Graduate or professional degree). The residents in the State of Maryland had a higher overall percentage of population that attained a college degree. Across the State, roughly 44 percent or about 1,779,224 residents graduated from college.

Although the County’s average or proportion of its residents that earned a college degree is less than the State average, the residents of this County have and will continue to benefit from the close proximity to numerous academic institutions within the area including Salisbury University, Wor-Wic Community College, University of Maryland - Eastern Shore campus, and Delaware Technical and Community College. More information about the local universities and colleges is included as part of Chapter 9, Community Facilities.
TABLE 3-12: EDUCATIONAL ATTAINMENT

<table>
<thead>
<tr>
<th>Age</th>
<th>Wicomico County</th>
<th>Wicomico County Percentage</th>
<th>Maryland</th>
<th>Maryland Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population 25 years and older</td>
<td>63,138</td>
<td>100.0</td>
<td>4,018,459</td>
<td>100.0</td>
</tr>
<tr>
<td>Less than 9th grade</td>
<td>2,404</td>
<td>3.8%</td>
<td>167,285</td>
<td>4.2%</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>5,259</td>
<td>8.2%</td>
<td>260,143</td>
<td>6.5%</td>
</tr>
<tr>
<td>High School graduate (incl. equivalency)</td>
<td>20,110</td>
<td>31.9%</td>
<td>1,026,600</td>
<td>25.5%</td>
</tr>
<tr>
<td>Some college credit, no degree</td>
<td>13,251</td>
<td>21.0%</td>
<td>785,207</td>
<td>19.5%</td>
</tr>
<tr>
<td>Associate degree</td>
<td>4,138</td>
<td>6.6%</td>
<td>256,254</td>
<td>6.4%</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>10,323</td>
<td>16.3%</td>
<td>826,439</td>
<td>20.6%</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>7,653</td>
<td>12.1%</td>
<td>696,531</td>
<td>17.3%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 – 2015

LABOR FORCE AND EMPLOYMENT

As defined by the U.S. Census Bureau, labor force is defined as “all people classified in the civilian labor force, plus members of the U.S. Armed Forces. The Civilian labor force consists of persons classified as employed or unemployed.” The total labor force of Wicomico County residents was approximately 65 percent or 52,635 of the population age 16 years and older. In comparison, the state-wide labor force was estimated to be 68 percent of the total population age 16 years and older.

Within the County, 59 percent or 47,947 persons of the population 16 years and older were employed and 5.7 percent or 4,598 persons were unemployed. Additionally, 28,678 or 35.3 percent of the population 16 years of age or older were not in the labor force, and 90 persons or one-tenth of one percent were in the armed forces. Overall, the County labor force characteristics were comparable to the State figures contained in Table 3-13.

TABLE 3-13: LABOR FORCE

<table>
<thead>
<tr>
<th>Labor Force</th>
<th>Wicomico County</th>
<th>Wicomico County Percentage of Population 16 and older</th>
<th>Maryland</th>
<th>Maryland Percentage of Population 16 and older</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population 16 and older</td>
<td>81,313</td>
<td>100%</td>
<td>4,737,405</td>
<td>100%</td>
</tr>
<tr>
<td>Labor Force</td>
<td>52,635</td>
<td>64.7%</td>
<td>3,241,222</td>
<td>68.4%</td>
</tr>
<tr>
<td>Employed Persons</td>
<td>47,947</td>
<td>59.0%</td>
<td>2,976,504</td>
<td>62.8%</td>
</tr>
<tr>
<td>Unemployed Persons</td>
<td>4,598</td>
<td>5.7%</td>
<td>238,027</td>
<td>5.0%</td>
</tr>
<tr>
<td>Not in Labor Force</td>
<td>28,678</td>
<td>35.3%</td>
<td>1,496,183</td>
<td>31.6%</td>
</tr>
<tr>
<td>Armed Forces</td>
<td>90</td>
<td>0.1%</td>
<td>26,691</td>
<td>0.6%</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>8.8%</td>
<td>N/A</td>
<td>7.4%</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 – 2015

Table 3-14 contains information relating to the types of industries that employed the County’s labor force. Wicomico County has a diverse industry base with primary sources of employment that included: education, health and social services (27.7 percent); retail trade (12.1 percent); arts, entertainment and recreation (10.7 percent); construction (6.4 percent); and manufacturing (9.6 percent).

A significant difference between the County and State industry profiles were the overall percentage of persons employed in the professional, scientific, management, administrative and waste management services industries. The State of Maryland experienced almost twice the amount of persons collectively employed in the professional, scientific, and waste management services industries than the County, 15.2 percent or 452,454 persons employed and 3,740 or 7.8 percent of persons employed, respectively. Also, a significant difference exists in the public administration industry. Wicomico County residents comprised 6.6 of its employed labor force in the public administration industry in comparison to the 11.1 percent of
the State’s labor force. The County should continue to work closely with the business community, as well as the Salisbury-Wicomico Economic Development Corporation (SWED) in an effort to increase the amount of jobs in this sector of industry.

### TABLE 3-14: INDUSTRY EMPLOYING COUNTY RESIDENTS

<table>
<thead>
<tr>
<th>Industry</th>
<th>Wicomico County</th>
<th>Wicomico County Percentage</th>
<th>Maryland</th>
<th>Maryland Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry, fisheries &amp; mining*</td>
<td>691</td>
<td>1.4%</td>
<td>15,665</td>
<td>0.5%</td>
</tr>
<tr>
<td>Construction</td>
<td>3,076</td>
<td>6.4%</td>
<td>198,629</td>
<td>6.7%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>4,618</td>
<td>9.6%</td>
<td>140,892</td>
<td>4.7%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>1,106</td>
<td>2.3%</td>
<td>58,552</td>
<td>2.0%</td>
</tr>
<tr>
<td>Retail trade</td>
<td>5,794</td>
<td>12.1%</td>
<td>291,590</td>
<td>9.8%</td>
</tr>
<tr>
<td>Transportation, warehousing &amp; utilities</td>
<td>2,349</td>
<td>4.9%</td>
<td>129,130</td>
<td>4.3%</td>
</tr>
<tr>
<td>Information</td>
<td>518</td>
<td>1.1%</td>
<td>65,021</td>
<td>2.2%</td>
</tr>
<tr>
<td>Finance, insurance and real estate</td>
<td>2,091</td>
<td>4.4%</td>
<td>182,360</td>
<td>6.1%</td>
</tr>
<tr>
<td>Professional, scientific, management,</td>
<td>3,740</td>
<td>7.8%</td>
<td>452,454</td>
<td>15.2%</td>
</tr>
<tr>
<td>administrative &amp; waste management</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational, health &amp; social services</td>
<td>13,292</td>
<td>27.7%</td>
<td>702,659</td>
<td>23.6%</td>
</tr>
<tr>
<td>Arts, entertainment &amp; recreation</td>
<td>5,110</td>
<td>10.7%</td>
<td>247,214</td>
<td>8.3%</td>
</tr>
<tr>
<td>Other services</td>
<td>2,412</td>
<td>5.0%</td>
<td>161,240</td>
<td>5.4%</td>
</tr>
<tr>
<td>Public administration</td>
<td>3,150</td>
<td>6.6%</td>
<td>331,098</td>
<td>11.1%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 – 2015
Notes: * Category consists of the following employment types: crop production; animal production and aquaculture; forestry; logging; fishing, hunting, and trapping; support activities for agriculture and forestry.

### INCOME

Table 3-15 illustrates the median household income of Wicomico County and the State of Maryland. Approximately 24 percent or 8,772 households in the County had a household income less than $25,000. Comparatively, approximately 15 percent or 331,587 households in the State had an annual income of less than $25,000. In Wicomico County, 12,462 or roughly 43 percent of households had an annual income ranging between $25,000 and $74,999, and 11,891 or 33 percent of households had an annual income greater than $75,000. The median household income in the State was 34 percent greater than the County, $74,551 and $52,278, respectively.
TABLE 3-15: HOUSEHOLD INCOME

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Wicomico County</th>
<th>Wicomico County Percentage</th>
<th>Maryland</th>
<th>Maryland Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $10,000</td>
<td>2,544</td>
<td>6.9%</td>
<td>110,926</td>
<td>5.1%</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>1,754</td>
<td>4.7%</td>
<td>71,461</td>
<td>3.3%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>4,474</td>
<td>12.1%</td>
<td>149,200</td>
<td>6.9%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>3,926</td>
<td>10.6%</td>
<td>156,267</td>
<td>7.2%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>4,866</td>
<td>13.2%</td>
<td>230,782</td>
<td>10.7%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>6,963</td>
<td>18.8%</td>
<td>370,180</td>
<td>17.1%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>4,921</td>
<td>13.3%</td>
<td>289,546</td>
<td>13.4%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>4,831</td>
<td>13.1%</td>
<td>394,212</td>
<td>18.2%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>1,509</td>
<td>4.1%</td>
<td>194,589</td>
<td>9.0%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>1,201</td>
<td>3.2%</td>
<td>199,226</td>
<td>9.2%</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$52,278</td>
<td>N/A</td>
<td>$74,551</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 – 2015

COMMUTING TO WORK

Among County residents, the preferred method of transportation for commuting to work is to drive alone. In Wicomico County, approximately 84 percent or 39,253 persons commuted to work alone in a motorized vehicle, and 8.9 percent or 4,173 residents carpooled. Other forms of transportation County residents used to commute to the workplace included: 2.0 percent or 953 persons walked to work; and public transportation accounted for roughly 0.7 percent or 348 persons using public transportation to commute to work. See Table 3-16. The average mean travel time of County residents commuting to work was almost 22 minutes. Overall, the percentages between the County and State were similar; however, one noticeable difference being the percentage of residents that used public transportation as their means to commute to work. In the State of Maryland, 9.0 percent of the workforce used public transportation, whereas in the County 0.7 percent of the workforce utilized some form of public transportation to get to work.

TABLE 3-16: COMMUTE TO WORK CHARACTERISTICS

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Wicomico County</th>
<th>Wicomico County Percentage</th>
<th>Maryland</th>
<th>Maryland Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drove Alone</td>
<td>39,253</td>
<td>83.5%</td>
<td>2,167,448</td>
<td>73.7%</td>
</tr>
<tr>
<td>Carpooled</td>
<td>4,173</td>
<td>8.9%</td>
<td>278,234</td>
<td>9.5%</td>
</tr>
<tr>
<td>Public Transportation</td>
<td>348</td>
<td>0.7%</td>
<td>265,615</td>
<td>9.0%</td>
</tr>
<tr>
<td>Walked</td>
<td>953</td>
<td>2.0%</td>
<td>70,705</td>
<td>2.4%</td>
</tr>
<tr>
<td>Other Means</td>
<td>1,014</td>
<td>2.2%</td>
<td>36,750</td>
<td>1.2%</td>
</tr>
<tr>
<td>Worked at Home</td>
<td>1,258</td>
<td>2.7%</td>
<td>123,600</td>
<td>4.2%</td>
</tr>
<tr>
<td>Mean Travel Time to Work</td>
<td>21.3</td>
<td>N/A</td>
<td>32.3</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 – 2015
Chapter 4: Sensitive Areas

INTRODUCTION

The purpose of this Sensitive Areas Element is to direct the County’s effort to conserve and protect environmentally sensitive areas and comply with the Maryland Economic Growth, Resource Protection Act of 1992 (The Planning Act of 1992), which amended Article 66B of the Annotated Code of Maryland Law. The Planning Act of 1992 requires jurisdictions to develop policies and management techniques for sensitive areas including the following:

- Stream and stream buffers;
- 100-year floodplains;
- Endangered species habitat;
- Steep slopes; and
- Other sensitive areas a jurisdiction wants to protect from the adverse impacts of development.

The ecology of Maryland’s Eastern Shore, including Wicomico County, is defined by the abundance of wetlands, rivers, streams, stream buffers, lakes, ponds, floodplains, diverse forests and unique wildlife habitats, aquifers, and distinctive Chesapeake Bay tributary basins. This rich mix of water and land features creates the unique quality of the Eastern Shore and plays an important role in the economic development and cultural heritage of the region. The preservation of these natural features will determine the ecological sustainability of Wicomico County’s future. Wetlands and floodplains, in particular, are an essential element of the County’s natural ecological system. Both help preserve the quality of the County’s ground and surface water, wellheads for public drinking supply, support living resources by providing vital habitat, and exist as natural stormwater and flood management systems.

Recognizing the intrinsic value of these natural resources, Wicomico County and residents are engaged in numerous regulatory, governmental, and private efforts to protect and preserve the environment. In the coming years this partnership of government, business, agricultural, tourism, educational, and environmental advocacy organizations will provide a springboard for ongoing efforts to recognize and enhance the natural environment and sustain the high quality of life enjoyed by residents and visitors.

GOALS

- Protect water quality and wildlife, and conserve the natural features that make a significant contribution to the character of the County;
- Recognize and protect sensitive areas as designated in this Plan;
- Encourage future growth to designated growth areas with planned or existing services;
- Enhance the quality of ground and surface water by reducing nutrient loadings and pollutants while accommodating development and agricultural activities.

OBJECTIVES

To help ensure the protection of natural resources the County has established the following objectives:

- Identify wetlands and floodplains.
- Discourage new development from locating in 100-year floodplains or on steep slopes, and in other sensitive areas.
Provision of Open Space, Scenic Areas, and Natural Breaks in the Landscape

- Provide open space, scenic areas, and natural breaks in the landscape.
- Conserve large tracts of land with existing natural resources and natural limitations on development.
- Preserve and conserve fish, wildlife, and plant habitats.
- Enhance public access and use of the local rivers and their tributaries for recreational purposes.
- Conserve forest and woodland resources, and utilize tree conservation measures and replanting programs in compliance with the Maryland Forest Conservation Act.
- Maintain and manage the forest canopy in the County.
- Ensure new development and redevelopment minimizes pollutant loadings and runoff from sites through implementing sediment, stormwater, and erosion control plans and practices.
- Educate property owners about the benefits of placing environmentally sensitive lands under public and private conservation easements.
- Coordinate with County Emergency Services Department to update Hazard Mitigation Plan by continuing to identify areas at risk from flooding, as well as mapping emergency evacuation routes.
- Request assistance from appropriate State agencies to prepare a sea-level rise and climate change study for Wicomico County.
- Continue to implement the Chesapeake Bay Critical Area Ordinance and Forest Conservation Act.

ISSUES IN SENSITIVE AREA PROTECTION

Water Resources

The Sensitive Areas Element is complementary to the Water Resources Element of the Comprehensive Plan. The local ground and surface water resources are major factors in determining the amount and location of new development. Article 66B of the Annotated Code of Maryland (repealed and reenacted as the Land Use Article), as amended in 2006 by House Bill 1141 requires that a Water Resources Element be incorporated into all county and municipal comprehensive plans.

The Water Resources Element (Chapter 5) of this Plan evaluates the projected future growth and development against the availability of sufficient water supply sources, the capacity of water supply and sewage treatment infrastructure, and the capacity of surface water in the County to absorb the nutrients generated by both point and non-point sources. In addition, the WRE contains a description of the major aquifers used to supply potable water to the residents of Wicomico County.

Sea Level Rise

Planning for the protection of sensitive areas requires an understanding of the long-term threats facing the resource. One such concern is the global phenomena of sea-level rise that can lead to inundation of low lying areas, greater flooding and expanding floodplains, changes to the conditions of tidal and non-tidal wetlands, and threats to important wildlife habitats.

In the State of Maryland, sea level rise is a growing concern, not only because of the effects of world-wide climate change on ocean levels, but also because of land subsidence in the Chesapeake Bay Region. Land subsidence alone has long term implications for the coastal areas around the Bay. It accounts for 20 percent of the total projected sea level rise in the region, the remainder of which would be expected from the impacts of climate change. Wicomico County is highly susceptible to coastal flooding, coastal erosion, wetland inundation, and saltwater intrusion, with the first three serving as the most significant threats. The area’s vulnerability to relative sea level rise is affected by the range and magnitude of impact, the physical coastline, population growth and development patterns, and the response capacity of the State and local governments.
In response to the dual threats of ocean rise and land subsidence, the State of Maryland published *A Sea Level Rise Response Strategy for the State of Maryland* in 2000. The State created four components of its strategy, which include: outreach and engagement; technology, data, and research support; critical applications; and state-wide policy initiatives. Each component includes key activities, some of which are appropriate for consideration in the Comprehensive Plan. Policies based on this report, including adopting erosion based setbacks, reviewing Local Hazard Mitigation Plans, and aligning growth strategies are included among the Implementation Strategies in this Chapter.

**Climate Change**
In 2008, Maryland released its *Climate Change Action Plan*. The report details the effects global warming will have on the State; recommends actions to protect Maryland’s property and people from rising sea levels and changing weather patterns; and outlines 42 actions to help the State greatly reduce its global warming pollution. The report concludes that Maryland would see significant economic and environmental benefits from taking precautionary measures and, immediate actions to reduce global warming pollution; and the goals proposed by the Maryland Climate Change Commission are achievable and would help encourage innovation in the State.

The *Climate Change Action Plan* recommends that the Governor and the Maryland General Assembly take legislative and policy actions to:

- Promote programs and policies aimed at the avoidance and reduction of impact to the existing built environment, as well as to future growth and development in vulnerable coastal areas;
- Shift to sustainable economies and investments; and, avoid assumption/liability of the financial risk of development and redevelopment in highly hazardous coastal areas;
- Enhance preparedness and planning efforts to protect human health, safety, and welfare; and
- Protect and restore Maryland’s natural shoreline and its resources, including its tidal wetlands and marshes, vegetated buffers, and Bay Islands that inherently shield Maryland’s shoreline and interior.

**Agricultural Land Preservation**
Agricultural land is often regarded as a sensitive area in need of protection through the Comprehensive Plan, and Wicomico County has a long history of working to preserve agricultural land and support agribusiness. The County has participated in the Maryland Agricultural Land Preservation Foundation Program (MALPF) since 1986, and obtained State certification of the County Agricultural Preservation Program in 2001.

In 2006, the Maryland General Assembly adopted House Bill 2 (HB2), which requires counties seeking State certification for their Agricultural Land Preservation Program to designate Priority Preservation Areas (PPA) and add a Priority Preservation Element to their comprehensive plans that would preserve PPAs. The Maryland Department of Planning provided a planning guidance bulletin outlining the content of a Priority Preservation Element. At the time of this publication, Wicomico County is not a State certified county, but still has an active agricultural land preservation program. This Chapter contains information about agriculture preservation programs and efforts, as well as analysis of agricultural related data from the 2007 Census of Agriculture.

The Agriculture Chapter of this Plan, **Chapter 6**, contains detailed information about the farming industry, agriculture preservation efforts, and the Priority Preservation Areas analysis for Wicomico County.
WICOMICO COUNTY SENSITIVE AREAS

Chesapeake Bay Critical Area
This Sensitive Areas Element reaffirms Wicomico County’s commitment to protecting the Chesapeake Bay Critical Area through the provision and enforcement of proper development regulations. The Chesapeake Bay Critical Area (CBCA) refers to all land and water areas within 1,000 feet of the mean high water line of tidal waters or the landward edge of tidal wetlands, as well as the lands under the Chesapeake Bay and its tributaries as designated by the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays.

The Critical Area Act, passed in 1984, established a Critical Area Commission to ensure that adverse impacts on water quality resulting from development are minimized; fish, wildlife, and plant habitats in the Critical Area are conserved; and land use policies for the Critical Area are established to allow for growth, yet also minimize impact. In addition, the Maryland Planning Act of 1992 requires the Sensitive Areas Element to address Critical Areas, which further promoted the coordination of preservation efforts and the reduction of adverse impacts from development in sensitive areas.

Wicomico County’s Critical Area Ordinance provides special regulatory protection for the land and water resources located within the Chesapeake Bay Critical Area within Wicomico County. The Critical Area Ordinance (adopted on October 13, 1989 and amended August 2, 2011) divides the 351 miles of shoreline in the County into three development categories: Resource Conservation Areas (RCA), Limited Development Areas (LDA) and Intensely Developed Areas (IDA). See Map 4-1 and Table 4-1. The objectives of the ordinance include creating buffer areas, reducing lot coverage, increasing water access, enhancing wildlife habitat, and increasing and protecting open space and recreational areas.

During its 2008 session, the Maryland General Assembly passed HB 1253, which revised the Critical Area Act and made several changes to the Chesapeake Bay Critical Area Protection Program in order to provide the Critical Area Commission greater authority. It provided the Critical Area Commission with the tools needed to better administer and enforce the law. As a result of HB 1253, the buffer requirements were changed for some portions of the Chesapeake Bay Critical Area. These changes included instituting a 200-foot buffer from tidal wetlands/mean high water line of parcels within the designated RCA created after July 1, 2008, as well as parcels and lots that require a change in designated land use that are located in a Resource Conservation Areas, and a 100-foot buffer for tributary systems. The Living Shoreline Protection Act (HB 973) from the same session requires the use of the non-structural shorelines stabilization method in tidal wetlands except under specific conditions.

### TABLE 4-1: WICOMICO COUNTY CBCA ACREAGE

<table>
<thead>
<tr>
<th>Designation</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intensely Developed Areas (IDA)</td>
<td>282</td>
</tr>
<tr>
<td>Limited Development Areas (LDA)</td>
<td>3,153</td>
</tr>
<tr>
<td>Resource Conservation (RCA)</td>
<td>17,885</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22,971</strong></td>
</tr>
</tbody>
</table>

Source: Salisbury-Wicomico County Department Planning, Zoning & Community Development, and the Maryland Department of Natural Resources – Critical Area Commission

**Intensely Developed Areas**

Intensely Developed Areas (IDAs) are areas of 20 or more adjacent acres where residential, commercial, institutional or industrial land uses predominate. IDAs are areas of concentrated development where modest natural habitat occurs. In IDAs, the Law requires new development and redevelopment be accompanied by techniques to reduce water quality impacts associated with stormwater runoff. Also, the criteria specify that development activities minimize the destruction of forest and woodland vegetation and secure Habitat Protection Areas.
Limited Development Areas
Limited Development Areas (LDAs) are areas in which development is of a low or moderate intensity. LDAs contain areas of natural plant and animal habitats, but are not dominated by agriculture, wetland, forest, barren land, surface water or open space. The quality of runoff from these areas has not been substantially altered or impaired. Housing densities in LDAs are between one dwelling unit per five acres and four dwelling units per one acre. Areas with IDA characteristics, but with fewer than 20 acres are classified as LDA. Development or redevelopment of LDAs must not change the prevailing character of land use and must improve water quality. Additionally, it must also conserve existing areas of natural habitat and incorporate wildlife corridors that ensure continuity of wildlife and plant habitat. Lot coverage in LDA development or redevelopment is limited to between 15 percent and 25 percent, according to the nature and history of the site. Developers are strongly encouraged to use permeable surfaces instead of impervious materials as a method of reducing run-off.

Resource Conservation Areas
RCAs are characterized by natural environments or by resource-utilization activities including: agriculture; aquaculture; commercial forestry; and fisheries activities, which the criteria considered protected land uses. New development in RCAs is restricted to one dwelling unit per 20 acres (except in the case of Intra Family Transfers). On lots recorded before March 1, 1986, which are between seven acres and sixty acres, greater density may be permitted if certain criteria are met. The one-in-twenty RCA criterion is intended to ensure that areas within the RCA maintain a natural character, preserving favored land uses while avoiding fragmentation of areas that are currently adequate to robust wildlife and plant habitat; and conserve, protect, and enhance the overall ecological values of the Critical Area, its biological productivity, and its diversity. New commercial and industrial facilities are prohibited in RCAs. The criteria require farmers develop plans that promote the use of Best Management Practices (BMPs) to prevent the runoff of soil, nutrients and other materials that degrade water quality. The feeding and watering of livestock must be kept well away from tidal waters although low-impact grazing is permitted. Timber harvests conducted in the Critical Area must be done pursuant to a Timber Harvest Plan approved by the Maryland Department of Natural Resources (DNR).

Streams and Stream Buffers
Wicomico County contains a variety of scenic streams and rivers that contribute to the natural beauty of the County, as well as recreation and commerce. Water quality is an important aspect of the long-term sustainability of these streams for future generations to enjoy and use.

First and second order streams are the most sensitive to changes in water quality and the most important to downstream water quality. Development near streams and stream buffers may create a complicated set of issues concerning the protection of private property and the environment. Mitigating the effects of runoff from the developed areas is an important aspect of protecting the ecological sustainability of the riparian environment. Excessive release of nutrients and minerals from farming and waste create a significant amount of disruption within the surrounding aquatic environs, which ultimately end up in the Chesapeake Bay.

As development continues, degradation of the surrounding natural environment can occur. The cumulative effects of the loss of naturally vegetated areas, including forests and stream buffer areas, may increase stormwater runoff, shore erosion, and sedimentation. Riparian buffers can act as important barriers to absorb nutrients traveling toward streams that stabilize stream banks and control the speed of water runoff, further controlling water levels during heavy flow periods.

In addition, a variety of plants and animals reside in the stream buffer areas, as well as within the stream waters themselves. Upland plants, which are imperative to healthy ecosystems, provide food and shelter
for animals, as well as connect stream buffers to forested areas. This connection may serve as a catalyst for wildlife migration by connecting forest tracts and attracting forest interior dwellings species (FIDS), which are important for the sustainability of birds and other animals that require these habitats.

System-wide riparian forest buffers could provide the following water quality benefits:

- Preserving wetlands and floodplains;
- Stabilizing stream banks;
- Limiting channel erosion;
- Protecting wildlife habitat and corridors;
- Reducing runoff speed and volumes; and
- Reducing pollutants loads.

**100-Year Floodplain**

Floodplains serve important functions related to mitigating the effects of water levels by storing water during flood periods and providing habitat for a variety of plants and animals. They also help prevent erosion and are important in maintaining healthy waterways while supporting groundwater recharge. With the long-term threats of sea level rise and climate change, it is essential to keep floodplains in their natural state in order to maintain these functions. **Map 4-2** shows the major floodplains in the County.

Flooding occurs periodically in some areas of Wicomico County. This can create public safety and health hazards, as well as property loss.

Wicomico County participates in the Federal Flood Insurance Program operated through the Federal Emergency Management Agency and regulates development in designated flood hazard areas, formerly referred to as the floodplain, through the Floodplain Management Ordinance in the Wicomico County Code. Development criteria within the flood hazard area are consistent with State regulations and guidelines.

**Wetlands**

With the increasing awareness that wetlands play a critical role in the management of floodplains, protection of water quality and provision of habitat for a wide range of flora and fauna, preservation and mitigation efforts have increased substantially in modern times. The physical functions of wetlands include the absorption of energy produced by waves that increase shoreline erosion, absorption of sediments and pollutants that can end up in surface waters, collection of excess nutrients in the water from runoff, and numerous other processes. In addition, wetland plants increase the amount of dissolved oxygen in the water. One of the hydrological functions that wetlands perform is serving as a natural water surge protector. When a wetland becomes inundated with water, the water is released slowly helping to prevent flood surges. Additionally, wetlands serve as water recharge areas and floodways to adjacent rivers, streams, and floodplains.

Wetlands serve a variety of biological functions and are home to many species of plants and animals that form the base of a productive food chain. Secure areas for nesting and breeding are imperative to the many species that need the wetlands for survival. There are many endangered species that reside in wetland environments. Nearly 35 percent of all protected species live within wetlands, even though wetlands encompass only about 5 percent of the total area of the United States.

Wicomico County contains considerable areas of wetlands, particularly in the Nanticoke River watershed. These areas contain extensive forested lands and are home to the Quantico Creek Rural Legacy Area. Wetlands play an important function in the history, culture, and economy of Wicomico County.
Historically, wetlands have been sources of food, which in turn make them typical locations for past settlements. On this part of the Delmarva, bogs provided rich sources of iron ore, driving early industrial efforts. In more recent years, wetlands provide an economic resource that supports aquaculture, hunting, fishing industry, and eco-tourism.

Map 4-3 shows the general location of mapped wetlands in the County. While the United States Geological Survey and the Maryland Department of Natural Resources both provide generalized mapping of wetland areas, the specific location and extent of wetlands require a site by site analysis. Final delineation of wetlands locations is typically required as part of the development review process.

The United States Army Corp of Engineers and the Maryland Department of the Environment jointly regulate the wetland activities in Wicomico County. That regulation occurs through Section 404 of the Clean Water Act, Maryland Nontidal Wetlands Protection Act, Maryland Tidal Wetlands Act, and the Waterway and 100-year Floodplain Construction Regulations.

**Clean Water Act, Section 404**
Through Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (COE) regulates the discharge of dredged or fill material into wetlands. Activities include the placement of fill material, levee and dike construction, mechanized land clearing, land leveling, transportation infrastructure construction, and dam construction.

**Maryland Nontidal Wetlands Protection Act**
Under the authority of the Maryland Nontidal Wetlands Protection Act, the Maryland Department of the Environment, Nontidal Wetlands and Waterways Division, oversees that there is no overall net loss of nontidal wetland acreage in conjunction with the following construction activities: grading or filling; excavating or dredging; changing the existing drainage pattern; disturbing the water level or water table; or destroying or removing vegetation. A permit is needed for activities that alter a nontidal wetland or the 25-foot wetland buffer. See Map 4-3.

**Wetlands of Special State Concern**
Wetlands of Special State Concern expand the buffer from 25-feet to 100-feet. Under the Maryland Tidal Wetlands Act, the Maryland Department of the Environment manages the tidal wetlands and regulates the filling of open water and vegetated wetlands, construction of piers, bulkheads, revetments, dredging, and marsh establishment. See Map 4-3.

**Blue Infrastructure**
Planning for Blue Infrastructure has been critical to the conservation and maintenance of local estuaries that include submersed aquatic vegetation, oyster bars, tidal wetlands, fish spawning and nursery areas, and shoreline buffers in Wicomico County.

Estuaries are partially enclosed bodies of water where fresh water from local streams and rivers mix with salt water from the Chesapeake Bay. These waters are among the most productive environments on earth, creating organic matter and provide a variety of habitats that support a wide range of animal and plant communities. These waters and surrounding land area are home and reproduction grounds for many bird species, mammals, fish and other wildlife. They serve as a transition between land and water. They also provide recreation, education and aesthetic value to numerous local residents and tourists throughout the State and particularly in Wicomico County.

Wicomico County has been concerned about the future of the many estuaries supported by local tributary rivers of the Chesapeake Bay: Nanticoke; Wicomico; and Pocomoke Rivers. With increased and competing recreational, shipping and fishing activity, and changes to sea levels and climate in critical estuarine areas,
these delicate systems have been threatened and have required protection on a local and state level. The County has continued to support programs protecting and conserving the many species of fish and wildlife, wetlands, and the natural habits and cycles in these ecological systems.

The State of Maryland has been interested in protecting and restoring estuaries and their supported systems on a statewide basis. In 2010, DNR released a Blue Infrastructure Assessment of the coastal habitats, natural resources and associated human uses of tidal waters and near shore areas of Maryland’s Chesapeake and coastal bays, tidal waters and oceans. This Assessment for estuaries mapped a network of resources divided into the following three categories:

- **Terrestrial** – Assessment of the system of plants, animals and ecological systems on shorelines, and tidal wetlands; water pollution sources and discharges, and shoreline erosion.
- **Watershed** – Assessment of the physical condition of County watersheds based on the undeveloped, protected and green infrastructure land and gray infrastructure, which includes paved surfaces, including roads, sidewalks and parking lots.
- **Aquatic** – Assessment of the marine resources contained in the estuaries such as fish, and shellfish, nursery and breeding areas for aquatic habitat; access structures including watercraft and docks, and sandy bottoms.

The Blue Infrastructure Assessment indicated Wicomico County has approximately 18 estuaries as identified by DNR. These hubs/estuaries are areas of major activity including the spawning of many fish species including white and yellow perch, herring, spot weak croaker, and stripe bass. Shellfish and oyster bars are in abundance in these waterways. Many bird species conduct breeding activity in the area as well.

Wicomico County is one of the critical Chesapeake Bay Watershed areas and coastal zone counties in the State of Maryland. Effective management and planning for estuarine resources in the County can maintain and augment the health of local water source areas, wetlands and impaired waterways while accommodating development and change in the built environment.

**Rare, Threatened and Endangered Species**

There are 607 species that have been identified by the Maryland Department of Natural Resources that are in need of conservation, are threatened, or are endangered. Wicomico County contains 15 animal species and 127 plant species that are listed as current and historical rare, threatened, or endangered. Since 1979, the Maryland Natural Heritage Program has been the lead state agency responsible for the identification, ranking, protection, and management of rare and endangered species, and natural communities in Maryland. The Program seeks to sustain populations of rare plants and animals through the maintenance of healthy natural ecosystems. This is accomplished by restoration of degraded habitats, field surveys, research into natural history requirements, and public education. The Program also reviews proposed development projects for potentially harmful effects on rare species. In exceptional cases, the Program may work with other agencies within the Department of Natural Resources and with private organizations to purchase properties supporting natural communities.

The Maryland Department of Natural Resources designates Sensitive Species Resource Areas (SSPRA) to protect potential habitat for these species. Degradation and loss of forests, riparian buffers, and wetlands, which serve as their habitats, impose a major threat to the survival of these endangered and threatened species. See Map 4-4.

Sensitive Species Project Review Areas (SSPRA) is a digital GIS data layer, which primarily represents the general locations of documented rare, threatened and endangered species. These project review areas incorporate various types of regulated areas under the Critical Area criteria and other areas of concern.
statewide including, but not limited to, Natural Heritage Areas, Listed Species Sites, Other or Locally Significant Habitat Areas, Colonial Waterbird Sites, Waterfowl Staging and Concentration Areas, Nontidal Wetlands of Special State Concern, and geographic areas of particular concern.

**Map 4-4** shows significant wildlife areas in Wicomico County including SSPRAs, forest interior dwelling species habitats, and important bird areas in the County. A complete list of current and historic rare, threatened, and endangered species of Wicomico County can be found in **Appendix 1**, while **Appendix 2** contains information about their rank and status code for each identified rare, threatened, and endangered species.

**Forest Interior Dwelling Species**

Forest Interior Dwelling Species (FIDS) are those species that require large blocks of forests to survive and maintain sustainable populations. This diverse group of birds includes tanagers, warblers, vireo, as well as residents and short-distance migratory birds such as woodpeckers, hawks, and owls. Many factors have contributed to the decline of FIDS; however, the loss and fragmentation of forests on the breeding grounds here in the U.S. is a major contributor to this decline. In general, FIDS are not well adapted to compete with species that evolved along forest edges and openings. The fragmentation of large forest tracts through forestry or land development threatens the habitat needed for long term survival of these species and exposes them to predators or competing species. **Map 4-4** includes habitats of forest interior dwelling species.

When forests are under extreme stress, individual species and their habitats become threatened, thereby endangering the health of the forest. The plants, animals, and forests are essential to maintaining biological diversity in this region. The distance between blocks of forests influences the abundance of many FIDS. Some species can survive in smaller forests if they are connected to other areas via corridors.

**Important Bird Areas**

Important Bird Areas are sites that support significant populations of birds species considered vulnerable. Vulnerable birds include not just rare, threatened, and endangered species, but also a variety of species that are still fairly common and widespread, which are habitat specialists requiring a particular type of habitat or highly concentrated in their distribution. Important Bird Areas (IBAs) have been identified throughout the US by the National Audubon Society. In Maryland, 33 IBAs have been identified in and several more remain to be identified; however, in Wicomico and adjacent counties, the IBA network is complete.

These birds can be vulnerable because they might serve as habitat specialists requiring a certain type of habitat such as forest or marsh, and they may spend part of the year in aggregation, including nesting colonies or migrating/winter flocks. Birds need large areas of intact forest to breed. The greatest threat to these birds is the loss and fragmentation of habitat due to development (Source: Important Bird Areas on Maryland’s Lower Eastern Shore, Audubon Maryland –DC).

Wicomico County includes portions of four Important Bird Areas. These sites occupy the undeveloped areas of the County where extensive natural habitats remain. They contain the best examples of the highest priority habitats for birds in Wicomico County including: forested wetlands; deciduous and coniferous forests; freshwater river marshes; and salt marshes.

The delineated boundaries of Important Bird Areas in Wicomico County were designed based on hubs of green infrastructure from Maryland’s Green Infrastructure Assessment (2003) because bird diversity correlates well with biodiversity in general, and because the green infrastructure hubs delineate the extent of suitable habitat for the target bird species present in the Important Bird Areas.
The following IBAs are located within the County:

- **Pocomoke-Nassawango IBA** in the southeast part of the County, overlaps neighboring Worcester and Somerset Counties. The forested wetlands flanking the Pocomoke River and Nassawango Creek, and the pine and hardwood forests contiguous with these constitute the most extensive forested landscape on the Delmarva Peninsula. Consequently, this is Delmarva’s premier site for FIDS of birds, with 21 species regularly breeding out of the 24 potentially occurring on Maryland’s coastal plain region. This IBA hosts significant populations of 12 at-risk bird species including the Prothonotary Warbler and Worm-eating Warbler.

- **Great Cypress Swamp IBA** in the northeast corner of the County, the area predominately lies within Delaware and Maryland’s Worcester County. In Wicomico County, it includes mostly forested wetlands along the Pocomoke River, which support a diverse assemblage of FIDS and five at-risk bird species.

- **Nanticoke IBA** occupies the forested landscapes on the western side of the County and also extends into Dorchester County. Valuable habitats for birds include the freshwater marshes and forested wetlands along the Nanticoke River, and the deciduous and loblolly pine forests to the east.

- **Somerset-Wicomico Marshes IBA** lying mostly in Somerset County includes the only example of salt marsh habitat in Wicomico County at Ellis Bay. This globally rare ecosystem, which is threatened by sea level rise, hosts a distinctive assemblage of birds that are found in no other habitat type, such as Clapper Rail, Seaside Sparrow, and Saltmarsh Sparrow.

The importance of these sites for bird conservation is not primarily due to the presence of Threatened and Endangered Species, but to habitat specialists. These are species that require a particular habitat type to survive and reproduce, and many such species are experiencing long-term population declines across continent as a result of habitat loss and fragmentation. FIDS are one such assemblage of avian habitat specialists. Overall, the Maryland Department of Natural Resources has recognized 37 birds as FIDS statewide and 24 of these species potentially breed in Wicomico County.

**Conservation in IBAs**

Habitat loss and fragmentation of forested areas may comprise a threat to birds and their habitats in IBAs. Forest contiguity is an essential ecological characteristic necessary for the maintenance of diverse and abundant forest bird populations. Loss of forests to other land uses has the potential effect of fragmenting remaining forest into smaller patches. Fragmentation reduces the ecological integrity of the remaining habitat because edge effects, such as wind, temperature variation, human disturbances, invasive plant species, and predators of bird nests increase along newly exposed edges. Another negative impact of forest fragmentation is the increased browsing of the forest shrub layer resulting from rising deer populations. Deer reach their highest population levels where a mosaic of forest and open habitats offer them the optimum combination of food and cover. The heavily forested landscape of Pocomoke-Nassawango IBA helps to suppress deer populations and promote a dense understory layer that supports abundant FIDS.

Forest management practices have great conservation implications for birds. Mixed deciduous forest supports a greater diversity of FIDS in comparison to loblolly pine, and it would be desirable to restore deciduous habitats. However, pine plantations also support several at-risk birds, including the Prairie Warbler in young pines and Chuck-will’s Widow in more mature plantations. Pine plantations can provide habitat for a fair variety of FIDS if a deciduous shrub layer is allowed to thrive.

Additionally, the IBAs within the County consist of saltwater marshes and freshwater tidal marshes, which both are threatened by sea level rise resulting from land subsidence and climate change. Other threats to wetland habitats include invasive plants such as Phragmites, and management such as ditching and impoundments that alter the marsh’s hydrological regime.
Steep Slopes
Steep Slopes provide an environment facilitating movement of soil and pollutants when land disturbances occur. The control of erosion potential is achieved through regulation of development on steep slopes because these areas represent the greatest opportunity for accelerated soil loss and contribute to sedimentation and nutrient pollution of local waterbodies. Wicomico County is characterized by very flat topography and as a result does not present serious steep slope policy issues.

Forest
According to the Maryland Department of Planning 2010 Land Use Land Cover Classification, the County contains approximately 100,926 acres of forest coverage, which represents roughly 42 percent of the County land mass. In addition to enhancing the rural character of the County, large portions of the forested land are owned and operated by timber companies making silviculture (the growing of trees) an integral part of industry within the County. Because of the nature of forested land use, and limited development potential of the soil types typically associated with extensive woodlands, fewer County services are necessary in largely forested areas. Additionally, large forest tracts provide a variety of ecological benefits.

Between 1973 and 2010, more than 15,547 acres of forest land was lost in Wicomico County. In order to mitigate the loss of forested areas while still enabling growth in Maryland, legislation was passed entitled The Forest Conservation Act of 1991 (Natural Resources Article Sections 5-1601-5-1613). This legislation demands that the conditions of forested areas be taken into consideration during the planning and development processes. The Department of Natural Resources has adopted regulations to implement the legislation, and local governments administer and implement its requirements.

Senate Bill 666, passed by the Maryland legislature in 2009, instituted significant changes to the Forest Conservation Act, effective as of October 1, 2009. These changes included:

- Decreased the exemption threshold for activity conducted on a single lot or linear project from 40,000 square feet to 20,000 square feet of forest; and
- Increased the fee-in-lieu amount from $0.10 per square foot to $0.30 per square foot.

Requirements to conserve forest resources in the development review process throughout Wicomico County are governed by Wicomico County Forest Conservation Regulations. These Regulations provide special protection of the forest lands and timber resources located within Wicomico County. Development standards and requirements established by the Forest Conservation Act are intended to foster more sensitive development activity occurring on forested areas, as well as to minimize potential adverse impacts of development activities on water quality (case by case evaluation). The provisions of this Ordinance place limitations on clearing natural vegetation and provisions for preservation of native vegetation, where possible. Also, these provisions establish a ratio of mitigation required for activities on parcels of record if the activities are not exempt from Forest Conservation Law. These regulations are adopted by all the municipalities in the County and administered through the County.

For more information about the Wicomico County Forest Conservation Regulations, contact the Salisbury-Wicomico County Department of Planning, Zoning & Community Development at (410) 548-4860.

Green Infrastructure
The scattered pattern of modern development not only consumes an extensive amount of land, but it fragments the landscape, converting a once near-continuous stretch of forests and wetlands to small, isolated islands of habitat. In the late 1990’s, the Maryland Department of Natural Resources began an effort to address landscape fragmentation and to identify the most ecologically important lands in the State defining Maryland’s Green Infrastructure Assessment.
Green Infrastructure is the natural support system, providing ecosystem services that are necessary to humans, plants, and animals. An essential characteristic of Green Infrastructure is the interconnection of its features (hubs and corridors). Green Infrastructure includes the most ecologically sensitive areas including:

- **FIDS** - Potential habitat is the forested areas that are important for the conservation of a group of species. These species are called FIDS because they require habitat in the interior forests for optimal reproduction and survival;
- **Sensitive Species Project Review Areas (SSPRAs)**; and
- **Aquatic Life Hotspots**, which are areas of watershed lands and streams that support areas of high aquatic biodiversity. Fish and other aquatic organisms are sensitive to increases in impervious surface in the watershed.

The DNR completed the revised Green Infrastructure Assessment throughout the State. The result of this effort is a mapped network of large blocks of intact forest and wetlands, called hubs, linked together by linear features such as forested stream valleys, ridgelines, or other natural areas, called corridors. Hubs are large expanses of natural land vital to the State’s unique ecology. Links are linear pieces of environmentally sensitive land that connect hubs.

Ecological ranking of Green Infrastructure hubs and corridors was carried out by the DNR to help prioritize conservation efforts and to guide open space acquisition efforts and funding. This ranking was based on a variety of criteria, which have been weighted on the basis of their importance. For the purpose of this Plan, the composite score has been divided into ten percentile quantum groups showing relative ecological significance/ranking of Green Infrastructure Hubs in the area. See Appendix 3.

The Green Infrastructure Assessment (Version 6.0) in Wicomico County includes 23 hubs, as identified by DNR. See Map 4-5. Hubs with a “composite ecological percentile” below ten, which indicates greater ecological sensitivity, are 414, 452, 461, 523, and 525. All five of the most sensitive hubs stretch across county borders into neighboring counties. The 2013 Wicomico County Land Preservation, Parks, and Recreation Plan includes an extensive Green Infrastructure Plan for the County.

In 2010, Wicomico County established the Natural Resources Conservation Advisory Committee for the purpose of creating strategies to implement Green Infrastructure conservation in Wicomico County. This advisory committee consists of nine members including a forester, wildlife expert, wetlands expert, local land trust representative, member of a local environmental organization, representatives from the agricultural community, Recreation Commission, Planning and Zoning Commission, and a member of the County Council.

The Committee responsibilities include the following:

- Identify and prioritize the most at-risk parcels within the State’s GI Assessment areas for acquisition, restoration and/or protection in order to target preservation efforts;
- Develop a GI plan that contains recommended strategies to protect at-risk GI parcels, using both private and governmental mechanisms;
- Create stewardship plans for targeted properties that ensure their long-term protection;
- Develop standards to be followed in the review process when lands within identified GI areas are proposed for development; and
- Coordinate with all other land protection efforts in the County.
The 2013 Wicomico County Land Preservation, Parks, and Recreation Plan includes the County GI Plan, which contains important information about the following:

- Delineated 23 Hubs and Corridors in Wicomico County;
- Highlights benefits and best practices of protecting GI areas;
- Prioritized of GI acquisition efforts based on threats;
- Mapped High Value Natural Areas (Priority Acquisition Map); and
- Provided recommendations to preserve GI areas.

**Light Pollution**

Planning for light pollution is crucial to the preservation and maintenance of wildlife habitat and ecological systems in Wicomico County. Light pollution is the result of excessive artificial lighting such as sky glow, glare and light clutter during the nighttime hours. The source of artificial lighting includes exterior and interior lighting, including on commercial and industrial properties, and streetlights. It is a byproduct of industrialized communities throughout the globe.

The International Dark Sky Association (IDA) has been educating communities on positive outcomes that can result from minimizing light pollution for interior as well as exterior environments. The reduction of light pollution can significantly benefit local ecosystems, whose organisms depend on natural day light and night darkness as compasses for their natural activities. It can reduce disorientation and hazards that birds and other wildlife experience when directly exposed to artificial lighting. It can also preserve predator-prey relations, migratory and reproductive habits, and lessen harm to the physical well-being of animals, plants, fish, reptiles, and their natural habitats. In addition, decreased exterior lighting can result in lower energy costs, improved visibility for astronomical observations, improved aviation safety, and reduced smog levels. Allowing presentation of a more natural nighttime environment can contribute to a greater appreciation and understanding of another aspect of community life. Reduced interior lighting pollution can also improve the human circadian rhythms and sleep cycles, and there is some evidence that it could reduce breast cancer risks.

Lighting is often installed to improve safety, either in traffic situations or for protection from crime. Yet often such lighting actually reduces security through interfering with visibility; the wrong kind of lighting actually reduces security as it interferes with a person's ability to see dangers (including roadway threats as well as personal security dangers). Effective, efficient lighting improves visibility. Current and past studies of the relationship between crime and lighting, although they show that lights reduce the fear of crime, have not found any definitive reduction in crime with increased lighting. Thus, quality lighting rather than a large quantity of poor lighting should be the goal for improving security.

Benefits of the reduction of artificial lighting can be realized by minimizing the usage of outdoor lighting through the use of timers, installing dark-friendly lighting infrastructure, and reexamining lighting plans for commercial, entertainment-based and other institutions that employ nighttime lighting. The State of Maryland recently passed dark-sky friendly legislation blocking State funds from being used to install or replace permanent luminaries on the grounds of State buildings. This Bill was designed to reduce light pollution hazards such as glare and trespass.
CURRENT PLANNING TOOLS AND PRESERVATION PROGRAMS

Wicomico County Zoning Code
The County’s primary tool for the natural resources conservation is the Wicomico County Zoning Code. The Code requires that all the land within the Critical Area, as established by the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, will comply with the provisions of the Wicomico County Chesapeake Bay Critical Area Program and the Zoning Code.

For the sensitive areas located outside the Critical Area designation, some development standards have been established in the Wicomico County Code. The Environmental Standards for the Sensitive Areas section sets standards for areas that include: stream and stream buffers; floodplains; non-tidal wetland buffers; habitat for threatened and endangered species; steep slopes; wetlands; forests; the Paleochannel; and watersheds. The Code does not permit any structure, impervious surface, or land disturbance on a slope with a grade of 15 percent or more, unless it is appropriate for the stabilization of the slope.

Critical Area Resource Protection Ordinance
The Critical Area Resource Protection Ordinance established the Critical Area District and provided special regulatory protection for the land and water located within the Chesapeake Bay Critical Area of Wicomico County. The chapter established requirements to foster more sensitive development activity for shoreline areas and to minimize the adverse effect of development activities on water quality and natural habitat. The Chesapeake Bay Critical Area District includes all lands and waters within 1,000 feet beyond the landward boundaries of State or private wetlands and the heads of tides designated under Title 9 of the Natural Resources Article, Annotated Code of Maryland.

The requirements of this ordinance supplement the County land development codes, including zoning and subdivision provisions. In 2011, Wicomico County amended the Critical Area Resource Protection Ordinance to comply with recent changes to the provisions of State law.

Floodplain Management Ordinance
Floodplain regulations were established in Wicomico County to preserve and enhance natural characteristics of the floodplain and their associated wetlands and water bodies. The legal purpose of the floodplain regulations are to protect human life and health, minimize property damage, encourage appropriate construction practices to minimize future damage, protect individuals from unwittingly buying land subject to flood hazard, and to protect water supply, sanitary sewer disposal, and natural disposal. The prevention of unwise development in areas subject to flooding helps reduce financial burdens to the community and the State, and prevents future displacement and suffering of its residents. This protection is achieved by complying with the objectives of the floodplain regulations.

Forest Conservation Ordinance
The Forest Conservation Ordinance provides special regulatory protection for the forest lands and timber resources located within Wicomico County to foster more sensitive development activity for forested areas and to minimize the adverse impact of development activities on water quality. The Forest Conservation Chapter was adopted pursuant to the Natural Resources Article of the Annotated Code of Maryland, Title 5, specifically § 5-1601 through 5-1612.

The requirements of this chapter supplement the County's land development codes, including existing zoning and subdivision provisions. It imposes specific regulations for retention of forests, reforestation, and afforestation for land uses within Wicomico County.

Stormwater Management Ordinance
Stormwater management regulations have been enacted in Maryland to minimize damage to public and private property, reduce the effects of development on land, control stream channel erosion, reduce local
flooding, and maintain after development the pre-developed runoff characteristics, as nearly as possible. The legal purpose of the ordinance is to protect, maintain, and enhance the public health, safety, and general welfare of residents by establishing the minimum requirements and procedures to control the adverse impact associated with increased stormwater runoff. In 2010, the County updated its Stormwater Ordinance to be consistent with recent revisions to the State’s Stormwater Management regulation.

Wicomico County Land Preservation, Parks, and Recreation Plan
The 2013 Wicomico County Land Preservation, Parks, and Recreation Plan serves as a companion document to this Plan, which the primary objective of the Plan is to provide a “road map” to guide future land preservation and recreation efforts and planning in Wicomico County. This Plan was prepared in response to the requirements of Maryland’s Program Open Space (POS) and includes a section on natural resources conservation.

Chesapeake Bay Program
The Chesapeake Bay Program is a unique partnership that is dedicated to the restoration of the Chesapeake Bay since 1983. The purpose of the Program is to reduce pollutants into the Bay and to restore its living resources. The Chesapeake Bay Program partners include the States of Maryland, Pennsylvania and Virginia; the District of Columbia; the Chesapeake Bay Commission, a tri-state legislative body; the Environmental Protection Agency (EPA); and participating citizen advisory groups.

Cooperating Environmental Groups
Chesapeake Bay Foundation
The Chesapeake Bay Foundation (CBF) is a non-profit organization created in 1967 that encourages stewardship and provides outreach and education in the Chesapeake Bay Watershed. The Foundation publishes numerous reports on the health of the bay annually. The Foundation members regularly volunteer time to restore riparian buffers, plant oyster farms and submerged aquatic vegetation, and educate residents of the Watershed.

Maryland Environmental Trust (MET)
The Maryland Environmental Trust (MET) is a State-wide land trust governed by a citizen Board of Trustees. It was created by the General Assembly in 1967 to preserve open land, such as farmland, forest land, and significant natural resources. Their primary tool for doing this is a conservation easement, which is a voluntary agreement between a landowner and MET.

Wicomico Environmental Trust (WET)
Wicomico Environmental Trust (WET) is a volunteer organization whose members are citizens or friends of Wicomico County, Maryland. WET is interested in the protection and improvement of the local environment. WET advocates for wise environmental stewardship by working with allied organizations, agencies of government, and responsible businesses to address issues of water and air pollution, appropriate land use planning, regulation, and legislation to the mutual betterment of the environment of the County.

Friends of the Nanticoke River
Friends of the Nanticoke River is an independent group that works to protect and preserve the natural, cultural, and recreational resources of the Nanticoke River throughout its extent.

Nanticoke Watershed Alliance
In 1992, Maryland and Delaware crossed state lines to form the Nanticoke Watershed Alliance. In 1995, they established the Alliance as a non-profit organization, and has since then became a consortium. The Alliance is an organization whose philosophy and intent is to provide environmental stewardship to the river and its watershed. The mission of the Alliance is to conserve the natural, cultural, and recreational resources of the Nanticoke River.
**Lower Shore Land Trust**
The Lower Shore Land Trust is a private, non-profit, charitable organization formed in 1990 assisting land owners in Somerset, Wicomico, and Worcester Counties to preserve land. The organization conducts a program where land owners participate voluntarily in a conservation easement with the agency. The program offers tax benefits to the landowners who participate.

**Salisbury Area Chamber of Commerce**
The Salisbury Area Chamber of Commerce has two committees dedicated to looking at sensitive areas, the Agri-business Committee and the Environmental Affairs Committee. Both committees meet monthly to discuss agricultural economy issues and environmental pollution issues, respectively.

**Tributary Strategy**
The Chesapeake Bay Agreement of 1987, further updated in 2000, recommended the development and implementation of tributary strategies; a work plan of best management practices (BMPs), designated by watershed, to improve the quality of water in the tributary and in the Chesapeake Bay. Maryland published their own Tributary Strategy Statewide Implementation Plan in 2008, detailing a variety of BMPs for point sources, urban areas, stormwater issues, onsite sewage disposal, growth management, agriculture, and air deposition.

**ANALYSIS OF SENSITIVE AREA PROGRAMS**
Environmental deterioration is not an inevitable consequence of growth. The construction of new homes, businesses, industries, schools, and roads necessary to accommodate growth can occur without unduly threatening the area’s environmental quality if the new development is designed and constructed in an environmentally-sensitive manner. Throughout the County, there are areas much more susceptible to environmental degradation than others because of their proximity to sensitive natural features. Future development should be encouraged towards areas where environmental impacts would be less severe.

There are several federal, State and local government initiatives in Wicomico County’s sensitive area conservation. Wicomico County has several strong partners including, but not limited to, incorporated jurisdictions, State and Federal governments, working together in its effort to conserve natural resources. In addition to easements and acquisition as measures of resource conservation, many program elements include regulations that control or prohibit development on private land that is considered sensitive.

The deterioration of sensitive areas does not only occur by development activities on-site, but also by the increase in impervious surface, water runoff, and non-point source pollution elsewhere in the watershed. In addition to regulating and controlling growth on the sensitive areas and its fringes, a comprehensive approach is necessary to guide all new development to have minimum impact on the natural resources.
IMPLEMENTATION STRATEGIES

- Coordinate with DNR for review and appropriate limitations for any subdivision or site plan that lies within a designated SSPRA or FIDS area.
- Support land conservation programs and other initiatives to preserve open space and improve the quality of the Chesapeake Bay and its tributaries.
- Prioritize land banking along the Wicomico County waterways to preserve sensitive and natural areas. Land acquisition strategies could include weighting / ranking of land based on the need for streamside restoration and shoreline stabilization efforts, both count towards nutrient reductions for the WIP.
- Strengthen focus on corridor development with an integrated approach involving State, County, incorporated jurisdictions, and non-profit groups to protect natural resources, habitat areas, and historic sites and to develop waterway trails.
- Coordinate with Maryland Cooperative Extension for innovation in the agricultural industry.
- Expand agricultural and rural-based tourism.
- Work with local universities and colleges to study new agricultural technologies, such as green energies.
- Encourage community management workgroups and citizen monitoring of aquatic resources.
- Continue to recognize the importance of the State-wide Green Infrastructure Assessment used by the Natural Resources Conservation Advisory Committee in its prioritization assessment of at-risk parcels in the County.
- Consider coupling agricultural preservation easement purchases with initiatives to protect delineated GI Hubs and Corridors.
- Develop alternative methods of compensation for easements (i.e. tax free interest payments, tax donation deductions, property tax credit, etc.).
- Seek State-wide Program Open Space funding to acquire lands within targeted GI Hubs and Corridors.
- Review the Local Hazard Mitigation Plans, particularly the coastal hazard (e.g., erosion, flooding, and storm surge) element, to account for the effects of sea level rise.
- Aligning growth strategies to reflect population growth and development patterns in areas vulnerable to sea-level rise.
- Secure grant funding to obtain professional consulting services to prepare a sea level rise study outlining inundation areas, protection guidelines, and evaluating existing evacuation policies and procedures.
- Identify opportunities to restore, maintain, and enhance important natural features, such as waterways, wetlands and forested riparian buffers.
Chapter 5: Water Resource Element

INTRODUCTION

The purpose of the Water Resources Element (WRE) is to ensure that future development plans in Wicomico County account for the opportunities and limitations of local water resources. This Plan Element evaluates new growth envisioned in the Comprehensive Plan and compares the pattern and pace of that growth to the availability of water supply sources, the capacity of water supply and sewage treatment infrastructure and the ability of surface waters to receive the waste generated by both point and non-point sources. The analysis of trends and the build-out analysis used in this effort were based on policies, land use distributions and development pattern information contained in the 1998 Wicomico County Comprehensive Plan, Wicomico County Zoning Code, 2017 Wicomico County Comprehensive Plan, 2008 Development Capacity Analysis prepared by the Maryland Department of Planning, and 2015 Wicomico County Subdivision Activity Report (1986 – 2015). This Element will serve to enhance protection of State water resources and public health while meeting State smart growth policies.

This Element has two functions:

- Identify potential constraints on supply, infrastructure, or receiving waters early in the planning process; and
- Identify options for addressing any constraints including a land use plan, which minimizes negative impacts on water resources.

The Land Use Article of the Annotated Code of Maryland requires the county and municipal areas (exercising planning and zoning authority) to include a Water Resources Element into their comprehensive plan, which this Element fully complies with the State requirement. Future amendments will be prepared in accordance with the Law.

