

**Worton and Butlertown
Village Master Plan
DRAFT**

APPENDIX

**Public Meeting Agendas and Minutes
Steering Committee Meeting Agendas and Minutes
Development Capacity Calculations
Response to Steering Committee Comments**

April 2007



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Steering Committee Kickoff Meeting (Work Session #1)

Notes

January 31, 2006

Steering Committee Role (Gail Owings)

- “Citizen Continuity”: To explain ongoing work and major issues to the public, to encourage attendance at public meetings, to funnel ideas from the public to the consultant team.

Steering Committee Discussion

- Large non-local developers and large new developments are in contrast to the slow historic development pattern in Worton and Butlertown.
- Housing density is higher than the community is used to, and regularized lot sizes and house styles are out of character with the area’s “unordered historic growth.”
- Price of new houses is far above what local residents could afford. This causes assessments to rise and may push some existing residents out. The developers envision (sometimes overtly) a bedroom community, rather than a new extension of the villages.
- Need to find a creative solution to affordable housing that isn’t townhouses or apartments.
- Zoned density for 1,900+ units, but there are no services—fire, police, etc—to support that population (which would be as large as Rock Hall).
- Why put more people around a chemical company that uses anhydrous ammonia, and has known pollution problems (monitoring wells exist), when there is no nearby fire company?
- What will this growth cost the County (e.g. the citizens of Worton and Butlertown), and how will the County pay for it?
- The County appears to be on the verge of a major upgrade to the sewage treatment plant, and it seems likely that Worton and Butlertown residents will have to pay for those improvements, even though they did not generate the demand. Residents pay for 250 GPD per dwelling unit, regardless of whether they use this amount.
- Current treatment system was designed to rescue failing septic systems, but was not designed for growth.
- Worton’s lagoon is the only one in the