As required, this Element contains rudimentary analyses of Point-Source and Non-Point Source nutrient contributions. It is important to note, the watershed based analyses included in this section are not representative of engineering-grade studies or site specific investigations. The results should only be used to obtain a better understanding of the overall relative, not absolute, impacts of various future growth and land use scenarios on a County-wide basis, as well as the relative change in the volume of nutrient contributions from public waste water systems. In addition, the above mentioned analyses are at an appropriate level to assist in developing a County-wide land use plan, which minimizes the impacts associated with future population growth and development. As technological advances in public waste water treatment and individual septic systems continue, it can be anticipated that future nutrient loadings will decrease.

Coordination with Municipalities and Surrounding Counties

Any discussion of water resources should recognize that growth and development is planned for and regulated by different levels of government. Planned growth and development impacts water resources that are regional in nature because watersheds cross jurisdictional boundaries. The aquifers that are the source of private and public water supplies can be affected by local actions, but also receive water from areas far from Wicomico County.
There are seven municipalities within Wicomico County that own and operate public water supply and sewer systems including:

- Salisbury
- Delmar
- Fruitland
- Hebron
- Pittsville
- Sharptown
- Willards

The capacity and extent of those systems will be discussed in the Public Water Systems and Waste Water Assessment sections of this Element. Mardela Springs is the eighth municipality in the County. The residents of Mardela Springs are currently served by private well and septic systems. Wicomico County does not own or operate any water and sewer systems. Some municipal water and sewer services have been extended to County residents who do not reside within existing municipal limits. In those instances services have been provided within Urban Service Districts. It is no longer the policy of municipal governments in Wicomico County to extend public services to development in the absence of an annexation agreement unless responding to an emergency addressing an environmental, health, or safety hazard such as contaminated ground water.

In the event of mitigating an emergency related to providing water and or sewer to areas not designated in the Wicomico County Comprehensive Water and Sewerage Plan, the applicable goals, policies, and objectives contained in this Plan are supportive of future amendments for service.

The eight municipalities and Wicomico County share joint responsibilities of planning for water and sewer systems. The County is responsible for the preparation of a County Comprehensive Water and Sewerage Plan, which delineates planned system capacity and expansions over a 10-year time frame, as well as mapping the proposed service area expansions over the same time period. In 2010, the Wicomico County Comprehensive Water and Sewerage Plan, which includes the mapping of service areas, was approved by the Maryland Department of the Environment and the County. At the time of this publication, the County is in the process of updating the Wicomico County Water and Sewerage Plan.

As mandated by House Bill 1141-06, municipalities and counties are to prepare a water resources element for inclusion in their comprehensive plans. The purpose of the municipal water resources elements reflects that of this element in that they must consider the impact of development proposed in their individual comprehensive master plans on water supply availability, on existing and planned public systems, and on the capacity of receiving waters to assimilate any resultant pollutants.

**Citizen Concerns**

Through a series of public meetings, citizens of Wicomico County voiced numerous concerns about potable water resources. While many issues, such as future growth patterns and community service availabilities are addressed in other chapters of this Plan, specific issues are addressed throughout this Chapter.

These issues include:

- Aquifer water levels;
- Package treatment plants;
- Nutrient problems in waterbodies;
- Septic systems;
- Protection of water resources;
- Climate change on water availability; and
- Land uses and large water users.
GOALS
- Maintain a safe and adequate water supply and sufficient waste water treatment capacity that meets the demands of the projected growth.
- Determine constraints on growth based on water supply, sewer capacity, stormwater runoff and nutrient pollution.
- Protect, restore, and enhance the water quality of Wicomico County’s tidal (i.e. Wicomico, Nanticoke and Pocomoke Rivers) and non-tidal waterbodies.
- Continue efforts to improve the overall water quality of local tributaries and the Chesapeake Bay.

OBJECTIVES
- Ensure a sustainable amount of potable water for the use of current and future residents of Wicomico County.
- Evaluate existing water and sewer infrastructure for maintenance and/or expansion.
- Assess future growth plans in terms of water supply and sewer capacity.
- Coordinate with Wicomico County Health Department and Wicomico County Department of Public Works to evaluate the use of community / shared / public wastewater treatment plants to serve areas of failing septic systems.
- Encourage advanced stormwater management to reduce erosion and nutrient pollution.
- Assure that the County’s stormwater management policies reflect the most recent State requirements.
- Prepare coordinated contingency plans between the County and incorporated jurisdictions to mitigate areas that may experience contaminated well water by expanding urban service districts, as well as constructing community or shared treatment plants.

WATERSHEDS
Wicomico County is divided into eight watersheds. The Nanticoke, Wicomico, and Pocomoke Rivers account for five of the eight designated watersheds and the majority of land area in the County, and Nassawango, Dividing, and Wicomico Creeks account for the remaining three watersheds. Map 5-1 shows the watersheds in Wicomico County.

The 33-mile long Nanticoke River flows southwest from the central portion of Delaware through Maryland’s Eastern Shore to Tangier Sound, and ultimately reaches the Chesapeake Bay. In the Wicomico County portion of the watershed there are three municipalities: Sharptown, Hebron, and Mardela Springs. The Dorchester County portion of the Nanticoke River watershed includes the municipalities of Vienna, Eldorado and Brookview. No major interjurisdictional water resources issues have been identified in these areas.

The Wicomico River originates near Delmar, Delaware, and flows from the heart of Salisbury to Tangier Sound. Several major tributaries contribute fresh water to the Wicomico River including, but not limited to, Tony Tank Creek, Walston Branch, Schumaker Pond, and Brewington Branch. On its lower portions, the Wicomico River and Wicomico Creek form a border with Somerset County. Limited development is proposed in the Somerset County portion of this watershed and no major interjurisdictional issues have been identified.

The Pocomoke River Basin includes areas of Wicomico, Worcester, and Somerset Counties in Maryland, part of Sussex County in Delaware, and part of Accomack County in Virginia. The Pocomoke River flows through 49 miles of Maryland before it reaches Pocomoke Sound. The largest developed areas on the river are the Town of Snow Hill and Pocomoke City, which are located downstream from Wicomico County.
The Towns of Pittsville and Willards are situated in the Upper Pocomoke River watershed. Limited growth in those communities reduces the downstream impacts on Worcester County.

**DRINKING WATER ASSESSMENT**

There are no impoundments used for water supply purposes in any of the Wicomico County watersheds. Because Wicomico County and its citizens rely exclusively on groundwater for water supply, much of the drinking water discussion centers upon the aquifer systems that provide all of the water. Currently, the majority of the housing units located in the unincorporated portion of the County utilize private wells, with the exception of those residences that are connected to public water systems through Urban Service agreements or are located in newer subdivisions with privately-owned and operated water treatment plant such as Steeplechase subdivision.

**Aquifers**

Groundwater is an important source of drinking water throughout Maryland. Most void spaces in rocks beneath the water table contain water, but these spaces only become an aquifer when water bearing rock readily carries water to wells and springs in significant volumes. On Maryland’s Eastern Shore, aquifers are the source of both private wells and larger public water supply systems. Unlike the Piedmont and other areas of the Western Shore of Maryland, topography and the slow moving nature of surface streams alleviate the need to construct dams for storing and collecting large volume of water supplies. In addition, the aquifers under the Eastern Shore have a long history of providing high-quality water in substantial volumes.

Based on the estimates of growth as it relates to the future demand of drinking water provided by public water systems and private wells, Wicomico County has adequate water supply for its current and future residents. County-wide, the total water demand including public and private systems for residential, commercial, industrial and agricultural uses is estimated to be 28 MGD. The largest consumer being agriculture, which uses approximately 13.294 MGD as indicated in Table 5-4. The majority of the aquifers used for our water supply are relatively shallow, compared to other Maryland counties, allowing for reduced cost of wells. The Coastal Plain aquifer system provides the base flow for virtually all of the streams that originate in the Atlantic Coastal Plain. Groundwater from this aquifer system also discharges in the Chesapeake Bay.

To learn more about the aquifers in this region, the Wicomico County Health Department prepared the Groundwater Protection Report in 2004 in response to State regulations on the installation of private sewage disposal systems (COMAR 26.04.02). This Report is produced as a supplement to the County’s Comprehensive Water and Sewerage Plan. The document describes the aquifers in Wicomico County and includes a discussion on the effect of septic systems on the aquifers and provides supplemental information that is incorporated into the County Comprehensive Water and Sewerage Plan, and the Comprehensive Plan, by identifying sewer management areas and solutions for groundwater protection. This Report was an extremely useful resource in the preparation of this element. To assist in future efforts to update the WRE, the County should continue to revise current County reports and plans (i.e. 2010 Wicomico County Comprehensive Water and Sewerage Plan and the 2004 Groundwater Protection Report) as well as research new reports and plans containing information about the aquifers in this region.

The United States Geological Survey (USGS), in conjunction with the Maryland Geological Survey (MGS) and the MDE, is currently completing a three-phase study of the groundwater resources in the Atlantic Coastal Plain of Maryland. Specifically, the USGS and MGS are in the process of developing a comprehensive regional database of aquifer information as part of Phase One of a three phase study. Funding is necessary to complete Phases Town and Three. Upon successfully securing funding to complete the Study, Phase Two will consist of filling in any gaps in existing knowledge and building resource
management tools, such as a groundwater flow model. Phase Three will contain information about implementation of the previously developed tools to manage and optimize resources. More information on this study can be found on the USGS website in a publication entitled, “A Science Plan for a Comprehensive Regional Assessment of the Atlantic Coastal Plain Aquifer System in Maryland,” http://pubs.usgs.gov/of/2007/1205.

Upon completion, this comprehensive assessment will contain five goals directed at improving the current information and tools used to understand the resource potential of the aquifer system. The goals include:

- Document the geologic and hydrologic characteristics of the aquifer system in the Maryland Coastal Plain and the appropriate area of adjacent states;
- Conduct detailed studies of the regional groundwater flow system and water budget for the aquifer system;
- Improve documentation of patterns of water quality in all Coastal Plain Aquifers, including the distribution of saltwater;
- Enhance groundwater level, stream flow, and water quality monitoring networks in the Maryland Coastal Plain; and
- Develop science-based tools to facilitate sound management of the groundwater resources in the Maryland Coastal Plain.

**Manokin Aquifer**
The Manokin aquifer is characterized as dark gray, clayey and silty, medium-grained sand mixed locally with fine gravel and shell material. The aquifer is 50 feet below sea level in the western part of the County, however, moving from west to east, the depth of the Manokin increases. For instance, in Willards, the Manokin is 200-feet below sea level. This aquifer is at risk for surficial contamination in the western portion of the County because of its shallow depth below sea level. Well yields from this aquifer are variable, ranging from small to moderate quantities of potable water acquired in different locations. The confining bed has low permeability and silty clay layers that separate the Manokin from the water table.

The main concern for the Manokin aquifer is the amount of potable water available. From May 2007 to August 2007, approximately 120 wells in Somerset and Wicomico Counties had to be replaced, with the overwhelming majority located in the Manokin aquifer. The reason for this occurrence was a draw down in the Somerset County portion of the aquifer, use of two-inch wells, non-submersible pumps and severe drought conditions experienced in recent years. A study has shown water levels in some areas of the aquifer to be dropping by one foot per year, concentrated around Princess Anne. According to the MGS, this draw down is not necessarily occurring in Wicomico County; however, the County should take precautions to protect this resource. Further information can be found in the MGS Bulletin 35 (Werkheiser, W.H., 1990, Hydrogeology and ground-water resources of Somerset County, Maryland).

**Salisbury Aquifer and the Paleochannel**
The Salisbury aquifer and the Paleochannel refer generally to the same aquifer, which the USGS refers to as the surficial aquifer. The Paleochannel in north-central Wicomico County is simply a feature within the Salisbury aquifer with a portion extending into the Manokin aquifer. See **Map 5-1**.

The majority of the water table is encountered below the surface anywhere from zero to 30 feet deep, while the Paleochannel, specifically, ranges from 100 to 200 feet below the surface. It is important to note, the entire aquifer receives recharge from precipitation in topographically high areas and supplies many small streams, man-made ponds, wells, and the tidal portion of the Wicomico River with water.
In an effort to preserve and protect the water quality of the Paleochannel, Wicomico County has adopted a Paleochannel Overlay District that protects the buried riverbed from overuse and contamination (See Map 5-1). This overlay district largely follows the underlying zoning assigned to a property, but, in addition, has some use restrictions and development standards that must be followed. These measures should protect the water supply from surficial contamination from impaired water discharge/recharge.

**Nanticoke Aquifer**
This aquifer, also known as the Frederica aquifer, is described as the basal sands in western Wicomico County. The Nanticoke Aquifer is used in a limited area in northwestern and western portions of the County where it is penetrated at about 300-feet below sea level. It consists of about 50-feet of gray, fine to very fine grained sand with abundant shells.

**Public Water Systems**
There are seven public water systems located in the incorporated entities of Wicomico County (Salisbury, Fruitland, Delmar, Hebron, Sharptown, Willards, and Pittsville). With exception of the Town of Delmar, the analysis of the capacity of the public water systems to meet current and projected demand demonstrates that public water systems either have sufficient facility capacity to meet projected demand or expansions to increase capacity exist to meet the projected demand. It is important to note, a jurisdiction may have a facility capable of accommodating the future demand, but not be permitted to withdraw the water necessary to meet that demand. Actual withdraws of these municipal systems from the public wells must be consistent with the water appropriation permit issued by MDE. Table 5-1 lists the municipal water systems in the County by watershed and Table 5-2 represents the planned water capacity and projected water demands through 2030 by municipality. Based on 2010 residential demand estimates contained in Table 5-2, public water systems supply approximately 4.33 million gallons of water per day (MGD). In comparison, private water systems supply 4.65 MGD.

**Nanticoke River Watershed**
There are two public water systems in the Nanticoke River Watershed: Sharptown and Hebron. Based on Sharptown’s population projections contained in their 2008 Comprehensive Plan and the Maryland Department of Planning’s municipal population projections for Hebron, both municipalities have facilities that have adequate treatment capacity in place to serve projected demands through 2030.

**Salisbury Water System**
The City of Salisbury lies in parts of two watersheds: the Wicomico River Head and the Lower Wicomico River Watersheds. The City of Salisbury Water System has two water treatment and pumping facilities that draw water from the Paleochannel and surficial aquifers. At current capacity levels, the system has sufficient treatment capacity to provide water for projected demands through 2030.

The newly developed Paleochannel System, along with the older existing system, should be adequate enough for the next 10 years and beyond. If additional capacity is still needed, the Paleochannel System can be expanded in 6.48 MGD intervals, with the accompanying treatment facility additions.

**Wicomico River Head Watershed**
In addition to a portion of Salisbury, the Town of Delmar lies within this Watershed. The Town of Delmar is served by a single public water system that draws water from two different aquifers, the Salisbury and the Manokin Aquifer, with one well drawing from each. The Town plans to increase planned capacity as needed to meet the demand for water in 2020 and 2030. Based on current projections, the Town of Delmar will need to expand its system to a capacity of at least 1.0 MGD by 2030 to meet the projected demand.
Fruitland Water System
The City of Fruitland lies in parts of two watersheds, the Lower Wicomico River and the Wicomico Creek Watersheds. The City owns and operates its water system, which draws water from the Salisbury aquifer. Fruitland has an existing capacity of 1.5 MGD which is well above the projected demand of 0.82 in 2020 and 0.99 in 2030.

Upper Pocomoke River Watershed
There are two public water systems in the Upper Pocomoke River Watershed: the Towns of Pittsville and Willards. Both municipalities have systems that have adequate treatment capacity in place to serve projected demands through 2030.
### TABLE 5-1: MUNICIPAL WATER SYSTEMS

<table>
<thead>
<tr>
<th>Water System</th>
<th>Source</th>
<th>Treatment Technology</th>
<th>Planned/Potential System Upgrades or Expansions</th>
<th>Water Quality Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nanticoke River Watershed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sharptown</td>
<td>Paleochannel and surficial aquifers and the Nanticoke Aquifer</td>
<td>Chlorination</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Hebron</td>
<td>Nanticoke Aquifer</td>
<td>Chlorination</td>
<td>Hydromatic tank system</td>
<td>None</td>
</tr>
<tr>
<td><strong>Wicomico River Head Watershed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delmar¹</td>
<td>Salisbury and Manokin Aquifers</td>
<td>Chlorination and iron</td>
<td>New well to accommodate additional demand</td>
<td>None</td>
</tr>
<tr>
<td>Salisbury²</td>
<td>Paleochannel and surficial aquifer</td>
<td>Chlorination and iron</td>
<td>Additional elevated water storage, transmission mains and possible expansion of treatment facilities</td>
<td>None</td>
</tr>
<tr>
<td><strong>Lower Wicomico River Watershed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salisbury³</td>
<td>Paleochannel and surficial aquifer</td>
<td>Chlorination</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Fruitland⁴</td>
<td>Pleistocene-Pliocene/Salisbury aquifer</td>
<td>Chlorination and iron</td>
<td>New water tower</td>
<td>None</td>
</tr>
<tr>
<td><strong>Wicomico Creek Watershed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO PUBLIC SYSTEMS</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Dividing Creek Watershed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO PUBLIC SYSTEMS</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Nassawango Creek Watershed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO PUBLIC SYSTEMS</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Upper Pocomoke River Watershed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pittsville</td>
<td>Manokin aquifer</td>
<td>Chlorination and iron</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Willards</td>
<td>Manokin aquifer</td>
<td>Chlorination and iron</td>
<td>None</td>
<td>Corrosive and high in iron</td>
</tr>
</tbody>
</table>


Notes:
1. The Town of Delmar is an incorporated community located partially in Maryland and partially in Delaware. The two (2) wells that provide water to the Town are located in Delaware.
2. The City of Salisbury is partially located in the Wicomico River Head and the Lower Wicomico River Watersheds. The Naylor Mill Road Water Treatment Plant and its two (2) wells are located in the Wicomico River Head Watershed.
3. The City of Salisbury is partially located in the Lower Wicomico River and the Wicomico River Head Watersheds. The East Main Street Water Plant and its nine (9) active wells are located within the Lower Wicomico River Watershed.
4. The City of Fruitland is partially located in the Lower Wicomico River and Wicomico Creek Watersheds. The City Water Treatment Plant and its two (2) wells are located in the Lower Wicomico River Watershed.
### TABLE 5-2: MUNICIPAL WATER SUPPLY SYSTEMS – POPULATION SERVED

<table>
<thead>
<tr>
<th>Service Area</th>
<th>Salisbury</th>
<th>Fruitland</th>
<th>Delmar**</th>
<th>Hebron</th>
<th>Sharptown</th>
<th>Willards</th>
<th>Pittsville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pop.</td>
<td>28,925</td>
<td>4,950</td>
<td>5,325</td>
<td>975</td>
<td>725</td>
<td>1,110</td>
<td>1,330</td>
</tr>
<tr>
<td>GPCD***</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Housing Units</td>
<td>11,710</td>
<td>1,930</td>
<td>2,200</td>
<td>370</td>
<td>300</td>
<td>450</td>
<td>550</td>
</tr>
<tr>
<td>Demand*</td>
<td>6.90</td>
<td>0.67</td>
<td>0.72</td>
<td>0.11</td>
<td>0.08</td>
<td>0.12</td>
<td>0.15</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>2.89</td>
<td>0.50</td>
<td>0.53</td>
<td>0.10</td>
<td>0.07</td>
<td>0.11</td>
</tr>
<tr>
<td></td>
<td>Com/Ind</td>
<td>4.01</td>
<td>0.17</td>
<td>0.19</td>
<td>0.01</td>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>6.90</td>
<td>0.67</td>
<td>0.72</td>
<td>0.11</td>
<td>0.08</td>
<td>0.12</td>
</tr>
<tr>
<td>Capacity*</td>
<td>12.0</td>
<td>1.50</td>
<td>0.72</td>
<td>0.70</td>
<td>0.58</td>
<td>0.24</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>Planned</td>
<td>12.0</td>
<td>1.50</td>
<td>0.72</td>
<td>0.70</td>
<td>0.58</td>
<td>0.24</td>
</tr>
</tbody>
</table>

**2020**

<table>
<thead>
<tr>
<th>Service Area</th>
<th>Salisbury</th>
<th>Fruitland</th>
<th>Delmar**</th>
<th>Hebron</th>
<th>Sharptown</th>
<th>Willards</th>
<th>Pittsville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pop.</td>
<td>34,490</td>
<td>6,100</td>
<td>6,235</td>
<td>1,225</td>
<td>800</td>
<td>1,260</td>
<td>1,490</td>
</tr>
<tr>
<td>GPCD***</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Housing Units</td>
<td>13,965</td>
<td>2,380</td>
<td>2,625</td>
<td>470</td>
<td>335</td>
<td>510</td>
<td>645</td>
</tr>
<tr>
<td>Demand*</td>
<td>13.66</td>
<td>0.82</td>
<td>0.84</td>
<td>0.13</td>
<td>0.09</td>
<td>0.14</td>
<td>0.16</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>3.45</td>
<td>0.61</td>
<td>0.62</td>
<td>0.12</td>
<td>0.08</td>
<td>0.13</td>
</tr>
<tr>
<td></td>
<td>Com/Ind</td>
<td>4.21</td>
<td>0.21</td>
<td>0.22</td>
<td>0.01</td>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>7.66</td>
<td>0.82</td>
<td>0.84</td>
<td>0.13</td>
<td>0.09</td>
<td>0.14</td>
</tr>
<tr>
<td>Capacity*</td>
<td>18.0</td>
<td>1.50</td>
<td>0.88</td>
<td>0.70</td>
<td>0.58</td>
<td>0.24</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>Planned</td>
<td>18.0</td>
<td>1.50</td>
<td>0.88</td>
<td>0.70</td>
<td>0.58</td>
<td>0.24</td>
</tr>
</tbody>
</table>

**2030**

<table>
<thead>
<tr>
<th>Service Area</th>
<th>Salisbury</th>
<th>Fruitland</th>
<th>Delmar**</th>
<th>Hebron</th>
<th>Sharptown</th>
<th>Willards</th>
<th>Pittsville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pop.</td>
<td>40,085</td>
<td>7,300</td>
<td>7,394</td>
<td>1,575</td>
<td>900</td>
<td>1,405</td>
<td>1,625</td>
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<tr>
<td>GPCD***</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Housing Units</td>
<td>16,230</td>
<td>2,850</td>
<td>3,055</td>
<td>620</td>
<td>375</td>
<td>570</td>
<td>700</td>
</tr>
<tr>
<td>Demand*</td>
<td>18.41</td>
<td>1.0</td>
<td>1.0</td>
<td>0.18</td>
<td>0.10</td>
<td>0.15</td>
<td>0.18</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>4.01</td>
<td>0.73</td>
<td>0.74</td>
<td>0.16</td>
<td>0.09</td>
<td>0.14</td>
</tr>
<tr>
<td></td>
<td>Com/Ind</td>
<td>4.40</td>
<td>0.26</td>
<td>0.26</td>
<td>0.02</td>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>8.41</td>
<td>1.0</td>
<td>1.0</td>
<td>0.18</td>
<td>0.10</td>
<td>0.15</td>
</tr>
<tr>
<td>Capacity*</td>
<td>18.0</td>
<td>1.50</td>
<td>0.88</td>
<td>0.70</td>
<td>0.58</td>
<td>0.24</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>Planned</td>
<td>18.0</td>
<td>1.50</td>
<td>0.88</td>
<td>0.70</td>
<td>0.58</td>
<td>0.24</td>
</tr>
</tbody>
</table>


Notes:
* The water demand and planned capacity figures are measured in millions of gallons per day.
** The Town of Delmar is an incorporated community located partially in Maryland and partially in Delaware. The population and housing unit projections include the Maryland and Delaware portions of the Town.
*** GPCD refers to gallons per person consumed daily

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Chapter 5: Water Resources Element

5-9
Private Water Systems
The eight public water supply systems serve over 17,500 housing units. There are other housing units in Wicomico County on community systems of various kinds. For example, approximately 1,300 housing units are served in Urban Services districts within the Metro Core. Additionally, in the Lower Wicomico River Watershed there is one large residential development (Steplechase) served by private community systems. Also, 18 mobile home park developments exist in the County. Of which, 15 are served by private community systems. The remaining three mobile home parks are being served by public systems.

According to the American Community Survey, 5-Year Estimates, 41,685 housing units are in Wicomico County. Based on the population served in public water systems and the number of housing units on other smaller community water systems, we can estimate that roughly 42 percent of housing units in Wicomico County are on private individual well systems. Table 5-3 provides an estimate for the distribution of those wells and an estimate of the water consumption by watershed, which totals 4.65 MGD. In comparison, the municipal water treatment facilities provide approximately 4.33 MGD.

<table>
<thead>
<tr>
<th>Watershed</th>
<th>Wells</th>
<th>Estimated Flow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wicomico River Head</td>
<td>3,500</td>
<td>0.92 MGD</td>
</tr>
<tr>
<td>Wicomico Creek</td>
<td>300</td>
<td>0.08 MGD</td>
</tr>
<tr>
<td>Upper Pocomoke</td>
<td>1,300</td>
<td>0.34 MGD</td>
</tr>
<tr>
<td>Nassawango Creek</td>
<td>800</td>
<td>0.21 MGD</td>
</tr>
<tr>
<td>Nanticoke River</td>
<td>3,200</td>
<td>0.84 MGD</td>
</tr>
<tr>
<td>Lower Wicomico</td>
<td>8,500</td>
<td>2.23 MGD</td>
</tr>
<tr>
<td>Dividing Creek</td>
<td>100</td>
<td>0.03 MGD</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>17,700</td>
<td>4.65 MGD</td>
</tr>
</tbody>
</table>

Source: KCI Technologies

Commercial and Industrial Uses
Most industrial and commercial water users are served by the municipal systems described in this section. Based on demand projections contained in the Approved 2010 Wicomico County Comprehensive Water and Sewerage Plan, industrial and commercial users account for approximately 5.96 MGD. Of this amount, public water systems provide approximately 4.41 MGD for commercial and industrial uses; whereas, the remaining 1.55 MGD is supplied by private water systems. In contrast, the total residential demand of public and private water systems is approximately 9 MGD.

Assumptions made regarding water demands from those users vary depending on industry type and the history of water uses in each system. In addition to the users who are served by the public systems, the 2010 Wicomico County Comprehensive Water and Sewerage Plan identifies privately-owned systems of major commercial and industrial users. For example, in the Wicomico River Head Watershed, the corporate headquarters of Perdue Farms, Inc. is served by two (2) wells producing up to 20,000 GPD mostly for irrigation purposes. Also in the Wicomico River Head Watershed is the feed mill complex of Perdue Farms located on Zion Church Road which is served by seven existing wells. These wells produce up to 1,000,000 GPD of which 80 percent is used for cooling water.

Agricultural Use
Agricultural water use has been growing steadily in recent years, particularly for irrigation on Maryland’s Eastern Shore, and is the largest consumer of water, which is estimated at roughly 13.3 MGD. In general, the MDE directs large irrigators to use the unconfined aquifers, reserving the more protected confined aquifers for individual potable and municipal uses. In some areas, however, the unconfined aquifer produces low yields, or is nonexistent, compelling an increasing number of farmers to seek water appropriation permits for confined aquifers. MDE requires an appropriation permit for any withdraw greater than 10,000 GPD regardless of the source (confined or unconfined aquifers). Table 5-4 represents the estimated flow of agricultural usage by watershed based on the groundwater appropriation permits. Based on information
obtained from MDEs groundwater appropriation permits, the Nanticoke River Watershed draws the largest volume of water for agricultural uses, 5.7 MGD or 43 percent of the total estimated flow.

While public drinking water systems and withdrawals located in ground water management strategy areas must still obtain a permit for water withdrawals, some exemptions include temporary construction dewatering (up to 30 days and 10,000 GPD), creation of small subdivisions (10 lots or fewer), individual domestic use, and agricultural uses under 10,000 GPD. See Table 5-4.

<table>
<thead>
<tr>
<th>Watershed</th>
<th>Estimated Flow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wicomico River Head</td>
<td>2.5 MGD</td>
</tr>
<tr>
<td>Wicomico Creek</td>
<td>1.0 MGD</td>
</tr>
<tr>
<td>Upper Pocomoke</td>
<td>1.5 MGD</td>
</tr>
<tr>
<td>Nassawango Creek</td>
<td>0.0 MGD</td>
</tr>
<tr>
<td>Nanticoke River</td>
<td>5.7 MGD</td>
</tr>
<tr>
<td>Lower Wicomico</td>
<td>2.4 MGD</td>
</tr>
<tr>
<td>Dividing Creek</td>
<td>0.004 MGD</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>13.3 MGD</strong></td>
</tr>
</tbody>
</table>

Source: Maryland Department of the Environment

Each permit application is evaluated for the reasonableness of the amount of water planned for a particular use and the impact of that use on the resource and other users of the resource. Aquifer testing, fracture trace analysis, water level monitoring, the development of a water balance and other investigation techniques are part of the evaluation. Through the permit review process, MDE - Water Supply Program attempts to avoid impacts to other water users and assures that ground water withdrawals do not exceed the sustained yield of the State's aquifers.

**WASTE WATER ASSESSMENT**

**Existing Conditions**

There are seven public sewer systems located in the incorporated entities of Wicomico County (Salisbury, Fruitland, Delmar, Hebron, Sharptown, Willards, and Pittsville) currently serving over 17,500 housing units. With the exception of the Towns of Hebron and Pittsville, the analysis demonstrates that public sewer systems either have sufficient capacity to meet projected demand or that expansions to increase capacity are planned to meet the projected demand. Table 5-5 lists the municipal waste water treatment systems in the County by watershed and Table 5-6 represents the planned waste water treatment capacity and projected sewer demands through 2030 by municipality.

In addition to the previously mentioned seven municipal public sewer systems, there are an additional 26 privately-owned and operated systems located in the County (Table 5-7). Aside from sewer demand and capacity, there are roughly 17,700 residential septic systems in use in Wicomico County, as well as 1,600 acres of commercial land that use private septic systems.

The demand and planned capacity numbers through 2030 are derived from a variety of sources including, but not limited to, recently completed municipal comprehensive plans (Sharptown, Willards, Fruitland, Delmar, and Salisbury), Maryland Department of Planning population projections (Hebron & Pittsville) and a recently completed Impact Fee Study prepared by TischlerBise for the City of Salisbury.

**Nanticoke River Watershed**

The Town of Hebron has an existing sewer design and permitted capacity of 0.101 MGD, which is enough to sustain the 2010 demand; however, this falls short of the projected 2020 and 2030 sewer demands of 0.12 MGD for 2020 and 0.15 MGD for 2030. These numbers are based on current municipal population projections from the Maryland Department of Planning (MDP) as well as the 2010 Wicomico County...
Comprehensive Water and Sewerage Plan, which is consistent with MDPs projections. However, based on Hebron’s desired growth, the Town could potentially have a demand for sewer capacity that far exceeds the planned sewer system capacity. The Town of Hebron is currently studying its capital needs for the proposed growth along with funding and phasing possibilities. In an effort to accommodate additional growth, the Town will need to increase the design capacity of their existing system, and submit a request to MDE to increase the limits of the WWTP discharge permit.

Sharptown’s system is expected to keep pace with demand, despite needing repairs. Because the system is old, there is considerable infiltration that occurs within the system’s joints and piping. The combination of infiltration and a high water table prompted the Environmental Protection Agency (EPA) and the State of Maryland to provide the Town funding in the early 1980’s to repair major infiltration areas.

**Wicomico River Head Watershed**

Delmar, which straddles the Maryland-Delaware state line, utilizes a single sewage collection system that transports sewage to a treatment facility on Connelly Mill Road in Maryland. In 2011, the Town’s waste water treatment plant was modified to meet Enhanced Nutrient Reduction (ENR) treatment levels for total nitrogen and phosphorus. Additionally, the capacity of the plan was increase from 0.65 MGD to 0.85 MGD. Based on the Town’s municipal growth projections, the planned expansion to 1.1 MGD will be required by 2030 to accommodate the sewer demand of 1.0 MGD.

**Lower Wicomico River Watershed**

The City of Salisbury has the largest concentration of population within Wicomico County and is served by an extensive sewer collection system and a secondary waste water treatment facility. The system includes two pumping stations along with 34 lift stations. In addition to serving the entire Salisbury area, adjacent Urban Service Districts are also served by the Salisbury public system. The first phase of planned expansions of the City’s Waste Water Treatment Plant (WWTP) capacity has been completed for 8.5 MGD of daily flow, with a peak flow of 25 MGD. The second phase of capacity expansion will increase the daily capacity to 10.2 MGD and a peak flow increase to 30 MGD. Population growth is expected to reach 40,000 by 2030 and the capacity of the system is expected to meet that demand.

With planned expansions, sewer capacity for Fruitland is expected to meet and exceed demand from now and into the foreseeable future. The WWTP is owned and operated by the City of Fruitland and treats affluent at ENR levels. Currently, the average daily flow in the Fruitland service area is approximately 0.65 MGD, while peak flow can reach up to 0.80 MGD.

**Upper Pocomoke River Watershed**

The Town of Willards owns and operates its own waste water and sewer system. The service area encompasses the entire town and additional properties beyond the corporate limits. In 2008, the Town completed its upgrade from the 0.08 MGD lagoon system to a 0.20 MGD activated sludge plant. This upgrade enables the sewer system to accommodate demand in the foreseeable future.

The Pittsville sewer system is composed of a treatment plant and collection system. Planned sewer service is adequate through 2000, but in 2010 the demand will exceed the capacity. Expansion of the Pittsville sewer system will be required to accommodate any future growth.
### TABLE 5-5: MUNICIPAL WASTE WATER TREATMENT SYSTEMS IN THE COUNTY

<table>
<thead>
<tr>
<th>Waste Water Treatment Plant</th>
<th>Discharge Location</th>
<th>Treatment Technology</th>
<th>Planned/Potential WWTP Upgrades or Expansions</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Nanticoke River Watershed</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sharptown</td>
<td>Nanticoke River, Little Water Street</td>
<td>Activated sludge</td>
<td>Surge tank, need to correct infiltration problems of sewer mains</td>
</tr>
<tr>
<td>Hebron</td>
<td>Rewastico Creek, south of Rewastico Pond</td>
<td>Facultative lagoon</td>
<td>N/A</td>
</tr>
<tr>
<td><em>Wicomico River Head Watershed</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delmar¹</td>
<td>Wood Creek</td>
<td>Activated sludge</td>
<td>Denitrifying, continuous flow sand filters, influent screen and a new grit removal system</td>
</tr>
<tr>
<td>Salisbury²</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><em>Lower Wicomico River Watershed</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salisbury²</td>
<td>Wicomico River, north of Tony Tank Creek</td>
<td>BNR/ENR Plant</td>
<td>None</td>
</tr>
<tr>
<td>Fruitland³</td>
<td>Wicomico River, south of Tony Tank Creek</td>
<td>Advanced secondary Biological Nutrient Removal (BNR) plant</td>
<td>Enhanced nutrient reduction plant upgrade and a new water tower</td>
</tr>
<tr>
<td><em>Wicomico Creek Watershed</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO PUBLIC SYSTEMS</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><em>Dividing Creek Watershed</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO PUBLIC SYSTEMS</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><em>Nassawango Creek Watershed</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO PUBLIC SYSTEMS</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><em>Upper Pocomoke River Watershed</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pittsville</td>
<td>Aydelotte Branch</td>
<td>Oxidation ditch activated sludge system</td>
<td>Expansion of the existing plant contingent of availability of State and Federal funds</td>
</tr>
<tr>
<td>Willards</td>
<td>Burnt Mill Branch</td>
<td>Activated sludge</td>
<td>None</td>
</tr>
</tbody>
</table>


Notes:
¹ The Town of Delmar is an incorporated community located partially in Maryland and partially in Delaware. The WWTP is located in Delaware.
² The City of Salisbury is partially located in the Wicomico River Head and the Lower Wicomico River Watersheds. The City has one WWTP, which is located in the Lower Wicomico River Watershed.
³ The City of Fruitland is partially located in the Lower Wicomico River and Wicomico Creek Watersheds. The City WWTP is located in the Lower Wicomico River Watershed.
### TABLE 5-6: MUNICIPAL WASTE WATER TREATMENT SYSTEMS, PLANNED CAPACITY AND PROJECTED SEWER DEMANDS

<table>
<thead>
<tr>
<th>Service Area</th>
<th>Salisbury</th>
<th>Fruitland</th>
<th>Delmar**</th>
<th>Hebron</th>
<th>Sharptown</th>
<th>Willards</th>
<th>Pittsville</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2010</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pop.</td>
<td>28,925</td>
<td>4,950</td>
<td>5,325</td>
<td>975</td>
<td>725</td>
<td>1,110</td>
<td>1,330</td>
</tr>
<tr>
<td>GPCD***</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Housing Units</td>
<td>11,710</td>
<td>1,930</td>
<td>2,200</td>
<td>370</td>
<td>300</td>
<td>450</td>
<td>550</td>
</tr>
<tr>
<td>Demand*</td>
<td>Residential</td>
<td>2.60</td>
<td>0.45</td>
<td>0.48</td>
<td>0.09</td>
<td>0.07</td>
<td>0.10</td>
</tr>
<tr>
<td></td>
<td>Com/Ind</td>
<td>3.26</td>
<td>0.22</td>
<td>0.24</td>
<td>0.01</td>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>5.86</td>
<td>0.67</td>
<td>0.72</td>
<td>0.10</td>
<td>0.08</td>
<td>0.11</td>
</tr>
<tr>
<td>Capacity*</td>
<td>Planned</td>
<td>8.50</td>
<td>0.8</td>
<td>0.85</td>
<td>0.10</td>
<td>0.15</td>
<td>0.20</td>
</tr>
<tr>
<td><strong>2020</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pop.</td>
<td>34,490</td>
<td>6,100</td>
<td>6,235</td>
<td>1,225</td>
<td>800</td>
<td>1,260</td>
<td>1,490</td>
</tr>
<tr>
<td>GPCD***</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Housing Units</td>
<td>13,965</td>
<td>2,380</td>
<td>2,625</td>
<td>470</td>
<td>335</td>
<td>510</td>
<td>645</td>
</tr>
<tr>
<td>Demand*</td>
<td>Residential</td>
<td>3.10</td>
<td>0.55</td>
<td>0.56</td>
<td>0.11</td>
<td>0.07</td>
<td>0.11</td>
</tr>
<tr>
<td></td>
<td>Com/Ind</td>
<td>3.31</td>
<td>0.26</td>
<td>0.28</td>
<td>0.01</td>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>6.41</td>
<td>0.81</td>
<td>0.84</td>
<td>0.12</td>
<td>0.08</td>
<td>0.12</td>
</tr>
<tr>
<td>Capacity*</td>
<td>Planned</td>
<td>8.50</td>
<td>1.06</td>
<td>1.10</td>
<td>0.10</td>
<td>0.15</td>
<td>0.20</td>
</tr>
<tr>
<td><strong>2030</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pop.</td>
<td>40,085</td>
<td>7,300</td>
<td>7,394</td>
<td>1,575</td>
<td>900</td>
<td>1,405</td>
<td>1,625</td>
</tr>
<tr>
<td>GPCD***</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Housing Units</td>
<td>16,230</td>
<td>2,850</td>
<td>3,055</td>
<td>620</td>
<td>375</td>
<td>570</td>
<td>700</td>
</tr>
<tr>
<td>Demand*</td>
<td>Residential</td>
<td>3.61</td>
<td>0.66</td>
<td>0.67</td>
<td>0.14</td>
<td>0.08</td>
<td>0.13</td>
</tr>
<tr>
<td></td>
<td>Com/Ind</td>
<td>3.36</td>
<td>0.35</td>
<td>0.33</td>
<td>0.01</td>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>6.97</td>
<td>1.01</td>
<td>1.00</td>
<td>0.15</td>
<td>0.09</td>
<td>0.14</td>
</tr>
<tr>
<td>Capacity*</td>
<td>Planned</td>
<td>10.20</td>
<td>1.5</td>
<td>1.10</td>
<td>0.10</td>
<td>0.15</td>
<td>0.20</td>
</tr>
</tbody>
</table>


Notes:
* The water demand and planned capacity figures are measured in millions of gallons per day.
** The Town of Delmar is an incorporated community located partially in Maryland and partially in Delaware. The population and housing unit projections include the Maryland and Delaware portions of the Town.
*** GPCD refers to gallons per person consumed daily
TABLE 5-7: PRIVATELY OWNED AND OPERATED SEWER SYSTEMS

<table>
<thead>
<tr>
<th>Private Sewer Plant</th>
<th>Use</th>
<th>Estimated Flow (Gallons per Day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutters Crossing</td>
<td>Kitchen</td>
<td>6,800 GPD</td>
</tr>
<tr>
<td>Nutters Crossing</td>
<td>Residential</td>
<td>80,000 GPD</td>
</tr>
<tr>
<td>Village Down River</td>
<td>Residential</td>
<td>34,200 GPD</td>
</tr>
<tr>
<td>Cherry Hill Condominiums</td>
<td>Residential</td>
<td>6,000 GPD</td>
</tr>
<tr>
<td>Crown Sports Complex</td>
<td>Sports Complex</td>
<td>5,000 GPD</td>
</tr>
<tr>
<td>Perdue Farms, Inc.</td>
<td>Industrial</td>
<td>285,000 GPD</td>
</tr>
<tr>
<td>Beaver Run Elementary</td>
<td>School</td>
<td>12,800 GPD</td>
</tr>
<tr>
<td>Mardela Springs Middle &amp; High School</td>
<td>School</td>
<td>14,000 GPD</td>
</tr>
<tr>
<td>and Northwest Elementary School</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nanticoke Seafood</td>
<td>Commercial</td>
<td>6,300 GPD</td>
</tr>
<tr>
<td>Westside Primary</td>
<td>School</td>
<td>6,000 GPD</td>
</tr>
<tr>
<td>Poplar Hill Pre-Release Unit</td>
<td>Jail</td>
<td>25,000 GPD</td>
</tr>
<tr>
<td>MaTech Engineering</td>
<td>Industrial</td>
<td>4,050 GPD</td>
</tr>
<tr>
<td>Bennett Mobile Home Park</td>
<td>Residential</td>
<td>11,100 GPD</td>
</tr>
<tr>
<td>Bohnak Trailer Park</td>
<td>Residential</td>
<td>24,300 GPD</td>
</tr>
<tr>
<td>Charles Boyer Trailer Park</td>
<td>Residential</td>
<td>2,100 GPD</td>
</tr>
<tr>
<td>Cedarhurst Village</td>
<td>Residential</td>
<td>27,300 GPD</td>
</tr>
<tr>
<td>Country Village Mobile Home Park</td>
<td>Residential</td>
<td>7,200 GPD</td>
</tr>
<tr>
<td>Eastwood Village I Trailer Park</td>
<td>Residential</td>
<td>16,500 GPD</td>
</tr>
<tr>
<td>Eastwood Village II Trailer Park</td>
<td>Residential</td>
<td>3,600 GPD</td>
</tr>
<tr>
<td>John Walston Mobile Home Park</td>
<td>Residential</td>
<td>27,000 GPD</td>
</tr>
<tr>
<td>Naylor Mill Village Mobile Home Park</td>
<td>Residential</td>
<td>15,600 GPD</td>
</tr>
<tr>
<td>Hebron Woods Mobile Home Park</td>
<td>Residential</td>
<td>37,500 GPD</td>
</tr>
<tr>
<td>Oak Ridge Trailer Park</td>
<td>Residential</td>
<td>18,900 GPD</td>
</tr>
<tr>
<td>Oak Terrace Trailer Court</td>
<td>Residential</td>
<td>5,400 GPD</td>
</tr>
<tr>
<td>Parkway Mobile Estates</td>
<td>Residential</td>
<td>2,700 GPD</td>
</tr>
<tr>
<td>Pine Tree Mobile Estates</td>
<td>Residential</td>
<td>12,900 GPD</td>
</tr>
<tr>
<td>West Side Mobile Park</td>
<td>Residential</td>
<td>28,200 GPD</td>
</tr>
<tr>
<td>Salisbury Christian School</td>
<td>School</td>
<td>5,000 GPD</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>730,450 GPD</strong></td>
</tr>
</tbody>
</table>

Source: 2010 Wicomico County Comprehensive Water and Sewerage Plan

Private Sewer Systems

In addition to the municipal systems, there are several privately owned and operated sewer systems in Wicomico County.

Other than mobile home parks, Village Down River is the only subdivision with a private sewer system. The system serves 49 residential units discharges into the Wicomico River. This system has an average waste water flow of 17,100 GPD with a maximum flow of 34,200 GPD.

The vast majority of homes located in the areas of Wicomico County not served by public or private package treatment plants are served by traditional individual septic systems. Based on flow figures of the municipal systems and the number of housing units on smaller systems in the County we can estimate that roughly one half of the housing units in Wicomico County are on private individual septic systems. Table 5-8 provides an estimate of the distribution of those systems by watershed in 2010.
TABLE 5-8: INDIVIDUAL SEPTIC SYSTEMS

<table>
<thead>
<tr>
<th>Watershed</th>
<th>Septic Systems</th>
<th>Estimated Flow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wicomico River Head</td>
<td>3,500</td>
<td>0.83 MGD</td>
</tr>
<tr>
<td>Wicomico Creek</td>
<td>300</td>
<td>0.07 MGD</td>
</tr>
<tr>
<td>Upper Pocomoke</td>
<td>1,300</td>
<td>0.31 MGD</td>
</tr>
<tr>
<td>Nassawango Creek</td>
<td>800</td>
<td>0.19 MGD</td>
</tr>
<tr>
<td>Nanticoke River</td>
<td>3,200</td>
<td>0.75 MGD</td>
</tr>
<tr>
<td>Lower Wicomico</td>
<td>8,500</td>
<td>2.00 MGD</td>
</tr>
<tr>
<td>Dividing Creek</td>
<td>100</td>
<td>0.02 MGD</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>17,700</strong></td>
<td><strong>4.17 MGD</strong></td>
</tr>
</tbody>
</table>

Source: KCI Technologies

**Assimilative Capacity**

Assimilative capacity refers to the ability of a natural body of water to receive waste water or toxic materials without harmful human effects and damage to aquatic life of a water body. In basic terms, the total contribution of pollutants to the waters of Maryland (point and non-point combined) should not exceed the capacity of those waters to assimilate pollutants.

Water pollution comes from two sources, non-point source pollution and point source pollution. Non-point source (NPS) pollution is the major reason water quality remains impaired in Maryland. NPS is caused by stormwater (rainfall or snowmelt) or irrigation water moving over and through the ground. In contrast point source pollution refers to pollution resulting from a specific point of discharge (e.g. municipal waste water plant or industrial use).

**Total Maximum Daily Loads (TMDLs)**

A TMDL is a calculation of the maximum level of a pollutant that a body of water can receive, yet still meet water quality standards. As a result of the Clean Water Act, Section 303(d), States and their jurisdictions are required to compile a list of their impaired waters. These waterbodies are either degraded or polluted to the point they do not meet the State’s water quality standards. The Clean Water Act requires jurisdictions develop priority rankings for the impaired water and develop TMDLs for each water body.

The presence of a nutrient TMDL is an indicator that pollution control efforts must outweigh additional pollution impacts from future land use change, septic tanks, and WWTP flows to prevent further degradation of the water body. For the receiving waters in Wicomico County without a nutrient TMDL, a determination of the suitability of receiving waters cannot be made. However, for the Lower Wicomico River and Wicomico Creek watersheds, which both have nutrient TMDLs, a preliminary assessment can be made. The pollution forecasts, although capable of comparing the relative benefits of different land use plans, are not precise enough to allow for a direct comparison to nutrient TMDLs. Wicomico County recognizes though that the Lower Wicomico River and Wicomico Creek, because of the presence of nutrient TMDLs, can only be considered suitable receiving waters if future nutrient impacts are offset. This WRE includes recommendations for pollution control efforts to help achieve that goal. In addition, this WRE recommends refining the pollution forecast in the future as information becomes available. Beginning in 2011, the Maryland Department of the Environment is establishing TMDLs for all tidal waterbodies draining into the Chesapeake Bay.
Within Wicomico County the following waterbodies have an EPA approved Total Maximum Daily Load:

<table>
<thead>
<tr>
<th>Water Body Name</th>
<th>Impairment</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nanticoke River</td>
<td>Bacteria, Nutrients, Sediments</td>
<td>Nanticoke River Watershed</td>
</tr>
<tr>
<td>Wicomico River</td>
<td>Fecal Bacteria</td>
<td>Wicomico River Headwaters Watershed</td>
</tr>
<tr>
<td>Johnson Pond</td>
<td>Nutrients and Sediments</td>
<td>Wicomico River Headwaters Watershed</td>
</tr>
<tr>
<td>Wicomico River</td>
<td>Bacteria and Nutrients</td>
<td>Lower Wicomico River Watershed in Wicomico and Somerset County, MD, and Sussex County, DE</td>
</tr>
<tr>
<td>Tony Tank Lake</td>
<td>Phosphorus and Sediments</td>
<td>Lower Wicomico River Watershed</td>
</tr>
<tr>
<td>Wicomico Creek</td>
<td>Nutrients</td>
<td>Wicomico Creek Watershed in Somerset and Wicomico County</td>
</tr>
<tr>
<td>Dividing Creek</td>
<td>Bacteria</td>
<td>Wicomico Creek Watershed in Somerset and Wicomico County</td>
</tr>
<tr>
<td>Adkins Pond/Pocomoke River</td>
<td>Phosphorus and Sediment</td>
<td>Upper Pocomoke Watershed in Wicomico County</td>
</tr>
<tr>
<td>Upper Pocomoke River</td>
<td>Sediments and Phosphorus</td>
<td>Upper Pocomoke River Watershed</td>
</tr>
<tr>
<td>Nassawango Creek</td>
<td>Nutrients and Sediments</td>
<td>Nassawango Creek Watershed</td>
</tr>
</tbody>
</table>

Source: Maryland Department of the Environment

Water quality impairments trigger numerous issues within these waterbodies. Adkins Pond has low dissolved oxygen levels and nuisance levels of algae, which in turn, create eutrophication and excessive sedimentation. The Lower Wicomico River, with significant nutrient and biochemical oxygen demand point and non-point sources, has high algae levels and low dissolved oxygen concentration. During the summer, only a limited input of freshwater is available to the Lower Wicomico River, which elevates the impairment of the water body. Wicomico Creek shows evidence of eutrophication, low dissolved oxygen levels, and excessive algae blooms. The EPA notes that concentrated feeding operations of beef cattle and poultry have played a major role in the accumulation of non-point source loads of waste in Wicomico Creek. The EPA suggests that these operations may need to be considered for permitting in order to be reclassified as point sources. High sedimentation rates have been noted in Johnson Pond. Tony Tank Lake, which possesses significant phosphorus and sediment non-point sources of impairment, is used for recreation purposes, yet is classified as highly eutrophic. The Wicomico River Headwaters possess high levels of fecal bacteria and is located just upstream of U.S. Route 50.

One additional water body of interest is Schumaker Pond, which has been listed by the State as an impaired water body. A TMDL has not been calculated for the pond at this time.

**Point Source Caps**

The State of Maryland has adopted a point source strategy to address nutrient loadings from publicly owned and operated waste water treatment plants. The strategy has two components. For ‘significant’ Waste Water Treatment Plants (WWTPs), which have a design capacity of 500,000 GPD or greater, the State has adopted a schedule of programmed improvements designed to upgrade those facilities to achieve Enhanced Nutrient Reduction (ENR) technologies and to operate the ENR facility in a manner that optimizes nutrient removal capacity.

Delmar and Fruitland sewerage system ENR upgrades have been completed and Salisbury is in the process of upgrading of their WWTPs to ENR technology. Table 5-10 uses MDE nutrient load assumptions to calculate potential and future nutrient contributions based on treatment technology, existing demands and 2030 projected demands for each municipal WWTP. As previously mentioned in the beginning of this Chapter, the results of this analysis should only be used to obtain a better understanding of the overall relative impacts of various future growth and treatment technologies as it relates to point-source nutrient loads.
This table demonstrates the benefits of implementing ENR technology in the three largest municipal systems in the County. As indicated in the table, the nitrogen contribution is decreased significantly for all projected flows after implementation of ENR technology in the Salisbury, Fruitland and Delmar systems.

The strategy for ‘non-significant’ treatment systems with capacities under 500,000 GPD is to base annual nutrient loads on design capacity or projected 2020 flow, whichever is less. The State of Maryland has expressed this policy in the following fashion: “For non-significant WWTPs, when the WWTP seeks to expand, its projected nutrient loads become point source caps. If the projected nutrient loads are less than 6,100 lbs/yr of nitrogen and 457 lbs/yr of phosphorus, as the WWTP expands, the municipal WWTP cap must remain at the projected nutrient load level. If the projected nutrient loads are more than 6,100 lbs/yr of nitrogen and 457 lbs/yr of phosphorus, then the municipal WWTP cap will be limited to no more than 6,100 lbs/yr of nitrogen and 457 lbs/yr of phosphorus.” In simple terms, future flows at small municipal treatment plants are limited by these nutrient caps. The individual municipalities should recognize this constraint and begin identifying solutions such as nutrient trading, changes in future land use or consideration of spray irrigation as a means of disposing the effluent. To obtain more information about the current nutrient loads of the seven publicly-owned and operated WWTPs located in the County as well as constraints of the facility, consult the appropriate municipal WRE.

**TABLE 5-10: POINT SOURCE ANALYSIS – MUNICIPAL WWTPs**

<table>
<thead>
<tr>
<th>WWTP Location</th>
<th>Type Of WWTP (Based on Design Capacity)</th>
<th>Existing Demand (MGD*)</th>
<th>Existing Nutrient Load Nitrogen (Lbs./Year**)</th>
<th>Existing Nutrient Load Phosphorus (Lbs./ Year)</th>
<th>2030 Projected Demand (MGD)</th>
<th>2030 Total Nutrient Load Nitrogen (Lbs./Year)</th>
<th>2030 Total Nutrient Load Phosphorus (Lbs./Year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Salisbury</td>
<td>Significant</td>
<td>5.86</td>
<td>142,776¹</td>
<td>35,694¹</td>
<td>6.97</td>
<td>63,683²</td>
<td>6,368²</td>
</tr>
<tr>
<td>City of Fruitland</td>
<td>Significant</td>
<td>0.67</td>
<td>16,324¹</td>
<td>4,081¹</td>
<td>1.01</td>
<td>9,228²</td>
<td>923²</td>
</tr>
<tr>
<td>Town of Delmar</td>
<td>Significant</td>
<td>0.72</td>
<td>17,542¹</td>
<td>4,386¹</td>
<td>1.0</td>
<td>9,137²</td>
<td>914²</td>
</tr>
<tr>
<td>Town of Hebron</td>
<td>Non-Significant</td>
<td>0.10</td>
<td>5,482²</td>
<td>1,827³</td>
<td>0.15</td>
<td>8,223³</td>
<td>2,741³</td>
</tr>
<tr>
<td>Town of Sharptown</td>
<td>Non-Significant</td>
<td>0.08</td>
<td>4,386³</td>
<td>1,462³</td>
<td>0.09</td>
<td>4,934³</td>
<td>1,645³</td>
</tr>
<tr>
<td>Town of Willards</td>
<td>Non-Significant</td>
<td>0.11</td>
<td>6,030³</td>
<td>2,010³</td>
<td>0.14</td>
<td>7,675³</td>
<td>2,558³</td>
</tr>
<tr>
<td>Town of Pittsville</td>
<td>Non-Significant</td>
<td>0.13</td>
<td>7,127³</td>
<td>2,376³</td>
<td>0.16</td>
<td>8,771³</td>
<td>2,924³</td>
</tr>
</tbody>
</table>

Source: Maryland Department of the Environment

Notes:

* MGD refers to millions of gallons per day.
** LBS / Year is a measurement of total pounds of a nutrient per year.

Assumptions about Pollutant Discharge Treatment Level:

1 Assumes that loads with BNR prior to ENR upgrade are 8 mg Nitrogen and 2 mg Phosphorus per liter of effluent: Source: MDE
2 Assumes that loads after ENR upgrade are 3 mg Nitrogen and 0.3 mg Phosphorus per liter of effluent: Source: MDE
3 Assumes that loads prior to BNR upgrade are 18 mg Nitrogen and 6 mg Phosphorus per liter of effluent: Source: MDE

Calculations used to perform point source analysis:

WWTP Existing Demand (MGD) * Pollutant Discharge Treatment Level (MG / L) * 365 days * 8.344 (Constant Conversion Factor) = Pounds of pollutant per year: Source: MDP
Tier II Waters
The State of Maryland has also adopted an antidegradation policy requiring special protection for waters of very high quality, also referred to as Tier II waterways. Five segments have been identified in Wicomico County: Little Burnt Branch, Adkins Race, Nassawango Creek, Aydelotte Branch, and Plum Creek. Nassawango Creek is one of the eight watersheds examined in this Element. A discussion of the impacts of various land use approaches on the watershed may be found in the Non – Point Source Assessment Section.

NON-POINT SOURCE ASSESSMENT
Introduction
Land use changes have a direct influence on water quality. The location of new development, whether or not the development is served by community sewer systems or is on private septic systems, the density of development and even decisions about the amount of impervious cover on a specific lot all affect the levels of new pollutants contributed to the waters of the State. To reduce the amount of nutrients from individual residential septic systems, the State mandates the use of Best Available Technology (BAT) septic systems for residential housing units located in the Chesapeake Bay Critical Areas.

The models designed by MDE that are used in this element to assess pollutant contributions focus primarily on nutrient contributions and especially on nitrogen. The contribution of stormwater management and tributary strategies to this discussion are important for the control of many of the other pollutants generated by development. See the list of Tributary Strategies at the end of the Chapter.

Non – Point Source Loading
For the purpose of the WRE, three different growth scenarios have been created to evaluate non-point source pollution. See Table 5-11. The Build-out analysis was completed, but is not an option under consideration due to the unlikelihood that build-out will occur. Data from the Build-out analysis was used to distribute projected new housing units under the scenario assumptions discussed below in Table 5-12.

The first scenario is a lower concentration of growth focused in the Metro Core region. The second scenario is based on a higher concentration of growth focused in the Metro Core region. The third scenario is the higher concentration of growth in the Metro Core as well as implementing a conservation development approach for new subdivisions, as with Salisbury. All scenarios include the same population for incorporated municipalities, based on their own future land use plan.

<table>
<thead>
<tr>
<th>TABLE 5-11: GROWTH SCENARIOS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scenario 1</strong></td>
</tr>
<tr>
<td>Concentration of growth</td>
</tr>
<tr>
<td>Conservation</td>
</tr>
</tbody>
</table>

Source: KCI Technologies

To evaluate non-point source pollution loadings into receiving waters, Wicomico County used the Nutrient Load Analysis Spreadsheet prepared by the MDE, which calculates non-point source pollution loadings based on different land uses. The spreadsheet generates results that can be used to show a general picture of non-point source pollution in the County, while also providing support for more detailed studies as necessary.

The analysis consists of a simple before-and-after assessment of the change in nutrient loads due to proposed land use changes, as well as a comparison among alternative future land use plan options, which are the growth scenarios described above. This spreadsheet calculates base nitrogen and phosphorus non-
point source loads for the year 2002 land use/land cover and septic systems by State Basin. The Lower Eastern Shore serves as the basin that encompasses Wicomico County and the associated municipalities. For the purposes of this WRE, the model was run by jurisdiction, further broken down by watersheds. The model was run to show the existing conditions of Wicomico County and three other options. Each run of the model includes results summarized in Table 5-14 by watershed.

**TABLE 5-12: GROWTH SCENARIO: HOUSEHOLD DISTRIBUTION BY WATERSHEDS (2030)**

<table>
<thead>
<tr>
<th>Watersheds</th>
<th>Scenario 1</th>
<th></th>
<th>Scenario 2</th>
<th></th>
<th>Scenario 3</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Housing Units</td>
<td>% of Total</td>
<td>Housing Units</td>
<td>% of Total</td>
<td>Housing Units</td>
<td>% of Total</td>
</tr>
<tr>
<td><strong>Metro Core</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wicomico River Head</td>
<td>7,568</td>
<td>27%</td>
<td>8,883</td>
<td>27%</td>
<td>8,883</td>
<td>27%</td>
</tr>
<tr>
<td>Nanticoke River</td>
<td>160</td>
<td>1%</td>
<td>255</td>
<td>1%</td>
<td>255</td>
<td>1%</td>
</tr>
<tr>
<td>Lower Wicomico River</td>
<td>19,706</td>
<td>72%</td>
<td>22,367</td>
<td>71%</td>
<td>22,367</td>
<td>71%</td>
</tr>
<tr>
<td>Wicomico Creek</td>
<td>8</td>
<td>0%</td>
<td>10</td>
<td>1%</td>
<td>10</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>27,442</td>
<td>100%</td>
<td>31,515</td>
<td>100%</td>
<td>31,515</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Outside Metro Core</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nanticoke River</td>
<td>7,877</td>
<td>39%</td>
<td>6,150</td>
<td>38%</td>
<td>6,150</td>
<td>38%</td>
</tr>
<tr>
<td>Lower Wicomico River</td>
<td>3,112</td>
<td>15%</td>
<td>2,654</td>
<td>17%</td>
<td>2,654</td>
<td>17%</td>
</tr>
<tr>
<td>Wicomico Creek</td>
<td>601</td>
<td>3%</td>
<td>448</td>
<td>3%</td>
<td>448</td>
<td>3%</td>
</tr>
<tr>
<td>Wicomico River Head</td>
<td>1,745</td>
<td>9%</td>
<td>1,494</td>
<td>9%</td>
<td>1,494</td>
<td>9%</td>
</tr>
<tr>
<td>Dividing Creek</td>
<td>251</td>
<td>1%</td>
<td>185</td>
<td>1%</td>
<td>185</td>
<td>1%</td>
</tr>
<tr>
<td>Nassawango Creek</td>
<td>1,406</td>
<td>7%</td>
<td>1,059</td>
<td>7%</td>
<td>1,059</td>
<td>7%</td>
</tr>
<tr>
<td>Upper Pocomoke River</td>
<td>5,116</td>
<td>26%</td>
<td>4,045</td>
<td>25%</td>
<td>4,045</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>20,108</td>
<td>100%</td>
<td>16,035</td>
<td>100%</td>
<td>16,035</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: KCI Technologies
The model uses three inputs: land use acreages, number of residential septic systems, and the acreage of non-residential land to be served by septic systems. The percentage of impervious surfaces by land use and by watershed is also incorporated into the model. Impervious surfaces are man-made surfaces (e.g., roads, sidewalks, and parking lots), which do not allow rainwater to enter the ground. The total amount of impervious surface in a watershed is a key indicator of water quality. According to the Center for Watershed Protection, water quality in streams tends to decline as watersheds approach 10 percent impervious coverage. Water quality is extremely impacted when a watershed approaches 25 percent impervious coverage. Table 5-13 summarizes existing and potential impervious coverage by watershed for each of the three growth scenarios used in the model as well as the existing conditions.

**TABLE 5-13: IMPERVIOUS SURFACES**

<table>
<thead>
<tr>
<th>Watershed</th>
<th>Existing</th>
<th>Scenario 1</th>
<th>Scenario 2</th>
<th>Scenario 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wicomico River Head</td>
<td>8.5%</td>
<td>12.8%</td>
<td>11.2%</td>
<td>10.3%</td>
</tr>
<tr>
<td>Wicomico Creek</td>
<td>1.8%</td>
<td>2.6%</td>
<td>2.4%</td>
<td>2.2%</td>
</tr>
<tr>
<td>Upper Pocomoke</td>
<td>1.1%</td>
<td>2.4%</td>
<td>2.1%</td>
<td>1.8%</td>
</tr>
<tr>
<td>Nassawango Creek</td>
<td>1.9%</td>
<td>2.7%</td>
<td>2.4%</td>
<td>2.2%</td>
</tr>
<tr>
<td>Nanticoke River</td>
<td>1.4%</td>
<td>2.1%</td>
<td>1.9%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Lower Wicomico</td>
<td>4.6%</td>
<td>6.6%</td>
<td>5.9%</td>
<td>5.5%</td>
</tr>
<tr>
<td>Dividing Creek</td>
<td>0.1%</td>
<td>1.9%</td>
<td>1.6%</td>
<td>1.4%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3.0%</td>
<td>4.6%</td>
<td>4.1%</td>
<td>3.7%</td>
</tr>
</tbody>
</table>

Source: Maryland Department of the Environment, KCI Technologies and Salisbury / Wicomico County Department of Planning, Zoning and Community Development

Overall, under existing conditions, only three percent of all land in the County is considered impervious. Predominately, the existing impervious surface coverage is relatively low in comparison to more urbanized areas throughout the State: one and two percent in the Wicomico Creek, Upper Pocomoke, Nassawango Creek, Nanticoke River and Dividing Creek Watersheds and roughly four and one-half percent in Lower Wicomico River Watershed. However, there is eight and one-half percent impervious coverage in the Wicomico River Head Watershed. The reason for this higher percentage of overall impervious coverage within this Watershed is because this area is more urbanized and contains a majority of the retail, commercial and industrial land uses in comparison to the other watersheds in the County. County-wide impervious coverage will increase slightly under all three scenarios. Scenario 3, which implements conservation development approach for subdivisions as well as directing more growth into the Metro Core, produces the slightest increase of impervious surfaces, only seven tenths of one percent (0.7%), in comparison to the existing rate of three percent impervious coverage county-wide.

The loading rates for future land use reflect implementation of best management practices (BMPs) suggested in the associated Tributary Strategy. Some of the strategies included are: riparian buffers, erosion and sediment control, enhanced stormwater management, and nutrient management plan implementation (for agricultural areas). These strategies are built into the model to ensure that the loading outputs will reflect only the changes in land use patterns.

Twenty-one different model runs were created, one for each jurisdiction/watershed combination in Wicomico County. For instance, there is a run for Wicomico County – Lower Wicomico River as well as a Metro Core – Lower Wicomico River. Map 5-1 shows the watersheds and the municipalities in Wicomico County. One growth scenario was developed for each of the incorporated municipalities within Wicomico.
County, allowing each municipal government’s predicted growth to be reflected in the model. Table 5-14 shows the nitrogen and phosphorus outputs, respectively, for each jurisdiction/watershed combination across all three scenarios developed for the County.

The model results (Table 5-14) show that future nutrient loads are heavily impacted by five factors:

- The amount of new land developed;
- How much of the new growth occurs on formerly agricultural land;
- How much forested land is preserved;
- Whether new growth occurs on municipal sewer systems or there are substantial increases in septic systems; and
- Whether on-site conservation practices are employed to lessen the acreages impacted in each land use.

Scenario 1, a relatively low density sprawl pattern results indicate increased nitrogen load levels in comparison to Scenarios 2 and 3. This increase in nitrogen loads can be explained by the amount of growth predicted as well as the amount of residential and commercial land developed in areas outside of the sewer service areas. However, as the County moves toward a more directed growth pattern consistent with the Comprehensive Plan and more recent land use trends, the increases are largely mitigated due to a reduction in the total number of new septic systems (Scenario 2). Scenario 3 combines a more directed growth pattern along with conservation planning techniques in the approval of specific developments, which actually begins to show reductions of nitrogen loads even compared with current contributions due to a decrease in impervious cover.

Based on the results of the non-point source analysis, Scenario 3 is the preferred growth pattern because of the potential reductions of pollutants (nitrogen and phosphorus) and changes in impervious coverage. Therefore, Scenario 3 was used to assist in preparing a land use pattern that is supportive of the goals included in this WRE. The County should continue to encourage the use of agricultural, septic, and stormwater best management practices to improve the overall quality and health of our local waterbodies and the Chesapeake Bay.
TABLE: 5-14: Wicomico County Non-Point Source Loading by Watershed (2030)

<table>
<thead>
<tr>
<th></th>
<th><strong>EXISTING</strong></th>
<th><strong>SCENARIO 1</strong></th>
<th><strong>SCENARIO 2</strong></th>
<th><strong>SCENARIO 3</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND USE</td>
<td>Developed</td>
<td>Agriculture</td>
<td>Forest</td>
<td>Septic</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCENARIO 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LAND USE CHANGE</td>
<td>Developed</td>
<td>Agriculture</td>
<td>Forest</td>
<td>Septic</td>
</tr>
<tr>
<td>SCENARIO 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LAND USE CHANGE</td>
<td>Developed</td>
<td>Agriculture</td>
<td>Forest</td>
<td>Septic</td>
</tr>
<tr>
<td>SCENARIO 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LAND USE CHANGE</td>
<td>Developed</td>
<td>Agriculture</td>
<td>Forest</td>
<td>Septic</td>
</tr>
</tbody>
</table>

**WICOMICO RIVER HEAD**
- **NITROGEN (LBS/YR)**: Existing - 37,643, Scenario 1 - 37,712, Scenario 2 - 37,120, Scenario 3 - 37,712
- **PHOSPHORUS (LBS/YR)**: Existing - 2,530, Scenario 1 - 2,490, Scenario 2 - 2,500, Scenario 3 - 2,490

**LOWER WICOMICO RIVER**
- **NITROGEN (LBS/YR)**: Existing - 94,064, Scenario 1 - 94,420, Scenario 2 - 94,828, Scenario 3 - 95,220
- **PHOSPHORUS (LBS/YR)**: Existing - 6,324, Scenario 1 - 6,350, Scenario 2 - 6,350, Scenario 3 - 6,350

**UPPER POCOMOKE RIVER**
- **NITROGEN (LBS/YR)**: Existing - 14,372, Scenario 1 - 14,372, Scenario 2 - 14,372, Scenario 3 - 14,372
- **PHOSPHORUS (LBS/YR)**: Existing - 965, Scenario 1 - 965, Scenario 2 - 965, Scenario 3 - 965

**NASSAWANGO CREEK**
- **NITROGEN (LBS/YR)**: Existing - 6,258, Scenario 1 - 6,258, Scenario 2 - 6,258, Scenario 3 - 6,258
- **PHOSPHORUS (LBS/YR)**: Existing - 439, Scenario 1 - 439, Scenario 2 - 439, Scenario 3 - 439

**NANTICOKE RIVER**
- **NITROGEN (LBS/YR)**: Existing - 30,792, Scenario 1 - 30,792, Scenario 2 - 30,792, Scenario 3 - 30,792
- **PHOSPHORUS (LBS/YR)**: Existing - 2,070, Scenario 1 - 2,070, Scenario 2 - 2,070, Scenario 3 - 2,070

**WICOMICO CREEK**
- **NITROGEN (LBS/YR)**: Existing - 2,812, Scenario 1 - 2,812, Scenario 2 - 2,812, Scenario 3 - 2,812
- **PHOSPHORUS (LBS/YR)**: Existing - 189, Scenario 1 - 189, Scenario 2 - 189, Scenario 3 - 189

**DIVIDING CREEK**
- **NITROGEN (LBS/YR)**: Existing - 791, Scenario 1 - 791, Scenario 2 - 791, Scenario 3 - 791
- **PHOSPHORUS (LBS/YR)**: Existing - 53, Scenario 1 - 53, Scenario 2 - 53, Scenario 3 - 53

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Chapter 5: Water Resources Element
Stormwater Management Issues
Stormwater issues occur in many developed areas due to an increase in impervious surface cover. In natural areas, stormwater is slowed by existing vegetation, which allows the soil to absorb the majority of water. In cases of development, stormwater hits impervious surfaces, gathers, and travels to the nearest collection of water, whether it is a receiving stream or stormwater collection system. Since the impervious surfaces cover the soil, water cannot be completely absorbed and used to recharge aquifers. Water picks up speed, since it cannot be absorbed and may cause scouring and erosion in a receiving stream. Additionally, stormwater cannot go through natural filtration for nitrogen and phosphorus removal while traveling along impervious surfaces, and instead, typically picks up more pollution from road salt, road residue, and tire residue. All of these factors combine to support the claim that untreated stormwater needs to be mitigated in order to reduce adverse effects to the receiving waterbodies.

In Wicomico County, though the above described process does occur, the County has a relatively flat topography, allowing for an exaggerated sheet flow, reducing nutrient pollution in stormwater runoff. The topography also produces slower flows due to the small changes in elevation, reducing erosion potential. For these reasons, tax ditches have been created in several areas of the County, significantly reducing the threat of flash floods and major erosion issues. As a result, if flooding occurs, the land is flooded over large areas at shallow depths.

Stormwater Management Ordinance
Wicomico County has an existing Stormwater Management Ordinance that covers all required materials for development in the County. The Stormwater Management Ordinance covers structural and non-structural stormwater management measures, the preparation of the plan as well as its contents, review and approval, and references the Design Manual for specific design criteria. These sections essentially serve as instructions for developers who require stormwater management, detailing what he/she may have to do and how to present it to the County. This Ordinance contains provisions for permitting, inspection, maintenance, appeals, severability, and penalties. These sections of the Ordinance ensure that developers are completing appropriate stormwater management techniques to achieve optimum results. If, for some reason, the approved stormwater management plan is not followed or implemented properly, the County has established in its Ordinance a way to make sure the developer solves the issues or he/she will be penalized.

ANALYSIS OF WATER RESOURCE ISSUES
Issues concerning aquifer quantity and quality have been raised by research and by the public. One main issue is the quantity of water in the Manokin Aquifer. Areas in Somerset County have shown a one foot per year draw down. While this has not occurred in any test wells in Wicomico County, this is an issue that the County should address to ensure that similar draw down does not occur. Additionally, all aquifers in Wicomico County should be protected from surficial contamination. The aquifers are relatively close to ground level, leaving them more susceptible to surface contamination. Lastly, due to the interjurisdictional breadth of the aquifers used in Wicomico County, strong coordination between neighboring counties and states is required.

Constraints on growth include sewer and water infrastructure capacity in municipalities. The three municipalities that may have constraints are Pittsville and Hebron (sewer) and the Town of Delmar, MD (water). Wicomico County does not have any sewer or water facilities under its ownership at the time of this publication; however, in the future the County reserves the right of ownership or management of a facility.
The non-point source nutrient loading outcomes that were modeled do not show nitrogen or phosphorus constraints for non-point source pollution at this time, however, they allow Wicomico County to identify a preferred pattern of growth with the least amount of nitrogen and phosphorus loads.

Table 5-15 summarizes the contributions (in pounds per year of nitrogen and phosphorus) of point and non-point sources by watersheds in Wicomico County. As was discussed earlier in this Element, the combination of point and non-point sources is less under Scenario three for each watershed in the County. Guidance from the State of Maryland suggested that the Water Resources Element should identify that pattern of future growth and development that has the least impact on water resources. Scenario Three is consistent with the pattern of future growth shown in the Land Use Plan Element of this Comprehensive Plan and is consistent with the land use management policies and strategies found in the Land Use Element, Sensitive Areas Element, and other elements of this Plan. Table 5-15 is a snapshot of what might be achieved by 2030 based on existing land use plans and existing technologies for treating nutrient contributions from point and non-point sources. As treatment technologies and land development techniques change over time, the new technologies and techniques should be used in new WWTPs to ensure a reduction in point source contributions of pollutants.

### TABLE 5-15: TOTAL COMBINED NUTRIENT LOADS by WATERSHED (2030)

<table>
<thead>
<tr>
<th>Non-Point and Point Source Contributions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scenario 1 Lbs. / Year</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td>Wicomico River Head</td>
</tr>
<tr>
<td>Wicomico Creek</td>
</tr>
<tr>
<td>Upper Pocomoke Creek</td>
</tr>
<tr>
<td>Nassawango Creek</td>
</tr>
<tr>
<td>Nanticoke River</td>
</tr>
<tr>
<td>Lower Wicomico Dividing Creek</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Source: MDE and KCI Technologies

**Potential Changes to Land Use**

Potential changes to land use for Wicomico County deal mainly with directing growth to suitable areas. Though there is no constraint to growth, smart growth decisions are necessary for a continued high quality of life. Growth Scenario 3 shows the most favorable nutrient loadings of any scenario, therefore, it should be considered when creating a future land use map, directing growth into the designated growth areas. The County should ensure that underlying zoning and other regulations should direct development to designated growth areas. Additionally, developing transportation as well as sewer and water facilities within the designated growth areas of the County will help support future growth.

Infrastructure concerns may affect land use decisions in Delmar, Hebron, Pittsville and Mardela Springs; however, this discussion will occur in the municipalities’ respective comprehensive plans.

**Water Quality**

In general, the County should begin implementing water conservation techniques before water levels in the aquifers begin to lower in the County’s vicinity. For example, retrofitting or replacing water fixtures with water-saving equipment in place of conventional plumbing fixtures, repairing all leaks in and around the
home, and limiting watering of lawns to gardens. To learn more about water conservation techniques visit the MDE website. In addition to the above mentioned water conservation techniques, the aquifers supplying the drinking water for the County should be protected from surficial contamination to ensure high-quality water.

**Capital Improvements**
Based on the population projections contained in this chapter and the projected demand, capital improvements will need to occur within Fruitland, Delmar, Salisbury, Hebron and Pittsville sewer systems as well as Delmar’s water system. Because these systems are owned and operated by their respective municipalities, these improvements would be under municipal control. Additionally, the Wicomico County Comprehensive Water and Sewerage Plan will address these constraints and improvements in more depth.

**Nutrient Trading**
Nutrient trading is a way of allocating the total amount of pollutants that enter a water body. Trades can occur among point sources; between point and nonpoint sources, or among nonpoint sources. This is a relatively new program that creates an economic incentive for environmental protection and nutrient reduction. Wicomico County does not show nutrient levels as a growth constraint, so nutrient trading is not a suggested course of action, if taken alone. However, Wicomico County is looking at a possible Transfer of Development Rights (TDR) program. With the TDR program, a nutrient reduction component can be added to further reduce nitrogen and phosphorus loads. For example, if one can not develop due to a nutrient or other water quality constraint, a TDR program could be a mechanism to gain some compensation for the loss of development rights in that location as well as encouraging development to locate into a receiving area with no known nutrient or water quality constraints.

**Saltwater Intrusion**
Saltwater and freshwater co-exist in coastal areas based on a balance of pressure, since saltwater is denser and sinks lower than freshwater resources. Therefore, when significant withdrawals of freshwater are made on an aquifer, this balance becomes disrupted. As a result of this unequal balance saltwater may rise and possibly contaminate the freshwater aquifer. If the freshwater becomes contaminated, there is a high probability the well will pump saltwater. Therefore, in coastal areas, it is important to understand the impacts associated with groundwater withdrawals in relation to the freshwater and saltwater interactions. In particular, because of the County’s close proximity to the Atlantic Ocean and the Chesapeake Bay, saltwater intrusion potential exists County-wide.

Though Wicomico County is highly susceptible to saltwater intrusion, it is not considered a major threat to the surficial and Manokin aquifers at this time because of the substantial volume of water in the surficial aquifer, especially the Paleochannel and the fact that the volume of users of the Manokin Aquifer are a substantial distance away from a saline water body (Chesapeake Bay or other tidal areas). However, the MGS aquifer database will include a distribution of brackish water in major aquifers. Once the database is completed and the report published, Wicomico County should review and decide on any further actions that may be deemed necessary.

**Jurisdictional Issues**
The Manokin Aquifer and the water table, as well as the Nanticoke Aquifer, traverse political boundaries into other jurisdictions. Because of this, it is important that Wicomico County continues to coordinate with its municipalities and Somerset, Worcester, and Dorchester Counties in Maryland, and Sussex County, Delaware, to resolve any issues that may arise. In the case of the Manokin aquifer, Somerset and Wicomico Counties should continue to coordinate with MDE. Ultimately, it is the responsibility of MDE to monitor the use and recharge of the aquifer to ensure that both counties can use the aquifer in the future.
IMPLEMENTATION STRATEGIES

- Ensure the Maryland Department of the Environment continues to monitor potable water supply levels in the County.
- Reduce risk of surficial contamination in vulnerable aquifers.
- Ensure the Maryland Department of the Environment continues to monitor aquifer risk for saltwater intrusion.
- Ensure coordination with adjacent municipalities, counties, and states concerning water supply.
- Work to assure the provision of necessary facilities and services in areas designated for growth.
- Locate and employ conservation and preservation resources to encourage the preservation of woodlands and healthy forests.
- While residential development is permitted in the rural areas of the County, zoning and other regulations should be used to encourage increased residential development in designated growth areas and minimize the impact of development on rural lands.
- Evaluate the use of package treatment plants in rural areas (Agriculture Resources), while permitting the use within designated growth areas of the County provided there are sufficient provisions to assure the long term maintenance and operation of a facility.
- Encourage environmentally sensitive design standards to minimize the impacts of nutrients and sediments into receiving waters, the Chesapeake Bay and its tributaries.
- Upon completion, review USGS Atlantic Coastal Plain of Maryland Assessment and use methodology and resources to monitor aquifer levels and risk of surficial and saltwater contamination.
- Continue to implement water quality projects and programs consistent with the Two-Year Milestones contained in the Wicomico County Phase II Watershed Implementation Plan.
- Use funds from the State as well as Chesapeake Bay Restoration Funds to upgrade existing septic systems to denitrifying septic systems, as well as connection to public / shared / or community systems.
- Implement the County Land Use Plan, which is designed to reduce nutrient loads of the local waterbodies.
- Establish water conservation techniques to be encouraged in development plans.
- Encourage the development of Sewer and Water Allocation Management Plans for each facility.
- Implement agricultural, septic system, stormwater management, and waste water treatment plant (cities and towns) best management practices designed to improve water quality.
Tributaries Strategies applicable to 2017 Wicomico County Comprehensive Plan

Stormwater
- Newly developed and redeveloped lands should address stormwater management in accordance with Maryland’s existing stormwater management regulatory requirements [i.e., using the Unified Sizing Criteria from the Maryland Stormwater Design Manual or promoting Environmental Sensitive (Site) Design (ESD) measures with the ultimate goal of sustainable development].
- All stormwater management practices for recently developed lands should be inspected and maintained in accordance with Maryland’s existing stormwater management regulatory requirements or upgraded/retrofitted to more effectively reduce nutrients and/or provide channel protection where deemed appropriate and as funding is available.
- Educate residents to reduce home fertilizer use.
- Continue to implement Maryland’s sediment and erosion control regulations for disturbed land.

On-site sewage disposal systems
- Encourage or require the upgrade of on-site sewage disposal systems and to consider applying for funding on behalf of landowners in a block-grant approach.

Growth management
- Enact and enforce regulations, provisions, policies, and programs that direct growth to designated growth areas.
- Plan for appropriate development in areas with impaired waters.
- Consider TMDLs and impaired waters in zoning decisions and comprehensive plans.

Agriculture
- Increase the retirement of highly erodible land. This is contingent on the reauthorization of the CREP Program.
- Encourage the use of grass buffers and riparian forest buffers.
- Encourage wetland restoration.
- Encourage long-term agricultural viability and management measures that minimize and reduce nutrient impacts.

Taken from *Maryland’s Tributary Strategy Statewide Implementation Plan*, dated January 4, 2008
Chapter 6: Agriculture

INTRODUCTION

Agriculture in Wicomico County influences the County’s economic, social, and physical character. Primarily a rural County, Wicomico had the 2nd highest market value for agricultural products of the 23 Maryland counties and Baltimore City (2012 Census of Agriculture). The citizens of the County desire to keep its rural nature intact, while still providing marketable agricultural opportunities for farmers.

The competition for land between agriculture and development is a significant policy challenge of the future in which soils play an important role. While the suitability of any parcel for a particular use must be determined on an individual site by site basis, maps of soil suitability provide a general sense of the best location for particular uses. Because of water table and drainage characteristics within the County, soils described as prime agricultural soils at times are also those most suitable for residential or other development purposes.

While development is not a negative occurrence, existing growth controls ensure development occurs in the most appropriate places in Wicomico County, and agricultural land is preserved to maintain the County’s agricultural industry. Protection of agriculture as a viable industry is the important factor in this competition for land. Because of the size of Wicomico County, the issue isn’t potential residential development will use all of the land available for prime agricultural production. The real issue is the incompatibility and impact of scattered residential development on the ability of farmers to continue to engage in the kinds of activities necessary to keep their farms productive and profitable.

While preserving undeveloped land is a State and County goal for many other open space and recreational purposes, agricultural preservation focuses on the protection of active farmland and the agricultural industry. In this element, preserving both active farmland and rural lands needed to preserve and support the agricultural industry are analyzed. Regulating land from being developed is not the solution to preserving agriculture. Overall, the County seeks to ensure that active farmland remains actively farmed, while encouraging a development pattern conducive to the rural areas.

GOALS

- Promote and retain farms and the agricultural-based industry in the County by preserving the agricultural land base, while retaining the value of rural property owners land.
- Sustain a rural way of life by maintaining the integrity of agricultural lands and resources.
- Continue to explore grant opportunities for the purchase of easements in the Quantico Creek Rural Legacy area.
- Ensure the viability of the agricultural economy and identity through promoting farmers markets, emerging markets, and community supported agriculture.
- Continue to explore funding mechanisms for the purpose of purchasing development rights.

OBJECTIVES

- Support the agricultural industry and associated jobs.
- Coordinate policies, programs, regulations, and capital improvement decisions that provides opportunities for new development in the rural areas, but encourages new residential development in designated growth areas of the County in an effort to preserve agricultural resources.
Agricultural Economy

Wicomico County has an active farming community, especially in its eastern and western areas of the County. According to the 2012 Census of Agriculture, there were 510 active farms in the County with an average size of 164 acres. Statewide, the County ranked second in the estimated market value of all agricultural products sold, with almost $237 million of products sold in 2012. Poultry accounted for almost 80 percent of this figure, not including crops that may have been grown in support of the poultry industry.

Since 2002, the number of farms and land in farms have decreased slightly; however, the average size of farms, estimated market value, and average market value of production per farm have all increased. The overall acreage of farm land has been relatively stable over the ten-year period from 1997 to 2007, which the total acreage of farm land increased by 795 acres. Table 6-1 shows selected farm characteristics and their trends for Wicomico County from 1997 to 2012.

<table>
<thead>
<tr>
<th>TABLE 6-1: WICOMICO COUNTY FARM CHARACTERISTICS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farms</td>
</tr>
<tr>
<td>Land in farms (acres)</td>
</tr>
<tr>
<td>Average size of farm (acres)</td>
</tr>
<tr>
<td>Market Value of Products (dollars)</td>
</tr>
<tr>
<td>Average Market Value of Products per farm (dollars)</td>
</tr>
</tbody>
</table>

The 2012 Census of Agriculture lists Wicomico County’s top five commodities as:

- Poultry and eggs - $181,265,000
- Nursery, greenhouse, floriculture and sod - $16,592,000
- Grains, oilseeds, dry beans and dry peas - $27,788,000
- Vegetables, melons, potatoes and sweet potatoes - $8,485,000
- Fruits, nut trees and berries - $304,000

The bulk of Wicomico County’s cropland is used for corn and soybean production, directly related to sustaining the broiler industry. According to the 2012 Census of Agriculture, Wicomico County ranked 42nd in the Nation for the value of sales of poultry and eggs. There are five poultry companies with a varying level of presence in Wicomico County, but the largest is Perdue Farms Inc., which has been a staple for Wicomico County’s economy and agricultural industry for over half a century. Perdue was ranked fourth in poultry companies in the 2015 national rankings based on the average weekly ready-to-cook...
production published in WATT Poultry USA in March 2016. Perdue’s headquarters are located in Salisbury, sustaining the agricultural industry in Wicomico County by employing 1,600 people in their headquarters and sole Wicomico County processing plants. Perdue’s Salisbury processing plant, representing just one aspect of the Perdue Corporation, had a “Total Community Impact” of $190 million on the local economy in 2015, which includes employee salaries, grain purchases, and taxes and utilities paid.

The impact of the poultry industry on the local economy is magnified when applying the employment multiplier developed by the Delmarva Poultry Industry, Inc., (DPI), which calculated that each job in the poultry processing industry creates 7.2 jobs elsewhere. Also, many persons residing in Wicomico County work in the local chicken industry in surrounding counties.

The next update of the Agriculture Census is scheduled to occur in 2017, which it is anticipated the data will not be available for public consumption until 2019.

**Preservation Programs**

Important tools for the preservation of open space and agriculture are dedicated easements for land preservation either through purchase of development rights and property, or donations to land trusts for those purposes. State-wide there are a number of non-profit organizations dedicated to acquiring easements for the preservation of natural features, important historic or recreational sites, and for the preservation of open space. In addition to non-profit organizations, the State of Maryland has programs dedicated to similar goals. Among the State programs supported by a 0.5% tax on real estate sales are:

- Program Open Space which supports open space acquisitions and local recreation programs;
- The Rural Legacy Program;
- The Heritage Conservation Fund; and
- The Maryland Agricultural Land Preservation Foundation (MALPF).

All of these programs provide an opportunity for property owners to preserve natural areas, farms, forests, and scenic open space without giving up ownership of their land. They also provide for property owners to receive some return from the value of the land, which in turn permits them to invest in additional infrastructure, improvements, or retirement funding.

**Table 6-2** represents the acreage of easements and districts of the various preservation programs within Wicomico County.

**Maryland Agricultural Land Preservation Foundation Program**

The Maryland Agricultural Land Preservation Foundation (MALPF) was established in 1978 to provide funds as an incentive to preserve private farmland. Individual farmers sell an easement to MALPF, restricting development of the property. Funding is provided through the State transfer tax and agricultural transfer tax revenues.

Wicomico County has participated in the Maryland Agricultural Land Preservation Foundation program since 1986. From 1978 through 2016, approximately 7,412 acres (59 easements) have been preserved in perpetuity as part of the State MALPF program. See **Map 6-1**. As of July 2007, the State Program no longer requires that a property owner be in a district to participate. Therefore, new districts have not been established since October of 2007, and were unilaterally terminated by the State effective on June 30, 2012. However, individual counties retain the right to require that a property within the county be in a county agricultural land preservation district as a condition of approval of the application to sell an easement to the
Wicomico County still requires that property owners be in a district for participation of the County program.

**Wicomico County Agricultural Land Preservation Program**

Since 1991, Maryland had a system of locally certified agricultural preservation programs. Wicomico County’s Agricultural Land Preservation Program was certified in 2001. The purpose of the program was to support the purposes of the MALPF program with locally developed tools to strengthen agricultural preservation. The foremost advantage of certification is a greater retention of revenues from the agricultural transfer tax within the County in which they are collected.

The Agricultural Land Transfer Tax (ALTT) is collected when agriculturally assessed land is sold for development. Counties that are not certified keep 33 percent of the transfer tax, and 67 percent goes to MALPF. In comparison, certified counties retain 75 percent of the Agricultural Land Transfer Tax, and 25 percent goes to MALPF. The additional funds certified counties keep are called certification funds. Since initial certification of the program in 2001 through FY 2015, Wicomico County retained more than $2,000,000 in extra ALTT.

The Wicomico County Agricultural Land Preservation Program preserves farmland in two ways:

**County Agricultural Districts** – In order for a property’s development rights to be purchased, the property must first be established as a County agricultural preservation district. See Map 6-1. Once established as a County district, the property must remain in the program for at least five years. To participate in the district program, a farm must:

- Be at least 50 acres in size;
- Have at least 50 percent of the land in prime agricultural soils (Class I, II, and III) or woodlands (Group I and II);
- Be located outside of a 10-year water and sewer service district; and
- Be zoned A-1 Agriculture-Rural.

Property owners who place land in the district program can receive a 50 percent credit toward the County portion of annual real estate taxes on the property for up to 10 years. Currently, 21 properties have district status under the County program, accounting for 2,953 acres.

**County Agricultural Easements** – After the property has been established as a County agricultural preservation district for a period of no less than five years, the District is eligible to sell the development rights of the property. This program is an alternative for farmers who prefer to deal with local program administrators rather than State administrators. County funds for the program come from the State agricultural transfer tax, which is collected when farmland is sold and converted to another land use. The following criteria are considered for agricultural easements:

- Soil capability;
- Size;
- Contiguity to other agricultural districts;
- Agricultural use;
- Consistency with the County Comprehensive Plan;
- Owner-operation; and
- Rural Legacy designation
There are seven properties that currently have a Wicomico County Agricultural Easement, totaling 782 acres. These properties were approved as districts in 2002 and 2003, and the development rights were sold between 2004 and 2007. The County, through the Land Preservation, Parks, and Recreation Plan, has a goal of preserving 200 acres per year. Since the program began in 2001, as of 2013, the preservation acreage target is 1,600 acres. Wicomico County has achieved almost 50 percent of this goal. The Wicomico County Agricultural Land Preservation Program is currently not certified by the State of Maryland. The County is actively seeking to add sufficient additional tools to its program to reapply for certification by the State.

**Maryland Environmental Trust**

Land preservation efforts in Maryland began in the 1970s when the Maryland Environmental Trust (MET) was established. MET accepts conservation easement donations from property owners. Donations are strictly voluntary and are utilized by landowners to protect natural resources and preserve scenic open space. The landowner who gives an easement, limits the right to develop and subdivide the land, now and in the future, but still remains the owner. Easements are binding on future owners. Therefore, an easement assures that the land will never be used in a way contrary to the current owner’s intent. Financial benefits in the form of tax deductions are also associated with easements. Easements often facilitate transferring land to family members without paying large estate taxes. MET may accept conservation easements on farmland as well as environmentally sensitive areas. In Wicomico County, there are 11 conservation easements representing 2,447 acres.

**Maryland Rural Legacy Program**

The State of Maryland established the Rural Legacy Program in 1997 to encourage local governments and private land trusts to identify specific Rural Legacy Areas and competitively apply for funds to complement existing land preservation efforts or to develop new ones. Easements or fee estate purchases are sought from willing landowners in order to protect areas vulnerable to sprawl development that can weaken natural resources in an area, thereby reducing the economic value of farming, forestry, recreation, and tourism. Rural Legacy Areas help to preserve contiguous parcels, including forested and meadow areas, as well as farmlands. Funding for the Rural Legacy Program is allocated each year by the Maryland General Assembly.

One Rural Legacy Area (RLA) has been established in Wicomico County. The Quantico Creek RLA was officially designated in 2000 and encompasses 14,687 acres in the western part of the County, between the Nanticoke River and Salisbury. See Map 6-2. The Quantico Creek area is known for its rural character, open lands, cultural significance, natural wildlife habitat, and water quality impact on the Nanticoke Watershed. Approximately 4,500 acres in the RLA are developed, and an additional 7,522 acres already have some form of protection, including 12 easements accounting for 4,156 acres. Wicomico County has identified the remaining 2,665 acres as “unprotected” and targeted for preservation efforts.

The need to concentrate efforts to preserve large contiguous tracts of land is the best approach to protect our natural resources and preserve our rural quality of life. Based on the vast natural resources and the need to sustain the vibrant agricultural industry from increased development pressure, consideration should be given to expand the existing Quantico Creek Rural Legacy Area.

**Conservation Reserve Enhancement Program**

Maryland’s Conservation Reserve Enhancement Program (CREP) is designed to help Maryland landowners to plant streamside buffers, establish wetlands, protect highly erodible land, and create wildlife habitat while providing them with a steady, dependable land rental income. CREP is a state-federal partnership that makes it easy for farmers to participate in the protection of local waterways without hurting their bottom line. The primary concept of this Program is to preserve those lands that are most sensitive by providing
for their protection while retaining an economic value for the landowner. Additionally, the Program keeps the remaining lands around the easements in active agricultural production.

This voluntary program offers a one-time signing bonus, attractive annual rental and incentive payments, cost-share assistance for streamside buffers, wetlands, livestock fencing, and more. Specifically, the Program provides steady rental income, a one-time signing bonus of up to $200 an acre, up to 87.5% cost-share for most preservation practices, a one-time incentive payment worth 40% of the total cost of installing certain practices, and payments for assisting in the maintenance of best practices.

Unlike the majority of easement programs, it is important to note CREP easements have a 10 to 15 year term before expiring; therefore, the easement is not in perpetuity. However, CREP also has a permanent easement option. Landowners may sell a permanent easement on their land to the State of Maryland. This can be done directly or through cooperative contracts with the Rural Legacy Program. Payments are based on the fair market value of foregone development and agricultural productivity. Easements may be administered by the local soil conservation district, the Maryland Department of Natural Resources or local land trusts.

**Wetland Reserve Program**

The Wetland Reserve Program provides additional resources to preserve and restore valuable wetland resources while permitting the landowner or farmer to retain ownership of the land. This program provides for permanent or thirty year easements, as well as provides cost share assistance for wetland restoration. If a permanent easement is sought, funding is available for 100 percent of the wetland restoration costs; however, if the landowner seeks a thirty year easement, the easement funding is 75 percent of that available / negotiated for a permanent easement and 75 percent of the wetland restoration costs.

### TABLE 6-2: WICOMICO COUNTY ACREAGE OF EXISTING AGRICULTURAL EASEMENTS BY PROGRAM

<table>
<thead>
<tr>
<th>Program</th>
<th>Number of Easements</th>
<th>Easement Acres</th>
<th>Number of Districts</th>
<th>Acres</th>
</tr>
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<tbody>
<tr>
<td>Wicomico County Agricultural Easements</td>
<td>7</td>
<td>782</td>
<td>21</td>
<td>2,953</td>
</tr>
<tr>
<td>Maryland Agriculture Land Preservation Foundation¹</td>
<td>59</td>
<td>7,412</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maryland Environmental Trust²</td>
<td>11</td>
<td>2,447</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Quantico Creek Rural Legacy Area²</td>
<td>12</td>
<td>4,156</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: Salisbury-Wicomico County Department Planning, Zoning & Community Development, Maryland Agriculture Land Preservation Foundation, Maryland Environmental Trust (2016)

**Other Preservation Mechanisms**

**Public and Non-Profit Conservation Efforts**

Land preservation involves a coalition of State and local government and, very often, non-profit participation, to conserve open spaces and natural resources. A land trust is non-profit organization devoted to land preservation. It can be a private non-profit or public, like the Maryland Environmental Trust. Nationwide, land trusts assist property owners to preserve natural areas, farms, forests, and scenic open space without relinquishing ownership. Techniques used to preserve open space include the outright purchase of key parcels or the permanent purchase of development rights, which is the preferred technique because it keeps the property in active agricultural use.

Land preservation and preservation of agriculture should work in concert. Since the primary purpose of government and non-profit action for land preservation is to preserve natural resources from development, those activities support continued agricultural production by preventing some of the conflicts that occur
between farming and residential development. To the extent that non-profits participate in purchasing development rights, they make more resources available to encourage continued agricultural production.

The Nature Conservancy plays an integral role related to the conservation efforts within Wicomico County. Within the County, the Nature Conservancy owns roughly 4,490 acres of land located within the Agricultural-Rural (A-1) Zoning District.

**Forest Conservation Act**

The primary purpose of the Maryland Forest Conservation Act (Natural Resources Article Section 5-1601 through 5-1613), enacted in 1991, was to minimize the loss of Maryland's forest resources as a result of development by instituting the process of identification and protection of forests and other sensitive areas an integral part of the site planning process. As a result of implementing the Forest Conservation Act, over 2,218 acres of land have been preserved in perpetuity as easements within the A-1 Zoning District in the County.

Identification of priority areas prior to development makes their retention possible. Of primary interest are areas adjacent to streams or wetlands, those on steep or erodible soils, or those within or adjacent to large contiguous blocks of forest or wildlife corridors. Generally, agricultural activities that do not result in a change of land use are exempted from the provisions of the Forest Conservation Act.

More detailed information about Forest Conservation is located in the Sensitive Areas discussion of this Plan. See Chapter Four.

**Purchase of Development Rights**

Many of the programs discussed within the Preservation Program section of this Chapter, involve purchases of development rights as a land preservation technique. This concept is based on the assumption that agricultural land has value both for agricultural production and for development purposes. Because the goal of preserving agriculture relates to its preservation as a viable economic enterprise, agricultural preservation is only successful if land is actively farmed. A direct land purchase would normally result in removing land from agricultural production. A purchase of development rights (PDR) program is designed to pay the farmer for all, or some portion, of the difference in value between the value of the land for agricultural purposes and the additional value of the land for development under existing agricultural zoning.

PDR Programs may be funded either through private or non-profit donations or through government programs. The MALPF program is a PDR program funded through the agricultural land transfer tax and a 17.05 percent allocation of Program Open Space funding. PDR programs must compete in the marketplace; therefore, their effectiveness depends in part upon a reliable source of funding. In a marketplace that raises the cost of land for development, a PDR program will preserve fewer acres of agricultural land; whereas, a PDR program with a dependable and continuous source of funding may provide a source of financing for continuing agricultural operations, assuring that land will be farmed in the long term.

**Installment Purchase Agreements**

An installment purchase agreement (IPA) is an innovative payment plan offered by a handful of jurisdictions across the nation with PDR programs. In contrast to an outright purchase of development rights in which the seller is immediately paid a per acre price for the development right, an IPA spreads out payment. In doing so, landowners receive semi-annual, tax-exempt interest over a term typically twenty to thirty years in duration with the principal due at the end of the contract term.

Howard County has one of the most effective IPA programs in the nation. Since 1989, Howard County has settled on 81 easements, adding 9,200 acres of protected land. As the County moves forward with
identifying preservation programs, the use of IPAs should be considered as a promising method of farmland conservation.

**PRIORITY PRESERVATION AREA ANALYSIS**

This Chapter was prepared in a manner to identify agricultural issues in Wicomico County and to serve as the Priority Preservation Area Element, which is required for State certification of a county agricultural land preservation program (Agricultural Article 2-518 and the State Finance and Procurement Article 5-408, as modified by House Bill 2 adopted by the Maryland General Assembly in 2006.

A primary purpose of this Chapter is to delineate a Priority Preservation Area (PPA), establish a preservation acreage goal, and describe the land use management tools to continue efforts to preserve agricultural land and maintain the sustainability of the agricultural industry in Wicomico County. According to the State guidance bulletin on developing a Priority Preservation Element, a Priority Preservation Area Element will do the following things:

- Establish appropriate goals for the amount and types of agricultural resource land to be preserved in the PPA;
- State the County’s acreage goal for land to be preserved through easements and zoning within an area, which shall be equal to at least 80 percent of the remaining undeveloped land in the area, as calculated at the time of application for State certification of an area;
- Include maps delineating the County designated Priority Preservation Area;
- Describe the kinds of agricultural production the County intends to support and the amount of development the County intends to allow;
- Describe the Priority Preservation Area/s in the context of the County’s growth management plans;
- Identify shortcomings in the ability of the County’s zoning and land management practices and identify current or future actions to correct the shortcomings;
- Describe the way in which preservation goals will be accomplished in the Priority Preservation Area/s;
- Include an evaluation of the ability of the County’s Zoning and other land use management practices to do the following:
  - Limit the impact of subdivision and development; and
  - Allow time for easement purchase;
- Describe the methods the County will use to concentrate preservation funds and other supporting efforts in the Priority Preservation Areas to achieve the goals of MALPF and the County’s preservation acreage goal.

The PPA consists of 184,981 acres of land constituting the entirety of the A-1 Zoning District and does not include any land situated within designated growth areas of Wicomico County. See Map 6-3. Within the PPA, approximately 65,231 acres or 32 percent is developed, 118,144 acres or 68 percent is undeveloped, and water accounts for 1,606 acres. To meet the 80 percent preservation goal of the undeveloped land within the PPA, preserved or protected land will account for 94,515 acres. At the time of this publication, roughly 62,968 acres are preserved or protected through State, local, and private preservation easements and programs. See Table 6-3.
TABLE 6-3: WICOMICO COUNTY PRIORITY PRESERVATION AREA PRESERVATION GOAL ANALYSIS

<table>
<thead>
<tr>
<th>Program</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRIORITY PRESERVATION AREA</strong></td>
<td>184,981</td>
</tr>
<tr>
<td>Developed Area</td>
<td>65,231</td>
</tr>
<tr>
<td>Water</td>
<td>1,606</td>
</tr>
<tr>
<td>Undeveloped Area</td>
<td>118,144</td>
</tr>
<tr>
<td><strong>80 PERCENT PRESERVATION GOAL</strong></td>
<td>94,515</td>
</tr>
<tr>
<td>Wicomico County Agricultural Easements</td>
<td>782</td>
</tr>
<tr>
<td>Quantico Creek Rural Legacy Area</td>
<td>4,156</td>
</tr>
<tr>
<td>Wicomico County Owned</td>
<td>1,052</td>
</tr>
<tr>
<td>Forest Conservation Easements</td>
<td>2,302</td>
</tr>
<tr>
<td>Recorded subdivision open space</td>
<td>675</td>
</tr>
<tr>
<td>Tidal wetlands</td>
<td>16,074</td>
</tr>
<tr>
<td>Utility and rail rights-of-way</td>
<td>984</td>
</tr>
<tr>
<td>The Nature Conservancy</td>
<td>4,998</td>
</tr>
<tr>
<td>Maryland Environmental Trust</td>
<td>2,447</td>
</tr>
<tr>
<td>Maryland Agricultural Land Preservation Foundation</td>
<td>7,412</td>
</tr>
<tr>
<td>State of Maryland owned land</td>
<td>22,343</td>
</tr>
<tr>
<td>Conservation Reserve Enhancement Program</td>
<td>1,066</td>
</tr>
<tr>
<td><strong>TOTAL PRESERVED OR PROTECTED LAND</strong></td>
<td>63,441</td>
</tr>
<tr>
<td><strong>ACREAGE TO MEET PRESERVATION GOAL</strong></td>
<td>31,074</td>
</tr>
</tbody>
</table>


The County has met 67 percent of the percent preservation goal of the undeveloped land, which an additional 31,074 acres of land will need to be preserved or protected within the PPA. For planning purposes, if the County preserves roughly 300 acres annually, it will take over a century to meet the goal. To achieve this long-term goal, Wicomico County will use a combination of land use management tools and regulatory controls, as well as continue to invest into programs supporting agricultural preservation. Additionally, striving to encourage and support a diverse and economically viable agricultural industry will continue to preserve the rural nature of the PPA.

At the time of this publication in 2017, the County is continuing to pursue recertification of its County Land Preservation program by the Maryland Agricultural Land Preservation Foundation in conjunction with Maryland Department of Planning.

**LAND USE MANAGEMENT TOOLS**

**Agricultural Zoning**

The Wicomico County Zoning Code identifies most land outside of the Metro Core as “Agriculture-Rural” (A-1), with the exception of some pocket areas that are immediately adjacent to towns and rural villages, which are zoned as either Village Conservation or Town Transitional, and the Airport Business (AB) Zoning District. Zoning has and will continue to serve as a major component in preserving the agricultural lands within the County considering the A-1 Zoning District accounts for roughly 185,000 acres of land within the unincorporated portions of Wicomico County.
Prior to the Zoning Code being amended in 1998, the density of A-1 zoned land within the County permitted two dwelling units per acre. As a result of this permissive zoning density, the A-1 zoned land in the County promoted a landscape dominated by numerous scattered developments with lot sizes ranging from 0.5 acres to 3 acres; however, this trend began to change as a direct result of the amendment to the Zoning Code. As a result of the amendment, the density of the A-1 Zoning District the density restrictions became more stringent. Under the current zoning, which the density of the A-1 reflects the 1998 amendment, A-1 zoned property has a density of 1 dwelling unit per 15 acres or 1 dwelling unit per 3 acres using the cluster provision option.

In addition to the more restrictive zoning density requirements in the A-1 District, clustering provisions were also defined in the Code (Subdivision and Zoning). For the purpose of this discussion, a conventional subdivision (1 dwelling unit per 15 acres) requires at a minimum 50 percent of the overall tract to remain as open space, which the open space requirement can be included as part of the individual lots. In contrast, a cluster subdivision allows for higher density development (1 dwelling unit per 3 acres) and requires at least 50 percent of the total acres of a site to be preserved as open space on an individual/residual tract of land that must be recorded on the plat/deed and remain open in perpetuity. Since 1998, over 1,215 acres of open space have been preserved in perpetuity as a result of development in the A-1 Zoning District.

**LAND USE MANAGEMENT AUTHORITY**

Aside from this Comprehensive Plan, Wicomico County uses a full complement of land use management tools for farmland preservation. The programs being implemented include:

- The Wicomico County Zoning Code includes regulations for the A-1 zoning district. Changes to the Code (September 2004) added some home-based business uses that maintain the character of the district and expand opportunities to supplement farmers’ income. The Code changes also deleted a number of uses in the A-1 district that were incompatible with agriculture, such as industrial and non-agricultural commercial uses.

- The changes to the Zoning Code (September 2004) include provisions for transferring development rights (TDR). Rights can be sent from districts established under either the state or county preservation program to either a designated growth area (town, village, or Metro Core) at a rate of one dwelling unit per two (2) acres or to another parcel in the A-1 district at a rate of one dwelling unit per six (6) acres. To date there has been one participant in the TDR program.

**FARMING ASSISTANCE PROGRAMS**

**Maryland Cooperative Extension**

For agriculture to remain a viable business in Wicomico County, land preservation efforts must be coupled with services, “state of the art” farming opportunities, and other mechanisms. The Maryland Cooperative Extension Service (MCES) provides services and programs in support of agricultural and horticultural activities in Wicomico. MCES offerings in support of crops, livestock, and nurseries include:

- Small Farm Institute – develops sustainable agricultural technologies, and offers research, educational, and outreach programs in all areas of agriculture including specialty/ethnic crops, intensive hydroponic production, farm management and marketing.

- Commodity Marketing – Maryland Forages Program provides information and assistance about how to evaluate hay quality, anti-quality components of forages which can cause animal disorders, establishment, management and harvest of hay crops and pasture, hay marketing, and links to other forage websites.
• Nutrient Management for Maryland – is a software program that is available to complete Maryland nutrient management plans in a user-friendly Windows environment.

• The Agricultural Nutrient Management Program – provides nutrient management plan development for Maryland farmers through a network of nutrient management advisors in each of Maryland’s counties. It also provides continuing education and technical support for certified nutrient management consultants and certified farm operators with state and regional nutrient management specialists.

Maryland Nutrient Trading Program
Nutrient trading is a form of exchange (buying & selling) of nutrient reduction credits. These credits have a monetary value that may be paid to the seller to install Best Management Practices that reduce nitrogen or phosphorous. In general, water quality trading utilizes a market-based approach that offers greater opportunity for buyer and seller to exchange credits. It allows one source to meet and/or maintain its regulatory obligations by using pollution reductions created by another source at a lower cost. As a market-based approach, increased efficiency and cost-effectiveness are achieved by letting the market determine costs. To achieve a desired load reduction, trades can take place between point sources (usually wastewater treatment plants), between point and non-point sources (a waste water treatment plant and a farming operation), or between non-point sources such as urban stormwater.

Maryland’s Nutrient Trading Program is a public market place for the buying and selling of nutrient (nitrogen and phosphorous) credits. The purpose of Maryland’s Nutrient Trading Program ranges from being able to offset new or increased discharges to establishing economic incentives for reductions from all sources within a watershed and to achieve greater environmental benefits than through the existing regulatory programs. A web-based Market Place and Trading Registry has been established to record approved credits, transactions and provide a means for the public to track the progress of Maryland's trading program.

EXISTING FARMING LEGISLATION
Right to Farm Legislation
Right to Farm legislation recognizes the importance of agriculture in the State’s economy. These laws recognize that when non-agricultural (i.e., residential) land uses extend into agricultural areas agricultural operations can become the subject of lawsuits. They seek to promote a clear understanding between agricultural operations and non-agricultural neighbors concerning the normal inconveniences of agricultural operations which follow generally accepted agricultural practices and do not endanger public safety.

In 1997, the Wicomico County Council adopted the Right-To-Farm legislation with the primary objective of protecting a person’s right to farm or engage in agricultural operations, and limits the circumstances the an agricultural operation may be deemed a nuisance, trespass, or other interference with the reasonable use and enjoyment of land. The County’s Right-To-Farm legislation applies to:

• Property located in the Agricultural-Rural (A-1) Zoning District;
• Property carried on the taxation rolls of the State Department of Assessment and Taxation as agricultural use; or
• All other land that has been used as an agricultural operation continuously for one (1) year.

Two significant changes occurred as a result of this legislation: the County established the Wicomico County Agricultural Reconciliation Committee to arbitrate disputes between landowners over agricultural operations; and the law requires right-to-farm notice and real estate transfer disclosure is provided to prospective land purchasers in the County’s Agricultural-Rural Zoning District.
IMPLEMENTATION STRATEGIES

- Maintain the agricultural land base and to support working farms.
- Identify sustainable revenue sources to support the on-going preservation efforts in the Agriculture Resource areas as identified on the County Land Use Plan.
- Obtain MALPF certification for the County Land Preservation Program.
- Prioritize public improvements directed toward agriculture, forestry, and related uses such as improvement of rural roads to allow for improved farm vehicle movement.
- Direct growth to designated growth areas with existing or planned services.
- Encourage expanded agricultural related business opportunities in the A-1 zone to allow farmers more options than farming and residential development.
- Explore and encourage the use of Best Management Practice to improve techniques in farming for more efficient methods.
- Promote the production of high-value crops such as nursery and greenhouse products, specialty foods, cut flowers, and aquaculture.
- Consider expansion of the existing Quantico Creek Rural Legacy Area.
- Evaluate the existing TDR program to create a market for development rights.
- Coordinate with State agencies to streamline development review process and identify innovative methods to reduce engineering costs associated with stormwater management plans.
- Identify and pursue federal, State, and private funding sources for preservation efforts.
- Research viability of implementing of an Installment Purchase Agreement program.
- Identify financial incentives to keep farming profitable, including, but not limited to enhanced preservation funding and tax credits.
- Consistent with the 2010 Wicomico County Water and Sewerage Plan, spray irrigation (discharge of treated effluent) should be permitted within the Agriculture Resource areas of the County.
- Coordinate with Maryland Cooperative Extension for innovation practices in the agricultural industry.
- Expand agricultural and rural-based tourism.
- Improve rural roads to allow for improved farm vehicle movement.
- Identify emerging markets in agriculture.
- Promote farmers markets and community supported agricultural co-ops.
INTRODUCTION

The future of Wicomico County will be affected by the general trend to conserve rural areas and the continued development in the Metro Core, municipalities in the County, and other designated growth areas. Wicomico County’s sustainable development and community enhancement strategy is to maximize efficient use of public investments by strongly encouraging infill development and redevelopment within the Metro Core and other designated growth areas.

In 2035, Wicomico County envisions itself as a county with:

- Moderate growth rate and continued economic development;
- Balanced growth between agricultural, residential, commercial, industrial, and public use areas;
- Preserved rural areas for agricultural;
- Preserved natural areas;
- Identified Rural Villages; and
- Maintained residential neighborhoods.

Consistent with the overall vision for the future of Wicomico County, the purpose of the Land Use Plan is to delineate the pattern of future land uses. Generally this pattern is suggested by existing land use patterns and community character. This Plan depicts in general terms the pattern of residential, industrial, commercial, office, housing, public, Airport, Salisbury University, and mixed uses. Individual decisions are guided by unique site requirements or preferences that make each section of a community more or less suitable for a specific land use designation.

The Land Use Plan provides the framework upon which many land use implementation tools will be based including: County Zoning classifications; agricultural preservation policies; open space acquisition; growth tiers, and the provision of public services. The importance and purpose of the Land Use Plan has been underscored and re-emphasized by the Maryland General Assembly. In 2009, legislation was passed which clarified the relationship of the Land Use Plan to other implementation tools. It states that zoning, water and sewer facility planning, and other local actions must be consistent with the Land Use Plan. Consistency is defined as an action taken that will ‘further, and not be contrary to’: the policies, timing of implementation, timing of development, timing of rezoning, development patterns, land uses, and densities or intensities shown in the Land Use Plan.

The Land Use Plan has been developed in accordance with the requirements of State law. The purpose of this effort is to define the County’s long term plans for growth and development. In the process of developing the Land Use Plan and encouraging interjurisdictional coordination, the County met with seven of the eight municipalities during the preparation of their Municipal Growth Elements (Pittsville has not amended their Plan consistent with the expectations of House Bill 1141 enacted in 2006).

This Land Use Plan was developed in conjunction with municipal planning efforts and incorporates their municipal growth areas as of the date of the adoption of this Comprehensive Plan. It is important to note, the Towns and Cities have prepared Municipal Growth Elements (MGE) that are for the most part consistent with the County Land Use Plan; however, the Land Use Plan also contains County designated growth areas extending beyond the MGEs. See Appendix 4. The coordination between municipal planning efforts and
this Plan should facilitate future proposals for annexation, provided the annexation plans are consistent with the relevant adopted Municipal Growth Elements as reflected in this Plan.

GOALS

- Encourage the renewal of existing communities within the County.
- Conserve agricultural lands.
- Sustain the rural character of the County by maintaining the integrity of agricultural lands and natural resources.
- Ensure the viability of the agricultural economy.
- Focus continued economic development within the County designated growth areas, Metro Core, and municipalities.
- Provide efficient movement and access for people and goods.
- Maintain a moderate growth rate.
- Preserve and enhance sensitive areas and natural environment of the County.
- Prepare a Land Use Plan which minimizes the occurrence of incompatible land uses.

OBJECTIVES

- Promote and retain farms and the agricultural-based industry by preserving the agricultural land base, while ensuring farmers and rural property owners retain the value of their land.
- Maintain the land base necessary to support the agricultural industry, preserve rural character, and protect natural resources by conserving land and encouraging growth to locate within designated growth areas.
- Provide a diverse choice in development sites to accommodate diverse land uses.
- Promote redevelopment in existing communities.
- Support the agricultural industry and associated employment opportunities.

Wicomico County encompasses approximately 404 sq. miles or 258,580 acres including waterbodies and the eight municipalities. For the purpose of the following discussions, land use comparisons have been analyzed based on the unincorporated portion of County, which excludes municipalities. Within the County, these eight incorporated jurisdictions account for roughly 24 square miles. Therefore, the remaining portion of the County, unincorporated County excluding municipalities, is 243,220 acres or approximately 380 sq. miles. These above mentioned figures do not represent engineering grade calculations, but are appropriate for the following discussions.

Information contained in the Historic Land Use and Existing Land Use discussions is based on land use data generated by the Maryland Department of Planning. It is important to note, the minor and insignificant discrepancy in total acres as represented in Tables 7-1, 7-2, and 7-3. Therefore, the difference in total acreage of the aforementioned tables is attributed to enhanced data sets being constantly reviewed and updated due to increased accuracy of the GIS data, and the information included within the tables does not represent an error or miscalculation.

HISTORIC LAND USE (1973 TO 2002)

The Maryland Department of Planning has monitored Land Use state-wide since 1974 using aerial photography and satellite imagery. Several Land Use iterations have been prepared by the State including the 1973, 2002, and 2010 Land Use/Land Cover data sets. As a result of the creation of this State-wide
Land Use/Land Cover data, the County has the ability to analyze the changes in land use over a 40-year period. See Table 7-1

Since the incorporation of the County in 1867, the prevailing land uses consisted of designations contained within the Resource Lands category. Resource Lands are defined by the Maryland Department of Planning as Agricultural, Forest, Wetlands, and Water land use designations. In comparison, the uses included in the Urban Built-Up category are represented by developed areas comprised of Residential, Commercial, Industrial, Institutional, and Other Developed Areas land use designations.

In 1973, Resource Lands accounted for 232,405 acres or 97 percent of the 239,850 acres in the unincorporated portion of the County (excludes municipalities). Agricultural and Forest land uses accounted for the majority of the Resource Lands, 89,156 and 114,075 acres, respectively. Wetlands and water features represented the remaining 3 percent or 29,174 acres of areas contained in the Resource Lands category. In comparison, Resource Lands accounted for 213,942 acres or 89 percent of the County (excluding municipalities) in 2002, which represents a decrease of 18,463 acres or a loss of eight percent of the total Resource Lands. Of the areas categorized as Resource Lands in 2002, Agricultural and Forest land uses comprised roughly 86 percent or 184,755 acres. Wetlands and water features represented the remaining 11 percent or 29,187 acres, 14,281 and 14,906, respectively.

The areas categorized as Urban Built-Up in 1973, encompassed roughly 7,445 acres or 3 percent of the unincorporated portion of Wicomico County. Residential uses were the predominate land use within the Urban Built-Up category, which accounted for 71 percent or 5,275 acres of the 7,445 acres within this category. Additional land uses within the Urban Built-Up category included: Commercial uses 20 percent or 1,086 acres; Industrial uses 2.4 percent or 129 acres; Institutional uses 6.6 percent or 349 acres; and Other Developed Land uses 11.4 percent or 606 acres. In 2002, Urban Built-Up uses accounted for 26,112 acres or 10.8 percent of the 240,054 acres in the County, which represented an increase of 18,670 acres or 250 percent compared to the total acreage of the Urban-Built Up category in 1973. Of these uses contained within the Urban-Built Up category in 2002, Residential uses accounted for 21,175 acres or 81 percent of the 26,112 acres in this category. Other uses included: Commercial 2,241 acres or 8.5 percent; Industrial 661 acres or 2.5 percent; Institutional 1,186 acres or 4.5 percent; and Other Developed Lands 849 acres or 3.2 percent of the total Urban Built Up category in 2002.

Table 7-1 represents the changes that have occurred in the various Land Use designations between 1973 and 2002 according to the data provided by the Maryland Department of Planning.
### Table 7-1: Land Use Comparison 1973 & 2002

<table>
<thead>
<tr>
<th></th>
<th></th>
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<tr>
<td>Urban Built-Up</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Low Density Residential</td>
<td>3,586</td>
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<td>17,758</td>
<td>7.4</td>
<td>14,172</td>
<td>395.2</td>
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<td>Medium Density Residential</td>
<td>1,531</td>
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<td>3,086</td>
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<td>1,555</td>
<td>101.57</td>
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<td>158</td>
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<td>Commercial</td>
<td>1,086</td>
<td>0.45</td>
<td>2,241</td>
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<td>106.35</td>
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<td>Industrial</td>
<td>129</td>
<td>0.05</td>
<td>661</td>
<td>0.28</td>
<td>532</td>
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<td>Institutional</td>
<td>349</td>
<td>0.15</td>
<td>1,186</td>
<td>0.49</td>
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<td>239.83</td>
</tr>
<tr>
<td>Other Developed Land (1)</td>
<td>606</td>
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<td>849</td>
<td>0.35</td>
<td>243</td>
<td>0.1</td>
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<td>Resource Lands</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td>89,156</td>
<td>37.17</td>
<td>81,432</td>
<td>33.92</td>
<td>-7,724</td>
<td>-8.66</td>
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<td>Forest</td>
<td>114,075</td>
<td>47.56</td>
<td>103,323</td>
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<td>-9.43</td>
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<td>Wetlands</td>
<td>14,639</td>
<td>6.1</td>
<td>14,281</td>
<td>5.95</td>
<td>-358</td>
<td>-2.45</td>
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<tr>
<td>Water</td>
<td>14,535</td>
<td>6.06</td>
<td>14,906</td>
<td>6.21</td>
<td>371</td>
<td>2.55</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>239,850</strong></td>
<td><strong>100%</strong></td>
<td><strong>240,054</strong></td>
<td><strong>100%</strong></td>
<td><strong>N/A</strong></td>
<td><strong>N/A</strong></td>
</tr>
</tbody>
</table>

Source: Maryland Department of Planning

Notes:
1. Extractive, Open Urban, Beaches, Bare Rock, and Bare Ground

### Existing Land Use (2010)

Table 7-2 represents the current data prepared by State Planning regarding existing land uses in the County. The acreage numbers shown do not include land uses within the incorporated municipalities and reflect only the unincorporated portions of the County. Due to a change in methodology used by State Planning to determine land use designations, comparative analysis of the 1973 – 2002 to the 2010 Land Use/Land Cover is not recommended. For example, because of the change in methodology, areas that used to be designated as Medium Density Residential in both the 1973 and 2002 data sets are now classified as Low Density Residential use. Additionally, some areas shown as Commercial use in 2002 are now designated as Industrial in 2010. Table 7-1 should be used to understand the change of uses over time from 1973 to 2002. Table 7-2 represents the best available data to analyze the existing land use within the County.

As of 2010, the prevailing land uses occurred in the Resource Lands category, which represented 84.8 percent or 203,492.6 acres. The Urban Built-Out land uses encompassed 36,414 acres or 15.2 percent of the unincorporated area of the County. Within the Resource Lands category, Forested and Agricultural uses accounted for 174,267 acres or roughly 86 percent of the total acres, 98,528.4 and 75,738.7 acres, respectively. The remaining uses consisted of Wetland, Water, and Extractive uses, which collectively accounted for 14 percent or 29,225.6 acres of Resource Land Uses. See Map 7-1.

The most frequent land use within the Urban Built-Up category is Residential, which accounts for 30,250.4 acres or 83.1 percent of the 36,414 acres in this category. Commercial land use is the second most frequent land use designation, which consists of 2,119 acres or 5.8 percent of Urban Built-Up land uses. In addition
to the extensive areas of residential and commercial land uses within this category, Institutional use is the third most prominent land use with 1,429 acres or approximately 4 percent. Equally important as the above mentioned land use designations are the Industrial areas of the unincorporated County, which account for 868 acres or roughly 2.4 percent of this category. Other uses include: Other Developed Land 226.8 acres or 0.6 percent; Transportation 772 acres or 2.0 percent; and Open Urban Land 784.6 or 2.2 percent of the land uses designated in the Urban Built-Out category.

### TABLE 7-2: WICOMICO COUNTY EXISTING LAND USE (2010)

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>2010 Acres</th>
<th>2010 Percent</th>
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<tbody>
<tr>
<td>Urban Built-Up</td>
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<tr>
<td>Low Density Residential</td>
<td>27,038.4</td>
<td>11.3</td>
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<td>Medium Density Residential</td>
<td>2,880.4</td>
<td>1.2</td>
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<td>High Density Residential</td>
<td>331.6</td>
<td>0.1</td>
</tr>
<tr>
<td>Commercial</td>
<td>2,119</td>
<td>0.9</td>
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<tr>
<td>Industrial</td>
<td>868.1</td>
<td>0.4</td>
</tr>
<tr>
<td>Institutional</td>
<td>1,435.3</td>
<td>0.6</td>
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<tr>
<td>Transportation</td>
<td>729.8</td>
<td>0.3</td>
</tr>
<tr>
<td>Other Developed Land (1)</td>
<td>226.8</td>
<td>0.1</td>
</tr>
<tr>
<td>Open Urban Land</td>
<td>784.6</td>
<td>0.3</td>
</tr>
<tr>
<td>Resource Lands</td>
<td></td>
<td></td>
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<tr>
<td>Agricultural</td>
<td>75,738.7</td>
<td>31.6</td>
</tr>
<tr>
<td>Forest</td>
<td>98,528.4</td>
<td>41.1</td>
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<tr>
<td>Wetlands</td>
<td>14,155.8</td>
<td>5.9</td>
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<tr>
<td>Water</td>
<td>14,940.2</td>
<td>6.2</td>
</tr>
<tr>
<td>Extractive</td>
<td>129.5</td>
<td>0.05</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>239,906.6</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: Maryland Department of Planning

### FUTURE LAND USE (PRESENT TO 2030)

The pace of new growth and development in Wicomico County is envisioned to be moderate and focused primarily inside County designated growth areas situated around existing municipalities, as well as within municipal areas with existing and planned services. In a continuation of previous planning efforts, Wicomico County retains the primary responsibility for planning around the existing municipalities. Extensive effort has been made to coordinate with the municipalities in an effort to designate growth areas that coincide with areas identified as municipal growth areas defined by the municipalities in their revised comprehensive plans. This coordination is important for achieving the Goals and Objectives of this Comprehensive Plan, in particular the goals of encouraging the renewal of existing communities and focusing continued economic development into designated growth areas.

In addition to the treatment of growth areas around the existing municipalities, which is a change in terminology and approach mandated by State legislation, other significant changes differentiate this Land...
Use Plan from previous efforts. One of the most significant changes is in the area that had been defined as the Metro Core on the 1998 County Land Use Plan. The 1997 Metro Core Plan has now been replaced by individual municipal planning efforts in Salisbury, Fruitland and Delmar. This Plan’s use of the term Metro Core refers to a widely – recognized urban growth boundary. Designated land uses within the Metro Core urban growth boundary are consistent with municipal plans for Delmar, Fruitland, and Salisbury, as well as other local planning documents. Much of the old Metro Core is now included in the respective Municipal Growth Elements (MGE) of the aforementioned municipalities. As a result, this Plan no longer shows a separate Metro Core land use designation. In its place are specific land use designations for low density residential, medium density residential, high density residential, rural village, urban corridor, commercial, industrial, airport, Salisbury University, light business and residential, and town transition. **Within Wicomico County, all land uses not classified as Agriculture Resource and Municipal Areas comprise the designated growth areas.**

Considerable efforts have been made to coordinate these designations with the uses shown for the same areas in the municipal growth areas as defined by the municipal comprehensive plans. However, until such time of annexation, the land use designations depicted on the County Land Use Plan represent the County’s desired growth pattern. There are areas within the County’s designated growth areas shown for Low Density Residential and Town Transition uses that are not currently within a municipal growth area. Most of these areas had previously been in designated in the 1998 County Land Use Plan as Metro Core and Town Growth and are currently zoned as R-20 and Town Transition and represent a portion of County designated growth areas.

Land use designations within transitional areas adjacent to incorporated jurisdictions were developed based on existing conditions and development trends, County Zoning, 1998 County Land Use Plan, 2010 Wicomico County Water and Sewerage Plan, and local jurisdictions adopted MGEs. In most circumstances, local jurisdictions delineated future annexation areas smaller in size as compared to the 1998 Land Use Plan and / or Wicomico County Zoning. Predominately, these remaining designated growth areas currently zoned Town Transition and not included as part of a MGE have been designated as Low-Density Residential and Town Transition Land Use, which is consistent with zoning at the time of this publication in 2017. Subsequently, modifications to the Zoning Code and Zoning Map are necessary to effectively implement this Plan.

In 2030, it is envisioned that Agriculture Resources uses will account for 77 percent or 183,956 acres of the roughly 239,000 acres in the unincorporated portion of the County. Residential uses represent the second most frequent land use consisting of 16,726 acres or roughly 7 percent. Of which, Low Density Residential uses will account for 11,715 acres or 4.9 percent of the overall land use as represented in **Table 7-3**. Excluding Transportation and Water, areas designated as Town Transition will constitute the third largest land use designation included in the Land Use Plan, which corresponds to 1.6 percent or 3,831 acres. The remaining land use designations will represent about 3 percent or 7,475 acres of designated uses in 2030. See **Map 7-2**.
TABLE 7-3: WICOMICO COUNTY
FUTURE LAND USE (2030)

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>2030 Acres</th>
<th>2030 Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>11,715</td>
<td>4.9</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>4,690</td>
<td>2.0</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>321</td>
<td>0.1</td>
</tr>
<tr>
<td>Agriculture Resource</td>
<td>183,956</td>
<td>77.0</td>
</tr>
<tr>
<td>Commercial</td>
<td>960</td>
<td>0.4</td>
</tr>
<tr>
<td>Industrial</td>
<td>2,155</td>
<td>0.9</td>
</tr>
<tr>
<td>Light Business &amp; Residential</td>
<td>414</td>
<td>0.2</td>
</tr>
<tr>
<td>Urban Corridor</td>
<td>1,741</td>
<td>0.7</td>
</tr>
<tr>
<td>Town Transition</td>
<td>7,475</td>
<td>3.1</td>
</tr>
<tr>
<td>Rural Village</td>
<td>3,993</td>
<td>1.7</td>
</tr>
<tr>
<td>Airport</td>
<td>1,117</td>
<td>0.5</td>
</tr>
<tr>
<td>Salisbury University</td>
<td>263</td>
<td>0.1</td>
</tr>
<tr>
<td>Transportation</td>
<td>4,976</td>
<td>2.1</td>
</tr>
<tr>
<td>Water</td>
<td>15,035</td>
<td>6.3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>238,811</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

Source: Salisbury-Wicomico County Department Planning, Zoning & Community Development (2017)

LAND USE DESIGNATIONS

Non-Designated Growth Areas

*Agriculture Resource*

Wicomico County has an active farming community, both in its east and western areas. These areas currently have a uniform zoning (A-1 Agriculture-Rural) that permits a maximum density of 1 dwelling unit per 15 acres without clustering and a maximum density of 1 dwelling unit per 3 acres using the cluster development provision of the County Zoning Code. Both conventional and cluster subdivisions require a minimum 50 percent set-aside for open space.

The Agriculture Resource is a non-designated growth area land use classification intended to be supportive of the agricultural base and rural lifestyle, while permitting residential developments that do not require urban services or community water and sewer systems. Most land devoted to farming and nearly all public drainage associations, which are formed to drain agricultural land, are within the Agriculture Resource area. The primary land uses in these areas should be agriculture, forestry, and related activities. The resource-based industries that must locate near their source of raw materials (sand and gravel operations, food and wood processing, and seafood activities) should also be accommodated.
Designated Growth Areas

Residential
The County Land Use Plan is comprised of Low Density, Medium Density, and High Density Residential land use designations. The density range of these residential areas is two dwelling units per acre or less for detached single-family residential dwellings. However, higher densities and more intense residential uses can be achieved by providing of community water and sewer systems or being annexed into adjacent incorporated areas. This density range is consistent with County Zoning of these areas, which are encompassed within the various residential Zoning Districts (R-8, R-15, R-20, and R-30). These areas will serve as a transition between development occurring in the Agriculture Resources area and the more intensely developed County designated growth areas.

With exception of areas zoned Residential R-30, the maximum permitted density of these Residential areas may reach twelve units per acre should the development contain community or shared water and sewerage facilities instead of individual well and septic systems. For that reason, areas designated for Low, Medium, and High Density Residential uses have not been proposed outside of the extent of the County designated growth areas. Additionally, policies should be considered for developers to contribute to the agricultural preservation efforts of the County as a condition of using community water and sewer systems, when available, within these County designated growth areas.

Light Business and Residential
The purpose of this land use designation is to provide limited areas for a mixture of low-impact commercial, business, office, service, as well as residential uses. Development objectives within this designation include: optimizing the use of land and services; conservation of environmentally sensitive areas; and the creation of functional and attractive developments. These transitional areas are located between residential uses and more intensely developed areas consisting of commercial or industrial land uses. Additionally, these areas are located to take advantage of significant transportation corridors or interchanges.

Urban Growth
The Urban Growth land use designation serves to combine light industrial, commercial, and office functions without the inclusion of residential development and discourages intensive commercial and big-box retail uses. These highly visible locations are situated along major roadways within designated growth areas. The development of these areas should serve as a transition/buffer between the major road systems and existing residential communities.

Town Transition
The purpose of the Town Transition land use category is to establish a rural / municipal transition district at appropriate locations along the periphery of existing cities and towns. A portion of the areas around Delmar, Fruitland, Sharptown, Mardela Springs, Hebron, Pittsville, and the Town of Willards may be served in the future by extension of public services or remain as a County designated growth area. These areas are suitable for commercial development and other uses appropriate in scale to the surrounding environs.

Rural Village
This land use designation consists of unincorporated population centers where growth is to be consistent with the existing level and character of development of rural villages in the County. Wicomico County is home to six rural villages in the west and two rural villages in the east. These rural communities shown on the Plan are listed below from west to east:

1) Nanticoke
2) Bivalve
3) Tyaskin
Rural Villages provide for infill or limited peripheral expansion of unincorporated villages of the County, which once served as the centers of farm and waterway oriented communities. Like the Rural Village Land Use designation, the Village Conservation Zoning District also includes adjacent areas of existing subdivision activity that have resulted in groups of three or more lots, 10 acres or less in size. Every effort should be made to enhance the rural lifestyle and atmosphere of these villages.

**Commercial**

Land uses that are considered Commercial include shopping and retail centers, convenience stores, eating and drinking establishments, and other service-oriented businesses such as dry cleaners and copy centers. Commercial land uses are limited within the unincorporated portions of the County. Within the municipalities located within the Metro Core (Delmar, Salisbury, and Fruitland), commercial uses are second only to residential uses in total acres. It is important to note this designation primarily depicts areas contained within the Select Commercial, General Commercial, and Regional Commercial Zoning Districts.

General Commercial includes a number of use types servicing a variety of markets and trade areas. They include neighborhood commercial development serving residential areas, retail, offices, entertainment areas, and institutional areas. General commercial areas are located around residential developed areas and can range from a single establishment such as convenient store, beauty or barber shop to mid-sized office and retail stores. The purpose of the general commercial Zoning District is to provide a wide range of functional and attractive local retail, business, office, and service oriented activities. Permitted uses may range from boarding houses, banks, retailers, grocery stores, bakeries, florists, eating and drinking establishments, to medical facilities, clubs, and places of worship.

Regional Commercial, as the name implies, are those commercial activities that are dependent on a market area greatly exceeding their immediate environs for continued successful operation. These activities include:

- Shopping Centers – retailing
- Distributions centers – business headquarters
- Recreational facilities – stadium, convention centers
- Tourist facilities – hotel, motel

Select Commercial is the least intensive Commercial Zoning District, as compared to Regional and General Commercial Zoning Districts. The purpose of the Select Commercial Zoning District is provide locations for retail, office, service, and related uses that provide neighborhood and community-wide services. This District is intended to encourage the development of uses that require a well-designed environment of moderate size lots with access to major roadways within the County.

As implementation of the Plan occurs, it is recommended to review the County Zoning Code to evaluate the viability of the Select Commercial Zoning District.

**Industrial**

Industrial development includes processing, manufacturing, assembly, and storage of bulk commodities. Industrial uses are incompatible in residential areas and are usually separated from other land uses in a
community. By nature of the intensity of use, industrial uses are often heavy generators of employment and truck traffic and should have locations that are served by arterial and collector streets with close proximity to freeways. The majority of land designated for industrial use is situated along the rail corridor north of U.S. Route 50 and south of Delmar, with smaller areas adjacent to the Newland Park Landfill, and near the Perdue facility located along Zion Church Road. Industrial Parks within the County include the Northwood and the Beaver Run Industrial Parks.

**Airport**
The Airport Land Use area is designed to maintain and protect the public safety by preventing hazards to aviation and other property in the vicinity of Salisbury-Ocean City: Wicomico Regional Airport. The continued expansion of the Airport, its proximity to urbanized areas, and recommended roadway improvements should increase the attractiveness of the Airport land use area for future industrial activity. Within the vicinity of this land use designation, uses such as industrial, agriculture, and airport-related commercial activities are encouraged.

**Salisbury University**
Salisbury University has a positive impact on Wicomico County. The main campus facility (west campus) is situated within the County, whereas many of its facilities are located inside the City limits. In the absence of adequate residential facilities, a majority of Salisbury University students living off-campus reside in the neighborhoods around the campus.

The purpose and intent of the Salisbury University land use designation provides opportunity for the expansion of the University beyond its existing boundary. It also provides an opportunity to fulfill the housing needs of University employees and students while preserving the characteristics of existing neighborhoods located near the University on the west side of U.S. Route 13.

Planning in this area will seek to respect the existing single-family residential areas while exploring opportunities for appropriate University expansion or the expansion of related commercial, research and office uses.

**IMPLEMENTATION STRATEGIES**
The following implementation strategies were developed after evaluating existing land uses, historical patterns of growth, general locations and services, potential land use conflicts and potential areas for development and redevelopment:

**Residential**
- Protect residential areas in designated growth areas from incompatible land uses to promote a desirable living environment.
- Support the preservation of diverse residential neighborhoods.
- Identify opportunities to expand homeownership opportunities.
- Maintain and improve the character of established neighborhoods by including assets and amenities that will ensure stability.
- Provide for adequate, well located recreational facilities and open space in residential areas.
- Encourage development that creates and maintains a safe, healthy, and diverse residential community.
- Encourage revitalization and infill development of older neighborhoods within the County.
- Discourage multi-family uses in existing neighborhoods consisting of single-family detached residential dwellings.
• Prohibit residential uses in areas designated as Commercial, Urban Corridor, and Industrial on the County Land Use Plan.

• Revise County Zoning Code to prohibit residential dwelling units as a permitted use by right or special exception in the Light Business & Institutional (LB-1).

• Ensure all new development and redevelopment minimizes pollutant loadings and runoff from sites through implementing sediment, stormwater, and erosion control plans and practices in accordance with applicable rules and regulations.

• Provide for an effective transition between residential uses and adjoining non-residential uses through the use of effective buffering, or setbacks / separation techniques.

Agriculture Resources

• Continue on-going efforts by the County to effectively stabilize the agricultural land base and to support working farms.

• Maintain the land base necessary to support the agricultural industry, preserve rural character, and protect natural resources by conserving land and encouraging growth to locate within designated growth areas, while providing opportunities for appropriate-scale growth in the Agriculture Resource areas of the County.

• Prioritize preservation efforts in areas adjacent to County designated growth areas, as well as protected areas, to better define a transition/buffer between Agriculture Resource and designated growth areas.

• Consistent with the 2010 Wicomico County Water and Sewerage Plan, spray irrigation (discharge of treated effluent) should be permitted within the Agriculture Resource areas of the County.

• Explore the feasibility of using community / shared / private waste water treatment systems to serve residential areas with failing septic systems.

Light Business and Residential

• In appropriate areas, promote a mix of residential, neighborhood commercial, and employment opportunities.

• Design mixed use communities with amenities that encourage walking and cycling by connecting residential, recreational, employment, and retail opportunities.

Urban Corridor

• Amend the County Zoning Code to preclude residential dwelling units as a permitted use by right or special exception in the Light Business & Institutional (LB-1). Discourage residential uses in future growth areas designated as Urban Corridor.

• Prohibit intensive commercial development and big-box retail stores in areas designated as Urban Corridor(s).

Town Transition

• Encourage development compatible with the existing character of the surrounding area.

• Evaluate existing site development standards to ensure achieving orderly growth in areas adjacent to the town centers.

• Expand commercial uses in the Town Transition Zoning District appropriate in scale to the surrounding environs.
**Rural Villages**
- Accommodate additional, low density in-fill development in designated areas.
- Encourage protection and restoration of existing structures to maintain the character of existing Rural Villages.
- Require through land development regulations, that new construction be architecturally consistent with existing structures to maintain community character.
- Protect areas from incompatible uses and intensive development through land development regulations, recognizing that low density residential use and related services will be the predominant land use.
- Encourage new development to be compatible with the existing character of these centers and mitigate adverse impacts to maintain the amenities of these communities.

**Commercial**
- Support community-scale commercial, residential, and mixed-use opportunities, promoting efficient transit services and greenways.
- Reduce external vehicle trips and related traffic congestion patterns in the County designated growth areas.
- Encourage clustered development at appropriate locations versus strip development.
- Ensure commercial development is not disruptive to the surrounding neighborhood(s) or community
- Improve the quality and quantity of commercial spaces within County designated growth areas.
- Expand and grow the Regional Commercial zone, as needed, for new market and expanded market opportunities.
- Review the County Zoning Code to evaluate the viability of the Select Commercial Zoning District.

**Industrial**
- Encourage a diverse manufacturing and industrial base to promote a well-balanced economy.
- Locate new industries in planned industrial parks with access to transportation facilities including rail, highway, air, and water.
- Separate industrial areas from residential areas and other incompatible uses by buffers, landscaped parking areas, open space and/or transitional commercial uses to minimize adverse impact on adjoining uses including: impacts from noise; emissions; or heavy traffic.
- Improve access to industrial parks.
- Provide attractive, safe and convenient industrial sites.
- Provide appropriate landscaping to buffer adjoining areas.

**Airport**
- Prepare a Land Use Plan that discourages incompatible uses on the fringe of the Airport, airport overlay zoning district, and the airport turning radius.
- Support the expansion of the Airport.
- Improve access from U.S. Route 50 by constructing a direct access road from the intersection of US 50 and Hobbs Road to the intersection of Airport Road and MD 350 Mt. Hermon Road.
- Acquire public water in support of expanding development of the Airport Business Park.
Salisbury University
- Delineate areas on the Land Use Plan suitable for the expansion of Salisbury University.
- Evaluate County Zoning in the Salisbury University land use area to assure that the planning area meets the University needs, while protecting the interests of surrounding residential communities.
Chapter 8: Transportation

INTRODUCTION
The purpose of the transportation element is to make recommendations to improve existing conditions, as well as to identify and properly plan for future transportation needs as a result of future growth and development. A well designed multimodal transportation network is essential to provide mobility and accessibility for people, emergency services, and goods.

The future vision for the County includes a transportation network that is pedestrian-friendly and less car dependent within designated growth areas, which will reduce traffic congestion and air pollution from vehicle emissions. To accomplish this vision, the Land Use element contained in this Plan (See Chapter 7) promotes a fine-grain mix of residential and commercial/retail uses in the designated County growth areas, which encourages opportunities to live closer to work and shop in walkable neighborhoods. Streets and pedestrian routes must be well connected to make travel from one place to another as straightforward as possible. In order to achieve the vision, the County must redefine streets as a network serving pedestrian, cyclist, and motorist that will use them.

Historically, Wicomico County has been in a fortunate position of being the transportation center of the three-state area known as the Delmarva Peninsula. It is located at the intersection of two major regional highways, U.S. Route 50 and U.S. Route 13, and adjacent to the main north-south rail line through the Delmarva Peninsula. The area includes the second largest river port in the State and a modern airport facility providing intra-county, inter-state, and regional movement of goods and people.

The issues addressed in the Transportation Element pertain to the importance of the transportation system and how it relates to growth and movement of people and goods in Wicomico County. Different transportation modes such as automobile, rail, bus, bicycle, and pedestrian are further discussed in detail later in the chapter.

GOALS
- To provide a comprehensive transportation system necessary to serve the County's role as a regional educational, medical, employment, marketing, and recreation center.
- To encourage a fully coordinated multimodal transportation system that accommodates the movement of people and goods by air, land and water, and ensures safe, convenient movement among places of residence, employment, recreation, shopping, service and education.
- To encourage development of a transportation network in a manner that is as least disruptive as possible to existing and future residents, and the environment.
- To improve transportation opportunities for disadvantaged, minority, and low-income groups.

OBJECTIVES

Coordination
- Encourage the use of public transportation and other forms of motorized and non-motorized transportation to reduce motor vehicle use and traffic congestion, and are compatible with the natural resources on this region.
- Encourage the participation and cooperation of all interested and affected parties in the transportation planning process, including Wicomico County and municipalities, Salisbury/Wicomico MPO,
Maryland Department of Transportation, Maryland State Highway Administration, and the public to ensure a well-planned and coordinated transportation system is developed.

- Maximize the desired use of transportation systems while minimizing possible negative effects upon neighborhoods, the environment, and the general public.
- Explore the possibility of the development of a multimodal transportation and distribution complex, which would provide efficient transportation services to the entire region.

**Roads**

- Maintain an efficient regional highway network to serve the County’s role as the regional educational, medical, employment, marketing, and recreation center.
- Provide expanded and improved access to rural areas to support rural industries for the continued economic development of the County and to meet the transportation needs of rural residents.
- Develop a transportation system to support rural industries, eco-tourism and agro-tourism in the rural parts of the County.
- Conserve highway capacity, maximize safety and efficiency by proper land use planning, access control and traffic control techniques.
- Provide a logical pattern for planned local streets and highways to maximize the public investment in its existing highway facilities.
- Provide for the safe and efficient integration of private, commercial, emergency, and seasonal traffic, including application of effective and enforceable traffic controls and restrictions.
- Provide and preserve scenic areas and other open space areas along major highways.

**Airport**

- Encourage the continued expansion and improvement to the Salisbury-Ocean City: Wicomico Regional Airport as a primary facility serving a multi-county and tri-state region.
- Provide the Salisbury-Ocean City: Wicomico Regional Airport with improved and direct access to U.S. Route 50.
- Support the needed improvement of facilities necessary to serve expanded motor carrier service and support intense development of the Airport Business Park.

**Rail**

- Support the preservation and revitalization of the Delmarva rail system to serve Wicomico County and the tri-state area.

**Pedestrians and Cyclists**

- Develop an extensive bikeway and pedestrian trail network connecting population centers to natural recreational areas, greenways and water trails.
- Identify and eliminate gaps in existing sidewalk network to improve connectivity and pedestrian safety, as well as prioritize the construction of sidewalks to link academic institutions to the surrounding residential areas.
Waterborne Freight

- Ensure navigable river channels through maintenance projects and proper dredging.
- Rehabilitate and develop the Port of Salisbury in an effort to encourage additional waterborne traffic serving the Delmarva Peninsula and strengthen Wicomico County's role as a regional marketing and distribution center.

SALISBURY/WICOMICO METROPOLITAN PLANNING ORGANIZATION

Wicomico County is a member of the Salisbury/Wicomico Metropolitan Planning Organization (S/WMPO), a regional transportation planning agency authorized by federal legislation. The 2000 Census indicated that the criteria for an “urbanized area”, which included a minimum population of 50,000 and a population density of at least 1,000 persons per square mile, had been met. In 2010, 98,081 persons resided in the Urbanized Area of the S/W MPO, which 75 percent or 73,493 persons resided in the Maryland portion. The remaining 24,588 persons resided in the Delaware portion of the Urbanized Area for the S/WMPO.

Located in the central portion of the Delmarva Peninsula, the S/WMPO is a regional transportation planning agency whose members include, in Maryland, the Cities of Salisbury and Fruitland, the Town of Delmar, the Town of Hebron, and portions of Wicomico and Somerset counties; and in Delaware, the Town of Delmar, the Town of Laurel, the Town of Blades, the Town of Seaford, and a portion of Sussex County. Its governing body consists of appointed and elected officials from each of the member jurisdictions. Funding is provided by the Federal Highway Administration, the Federal Transit Administration and the Maryland Department of Transportation, and in-kind funding is provided by Wicomico County. The S/WMPO was officially created in 2003, and has been conducting various transportation planning activities since its creation.

MPOs are important because they direct how and where available state and federal dollars for transportation improvements will be spent. As defined by federal and state transportation regulations, the primary functions of the S/WMPO include:

- Establish the goals, objectives, and policies governing transportation planning within the region;
- Approve an annual Unified Planning Work Program (UPWP) and budget;
- Direct the preparation of, and adopt, the Long-Range Transportation Plan (LRTP); and
- Recommend projects for implementation through the adoption of the Transportation Improvement Program (TIP).

As the S/WMPO works to fulfill its mission, the major goals of this Organization include the following:

- The efficient movement of people and goods;
- The use of existing facilities to the fullest extent practical;
- The use of limited financial resources to generate maximum benefit to the transportation system;
- To limit impacts on air quality, the built environment, as well as historic, cultural and natural resources; and
- To ensure public involvement throughout the transportation planning and project development process.

To date, the S/WMPO has identified and completed a detailed study for five heavily-traveled transportation corridors. The corridors studied include: Pemberton Drive Corridor; East Side Corridor (consisting of the transportation corridor from South Division Street Extd. in Fruitland north to Beaglin Park Drive at its...
intersection with Zion Road); U.S. Route 13 North/Bi-State Boulevard Corridor in Delmar; the Riverside Drive Corridor; and the U.S. Route 13 North/Naylor Mill Road Corridor. In addition to the above mentioned corridor studies, the S/WMPO has prepared a freight study for the Urbanized Area, master plan for hiker and biker trails, traffic impact studies, routing and ridership studies for the locally operated transit system, as well as pedestrian and cyclist safety and connectivity studies.

The County and local jurisdictions should continue its active participation in the S/WMPO activities and encourage the S/WMPO to pursue planning studies that affect the regional transportation network. To learn more about the Salisbury/Wicomico Metropolitan Organization or S/WMPO studies mentioned in this Chapter, visit their website at www.swmpo.org or call (410) 548-4860.

**HIGHWAY NETWORK**

The road system in Wicomico County includes an excellent regional highway network serving the urban areas and a system of rural roads. The regional network links Wicomico County to the major urban centers along the east coast, resulting in increased movement of goods and people, which contributes to Wicomico’s image as transportation, economic, government, and education center of the region while the local system provides access and mobility within the County.

U.S. Route 13 and U.S. Route 50 serve as the main regional connection for Wicomico County. U.S. Route 13, the major north-south corridor connects Wicomico County with the Hampton Roads, Virginia, and Philadelphia-Wilmington region. It is a four-lane highway with no access control and is the most heavily traveled route in the regional system. The major east-west transportation corridor on the lower Delmarva Peninsula, U.S. Route 50, serves as a vital link between the Baltimore-Washington metropolitan area and Wicomico County. U.S. Route 50 further extends to the ocean resorts to the east. It is a four-lane highway with uncontrolled access in downtown, fully controlled access on the bypass, and limited access along unincorporated areas outside of town limits.

The Salisbury Bypass/Ocean Gateway Bypass (U.S. Route 13/50) is one of the major roads serving the local need for movement of people and goods. The Bypass is a limited access multilane divided highway that encircles approximately two-thirds of the Metro Core. The roadway links a portion of the primary radials leading into Metro Core such as U.S. Routes 13 and 50, Snow Hill Road, and St. Lukes Road. Other primary radials including Nanticoke Road, Old Ocean City Road, Mt. Hermon Road, Camden Avenue/Allen Road, and Jersey Road/Lake Street do not have direct access to the Bypass, but are located within a close proximity to U.S. Route 13/50. See Map 8-1.

Primary radial corridors
- U.S. Route 13/50 Salisbury Bypass/Ocean Gateway
- U.S. Route 13 Business/ U.S. Route 13
- U.S. Route 50 Business/ U.S. Route 50
- Maryland 349 (Nanticoke Road)
- Maryland 12 (Snow Hill Road)
- Maryland 346 (Old Ocean City Road)
- Maryland 350 (Mt. Hermon Road)
- Maryland 353 (St. Lukes Road)
- Camden Avenue/Allen Road
- Jersey Road/Lake Street
There are a number of secondary radials that serve to supplement the major radial system from the City of Salisbury by providing an alternative transportation route and with a similar Level of Service (LOS) as the primary radial nearby. These secondary radials serve to link the Salisbury area with residential developments and activity centers adjacent to their routes, but the volume of traffic is substantially lower along them than along the aforementioned primary radials originating in Salisbury. See Map 8-1.

- Eastern Shore Drive/South Division Street/Coulbourn Mill Road;
- Riverside Drive;
- Pemberton Drive;
- West Road;
- East Main Drive/Glen Avenue;
- Zion Road;
- Johnson Road;
- Levin Dashiell; and
- Crooked Oak Lane (Upon completion of Naylor Mill Road Extended)

Concentric system connecting the radial network:

- Maryland 347 (Quantico Road)
- Maryland 352 (Whitehaven Road)
- Maryland 354 (Powellville Road)
- Maryland 353 (Gumboro Road)

In addition to the excellent regional transportation network, this region is served by an efficient local road network. While a regional transportation network is an integral part of maintaining economic vitality, a strong local connection is vital for comprehensive development. Local connections play an important role in maintaining rural and urban development by balancing the transportation need of the region with the local transportation needs. The highway system in the County has a tremendous influence on the local development pattern. When properly planned, a highway system has the potential to promote development opportunities of vacant land to the appropriate type and intensity of use, protect existing residential development from conflicting land uses, facilitate a well defined and efficient growth of the area, and direct growth into municipalities with existing and planned services.

**FEDERAL FUNCTIONAL CLASSIFICATION SYSTEM**

The Functional Classification system is an essential step towards the development of an efficient, coordinated transportation network. Functional classification is the process of grouping streets and highways into classes or systems according to the character of service they are intended to provide.

By establishing such a system, local streets and highways can be assigned an acceptable Level of Service (LOS) that local jurisdictions can strive to either attain or maintain. It also provides a means for prioritizing new construction or improvements on the existing system, as well as a planning basis for determining appropriate system management techniques to be applied.

The Maryland Department of Transportation’s State Highway Administration, in cooperation with the U.S. Department of Transportation, and Wicomico County, has classified all state and federally funded highways, as well as many local roads in the County, in accordance with the Federal Highway Functional Classification System under the following categories:
• **Arterial: Interstate/Expressway/Freeway** – Provide for the continuous and efficient routes for movement of high-volume traffic; supports regional mobility; and typically funded and maintained by a state government;

• **Arterial: Other Principal Arterial** – Provide for the continuous and efficient routes for movement of high-volume traffic; supports regional mobility; and typically funded and maintained by a local government;

• **Minor Arterial** – Serve shorter trips and may include sidewalks, signalized intersections, or on-street parking. Minor Arterials are typically maintained by local government, but capital costs may be the responsibility of a state;

• **Collector (Major and Minor)** – Support access to nearby land uses and provide connections to arterials. Collector roads are generally designed constructed, and funded by local government;

• **Local** – Provide the greatest level of access to adjacent land uses consisting of short travel distances. Local roads usually funded by local government.

See Map 8-2.

**CAPACITY/LEVEL OF SERVICE**
Existing and programmed system capacity (i.e. the number of vehicles that can be safely accommodated on a facility or any segment of a facility) can be used as a measure of a system’s ability to serve through traffic and adjacent land use. System performance is measured as the ratio between the actual and projected traffic volumes and the actual or projected capacity and is expressed as the volume-to-capacity (v/c) ratio.

The v/c ratio is a conventional measurement of Level of Service (LOS), which can be translated into the operating conditions a driver will experience while traveling on a particular roadway. LOS reflects driver satisfaction with a number of factors that influence the degree of congestion including speed and travel time, traffic interruption, freedom to maneuver, safety, driving comfort and convenience, and delays. While the actual operating conditions and LOS are dependant upon a multitude of other variables, most notably facility type, the level of congestion can be approximated based on the volume/capacity ratio.

**LOS A**, represents a free flow where individual users are virtually unaffected by others in the traffic stream. LOS A describes a condition with low-traffic volumes and high speeds with little or no delays. There is little or no restriction in maneuverability due to the presence of other vehicles. Drivers can maintain their desired speeds and can proceed through signals without having to wait unnecessarily.

**LOS B**, is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. LOS B affords above-average conditions, and is typically used for design of rural highways.

**LOS C**, is also in the range of stable flows, but marks the beginning in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. LOS C is normally utilized as a measure of “average conditions” for design of facilities in suburban and urban locations. It is also considered acceptable in rural locations.

**LOS D**, represents high density, but a stable flow. Speed and freedom to maneuver are severely restricted and the driver experiences a generally poor level of comfort. Small increases in traffic flow will generally cause operational problems at this level. LOS D is considered acceptable during short periods of time and is often used in large urban areas.
LOS E, represents operating conditions at or near capacity. Operations at this level are usually unstable because small increases in flow or minor disturbances within the traffic stream will cause breakdowns.

LOS F, is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point, and queues form behind the point. LOS F is characterized by demand volumes greater than the roadway capacity as complete congestion occurs and, in an extreme case, the volume passing a given point drops to zero. Under these conditions motorists seek other routes in order to bypass congestion, thus impacting adjacent streets.

Wicomico County, like the majority of counties located on the Eastern Shore of Maryland, does not have county-wide LOS information for current or future congestion levels. However, the S/WMPO has prepared corridor studies containing existing and projected congestion levels for specific study areas. To learn more about the existing congestion levels, visit the Salisbury/Wicomico Metropolitan Planning Organization website at www.swmpo.org.

TRANSPORTATION NETWORK IMPROVEMENTS
Transportation networks form the foundation for growth and development of an area. As the County grows in population as well as economic and urban development, transportation infrastructure would need upgrades to support not only existing conditions but anticipated growth. Transportation network improvements range in size and scope from large capacity building projects such as highway expansion to small projects such as resurfacing or safety improvements in existing facilities.

State Capital Programming
The Maryland Department of Transportation (MDOT) operates and maintains a multimodal transportation system that includes 31,000 miles of highways across the State, several major public transportation systems, rail and port operations, and airports. The Maryland Transportation Plan, which contains multimodal goals and objectives that identify key focus areas, is the framework for MDOT decisions on project and program funding state-wide.

The Consolidated Transportation Program (CTP) is Maryland's six-year capital budget for transportation projects. The CTP includes major and minor projects for the Maryland Department of Transportation and the modal agencies and related authorities within the Department including, the Maryland Aviation Administration, the Motor Vehicle Administration, Maryland Transit Administration, Washington Metropolitan Area Transit Authority, Maryland State Highway Administration, Maryland Port Administration, and the Maryland Transportation Authority.

In anticipation of an upcoming fiscal year’s CTP, Maryland counties are encouraged to submit an endorsed Priority Letter to the Maryland Department of Transportation, which identifies their recommended roadways improvements along State roads. These recommended improvements for consideration are based on locally adopted comprehensive plans, municipal and County requests, and studies prepared by the S/WMPO for the purpose of reducing congestion and improve safety.

Highway Needs Inventory
State highway projects are identified in the Highway Needs Inventory (HNI), which is a long term and financially unconstrained technical reference and planning document that identifies highway improvements to serve existing and projected population and economic activity in the State. Development of the HNI is required under Transportation Article 8 of the Annotated Code of Maryland. The process begins with the Long Range Planning coordination with local government and with the annual update to the State’s 20-Year Highway Needs Inventory, which was last updated in 2015. See Table 8-1.
### TABLE 8-1: STATE HIGHWAY NEEDS INVENTORY

<table>
<thead>
<tr>
<th>Route Name</th>
<th>Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S. Route 13 - South Fruitland Boulevard</td>
<td>Reconstruct divided highway and interchanges from Somerset County Line to U.S. Route 13 Business</td>
</tr>
<tr>
<td>U.S. Route 13 - North Salisbury Blvd / Ocean Highway</td>
<td>Reconstruct divided highway with access control improvements from Salisbury Bypass to the Delaware State Line</td>
</tr>
<tr>
<td>U.S. Route 50 - Ocean Gateway</td>
<td>Access control improvements from the Vienna Bypass (MD-731A) to White Lowe Road</td>
</tr>
<tr>
<td>U.S. Route 50 - Ocean Gateway</td>
<td>Divided highway reconstruct including interchanges from Hobbs Road to east of Walston Switch Road</td>
</tr>
<tr>
<td>Maryland Route 12 - Snow Hill Road</td>
<td>Two lane reconstruct from Worcester County line to South of U.S. Route 13 Bypass</td>
</tr>
<tr>
<td>Maryland Route 12 - Snow Hill Road</td>
<td>Multi-lane urban reconstruct from Johnson Road to U.S. Route 13 Bypass</td>
</tr>
<tr>
<td>Maryland Route 349 – Nanticoke Road</td>
<td>Multi-lane reconstruct from U.S. Route 50 to North Upper Ferry Road</td>
</tr>
<tr>
<td>Maryland Route 350 – Mount Hermon Road</td>
<td>2 lane reconstruct from Beaglin Park Drive to Walston Switch Road</td>
</tr>
</tbody>
</table>

Source: Maryland Department of Transportation, State Highway Administration, Highway Needs Inventory (2015)

### County-wide Transportation Improvements

Wicomico County will continue to serve as the regional center for economic development on the Lower Eastern Shore. As such, it is also the hub of the regional transportation system. The State road network serves to connect the County with the rest of the region, but once commercial and residential traffic arrives in the County, it is very often the County and local road systems providing the link to the final destinations. A well integrated local and county road system will improve the entire highway network. By providing options for local traffic movement, it relieves congestion on the State and regional network. Additionally, it provides a safe and convenient connection between residential neighborhoods and the commercial and employment centers in the County. It is the local road system connecting the variety of activities engaged in by the residents of the County on a day to day basis.

The highway network of the County has been established by the construction of State, County, and local roads based on the historic development pattern. Increased development pressure and changing land use patterns have created an additional need for addressing existing and future traffic congestion. In addition to the recommended State highway improvements, this Plan contains recommended County and/or City projects for future capital programming considerations. **It is important to note, inclusion of a recommended roadway project into this Plan does not represent a commitment to implementation. In addition, numbering of projects is not subject to prioritization, and is solely utilized as a means to identify recommended improvements on Map 8-3.**
These recommended improvements are directed at increasing safety and improving the movement of traffic throughout the area. See Map 8-3.

**Immediate Priority (1 to 5 years)**

1. **Barren Creek Road**
   As a result of a significant storm event in the summer of 2017, a segment of the earthen dam and Barren Creek Road was destroyed. As part of the FY 2018 Capital Improvement Program, the County allocated funding to repair Barren Creek Road in an effort to maintain localized travel patterns.

2. **Naylor Mill Road Extended (Westside Collector Road)**
   Naylor Mill Road Extended is a new roadway extending from U.S. Route 50 with connections to Brick Kiln, Levin Dashiell, and Crooked Oak Roads in an effort to alleviate traffic congestion along MD Route 349 (Nanticoke Road) and Pemberton Drive. This roadway is being constructed in three phases, which the first two phases extending from U.S. Route 50 to Levin Dashiell Road have been constructed.
   
   Contingent upon available funding, the third phase of this project will extend Naylor Mill Road Extended from Levin Dashiell to Crooked Oak Lane. This new collector road was designed to accommodate a bike lane from its intersection at U.S. Route 50 Business to the Crooked Oak Lane and MD 349 intersection. Upon completion, safety improvements to the intersection at Crooked Oak Lane and Nanticoke Road should be evaluated by SHA.

3. **Johnson Road – Robins Avenue Connection**
   This proposal is designed to realign Johnson Road to connect with Robins Avenue to provide a safer intersection with signalization and additional left turn lanes on Snow Hill Road, Johnson Road, and Robins Avenue. The right-of-way for this realignment has been reserved, and the realignment’s construction will be entirely developer funded.

4. **Culver Road**
   Culver Road is an existing unpaved City street connecting Nanticoke Road with Pemberton Drive, and provides a potential means of access to the Pecan Square shopping center. The improvement of Culver Road will reduce congestion on Parsons Road and Nanticoke Road by providing access to the shopping center from the developing residential areas along Pemberton Drive, and will be developer-funded.

5. **Onley Road Extension**
   The Onley Road extension to Robins Avenue was included in a corridor study funded by the S/WMPO. The study found this extension would relieve traffic on a number of roads in the vicinity, and would have a noticeable improvement on the LOS of the Snow Hill Road/College Avenue intersection, as well as reduce traffic congestion in and surrounding the Salisbury University Planning Area.

**Intermediate Priority (6 to 10 years)**

1. **North Salisbury Improvements – East North Pointe Drive, Parsons Lake Drive and Jasmine Drive**
   The U.S. Route 13 North Salisbury Corridor has experienced significant commercial and multi-family residential development over the last 20 years. To accommodate the demand from existing and anticipated future development, it is recommended East North Pointe Drive and Parsons Lake Drive be extended eastward to connect with Brown Road. In addition, Jasmine Drive should be extended from East Naylor Mill Road north to East North Pointe Drive, providing an alternative
route to the heavy congestion on U.S. Route 13. All of these roads should be developer-funded as future developments occur.

2. **Northwood Drive Extension**  
The extension of Northwood Drive north of Naylor Mill Road to Connelly Mill Road at Foskey Lane is recommended to provide access to lands proposed in this Plan for industrial development. See Chapter 7, Land Use. Some of these lands currently have severe accessibility issues, especially north of Leonard’s Pond Run. This proposed Road would connect with future extensions of Hampshire Road, West North Pointe Drive, and possibly Dagsboro Road to provide an alternate means of access to U.S. Route 13 North, and should be developer-funded. This future roadway is currently located in the County, but is within both Salisbury’s and Delmar’s Municipal Growth Area. A part of this recommendation includes the geometric improvements and signalization at the Northwood Drive/Naylor Mill Road intersection.

3. **North Salisbury Improvements – West North Pointe Drive and Hampshire Road**  
The extension of West North Pointe Drive and Hampshire Road in a westerly direction to the proposed Northwood Drive Extension is recommended to accommodate anticipated future development and improve circulation in this area. All of these roads should be developer-funded as future developments occur.

4. **Northgate Drive Extension**  
The extension of Northgate Drive is recommended to connect eventually with the extension of Dagsboro Road. This proposed road would be located behind existing commercial development (Sam’s Club, Wal-Mart and Kohl’s) to provide travelers an alternative to the U.S. Route 13, and should be developer-funded.

5. **Dagsboro Road Extension**  
The extension of Dagsboro Road to the west to at least the extended Northgate Drive is recommended to improve circulation in this rapidly-developing area. This connection to Northgate Drive Extended would provide an alternative route to U.S. Route 13, and should be developer-funded.

6. **John Deere Drive Extension**  
The extension of John Deere Drive between the intersection of Walston Switch Road at U.S. Route 50 and Longridge Road is recommended to improve access to properties located along the south side of U.S. Route 50 East, extending from the existing segment of John Deere Drive heading in an easterly direction to Walston Switch Road. This proposed extension will eliminate the need for direct access from John Deere Drive to U.S. Route 50 East. This recommended transportation improvement should be developer-funded.

7. **Airport Road Relocation**  
This recommended new alignment of Airport Road will provide a direct access road from the intersection of Hobbs Road and U.S. Route 50 to the intersection of Mt. Hermon Road (MD 350) and Airport Road. In addition, the proposed realignment will improve safety and circulation for motorist and freight operations served by the Airport.

**Long Range (10 years and beyond)**

1. **Glen Avenue Extension**  
The extension of Glen Avenue in an easterly direction to eventually connect with Tilghman Road at Mt. Hermon Road is recommended to improve circulation in this developing area of the City and County, and to divert traffic from existing roads, such as Gunby Road. A 60 foot-wide portion of
this proposed road has already been reserved through the recordation of a plat for the Gunby’s Mill subdivision, located on Gunby Road across from Glen Avenue. Future right-of-way should be acquired for the remainder of the proposed roadway as development plans are submitted.

2. Emerson Avenue to Northwood Drive Connection
   This recommendation would provide a direct means of access between Emerson Avenue (north of Deer's Head State Hospital) and Northwood Drive. Currently, there is only one means of access to and from this area, as traffic from the hospital and the residential area must use Emerson and Union Avenues to reach Northwood Drive or U.S. Route 13. This alternative route will provide a more direct means of access to Northwood and U.S. Route 13 and will create a safer environment in the vicinity of the school and increase access for emergency response.

Rural Roads
The rural road system in Wicomico County provides a critical service to the agricultural community and critical connections between small towns and rural villages to the regional transportation network. In a time of limited funding, improvements to the rural road network will be focused on assuring the continued safe operation of the system and maintenance of existing structures. In order to preserve the limited capacity of the rural road system, proposed development should continue to be closely reviewed to ensure it does not negatively affect a roadway to a significant degree, unless mitigation is funded by the developer or through planned improvements included in the County’s Capital Improvement Plan. The value of the rural road system as scenic byways should also be recognized when considering any improvements. The special qualities of scenic byways (See Chapter 10, Historic and Cultural Resources for more information) should be understood, and project decisions should be made that reinforce and enhance those qualities.

OTHER TRANSPORTATION MODES
Wicomico County has historically enjoyed the advantages of a variety of transportation modes. The following discussions and policies are designed to maintain the viability of these modes into the future. Freight rail has continued to be an important component of the desirability of the area for commercial and industrial development. Salisbury’s busy port facility continues to be an important distribution point for fuel, bulk items, and agricultural products. In addition, air freight and passenger services offered at the Salisbury-Ocean City: Wicomico Regional Airport are likely to increase in importance as the area continues to grow.

Air Transportation
Opened in 1944, the Salisbury-Ocean City: Wicomico Regional Airport is centrally located on the Delmarva Peninsula on 1,081 acres of land approximately five miles southeast of Salisbury. It is the only airport with scheduled airline service on the Delmarva Peninsula and serves as the hub of air transportation for the entire region. This facility has approximately 108 aircraft based on the field including single and multi-engine plans, jets, helicopter, and ultralights.

Physical facilities consist of a primary runway (Runway 14/32), a crosswind runway (Runway 5/23), full instrument landing system, supporting taxiway system, avionic repair facility, and aviation fuel facility. Over 108 airplanes are housed at the airport in 67 private and 12 corporate hangers. The terminal building includes an airline ticketing and check-in area, two departure gates, one arrival gate, baggage claim area, and parking facilities. The Airport is the operational headquarters for Piedmont Airlines, a US Airways Express carrier. Several businesses such as FedEx and Bayland Aviation are located at the airport. Also, the Maryland State Police helicopter is based at this facility.
In addition to the movement of people, the Salisbury-Ocean City: Wicomico Regional Airport is the only air cargo facility on the Lower Delmarva Peninsula that provides daily air cargo service (U.S. Airways Express and FedEx).

On-going and future projects for the Airport include expanding runway 14/32 from 6,400 to 7,000 linear feet, connection to public water system, maintaining runways and taxiways, as well as adding radar to the control tower to expand air traffic controllers’ ability to provide for the safe operation under all weather conditions. The Wicomico Airport Commission has developed a plan for improving infrastructure and services of the Airport. The Wicomico County Airport Commission is working to obtain funding commitments from the County, State, and Federal government to implement their facility plan.

Based on information for a 12-month period ending on December 31, 2015, the airport averaged 108 flights per day. Table 8-2 summarizes the share of operations by type for the same reporting period.

<table>
<thead>
<tr>
<th>Type</th>
<th>Percent</th>
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<tbody>
<tr>
<td>Transient general aviation</td>
<td>31</td>
</tr>
<tr>
<td>Military</td>
<td>32</td>
</tr>
<tr>
<td>Local general aviation</td>
<td>22</td>
</tr>
<tr>
<td>Air Taxi</td>
<td>16</td>
</tr>
</tbody>
</table>

Source: AirNav (2016)

In addition to Salisbury-Ocean City: Wicomico Regional Airport, Bennett Airport is another public use airport (privately-owned) located northwest of Salisbury. Other nearby airports with instrument procedures includes Laurel Airport, Wallops Flight Facility, Ocean City Municipal Airport, Sussex County Airport, and Crisfield Municipal Airport.

**Railroad System**

Of the 177 miles of Norfolk Southern railroad and its railroad operating subsidiaries in the State of Maryland, 12.3 miles of railroad run through Wicomico County from the Delaware State line in the Town of Delmar to Pocomoke City in Worcester County, Maryland. As referenced in the Long-Range Transportation Plan for the S/WMPO area, the County’s share of Norfolk Southern railroad mileage represents roughly 7 percent of all Norfolk Southern railroad mileage in the State of Maryland. Railroad services are mainly used for freight transportation in Wicomico as scheduled commercial passenger services are not available. Nevertheless, rail offers a viable cost alternative for freight movement to its users, and demand for rail can be expected to increase as fuel prices and highway congestion increase. Perdue Farms is one of the major freight generators in Salisbury that utilize this rail line. Freight rail service is essential to the sustainability of our farming industry.

In 2011, the S/WMPO participated in the Regional Freight Study with the Maryland, Delaware, and Virginia Departments of Transportation. This Study was intended to serve as an overview of current freight transportation systems, as well as forecast long-range future “What-If” scenarios. Based on the results of the analyses, a catalogue of strengths, weakness, threats, and opportunities was compiled to identify impacts resulting from the potential loss of any of the four modes of transportation or impacts of commodity shifts.

The complete Delmarva Freight Study is available on the Salisbury – Wicomico Metropolitan Planning Organization’s website at [http://swmpo.org/planning_studies.html](http://swmpo.org/planning_studies.html).
Waterborne Freight Transportation
The Wicomico River is a longstanding transportation route to and from the Chesapeake Bay. It provides a navigable waterway for small boats and barges. A dredged 14-foot deep, 150-foot-wide channel allows barges to transport grain, fuel oil, fertilizer, and stone aggregate to the Port of Salisbury. Tables 8-3 and 8-4 show the waterborne freight traffic on the Wicomico River.

In the State of Maryland, the Port of Salisbury is second to the Port of Baltimore in terms of waterborne commodity flow. Barge transportation is an economical mode of transport for bulk items that would otherwise require extensive truck transport. The Delmarva Water Transport Committee (DWTC), a non-profit organization dedicated to encouraging the continued use of waterborne transportation on the Delmarva Peninsula, estimates that a barge delivering petroleum to Salisbury is equal to 150 tractor trailer trucks. An additional 122,850 tractor trailer trucks would be needed annually or 2,363 per day if barges transporting the same commodity were halted or ceased to exist on the Delmarva Peninsula.

In 2014, 869 short tons were transported on the Wicomico River. Of this estimated annual tonnage, petroleum and petroleum products had the largest proportion of waterborne freight traffic by commodity, which accounted for approximately 54 percent or 467,000 short tons of freight. Other notable commodities included food/farm products, crude materials, and chemicals, which represented 15 percent, 26 percent, and 5 percent respectively, of the waterborne commodities transported along the River. See Table 8-4.

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Traffic (thousand short tons)</td>
<td>1,269</td>
<td>1,206</td>
<td>1,371</td>
<td>1,610</td>
<td>1,817</td>
<td>1,783</td>
<td>1,868</td>
<td>1,885</td>
<td>1,823</td>
<td>1,606</td>
<td>1,329</td>
<td>1,133</td>
<td>791</td>
<td>1,065</td>
<td>896</td>
<td>939</td>
<td>869</td>
</tr>
</tbody>
</table>

Source: Water Commerce of the United States, Department of the Army Corps of Engineers, Institute of Water Resources (2016)

<table>
<thead>
<tr>
<th>Commodity</th>
<th>Freight Traffic (Thousand Short Tons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petroleum and petroleum products</td>
<td>467</td>
</tr>
<tr>
<td>Food and Farm Products</td>
<td>127</td>
</tr>
<tr>
<td>Crude materials, inedible except fuels</td>
<td>230</td>
</tr>
<tr>
<td>Chemicals and related products</td>
<td>43</td>
</tr>
<tr>
<td><strong>Total, all commodities</strong></td>
<td><strong>869</strong></td>
</tr>
</tbody>
</table>

Source: Water Commerce of the United States, Department of the Army Corps of Engineers, Institute of Water Resources (2014)

Because of the critical role of the Port of Salisbury, the need for a continual dredging program in the Wicomico River is evident. Dredging ensures that an adequate channel depth is met so that waterborne transportation can remain feasible. The U.S. Army Corps of Engineers performs dredging with funding provided by the federal government. In addition, spoil disposal sites must be provided once the dredging has occurred. Wicomico County and the Delmarva Water Transport Committee works closely with the Army Corps to locate suitable dredge spoil sites.

Trucking System
Truck transportation is the most significant mode of moving goods to and from the County. U.S. Route 13 and U.S. Route 50 are the most important segments of freight transportation linking the County with the major regional distribution hubs. U.S. Route 13 connects the County to Wilmington and northern New Jersey on north and U.S. Route 50 connects it to the Western Shore of Maryland. These highways also
provide connections to commercial and industrial areas, and are key links in attracting development and population to the area.

The highway network makes Wicomico County the preeminent hub for surface freight movement on the lower Delmarva Peninsula. According to the Maryland Department of Commerce, there are 25 authorized motor freight common carriers serving the County. Four of these common carriers have terminal facilities in Salisbury.

**Transit**

In predominately rural areas, older adults, persons with disabilities and lower-income people rely on public transit for their transportation needs, but with increasing fuel prices coupled with concern for the environment, many people who drive to work are starting to consider public transportation as a viable option for their daily commute.

Shore Transit operates fixed routes in the Lower Eastern Shore area linking Wicomico to Somerset and Worcester Counties. The fixed routes include urban routes in the Salisbury metropolitan area, and regional routes connecting major population centers at Somerset and Worchester Counties. Maryland Upper Shore Transit operates another fixed route that runs from Cambridge via Mardela Springs to Salisbury connecting Wicomico to Dorchester County.

**Shore Transit**

Shore Transit is a locally operated transit system providing public transit service on the Lower Eastern Shore servicing Somerset, Wicomico, and Worcester counties. In July, 2004, Shore Transit was formed as a result of the consolidation of Somerset Commuter, Worcester County Ride, and Wicomico Transit. In addition to the fixed route schedules operated by Shore Transit, demand response services are also available.

Currently, Shore Transit operates 9 fixed route schedules for the Tri-County region and 3 season route schedules. Scheduled service times are relative by route. The majority of service occurs between Monday through Saturday, with routes connecting the 3 lower shore counties operating Monday through Sunday. In FY 16, Shore Transit provided 410,476 passenger trips, of which 345,239 riders utilized fixed route service and the remaining 65,237 persons were demand response passengers. The primary transfer point of the fixed route system is located at the Tri-County Council Multi-Purpose Center just outside of Salisbury, Maryland, with ancillary transfer points located throughout the service area. The Salisbury metropolitan area is served by 8 of the 9 fixed routes. This organization also provides transit services along regional fixed routes connecting Crisfield, Pocomoke, Ocean City, Delmar, Fruitland, and Salisbury.

Another transit service offered by Shore Transit is demand response, which serves all three counties. Demand response services are reserved for people who reside more than three-fourths of a mile away from fixed-route bus stop/transfer point. Essentially, this service is provided in the more rural areas of the counties that are not serviced by a fixed route. This service has replaced some of the feeder and loop services that were eliminated for low productivity. General public riders in rural areas not served by fixed routes are picked up at their homes and taken to the closest fixed-route stop/transfer points so they can utilize the fixed-route service.

In FY 16, 65,237 demand response passenger trips were provided by Shore Transit through the following programs:

- Shore Ride (General Public)
- Shore Access (Special Services for Elderly/Disabled); and
- Paratransit (Medical Assistance Transportation)
In 2013, the Tri-County Council of the Lower Shore Counties (TCCLES) relocated into their new facility located on the northwest corner of the intersection of U.S. Route 50 and Walston Switch Road. This facility provides Shore Transit ample area for their fleet of vehicles, staff, and room for future expansions of their operation. This move consolidated all the Shore Transit resources, which were previously spread out in five separate locations throughout the three counties, into one location. This includes the customer service center, operations center, dispatch, bus yard, maintenance facility, and administration. In addition, the new location provides a facility more adequate to host the partnership with Greyhound bus lines, which provides an additional revenue source for Shore Transit.

**Bicycle and Pedestrian Movement**

An efficient land use pattern provides greater opportunities for pedestrian and bicycle access and activity. A community containing a mix of uses within walking distance will allow residents to gain access to housing, offices, and shopping without necessarily using an automobile. In addition to a mix of land uses, the connectivity of streets, existence of sidewalks and well-spaced crosswalks are all important land use components for providing an environment suitable for non-motorized forms of transportation.

Bike/pedestrian trail networks provide an environmentally sustainable, healthy transportation alternative to using motorized forms of transportation. Wicomico County’s vision includes having streets that are pleasant to walk along and safe, as well as efficient bike routes to reduce car dependency. This alternative mode of transportation is receiving increased attention with increasing fuel prices, climate change and global warming, and increasing health awareness.

These networks can be developed as active recreational facilities. Natural hiker/biker trails also provide an opportunity to promote tourism. The County has a tremendous potential for bike oriented recreation industry. Development of a network of hiking/biking trails along the rivers, creeks, greenways, and natural forest is an effective means for promoting eco-tourism.

As a companion document to this Plan, the Wicomico County Department of Recreation, Parks, and Tourism has prepared the 2013 Land Preservation, Parks, and Recreation Plan (LPPRP), which contains detailed information and an inventory of the hiker/biker trails within Wicomico County. In 2017, the City of Salisbury adopted the Bicycle Network Plan, which delineated proposed routes, assigns facility type, establishes level of priority, and calculates planning-level cost estimates for each segment.

**Greenways, Water Trails, and Scenic Byways**

Greenways are protected corridors of open space preserved in a largely natural state as a means of protection of water-quality, wildlife habitat preservation, and passive recreation such as hiking and biking. Greenways are often associated with a linear feature “corridor” like a stream or ditch and connect large tracts of open space.

The Maryland Greenways Commission released the 2000 edition of the Maryland Atlas of Greenways, Water Trails, and Green Infrastructure presenting the existing and potential greenways, and water trails along with the protected land. The Maryland Greenways Commission defined greenways as “natural corridors set aside to connect larger areas of open space and to provide for the conservation of natural resources, protection of habitat, movements of plants and animals, and to offer opportunities for linear recreation, alternative transportation, and nature study.” Greenways are classified as ecological corridors, with the primary intent of protecting natural resources and habitat, or as recreational corridors, largely used for recreational activities but also providing ecological benefits. Among the many types of trails defined by the Maryland Greenways Commission, water trails are recognized as the routes where watercraft activities take place. Map 8-4 represents the existing and potential greenways and water trails contained within Maryland Atlas of Greenways.
Another organization working for the conservation of natural corridors is the Lower Eastern Shore Heritage Council (LESHC). This group is a non-profit organization whose purpose is to preserve, protect and promote the cultural, natural and historical heritage of Lower Eastern Shore counties including hiking/walking trails, boating and bicycle touring. More information about LESHC, as well as the three designated scenic byways in Wicomico County, is contained in Chapter 10 of this Plan.

The following list represents the existing and potential greenways and water trails as defined in the Maryland Atlas of Greenways:

**Lower Wicomico River Greenway**
The Wicomico River Greenway is an existing wildlife corridor along the Wicomico River. Tidal wetlands surround much of the River, although a large stretch from Whitehaven to Salisbury have been developed in past years. The River still serves as a major waterfowl corridor, and nearly 3,000 acres of land are protected at Pemberton Historical Park at the eastern end and by the Ellis Bay Wildlife Management Area at the southwest end of the corridor.

**Nanticoke River Greenway**
The Nanticoke River Greenway is a partially established stream valley greenway. The Nanticoke River was studied by the Maryland Scenic and Wild Rivers Program and was found to possess nationally significant natural, recreational, and cultural values. Several thousand acres are protected in Wicomico and Dorchester counties by the Nanticoke River and Fishing Bay Wildlife Management Areas. Significant acreage is also protected by several natural heritage sites along the river in both Dorchester and Wicomico counties.

Much of the land along this river corridor is undeveloped and privately owned. Additionally, a majority of the surrounding land is marshland, wooded swamp or upland forest. As such, this greenways corridor is ideal for wildlife. Bass fishing, boating, and canoeing are activities currently enjoyed on the river. Portions of private land are protected by non-profit organizations such as The Nature Conservancy and the Boy Scouts of America. The Nature Conservancy is protecting a core area of the Nanticoke River at its union with the Marshyhope River, as well as other areas along the River in Maryland and Delaware.

**Nassawango Creek Preserve**
The Nassawango Creek Preserve is a partially established greenway along the Nassawango Creek. The Nature Conservancy owns roughly 3,600 acres along the Nassawango Creek in Wicomico and Worcester counties. In Wicomico County, the Wicomico State Forest provides additional preserved land along the Creek. This corridor serves environmental protection purposes by providing habitat for plants and animals, and also protects water quality in the Creek, which is home to some of the northernmost bald cypress forests in the country. Additionally, this preserve harbors at least 14 species of orchids and more than 14 species of warblers, including the striking prothonotary, which raise their young in the dense swamp. This preserve is also home to the Seaside alder (Alnus maritima), which although this species is abundant locally, is rare nationally.

**Pocomoke River Regional Greenway**
The Pocomoke River Regional Greenway is a potential multi-county greenway along the Pocomoke Scenic River in Wicomico, Worcester, and Somerset counties. Although the land along this corridor in Wicomico County is privately owned, it is protected by Chesapeake Bay Critical Area program and local zoning. This area is not suitable for public access, but is an excellent wildlife corridor.

**Salisbury-Hebron Rail-Trail**
The Salisbury-Hebron Rail-Trail is a potential rail trail between Salisbury and Hebron. The rail line is currently owned by the State, but could be transferred to the County for trail development. An extension
to Vienna may also be possible. A utility corridor that branches off the rail line at Mardela Springs and heads northwest to San Domingo Park and on into Delaware is managed as a wildlife corridor.

**Salisbury/Pocomoke River Greenways**
The Salisbury/Pocomoke River Greenways is a potential on-road bikeway connector that would provide a route across the eastern section of the County and link the greenways network in Salisbury to proposed corridors along Nassawango Creek, and the Pocomoke River. Local parks along the corridor provide areas for public access.

**Ellis Bay Water Trail**
The Ellis Bay Water Trail is a potential water trail route through the Ellis Bay Wildlife Management Area. Ellis Bay is 3,000 acres of mostly marsh and forested wetland. Paddlers can access and explore the Wicomico River, Monie Bay, and Tangier Sound.

**Nanticoke River Water Trail**
The Nanticoke River Water Trail is a potential system of water trails along the Nanticoke River and its tributaries in western portion of the County. The Nanticoke River serves as the spine of the system with possible unions with other potential water trail routes in the system including Barren Creek, Rewastico Creek, Quantico Creek, and Wetipquin Creek. The Nanticoke River Water Trail could eventually tie into the routes of other water trails originating in Dorchester County including Marshyhope Creek and Fishing Bay.

**Pocomoke River Water Trail**
The Pocomoke River Water Trail is a potential water trail route on the Pocomoke River in western Wicomico County. The water trail will tie into the emerging water trail system in Worcester County, which includes the Bogiron Water Trail along Nassawango Creek, and the lower Pocomoke River.

**Wicomico River Water Trail**
The Wicomico River Water Trail, which is currently in the planning stage, is a potential water trail along the North Prong of the Wicomico River in the City of Salisbury.

**Winterplace Park and Rail-Trial**
This recreational greenway located at Winterplace Park has a partially established rail-trail with areas that allow equestrian activity through large parcels of wet and forested open space east of Salisbury.

**Salisbury Urban Greenway**
The Salisbury Urban Park Greenway is an existing greenway of significant ecological importance, as well as recreational value. This greenway provides a critical east – west connection for the City of Salisbury and Wicomico County. As proposed, the corridor begins at Lakeside at Mallard Landing senior living development, which is located along Schumaker Pond, and extends westward to Pemberton Historic Park.

**Public Boat Ramps and Access to Public Beaches**
In addition to the use of our local waterways as a source of transporting commodities, the local waterways are a vital resource for recreational uses such as fishing and skiing. Access to the local waterways is available at nine boat ramps situated throughout the County, including Cedar Hill Marina, Nanticoke Marina, Riverside Drive Boat Ramp, Cherry Beach Park, Tyaskin Wharf, Leonard’s Mill Park, Mardela Boat Ramp, Wetipquin Boat Ramp, Johnson’s Lake Boat Ramp. In addition, public access is available at four beachfront parks (Schumaker Pond, Cherry Beach, Roaring Point, and Cove Road).
ANALYSIS AND POLICY
The transportation system plays an important role in the growth of a community, influencing urban and rural development, and economic growth. Transportation infrastructure and land use guidelines create the framework within which communities grow and prosper while keeping environmental impacts at a minimum.

The movement of people and goods is an important concern in any community’s growth plan. It can be difficult to provide a safe and efficient transportation network that balances community needs. The Transportation section must be closely coordinated with other elements of the Plan to assure that transportation plans and policies are consistent with other recommendations contained in the Plan. Better coordination of transportation planning and other elements is important to comprehensively plan for housing, community facilities, and future development.

In the past, transportation planning has been more reactive versus proactive. The Planning Act of 1992 suggests that a proactive approach is needed to address issues related to access and mobility. Wicomico County and the municipalities need to plan their transportation infrastructure and facilities in a manner that defines a coordinated, evolutionary approach towards achieving less reliance on driving alone in order to enhance the choice, mobility, and quality of life of all citizens. The goal must be to shift from moving vehicles to strategies balancing the need of cars and trucks, transit riders, bikers and walkers, agricultural operations, and emergency services.

A transportation system has a great impact on the economic development of a community. Transportation networks should support the economic focus of the County.

IMPLEMENTATION STRATEGIES
Coordination
• Coordinate with Federal, State and local governments, and service providers to develop a coordinated and efficient transportation system.
• Continue to actively participate in the membership of the Salisbury/Wicomico Metropolitan Planning Organization.
• Coordinate transportation improvement efforts with the Salisbury/Wicomico Metropolitan Planning Organization and the Maryland State Highway Administration through joint studies.
• Coordinate with the Salisbury/Wicomico Metropolitan Planning Organization, Shore Transit, and the Airport Commission to conduct a study for the purpose of identifying potential sites to locate an intermodal transportation hub to support the economic, employment and transportation goals of the County.
• Coordinate with Shore Transit and the Maryland Transit Authority to expand and enhance the existing public transportation system.
• Incorporate recommendations contained in transportation-related studies, plans, and reports prepared by the Salisbury/Wicomico Metropolitan Planning Organization into locally adopted comprehensive plans, priority letters, and capital programming efforts.
• Participate with the Delmarva Water Transport Committee to stay informed about waterborne freight related issues and opportunities.
• Coordinate traffic and roadway planning initiatives with emergency management agencies to develop and maintain an emergency evacuation plan for use in the event of severe weather or catastrophe.
• Submit annual Priority Letter to MDOT for their consideration of appropriating funding for recommended improvements along State roadways.
• Coordinate with the State Highway Administration during the planning and design of State highways and associated improvements in Wicomico County.
• Continue to work closely with the State Highway Administration and developers during the development review process for projects located along State roadways to ensure future right-of-ways are capable of expansions as a result of future growth and development.
• Coordinate with the municipalities for the logical extension and connection of the existing highway system to serve and maintain newly developing areas prior to the time the proposed development is scheduled for official approval.

Roads
• New roadway construction and major improvement projects for existing County streets should continue to be scheduled as part of the Capital Improvements Program.
• New roads built by the public or private sector should be constructed with an appropriate design suited to the road’s primary function, and when possible, facilitate bike lanes.
• Continue to encourage developers of projects located along State roadways to provide additional right-of-way for future road widening capacity expansion projects or accommodate bike lanes.
• Plan for adequate right-of-way for future roadways, taking into account existing and future development.
• Continue to improve safety along roadways and at intersections by proper traffic signalization, geometric configurations and signage.
• Continue to provide controlled, limited access to arterial highways and major collectors. Serve all development by interior streets with common indirect access to major collectors and arterials.
• Require indirect/limited access for residential uses along major roadways.
• Locate light industrial, business, and other highway intensive uses in the areas along major highways and at select interchanges.
• Consider, where practical, alternative road designs and materials to minimize impervious surface.
• Continue to maintain standards for new road construction, improvement, and maintenance suited to a road’s primary function to ensure safety and efficiency as required by the County’s construction standards.
• Implement traffic calming strategies, where appropriate, such as narrow streets, on-street parking, and pedestrian crossings in residential neighborhoods and at or near high activity centers.
• Provide for safety of motorists and pedestrians by ensuring adequate sight distance, using traffic control devices and geometric design features such as marked crosswalks, traffic signals, stop signs and other appropriate techniques.
• Promote mixed use compact development in the designated growth areas in an effort to reduce trips and vehicle miles traveled.
• Evaluate all major developments to determine their impact on the highway network.
• Expand capacity where and when necessary to adequately serve existing and future population growth, as well as development.

Airport
• Prepare a Land Use Plan that discourages incompatible uses on the fringe of the airport, airport overlay zoning district, and the airport turning radius.
• Improve access from U.S. Route 50 by constructing a direct access road from the intersection of U.S. 50 and Hobbs Road to the intersection of Airport Road and MD 350 Mt. Hermon Road.
• Acquire property adjacent to the Salisbury-Ocean City: Wicomico Regional Airport, to protect the Airport from urban encroachment and to allow greater flexibility in future expansion plans.
• Support improvements and future expansions to the Salisbury-Ocean City: Wicomico Regional Airport.

Rail
• Support the preservation and revitalization of the Delmarva rail system.
• Ensure adequate land adjacent to rail facilities is available for industrial development.
• Coordinate with Norfolk-Southern Corporation to ensure rail rights-of-way are properly maintained.

Pedestrians, Cyclists, and Recreational Water Uses
• Promote multimodal transportation systems by identifying opportunities to expand the established hiking/biking trails, as well as developing walkable communities.
• Identify locations to link existing County trails to existing State and municipal trail systems.
• Encourage the provision of bike racks at publicly and privately-owned facilities.
• Coordinate with developers to negotiate the potential dedication of right-of-way or easement to accommodate the expansion of existing or creation of new hiker/biker trails.
• Use bike/pedestrian facilities to promote eco-tourism/agro-tourism activities.
• Promote the expansion of scenic greenways, water trails, and byways.
• Continue to ensure adequate public access is provided to County waters for recreational and commercial purposes.
• Identify locations and potential funding mechanisms to construct public access canoe launch sites to increase recreational water uses in Wicomico County.

Waterborne Freight
• Identify and secure dredge material placement sites for future dredging operation along the Wicomico Rivers.
• Ensure adequate amount industrially-zoned land along the Wicomico River to accommodate existing and future industrial growth and development.
Chapter 9: Community Facilities

INTRODUCTION
The Community Facilities Element for Wicomico County is intended to serve as a guide for establishing and maintaining community facilities for a growing population of residents. According to the 2010 U.S. Census, the population for Wicomico County was 98,733. The Maryland Department of Planning projects this figure will increase to 127,650 by 2040, which represents an increase of 29 percent or 28,917 persons. This increase in population will result in additional demands on public facilities and services such as schools, roads, parks, sewerage and water systems, police and fire protection, and garbage collection.

Meeting this demand is an important responsibility of the County government, the State, and cooperating municipalities, and is financed with taxpayers’ money. Therefore, in order to provide services as efficiently as possible, they must be carefully planned and programmed, and based on the adopted comprehensive plans and implemented through the capital improvement plans of the local municipal jurisdictions’ and the County. The County and the individual municipalities have faced challenges in the financing of both capital improvements and operations. Continued cooperation and coordinated efforts can minimize overall tax burdens, while helping to retain and create a sense of community.

The land use development policy advocated by this Comprehensive Plan provides a rational basis for effectively providing community facilities and services. By directing future development toward population centers and County designated growth areas, existing facilities can be maximized and new and improved facilities provided. County population centers include the Metro Core, municipalities, unincorporated communities, and adjacent areas which may reasonably benefit from enhanced facilities and services.

GOALS
- Provide adequate community facilities to ensure availability of services for all Wicomico County residents.
- Maintain and make efficient use of the existing community facilities.
- Expand the existing and construct new community facilities to meet the existing needs and future demand of the expected growth in population, as needed.

OBJECTIVES
- Protect the health, safety, and welfare of the residents of the County by maintaining or constructing water and sewerage systems where needed to meet public demand or mitigate environmental concerns.
- Consistent with applicable state and local rules and regulations, functionally adequate drainage systems shall be provided for all development and efforts are made to reduce nutrients and sediments from entering local waterbodies.
- Provide adequate management and disposal of all non-hazardous waste materials generated within Wicomico County in an efficient and environmentally sound manner.
- Coordinate with the Wicomico County Board of Education to locate future schools on sites in a manner that meets the needs of the population served and can accommodate projected enrollments.
- Identify opportunities to increase the availability of active and passive recreational areas in an effort to improve the quality of life within the County.
• Provide an array of recreational facilities and programs throughout the County to make them available to all County citizens.
• Incorporate energy-saving techniques in retrofitting and new construction of County-owned community facilities, where practical.

WATER AND SEWERAGE
There are seven public water and sewer systems located in the incorporated entities of Wicomico County (Salisbury, Fruitland, Delmar, Hebron, Sharptown, Willards, and Pittsville), as well as additional privately-owned systems. Some of the details regarding the capacity available in the systems and the levels of treatment provided are described in the Water Resources Element of this Plan. See Chapter 5.

Wicomico County currently does not own or operate a sewerage system. The 2010 Wicomico County Comprehensive Water and Sewerage Plan provides details about the timing and location of service area expansions. A portion of these areas are within municipalities, but a significant portion is outside municipal jurisdictional boundaries.

The expansion of established public systems in Salisbury, Delmar, and Fruitland can provide the necessary infrastructure to support projected growth. The Water Resources Element of this Comprehensive Plan contains an assessment of the impact of potential demand resulting from projected growth and development on these facilities. See Chapter 5.

In the event of mitigating an emergency related to providing water and or sewer to areas not designated in the Wicomico County Comprehensive Water and Sewerage Plan, the applicable goals, policies, and objectives contained in this Plan are supportive of future amendments for service. Ultimately, interjurisdictional coordination between the County and municipalities is imperative to maintain a safe and adequate water supply and sufficient waste water treatment capacity that meets the demands of existing and projected growth. However, the County reserves the right to establish a sanitary water and / or sewer district to serve existing and future growth and development.

STORMWATER MANAGEMENT
Wicomico County’s existing Stormwater Management Ordinance applies to all new development in the County. The Stormwater Management Ordinance discusses what actions should be included for acceptable stormwater management (SWM) including the creation of stormwater management plans. This Ordinance covers structural and non-structural stormwater management measures, preparation of the stormwater management plan, as well as its contents, review and approval procedures, and references the Design Manual for specific design criteria. These sections essentially serve as instructions for developers who require stormwater management, detailing what is required and how to present it to the County.

Changes to Maryland's stormwater management regulations (COMAR 26.17.02) to address the SWM Act of 2007 are now effective. The Act requires that Environmental Site Design (ESD), through the use of non-structural best management practices and other better site design techniques, be implemented to the maximum extent practicable. All stormwater management plans shall be designed to:

• Prevent soil erosion from any development project;
• Prevent, to the maximum extent practicable, an increase in nonpoint pollution;
• Maintain the integrity of stream channels for their biological function, as well as for drainage;
• Minimize pollutants in stormwater runoff from new development and redevelopment;
• Protect public safety through the proper design and operation of stormwater management facilities;
- Maintain 100% of average annual predevelopment groundwater recharge volume for the site;
- Capture and treat stormwater runoff to remove pollutants and enhance water quality;
- Implement a channel protection strategy to reduce downstream erosion in receiving streams; and
- Implement quantity control strategies to prevent increases in the frequency and magnitude of out-of-bank flooding from large, less frequent storm events.

The policy required in COMAR for redevelopment specifies a 50% reduction in impervious surface area below existing conditions. Because this may be impractical due to site constraints, environmental site design (ESD) practices are to be used to the maximum extent practicable (MEP) to meet the equivalent in water quality control of a 50% decrease in impervious surface area.

The Water Resources Element of this Comprehensive Plan, Chapter 5 contains an assessment of the impact of potential future growth and development on these facilities.

SOLID WASTE MANAGEMENT & RECYCLING
Wicomico County currently owns and operates the Newland Park Landfill (NPLF) located on Brick Kiln Road, northwest of the City of Salisbury, Maryland. This 125-acre facility processes 290 tons of solid waste daily collected from the transfer stations, along with a regional recycling facility that processes recyclable materials for end users. In addition to the Newland Park Landfill facility, the County operates 10 transfer stations, which accept recyclables, and eight recycling convenience drop-off stations. The transfer stations are for the use of homeowners to dispose of their household garbage and recyclables. An annual permit is required for the disposal of household garbage ($60 in FY2016); whereas, no permit is required to deposit recyclable materials in the recycling containers located at the transfer and convenience drop-off stations.

EDUCATION
Public School System
There are 24 schools included in the Wicomico County public school system: 16 elementary schools, three middle schools, three high schools, one elementary/middle school, and one middle/high school. See Map 9-1. The public school system owns 557.8 acres of property with approximately 2.2 million square feet of buildings. During the 2015 – 2016 school year, the County system had an enrollment of 14,546 students.

Table 9-1 contains information about the 2015 – 2016 state rated capacity and full-time student enrollment numbers of the public schools in Wicomico County. Estimates of capacity and enrollment numbers compared to State Rated Capacity (SRC) are important for defining priorities for the planning and construction of schools for the State of Maryland Interagency Committee for Public School Construction. SRC is the commonly used standard for school capacity in Maryland. The Administrative Procedures Guide for Maryland’s Public School Construction Program defines SRC as “the maximum number of students that reasonably can be accommodated in a facility without significantly hampering delivery of the educational program.” It is one of the criteria used in evaluating whether a particular school is overcrowded such that relief is needed and “provision of additional space may be warranted.”

Based on school enrollment projections, increases to the County student population are anticipated in the coming years. The Wicomico County Board of Education annually prepares school enrollment projections every May and submits these figures to the Maryland Department of Planning for comparison to the State’s county-wide enrollment projections. These projections are estimates of future enrollments for each of the County’s elementary, middle, and high schools. The projections are based on past projections, consistency with the Educational Facilities Master Plan, and local knowledge of short term development trends and building permits.
The County relies on support from the State of Maryland for public school construction, which the funding levels of certain eligible costs fluctuates every three fiscal years. At the time of this publication up to FY 2016, the State funding level of certain eligible costs is at 87 percent. The County must still support the remaining amount not covered the State of eligible costs, as well as 100 percent of costs including site acquisition and preparation, off-site facilities like water and sewer, and space for many additional programs that are not included in the State’s standardized funding formulas. The fees collected to support the school system must be spent for that purpose.

### TABLE 9-1: WICOMICO COUNTY SCHOOL CAPACITY/ENROLLMENT 2015 – 2016

<table>
<thead>
<tr>
<th>School</th>
<th>Capacity</th>
<th>Enrollment</th>
<th>Percent of Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elementary Schools</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beaver Run</td>
<td>574</td>
<td>620</td>
<td>104.4%</td>
</tr>
<tr>
<td>Charles H. Chipman</td>
<td>412</td>
<td>412</td>
<td>100.0%</td>
</tr>
<tr>
<td>Delmar Elementary</td>
<td>717</td>
<td>717</td>
<td>100.0%</td>
</tr>
<tr>
<td>East Salisbury Elementary</td>
<td>447</td>
<td>391</td>
<td>87.5%</td>
</tr>
<tr>
<td>Fruitland Intermediate</td>
<td>368</td>
<td>368</td>
<td>100.0%</td>
</tr>
<tr>
<td>Fruitland Primary</td>
<td>484</td>
<td>484</td>
<td>100.0%</td>
</tr>
<tr>
<td>Glen Avenue</td>
<td>345</td>
<td>345</td>
<td>100.0%</td>
</tr>
<tr>
<td>North Salisbury Elementary</td>
<td>552</td>
<td>552</td>
<td>100.0%</td>
</tr>
<tr>
<td>Northwestern Elementary</td>
<td>274</td>
<td>274</td>
<td>100.0%</td>
</tr>
<tr>
<td>Pemberton Elementary</td>
<td>598</td>
<td>523</td>
<td>87.5%</td>
</tr>
<tr>
<td>Pinehurst Elementary</td>
<td>429</td>
<td>467</td>
<td>108.9%</td>
</tr>
<tr>
<td>Pittsville Elementary ¹</td>
<td>207</td>
<td>207</td>
<td>100.0%</td>
</tr>
<tr>
<td>Prince Street Elementary</td>
<td>568</td>
<td>616</td>
<td>108.5%</td>
</tr>
<tr>
<td>West Salisbury Elementary</td>
<td>269</td>
<td>269</td>
<td>100.0%</td>
</tr>
<tr>
<td>Westside Intermediate</td>
<td>483</td>
<td>483</td>
<td>100.0%</td>
</tr>
<tr>
<td>Westside Primary</td>
<td>223</td>
<td>223</td>
<td>100.0%</td>
</tr>
<tr>
<td>Willards Elementary</td>
<td>292</td>
<td>292</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>Middle Schools</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bennett Middle</td>
<td>935</td>
<td>1,114</td>
<td>119.1%</td>
</tr>
<tr>
<td>Mardela Middle ²</td>
<td>186</td>
<td>186</td>
<td>100.0%</td>
</tr>
<tr>
<td>Pittsville Middle ¹</td>
<td>298</td>
<td>298</td>
<td>100.0%</td>
</tr>
<tr>
<td>Salisbury Middle</td>
<td>999</td>
<td>999</td>
<td>100.0%</td>
</tr>
<tr>
<td>Wicomico Middle</td>
<td>914</td>
<td>914</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>High Schools</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>James M. Bennett High</td>
<td>1,496</td>
<td>1,496</td>
<td>94.0%</td>
</tr>
<tr>
<td>Mardela High ²</td>
<td>430</td>
<td>430</td>
<td>87.0%</td>
</tr>
<tr>
<td>Parkside High</td>
<td>944</td>
<td>944</td>
<td>118.0%</td>
</tr>
<tr>
<td>Wicomico High</td>
<td>1,215</td>
<td>1,215</td>
<td>84.7%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>14,659</strong></td>
<td><strong>14,839</strong></td>
<td><strong>96.8%</strong></td>
</tr>
</tbody>
</table>

Source: Wicomico County Board of Education, FY 2017 Educational Facilities Master Plan

Notes:
1 Pittsville has a combined Elementary and Middle School
2 Mardela has a combined Middle and High School

**Private School System**

Wicomico County is served by a number of private schools. Private schools provide an important benefit to the community by providing options to families that wish to choose an educational facility with specialized curricula or smaller class sizes. The private schools in the County are listed in Table 9-2. At
present, private schools are attended by roughly 13 percent of the school age population, not counting those who may be in a home school environment. There are several daycare facilities as well.

**TABLE 9-2: WICOMICO COUNTY PRIVATE SCHOOL ENROLLMENT 2015 - 2016**

<table>
<thead>
<tr>
<th>School</th>
<th>Grades</th>
<th>Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbury Child Development</td>
<td>Ages 2 – K</td>
<td>164</td>
</tr>
<tr>
<td>Bundles of Joy</td>
<td>PK3 – K</td>
<td>56</td>
</tr>
<tr>
<td>Daydreams Learning Center</td>
<td>6 wks – 12 years of age</td>
<td>43</td>
</tr>
<tr>
<td>Faith Baptist</td>
<td>PK3 – 12th grade</td>
<td>99</td>
</tr>
<tr>
<td>St. Francis de Sales Catholic School</td>
<td>PK4 – 8th grade</td>
<td>198</td>
</tr>
<tr>
<td>Salisbury Baptist School</td>
<td>K – 12th grade</td>
<td>46</td>
</tr>
<tr>
<td>Salisbury Christian School</td>
<td>PK3 – 12th grade</td>
<td>548</td>
</tr>
<tr>
<td>Salisbury Mennonite School</td>
<td>1st – 10th grade</td>
<td>32</td>
</tr>
<tr>
<td>Salisbury School</td>
<td>PK3 – 12th grade</td>
<td>377</td>
</tr>
<tr>
<td>Stepping Stones Learning (2 centers)</td>
<td>6 wks – 12th grade</td>
<td>227</td>
</tr>
<tr>
<td>Tenderheart Child Care</td>
<td>6 wks - PK</td>
<td>83</td>
</tr>
<tr>
<td>Wicomico Day School</td>
<td>PK4 – 8th grade</td>
<td>309</td>
</tr>
</tbody>
</table>

Source: Wicomico County Board of Education, FY 2017 Educational Facilities Master Plan

**Colleges and Universities**

**Salisbury University**

Salisbury University is a premier comprehensive Maryland public university, offering excellent, affordable education in undergraduate liberal arts, sciences, pre-professional and professional programs, including education, nursing, social work, and business. It is a four-year regionally-accredited university offering 42 undergraduate, 15 graduate, and 2 doctorate degree programs. The University’s undergraduate degrees include: Bachelor of Arts; Bachelor of Fine Arts; Bachelor of Science; and Bachelor of Arts in Social Work. The 15 graduate programs offered lead to Master of Education (Curriculum and Instruction, Educational Leadership, and Reading Specialist), Master of Arts (Conflict Analysis and Dispute Resolution, English, History, and Teaching), Master of Business Administration, Master of Science (Applied Biology, Applied Health Physiology, Athletic Training, GIS Management, Math Education, and Nursing), and Master of Social Work. The doctorate programs consist of a Doctor of Nursing Practice and a Doctor of Education Contemporary Curriculum, and Instruction: Literacy.

The enrollment for fall 2016 was 7,861 undergraduate students and 887 graduate students, for a total enrollment of 8,748 students.

Salisbury University’s campus is situated just south of the City of Salisbury’s business district. The campus facilities inventory includes 79 buildings that contain approximately 2,454,819 gross square feet (GSF) of space. The University classifies these buildings into three categories: State supported; non-state supported (auxiliary); and leased. Among recent improvements, the University constructed: Patricia R. Guerrieri Academic Commons (221,000 total sq. ft.); Conway Hall (162,000 total sq. ft.); and Franklin P. Perdue School of Business (113,000 total sq. ft.). These new academic buildings contain 304,000 net assignable square feet of space. The University expects to receive LEED Gold Certification for all of these facilities using features, including, but not limited to vegetative roofs, occupancy sensors, recycled materials, high-efficiency light fixtures; and sun shades.

Salisbury University has finished construction on Seagull Square (SGS), which is a five-story mixed use building located at the southern edge of the Campus along U.S. Route 13 South (former Allenwood Shopping Center). The $45 million project consists of roughly 230,000 square feet, and is the main campus’s largest residential hall with 605 beds. It houses upperclassmen in 185 apartment-style units with
a variety of floor plans and layouts. The University received the U.S. Green Building Council’s LEED Silver Certification for this facility. Efforts include recycling the majority of waste from demolition and construction, incorporating bicycle storage rooms to encourage “green” transportation and adding a roof that mitigates heat island effect.

Other improvements to the campus include: new Sea Gull Stadium (28,000 total sq. ft.); new Softball Stadium; and Tennis Center.

**Wor-Wic Community College**

Wor-Wic Community College’s main campus is located at the intersection of U.S. Route 50 East and Walston Switch Road. This public two-year college offers about 2,500 credit and non-credit classes. The College, which serves approximately 10,500 students from Wicomico, Worcester, and Somerset counties, continues to grow every year. It offers programs that lead to an Associates’ degree in Arts, Arts in teaching (A.A.T.), Science (A.S.), Applied Science (A.A.S.), certificate of proficiency, or a letter of recognition. Additional courses include the first two years of a four-year baccalaureate program for those who want to transfer to a four-year university.

**University of Maryland Eastern Shore**

Residents of Wicomico County also have access to the University of Maryland Eastern Shore, located on 754 acres in Princess Anne, Maryland, just 13 miles south of Salisbury. With 28 buildings and 41 other structures, this fully accredited four-year university has a current student population of 3,906, which is mainly comprised of 3,906 undergraduates. The University offers major programs leading to B.A. and B.S. degrees in 38 disciplines in the arts and sciences, professional studies, and agricultural sciences. In addition to the undergraduate programs offered, the University offers 22 graduate and doctorate programs.

The University has started offering a four-year engineering degree. Prior to the availability of this four-year degree, students were limited to a two-year engineering program, which required leaving the Eastern Shore and transferring to another University of Maryland School or to another academic institution with an engineering program to finish coursework towards a four-year degree. This degree program should not only help to retain students for an additional two years to complete their education, but to attract students who would otherwise not choose the Eastern Shore to pursue their education. These technical degree programs along with advanced job opportunities on the Shore will not only attract talent to the region, but help to retain it as well.

UMES offers an Honors Program designed in cooperation with the University of Maryland at Baltimore to prepare students for professional school study. Additionally, UMES offers courses during evening and weekend hours have also been developed, allowing a larger segment of the local population to enhance themselves and their communities through post-secondary education.

UMES will continue to meet the current and future needs of the Eastern Shore. As the population grows, the University will continue to renovate and construct new buildings to accommodate growth.

**LIBRARY**

The Wicomico Public Library operates the Main Library in downtown Salisbury, the Centre Branch at the Centre at Salisbury, the Pittsville Branch on the campus of the Pittsville Elementary and Middle School, the Bivalve Station, located in the Westside Community Center and a bookmobile, which visits private and public schools, daycare centers, senior centers and neighborhoods throughout the County.

The Library operates under the governance of the Wicomico Public Library Board of Trustees, as per the provisions of the Wicomico County Code and the Code of Maryland. Trustees are appointed by the County Executive and approved by County Council.
The 55,000 sq. ft. Main Library, located at 122 S. Division Street (See Map 9-2), also houses the Eastern Shore Regional Library, which serves the eight Eastern Shore county libraries with delivery service, information technology assistance and a variety of programs and services. The Main Library began life as the National Guard Armory, which opened in 1917. It was converted to the Wicomico County Free Library in 1963, and was renovated and doubled in size in 1980.

**FERRIES**

Established in 1685, the Whitehaven Ferry is the oldest known publicly owned ferry in the United States and is on the National Historic Registry. The ferry makes approximately 200,000 vehicle trips per year across the Wicomico. In addition, the County operates the Upper Ferry on the Wicomico River approximately 5 miles upstream of the Whitehaven Ferry.

Due to the age and level of service provided by the ferries, they are in need of ongoing operational and safety improvements including maintenance, fuel, and oil.

**WICOMICO COUNTY RECREATION, PARKS AND TOURISM**

**Wicomico County Youth and Civic Center**

The original facility, which opened in 1959, quickly became the center of community activities in the region. In the summer of 1977, a fire destroyed most of the original building. The facility was rebuilt and officially opened for business in 1980. The Youth and Civic Center is located at 500 Glen Avenue in Salisbury. See Map 9-2. This structure is a 225,000 square-foot facility with a seating capacity of 5,600 persons, and has 30,000 square feet of floor space. The Youth and Civic Center has been the center of community activities including senior proms and high-school graduations, concerts, special events, and is the home to the Wicomico County Recreation and Parks Department. The Wicomico Youth and Civic Center is dedicated as a living memorial to citizens of Wicomico County that sacrificed their lives defending our Country in world conflicts.

An assessment conducted on the Wicomico County Youth and Civic Center’s economic impact on the County indicated the Youth and Civic Center has infused over $11 million dollars into the local economy, created 198 jobs, and impacted tourism-related business by attracting vendors, entertainers, participants and attendees.

**Parkland and Recreation**

The Wicomico County Recreation, Parks, & Tourism Department owns and operates the public parklands within the County. Recreation and parks provide a host of benefits that enhance the quality of life for the residents of Wicomico County. Publicly-owned open space provides environmental benefits by providing habitat areas, as well as protection of sensitive features like woodlands or flood prone areas. At the same time, open space and recreational opportunities afford real and perceived benefits to the community. Open space provides a visual enhancement to communities, whereas recreational opportunities provide for a healthier lifestyle and enhance community interactions and community spirit. Wicomico County residents enjoy a wide variety of leisure opportunities that are available through the facilities and programs offered by the Wicomico County Department of Recreation, Parks, & Tourism.

The Parks Division has four major objectives to accomplish its mission:

- Logistical support to the public recreation program and special events;
- Conservation of natural resources;
- Ongoing maintenance to provide County parks that are as attractive, safe, sanitary, and convenient as possible; and
Land acquisition, park development, and rehabilitation of existing recreation facilities.

The Wicomico County parks system includes three major types of parks: countywide; community; and neighborhood. Each type of park is designed to serve geographic areas based on the size of the park and the recreation facilities included in the park. The three park types work together to provide residents with a variety of recreation opportunities within a reasonable distance from home. See Table 9-3.

**TABLE 9-3: WICOMICO COUNTY PARK TYPES**

<table>
<thead>
<tr>
<th>Park Type</th>
<th>Purpose</th>
<th>Size</th>
<th>Service Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Park</td>
<td>Serve surrounding neighborhood – Frequently located at or near elementary school – Typical facilities include a playground, basketball courts, and tennis courts</td>
<td>1 – 5 acres</td>
<td>Within 1 mile</td>
</tr>
<tr>
<td>Community Park</td>
<td>Larger than neighborhood park, with a wider variety and greater number of recreation facilities – Often serve a municipality, or a group of 4 – 10 subdivisions – Sometimes located at a middle or high school – Typical facilities include a playground, hard surface courts, picnic facilities, and several athletic fields.</td>
<td>10 – 60 acres</td>
<td>Within 5 miles</td>
</tr>
<tr>
<td>County Park</td>
<td>Serve entire County – Often include a unique natural setting and/or specialized features, such as a harbor, zoo, stadium, heritage area, equestrian center, or athletic complex – Large areas may be preserved in a natural state.</td>
<td>20 – 100+ acres</td>
<td>Entire County</td>
</tr>
</tbody>
</table>

Source: 2013 Wicomico County Land Preservation, Parks, and Recreation Plan

The Department of recreation, Parks and Tourism owns, operates, maintains, or provides planning assistance for 53 facilities dispersed throughout the County. See Table 9-4.
<table>
<thead>
<tr>
<th>Park Name</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allen Park</td>
<td>3.8</td>
</tr>
<tr>
<td>Adkins Mill Park</td>
<td>33.7</td>
</tr>
<tr>
<td>Arthur W. Perdue</td>
<td>N/A</td>
</tr>
<tr>
<td>Billy Gene Jackson Park</td>
<td>38.0</td>
</tr>
<tr>
<td>Bivalve Wharf</td>
<td>0.5</td>
</tr>
<tr>
<td>Cedar Hill Marina &amp; Park</td>
<td>85.0</td>
</tr>
<tr>
<td>Cedarhurst Park</td>
<td>5.8</td>
</tr>
<tr>
<td>Centennial Village</td>
<td>3.0</td>
</tr>
<tr>
<td>Cherry Beach Park</td>
<td>5.0</td>
</tr>
<tr>
<td>Cope Bennett Park*</td>
<td>7.5</td>
</tr>
<tr>
<td>Coulbourn Mill Pond Park*</td>
<td>3.0</td>
</tr>
<tr>
<td>Cove Road Recreation Area</td>
<td>1.6</td>
</tr>
<tr>
<td>Crooked Oak Park</td>
<td>2.5</td>
</tr>
<tr>
<td>Doverdale Playground*</td>
<td>2.6</td>
</tr>
<tr>
<td>East Side Youth Sports Complex*</td>
<td>12.0</td>
</tr>
<tr>
<td>East Wicomico Little League*</td>
<td>20.0</td>
</tr>
<tr>
<td>Edgewood Park</td>
<td>12.0</td>
</tr>
<tr>
<td>Emerson C. Holloway Park</td>
<td>10.5</td>
</tr>
<tr>
<td>Fruitland Brown Street Park*</td>
<td>15.0</td>
</tr>
<tr>
<td>Fruitland Recreation Park*</td>
<td>24.3</td>
</tr>
<tr>
<td>Geno Lowe Park</td>
<td>4.71</td>
</tr>
<tr>
<td>Gordy Park</td>
<td>5.5</td>
</tr>
<tr>
<td>Harmon Field</td>
<td>3.0</td>
</tr>
<tr>
<td>Hebron Park and Community Center</td>
<td>8.0</td>
</tr>
<tr>
<td>Henry S. Parker Athletic Complex</td>
<td>41.0</td>
</tr>
<tr>
<td>Indian Village Playground</td>
<td>6.0</td>
</tr>
<tr>
<td>JCC Park*</td>
<td>41.0</td>
</tr>
<tr>
<td>Kilburnie Park</td>
<td>2.0</td>
</tr>
<tr>
<td>Lake Street Playground</td>
<td>4.4</td>
</tr>
<tr>
<td>Leonard’s Mill Park &amp; Boat Ramp</td>
<td>9.8</td>
</tr>
<tr>
<td>Mardela Boat Ramp</td>
<td>0.25</td>
</tr>
<tr>
<td>Mardela Playground/Ball Park*</td>
<td>4.0</td>
</tr>
<tr>
<td>Mason Dixon Complex*</td>
<td>13.0</td>
</tr>
<tr>
<td>Nanticoke Park &amp; Marina</td>
<td>8.0</td>
</tr>
<tr>
<td>Naylor Mill Park*</td>
<td>92.0</td>
</tr>
<tr>
<td>Newton Park*</td>
<td>2.2</td>
</tr>
<tr>
<td>Newton/Camden Tot Lot*</td>
<td>0.6</td>
</tr>
<tr>
<td>Nick Meyer Park</td>
<td>5.0</td>
</tr>
<tr>
<td>Pemberton Visitors Center &amp; Historical Park</td>
<td>234.0</td>
</tr>
<tr>
<td>Pirates Wharf Park</td>
<td>342.2</td>
</tr>
<tr>
<td>Pittsville Ball Park and Playground*</td>
<td>4.0</td>
</tr>
<tr>
<td>Roaring Point Park</td>
<td>30.0</td>
</tr>
<tr>
<td>San Domingo Park</td>
<td>23.0</td>
</tr>
<tr>
<td>Schumaker Pond Park</td>
<td>11.0</td>
</tr>
<tr>
<td>Tyaskin Park</td>
<td>2.0</td>
</tr>
<tr>
<td>Westside Community Center*</td>
<td>3.0</td>
</tr>
<tr>
<td>West Wicomico Little League</td>
<td>7.0</td>
</tr>
<tr>
<td>Wetipquin Boat Ramp</td>
<td>2.7</td>
</tr>
<tr>
<td>Wicomico Memorial Field*</td>
<td>5.0</td>
</tr>
<tr>
<td>WinterPlace Park and Equestrian Center</td>
<td>377.0</td>
</tr>
<tr>
<td>Woodcock Playground*</td>
<td>2.0</td>
</tr>
</tbody>
</table>

Source: Wicomico County Department of Recreation, Parks, and Tourism webpage (2017)

*Denotes Parks maintained by municipalities or agencies other than the Wicomico County Department of Recreation, Parks and Tourism, but significant funding has been provided in their development through Maryland’s Open Space Program and the Waterway Improvement Program.

The Wicomico County recreation system includes many parks, recreation facilities, and other recreation sites, some of which are owned and/or operated by quasi-public and/or private entities. The public
recreation system comprised of municipal, County, Board of Education, State, and Federal sites includes 103 sites with over 25,491 acres of land. Among the facilities available to County residents are:

- 51 softball fields (12 w/lights)
- 28 baseball fields (5 w/lights)
- 63 football/soccer/lacrosse fields (6 w/lights)
- 44 outdoor basketball courts (5 w/lights)
- 50 tennis courts (26 w/lights)
- 30,950 stadium seats
- 57 playgrounds
- 397 picnic tables
- 27 pavilions
- 2.7 miles of beach
- 33.7 miles of trails
- 24 concession stands
- 23 restrooms
- 11 boat ramps
- 263 boat slips
- 26 fishing and/or hunting areas
- 30 horseshoe courts (24 w/lights)
- 1 disc golf course (18 holes)

Source: 2017 Wicomico County Land Preservation, Parks, and Recreation Plan

The Transportation Element of this Plan contains additional discussion about the recreational opportunities for walking and biking amenities. See Chapter 8.

Tourism

Wicomico County Tourism supports many events in the County, which is home to many fairs, craft shows, sporting events and enrichment activities. The goal of Wicomico County Tourism, also known as the Wicomico County Convention & Visitors Bureau, is to bring events to the County that will help the local business owners and the hotels. Funded by the County’s hotel room tax, Wicomico County Tourism’s success is measured by the number of hotel room nights that are booked as a result of our efforts to attract visitors to Wicomico County. These hotel room nights represent business conventions, trade shows, sporting events, special events and conferences. Participants of these events funnel revenue into the community and increase the tax revenue of the County by staying in hotels, eating in local restaurants, shopping, or enjoying some of the many attractions.

Wicomico County Tourism Center is located at 8480 Ocean Highway in Delmar, and operates a welcome center that is open 7 days a week. See Map 9-2. The welcome center provides:

- Informed counselors with local and regional knowledge;
- Local businesses and attractions;
- Discounted attraction tickets;
- Vending concessions and Maryland souvenirs; and
- Area maps and brochures.

For more information, contact Wicomico County Tourism at (410) 548-4914.
POLICE

Wicomico County Sheriff’s Office

Wicomico County is served by the Wicomico County Sheriff’s Office, the Police Departments of Salisbury, Fruitland, and Delmar, and the Maryland State Police. The Wicomico County Sheriff’s Office is located in the Public Safety Complex at 401 Naylor Mill Road. See Map 9-2.

Created in 1867, the Wicomico County Sheriff’s Office has dedicated over 143 years of service to protect and serve the residents of Wicomico County. From its humble beginnings of one officer at the time of the County’s founding, the Sheriff’s Office employs 91 sworn deputies and 52 civilian personnel at present.

The four major divisions are administration, patrol operations, special operations, and special services operations. Collectively, these divisions in cooperation with various partnerships offer the following services:

- Sheriff’s Emergency Response Team;
- Road Patrol;
- Canine Patrol;
- Wicomico Bureau of Investigation;
- Wicomico Child Advocacy Center;
- School Resource Program;
- Court Security;
- Property control (seized evidence);
- Records Division;
- Communication Center;
- Civil Process Division;
- Licensing and Gaming Unit; and
- Sex Offender Registry Unit.

Salisbury Police Department

The Salisbury Police Department is located at 699 West Salisbury Parkway. It is an accredited full service police department employing 88 police officers and 28 civilians. The three major divisions are administration, operations, and criminal investigations. These divisions combine to offer the following services: Community Action Teams, Criminal Investigations, Narcotics Task Force, Accident Investigation, Victims Assistance, Citizens and Youth Police Academies, Fingerprinting of Children; Graffiti Elimination and Animal Control.

Fruitland Police Department

In 2012, the Fruitland Police Department moved into their new Police Department Headquarters located at 208 S. Division Street in Fruitland. The City employs 18 sworn police officers including the Chief of Police and two civilian employees.

The Department has several crime-prevention programs including a program to reduce the number of stolen bicycles, an anonymous crime reporting program for citizens, and resident neighborhood watch; and other programs such as D.A.R.E (Drug Abuse Resistance Education).
**Delmar Police Department**
The Delmar Police Department is located at 400 South Pennsylvania Avenue in Delmar. There are currently 12 sworn police officers working for the Delmar Police Department, nine of which are assigned to the patrol section of the department. The Department has bike patrol and K-9.

**Maryland State Police**
The Maryland State Police Barrack E is located at 2765 North Salisbury Boulevard in Salisbury. Approximately 40 troopers are employed at this barrack.

**CORRECTIONS**

**Wicomico County Department of Corrections**
The Wicomico County Department of Corrections has an integral role in the County’s criminal justice system. Over 5,000 men and women pass in and out of its doors each year. With a budget second only to the Board of Education, there is a significant cost, both financially to taxpayers and to the community. The Department is comprised of the Central Booking Unit and the Detention Center, which includes the Community Corrections Unit. Each unit serves specific community needs and assists other agencies within the criminal justice system to fulfill their respective missions. This includes seven police agencies, Circuit Court, District Court, Parole and Probation, Health Department, and many other State and local agencies.

Aspects of the Department’s mission include the following:

- Operate the facility in accordance with applicable Federal, State, and local rules and regulations;
- Develop and maintain a highly professional and well trained Correctional employees and support personnel;
- Maintain the physical, emotional, and psychological well being of inmates and detainees;
- Establish and offer a wide variety of restorative and remedial programs to aid and assist interested inmates and detainees in the re-socialization process;
- Protect the legal and human rights of all individuals in a firm, fair, and consistent manner; and
- Operate the facility as economically and efficiently as possible while complying with all applicable mandates and obligations in order to minimize the fiscal impact of the community.

Developing alternatives to the prohibitive costs of incarceration are critical to public safety and operational efficiency. As active “Pre-Trial” program saves resources by supervising offenders in the community who are awaiting court. Electronic Monitoring and Home Detention also provide community based supervision for offenders that might otherwise create a significant financial hardship on the County because of potential serious medical conditions. Partnering with the Circuit and District Courts, Health Department, Parole and Probation, and police agencies in the Two Drug Court Programs (one program each in Circuit and District Courts), the Department helps dozens of offenders in therapy whose crimes are the result of their addictions.

Through partnerships with the U.S. Marshall Service and Immigration and Customs Enforcement to hold detainees for these agencies, revenues are generated for the County to offset operating costs of the Department. Community Service inmate labor agreements with other County departments including, but not limited to Parks and Recreation, and Solid Waste saves tens of thousands of dollars in labor cost.

The Department continues to face the challenges of a growing offender population requiring mental health services. Approximately 70 percent of persons incarcerated received mental health services on a regular basis in the community and require a continuation of services during confinement. Subsequently, training protocols for Staff will have to be enhanced to address this matter now and in the foreseeable future.
FIRE, RESCUE, AND EMERGENCY MEDICAL SERVICES
Wicomico County Emergency Services Division, formerly known as Wicomico County Central Emergency Communication, handles all Fire and Emergency Medical Services communications, including 911 calls, in Wicomico County. This Division dispatches for the following 14 fire companies and nine ambulance companies (See Map 9-2):

- Salisbury Headquarters Company
- Salisbury Fire Department Station 1
- Salisbury Fire Department Station 2
- Salisbury EMS
- Fruitland Fire Department Station 3
- Delmar Fire Department and EMS Station 74
- Hebron Fire Department and EMS Station 5
- Parsonsburg Fire Department and EMS Station 6
- Pittsville Fire Department and EMS Station 7
- Willards Fire Department and EMS Station 8
- Mardela Springs Fire Department and EMS Station 9
- Powellville Fire Department and EMS Station 11
- Westside Fire Department and EMS Station 12
- Sharptown Fire Department and EMS Station 14
- Allen Fire Department Station 15

HEALTH SERVICES
Wicomico County Health Department
The mission of the Wicomico County Health Department is to maximize the physical, behavioral, and environmental health of the community through collaborative, preventive, educational, assessment, clinical, monitoring, regulatory, and population health programs. Through State and County authority, the Health Department is charged with enforcement of certain Federal, State, and County laws and regulations including State and local health and sanitation laws.

The County Health Department also provides services in the areas of maternal and child care, cancer prevention, breast and cervical cancer program, communicable diseases, chronic illnesses, developmental disabilities resource coordination, addictions and mental health care clinics, emergency preparedness and the oral health program. The Department administers the medical assistance transportation program, which provides transportation for those needing medical care and who have medical assistance. The Wicomico County Health Department currently conducts numerous activities at various locations including (See Map 9-2):

- Seth H. Hurdle Building located at 108 East Main Street in Salisbury;
- William C. Fritz Building located at 300 West Carroll Street in Salisbury; and
- E.S. Adkins Building located at 801 N. Salisbury Boulevard, Suite 103 in Salisbury.

Peninsula Regional Medical Center
Peninsula Regional Medical Center (PRMC), a 292-bed component at the hub of the Peninsula Regional Health System, is a 117 year old, fully Joint Commission accredited tertiary care facility featuring Delmarva’s widest array of specialty and sub-specialty services. Over 330 physicians and 3,000 health care
Professionals and volunteers provide the care and compassion that over 500,000 patients rely on each year for inpatient, outpatient, diagnostic, as well as subacute and emergency trauma services.

In FY 2015, PRMC admitted over 17,550 adult patients, had 2,712 outpatient observations, 74,700 inpatient days of care, 89,753 Emergency Department visits, delivered 1,905 babies, conducted 434 open heart surgeries, and had over 541,000 outpatient visits. The overall gross patient revenue increased by about $11.4 million compared to FY 2014. Moreover, total operating expenses in FY 2015 were $10.2 million. Since 2005, PRMC has invested over $193 million in improvements to the Medical Center. Peninsula Regional also supports numerous affiliations with clinical educational programs at Wor-Wic Community College and Salisbury University that expand nursing, physician assistant, respiratory therapy, and surgical technology opportunities for area students.

**Deer’s Head State Hospital**

Deer’s Head Hospital Center is a State-owned and operated specialty hospital and nursing home, which has been providing services since 1950 to the citizens of Maryland. Deer’s Head Hospital Center is accredited by the Joint Commission and licensed by Office of Health Care Quality. The Hospital provides outcome-oriented, comprehensive management of complex medical conditions with a focus on interdisciplinary rehabilitation programs in three levels of care: specialty hospital; dialysis inpatient and outpatient center; and skilled and long-term care. Occupational physical and speech therapy are provided on both an inpatient and outpatient basis. Respiratory therapy is provided seven days a week.

Deer’s Head specializes in treating patients with complex medical issues including trauma brain injury, amputation, spinal cord injury, stroke, wound and infectious disease management. At the time of this publication, the Facility added a new transitional apartment available to prepare patients for their discharge home.

**Holly Center**

The Holly Center is a State-operated, 24-hour residential training facility for individuals with developmental disabilities and serves Maryland’s Eastern Shore. This facility offers vocational, educational, physical therapy, respiratory, psychological, neurological and dietary services. The Holly Center is part of the Maryland Department of Health and Mental Hygiene, Developmental Disabilities Administration and receives state and federal funding for its operations.

**Nursing Homes, Rehabilitation Center and Assisted Living Facilities**

Wicomico County has numerous nursing homes, rehabilitation centers and assisted living facilities that provide a wide range of services to Wicomico County residents. See Table 9-5.

<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wicomico Nursing Home</td>
<td>900 Booth Street Salisbury Maryland</td>
</tr>
<tr>
<td>Salisbury Center Genesis</td>
<td>200 Civic Avenue Salisbury Maryland</td>
</tr>
<tr>
<td>Anchorage Nursing &amp; Rehabilitation Center</td>
<td>105 Times Square Salisbury Maryland</td>
</tr>
<tr>
<td>Healthsouth Chesapeake Rehabilitation Hospital</td>
<td>220 Tilghman Road Salisbury Maryland</td>
</tr>
<tr>
<td>Atria Senior Living</td>
<td>1110 Healthway Drive Salisbury Maryland</td>
</tr>
<tr>
<td>Lakeside at Mallard Landing</td>
<td>1109 S. Schumaker Drive Salisbury Maryland</td>
</tr>
<tr>
<td>John B. Parsons Assisted Living</td>
<td>300 Lemmon Hill Lane Salisbury Maryland</td>
</tr>
<tr>
<td>Coastal Hospice</td>
<td>2604 Old Ocean City Road Salisbury Maryland</td>
</tr>
<tr>
<td>Coastal Hospice at the Lake</td>
<td>351 Deers Head Hospital Road Salisbury, Maryland</td>
</tr>
</tbody>
</table>

Source – Wicomico County Yellow Pages
GREEN TECHNOLOGY FOR COMMUNITY FACILITIES
The Green Building Movement has significantly impacted the development and planning for buildings and facilities in jurisdictions across the Country. It has changed the environmental consciousness of planners and others interested in improving the natural environment and conserving energy.

Wicomico County is dedicated to encouraging environmentally friendly and sustainable building and site design practices regarding current County-owned buildings to be retrofitted for new uses, as well as future structures. Implementing green building design will not only improve the natural environment and boast productiviy of workers, but also would reduce energy consumption that could significantly lower utility bills for the lifecycle of structures. Lower utility bills result in savings to taxpayers dollars as well.

An example of a County facility incorporating green technology is the Newland Park Landfill, which is the source of environmentally responsible power generation. It has capitalized on the enormous energy potential of landfill-produced methane gas, which is a renewable energy source. Methane gas from the Landfill is collected through a network of gas wells and distribution piping within the landfill, which is then directed to the County’s LFG Flare Station and then to the INGENCO LFG to Energy Facility. Periodically, INGENCO uses the LFG to generate electricity, which they sell to Delmarva Power. The County is then paid for the LFG by INGENCO at a specific unit price times the amount of LFG that is converted to electricity.

ANALYSIS OF COMMUNITY FACILITIES
Proper population growth management is dependent on the timely provision of urban services to designated growth areas. This strategy ensures growth is consistent with the Comprehensive Plan, is staged in a fiscally responsible manner, and provides greater economic returns to developers than development in areas without planned or existing facilities.

The costs of system expansion and improvement should be shared fairly and proportionally by developers, system users, and their respective governments. In addition, County and municipal codes should be amended to permit cooperative agreements for the development, operation, and improvement of existing and new facilities shared by both municipal and non-municipal property owners, without requiring sole purchase of such facilities by the County.

Community facilities should be adequate to support proposed development. The County and the individual municipalities will continue to experience financial and operation challenges maintaining the existing level of public services, as well as future infrastructure demands. Cooperation and shared effort has the ability to minimize overall tax burdens while helping to retain and create a sense of community; therefore, interjurisdictional coordination is one essential component to provide adequate facilities.

The County should investigate the feasibility of applying/permitting Low Impact Development (LID) techniques in Wicomico County. This concept seeks to eliminate, minimize, or mitigate the causes of development generating negative environmental impacts. Improved design attempts to preserve sensitive habitats, and a site’s hydrologic function while allowing development to occur. Such approaches have also had the effect of lowering developer and maintenance costs, which can result in lower housing costs or increased profits.
IMPLEMENTATION STRATEGIES

- Identify areas for future land acquisition for the expansion, consolidation, and/or construction of government facilities.
- Support the development of urban drainage, water, and waste water treatment facilities and systems promoting development in the County.
- Make multiple uses of drainage facilities where possible for recreation and conservation purposes.
- Implement the County’s Stormwater Management Ordinance to reflect existing regulations and future revisions to the State’s stormwater regulations.
- Continue efforts to review and update the County’s Comprehensive Water and Sewerage Plan on a triennial cycle.
- Evaluate the feasibility of expanding existing and creating new urban service districts to provide public service(s).
- Encourage non-profit organizations to identify, apply, and obtain funding to implement stormwater BMPs including rain gardens, streamside plantings, and home owners associations to voluntarily prepare nutrient management plans.
- Give priority to the construction of agricultural drainage systems.
- Permit the use of a Package Treatment Plants within County designated growth areas, planned service areas, existing areas of failing septic tanks (designated and non-designated growth areas), and other areas as expressed in the Wicomico County Comprehensive Water and Sewerage Plan.
- Identify potential funding sources for the purpose of implementing stormwater best management practices designed to reduce nutrients from entering local waterways.
- When feasible, physically mix schools and recreation uses to provide safety, convenience, and savings.
- Promote reduction, reuse, and recycling awareness and education for County residents to eliminate as many waste items as possible.
- Explore the possibility of expanding into adjacent areas at the Newland Park site.
- Identify potential County acquisition sites and/or strategies for placement of dredge materials.
- Continue to coordinate with the WCBOE to ensure educational facilities are adequate in size to accommodate the anticipated enrollment in their service areas.
Chapter 10: Historic and Cultural Preservation

INTRODUCTION
Wicomico County is endowed with historic buildings, structures, and districts. It is well recognized as a place of significant cultural and historic value in Maryland. Its strategic location on the Wicomico River resulted in early settlement and continued growth. The sites, structures, and artifacts of previous eras, from prehistoric times, through the Colonial era, and on to the ninetieth and twentieth centuries provide the backdrop for the locations and culture that create the Wicomico County of the twenty-first century. Preserving those historic treasures is a shared responsibility of volunteers, County government, owners’ of historic structures, educational institutions, developers, and ordinary citizens.

Successful historic preservation is a continuous process of inventorying, researching, restoring, and protecting sites and structures having a significant local or national historic interest. Continued historic and cultural resource preservation and enhancement through sensitive land use planning and other administrative means provides Wicomico County with a number of benefits including:

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

This Element outlines the County’s active historic and architectural preservation program and how it can continue to provide social, economic and aesthetic benefits in the future.

GOALS
The Wicomico County Historic District Commission, the County’s certified historic preservation board, and Wicomico County professional staff and decision-makers involved in historic preservation planning use the following goals and objectives to guide their efforts to preserve the County’s heritage in the face of increased population growth and development:

- Foster civic and neighborhood pride in the beauty and accomplishments of the past by establishing, preserving, and enhancing the County’s historic identity;
- Safeguard and promote the history and heritage of Wicomico County by preserving areas, structures, and sites of cultural, social, economic, political, architectural, and historical significance;
- Participate with non-governmental organizations and citizens to identify, recognize, and encourage the preservation and continued use of historically significant buildings, districts, structures and sites which give physical evidence of the County's history and development periods; and
- Enhance the status of Wicomico County as a high quality destination for tourism with its historic and community attractions, as well as natural beauty.
OBJECTIVES

- Foster public interest, concern, and understanding of the history of Wicomico County.
- Stabilize and improve property values in historic districts and in the areas surrounding historic sites and structures.
- Promote the use and preservation of historic areas for the education, welfare, and pleasure of the residents.
- Develop appropriate measures and provide incentives to encourage the preservation of historic sites and structures.
- Support and promote the goals of the Lower Eastern Shore Heritage Council’s Area Management Plan.

ISSUES IN HISTORIC PRESERVATION

Development Pressure

There are a number of structures, sites, and communities within the County that possess historic, cultural, or architectural significance. These locations, given proper concern and recognition, have tremendous potential to serve as physical reminders of the history and heritage of the County’s interesting past. Some structures, such as the Jackson House in Salisbury, are already gone. As Wicomico County faces the challenges of a new century with the need to provide more housing, commercial and other uses, its historic resources will likely come under development pressure in some areas.

Strengthening of Local Identity and Culture

Continued and expanded preservation of the County’s historic character and identity will:

- Provide focal points of historic interest;
- Preserve those elements which are unique to the County or which exemplify its past development periods;
- Provide a blending of outstanding older structures with newer development; and
- Enhance the richness and diversity of the County.

HISTORIC RESOURCES

Historic Districts and Parks

Quantico Historic District (Quantico): The Quantico Historic District, established in 1991, is an unincorporated community in Wicomico County. This community is located four miles from Hebron along MD Route 347. There are 36 standing historic structures in the district including houses, two churches, and a general store. The oldest structure is the Crawford-Collier House, built between 1780 and 1790. See Map 10-1.

Whitehaven Historic District (Whitehaven): Whitehaven, which is a significant early entity, has survived as a village, reflecting the changing times in its architecture rather than its size. It is the only such village in Wicomico County and one of very few on the Lower Shore as a whole. Whitehaven is home of the Whitehaven ferry, an extension of the County highway network operating since Colonial times and still carries about 300 vehicles per day. Also, it is home to the Whitehaven Hotel, which was built in the 19th century. See Map 10-1.
**Pemberton Historical Park (outside Salisbury)**: This Park houses historic Pemberton Hall and includes over 200 acres of hardwood forests, upland pines, meadows, freshwater ponds, tidal and freshwater wetlands, and numerous river-front vistas. The Park provides for various low-impact ecotourism activities such as hiking, canoe trips, and bird watching.

The story of Pemberton Hall's significance includes two charter members of the Society of the Cincinnati, a Governor of Maryland, a Colonel in the Maryland Militia, and an ardent Confederate sympathizer. The association of these men to the house is coupled with Pemberton Hall's 18th century Maryland architectural design and construction features and details. The Pemberton Hall tract, first patented in 1679 to William Stevens, was conveyed to Thomas Pemberton four years later.

Today, Pemberton Hall, owned by the Pemberton Hall Foundation, is surrounded by 260 acres of Wicomico County-owned parkland. Both are members of the Chesapeake Bay Gateways Network and are collectively known as Pemberton Historical Park.

**Salisbury**

Salisbury was founded in 1732 and incorporated in 1854. Due to the City’s strategic location on the Wicomico River, (also known as the “Crossroads of the Delmarva”), it developed from a small colonial outpost of Lord Baltimore’s into an official port growing to be second only to Baltimore as the most active seaport in Maryland. As a result, Salisbury has the richest collection of historic buildings exemplifying beautiful specimens of Colonial, Victorian and Federal architecture in the County. Salisbury’s history is also present in the Downtown, Newtown, and Camden Historic areas. See Map 10-2.

**Camden Historic District (Salisbury)**: Camden is located on the southern end of downtown and was the first planned residential development in Salisbury. The neighborhood was planned for a wide variety of architectural designs and the City adopted an ordinance requiring wider and straighter roads as well as right-of-way and sidewalk maintenance. Also, Camden Historic District consisted of the City’s first row homes. The development in 1908 centered on North, South and Middle Boulevards. The South Division street dam washed away in 1909 and flooded the lumber and grain mills. The dam was ultimately rebuilt and the district restored.

**Downtown Historic District (Salisbury)**: The Downtown Historic District encompasses the commercial buildings on the downtown streets, including Division, Isabella, Main and Church Streets, the first planned streets in Salisbury. Two fires destroyed downtown Salisbury in the 1860 and in 1886. After the fires, the City mandated all buildings be constructed with brick and iron. Various styles emerged with the rebuilding of the downtown area: Victorian, Gothic, Romanesque Revival, and Renaissance Revival. Several structures are reaching heights of three or more stories, such as the County Courthouse (1878), Old Salisbury City Hall, the Firehouse (1896), and the Salisbury Loan and Banking Association building (1914). The Wicomico Hotel, built in 1923, is the largest structure, a seven-story building within the Downtown Historic District.

**Newtown Historic District (Salisbury)**: Newtown is the largest and oldest residential historic district in Salisbury. It is located just north of Route 50 on the lands of the former Poplar Hill plantation. There are numerous 19th and early 20th Century Victorian homes on Park Avenue and North Division, William, Walnut and Isabella Streets.

**Church Street Historic District (Salisbury)**: In addition to the three aforementioned locally-designated historic districts, the Maryland Inventory of Historic Properties also includes the Church Street Historic District. Although this District is recognized in the Inventory, it is important to note the area is not a City of Salisbury designated historic district.
Similar to the locally-designated historic districts within the City, the Church Street Historic District has been evaluated by the State Preservation Officer, and subsequently determined as eligible for inclusion on the National Register of Historic Places. Therefore, projects funded by federal or state agencies within any of the four historic districts must be reviewed in accordance with Federal and State standards to determine if they meet the Secretary of Interior’s Standards for the Treatment of Historic Properties.

**Fruitland**

In 1795, Forktown, now known as Fruitland, was a small village with a cluster of homes around an intersection known as Disharoon’s Cross Roads. This village was a popular stop for stage coaches in the 1820’s. At the end of the Civil War, the railroad arrived in the area, which brought increased development. In 1873, the name of the town was changed from Forktown to Fruitland because of the immense fruit production in the area. The City of Fruitland was incorporated in 1947.

Fruitland is home to several historic sites including the Clara Gunby House, c.1841. The Clara Gunby House, although not listed on the National Register of Historic Places, is the oldest remaining structure in Fruitland. The most famous occupant of the house was Clara Gunby, an outspoken Southern sympathizer. In fact, when Union troops occupied Salisbury, she was jailed for refusing to take the oath of allegiance to the federal government.

**National Register of Historic Places**

Of particular importance to the history of Wicomico County, the State of Maryland and the nation are the structures and sites listed in the National Register of Historic Places (NRHP). The NRHP recognizes districts, buildings, structures, objects, and sites for their significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation. Listing on the National Register is a nationally recognized honor making property owners of NRHP places eligible for historic preservation federal tax credits and loans. The structures and sites on the NRHP within Wicomico County are listed below.

- **Asbury Methodist Episcopal Church (Allen):** Constructed in 1848, Asbury United Methodist Church is significant for its association with the rapid development of the Methodist denomination on the Eastern Shore of Maryland during the first half of the 19th century. It derives additional significance as a well preserved example of the type of church building that was erected to serve Methodist congregations in the region. The period of significance, 1848-1883, encompasses the period during which the church substantially achieved its present form and appearance.

- **Beaudley (Tyaskin):** The residential property historically known as Beaudley is architecturally significant because of its vernacular design and construction, cumulative plan, as well as its largely intact exterior and interior finishes. Initially built around 1795, the 1 1/2-story, side hall/double-pile main block extends to the rear with a mid-19th century single-story hyphen that joins a slightly taller single-story kitchen erected around 1810. Around 1850, a fourth section was added to the other end. The resulting stepped or telescope building form is indigenous to the Eastern Shore of Maryland, and Beaudley stands out as one of the best examples of this architectural tradition in western Wicomico County.

- **Bennett’s Adventure (Allen):** Bennett’s Adventure, also known as Dashiell’s Lott, was constructed in 1730. The structure gains architectural significance from the interlocking diamond patterns in the brickwork and the original paneling in the west room and central hall, and historical significance from its association with one of the governors of the Virginia colony and with the prominent Dashiell family of Maryland. Dashiell, a wealthy planter, was a member of the Lower House of the Assembly in 1724, 1745, and 1746. He attained the rank of Colonel in the Maryland militia by 1736.
**Bounds Lott (Allen):** One of the oldest dwellings in the tri-county region, Bounds Lott is a very good example of a form and plan once common on the Eastern Shore. The first phase of construction was built in 1725. The building has offered many answers to questions regarding structural and decorative details of the earliest buildings remaining on the Eastern Shore. Its interior detail of the mid-18th century remodeling is superior in execution, if a little naive in classical interpretation.

**F. Leonard Wailes Law Office (Salisbury):** The F. Leonard Wailes Law Office building is significant for its architectural character. Designed by Salisbury architect W. Twilley Malone and constructed in 1927, the two-story, four-bay brick building is a particularly fine and well-preserved example of early-20th century law office design incorporating neo-Federal elements in an adaptation of an urban townhouse form.

**Gillis-Grier House (Salisbury):** Singularly outstanding among the Queen Anne dwellings defining Salisbury's Newtown neighborhood is the elaborately detailed Gillis-Grier House, named after the two inter-related families owning the between 1896 and 1975.

**Honeysuckle Lodge (Salisbury):** Honeysuckle Lodge is significant for its unique eclectic architectural design. Built in several stages during the early 20th century, the rambling 1 1/2 story frame house combines building forms and details associated with the Colonial Revival and Craftsman styles, as well as references to rustic cottage architecture characteristic of seasonally occupied lakeside dwellings. Around 1940, a guest house was constructed on the site to accommodate the poet Ogden Nash and his wife.

**Long Hill (Wetipquin):** Long Hill is architecturally significant because it is an essentially untouched Maryland dwelling, dating from the second half of the 18th century, with excellent original paneling and a simple elegance. The house derives historical significance from its long association with the Dashiell family, several of whom took an active part in the affairs of the colony.

**Maple Leaf Farm Potato House (outside Hebron):** The Maple Leaf Farm Potato House is significant as an excellent example of a particular type of agricultural building erected in Wicomico County, and across the southern Delmarva Peninsula in general. Potato houses were erected for the specific purpose of curing sweet potatoes, a crop which escalated tremendously in production during the early 20th century, especially between 1900 and 1920. Currently, the sweet potato house is one of the few architectural manifestations on peninsula farms that represent the early-20th century shift to truck farming and modern agricultural marketing. In 1997, the Maple Leaf Farm Potato House was moved from its original site on the north side of U.S. Route 50 to the site of the Western Fields farmhouse outside Hebron.

**Pemberton Hall (outside Salisbury):** The two-story brick home and plantation was built in 1741 by Anne Dashiell and Isaac Handy, in what was then Somerset County. It is positioned along the Wicomico River within the Pemberton Historical Park.

**Perry-Cooper House (Salisbury):** The Perry-Cooper House, constructed in 1880, has the only Victorian French mansard roof remaining in the City of Salisbury. Also, it retains in large measure the architectural details, including a delicate stenciled design, of its exterior. The house was the residence of one of Salisbury's well-known civic leaders, Thomas Perry. An educator, newspaper publisher and editor, financier, industrialist, and official of county government, his family occupied the house from 1897 until 1950.

**Poplar Hill Mansion (Salisbury):** Poplar Hill Mansion is the only early dwelling of architectural significance to have survived the devastating fires of 1860 and 1886 in Salisbury. Construction of Poplar Hill started around 1795 by Major Levin Handy, the grantee in a 1795 deed of 357 acres. The house Major Handy financed on his plantation was an ambitious structure, which outdistanced most buildings of its time in size and attention to detail. At the time of Major Handy’s death, the house was not yet completed. John
Huston purchased the house in 1805 and worked on the house until 1828. In more recent times, Poplar Hill was the residence of George W.D. Waller. He occupied the home between 1897 and World War II. During the 1950’s, the property was owned by Ward A. and Dorothy Garber. Most recently the property has been owned by the City of Salisbury as a museum.

**San Domingo School (San Domingo):** The San Domingo School, also known as the Sharptown Colored School, was built in 1919 as part of the school-building program by Julius Rosenwald and Booker T. Washington. The four-room school was used for 42 years and was then sold to the trustees for the Sharptown Recreation & Lodge Center, for use as a community center. The structure currently serves the community as a meeting place for nearly a dozen local organizations.

The Rosenwald Schools represent an important chapter in the education of African-American youths during the early-to-mid twentieth century. In total, seven Rosenwald Schools were built in Wicomico County. The National Trust for Historic Preservation named Rosenwald Schools to its list of America's 11 Most Endangered Historic Places in 2002.

**Senator William P. Jackson House (Salisbury), site:** The Senator Jackson House was significant in the areas of architecture and politics. Built by William P. Jackson in 1892, this house attested to the elegant and elaborate lifestyle of the time. William P. Jackson was appointed United States Senator from Maryland to fill the vacancy caused by the death of Senator Isidor Raynor. Senator Jackson officially took his seat in the Senate in December 1912. Unfortunately, the house was demolished in 1976.

**Spring Hill Church (outside Hebron):** Spring Hill Church (also known as Old Spring Hill and St. Paul's Episcopal Church) is an architecturally significant building because its interior woodwork is original and it exhibits many of the structural features which were typical of Maryland's 18th century country churches. In 2014, the Church was destroyed by a fire.

**St. Bartholomew's Episcopal Church (Quantico):** St. Bartholomew’s Episcopal Church (also known as Green Hill Church) dates from 1733 and is situated on a high bank overlooking a broad expanse of the Wicomico River. St. Bartholomew’s Church is the only example of Flemish bond brick architecture remaining on the lower Eastern Shore. Originally, it was to sit at the center of Green Hill Town, a port of entry created in 1706 by the Provincial Assembly and supported by the Anglican jurisdiction of Stepney Parish. The proposed town of Green Hill never materialized but the church has remained.

**St. Giles (outside Hebron):** St. Giles achieves significance for its architecture, as a well-preserved Eastern Shore farmhouse of the Federal period. Few early-19th century buildings remain in Wicomico County; among these, St. Giles stands out for the quality of its workmanship and the extent of its preservation.

**Union Station (Salisbury):** Salisbury's Union Station is architecturally significant for its embodiment of the characteristics of the Colonial Revival style. Built in 1913-14 near the junction where the New York, Philadelphia & Norfolk Railroad intersected with the Baltimore, Chesapeake and Atlantic Railroad, this Colonial Revival building stands out as the most elaborate passenger facility to survive on the Eastern Shore of Maryland.

**Western Fields (Elliots Place):** Western Fields is architecturally significant for the three-part "telescope" house belonging to a large group of stepped houses surviving on the lower Eastern Shore of Maryland. In Wicomico County, the part 18th and 19th century dwelling is one of the least altered examples with a late-18th century wing and a 1840s main block and hyphen.

**Whitehaven Hotel (Whitehaven):** The Whitehaven Hotel is a distinctive landmark facing the Wicomico River. The hotel’s original structure was built in 1810 and during the early to mid-1880s, two buildings
were joined together to add additional rooms to the hotel. The Hotel operated as a hostelry for 60 years between the early 1800s and the mid-1940s. The Hotel was also a place for Saturday night dances and a location where patrons could buy a drink. During the third quarter of the twentieth century, the building was allowed to deteriorate, reaching a poor state of repair. A group of local preservationists restored the structure in the 1990s. The Whitehaven Hotel was then converted into a bed-and-breakfast inn and includes a separate commercial storefront. The Whitehaven Hotel is significant as an example of a type of hotel architecture which characterized the Lower Eastern Shore region in the late 19th century.

**Yellow Brick House (Bivalve):** The Yellow Brick House (also known as Moorfields), constructed in 1804, is a well-crafted Federal-style home using common bond walls. The tall and narrow proportions of the two-story, four-room plan and distinct exterior and interior finishes are exceptional. The house was the center of a 400-acre plantation that operated under various owners until 1885. The present owner plans to carefully restore the structure.

**Maryland Historic Trust Easement Sites**

In addition to Gillis-Grier House, Pemberton Hall, Poplar Hill Mansion, and the Whitehaven Hotel there are six additional MHT easement sites in Wicomico County, which are not listed on the National Register of Historic Places. They include the following:

**John Wesley Church (Church and Rectory):** The remains of John Wesley Church and graveyard are located at the intersection of Aviation Yacht Club Road and Whitetail Lane within the Wicomico Shores. The site, containing over 110 distinct graves, has one of the oldest and largest black graveyards on the Eastern Shore. The lot on which the church was built was deeded to the “Colored Methodist Episcopal Church” called John Wesley’s Chapel, by Luke P. Barber in 1868. The original people who worshipped at the chapel were either former members of Bethel Church or former slaves in the Barber household who had been given the land for a chapel prior to 1868. The Church was closed in early 1950 following the formation of the St. Mary’s Larger Parish in 1942.

**Old Synagogue:** One of the most distinctive commercial structures on the Downtown Plaza in Salisbury. The Old Synagogue is also known as the H.S. Brewington Building. The pressed brick corner building, lighted by Gothic arched colored glass windows and a distinguished corner tower was built in 1892. Over the course of more than one hundred years, the corner storefronts have housed many businesses and organizations, including the Farmers and Merchants Bank of Salisbury and Masonic Lodge.

**Rockawalkin School:** The one-room schoolhouse was built for the community of Rockawalkin in 1872. The School held grades one through seven, and later grades one through five. It was located on the northeast corner of Maryland Route 349 and Rockawalkin Road, and abandoned as a school in 1939. The School was renovated by the Board of Education and serves as a community center.

**Salisbury City Park:** The creation of a park on the east side of the railroad came about slowly as the City officials and residents warmed to the idea in 1909. Plans were soon developed to create the Park, which contains two distinctive features: a bandstand; and the old foot bridge. These structures were part of a larger effort to improve the parklands following the devastating 1933 storm, which caused a failure in the Schumaker Mill dam upstream, and as a result water surge washed out the early Park improvements.

**Whitehaven Schoolhouse:** The Town of Whitehaven was established in 1708 as a maritime town. The ferry brought business to the town, and passengers to and from Baltimore and Annapolis. After the arrival of the steamboat, Whitehaven frequently was the end of the line as a result of the shallow, unmarked
channels of the Wicomico River. After 1870, Whitehaven became an intermediate stop on the way up the River. As with many developing towns, a school house was built for the community.

**Whitehaven United Methodist Church:** The Church was constructed and used as a Methodist church in 1892. In 1890 a group of men, including Granville Catlin, George Henry Robertson, Stephen W. Dolby, Daniel J. Elliott, and Samuel Bounds, organized the Methodist Episcopal congregation in the Village. In 1909, the Church was relocated to its present site. Following the Depression, the membership diminished, and in 1975 the Church altered its status from weekly services to occasional gatherings. Each year a homecoming service is held on the third Sunday of October.

It is among the most distinctive late nineteenth century buildings, with a gable-front frame structure by an off-center bell tower. Originally the bell tower was much taller, but it was damaged during Hurricane Hazel. The steeple was rebuilt to its original height in October of 2006.

**HERITAGE PRESERVATION AND TOURISM PROGRAMS**

**Lower Eastern Shore Heritage Area**

Maryland Heritage Areas are designated as revitalization areas that combine heritage tourism and small business development with preservation, cultural conservation, recreation, and education. The Maryland Heritage Areas Authority (MHAA) oversees the program and provides matching grants to partnerships and private interests to develop management plans that will help guide public and private investments in the development of tourism. When a plan is adopted, the locale becomes a Certified Heritage Area and its communities and businesses are eligible for targeted financial and technical assistance from the Authority and other state agencies.

In April 2002, the Maryland Heritage Authority officially granted status to the Lower Eastern Shore Heritage Area, comprising heritage sites and places in Wicomico, Worcester, and Somerset counties. This status recognizes the unique heritage and heritage tourism destinations within Wicomico County and offers an opportunity for coordinated and enhanced heritage tourism activity. Consequently, the Lower Eastern Shore Heritage Area Management Plan, as amended, is hereby incorporated, by reference, in the Wicomico County Comprehensive Plan.

Wicomico County’s participation with the LESHC allows preservation projects, reflecting MHAA and LESHC priorities, to compete for grants supporting heritage tourism, property investment, educational programs, and marketing. Prior to submitting grants, LESHC reviews the grant’s project goals to ensure consistency with the program’s guidelines for eligibility and priority investment.

**Scenic Byways**

The National Scenic Byways Program is part of the U.S. Department of Transportation, Federal Highway Administration. The program is a grass-roots collaborative effort established to help recognize, preserve and enhance selected roads throughout the United States.

The Maryland Heritage Areas Program is a strategic State-wide effort to revitalize local communities through development of heritage tourism destinations. The Lower Eastern Shore Heritage Area, working with the Scenic Byway Division of the State Highway Administration, is in the process of re-aligning and expanding designated scenic byways serving the Lower Eastern Shore.

By combining heritage tourism and small business development with preservation, recreation, education, and cultural and natural resource conservation, heritage areas are stimulating economic activity in communities across the state. A key goal of working together with the Metropolitan Planning Organization is to guide and facilitate both resident and visitor utilization of non-vehicular access through planning the
There are three State-designated scenic byways within the Lower Eastern Shore Heritage Area. The Blue Crab Scenic Byway includes the previous Old Ocean City Scenic Byway (connecting Salisbury to Ocean City). Old Ocean City Road (Maryland Route 346) begins in Salisbury and meanders through Salisbury’s historic Newtown District and downtown Salisbury. The byway passes through the rural crossroads of Walston, Parsonsburg, Pittsville, Willards, Whaleyville, and St. Martin, Berlin before reaching its destination of Ocean City.

The second byway is the Chesapeake Country Scenic Byway. It is approximately 420 miles in its entirety along the Eastern Shore and extends the entire length of the Chesapeake Bay on the Eastern Shore of Maryland, which it extends from Chesapeake City in Cecil County to Crisfield and Ewell in Somerset County. Both the national and state-designated sections of the byway run past many towns, including a key leg to the heart of Salisbury, and then connecting to the Blue Crab Byway. Many of the places listed on the National Register of Historic Places (NRHP) are located on or near this Byway.

The third byway is entirely new and will become a four State effort, called the Cape to Cape Byway. It is being developed under the guidance of the Lower Eastern Shore Heritage Area in collaboration with appropriate agencies in neighboring states. It will start in Cape May, New Jersey, running through Cape Henlopen, Delaware, southwards through Ocean City, Maryland, (with a leg to Berlin), down the peninsula to Cape Charles, Virginia, and across the Chesapeake Bay Bridge/Tunnel to Cape Henry, Virginia.

In addition to the State-designated scenic byways, there is one National-Recreational Trail and a National Historic Trail. National trails stimulate the local economy and are designated by an Act of Congress, Secretary of Interior, or the Secretary of Agriculture. The Beach to the Bay Indian Trail is the National-Recreational Trail connecting Assateague with Berlin, Snow Hill, Pocomoke City, Princess Anne, and Crisfield. The Captain John Smith Chesapeake National Historic Trail is a water trail exploring the entirety of the Chesapeake Bay and its rivers.

National Scenic Byways Grants
The National Scenic Byways Program funds the development of community-based corridor management plans (CMP), which make scenic byways eligible for additional grants as well as a National Scenic Byway designation. Scenic byways must be designated at the State level before a sponsor may apply for CMP funds. In order to obtain the state designation, the byway must be "scenic" with added weight given to byways with historical, cultural, natural, archaeological, and/or recreational qualities that promote Maryland's unique heritage. Preference will also be to byways with the potential for broad-based community support. After a CMP has been completed, the project sponsor may choose to nominate the State Scenic Byway as a National Scenic Byway or an All American Road.

At the time of this publication the program is currently unfunded.

EXISTING HISTORIC PRESERVATION PROGRAMS

Wicomico County Historic District Commission
The Wicomico County Council established the Historic District Commission in 1990. This seven-member board is responsible for review of all construction, alteration or demolition activities affecting the external appearance of buildings within the approved historic districts of Quantico and Whitehaven.

In 1993, the National Park Service designated the Wicomico County Historic District Commission as a Certified Local Government (CLG) Commission as the 13th certified commission in Maryland. This
certification entitles the Commission to participate in the National Register of Historic Places nomination process. Additionally, the CLG status qualifies the County to receive training funds and compete for non-capital project funding.

For more information about the Wicomico County Historic District Commission, contact the Salisbury-Wicomico County Department of Planning, Zoning & Community Development at (410) 548-4860.

**Preservation Trust of Wicomico County**

The Preservation Trust of Wicomico County promotes heritage and architectural preservation in Wicomico County via numerous activities, including monthly meetings and mini-grants. The Preservation Trust is the most recent name for a group first established as the Wicomico County Committee of the Maryland Historic Trust and later renamed the Wicomico County Historical Trust.

This group supported and helped to finance the Wicomico County Historic Sites Inventory over a period of more than ten years. The inventory includes over 640 sites throughout the County including locations in Salisbury, Sharptown, Mardela Springs, Delmar, Nanticoke, Tyaskin, Bivalve, Parsonsburg, Pittsville, Powellville, and Willards.

Architectural historian Paul B. Touart wrote *At the Crossroads, An Architectural History of Wicomico County*. The book was published by the Preservation Trust in 2008, and contains extensive information on the early Lower Eastern Shore, the creation of Wicomico County, the settling of Salisbury, as well as an inventory of important structures throughout Wicomico County.

**Maryland Historical Trust**

The Maryland Historical Trust was formed in 1961 to assist Maryland in identifying, studying, and evaluating the State’s significant prehistoric and historic districts and sites. The Trust is the principle operating unit within the Maryland Department of Planning’s Division of Historical and Cultural Programs. Maryland’s State Historic Preservation Officer, appointed by the Governor pursuant to the National Historic Preservation Act of 1966, is a member of the Trust staff.

The Maryland Historical Trust administers multiple incentive and protection programs, including tax credits, grants, loans, and easements. These programs are detailed under the Preservation Incentives section of this Chapter.

**Maryland Inventory of Historic Properties**

The Maryland Inventory of Historic Properties (MIHP) is a broad-based repository of information on districts, sites, buildings, structures and objects of known value to the prehistory, history, upland and underwater archeology, architecture, engineering, or culture of the State of Maryland. The MIHP is administered by the Maryland Historical Trust. According to the MIHP, there are 675 historic sites in the County. Each surveyed site has been assigned a site number, located on tax maps, photographed, and studied to record data such as the estimated date of construction, general conditions and historic integrity. Once a property is listed in the National Register of Historic Places it will be reviewed by MIHP for state and federal undertakings. It is important to note, listing on the MIHP registry registers does not preclude the destruction or substantial alteration of historic resources when no government funds are involved.

To learn more about the MIHP sites of Wicomico County, visit the Maryland Department of Planning, Maryland Historical Trust website at http://mht.maryland.gov/Survey_MIHP_Search.html.

**Main Street Maryland**

The Main Street Maryland program was formed in 1998 by the Maryland Department of Housing and Community Development (DHCD). This revitalization program aims to foster economic development in
the State’s core communities, as well as preserving local historic and cultural resources while promoting new investment and business development. DHCD has partnered with the National Trust for Historic Preservation and the National Main Street Center to develop the Main Street Five Point Approach for commercial revitalization. In 2001, the City of Salisbury was designated a Main Street Community allowing for access to funding and training resources.

**National Register of Historic Places**

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. The National Park Service oversees the national program and coordinates and supports public and private efforts to identify, evaluate, and protect America’s historic and archeological resources.

Those properties listed on the National Register have the following benefits:

- National recognition of the value of historic properties individually and collectively to the Nation;
- Eligibility for Federal tax incentives and other preservation assistance;
- Eligibility for a Maryland income tax benefit for the approved rehabilitation of owner-occupied residential buildings; and
- Consideration in the planning for federally and state assisted projects.

**PRESERVATION INCENTIVES**

There are several programs offering preservation incentives, such as tax benefits and professional historical consulting, in Wicomico County. These programs include:

- Bartus Trew Providence Preservation Fund;
- Maryland Historic Preservation Easement, Grant, and Loan Programs; and
- Heritage Preservation Tax Credit Program.

**Bartus Trew Providence Preservation Fund**

The Bartus Trew Providence Preservation Fund is administered by the National Trust for Historic Preservation and awards grants for the acquisition, maintenance, and preservation of historic landmarks and memorials on the Eastern Shore of Maryland. The endowment has supported several historic preservation initiatives in Wicomico County including the San Domingo School outside of Sharptown.

**Historic Preservation Grant Fund**

In 1976, the Historic Preservation Grant Fund was created by the General Assembly as a way to encourage the preservation of historic properties statewide. The program was then streamlined in 1989 to include Capital and Non-Capital projects. Capital grant money is available to non-profit organizations, local jurisdictions, business entities and individual citizens committed to preserving their historic resources. They are not available for private residences and are limited to $50,000 per year, per project.

The Historic Preservation Grant Fund is also used to provide support for projects emphasizing the importance of the African-American experience in Maryland. In partnership with the Maryland Commission on African American History and Culture, the Maryland Historic Trust offers capital grants for projects through the African-American Heritage Preservation Grant Program. This competitive program provides support for the acquisition, construction, and capital improvement buildings, sites, or communities of historical and cultural importance to the African-American experience in Maryland.
Chapter 10: Historic and Cultural Resources

Historic Preservation Loan Program
The Historic Preservation Loan Program provides loans to nonprofit organizations, local jurisdictions, business entities, and individuals to assist in the preservation of historic property. Loan funds can be used to acquire, rehabilitate, or restore historic property listed on, or eligible for, the National Register of Historic Places as well as short-term financing of studies, surveys, plans, and architectural engineering. These are low interest loans available on a first-come, first-served basis throughout the year.

Maryland Sustainable Communities Rehabilitation Tax Credit Program
MHT administers the Heritage Preservation Tax Credit Program. The Program provides Maryland income tax credits based on a percentage of the qualified capital costs expended in the rehabilitation of a “certified historic structure”. A certified historic structure includes individually listed or eligible structures in the National Register of Historic Places, located in a historic district listed in the National Register of Historic Places, or located in a certified heritage area and certified by the Maryland Heritage Areas Authority as contributing to the significance of the certified heritage area.

NON-PROFIT AND HERITAGE RESEARCH ORGANIZATIONS

The Adkins Historical Museum
The Adkins Historical Museum in Mardela Springs is located near one of the Mason Dixon Markers. This Historical and Museum Complex offers visitors a tour of eight historic buildings, and gravestones of a Revolutionary War patriot and his wife. The furnished buildings include a village store, a town lodge, a livery stable, a one room schoolhouse, a farmhouse (1724), two sheds, and a warehouse.

Double Mills, Inc.
Grist mills were a major factor in the economy from colonial times through the mid-1900s. On the Barren Creek alone there were approximately a dozen grist and/or lumber saw mills. Today, Double Mills is the last turbine-powered mill remaining on the Lower Eastern Shore. The Mill was used to grind grain on Mockingbird Pond for over 200 years. In the late 1700’s the Mill began to be called Double Mills because the proprietors also owned Barren Creek Mill less than half a mile downstream. In 1979, a storm washed out the pond and dam, but a local miller continued to run it part-time using a gasoline engine. The local miller’s efforts were short lived and the grist mill eventually closed its doors. A new organization, Double Mills, Inc., was formed to try and preserve the mill. In the fall of 2007, the owners of the Mill property gifted the Mill to Double Mills, Inc. Efforts are underway to repair and stabilize the Mill with plans for a full restoration to its early-1900s existence.

Edward H. Nabb Research Center at Salisbury University
In 1982, members of the Salisbury University History Department designed a course to prepare students for occupations other than the traditional goal of the school’s history majors. The professors designed a course to make use of the vast and largely untapped resources of the Delmarva Peninsula as the basis for case studies in the field. Faculty members Ray Thompson and Sylvia Bradley initiated a program to archive County court records for the entire region onto microfilm. The Center quickly became a popular repository for material pertaining to the Delmarva Peninsula. The Center collects and preserves archival material, artifacts, family history, maps and microfilms pertaining to the Eastern Shore of Delaware, Maryland and Virginia. The Center is endowed by Edward H. Nabb, a Maryland attorney and philanthropist.

Friends of Poplar Hill Mansion, Inc.
Poplar Hill Mansion is a non-profit historic house (ca. 1805) owned by the City of Salisbury. The Mansion is available to rent for civic and private functions. The "Friends" are appointed by the Mayor and City Council to maintain and oversee the mansion. The "Friends" upgrade the furnishings as funds become available. Also, historic seminars, concerts, art and antique exhibits, and related events are held at the Mansion. The grounds feature plantings and interior features appropriate to the period.
Green Hill Church Preservation Committee
Formed in 1981, the Green Hill Church Preservation Committee has ongoing graveyard preservation projects as well as the maintenance of the (St. Bartholomew) Green Hill church. The Green Hill church overlooks the Wicomico River on the west banks. It is located in a town that never was, Green Hill and Port.

Green Hill Town was to be a port of entry to the area and was surveyed for lots in 1707. However, navigators soon found the river was navigable for many miles up river and so Green Hill Town was abandoned. The Church has remained remarkably unchanged through the centuries and is presently used for periodic special services.

Lower Delmarva Genealogical Society
The Lower Delmarva Genealogical Society (LDGS) encourages genealogical research and compilation through educational programs, workshops and publications of genealogical data. The Society serves, through its newsletter and otherwise, as a medium of exchange of genealogical information. This group promotes collection, preservation and use of manuscripts, documents and other materials of genealogical value, including area and family historical records. Also, it maintains a file of family lineage charts, group sheets, Bible records, and a surname card file.

Lower Eastern Shore Heritage Council, Inc.
The Lower Eastern Shore Heritage Council (LESHC) is a grassroots, nonprofit organization whose purpose is to preserve, protect and promote the cultural, natural and historical heritage of Somerset, Wicomico and Worcester counties. The LESHC has been successful at creating marketing materials to highlight the historic, natural, agricultural, and arts attractions in the area. Prior to becoming a State certified local heritage area, the Lower Eastern Shore Heritage Committee published the Management Plan for the Lower Eastern Shore Heritage Area in June 2002.

The Plan addresses historical development and significance, orientation and linkages, interpretation and education, tourism and visitor services, economic development, stewardship, and management of the Lower Eastern Shore Heritage Area. For example, LESHC understands that 45 percent of adults planning a trip for pleasure visit a historic site while on vacation. Therefore, the Plan identified steps to protect local cultural and natural resources to create a critical mass of quality attractions and assessed the best marketing strategies to attract tourism, such as web sites and brochures.

Preservation Maryland
Preservation Maryland is the State’s oldest historic preservation organization. Founded in 1931 as the Society for the Preservation of Maryland Antiquities, Preservation Maryland is dedicated to preserving Maryland's historic buildings, neighborhoods, landscapes, and archaeological sites through outreach, funding, and advocacy. Preservation Maryland currently administers The Heritage Fund to support preservation projects and organizations through small grants awarded for a variety of purposes from emergency repairs to case studies. The Organization has a dedicated field office located on the Eastern Shore.

Salisbury Historic District Commission
The Salisbury Historic District Commission, which is a Certified Local Government Commission, oversees proposed changes to buildings in the three historic districts (Newtown, Downtown and Camden) within the City of Salisbury.

Westside Historical Society
In 1985, the Westside Historical Society was formed by citizens of the western part of Wicomico County in an effort to preserve the historical knowledge and artifacts of the area. The Society is recognized for
federal tax purposes as a non-profit organization and is a Registered Maryland Charity. The Society works with other historical and cultural organizations locally and in the State, including Adkins Historical Museum and Complex, Wicomico Preservation Trust, Preservation Maryland, and the Community Foundation of the Eastern Shore. The Society received the Heritage Award for outstanding preservation work in 2006 from the Lower Eastern Shore Heritage Council.

**Wetipquin Chapel Committee**
This group's goals are the preservation and maintenance of Wetipquin Chapel, the oldest rural Methodist Church in Wicomico County. The Wetipquin Chapel is reported to have been erected between 1825 and 1827. It serves as a rare survival of an early meeting house form and, at the same time, combines three distinctive architectural periods.

**Wicomico Historical Properties, Inc.**
The purpose of this non-profit organization is to support the physical preservation of historic structures in Wicomico County. Notable projects include: removal of the one-room school house to the grounds of Pemberton Elementary School; acquisition, restoration and resale of the Old Synagogue building in Salisbury; loan to Pemberton Hall Foundation; and a donation to the Chipman Foundation toward the restoration of the John Wesley Church.

**CEMETERY PRESERVATION**
Cemeteries and burial grounds are complex cultural landscapes holding information about our social, cultural, artistic, and architectural heritage. Often, historic cemeteries are threatened by overgrowth and neglect. They are often hidden away in woodlands and farm fields.

Maryland law provides protection against disturbance of burial sites and human remains and provides a basis for access. Real Property Article, Titles 14-121 and 14-122 provide a framework for persons of interest to gain access to burial sites while protecting the landowner from liability. The Land Use Article of the Annotated Code of Maryland requires an easement be provided for burial sites located on land to be subdivided. Provisions should be established for long-term care of cemeteries/burial sites.

The Salisbury-Wicomico County Department of Planning, Zoning & Community Development houses an Inventory of Cemeteries and Burial Sites. Currently, the Department is in the process of transferring the inventory, which is recorded in a database, into a compatible format for use in their Geographical Information System.

**ANALYSIS OF HISTORIC PRESERVATION PROGRAMS**

**Designation of Historic Districts and Sites**
Historic districts are a logical approach to preserving the integrity of areas where a significant number of historic buildings are present. The County should continue to gather data and determine what other communities or settlements meet the historic district criteria.

In Wicomico County there are a large number of historic structures, particularly farmsteads, which are scattered individually across the County. One strategy for protecting scattered historic sites is to afford enough flexibility in applicable regulation(s) to permit adaptive reuse of historic structures.

**Local Historic District Zoning**
Historic Preservation Overlay Zoning District is a tool used to protect the community character of unique portions of a locality, which exhibit a consistency and quality of development from a particular period and/or in a certain architectural style. Historic districts are subject to distinct and specifically-tailored design guidelines. For example, the Wicomico Historic District Commission reviews both development
proposals and property-improvement projects, which would alter the exterior appearance of a building or its grounds in the Quantico and Whitehaven Historic Districts. Generally, building materials, colors, and styles are subject to approval by the Commission.

Development Proposal Review
As part of the Development Review Process, the Zoning and Subdivision regulations of the County require developers to identify cemeteries/burial grounds/archaeological sites/historical structures on a property prior to any disturbance of the site, and support archaeological and historical research through preservation of significant sites.

Crossroads communities developed when owners of farmland along a frequently traveled trail or road, often paralleling a water route, would plan a village where two or three roads crossed. As a result, general store, tavern, and a few other buildings would be erected. These communities, not always listed on the NRHP, are typically historic settlement areas and provide identity and vitality to the surrounding countryside. In these areas, strict historic district regulations may not be appropriate; however, design guidelines to encourage new buildings and renovations to use locally-typical architectural features, building size and massing, as well as exterior finishes or roof appearances can help to maintain a sense of place in these traditional settlements.

Adaptive Reuse
The County should consider adoption of zoning provisions designed to promote the adaptive reuse of historic structures for public and private uses including, but not limited to, bed and breakfast establishments, craft/gift shops, museums, and studio space for artisans, when such uses minimize exterior structural alteration.

Support Owners
The County should encourage, through the use of various incentives, the preservation of historic structures. Include tax incentives for major structural or exterior renovation or the donation of protective historic easements.

IMPLEMENTATION STRATEGIES
- Identify and protect scenic views influencing the qualities of the County to the extent practical. They are important to the historic character of the County and enhancing the area as a center for tourism and recreation.
- Safeguard and manifest the County’s heritage by protecting those sites, buildings, districts, structures and objects, which reflect significant elements of the County's history.
- Assist older neighborhoods, rural villages and traditional crossroads communities to discover their social and economic origins and to appreciate their historic features. Preservation of their historic character and identity should be facilitated in order to:
  - Provide focal points of historic interest;
  - Preserve those elements which are unique to the County or which exemplify its past development periods;
  - Provide a blending of outstanding older structures with newer development; and
  - Enhance the richness and diversity of the County.
- Where redevelopment projects are proposed for sites containing federally designated historically significant buildings, consideration should be given to incorporate the historic building into the new site plan before considering demolition or moving it from its original location.
Encourage new developments to complement and not detract from historic structures, by use of compatible mass, scale, materials, setting, setback, architectural details etc.

Support public or nonprofit acquisition of its most important historic resources.

Consider budgeting park development funds to restore historic sites on park property or to put interpretive historic information at park sites.

Preserve the general character and quality of the historic resources and districts by setting limits on the type of land use within the district or adjacent to a resource.

Promote the adaptive reuse of historic structures for public and private uses.

Coordinate with State agencies and local preservation groups to ensure an inventory of the County’s archaeological, architectural, and historic resources associated with its past is accurate.

Continue the enactment and maintenance of a historic preservation overlay zone specifically relating to historically, architecturally, and archaeologically significant sites.

Consider using special wayfinding signage and landscape improvements to serve as formal entrances to historic districts or sites.

Support cultural events celebrating Wicomico County’s heritage and culture.

Support the activities of the Lower Eastern Shore Heritage Council, Inc.

Cooperate with the Historical Commission and other preservation societies and organization, to establish a prioritized list of the top ten sites or objects of historical interest.

Amend, as necessary, the Historic Preservation Ordinance for the purpose of continuing to recognize locally significant historical resources.

Enforce the historic preservation overlay zone in Quantico and Whitehaven.

Seek to use rehabilitated buildings for County programs and promote the use of rehabilitated buildings among businesses and organizations.

Use historically significant county-owned buildings for appropriate activities consistent with the historic values of the site.
Chapter 11: Housing & Community Development

INTRODUCTION

Community development planning involves melding physical development with social and economic considerations to create a high quality of life and an environment, which is both livable and enjoyable. A crucial element is adequate shelter. Housing is a basic need and plays an important role in developing and maintaining successful, sustainable living environments, which are vibrant places to live, work, and play. Proper housing ensures residents enjoy being a part of their community and take civic pride and ownership in the well-being of their neighborhoods. Individuals and families can grow and flourish in healthy communities that include decent, safe, and sanitary housing.

Housing supply can be positively affected by effective community development policy, which ensures clean, safe, and affordable structures for all County residents. Policies should stress the provision of a wide variety of housing options. These principles are stressed in the State of Maryland’s drive to promote sustainable communities.

The location and density of residential land use affects numerous aspects of community life and governmental policy. The travel behavior of residents is significantly determined by housing patterns and physical location. The need for capital improvements and community services are determined by where and what type of residential development occurs.

GOALS

- Provide safe, decent, and sanitary housing to meet the needs of all County residents.
- Assure a wide range of housing options for County residents.
- Improve the quality of life of County residents by providing appropriate living environments.
- Support the revitalization of existing neighborhoods.
- Improve public safety throughout the County.

OBJECTIVES

- Effectively administer, plan, and implement federally and State-funded housing and community development activities; and coordinate with other housing revitalization initiatives.
- Increase home ownership opportunities.
- Ensure adherence to physical building and zoning standards, and maintenance of proper living environments for future housing developments.
- Identify resources to provide assistance for housing rehabilitation.
- Promote the incorporation of green technology in developing new and renovated housing.
- Reduce potential hazards in homes such as lead-based paint.
- Support the redevelopment of deteriorating assisted housing stock.
- Promote neighborhood stabilization through conservation of housing stock and improved living conditions.
Utilize revitalization tools to stabilize declining older neighborhoods.

Support assisted living facilities to meet the needs of the elderly and disabled County residents.

Support non-profit organizations and governmental agencies efforts to rehabilitate and/or develop facilities for persons with special needs.

Promote aging in place programs to assist the elderly in remaining in their homes as an alternative to an institutional or assisted living facility.

Support infrastructure improvements that improve safety, accessibility and connectivity.

Decrease the crime rate, especially Part 1 crimes (violence and property).

**HOUSING AND COMMUNITY DEVELOPMENT ISSUES**

**Housing Demand and Supply**

Between 2000 and 2010, the total housing units in Wicomico County increased by roughly 20 percent or 6,791 units from 34,401 to 41,192; whereas, the number of households increased by nearly 16 percent or 5,002 households. According to the 2011-2015 American Community Survey, total housing units exceeded total households by roughly 4,696 units, 41,685 and 36,989, respectively.

To respond to demographic trends and changing needs, it is essential to ensure adequate land for housing development. To ensure balance between the housing demand and supply, a variety of housing options should be available to target all income groups. It is also important to include flexibility in location choices and housing types, proper density allocation, and proximity to related services. Since the residential construction industry primarily depends on private builders and developers, the County should work with private builders to help ensure the availability of variety and mix of housing in urban, suburban, and exurban locations.

**Costs**

Housing cost has been a major factor in obtaining housing. Traditionally, HUD established the ability to pay for housing is based on the presumption that no more than 30 percent of the annual net income / median household income should be allocated to housing costs, which includes utility expenses. Therefore, households spending more than the 30 percent on housing are considered to have a cost burden.

Approximately 10,767 of the 15,686 specified owner-occupied housing units with a mortgage contributed less than 30 percent of their household income towards housing. See Table 11-1. In contrast, 30 percent or 5,842 of the 13,929 renter-occupied units contributed less than 30 percent of household income towards the costs of rent. Therefore, in both scenarios, a large number of households paid more than 30 percent of their household income to housing costs.
TABLE 11-1: WICOMICO COUNTY
MORTGAGE & RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

<table>
<thead>
<tr>
<th>Specified Owner Occupied Housing Unit</th>
<th>15,686</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 20.0 percent</td>
<td>6,362</td>
<td>40.6%</td>
</tr>
<tr>
<td>20.0 to 24.9 percent</td>
<td>2,763</td>
<td>17.6%</td>
</tr>
<tr>
<td>25.0 to 29.9 percent</td>
<td>1,642</td>
<td>10.5%</td>
</tr>
<tr>
<td>30.0 to 34.9 percent</td>
<td>1,223</td>
<td>7.8%</td>
</tr>
<tr>
<td>35.0 percent or more</td>
<td>3,607</td>
<td>23.0%</td>
</tr>
<tr>
<td>Not computed</td>
<td>89</td>
<td>0.6%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Renter-occupied units</th>
<th>13,929</th>
<th>100.0%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 20.0 percent</td>
<td>2,711</td>
<td>19.5%</td>
</tr>
<tr>
<td>20.0 to 24.9 percent</td>
<td>1,413</td>
<td>10.1%</td>
</tr>
<tr>
<td>25.0 to 29.9 percent</td>
<td>1,718</td>
<td>12.3%</td>
</tr>
<tr>
<td>30.0 to 34.9 percent</td>
<td>1,086</td>
<td>7.8%</td>
</tr>
<tr>
<td>35.0 percent or more</td>
<td>6,052</td>
<td>43.4%</td>
</tr>
<tr>
<td>Not computed</td>
<td>949</td>
<td>6.8%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 - 2015

Assisted Housing for Extremely Low-Income Populations

The housing needs of the extremely low-income are concerning. Within Wicomico County, 11.1 percent of all families were living at or below the federal poverty level. These individuals or families may be in immediate need of shelter and must resort to seeking or waiting for subsidized housing. Often times, they may consider public housing or homeless shelters in the County as an alternative to being homeless. The Wicomico County Housing Authority (WCHA), which assists in providing housing for these residents, owns and manages 277 units of public housing. WHCA also has a Section 8 voucher program.

Workforce Housing

Workforce housing programs differ in some respects from other affordable housing programs. These programs are targeted to working families in an effort to offset disparities between income levels and average rental or homeownership costs. To qualify as Workforce Housing, rental housing must be affordable for a household with an aggregate income between 50 percent and 100 percent of the area median income. Homeownership housing must be affordable to a household with an aggregate annual income between 60 percent and up to 120 percent of the County median household income.

In 2015, the estimated median household income in Wicomico County was $52,278. Workforce housing in the County include rental units affordable for a household with incomes between $26,139 and $52,278. Homeownership units must be affordable for households with incomes between $31,367 and $62,733.

Table 11-2 depicts the median household incomes for household sizes between one and eight members for Wicomico County in 2015, as published by the American Community Survey. The table also indicates the Workforce Housing Grant Program (WHGP) income standards for workforce rental and homeownership housing for each group.
TABLE 11-2: WICOMICO COUNTY – MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD SIZE

<table>
<thead>
<tr>
<th>Persons per household</th>
<th>Rental Housing</th>
<th>50 Percent</th>
<th>100 Percent</th>
<th>Homeownership Housing</th>
<th>60 Percent</th>
<th>120 Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Person</td>
<td>$14,126</td>
<td>$28,251</td>
<td>$16,951</td>
<td>$33,901</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Person</td>
<td>$27,936</td>
<td>$55,872</td>
<td>$33,523</td>
<td>$67,046</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Person</td>
<td>$35,302</td>
<td>$70,603</td>
<td>$42,362</td>
<td>$84,724</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Person</td>
<td>$34,037</td>
<td>$68,076</td>
<td>$40,846</td>
<td>$81,691</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Person</td>
<td>$42,837</td>
<td>$85,674</td>
<td>$51,404</td>
<td>$102,809</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 Person</td>
<td>$28,959</td>
<td>$57,917</td>
<td>$34,750</td>
<td>$69,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 or more person</td>
<td>$40,750</td>
<td>$81,500</td>
<td>$48,900</td>
<td>$97,800</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 - 2015

The County has supported the State’s workforce housing program, House 4 Key Employees, which is available for county governments and school systems, city governments and school systems, the State of Maryland, many universities and privately-owned businesses.

**Neighborhood Stabilization**

A variety of forces can lead to a steady progression of destabilization and decline of a residential neighborhood including lack of maintenance and investment by absent landlords, declining income among residents, conversion of an area from homeownership to rental or more transient tenancy, and the aging of structures.

**Housing for Elderly and Special Needs Populations**

Special needs populations include the elderly, physically and mentally disabled, persons with drug/alcohol addiction, persons with HIV/AIDS, and victims of domestic violence. This population needs supportive services in addition to housing assistance. For example, the physically disabled and elderly may need wheelchair access to their residences. Similarly, medical services are required for the elderly, and proper counseling, medical and rehabilitation facilities are required for people with addictions.

The large proportion of Wicomico County’s population will grow in coming years as the resident “baby boom” age group and retired adults from other places are drawn to the Eastern Shore and Wicomico County by the attractive lifestyle and affordable cost of living. As people grow older they may experience a reduced capacity to drive, cook, perform household chores, or walk. They may need building accommodations or special services catering to their medical or personal needs. Additionally, the elderly may require transportation services and quick access to medical facilities. Some older persons decide to move into assisted living facilities to take advantage of the variety of services they offer, but others may prefer not to relocate out of their home. In an effort to accommodate the aging population, these homes may require modifications to meet special needs.

Housing cost is another important issue related to housing of the elderly and other special populations. These groups are more likely to have limited incomes; some live on social security and retirement income. With limited resources, these homeowners may not be able to afford to make the necessary improvements to their homes.
Student Housing
The impact of off-campus housing devoted to Salisbury University students is a particular concern in the County neighborhoods surrounding the campus. Of the 8,748 total students enrolled in 2016, the University provided housing for roughly 2,300 students. A majority of the students who do not live on campus, rent in the neighborhoods around the campus. The University has a considerable impact on the residential areas around the campus.

Salisbury University recognizes the fact it is only able to offer housing to a fraction of its students. The University has completed construction of a new residential hall and renovation of the existing ones as listed in its master plan. Salisbury University has partnered with private organizations to provide off-campus housing in the University Planning area to address the limited amount of on-campus housing. These public-private partnerships have resulted in the construction of University Park Apartments, University Orchard at Salisbury, and Seagull Square housing complexes dedicated to students.

Historic Growth and Settlement Patterns
The character of future communities and settlement patterns is largely influenced by housing and land use policies. Much of the residential development outside of designated growth areas in the County consists of low density single-family detached subdivisions.

Compact mixed use communities use less land resources, require less impervious surfaces, and utilize fewer community services. In order for residents to be less dependent on their automobile, more walking and biking opportunities need to exist. New development of this type is encouraged within areas of existing and planned services.

HOUSING CONDITIONS
Substandard Housing
Unfortunately, not everyone in the County has a decent and safe house in which to live. Substandard units exist without such basic amenities as kitchens or plumbing infrastructure. In 2006, the Wicomico County Council contracted Salisbury University to conduct a county-wide housing survey that identified substandard residential structures.

The U.S. Department of Housing and Urban Development classifies residential structures as “substandard” if the housing unit is dilapidated and dangerous to the health, safety or well being of a family in its present condition. Notable deficiencies or defects may include: inoperable indoor plumbing; lacking usable bathroom amenities; lacking electricity or has inadequate or unsafe electrical service; lacking a safe or adequate source of heat; lacking a kitchen; or has been declared unfit for the habitation by an agency or unit of government.

As a result of the study, the University published the Wicomico County Substandard Housing Study, which found that less than one and one half percent or 388 of the 24,800 housing units surveyed in the County qualified as substandard. While the County experienced the lowest ratio of substandard housing on Maryland’s Eastern Shore, it is still a concern for those County residents residing in substandard housing units.

Age of Residential Structures
The age of the County’s housing stock has contributed to substandard conditions. In 2015, roughly 79 percent of the occupied housing units within the County had been constructed prior to 1980, which approximately 24 percent of those units having been constructed prior to 1960. As housing ages, repair and maintenance cost rise; requiring owners to incur costs to prevent deterioration.
Crowded Units
Crowded units are defined as a housing unit with 1.01 or more occupants per room. In 2015, crowded housing units accounted for about 0.5 percent of the total housing units (owner-occupied and renter occupies) county-wide.

Plumbing, Kitchen Facilities, and Telephone Service
Of the 36,989 occupied housing units in Wicomico County, 244 or less than one percent lack complete plumbing facilities. Additionally, 1.3 percent or 494 occupied housing units in Wicomico County lacked complete kitchen facilities, and 1.9 percent or 703 units had no telephone service available. See Table 11-3. Comparatively, the County estimates of the above mentioned housing characteristics were similar to those of the State.

<table>
<thead>
<tr>
<th>Selected Characteristics</th>
<th>Wicomico County</th>
<th>Maryland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupied Housing units</td>
<td>36,989</td>
<td>100.00%</td>
</tr>
<tr>
<td>Lacking complete plumbing facilities</td>
<td>244</td>
<td>0.7%</td>
</tr>
<tr>
<td>Lacking complete kitchen facilities</td>
<td>494</td>
<td>1.3%</td>
</tr>
<tr>
<td>No telephone service available</td>
<td>703</td>
<td>1.9%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13,584</td>
</tr>
<tr>
<td></td>
<td></td>
<td>48,122</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates 2011 - 2015

LOCAL HOUSING ASSISTANCE PROVIDERS AND PROGRAMS
In order to effectively address the County’s goals and objectives, the County, State and private sector will continue responding to the changing needs of the local area. Programs and initiatives positively impacting the future direction of community revitalization will serve other physical development components including economic development, transportation, and the environment.

In addition to the following programs and provider information contained in this chapter, Appendix 5 of this Plan summarizes numerous homeownership, home improvement, and rental assistance programs by a mix of state, local and non-governmental organizations.

Salisbury-Wicomico County Dept. of Planning, Zoning and Community Development
The Salisbury-Wicomico County Department of Planning, Zoning and Community Development have successfully administered a county-wide housing rehabilitation program since 1980. This Program has required a tremendous amount of effort and resources to reduce the number of substandard housing through this rehabilitation program. The Department has consistently exceeded its annual goal of rehabilitating a minimum of 15 houses for low- to- moderate income persons. These improvements have ranged from the installation of indoor plumbing, well and septic systems, roof repairs, and energy efficient appliances. In some extreme circumstances, it has been determined repairs are too extensive and the home is not salvageable, which the structure would then be replaced.

Although every small town in the County has concentrations of low- to- moderate income populations living in distressed areas and homes, tough economic times prevent these jurisdictions from having the financial resources or staff to administer individual rehabilitation programs. The county-wide rehabilitation program has continued to insure improvements to the all parts of Wicomico County regardless of jurisdiction. This rehabilitation program has played an instrumental role in making a huge impact in the quality of housing stock and communities throughout the County.

The funding for the Program has been provided by the Small Cities Community Development Block Grant Program (CDBG), which develops viable rural communities by providing decent housing, suitable living
environments and expanded economic opportunities for low- to- moderate income households. It has been sponsored by the U.S. Department of Housing and Community Development (HUD), which awards funds to the State of Maryland’s Department of Community Development for non-entitlement areas such as Wicomico County. The State of Maryland annually awards Wicomico County funding to locally administer and implement CDBG eligible activities. The County directs these funds to housing, economic development, infrastructure improvements, public facilities and public service projects designed to meet the needs of very low- to- moderate income households.

As part of CDBG requirements, the County solicits CDBG applications from other non-profits and organizations to assist in the implementation of eligible activities meeting the needs of low- to- moderate income persons. The Department provides technical assistance in preparing the applications and monitors progress of these eligible activities. CDBG funds were awarded to help complete major projects such as the Salisbury-Wicomico Senior Center/Wellness Center. The new building provides enhanced services and programs to seniors in a more appropriate and modern facility. Other recipients of recent funding included The Maryland Food Bank, which funds were utilized to improve infrastructure and equipment in order to respond to the recently growing numbers of families living below the federal poverty level and in need of food.

The Department awards CDBG grant funds to Shore Housing Resource Board to achieve fair housing activities, and funds the County’s rehabilitation program. This program offers conditional grants to low- to- moderate income persons to improve their houses.

In addition to the CDBG program, the Department administers other housing rehabilitation products, including the Maryland Single Family Rehabilitation (MHRP), Targeted Applicant Rehabilitation (STAR) and Indoor Plumbing programs. See Appendix 5. These programs provide additional resources to revitalize the housing stock within the County, which subsequently creates jobs in the construction sector. The MHRP program preserves and improves single family properties and one-to-four unit rental properties for low- to- moderate income households. It provides low-interest loans in an effort bring properties in conformance with applicable building codes and standards.

As a result of foreclosure crisis in the housing market, the Department has also helped initiate a Neighborhood Stabilization Program / Neighborhood Conservation Initiative (NCI) in the County. Funded from the U.S. Department of Housing and Urban Development’s Neighborhood Stabilization Program (NSP), NCI is designed to increase affordable workforce opportunities in neighborhoods most affected by foreclosure, maximize revitalization and stabilization impact in target Conservation neighborhoods, focusing and coordinating investment of local and state resources, and complementing on-going foreclosure prevention activities of state and local partners.

The Department has partnered with Salisbury Neighborhood Services, Incorporated, a local non-profit organization based in the City of Salisbury, to administer the program. The NSP Program provides financial assistance to home buyers purchasing foreclosed / abandoned homes in targeted areas. It consists of four targeted zip codes with the highest level of foreclosed properties (21801, 21804, 21837 and 21850).

The Code Enforcement division of the Salisbury-Wicomico County Department of Planning, Zoning and Community Development is responsible for maintaining safe and attractive neighborhoods in the County. The Division enforces the County’s housing, nuisance and zoning codes in order to ensure the quality of life for all current and future residents. This enforcement includes conducting livability standard inspections at rental units and nuisance inspections for untagged/inoperable vehicles, trash and debris accumulation and grass/weeds maintenance.
Salisbury Neighborhood Housing Services, Inc. (SNHS)
Since 1994, the SNHS has been the primary organization responsible to increase homeownership and to improve the quality of housing stock in the City and surrounding areas. This non-profit organization operates homeownership loan programs, repair and renovation loan/grant programs, and property development efforts including new construction. In addition, it operates education and community development activities. All of the programs are focused on creating and sustaining homeownership opportunities. SNHS is a certified HUD counseling agency that offers homebuyer education, credit counseling, and financial fitness programs in an effort to prepare low- and moderate-income individuals for homeownership. SNHS is also a HUD certified foreclosure counseling agency.

Since its inception in 1994, SNHS housing programs have resulted in over $29 million investment in Salisbury and surrounding areas. SNHS has financed first mortgages for 315 homes in three target neighborhoods: Camden, Church Street-Doverdale, and the Westside. As of 2016, SNHS closed on 165 rehab loans/grants for an additional investment of $5.1 million and provided 132 closing costs loans totaling $539,000.

Habitat for Humanity
Habitat for Humanity is a non-profit, Christian housing ministry dedicated to eliminating substandard housing and homelessness worldwide and making decent, affordable shelter available to residents. Through the use of volunteer labor and tax-deductible donations of money and building materials, Habitat for Humanity constructs and renovates homes with the assistance of the homeowner/partner families. Upon completion, these homes are sold to partner families at no profit and financed with affordable no-interest loans.

Shore Up!
Shore Up, Incorporated is a community action partnership that aids and empowers individuals and families with challenged circumstances to strive for self-sufficiency. These circumstances may be due to age, disability, or economic conditions. This partnership also offers a weatherization program that funds improvements to homes in the County. This Organization works in partnership with the Salisbury-Wicomico County Department of Planning, Zoning and Community Development, as well as other local and State agencies.

Shore Housing Resource Board (SHRB)
SHRB is a non-profit organization that promotes compliance with the fair housing laws and maximizes communication between the housing industry and the citizens of Wicomico, Somerset and Worcester counties. It is committed to educating and referring tenants; acting as an authority on housing issues; encouraging development of affordable/workforce housing; and influencing housing policy by encouraging the counties to support affordable/workforce housing opportunities.

A portion of the Shore Housing Resource Board’s budget is derived from the County’s Community Development Block grant. The organization is comprised of a Board of Directors with representation from Wicomico, Somerset, and Worcester county governments, as well as the City of Pocomoke, Town of Delmar, Legal Aide Bureau, and Shore Up. The Board provides guidance and direction, strategic planning and financial and operational oversight in compliance with the organization’s mission, vision, and commitment statements.

SHRBs goals are to increase awareness for its programs and services throughout the tri-county area, as well as initiate new programs reflecting the needs of the community it serves.
The Wicomico Neighborhood Congress, Incorporated (WNC)
The WNC is an all-volunteer county-wide coalition of neighborhoods. It was founded to “bring together all of the neighborhoods of our County for their common good and improvement.” Comprised of representatives of neighborhoods, apartment complexes, townhouses, retirement communities, and subdivisions, the mission of the WNC is to improve the quality of life for all County citizens by addressing key neighborhood related-issues and motivating residents to preserve, protect and improve their living conditions. Specific areas of concern are housing, environment, public safety, quality of life, and HOA/neighborhood. Their strategies focus on civic education of our citizens; organization of our neighborhoods to achieve a common purpose; empowerment to change conditions needing change; and advocacy to urge government to address neighborhood concerns.

State Programs
The State of Maryland offers a wide array of programs designed to assist Maryland homebuyers, and homeowners with buying, renovating or building homes. Administered through the Maryland Department of Housing and Community Development (DHCD), these programs work to revitalize communities and are used by a mix of state, local and non-governmental organizations.

For more information on these programs or additional programs offered, refer to Appendix 5 or visit the Maryland Department of Housing and Community Development website at www.mdhousing.org.

COMMUNITY SAFETY
Safe Neighborhoods
This program engages the City in the use of the Governor’s Security Integration Model of multi-agency coordination. This partnership includes the Salisbury Police Department, Wicomico County Sheriff Department, Wicomico County States Attorney, Wicomico County Board of Education, Maryland State Police Department, U.S. Department of Justice, and more than 10 neighborhood associations.

The objectives of the Safe Streets Program consist of the following:

- Include the community in the work of the coalition by seeking to implement alternative dispute resolution, community-based crime prevention programs, diversion initiatives, and other appropriate community-based crime prevention initiatives;
- Develop a strategy which deploys Local, State, and Federal resources to identify repeat offenders who are engaged in gun and drug crime. This includes a commitment to sharing information in accordance with Federal and State law and pooling of resources to prioritize workloads;
- Coordinate Local and Federal prosecution strategies so that they are focused on the most violent and repeat offenders, with an emphasis on reducing gun and drug-related violence;
- Enhance information sharing, data analysis, and the use of technology in accordance with Federal and State law to identify crime trends and to proactively address community conditions leading to crime;
- Identify laws and regulations such as code enforcement in support public safety efforts;
- Ensure that local social services and drug treatment programs are a part of the coalition to reduce recidivism, support victims, and improve offenders’ chances of successful re-entry to the community; and
- Commit to share data at regular meetings, in accordance with Federal and State law, and to evaluate progress among the State and Local public safety agencies working within the coalition.
IMPLEMENTATION STRATEGIES

- Program and phase supporting public services to encourage new high density residential development to occur in appropriate locations within designated growth areas.
- Encourage planned unit and mixed use developments, especially in areas with existing and planned services.
- Incorporate ENERGY STAR appliances and other features in the renovation of older homes.
- Enforce housing standards for renovation and rehabilitation of older housing stock.
- Direct new multi-family and compact single family residential developments to designated growth areas.
- Incorporate ENERGY STAR appliances and other features in the renovation of older homes.
- Enforce housing standards for renovation and rehabilitation of older housing stock.
- Direct new multi-family and compact single family residential developments to designated growth areas.
- Locate high density housing near existing or planned transit routes, medical services and shopping areas.
- Increase the supply of housing through new construction and conservation and rehabilitation of the existing housing stock.
- Encourage non-profits to construct housing for underserved populations in the County.
- Locate assisted elderly housing in close vicinity to medical services, shopping areas and public transportation.
- Support local transit planning initiatives through participation in the Salisbury/Wicomico Metropolitan Planning Organization.
- Provide technical and financial assistance for necessary home improvements (e.g. wheelchair access) to the elderly home owners.
- Coordinate with social service providers to expand transportation, medical and social services access to the elderly population in order to support aging in place.
- Work closely with Salisbury University to further support expansion in appropriate locations. Regulations should more clearly target expansion areas, while discouraging conflicts with existing neighborhoods primarily consisting of single-family detached dwellings.
- Coordinate housing efforts with local municipalities.
- Work with non-profit organizations and agencies to coordinate housing development efforts and financing alternatives and to provide potential home buyers with advice and assistance related to obtaining mortgage financing, including construction and rehabilitation financing.
- Provide financial incentives and assistance, technical advice for renovation, rehabilitation and home improvement for qualifying households.
- Serve as a partner in the Maryland Safe Streets Program, striving for improved multi-agency cooperation.
Chapter 12: Economic Development and Financial Sustainability

INTRODUCTION

The Economic Development Element for Wicomico County serves as a guide for future economic development within the County. It establishes the vision and basic development policies, which should be implemented to ensure the orderly economic growth and development of Wicomico County. The purpose of this Economic Development Element is to develop a quality community to benefit the residents while maintaining the County’s status as a regional center of economic activity.

Wicomico County has unique geographical, cultural, and educational advantages due to its central location on the Delmarva Peninsula. The County is located at the crossing of major highway transportation routes and has advantages due to access to rail, water, and air transportation. It is the home of two of the most vibrant educational facilities in the region, Wor-Wic Community College and Salisbury University. Also, County residents’ have easy access to the University of Maryland Eastern Shore in neighboring Somerset County. In addition to the transportation and educational amenities, the County is also the home of the largest medical center in the region, Peninsula Regional Medical Center, located in Salisbury.

Wicomico’s major economic asset is a diversified economic base. The County’s solid foundation in agriculture and poultry combined with local and regional institutional entities allows Wicomico to mitigate the impact of negative economic conditions while promoting opportunities for growth.

As expressed in Chapter 2, the economic success of the County directly depends upon the success of the municipalities. The Goals, Objectives, and Implementation Strategies within this Plan are directed at sustaining a healthy and diversified economic base and maintaining public infrastructure (schools, roads, water and sewer service, and institutional uses).

GOALS

- Maintain Wicomico County as a center of economic activity and tourism on the Eastern Shore by promoting high-quality development while protecting the County’s existing character, and meeting the needs of residents.
- Support improved access between the Eastern Shore and the metropolitan areas of Wilmington, Baltimore and Washington by road, rail, water, and air.
- Promote conservation of natural areas and agricultural land by concentrating economic development in planned growth areas and existing population centers.
- Provide for public services and facilities to support existing economic development and make Wicomico County attractive for new economic expansion.
- Encourage the expansion and diversification of the County’s economic base by supporting and recruiting businesses to provide a wide variety of skilled jobs.
- Promote tourism activities and attractions within Wicomico County.
- Maintain Wicomico County’s status as a leading producer of agricultural products in Maryland.
- Recognize the significant role of the poultry industry in the local economy, supporting its retention and expansion.
OBJECTIVES

- Plan and implement economic development activities in coordination with Salisbury-Wicomico County Economic Development (SWED).
- Direct growth to designated growth areas with existing or planned services.
- Work with owners, investors, and business representatives to strengthen older business districts, revitalize and redevelop underutilized commercial properties; and to create and retain employment.
- Retain and enhance the businesses in Wicomico County.
- Implement reinvestment strategies, maximizing private sector involvement.
- Recognize productive agricultural land as a valuable finite natural resource.
- Coordinate with the agricultural community in an effort to identify a viable means of retaining land in farming operations, as well as to provide proper protection of productive agricultural land and businesses.
- Continue efforts to make the Wicomico Youth and Civic Center competitive within the marketplace (cultural entertainment, conferences, conventions, special events and sporting events).
- Encourage the development and growth of the local renewable source industry.
- Support the creation of clean energy jobs in the County.

ECONOMIC DEVELOPMENT AND FINANCIAL SUSTAINABILITY

In an effort to identify equitable methods to sustain economic success, the County Executive and Council commissioned the 2012 Wicomico County Financial Sustainability Report (Sage Report) prepared by the Sage Policy Group, Inc. A primary objective of this effort was to identify ways to increase revenue in order to provide residents with a level of service consistent with an elevated quality of life. The County’s success is largely dependent upon that of the eight municipalities within the County. County revenue is not only collected from residents in unincorporated areas, but from residents in incorporated areas as well. County policies have an impact on the economy of municipalities creating a financial interdependence.

The SAGE Report evaluated the tax capacity and tax effort of the County. The tax capacity represents the potential tax revenues, provided the County tax rate was identical as the State’s average rate. The tax effort is the extent the government is utilizing its tax capacity. Out of the 24 jurisdictions in Maryland, Wicomico County ranked 4th for its property tax effort and 8th for its income tax effort.

Despite efforts to generate necessary revenues, challenges to collect adequate revenue to meet the demand for public services still persist. The County has nearly exhausted its ability to raise revenue through property taxes because of current law. Additionally, the County is surrounded by “tax havens” and risks the potential of losing population to these areas if tax rates were continually increased and no longer competitive to surrounding jurisdictions.

Actions are needed to grow the County’s tax base over time to increase revenues without any additional increase in tax effort. The following actions would make the County more competitive with surrounding counties and states.
The recommendations include the following:

- Excuse businesses relocating to Wicomico County from paying the inventory tax. The inventory tax should be phased out over five years for existing business;
- Review and consider adjusting the revenue cap to retain the potential two percent increase; however, change the alternative from the Consumer Price Index to the Implicit Price Deflator for State and Local Consumption Expenditures (IPD), whichever is greater (stop use of CPI for benchmarking purposes);
- Develop a small business incubator in downtown Salisbury;
- Develop a comprehensive economic development strategy for both Wicomico County and Salisbury and increase staffing for local economic development office;
- Cooperate with municipalities to minimize tax burdens caused by financing planned and existing capital improvements and operations; and
- Work in partnership with the City of Salisbury to create a downtown environment more amenable to greater visitation, business formation, job creation and tax base production.

The County has taken steps toward creating a more business friendly environment by increasing the exemption on Commercial Inventory to 100 percent (effective July 1, 2017) and automatically providing a 100 percent exemption on manufacturing equipment and machinery from personal property tax for qualifying manufacturers. These actions enhance the competitiveness of Wicomico County as a location for new and existing businesses.

**ECONOMIC PROFILE**

**Employment**

According to the Maryland Department of Labor, Licensing, and Regulation (DLLR), employment within Wicomico County has increased by 8 percent or 3,299 jobs between 2002 through 2015, 41,495 and 44,794, respectively. Of the 44,794 jobs located in Wicomico in 2015, approximately 82 percent are private sector and the remaining 18 percent are public sector jobs (federal, State, and local government). In comparison, public sector employment accounted for 15 percent and private sector consisted of the remaining 85 percent of employment opportunities County-wide in 2002.

According to the Maryland Department of Labor, Licensing, and Regulation, the Trade, Transportation, and Utilities employment sector constituted the overwhelming majority of employment options in 2015. In contrast, Natural Resources and Mining of the Good-Producing industry provided the fewest employment options in the County. See Table 12-1 shows a detailed breakdown of 2015 employment by sector and industry for Wicomico County.

Overall, the State and the County had a similar distribution of employment by industry in 2015, as well as the proportion of the workforce employed by the private and public sectors. The only exceptions being the State as a whole had more persons employed in the federal government than Wicomico County, roughly 6 percent and less than 1 percent, respectively. Additionally, in the private sector, the State experienced a larger proportion of jobs in the Professional and Business Services industry than the County, 16.6 percent and 9.2 percent, respectively.
TABLE 12-1: WICOMICO COUNTY DISTRIBUTION OF EMPLOYMENT

<table>
<thead>
<tr>
<th>Employment Sector &amp; Industry</th>
<th>Wicomico Annual Average Employment</th>
<th>Wicomico County Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Employees</td>
<td>44,794</td>
<td>100.0%</td>
</tr>
<tr>
<td>Federal Government</td>
<td>282</td>
<td>0.6%</td>
</tr>
<tr>
<td>State Government</td>
<td>2,759</td>
<td>6.2%</td>
</tr>
<tr>
<td>Local Government</td>
<td>4,858</td>
<td>10.8%</td>
</tr>
<tr>
<td>Total Government Employees</td>
<td>7,899</td>
<td>17.6%</td>
</tr>
<tr>
<td>Natural Resources &amp; Mining</td>
<td>283</td>
<td>0.6%</td>
</tr>
<tr>
<td>Construction</td>
<td>1,927</td>
<td>4.3%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>3,468</td>
<td>7.7%</td>
</tr>
<tr>
<td>Trade/Transportation/Utility</td>
<td>9,615</td>
<td>21.5%</td>
</tr>
<tr>
<td>Information</td>
<td>508</td>
<td>1.1%</td>
</tr>
<tr>
<td>Financial Activities</td>
<td>1,735</td>
<td>3.9%</td>
</tr>
<tr>
<td>Professional &amp; Business Services</td>
<td>4,225</td>
<td>9.4%</td>
</tr>
<tr>
<td>Education &amp; Health Services</td>
<td>8,897</td>
<td>19.9%</td>
</tr>
<tr>
<td>Leisure &amp; Hospitality</td>
<td>4,619</td>
<td>10.3%</td>
</tr>
<tr>
<td>Other Services / Unclassified</td>
<td>1,618</td>
<td>3.6%</td>
</tr>
<tr>
<td>Total Employees Private Sector</td>
<td>36,895</td>
<td>82.4%</td>
</tr>
</tbody>
</table>

Source: MD Department of Labor, Licensing, and Regulation (2015)

In 2015, the annual unemployment rate in Wicomico County was 6.8 percent, which was an improvement as compared to the 2010 annual unemployment rate of 9.7 percent. The County experienced a slightly higher rate of unemployment than the State, which experienced an unemployment rate of 5.2 percent in 2015.

Of the approximately 2,575 private establishments employing 36,895 paid employees, roughly 50 of them have 100 or more employees. Major employers in the County include: Cadista Holdings; Chesapeake Shipbuilding; Delmarva Power; K&L Microwave; Peninsula Regional Medical Center; Piedmont Airlines; Salisbury University; Shore Up; and Walmart/Sam’s Club. The major employers in Wicomico County are listed in Table 12-2.
TABLE 12-2: MAJOR EMPLOYERS - WICOMICO COUNTY

<table>
<thead>
<tr>
<th>Business Name</th>
<th># of Persons</th>
<th>Business Name</th>
<th># of Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ability Rehab Assoc.</td>
<td>100-249</td>
<td>Labor Ready</td>
<td>100-249</td>
</tr>
<tr>
<td>Administrative Finance</td>
<td>1,000 and over</td>
<td>Life Crisis Ctr</td>
<td>100-249</td>
</tr>
<tr>
<td>American Paving</td>
<td>100-249</td>
<td>Lorch Microwave</td>
<td>100-249</td>
</tr>
<tr>
<td>Anchorage Nursing</td>
<td>100-249</td>
<td>Lowe’s</td>
<td>250-499</td>
</tr>
<tr>
<td>Apple Discount Drugs</td>
<td>100-249</td>
<td>Lower Shore Enterprises Inc</td>
<td>100-249</td>
</tr>
<tr>
<td>Arthur W. Perdue Stadium</td>
<td>100-249</td>
<td>Macy’s</td>
<td>100-249</td>
</tr>
<tr>
<td>Barr International</td>
<td>100-249</td>
<td>McDonald’s/Baxter, Thomas W</td>
<td>100-249</td>
</tr>
<tr>
<td>Best Buy</td>
<td>100-249</td>
<td>Outback Steakhouse</td>
<td>100-249</td>
</tr>
<tr>
<td>Blind Ind &amp; Svc - MD</td>
<td>100-249</td>
<td>Peninsula Regional Medical Center</td>
<td>1,000 and over</td>
</tr>
<tr>
<td>Boscov’s Department Store</td>
<td>100-249</td>
<td>Pepsi Cola Bottling Company</td>
<td>100-249</td>
</tr>
<tr>
<td>Cadista Holdings Inc</td>
<td>250-499</td>
<td>Perdue Farms Inc</td>
<td>100-249</td>
</tr>
<tr>
<td>Chesapeake Nurseries</td>
<td>100-249</td>
<td>Physical Plant Maintenance</td>
<td>100-249</td>
</tr>
<tr>
<td>Coca Cola Refreshments</td>
<td>100-249</td>
<td>Pohanka of Salisbury</td>
<td>100-249</td>
</tr>
<tr>
<td>Community Connections Inc</td>
<td>100-249</td>
<td>Republic Services</td>
<td>100-249</td>
</tr>
<tr>
<td>Credit Plus</td>
<td>100-249</td>
<td>Ruby Tuesday</td>
<td>100-249</td>
</tr>
<tr>
<td>Delaware Elevator</td>
<td>100-249</td>
<td>Salisbury Rehab &amp; Nursing Ctr</td>
<td>250-499</td>
</tr>
<tr>
<td>Delaware Media Group</td>
<td>100-249</td>
<td>Sam’s Club</td>
<td>250-499</td>
</tr>
<tr>
<td>Delmarva Power &amp; Light</td>
<td>250-499</td>
<td>Sharp Energy</td>
<td>100-249</td>
</tr>
<tr>
<td>Dove Pointe Residential Services</td>
<td>100-249</td>
<td>Sherwood Chrysler Dodge Jeep</td>
<td>100-249</td>
</tr>
<tr>
<td>Eastern Quality Vending</td>
<td>100-249</td>
<td>Sherwood Kia</td>
<td>250-499</td>
</tr>
<tr>
<td>Encore Catering</td>
<td>100-249</td>
<td>Shore Up Family Support</td>
<td>250-499</td>
</tr>
<tr>
<td>Food Lion</td>
<td>100-249</td>
<td>Southern Maryland Oil Inc</td>
<td>250-499</td>
</tr>
<tr>
<td>Frank B. Hanna Outpatient Ctr</td>
<td>100-249</td>
<td>Standard Register</td>
<td>100-249</td>
</tr>
<tr>
<td>Genesis Eldercare Management Services</td>
<td>250-499</td>
<td>Target</td>
<td>100-249</td>
</tr>
<tr>
<td>Golden Corral Buffet &amp; Grill</td>
<td>100-249</td>
<td>Texas Roadhouse</td>
<td>100-249</td>
</tr>
<tr>
<td>H&amp;R Block</td>
<td>250-499</td>
<td>Three Lower Counties</td>
<td>500-999</td>
</tr>
<tr>
<td>Health South Rehab Hospital</td>
<td>100-249</td>
<td>Tishcon Corporation</td>
<td>100-249</td>
</tr>
<tr>
<td>Henson School of Science</td>
<td>100-249</td>
<td>Top Notch Drywall</td>
<td>100-249</td>
</tr>
<tr>
<td>Home Depot</td>
<td>100-249</td>
<td>U S Security Assoc Inc</td>
<td>100-249</td>
</tr>
<tr>
<td>James M Bennett Sr High</td>
<td>100-249</td>
<td>Walmart</td>
<td>750-999</td>
</tr>
<tr>
<td>Jubilant Cadista Phrmctcls Inc</td>
<td>100-249</td>
<td>WBOC</td>
<td>100-249</td>
</tr>
<tr>
<td>K&amp;L Microwave</td>
<td>250-499</td>
<td>Wicomico Co Superintendent</td>
<td>100-249</td>
</tr>
<tr>
<td>K-Mart</td>
<td>100-249</td>
<td>Wicomico Nursing Home</td>
<td>100-249</td>
</tr>
<tr>
<td>Kohls</td>
<td>100-249</td>
<td>Wor-Wic Community College</td>
<td>100-249</td>
</tr>
</tbody>
</table>

Source: MD Department of Labor, Licensing and Regulation, InfoGroup (2016)

In addition to the business establishments with paid employees, there were 6,133 non-employer establishments within the County according to the U.S. Census Bureau 2014 Non-employer statistics. As defined by the U.S. Census Bureau, a non-employer business is one that has no paid employees, has annual business receipts of $1,000 or more and is subject to federal income taxes. The U.S. Census confirmed the majority of all business establishments in the United States are non-employers, yet these firms average less than 4 percent of all sales and receipts nationally.
Commercial and Industrial Sector
There are a number of existing and potential areas in the County where industrial and commercial land uses are proposed with the goal of maintaining Wicomico County as the hub of commercial and industrial employment on the Lower Eastern Shore. These areas are focused within and around the Cities of Salisbury and Fruitland, as well as the Town of Delmar. County-wide there are six business and industrial parks, which can range in size from one to 350 acres. See Table 12-3. These more intensely developed uses are situated in close proximity to U.S. Route 13 & 50, Wicomico River, Salisbury – Ocean City: Wicomico Regional Airport, or the Norfolk Southern railroad. For the region to remain competitive and economically viable for supporting commercial and industrial land uses, capital planning and programming for infrastructure maintenance and improvements is critical. In addition, the County and Metro Core municipalities will continue to evaluate commercial and industrial land uses to determine adequate availability of land to meet existing and future demand, as well as identify compatible locations for expansion of aforementioned uses near major transportation hubs.

The Northwood Industrial Park, which is zoned Industrial Park District, is over 350 acres in size and includes over one million square feet of industrial building space. Businesses in this Park include a beverage distributor, microwave technology, manufacturing, research, printing, and others. Surrounding the Industrial Park, in the Light Industrial District, are other manufacturing, warehousing, and distribution businesses.

Westwood Commerce Park is located at the intersection of U.S. Route 50 and the U.S. Route 13/50 Salisbury Bypass/Ocean Gateway. It consists of over 250 acres of land available for new business development. This Commerce Park is expected to serve as the gateway of economic activity in the Salisbury area.

At the time of this publication, Wicomico County is in the process of obtaining public water service for properties located in the Airport Business Zoning District (A-2). In addition to serving the Airport, consideration of expanding service to the Air Business Center is essential to attract industrial uses to this Center.

<table>
<thead>
<tr>
<th>TABLE 12-3: BUSINESS &amp; INDUSTRIAL PARKS - WICOMICO COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business/Industrial Property</td>
</tr>
<tr>
<td>------------------------------</td>
</tr>
<tr>
<td>Northwood Industrial Park</td>
</tr>
<tr>
<td>Air Business Center</td>
</tr>
<tr>
<td>Fruitland Industrial Park</td>
</tr>
<tr>
<td>Westwood Commerce Park</td>
</tr>
<tr>
<td>Airport Incubator</td>
</tr>
</tbody>
</table>

Source: Salisbury-Wicomico Economic Development Inc. (2016)
Construction Sector

The number of residential building permits issued in Wicomico County and the eight municipalities fluctuated annually since 2007. In 2007, 513 residential building permits had been issued county-wide. The number of permits had decreased to 168 residential building permits in 2014. See Table 12-4. The reduction in building permits from 2007 – 2014 reflected the unpredictable nature of the overall economy and underscored the importance of a diversified local economy. The considerable increase in multi-family permits in 2011, 2012, and 2013 is indicative of a recent change in the County development pattern resulting in areas with public services experiencing higher residential growth rates than unincorporated portion of the County.

### Table 12-4: Building Permits Issued – Wicomico County

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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<tbody>
<tr>
<td>Single-Family Residential</td>
<td>269</td>
<td>208</td>
<td>145</td>
<td>142</td>
<td>107</td>
<td>87</td>
<td>87</td>
<td>112</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>-58.4%</td>
</tr>
<tr>
<td>Single-Family Residential Percent Change</td>
<td>N/A</td>
<td>-22.7%</td>
<td>-30.3%</td>
<td>-21%</td>
<td>-24.6%</td>
<td>-18.7%</td>
<td>0.0</td>
<td>28.7%</td>
<td>0.0</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>244</td>
<td>140</td>
<td>55</td>
<td>4</td>
<td>0</td>
<td>240</td>
<td>240</td>
<td>594</td>
<td>56</td>
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<td></td>
<td></td>
<td></td>
<td>-77.0</td>
</tr>
<tr>
<td>Multi-Family Residential Percent Change</td>
<td>N/A</td>
<td>-42.6%</td>
<td>-60.7%</td>
<td>-92.7%</td>
<td>-100.0%</td>
<td>240.0%</td>
<td>0.0</td>
<td>147.5</td>
<td>-90.6</td>
</tr>
<tr>
<td>TOTAL</td>
<td>513</td>
<td>348</td>
<td>200</td>
<td>146</td>
<td>107</td>
<td>407</td>
<td>327</td>
<td>706</td>
<td>168</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-67.3%</td>
</tr>
</tbody>
</table>

Source: Maryland Department of Planning – State Data Center (2016)

Agricultural Sector

Wicomico County has an active farming community, especially in its eastern and western areas of the County. According to the 2012 Census of Agriculture, there were 510 active farms encompassing 87,739 acres of land in the County with an average size of 164 acres. Statewide, the County ranked second in the estimated market value of all agricultural products sold, with almost $236.5 million of products sold in 2012. Poultry accounted for almost 80 percent of this figure, not including crops that may have been grown in support of the poultry industry.

More information about the agriculture and its importance to the local economy is located in Chapter 6 of this Plan.

Manufacturing and Industrial Sector

Wicomico County’s manufacturing industry is inclusive of poultry processing, electronic assembly, pharmaceutical production, precision machining, and shipbuilding. The importance of maintaining and enhancing the manufacturing industry is imperative to a region’s tax base, labor force, and employment opportunities. The interdependence of manufacturers and those businesses providing services, such as
cleaning, delivery, and maintenance, offers opportunities for local businesses to provide interpedently services. The manufacturing industry accounts for approximately nine percent of the distribution of employment in the County compared to four percent State-wide.

The existence of industrial businesses in the County provides additional opportunities to generate revenue from taxes. The County recognizes the importance of a diversified economy and realizes the benefits to its manufacturing industry. Current policies and practices demonstrate the commitment of the County to compete with surrounding counties and states to retain, expand, and attract new industrial and manufacturing corporations.

**IMPORTANCE OF TRANSPORTATION NETWORK**

The transportation services offered in Wicomico County provide easy access throughout the County. All modes of transportation are available: highway, rail, water, and air. The major highways that run through the County are U.S. Route 50, which runs east-west, and U.S. Route 13, which runs north-south. The Norfolk-Southern railway runs through Salisbury parallel to U.S. Route 13 Business. In addition, two freight trains service the Northwood and Fruitland Industrial Parks daily. The Port of Salisbury is one of the largest ports in the State of Maryland, second only to Baltimore. Annually, the Port handles over $200 million in goods including petroleum, grain, and building materials. The County is also home to the Salisbury-Ocean City: Wicomico Regional Airport, which is the second largest commercial airport in Maryland serving approximately 120,000 to 150,000 passengers annually.

This versatile transportation system allows both the residents of the County and tourists to move freely around the area. It allows businesses to maintain their operations and ensure delivery of needed products and services. Therefore, maintaining the various modes of transportation within the County is vital to the sustainability of the economic activity.

**EXISTING PROGRAMS & INCENTIVES**

**Salisbury-Wicomico Economic Development, Inc. (SWED)**

Founded in 1968, Salisbury-Wicomico Economic Development, Inc. (SWED) is the primary agency charged with the promotion of economic development activities within Wicomico County. SWED is a private membership organization, which receives support from local governments. The mission of SWED is “to enhance the socio-economic environment of Salisbury, Wicomico County and region through the preservation and creation of productive employment opportunities.”

In their 2015 Annual Report SWED had described its activities as threefold:

- **Business Retention/Expansion**: Most businesses derive seventy to eighty percent of revenue from existing customers. As a correlation, most new jobs in any community originate from resident businesses. A strong business base also helps to attract new firms to a growing area.

- **Business Attraction**: New and diverse businesses mitigate adverse effects of economic downturns, reduce reliance on a few firms, increase the taxable base, and add jobs. Ancillary or indirect benefits are as great, if not greater, than direct benefits.

- **Strengthen SWED**: Since its establishment in 1968, SWED has received financial and professional support from public and private sectors. Both sectors demonstrate an interest in economic development and both sectors possess unique resources. A combined public-private effort maximizes resources, leverages capital, and broadens expertise.

To learn more about the activities and services provided by SWED, visit their website at [www.swed.org](http://www.swed.org) or contact them (410) 749-1251.
**Tri-County Council for the Lower Eastern Shore of Maryland**
The Tri-County Council for the Lower Eastern Shore of Maryland (TCCLES) was formed by an Act of the Maryland General Assembly in 2001. The purpose of the Council is to facilitate regional planning and development in Somerset, Wicomico and Worcester counties. The Council works closely with the Economic Development Administration (EDA) of the United States Department of Commerce and United States Department of Agriculture (USDA) Rural Development and partners with the Maryland Department of Business and Economic Development.

In November 2009, the Council was designated as an Economic Development District (EDD) by the EDA. This designation will allow the Council to apply on behalf of the Counties directly to the EDA for funding.

To learn more about the activities and services provided by TCCLES, visit their website at www.lowershore.org or contact them at (410) 341-8989.

**Enterprise Zone**
Businesses locating within an Enterprise Zone may be eligible for real property and state income tax credits. Upon application and approval, the zone offers a ten year credit against local real property taxes on a portion of real property improvements. The credit is 80 percent the first five years, and decreases 10 percent annually to 30 percent in the tenth and final year. This Zone also offers a one-time $1,000 credit per new worker on State income taxes.

The County partnered with the Cities of Fruitland and Salisbury to establish two certified Enterprise Zones (Salisbury – Wicomico County and Fruitland – Wicomico County Enterprise Zones). Both certified Enterprise Zones contain a portion of the unincorporated area of Wicomico County. The City of Salisbury and Wicomico County, which was certified in 2012 by the Maryland Department of Business and Economic Development, expanded the 3,845 acres previously designated as the Salisbury-Wicomico County Enterprise Zone by 435 acres. In 2016, the Enterprise Zone was expanded to include the Salisbury-Ocean City: Wicomico Regional Airport. The total acreage of the designated area is 5,220 acres. In 2015, the 129 acre City of Fruitland – Wicomico County Enterprise Zone was certified. See Map 12-1.

The criteria for classification as an Enterprise Zone concentrates on areas with declining population, higher than average poverty rates, unemployment rates above national average, and percentage of families with a median family incomes of less than 80 percent of the surrounding area of county. The Enterprise Zone provides an incentive for businesses to locate in these areas and hire new employees.

**One Stop Job Market**
The One Stop Job Market is home to various State and local agencies providing employment and training services and offer resources and assistance to businesses. These agencies include: Maryland Department of Business and Development (DBED); Maryland Department of Labor, Licensing and Regulation (DLLR); Job Corps; Lower Shore Manufacturing Net; Maintaining Active Citizens (MAC) - Senior Employment program; Tri-County Council of the Lower Eastern Shore; and the Tri-County Workforce Initiative.

To obtain more information about the services provided at the One Stop Job Market, visit their website at www.onestopjobmarket.org or contact them at (410) 341-6515.

**Job Creation Tax Credits**
Maryland provides a $1,000 tax credit to businesses that create new jobs to encourage businesses expanding or relocating to Maryland. In most cases, the Job Creation Tax Credit (JCTC) is 2.5% of annual wages for all newly created, full-time jobs, subject to a limit of $1,000 per new job. In revitalization areas, the credit increases to 5 percent of the annual wages, subject to a limit up to $1,500 per new job. The credit earned
by a qualified business entity may not exceed $1 million per credit year. In the event a credit exceeds the
tax liability, the unused credit may be carried over for five years.

The business must create 60 new, full-time jobs during a 24-month period. For a business located or
expanding in a Priority Funding Area, the minimum is 25 jobs. Outside of a Priority Funding Area, the
requirement may be reduced to as few as 30 jobs if the aggregate annual salary for new employees exceeds
60 multiplied by the State average annual salary. All positions must be filled for 12 months.

Manufacturing Equipment and Machinery
The State of Maryland does not impose a personal property tax of business. Manufacturing equipment and
machinery is exempt from personal property tax in Wicomico County. This exemption enables existing
manufacturing companies to expand and modernize equipment in order to remain competitive and increase
employment opportunities.

Commercial Inventory
Wicomico County will reduce the percentage of the assessed value of commercial inventory, subject to
County property tax, from 35% to 0% by 2018. Under the current tax provisions, businesses requiring
inventory to operate were deterred from locating in Wicomico County. By eliminating the commercial
inventory tax, it is anticipated the County will be competitive to other counties and neighboring states in
attracting new and retaining existing business.

Sales Tax Exemptions
Wicomico County does not impose a sales tax, but is subject to State sales tax. In some instances the State
exempts sales tax. Items that are exempt of the State sales tax include:

- Capital manufacturing equipment;
- Equipment or materials used or consumed in research and development;
- Fuels used in manufacturing;
- Computer programs reproduced for sale or incorporated in whole or in part into another computer
  program intended for sale; and
- Customized computer software.

Arts and Entertainment District
An Arts and Entertainment District is a geographically designated area in which a high concentration of
arts and entertainment facilities serve as an anchor attraction. The intent of the District is to stimulate
neighborhood revitalization, improve the attractiveness and safety of areas, stimulate business activity
(particularly in the evenings and on weekends), attract residents and visitors, and build the tax base.

The tax incentives available within the designated Arts and Entertainment District include: an income tax
subtraction modification for qualifying residing artists; a property tax credit; and an exemption from the
Admissions and Amusement Tax.

In April 2007, the Maryland Department of Business and Economic Development granted the City of
Salisbury an Arts & Entertainment District designation. This designation brought additional tax and
financial incentives to certain arts and entertainment related businesses and investments. The benefits
offered to participants in the Arts & Entertainment District included:

- Property tax credits for new construction or renovation of certain buildings that create live-work space
  for artists and/or space for arts and entertainment enterprises;
• An income tax subtraction modification for income derived from artistic work sold by qualifying residing artists; and
• An exemption from the Admissions and Amusement tax levied by an arts and entertainment enterprise or qualifying residing artist in a district.

For more information contact the City of Salisbury Department of Community Development at 410-334-3031, visit the City of Salisbury’s website at http://www.ci.salisbury.md.us, or visit http://www.salisburyarts.com for a district map.

**Maryland Broadband Cooperative**

The Maryland Broadband Cooperative (MDBC) is a public/private partnership to promote economic development through the deployment of technology supporting infrastructures. The mission of MDBC is “to drive economic development through universal, open access to broadband services via a fiber optic network that serves rural Maryland by building an advanced, world-class broadband network across the rural communities of Eastern, Southern and Western Maryland supported by its’ members who provide Last Mile services.” The MDBC receives funding to build the infrastructure through the Maryland Rural Broadband Coordination Board.

Wicomico County is part of the Lower Eastern Shore network which serves Easton, Cambridge, Salisbury, West Ocean City, Snow Hill, Wallops Island, Pocomoke, and Princess Anne through a system of fiber optic cable.

**TOURISM**

**Economics Benefits of Tourism**

Wicomico County is the hub of Maryland’s Eastern Shore as it is ideally situated within a drive market extending from Philadelphia to Baltimore and Washington. The County offers a wide range of natural, cultural, and historic assets that provide prime opportunities for tourism and a steady stream of income to the local economy.

Tourism is an effective mechanism to bring new revenue into a local economy. Creating year-round, as well as seasonal tourism opportunities can increase spending, thereby infusing money into the local economy. Other positive benefits include the creation or expansion of new and existing businesses that are dependent on the tourism.

**Wicomico County Recreation, Parks and Tourism**

The mission of the Wicomico County Tourism Division is to create memories through heritage and eco-tourism, conferences, trade shows, sports tournaments, and special events. The Division is driven by creative marketing and sales efforts, and the maximum use of its tourism assets. These efforts enhance the County’s quality of life and economy.

Tourism enhances and contributes to the overall identity and economic well-being of the county and region. The current objectives of the County include the following:

• Develop and implement a plan making the Wicomico Youth and Civic Center competitive within the marketplace (cultural entertainment, conferences, conventions, special events and sporting events);
• Continue to develop regional signature annual events which are multi-day, and the primary attendee is the overnight visitor from the 150-mile radius target market of Baltimore, Washington, and Philadelphia;
• Develop a means to support signature events;
• Research and develop a sports marketing package that provides high motivation for sports teams and events to come to Wicomico County;
• Continue to attract conventions and trade shows;
• Continue operation of the Visitor’s Center;
• Develop “tourist & day tripper intercept” and “extended stay” programs to better capitalize upon the traveler passing through or near Wicomico County;
• Develop a consistent information tool whereby businesses appreciate the value of tourism & become active partners to develop and support the County’s enterprise;
• Continue to develop consumer data for the purpose of marketing events and measuring trends; and
• Coordinate with neighboring counties on increasing a regional experience for visitors.

**Agri-Tourism**

Agriculture has played a strong role in the development of Maryland’s Eastern Shore over the years, and continues to be of importance today. According to the 2012 Census of Agriculture, Wicomico County was home to over 500 farms that encompassed roughly 83,800 acres. With an increasing popularity of agri-tourism over the last few years, many visitors have been interested in learning about the cycle of food production and gaining a firsthand glimpse of the behind the scenes workings of a farm. Several of our area farms have opened their doors to visitors offering opportunities to pick their own fruits and vegetables, purchase locally-grown produce, or even have fun with agriculture through outdoor corn mazes.

**Heritage Tourism**

There are numerous economic benefits to preserving and protecting the history of Wicomico County. Besides establishing a sense of civic pride, capitalizing on the unique importance of local historic structures and places has resulted in additional tourist dollars contributing into the local economy. Further strengthening the marketing of such treasures can capture additional tourist, especially summer travelers on the way to the beach. For more information regarding historic and cultural resources in the County refer to Chapter 10.

**ANALYSIS OF ECONOMIC DEVELOPMENT ISSUES**

Wicomico County is clearly recognized as the economic heart of the Delmarva Peninsula, a position that comes from the County’s location at the center of transportation networks by land, sea and air. Maintaining and strengthening these historic ties with the virtual ties offered through fiber optic and satellite technologies. These digital connections make it possible for rural communities like Wicomico County to participate in the global economy. Higher education resources and important regional medical facilities can enable County residents to participate in and take advantage of far-reaching opportunities and enhanced services once available only by traveling great distances. This connectivity opens considerable opportunity for local entrepreneurs and existing local businesses.

Protection of agricultural land within the County needs to be a high priority to maintain the production of agricultural goods and the associated industrial employment at poultry processors. Development in the rural parts of the County should be closely monitored in an effort to maintain and preserve these areas. Preservation of rural landscapes is also important to the heritage tourism initiatives undertaken by the County.

The County needs to support and strengthen the efforts of organizations, such as SWED, to retain and recruit businesses that provide key services and employment within the County. This involves direct assistance to businesses, as well as provides the community amenities and quality of life that can attract and retain skilled and valuable workers.
IMPLEMENTATION STRATEGIES

- Develop programs to support continued viability of agriculture, and agriculturally related business in the County.
- Direct commercial, industrial, and employment activities into the designated growth areas served or planned to be served by a complete array of public services or in close proximity to major roadways, rail, airport, and the Port of Salisbury.
- Encourage development of a variety of manufacturing and industrial, commercial, service, and distribution activities necessary to serve an expanding three-state regional market.
- Improve and support existing workforce training and educational opportunities in the County in order to retain existing businesses and attract new industries.
- Support existing businesses and industries by expanding tourism linkages, marketing, and regional tourism opportunities.
- Expand Urban Service Districts or explore feasibility of creating shared or community systems to provide public water and sewerage services to areas in the County with existing failing septic systems or in support of commercial, industrial, and agricultural activities.
- Create and promote areas and opportunities for private investment in appropriate commercial and industrial activities at appropriate and strategic locations throughout the County.
- Provide for regional activity centers at optimal locations such as major interchanges and at suitable points along major highways, simultaneously insuring that excessive development will not occur.
- Encourage diverse industrial development in order to promote a stable well balanced economy.
- Continue efforts to ensure the competitiveness of the Wicomico Youth and Civic Center within the marketplace (cultural entertainment, conferences, conventions, special events and sporting events).
- Work closely with neighboring Lower Shore counties to develop and implement the federally-recognized Comprehensive Economic Development Strategy (CEDS) report.
- Enhance marketing of historic and cultural assets in the County.
Chapter 13: Mineral Resources

INTRODUCTION

The sand and gravel extraction industry in Wicomico County provides basic raw materials for the construction and paving industries, and plays an important role in supporting local growth and development. Because geologic conditions dictate the location of economically recoverable mineral deposits, opportunities to meet the future demand of the County construction industry will be influenced by the availability of these deposits and future access to these deposits for construction industry use.

Sand and gravel are necessary materials for almost all types of construction. Their continued availability at economical prices is important if goals such as affordable housing, reasonable tax rates, and a strong and diverse economic base are to be realized.

Sand and gravel have not always been recognized as being a critical resource; however, as a result of preemption of prime mining opportunities in urban or urbanizing areas of the State, increasing attention is being focused on protecting remaining resource areas. Ironically, in many areas of the State, promising mineral resource deposits have been consumed by the development the resource supports.

GOALS

- Conserve major accessible mineral resource deposits for future extraction; and
- Safeguard the public by minimizing environmental impacts resulting from extraction and transport of resource deposits.

PLANNING FOR MINERAL RESOURCES

The Land Use Article of the Annotated Code of Maryland establishes specific plan requirements to be applied to mineral resources, if current geological information is available. The Maryland Geologic Survey assessed the County for potential mineral resource deposits and found extensive deposits of recoverable sand and, to a more limited extent, gravel. Therefore, this Comprehensive Plan must include a mineral resources element. The Land Use Article requires this Plan element to:

- Identify undeveloped land that should be kept in its undeveloped state until the land can be used to provide or assist in providing a continuous supply of minerals;
- Identify appropriate post-extraction uses for this land that are consistent with the County's land planning process; and
- Incorporate land use policies and recommendations for regulation to prevent the preemption of mineral resource extraction by other land uses.

In identifying mineral containing lands which should be kept undeveloped prior to extraction, there are several factors to be considered including the following:

- Proximity of significant mineral deposits to sensitive land uses;
- Location of known mineral deposits with respect to areas where growth can go due to government investment in infrastructure;
- When the mineral deposits will be extracted;
- Quality of the deposits;
- Ownership of the deposits;
Vested interest of mineral operators in exploratory work and documentation of recoverable deposits; and

Road access, capacity, and desired level of service.

Each of these factors should be considered to protect mineral resource deposits.

**CURRENT OPERATIONS**

Table 13-1 represents the current mining operations within Wicomico County. Currently, there are nine licensed sand and gravel facilities in the County, which utilize roughly 254 acres of land.

<table>
<thead>
<tr>
<th>Name</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wicomico County Department Of Public Works</td>
<td>17</td>
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<tr>
<td>George &amp; Lynch, Inc.</td>
<td>5</td>
</tr>
<tr>
<td>Jarmon Sand &amp; Gravel, Inc.</td>
<td>35</td>
</tr>
<tr>
<td>Howard &amp; David Bennett</td>
<td>30</td>
</tr>
<tr>
<td>Hobbs, James B.</td>
<td>10</td>
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<tr>
<td>Disney Sand &amp; Gravel, Llc</td>
<td>44</td>
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<tr>
<td>Disney Sand &amp; Gravel, Llc</td>
<td>20</td>
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<tr>
<td>Howard Sand &amp; Gravel, Inc.</td>
<td>96</td>
</tr>
<tr>
<td>Hobbs, James B.</td>
<td>17</td>
</tr>
</tbody>
</table>

Source: Maryland Department of the Environment (2017)

**CURRENT REGULATIONS**

Surface mining activities are regulated within the State of Maryland under Title 15, Subtitle 8, Environment Article, Annotated Code of Maryland. This law is administrated by the Maryland Department of the Environment. This 1977 law requires the following:

- Any person intending to mine sand and gravel must first obtain a Surface Mining Operator's license from the MDE. Licenses must be renewed on an annual basis.
- A surface mining permit must be obtained from MDE before mining commences on a particular site.
- Upon completion of the mining operation, the site must be reclaimed in a fashion satisfactory to MDE.

The County has enacted policies directed toward satisfying the requirements of the Critical Areas Law for mineral resources (COMAR 14.15.07). These policies prohibit mining activities in the critical area buffer, designated habitat protection areas and areas of highly erodible soils within the critical area.

Surface mining or mineral extraction activities are also regulated at the local level in Wicomico County through the Zoning Code regulations. Such activity is permitted by special exception by the Wicomico County Board of Appeals only in the Agriculture-Rural Residential (A-1) and the Heavy Industrial (I-2) Zoning Districts. No specific conditions of approval are contained in the Zoning Ordinance.

**ANALYSIS OF MINERAL RESOURCES ISSUES**

**Current Zoning Provisions**

Current and proposed ordinance provisions should be monitored to assure they accomplish two purposes. Foremost, they should maintain low permitted densities and encourage cluster development in the majority of the land area where recoverable sand and gravel deposits may be located to assure access to these resources is available in future years. Second, they should not create a cumbersome permitting process...
which denies reasonable access by sand and gravel operators to lands with economically recoverable deposits.

The County should continue to monitor the future development activity occurring in those areas, which serve as home to deposits. Should the rate of development activity accelerate, the County should consider additional measures to assure their protection for future access. Such measures may include establishing an overlay zone restricting development where accessible deposits that are economically recoverable are known to exist.

**Special Exception Conditions**

The current Special Exception process required for operators to establish mining activities on a site are minimal and the Zoning Ordinance provides no specific guidance to the Board of Appeals in the review and approval of such activities. The following conditions of approval should be added to the Wicomico County Zoning Ordinance.

Mineral extraction may be permitted provided any mineral extraction activity shall only be permitted in accordance with a site plan prepared in accordance with the Wicomico County Zoning Ordinance and shall meet the following requirements:

- No excavation shall take place within 100 feet from any right-of-way line of any road;
- No excavation shall take place, nor shall the slope of the natural land surface be altered as a result of such excavation, nor shall the storage of materials take place nearer than 100 feet to any property line. This setback shall not apply where the adjoining property is used for mineral extraction;
- All environmental standards shall be met and documented in an Environmental Assessment;
- Operation structures shall not be erected within 200 feet of any property line or within 100 feet of any road. The setback to adjoining property lines shall not apply where the adjoining property is used for mineral extraction or heavy industry;
- A buffer yard shall be required between any operation structures and the right-of-way of any road;
- Mineral extraction sites should provide a minimum 100-foot buffer of natural vegetation between the operation and edges of streams. Wash plants, including ponds and spoil piles should not be located and equipment should not be stored within this buffer area;
- Mineral extraction may be permitted within the Chesapeake Bay Critical Area provided that:
  - No activity takes place within the buffer;
  - The mineral extraction activity is consistent with the Habitat Protection Program Element of the Wicomico County Critical Area Program;
  - The mineral extraction activity is consistent with the Mineral Resources Program Element of the Wicomico County Critical Area Program;
  - The requirements of the applicable critical area land use management area are met; and
  - New wash plants shall not be located within the buffer of the Chesapeake Bay Critical Area.
  - A minimum 100 ft vegetated buffer exists or is established between the mining or mineral extraction operations and the Mean high Water Line of tidal waters, tributary streams, or tidal wetlands, whichever is further inland.
  - Site runoff containing fines is adequately controlled through the use of wash ponds.
- Mineral processing may be permitted provided:
Operation structures shall not be erected and storage of materials shall not take place within 200 feet of any property line or 100 feet of the right-of-way of any road;

The setback from property line shall not apply if the adjoining lot is being used for heavy industry or mineral extraction;

A buffer yard shall be required between any operation structures and the right-of-way of any road; and

Traffic impacts and structural and pavement damage upon state and local roads in the vicinity are mitigated by the operation owner or operator.

Protection of the Natural Environment

The County's Critical Area Protection program, State Surface Mining Law, and measures recommended in this Plan for sensitive areas protection provide a sound framework for review of proposed mineral extraction activities. These existing laws and regulations establish protection measures for sensitive environmental features and are monitored as part of the permitting process.

Mining operators currently must comply with extensive State environmental regulations relating to operating and closure requirements. Any duplication between State and local ordinances should be limited to information related to the environmental impact assessment, particularly for control of sediment and erosion. While both processes require similar information, the distinction between the regulatory purposes served by both State and County review appear to be justified. The State reviews information primarily to determine appropriate engineering and technical design. The County is responsible for on- and off-site land use, health, safety, and general welfare impacts; including traffic, dust, noise, odor, use intensity and disturbance to adjacent land uses.

All new mineral extraction sites should provide a minimum 100-foot buffer of natural vegetation between the operation and edges of streams. Wash plants, including ponds and spoil piles should not be located and equipment should not be stored within this buffer area.

Reclamation and Post Excavation Use

To ensure mining sites are restored to a usable state, appropriate action must be taken before, during, and after extraction. Currently, the licensing process for an extraction permit requires reclamation plans for any site mined. In addition, bonds are posted to ensure the availability of funds for reclamation should an operator abandon the site. Since the licensing process was established, these restorative guidelines and regulations have been successful in ensuring the restoration of sites where extraction has taken place.

As part of the application process, the post-extraction intended use of the property must be identified. The restoration plan should be consistent with the future land use of the site. The following are recommended post extraction land uses:

- Recreational land use: parks and lakes;
- Forestry;
- Farmland;
- Aquaculture;
- Low density residential development; and
- Disposal of non-toxic solid fill material; clean fill material and disposal of inorganic solid fill material (such as fly ash).
Note: Rubble fill material such as that from construction and demolition projects is no longer considered clean, non-toxic, solid fill material. New State regulations requiring liners and leachate treatment for rubblefills preclude such material from being considered suitable for mining site reclamation.

**Inventory Abandoned Extraction Sites**
Reclamation of abandoned extraction sites (i.e. pre-Natural Resources Law) is also a concern for unrestored mining sites for which no closure bond was required. An initial step toward reclaiming these abandoned sites would be to conduct an inventory and evaluation of all abandoned sites to determine reclamation needs and their potential for other land uses. If in the future existing sites are abandoned, the County should request the Maryland Department of the Environment to conduct or provide technical assistance to create and maintain such an inventory. This inventory could help establish future reclamation priorities, evaluate funding needs, and assess funding opportunities for priority site reclamation. Funding options for reclaiming abandoned sites include imposing a tax on mineral products, much as the Federal Superfund program is funded by a tax on certain chemical feedstocks.

**Reducing Impacts to County Infrastructure**
To date, mining operations in Wicomico County have been limited in number and have not had a significant impact on the County road system. However, if mining activity in the County accelerates consistent with recent national trends, the lack of consideration for long-term mining operation needs can cause increased damage to low-capacity roads and disturb neighbors and travelers on these routes. The County should continue to monitor mining and be prepared in the future to seek legislation allowing imposition of a surcharge or tax on mineral products that would generate revenue for a roadway maintenance or improvement fund. Such funding could be derived using mechanisms such as special exception conditions at the time of approval, a road tax on haulers, or a tax on sales of mineral products.

In conjunction with planning efforts to direct development away from mineral resource areas, the County could consider upgrades of transportation routes where mining-related traffic occurs, providing those improvements are consistent with long-term growth plans for the area. Where mineral resource operations are proposed for rural areas, the operators should be expected to upgrade or repair damage along the principal travel routes for trucks servicing the operations. In doing so, improvements to the transportation system could be made before truck traffic from mining operations begins to overload substandard or undersized roadways.

**IMPLEMENTATION STRATEGIES**
- Assure available measures are taken to protect the natural environment from all sources of pollution resulting from mineral extraction activities;
- Maintain land use policies and regulations that discourage the preemption of known mineral extraction areas by other uses;
- Require post-excavation uses for mined sites be consistent with County plans and regulations;
- Utilize appropriate methods for protecting existing neighborhoods from the impacts of adjacent extraction operations and the transportation of extracted resources;
- Provide adequate regulation and monitoring of mineral extraction operations to assure compliance with applicable permitting requirements including those established for reclamation or restoration of mined sites;
- Identify and utilize any programs which can support reclamation or reforestation of older borrow pits or mined sites which were not subject to reclamation requirements established by the Surface Mining Law;
- Monitor the effectiveness of current Zoning Provisions – special exception conditions;
• Minimize any duplication required by current State regulations and local ordinances;
• Require identification and planning for post-extraction uses during special exception approval process;
• Create and update, as necessary, an inventory of abandoned extraction sites; and
• Initiate efforts to require repair and improvements to transportation routes where mineral resource traffic is occurring.
Chapter 14: Plan Implementation

INTRODUCTION
The purpose of the Implementation Element is to recommend methods and resources to successfully accomplish the proposals set forth in the Comprehensive Plan and ensure the continued growth and management of assets in Wicomico County, as required for local governments through the Land Use Article of the Maryland Annotated Code.

In order to accomplish the Goals and Objectives of this Comprehensive Plan, a wide range of implementation measures including of legislative proposals related to land development are recommended. The implementation measures recommended should be viewed as positive instruments of the Comprehensive Plan that are based on public participation, which will guide the future growth and development of Wicomico County.

The recommended implementation measures involve agencies at all levels of government, private organizations, developers, and the public. However, the final responsibility for the implementation of the Comprehensive Plan lies with the citizenry and their elected officials.

Throughout this Comprehensive Plan, each Element has presented the future goals for individual topics and suggested strategies that should be implemented to meet those goals. This Element of the Plan compiles the strategies from each of those individual elements and organizes them into the areas in which they would need to be implemented.

IMPLEMENTATION STRATEGIES
Sensitive Areas
The Sensitive Areas Element, Chapter 4, contains strategies directed towards the preservation of environmental assets and resources in the County. The Implementation Strategies are designed to protect and manage these environmentally sensitive areas as follows:

- Coordinate with DNR for review and appropriate limitations for any subdivision or site plan that lies within a designated SSPRA or FIDS area.
- Support land conservation programs and other initiatives to preserve open space and improve the quality of the Chesapeake Bay and its tributaries.
- Prioritize land banking along the Wicomico County waterways to preserve sensitive and natural areas. Land acquisition strategies could include weighting / ranking of land based on the need for streamside restoration and shoreline stabilization efforts, both count towards nutrient reductions for the WIP.
- Strengthen focus on corridor development with an integrated approach involving State, County, incorporated jurisdictions, and non-profit groups to protect natural resources, habitat areas, and historic sites and to develop waterway trails.
- Coordinate with Maryland Cooperative Extension for innovation in the agricultural industry.
- Expand agricultural and rural-based tourism.
- Work with local universities and colleges to study new agricultural technologies, such as green energies.
- Encourage community management workgroups and citizen monitoring of aquatic resources.
• Continue to recognize the importance of the State-wide Green Infrastructure Assessment used by the Natural Resources Conservation Advisory Committee in its prioritization assessment of at-risk parcels in the County.
• Consider coupling agricultural preservation easement purchases with initiatives to protect delineated GI Hubs and Corridors.
• Develop alternative methods of compensation for easements (i.e. tax free interest payments, tax donation deductions, property tax credit, etc.).
• Seek State-wide Program Open Space funding to acquire lands within targeted GI Hubs and Corridors.
• Review the Local Hazard Mitigation Plans, particularly the coastal hazard (e.g., erosion, flooding, and storm surge) element, to account for the effects of sea level rise.
• Aligning growth strategies to reflect population growth and development patterns in areas vulnerable to sea-level rise.
• Secure grant funding to obtain professional consulting services to prepare a sea level rise study outlining inundation areas, protection guidelines, and evaluating existing evacuation policies and procedures.
• Identify opportunities to restore, maintain, and enhance important natural features, such as waterways, wetlands and forested riparian buffers.

**Water Resources**

The Water Resources Element, Chapter 5, identifies potential supply, infrastructure and receiving water constraints and ways to address any constraints. The Implementation Strategies include the following:

• Ensure the Maryland Department of the Environment continues to monitor potable water supply levels in the County.
• Reduce risk of surficial contamination in vulnerable aquifers.
• Ensure the Maryland Department of the Environment continues to monitor aquifer risk for saltwater intrusion.
• Ensure coordination with adjacent municipalities, counties, and states concerning water supply.
• Work to assure the provision of necessary facilities and services in areas designated for growth.
• Locate and employ conservation and preservation resources to encourage the preservation of woodlands and healthy forests.
• While residential development is permitted in the rural areas of the County, zoning and other regulations should be used to encourage increased residential development in designated growth areas and minimize the impact of development on rural lands.
• Evaluate the use of package treatment plants in rural areas (Agriculture Resources), while permitting the use within designated growth areas of the County provided there are sufficient provisions to assure the long term maintenance and operation of a facility.
• Encourage environmentally sensitive design standards to minimize the impacts of nutrients and sediments into receiving waters, the Chesapeake Bay and its tributaries.
• Upon completion, review USGS Atlantic Coastal Plain of Maryland Assessment and use methodology and resources to monitor aquifer levels and risk of surficial and saltwater contamination.
• Continue to implement water quality projects and programs consistent with the Two-Year Milestones contained in the Wicomico County Phase II Watershed Implementation Plan.
• Use funds from the State as well as Chesapeake Bay Restoration Funds to upgrade existing septic systems to denitrifying septic systems, as well as connection to public / shared / or community systems.
• Implement the County Land Use Plan, which is designed to reduce nutrient loads of the local waterbodies.
• Establish water conservation techniques to be encouraged in development plans.
• Encourage the development of Sewer and Water Allocation Management Plans for each facility.
• Implement agricultural, septic system, stormwater management, and waste water treatment plant (cities and towns) best management practices designed to improve water quality.

Agriculture
The Agricultural Element, Chapter 6, discusses agricultural issues in Wicomico County. The intent is to provide a summary of County policies designed to preserve agricultural open space, the preservation of agriculture as an economic function in Wicomico County, and to enhance the agricultural industry in the County. The implementation strategies include the following:

• Maintain the agricultural land base and to support working farms.
• Identify sustainable revenue sources to support the on-going preservation efforts in the Agriculture Resource areas as identified on the County Land Use Plan.
• Obtain MALPF certification for the County Land Preservation Program.
• Prioritize public improvements directed toward agriculture, forestry, and related uses such as improvement of rural roads to allow for improved farm vehicle movement.
• Direct growth to designated growth areas with existing or planned services.
• Encourage expanded agricultural related business opportunities in the A-1 zone to allow farmers more options than farming and residential development.
• Explore and encourage the use of Best Management Practice to improve techniques in farming for more efficient methods.
• Promote the production of high-value crops such as nursery and greenhouse products, specialty foods, cut flowers, and aquaculture.
• Consider expansion of the existing Quantico Creek Rural Legacy Area.
• Evaluate the existing TDR program to create a market for development rights.
• Coordinate with State agencies to streamline development review process and identify innovative methods to reduce engineering costs associated with stormwater management plans.
• Identify and pursue federal, State, and private funding sources for preservation efforts.
• Research viability of implementing of an Installment Purchase Agreement program.
• Identify financial incentives to keep farming profitable, including, but not limited to enhanced preservation funding and tax credits.
• Consistent with the 2010 Wicomico County Water and Sewerage Plan, spray irrigation (discharge of treated effluent) should be permitted within the Agriculture Resource areas of the County.
• Coordinate with Maryland Cooperative Extension for innovation practices in the agricultural industry.
• Expand agricultural and rural-based tourism.
• Improve rural roads to allow for improved farm vehicle movement.
• Identify emerging markets in agriculture.
• Promote farmers markets and community supported agricultural co-ops.
Land Use
The Land Use Element, Chapter 7, is a policy guide for the future use of land. It includes direction for modification of County Codes and ordinances such as the Zoning ordinance. Implementation of the Land Use Chapter includes the following strategies:

Residential
- Protect residential areas in designated growth areas from incompatible land uses to promote a desirable living environment.
- Support the preservation of diverse residential neighborhoods.
- Identify opportunities to expand homeownership opportunities.
- Maintain and improve the character of established neighborhoods by including assets and amenities that will ensure stability.
- Provide for adequate, well located recreational facilities and open space in residential areas.
- Encourage development that creates and maintains a safe, healthy, and diverse residential community.
- Encourage revitalization and infill development of older neighborhoods within the County.
- Discourage multi-family uses in existing neighborhoods consisting of single-family detached residential dwellings.
- Prohibit residential uses in areas designated as Commercial, Urban Corridor, and Industrial on the County Land Use Plan.
- Revise County Zoning Code to prohibit residential dwelling units as a permitted use by right or special exception in the Light Business & Institutional (LB-1).
- Ensure all new development and redevelopment minimizes pollutant loadings and runoff from sites through implementing sediment, stormwater, and erosion control plans and practices in accordance with applicable rules and regulations.
- Provide for an effective transition between residential uses and adjoining non-residential uses through the use of effective buffering, or setbacks / separation techniques.

Agriculture Resources
- Continue on-going efforts by the County to effectively stabilize the agricultural land base and to support working farms.
- Maintain the land base necessary to support the agricultural industry, preserve rural character, and protect natural resources by conserving land and encouraging growth to locate within designated growth areas, while providing opportunities for appropriate-scale growth in the Agriculture Resource areas of the County.
- Prioritize preservation efforts in areas adjacent to County designated growth areas, as well as protected areas, to better define a transition/buffer between Agriculture Resource and designated growth areas.
- Consistent with the 2010 Wicomico County Water and Sewerage Plan, spray irrigation (discharge of treated effluent) should be permitted within the Agriculture Resource areas of the County.
- Explore the feasibility of using community / shared / private waste water treatment systems to serve residential areas with failing septic systems.

Light Business and Residential
- In appropriate areas, promote a mix of residential, neighborhood commercial, and employment opportunities.
• Design mixed use communities with amenities that encourage walking and cycling by connecting residential, recreational, employment, and retail opportunities.

**Urban Corridor**

• Amend the County Zoning Code to preclude residential dwelling units as a permitted use by right or special exception in the Light Business & Institutional (LB-1). Discourage residential uses in future growth areas designated as Urban Corridor.

• Prohibit intensive commercial development and big-box retail stores in areas designated as Urban Corridor(s).

**Town Transition**

• Encourage development compatible with the existing character of the surrounding area.

• Evaluate existing site development standards to ensure achieving orderly growth in areas adjacent to the town centers.

• Expand commercial uses in the Town Transition Zoning District appropriate in scale to the surrounding environs.

**Rural Villages**

• Accommodate additional, low density in-fill development in designated areas.

• Encourage protection and restoration of existing structures to maintain the character of existing Rural Villages.

• Require through land development regulations, that new construction be architecturally consistent with existing structures to maintain community character.

• Protect areas from incompatible uses and intensive development through land development regulations, recognizing that low density residential use and related services will be the predominant land use.

• Encourage new development to be compatible with the existing character of these centers and mitigate adverse impacts to maintain the amenities of these communities.

**Commercial**

• Support community-scale commercial, residential, and mixed-use opportunities, promoting efficient transit services and greenways.

• Reduce external vehicle trips and related traffic congestion patterns in the County designated growth areas.

• Encourage clustered development at appropriate locations versus strip development.

• Ensure commercial development is not disruptive to the surrounding neighborhood(s) or community

• Improve the quality and quantity of commercial spaces within County designated growth areas.

• Expand and grow the Regional Commercial zone, as needed, for new market and expanded market opportunities.

• Review the County Zoning Code to evaluate the viability of the Select Commercial Zoning District.

**Industrial**

• Encourage a diverse manufacturing and industrial base to promote a well-balanced economy.

• Locate new industries in planned industrial parks with access to transportation facilities including rail, highway, air, and water.
Separate industrial areas from residential areas and other incompatible uses by buffers, landscaped parking areas, open space and/or transitional commercial uses to minimize adverse impact on adjoining uses including: impacts from noise; emissions; or heavy traffic.

- Improve access to industrial parks.
- Provide attractive, safe and convenient industrial sites.
- Provide appropriate landscaping to buffer adjoining areas.

**Airport**
- Prepare a Land Use Plan that discourages incompatible uses on the fringe of the Airport, airport overlay zoning district, and the airport turning radius.
- Support the expansion of the Airport.
- Improve access from U.S. Route 50 by constructing a direct access road from the intersection of US 50 and Hobbs Road to the intersection of Airport Road and MD 350 Mt. Hermon Road.
- Acquire public water in support of expanding development of the Airport Business Park.

**Salisbury University**
- Delineate areas on the Land Use Plan suitable for the expansion of Salisbury University.
- Evaluate County Zoning in the Salisbury University land use area to assure that the planning area meets the University needs, while protecting the interests of surrounding residential communities.

**Transportation**
The Transportation Element, **Chapter 8**, emphasizes the role of the County as the transportation hub for the Delmarva Peninsula. This Element includes ways to provide a well-coordinated transportation system to safely and effectively move people and goods, both locally and regionally. The following implementation strategies are recommended:

**Coordination**
- Coordinate with Federal, State and local governments, and service providers to develop a coordinated and efficient transportation system.
- Continue to actively participate in the membership of the Salisbury/Wicomico Metropolitan Planning Organization.
- Coordinate transportation improvement efforts with the Salisbury/Wicomico Metropolitan Planning Organization and the Maryland State Highway Administration through joint studies.
- Coordinate with the Salisbury/Wicomico Metropolitan Planning Organization, Shore Transit, and the Airport Commission to conduct a study for the purpose of identifying potential sites to locate an intermodal transportation hub to support the economic, employment and transportation goals of the County.
- Coordinate with Shore Transit and the Maryland Transit Authority to expand and enhance the existing public transportation system.
- Incorporate recommendations contained in transportation-related studies, plans, and reports prepared by the Salisbury/Wicomico Metropolitan Planning Organization into locally adopted comprehensive plans, priority letters, and capital programming efforts.
- Participate with the Delmarva Water Transport Committee to stay informed about waterborne freight related issues and opportunities.
- Coordinate traffic and roadway planning initiatives with emergency management agencies to develop and maintain an emergency evacuation plan for use in the event of severe weather or catastrophe.
Submit annual Priority Letter to MDOT for their consideration of appropriating funding for recommended improvements along State roadways.

Coordinate with the State Highway Administration during the planning and design of State highways and associated improvements in Wicomico County.

Continue to work closely with the State Highway Administration and developers during the development review process for projects located along State roadways to ensure future right-of-ways are capable of expansions as a result of future growth and development.

Coordinate with the municipalities for the logical extension and connection of the existing highway system to serve and maintain newly developing areas prior to the time the proposed development is scheduled for official approval.

**Roads**

- New roadway construction and major improvement projects for existing County streets should continue to be scheduled as part of the Capital Improvements Program.
- New roads built by the public or private sector should be constructed with an appropriate design suited to the road’s primary function, and when possible, facilitate bike lanes.
- Continue to encourage developers of projects located along State roadways to provide additional right-of-way for future road widening capacity expansion projects or accommodate bike lanes.
- Plan for adequate right-of-way for future roadways, taking into account existing and future development.
- Continue to improve safety along roadways and at intersections by proper traffic signalization, geometric configurations and signage.
- Continue to provide controlled, limited access to arterial highways and major collectors. Serve all development by interior streets with common indirect access to major collectors and arterials.
- Require indirect/limited access for residential uses along major roadways.
- Locate light industrial, business, and other highway intensive uses in the areas along major highways and at select interchanges.
- Consider, where practical, alternative road designs and materials to minimize impervious surface.
- Continue to maintain standards for new road construction, improvement, and maintenance suited to a road’s primary function to ensure safety and efficiency as required by the County’s construction standards.
- Implement traffic calming strategies, where appropriate, such as narrow streets, on-street parking, and pedestrian crossings in residential neighborhoods and at or near high activity centers.
- Provide for safety of motorists and pedestrians by ensuring adequate sight distance, using traffic control devices and geometric design features such as marked crosswalks, traffic signals, stop signs and other appropriate techniques.
- Promote mixed use compact development in the designated growth areas in an effort to reduce trips and vehicle miles traveled.
- Evaluate all major developments to determine their impact on the highway network.
- Expand capacity where and when necessary to adequately serve existing and future population growth, as well as development.

**Airport**

- Prepare a Land Use Plan that discourages incompatible uses on the fringe of the airport, airport overlay zoning district, and the airport turning radius.
• Improve access from U.S. Route 50 by constructing a direct access road from the intersection of U.S. 50 and Hobbs Road to the intersection of Airport Road and MD 350 Mt. Hermon Road.
• Acquire property adjacent to the Salisbury-Ocean City: Wicomico Regional Airport, to protect the Airport from urban encroachment and to allow greater flexibility in future expansion plans.
• Support improvements and future expansions to the Salisbury-Ocean City: Wicomico Regional Airport.

**Rail**

• Support the preservation and revitalization of the Delmarva rail system.
• Ensure adequate land adjacent to rail facilities is available for industrial development.
• Coordinate with Norfolk-Southern Corporation to ensure rail rights-of-way are properly maintained.

**Pedestrians, Cyclists, and Recreational Water Uses**

• Promote multimodal transportation systems by identifying opportunities to expand the established hiking/biking trails, as well as developing walkable communities.
• Identify locations to link existing County trails to existing State and municipal trail systems.
• Encourage the provision of bike racks at publicly and privately-owned facilities.
• Coordinate with developers to negotiate the potential dedication of right-of-way or easement to accommodate the expansion of existing or creation of new hiker/biker trails.
• Use bike/pedestrian facilities to promote eco-tourism/agro-tourism activities.
• Promote the expansion of scenic greenways, water trails, and byways.
• Continue to ensure adequate public access is provided to County waters for recreational and commercial purposes.
• Identify locations and potential funding mechanisms to construct public access canoe launch sites to increase recreational water uses in Wicomico County.

**Waterborne Freight**

• Identify and secure dredge material placement sites for future dredging operation along the Wicomico Rivers.
• Ensure adequate amount industrially-zoned land along the Wicomico River to accommodate existing and future industrial growth and development.

**Community Facilities**

The Community Facilities Element, Chapter 9, guides the establishment of services such as schools, stormwater management, solid waste management and recycling facilities, library system, as well as recreation, parks and tourism opportunities which will serve the County’s growing population as efficiently as possible. The following implementation measures are recommended:

• Identify areas for future land acquisition for the expansion, consolidation, and / or construction of government facilities.
• Support the development of urban drainage, water, and waste water treatment facilities and systems promoting development in the County.
• Make multiple uses of drainage facilities where possible for recreation and conservation purposes.
• Implement the County’s Stormwater Management Ordinance to reflect existing regulations and future revisions to the State’s stormwater regulations.
• Continue efforts to review and update the County’s Comprehensive Water and Sewerage Plan on a triennial cycle.
• Evaluate the feasibility of expanding existing and creating new urban service districts to provide public service(s).
• Encourage non-profit organizations to identify, apply, and obtain funding to implement stormwater BMPs including rain gardens, streamside plantings, and home owners associations to voluntarily prepare nutrient management plans.
• Give priority to the construction of agricultural drainage systems.
• Permit the use of a Package Treatment Plants within County designated growth areas, planned service areas, existing areas of failing septic tanks (designated and non-designated growth areas), and other areas as expressed in the Wicomico County Comprehensive Water and Sewerage Plan.
• Identify potential funding sources for the purpose of implementing stormwater best management practices designed to reduce nutrients from entering local waterways.
• When feasible, physically mix schools and recreation uses to provide safety, convenience, and savings.
• Promote reduction, reuse, and recycling awareness and education for County residents to eliminate as many waste items as possible.
• Explore the possibility of expanding into adjacent areas at the Newland Park site.
• Identify potential County acquisition sites and/or strategies for placement of dredge materials.
• Continue to coordinate with the WCBOE to ensure educational facilities are adequate in size to accommodate the anticipated enrollment in their service areas.

Historic and Cultural Resources

The Historic and Cultural Resources Element, Chapter 10, guides the preservation of buildings, places, and areas that possess historic or architectural significance within the County in order to promote educational, cultural and economic welfare of its residents and visitors. To ensure that this is accomplished, the following implementation measures are recommended:

• Identify and protect scenic views influencing the qualities of the County to the extent practical. They are important to the historic character of the County and enhancing the area as a center for tourism and recreation.
• Safeguard and manifest the County’s heritage by protecting those sites, buildings, districts, structures and objects, which reflect significant elements of the County’s history.
• Assist older neighborhoods, rural villages and traditional crossroads communities to discover their social and economic origins and to appreciate their historic features. Preservation of their historic character and identity should be facilitated in order to:
  ♦ Provide focal points of historic interest;
  ♦ Preserve those elements which are unique to the County or which exemplify its past development periods;
  ♦ Provide a blending of outstanding older structures with newer development; and
  ♦ Enhance the richness and diversity of the County.
• Where redevelopment projects are proposed for sites containing federally designated historically significant buildings, consideration should be given to incorporate the historic building into the new site plan before considering demolition or moving it from its original location.
• Encourage new developments to complement and not detract from historic structures, by use of compatible mass, scale, materials, setting, setback, architectural details etc.
• Support public or nonprofit acquisition of its most important historic resources.
• Consider budgeting park development funds to restore historic sites on park property or to put interpretive historic information at park sites.
• Preserve the general character and quality of the historic resources and districts by setting limits on the type of land use within the district or adjacent to a resource.
• Promote the adaptive reuse of historic structures for public and private uses.
• Coordinate with State agencies and local preservation groups to ensure an inventory of the County’s archaeological, architectural, and historic resources associated with its past is accurate.
• Continue the enactment and maintenance of a historic preservation overlay zone specifically relating to historically, architecturally, and archaeologically significant sites.
• Consider using special wayfinding signage and landscape improvements to serve as formal entrances to historic districts or sites.
• Support cultural events celebrating Wicomico County’s heritage and culture.
• Support the activities of the Lower Eastern Shore Heritage Council, Inc.
• Cooperate with the Historical Commission and other preservation societies and organization, to establish a prioritized list of the top ten sites or objects of historical interest.
• Amend, as necessary, the Historic Preservation Ordinance for the purpose of continuing to recognize locally significant historical resources.
• Enforce the historic preservation overlay zone in Quantico and Whitehaven.
• Seek to use rehabilitated buildings for County programs and promote the use of rehabilitated buildings among businesses and organizations.
• Use historically significant county-owned buildings for appropriate activities consistent with the historic values of the site.

Housing and Community Development
The Housing Element, Chapter 11, guides the development and maintenance of the housing stock in the County. The implementation strategies are as follows:

• Program and phase supporting public services to encourage new high density residential development to occur in appropriate locations within designated growth areas.
• Encourage planned unit and mixed use developments, especially in areas with existing and planned services.
• Incorporate ENERGY STAR appliances and other features in the renovation of older homes.
• Enforce housing standards for renovation and rehabilitation of older housing stock.
• Direct new multi-family and compact single family residential developments to designated growth areas.
• Locate high density housing near existing or planned transit routes, medical services and shopping areas.
• Increase the supply of housing through new construction and conservation and rehabilitation of the existing housing stock.
• Encourage non-profits to construct housing for underserved populations in the County.
• Locate assisted elderly housing in close vicinity to medical services, shopping areas and public transportation.
• Support local transit planning initiatives through participation in the Salisbury/Wicomico Metropolitan Planning Organization.
• Provide technical and financial assistance for necessary home improvements (e.g. wheelchair access) to the elderly home owners.
• Coordinate with social service providers to expand transportation, medical and social services access to the elderly population in order to support aging in place.
• Work closely with Salisbury University to further support expansion in appropriate locations. Regulations should more clearly target expansion areas, while discouraging conflicts with existing neighborhoods primarily consisting of single-family detached dwellings.
• Coordinate housing efforts with local municipalities.
• Work with non-profit organizations and agencies to coordinate housing development efforts and financing alternatives and to provide potential home buyers with advice and assistance related to obtaining mortgage financing, including construction and rehabilitation financing.
• Provide financial incentives and assistance, technical advice for renovation, rehabilitation and home improvement for qualifying households.
• Serve as a partner in the Maryland Safe Streets Program, striving for improved multi-agency cooperation.

**Economic Development and Financial Sustainability**

The Economic Development Element, *Chapter 12*, provides guidance on the future of community and economic development within the County. The implementation strategies are as follows:

• Develop programs to support continued viability of agriculture, and agriculturally related business in the County.
• Direct commercial, industrial, and employment activities into the designated growth areas served or planned to be served by a complete array of public services or in close proximity to major roadways, rail, airport, and the Port of Salisbury.
• Encourage development of a variety of manufacturing and industrial, commercial, service, and distribution activities necessary to serve an expanding three-state regional market.
• Improve and support existing workforce training and educational opportunities in the County in order to retain existing businesses and attract new industries.
• Support existing businesses and industries by expanding tourism linkages, marketing, and regional tourism opportunities.
• Expand Urban Service Districts or explore feasibility of creating shared or community systems to provide public water and sewerage services to areas in the County with existing failing septic systems or in support of commercial, industrial, and agricultural activities.
• Create and promote areas and opportunities for private investment in appropriate commercial and industrial activities at appropriate and strategic locations throughout the County.
• Provide for regional activity centers at optimal locations such as major interchanges and at suitable points along major highways, simultaneously insuring that excessive development will not occur.
• Encourage diverse industrial development in order to promote a stable well balanced economy.
• Continue efforts to ensure the competitiveness of the Wicomico Youth and Civic Center within the marketplace (cultural entertainment, conferences, conventions, special events and sporting events).
• Work closely with neighboring Lower Shore counties to develop and implement the federally-recognized Comprehensive Economic Development Strategy (CEDS) report.
Enhance marketing of historic and cultural assets in the County.

**Mineral Resources**
The Mineral Resources Element, *Chapter 13*, provides guidance on the conservation of mineral resources and the reduction of environmental impacts on the public. The following implementation strategies are recommended:

- Assure available measures are taken to protect the natural environment from all sources of pollution resulting from mineral extraction activities;
- Maintain land use policies and regulations that discourage the preemption of known mineral extraction areas by other uses;
- Require post-excavation uses for mined sites be consistent with County plans and regulations;
- Utilize appropriate methods for protecting existing neighborhoods from the impacts of adjacent extraction operations and the transportation of extracted resources;
- Provide adequate regulation and monitoring of mineral extraction operations to assure compliance with applicable permitting requirements including those established for reclamation or restoration of mined sites;
- Identify and utilize any programs which can support reclamation or reforestation of older borrow pits or mined sites which were not subject to reclamation requirements established by the Surface Mining Law;
- Monitor the effectiveness of current Zoning Provisions – special exception conditions;
- Minimize any duplication required by current State regulations and local ordinances;
- Require identification and planning for post-extraction uses during special exception approval process;
- Create and update, as necessary, an inventory of abandoned extraction sites; and
- Initiate efforts to require repair and improvements to transportation routes where mineral resource traffic is occurring.
# Appendix 1: Endangered Species

Current and Historical Rare, Threatened, and Endangered Species  
Wicomico County, Maryland*  
April 2010  
Maryland Department of Natural Resources  
Wildlife and Heritage Service

## ANIMALS:

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Appendix 1: Endangered Species
**Scientific Name** | **Common Name** | **Global Rank** | **State Rank** | **State Status** | **Federal Status**
--- | --- | --- | --- | --- | ---
Scleria reticularis | Reticulated Nutrush | G4 | S2S3 | | |
Scleria triglomerata | Tall Nutrush | G5 | S1S2 | | |
Sclerolepis uniflora | Pink Bog-button | G4 | S2 | T | |
Solidago speciosa | Showy Goldenrod | G5 | S2 | T | |
Sorghastrum elliottii | Long-bristled Indian-grass | G5 | S1 | E | |
Spiranthes odorata | Sweet-scented Ladies’ Tresses | G5 | SH | X | |
Stachys aspera | Rough Hedge-nettle | G4? | S1 | E | |
Tephrosia spicata | Southern Goat's Rue | G4G5 | S1 | E | |
Triadenum tubulosum | Large Marsh St. John's-wort | G4? | S1 | | |
Trichostema setaceum | Narrow-leaved Bluecurls | G5 | S1 | | |
Triglochin striata | Three-ribbed Arrow-grass | G5 | S1 | E | |
Utricularia cornuta | Horned Bladderwort | G5 | SH | | |
Utricularia fibrosa | Fibrous Bladderwort | G4G5 | S1 | E | |
Utricularia purpurea | Purple Bladderwort | G5 | S1 | T | |
Utricularia resupinata | Reversed Bladderwort | G4 | S1 | E | |
Wolffia punctata | Dotted Water-meal | G5 | S2 | | |
Xyris fimbriata | Fringed Yelloweyed-grass | G5 | S1 | E | |
Xyris smalliana | Small's Yelloweyed-grass | G5 | S1 | E | |

* This report represents a compilation of information in the Wildlife and Heritage Service’s Biological and Conservation Data system as of the date on the report. It does not include species considered to be “watchlist” or more common species.
Appendix 2: RTE Species – Explanation of Rank and Status Codes

EXPLANATION OF RANK AND STATUS CODES
December 20, 2007

The global and state ranking system is used by all 50 state Natural Heritage Programs and numerous Conservation Data Centers in other countries in this hemisphere. Because they are assigned based upon standard criteria, the ranks can be used to assess the range-wide status of a species as well as the status within portions of the species' range. The primary criterion used to define these ranks is the number of known distinct occurrences with consideration given to the total number of individuals at each locality. Additional factors considered include the current level of protection, the types and degree of threats, ecological vulnerability, and population trends. Global and state ranks are used in combination to set inventory, protection, and management priorities for species both at the state as well as regional level.

GLOBAL RANK

G1  Highly globally rare. Critically imperiled globally because of extreme rarity (typically 5 or fewer estimated occurrences or very few remaining individuals or acres) or because of some factor(s) making it especially vulnerable to extinction.

G2  Globally rare. Imperiled globally because of rarity (typically 6 to 20 estimated occurrences or few remaining individuals or acres) or because of some factor(s) making it very vulnerable to extinction throughout its range.

G3  Either very rare and local throughout its range or distributed locally (even abundantly at some of its locations) in a restricted range (e.g., a single western state, a physiographic region in the East) or because of other factors making it vulnerable to extinction throughout its range; typically with 21 to 100 estimated occurrences.

G4  Apparently secure globally, although it may be quite rare in parts of its range, especially at the periphery.

G5  Demonstrably secure globally, although it may be quite rare in parts of its range, especially at the periphery.

GH  No known extant occurrences (i.e., formerly part of the established biota, with the expectation that it may be rediscovered).

GNR  The species has not yet been ranked.

GU  Possibly in peril range-wide, but its status is uncertain; more information is needed.

GX  Believed to be extinct throughout its range (e.g., passenger pigeon) with virtually no likelihood that it will be rediscovered.

G?  The species has not yet been ranked.

_Q  Species containing a "Q" in the rank indicates that the taxon is of questionable or uncertain taxonomic standing (i.e., some taxonomists regard it as a full species, while others treat it at an infraspecific level).
STATE RANK

S1  Highly State rare. Critically imperiled in Maryland because of extremely rarity (typically five or fewer estimated occurrences or very few remaining individuals or acres in the State) or because of some factor(s) making it especially vulnerable to extirpation. Species with this rank are actively tracked by the Natural Heritage Program.

S2  State rare. Imperiled in Maryland because of rarity (typically 6 to 20 estimated occurrences or few remaining individuals or acres in the State) or because of some factor(s) making it vulnerable to becoming extirpated. Species with this rank are actively tracked by the Natural Heritage Program.

S3  Rare to uncommon with the number of occurrences typically in the range of 21 to 100 in Maryland. It may have fewer occurrences but with a large number of individuals in some populations, and it may be susceptible to large-scale disturbances. Species with this rank are not actively tracked by the Natural Heritage Program.

S3.1 A species that is actively tracked by the Natural Heritage Program because of the global significance of Maryland occurrences. For instance, a G3 S3 species is globally rare to uncommon, and although it may not be currently threatened with extirpation in Maryland, its occurrences in Maryland may be critical to the long term security of the species. Therefore, its status in the State is being monitored.

S4  Apparently secure in Maryland with typically more than 100 occurrences in the State or may have fewer occurrences if they contain large numbers of individuals. It is apparently secure under present conditions, although it may be restricted to only a portion of the State.

S5  Demonstrably secure in Maryland under present conditions.

SA  Accidental or considered to be a vagrant in Maryland.

SE  Established, but not native to Maryland; it may be native elsewhere in North America.

SH  Historically known from Maryland, but not verified for an extended period (usually 20 or more years), with the expectation that it may be rediscovered.

SP  Potentially occurring in Maryland or likely to have occurred in Maryland (but without persuasive documentation).

SR  Reported from Maryland, but without persuasive documentation that would provide a basis for either accepting or rejecting the report (e.g., no voucher specimen exists).

SRF  Reported falsely (in error) from Maryland, and the error may persist in the literature.

SU  Possibly rare in Maryland, but of uncertain status for reasons including lack of historical records, low search effort, cryptic nature of the species, or concerns that the species may not be native to the State. Uncertainty spans a range of 4 or 5 ranks as defined above.

SX  Believed to be extirpated in Maryland with virtually no chance of rediscovery.

SYN  Currently considered synonymous with another taxon and, therefore, not a valid entity.

SZ  A migratory animal which does not inhabit specific locations for long periods of time.
STATE STATUS
This is the status of a species as determined by the Maryland Department of Natural Resources, in accordance with the Non-game and Endangered Species Conservation Act. Definitions for the following categories have been taken from Code of Maryland Regulations (COMAR) 08.03.08.

E Endangered; a species whose continued existence as a viable component of the State's flora or fauna is determined to be in jeopardy.

I In Need of Conservation; an animal species whose population is limited or declining in the State such that it may become threatened in the foreseeable future if current trends or conditions persist.

T Threatened; a species of flora or fauna which appears likely, within the foreseeable future, to become endangered in the State.

X Endangered Extirpated; a species that was once a viable component of the flora or fauna of the State, but for which no naturally occurring populations are known to exist in the State.

* A qualifier denoting the species is listed in a limited geographic area only.

PE Proposed Endangered; a species whose continued existence as a viable component of the State's flora or fauna is determined to be in jeopardy.

PT Proposed Threatened; a species of flora or fauna which appears likely, within the foreseeable future, to become endangered in the State.

PX Proposed Endangered Extirpated; a species that was once a viable component of the flora or fauna of the State, but for which no naturally occurring populations are known to exist in the State.

PD Proposed to be deleted or removed from the State Threatened & Endangered Species list.

FEDERAL STATUS
This is the status of a species as determined by the U.S. Fish and Wildlife Service's Office of Endangered Species, in accordance with the Endangered Species Act. Definitions for the following categories have been modified from 50 CRF 17.

LE Taxa listed as endangered; in danger of extinction throughout all or a significant portion of their range.

LT Taxa listed as threatened; likely to become endangered within the foreseeable future throughout all or a significant portion of their range.

PE Taxa proposed to be listed as endangered.

PT Taxa proposed to be listed as threatened.
Appendix 2: RTE Species – Explanation of Rank and Status Codes

C Candidate taxa for listing for which the Service has on file enough substantial information on biological vulnerability and threat(s) to support proposals to list them as endangered or threatened.
## Appendix 3: Green Infrastructure Hub Characteristics

<table>
<thead>
<tr>
<th>Hub ID</th>
<th>Notes</th>
<th>Composite Ecological Score</th>
<th>Hub Rank</th>
<th>Total Area of Hub (Acres)</th>
<th>Natural Heritage Areas (Acres)</th>
<th>Wetlands of Special State Concern (Acres)</th>
<th>Upland Interior Forest (Acres)</th>
<th>Wetland Interior Forest (Acres)</th>
<th>Different Wetland Types (NWI)</th>
<th>Streams in Interior Forest (Meters)</th>
<th>Sensitive Species Project Review Areas (Acres)</th>
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Source: Maryland Department of Natural Resources (2013)

NOTES:
1. Lies in Wicomico, Dorchester, and Sussex Counties
2. Lies in Wicomico and Sussex Counties
3. Lies in Wicomico, Somerset, Worcester, and Sussex Counties
4. Lies in Wicomico and Somerset Counties
5. Lies in Wicomico and Worcester Counties
Appendix 4: Locally Adopted Municipal Growth Elements
Map 7 - Annexation Plan-Planned Growth Areas

2009 Comprehensive Plan
Hebron, Maryland

Annexation Plan
Planned Growth Areas

Legend:
- Mixed Use
- Planned Employment
- Public/Semi-public
- Park

[Map of planned growth areas with legend]
### HOMEOWNERSHIP ASSISTANCE PROGRAMS

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<th>Program Description</th>
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<td>CDA More House 4 Less Mortgage Program</td>
<td>The CDA Maryland Mortgage Program provides low-interest mortgage loans to eligible homebuyers with low- to moderate-income households through private lending institutions throughout the State. The Program began in 1980 and is targeted primarily to first-time homebuyers.</td>
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<td>Down Payment – More House 4 Less Mortgage Program</td>
<td>The Downpayment and Settlement Expense Loan Program (DSELP) is a program used in conjunction with the Maryland Mortgage Program that offers zero percent deferred loans up to $2,500 for downpayment and settlement costs to low- and moderate-income homebuyers.</td>
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<td>Ground Rent Redemption Loan Program</td>
<td>The Ground Rent Redemption Loan Program was created by the Maryland General Assembly in 2007 to provide loans to homeowners to buy out (redeem) ground leases. A “ground lease” is a lease for a term of years (usually 99 years) that is renewable forever and is subject to the periodic payment of “ground rent” by the leasehold tenant to the ground lease holder. Ground rents are most prevalent in Baltimore City but are held in some other counties as well. The program cannot provide grants for this purpose.</td>
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<tr>
<td>Home Ownership for Individuals with Disabilities Program</td>
<td>The Homeownership for Individuals with Disabilities Program provides low-interest mortgage loans to eligible disabled homebuyers.</td>
</tr>
<tr>
<td>State Owned Homes for Sale</td>
<td>The Department of Housing and Community Development, State of Maryland has State Owned homes for sale throughout the State of Maryland. These homes may be purchased by Homebuyers (Owner/Occupant), Investors, or Non-Profit Organizations.</td>
</tr>
<tr>
<td>Maryland Mortgage and Maryland Mortgage Plus Program</td>
<td>This program provides home buyers with low fixed interest rate loans along with down payment and closing cost assistance. With Maryland Mortgage Program, homeowners can also receive a 2 percent or 3 percent grant towards a home purchase.</td>
</tr>
<tr>
<td>Down Payment and Settlement Expenses Loan Program (DSELP)</td>
<td>This program provides the Community Development Administration (CDA) three standard down payment and closing cost assistance products for any borrower who is eligible for a Maryland Mortgage Program loan. Borrowers can choose to receive a closing cost assistance grant from either the MMP+ 2 percent or MMP+ 3 percent programs. Also, borrowers who are purchasing a house with a purchase price of $200,000 or less may choose to receive a zero-percent deferred loan through the Down payment and Settlement Expense Loan Program (DSELP).</td>
</tr>
</tbody>
</table>
## HOME IMPROVEMENT PROGRAMS

<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible Home for Seniors</td>
<td>The Maryland Department of Housing and Community Development (DHCD), in partnership with the Maryland Department of Aging (MdoA), are undertaking a pilot project to promote accessibility related improvements to the homes of seniors. These improvements may include, among others, the installation of grab bars and railings, widening of doorways and installation of ramps. Home improvements such as these represent for many older people the key to remaining in their home and maintaining their independence.</td>
</tr>
<tr>
<td>Indoor Plumbing Program (IPP)</td>
<td>The purpose of the Indoor Plumbing Program (IPP) is to provide indoor plumbing to residential properties. Loans may be made for single-family, owner-occupied homes and rental properties, which do not have indoor plumbing. Properties must be structurally sound.</td>
</tr>
<tr>
<td>Lead Hazard Reduction Grant and Loan Program</td>
<td>The purpose of the Lead Hazard Reduction Grant and Loan Program (LHRGLP) is to assist homeowners and landlords lessen the risk of lead poisoning a preserve the housing stock by reducing or eliminating lead-based paint hazards. There are no income limits for this program. The financial assistance (grant or loan) will be based on the applicant's ability to repay.</td>
</tr>
<tr>
<td>Maryland Housing Rehabilitation Program – Single Family (MHRP-SF)</td>
<td>The purpose of the Maryland Housing Rehabilitation Program- Single Family (MHRP-SF) is to preserve and improve single family properties and one-to-four unit rental properties. MHRP-SF is a program designed to bring properties up to applicable building codes and standards.</td>
</tr>
<tr>
<td>Special Targeted Applicant Rehabilitation Program (STAR)</td>
<td>The purpose of the Special Targeted Applicant Rehabilitation Program (STAR) is to preserve and improve single-family properties. STAR is a program designed to bring properties up to applicable building codes and standards or a minimum housing quality standard.</td>
</tr>
<tr>
<td>Weatherization Assistance Program (WAP)</td>
<td>The purpose of the Weatherization Assistance Program (WAP) is to help eligible low-income households through the installation of energy conservation materials in their dwelling units. Priority is given to homeowners who are elderly, disabled and families with children and/or who have the highest energy consumption. Eligible renters may also apply.</td>
</tr>
</tbody>
</table>

## RENTAL HOUSING PROGRAMS

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Program Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Legacy</td>
<td>Community Legacy, a program of the Department of Housing and Community Development (DHCD), is designed to assist urban neighborhoods, suburban communities and small towns that are experiencing decline and disinvestment, but have the potential, with modest public and private investment, to be vibrant places to live and work.</td>
</tr>
<tr>
<td>Maryland Affordable Housing Trust (MAHT)</td>
<td>The Maryland Affordable Housing Trust provides grants to create, preserve, and promote affordable housing throughout the State. Grants are awarded through competitive rounds for capital assistance to rental and homeownership housing, for non-profit developer capacity building to create affordable housing, for supportive services for the occupants of affordable housing, and for operating expenses to maintain affordable housing.</td>
</tr>
<tr>
<td>Rental Allowance Program</td>
<td>The Rental Allowance Program (RAP) provides monthly rent assistance for low income families who are homeless or have an emergency housing need. The monthly payments are fixed amounts, depending upon the size of the family and the location of the rental housing unit in the State. Payments can be received for up to 12 months, and may be extended under special circumstances.</td>
</tr>
<tr>
<td>Section 8 Certificate Voucher</td>
<td>The Section 8 Existing Certificate/Voucher Program is a federal program that provides monthly rent assistance for low income families. The family pays approximately 30 percent of their income toward the rent with the balance of the monthly rent, up to a fair market rent, paid by the Section 8 assistance.</td>
</tr>
<tr>
<td>Maryland Housing rehabilitation Program – Multifamily (MHRP-MF)</td>
<td>The Maryland Housing Rehabilitation Program – Multifamily provides gap financing for the acquisition and rehabilitation of multifamily rental residential buildings. The purpose of the program is to preserve the supply of housing with existing federal, state or local affordability requirements, particularly project based Section 8 or Rural Development rental assistance.</td>
</tr>
</tbody>
</table>
## COMMUNITY DEVELOPMENT PROGRAMS

<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Block Grant</td>
<td>The Community Development Block Grant (CDBG) Program provides grants to units of local government to carry out housing, public facility and economic development activities which predominantly benefit low and moderate-income persons. The funds are restricted to the non-entitlement areas of the State, which include the rural counties and towns.</td>
</tr>
<tr>
<td>Neighborhood Stabilization Program</td>
<td>HUD’s new Neighborhood Stabilization Program (<a href="http://www.hud.gov/nsp">www.hud.gov/nsp</a>) provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Neighborhood Stabilization Program (NSP) provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The program is authorized under Title III of the Housing and Economic Recovery Act of 2008.</td>
</tr>
<tr>
<td>Community Investment Tax Credit (CITC)</td>
<td>Community Investment Tax Credits (CITC), formerly named Neighborhood Partnership Program (NPP), supports nonprofit projects by awarding allocations of State tax credits to the sponsoring organizations to use as incentives for business contributions. Any business may reduce its Maryland tax liability by contributing cash or goods to support CITC projects. The business earns credits equal to 50 percent of the contribution, in addition to deductions on both State and Federal taxes as a result of the charitable contribution.</td>
</tr>
<tr>
<td>Community Legacy Program</td>
<td>Community Legacy, a program of the Department of Housing and Community Development (DHCD), is designed to assist urban neighborhoods, suburban communities and small towns that are experiencing decline and disinvestment, but have the potential, with modest public and private investment, to be vibrant places to live and work.</td>
</tr>
<tr>
<td>Community Services Block Grant</td>
<td>The Community Services Block Grant Program (CSBG) provides a range of services designed to assist low-income people in attaining the skills, knowledge and motivation needed to achieve self-sufficiency. The services and activities provided by the CSBG agencies vary in accordance with the needs of each community to include: housing; Head Start education for youth; nutrition programs, transportation; employment services; and emergency services.</td>
</tr>
<tr>
<td>Designated Neighborhoods</td>
<td>Designated Neighborhoods are mixed-used areas in need of social and/or physical revitalization, which are selected by the local jurisdiction and approved by the Secretary of DHCD. They are established neighborhoods that have residential as well as commercial uses. Some State funding programs are available only to those applicants that are located in or are servicing clients who reside in Designated Neighborhoods.</td>
</tr>
<tr>
<td>Emergency Shelter Grant Program (ESG)</td>
<td>Under the Emergency Shelter Grant (ESG) Program, the Maryland Department of Housing and Community Development (DHCD) receives federal funding through the U.S. Department of Housing and Urban Development (HUD) to support homeless shelters and homeless services programs in 19 counties. Urban counties, including Anne Arundel, Baltimore, Montgomery and Prince George’s, as well as Baltimore City, receive ESG funding directly from HUD and not through DHCD.</td>
</tr>
<tr>
<td>Federal Low-Income Housing Tax Credit Program</td>
<td>Maryland administers the Federal Low Income Housing Tax Credit Program to support the development of affordable multifamily rental housing. Credits are awarded competitively in conjunction with the State’s Rental Housing Program funds and federal HOME funds. Tax credits are allocated in accordance with federal IRS rules and Maryland’s Qualified Allocation Plan. Credits are subject to recapture for failure to comply with all IRS requirements.</td>
</tr>
<tr>
<td>Local Government Infrastructure Financing Program</td>
<td>The Local Government Infrastructure Financing Program provides an efficient and economical means of access to capital markets in order to finance specific infrastructure projects. Some local governments have difficulty obtaining long term capital financing with advantageous terms because of the relative small dollar amount of their needs, the expense and other impediments involved in becoming rated, and the complexity of the capital marketplace. The Maryland Department of Housing and Community Development (DHCD) issues bonds on behalf of counties, municipalities, and their instrumentalities to finance public purpose infrastructure projects.</td>
</tr>
<tr>
<td>Main Street Maryland Program</td>
<td>Main Street Maryland is a comprehensive downtown revitalization program created in 1998 by the Maryland Department of Housing and Community Development. The program strives to strengthen the economic potential of Maryland’s traditional main streets and neighborhoods. Using a competitive process, Main Street Maryland selects communities who have made a commitment to succeed, and helps them improve the economy, appearance and image of their traditional downtown business districts.</td>
</tr>
<tr>
<td>Maryland Downtown Development Association</td>
<td>The Maryland Downtown Development Association (MDDA) is a statewide organization of professionals aggressively promoting the health and vitality of Maryland’s downtowns and traditional commercial business districts through its conferences, newsletter, mentorship, and professional network.</td>
</tr>
<tr>
<td>Salisbury Neighborhood Housing Services, Inc. (NHS)</td>
<td>Neighborhood Housing Services (NHS) organizations partner with residents, financial institutions, community organizations, local governments and the State to stabilize and improve the housing market in targeted low- and moderate-income neighborhoods. Through matching grants, Maryland supports a portion of the operating costs of Salisbury NHS, Inc.</td>
</tr>
<tr>
<td>Office and Commercial Space Conversion Initiative</td>
<td>The Office and Commercial Space Conversion Initiative was created in 1998 to assist in the revitalization of Maryland’s downtown areas by converting older office and commercial space into new, market rate, rental housing. The program is designed to supplement conventional financing. There are no income limits and processing requirements are limited to those that are necessary in keeping with prudent lending practices and to ensure compliance with the program’s statutory requirements. A recommendation from local government is required as a condition for the submission of an application.</td>
</tr>
<tr>
<td>Priority Places</td>
<td>The Priority Places Strategy is designed to make well-planned development and community revitalization easier to achieve in cities, suburbs and small towns across the state. After designating promising projects and planning proposals as Priority Places, the state will dedicate all of the resources, regulatory power and expertise of its agencies to helping those projects and plans come to fruition.</td>
</tr>
</tbody>
</table>

**Appendix 5: Homeownership, Home Improvement, and Rental Assistance Programs**
## NON-GOVERNMENTAL PROGRAMS

<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Habitat for Humanity</td>
<td>Habitat for Humanity of Wicomico County was founded in 1987. The affiliate has built 50 homes locally through volunteer labor and tax-deductible donations of money and materials. Habitat builds and rehabilitates simple, decent homes with the help of the homeowner (partner) families. Habitat homes are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners’ monthly mortgage payments come back to the affiliate to help us build more homes for more families. ARTICLE IN 2-5-09 newspaper</td>
</tr>
</tbody>
</table>
Appendix 6: Wicomico County Growth Tier Map & Program

The Sustainable Growth and Agricultural Preservation Act of 2012, commonly referred to as the Septic Bill, was enacted to limit the nutrient contributions of on-site individual sewerage disposal systems serving large subdivsions from potentially impacting farm and forested areas, as well as the Chesapeake Bay and its tributaries. The Law applies to all counties and municipalities across the State. As enacted, this Law is limited to new residential subdivisions, not to commercial, industrial, or other non-residential uses. The Septic Bill has a myriad of provisions related to grandfathering of subdivisions, defining minor and major subdivisions, transfer of development rights, and establishing criteria for mapping of growth tiers consistent with this Law. The inclusion of a growth tier map by a county or local jurisdiction is voluntary.

Growth Tiers delineate the locations where minor and major subdivisions are permitted and regulates the type of sewerage system that will serve the residential developments. Mapping of the Growth Tiers is intended to be based on existing local plans, policies and programs including: zoning; comprehensive plans; sewerage service areas; Rural Legacy areas, and land preservation efforts. The County prepared a Growth Tier map based on the following criteria:

- **Tier IA** – Areas currently served by public, community, or shared sewerage systems and located within a designated growth area as depicted on the County Zoning Map; minor and major subdivisions allowed;
- **Tier IB** – Areas currently served by public, community, or shared sewerage systems and located outside of a designated growth area as depicted on the County Zoning Map; minor and major subdivisions allowed;
- **Tier IIA** – Areas planned to be served by public, community, or shared sewerage systems and located within a designated growth area as depicted on the County Zoning Map. This Tier permits minor and major subdivisions; however, on-site individual sewerage systems are allowed only for interim uses in minor subdivisions. Major subdivisions must be served by a public, shared, or community sewerage system;
- **Tier IIB** – Areas located within a designated growth area as depicted on the County Zoning Map and having a pending amendment (at the time of adoption of this Plan) of the Wicomico County Water and Sewerage Plan for the purpose of expanding sewer service area(s). Major subdivisions must be served by a public, shared, or community sewerage system. Official Tier designation for these areas is contingent upon State and local approval of a proposed amendment;
- **Tier IIC** – Non-residential zoning districts as depicted on the County Zoning Map;
- **Tier III** – Areas located within a designated growth area as depicted on the County Zoning Map and not planned to be served by a public, community, or shared sewerage system. On-site individual sewerage disposal systems allowed for major and minor subdivisions; and
Tier IV – Areas planned for agriculture and resource protection as depicted on the County Zoning Map, including natural areas such as Priority Preservation or Rural Legacy Areas. Only minor subdivisions are permitted in Tier IV and will be served by on-site individual sewerage disposal systems.

In response to the Septic Bill, Wicomico County modified its definition of a minor subdivision to seven lots, which is the most permitted by this Law. Also, the County developed a Growth Tier Program consisting of supplemental criteria to amend a Tier designation from Tiers II or IV to Tier III without changing the underlying zoning of a property, as well as administrative procedures to document modifications occurring between the 10-year Plan review cycle.

Future amendments of designations from Tiers II or IV to Tier III is contingent upon achieving the following:

**Tier re-designation**

- Preliminary Plan approval of a residential subdivision in Tiers II or IV with eight (8) or more lots, consistent with all applicable zoning and subdivision regulations, by the Salisbury-Wicomico County Department of Planning, Zoning, and Community Development; and
- The proposed residential subdivision has received preliminary approval by the Wicomico County Health Department.

**Administrative procedures**

If an applicant in Tier II or IV achieves preliminary approval of a new residential subdivision (eight or more lots served by individual onsite sewerage disposal system) from the Planning Commission and Health Department, the Tier designation will be amended to Tier III. Prior to preliminary plan approval of a new residential subdivision resulting in a re-designation from Tier II or IV to Tier III, the Planning Commission will hold an advertised public hearing on the proposed residential development.

The current development review approval process consists of the Department submitting a decision letter to an applicant at preliminary and final approval. Upon adoption of the Comprehensive Plan including the County Growth Tier map, the decision letter will be modified to contain language about the new Tier designation for the property. Moreover, language will be incorporated into the Planning and Zoning Certification / Signature Block on an approved final plat, which will indicate the Tier designation for the residential development. This information will be tracked internally and used to update the Tier map during the next Comp Plan review cycle. Consistent with current subdivision code requirements, recordation of an approved final plat shall occur within three years or the approval expires (unless a legislative action revises the regulation). If an approval expires prior to recordation, the property will revert back to the original Tier designation as contained in the adopted Comprehensive Plan.
Appendix 6: Growth Tier

- **Tier IA**: Areas currently served by public, community or shared sewerage systems & located within a designated growth area as depicted on the County Zoning Map.
- **Tier IB**: Areas currently served by public, community or shared sewerage systems & located outside of a designated growth area as depicted on the County Zoning Map.
- **Tier IIA**: Areas planned to be served by public, community or shared sewerage systems & located within a designated growth area as depicted on the County Zoning Map.
- **Tier IIB**: Areas located within a designated growth area (existing or proposed) & having a pending amendment (at the time of adoption of this plan) of the Wicomico County Water & Sewerage Plan for the purpose of expanding sewer service areas.
- **Tier IIC**: Non-residential zoning districts as depicted on the County Zoning Map.
- **Tier III**: Areas not planned to be served by public, community or shared sewerage systems & located within a designated growth area as depicted on the County Zoning Map.
- **Tier IV**: Areas planned for agriculture & resource protection as depicted on the County Zoning Map & other natural areas such as Priority Preservation & Rural Legacy Areas.

Sources:
* Salisbury/Wicomico Department of Planning, Zoning & Community Development
Map 4.2: Floodplains

Zone X - Areas determined to be outside of the 0.2% annual chance event. [Upland]

ZONE A - Areas subject to inundation by the 1% annual chance flood event generally determined using approximate methodologies. [100 Year Floodplain]

Zone AE - Areas subject to inundation by the 1% annual chance flood event determined by detailed methods. [100 Year Floodplain]

Zone VE - Areas subject to inundation by the 1% annual chance flood event with additional hazards due to storm-induced velocity wave action. [100 Year Floodplain]

Zone X500 - Areas subject to inundation by the 0.2% annual chance flood event. [500 Year Floodplain]

Sources:
*Salisbury/Wicomico Department of Planning, Zoning & Community Development

*Floodplans - FEMA (2015)
Map 8-3: Recommended Roadway Improvements

Immediate Priority (1 to 5 Years)
1. Barren Creek Rd
2. Westside Collector Phase II (Naylor Mill Rd)
3. Johnson Dr/Robins Ave Connection
4. Culver Rd
5. Onley Rd Extension to Robins Ave

Intermediate Priority (6 to 10 Years)
1. North Salisbury Improvements (E North Pointe Dr, Ransoms Lake Dr & Jasmine Dr)
2. Northwood Dr Extension
3. North Salisbury Improvements (W North Pointe Dr & Hampshire Rd)
4. Northgate Dr Extension
5. Dagsboro Rd Extension
6. John Deere Dr Extension
7. Airport Rd Relocation

Long Range Priority (Beyond 10 Years)
1. Glen Ave Extension
2. Emerson Ave/Northwood Dr Connection

Sources:
*Salisbury/Wicomico Department of Planning, Zoning & Community Development
Map 8-4: Greenways & Water Trails

Sources:
* Salisbury/Wicomico Department of Planning, Zoning & Community Development
* Greenways & Water Trails - Maryland DNR (2000)
Sources:
*Salisbury/Wicomico Department of Planning, Zoning & Community Development

C:\Users\dchurch\Desktop\GIS_DATA_AND_PROJECTS\Project Files\WICOMICO_COMP_PLAN_GIS\MXD\Wicomico County Comprehensive Plan Map 10-1 Historic Districts and Parks.mxd  2/6/2017
Map 10-2: Salisbury Historic Districts

Sources:
*Salisbury/Wicomico Department of Planning, Zoning & Community Development

**Note: The Church Street Historic District is a state recognized historic district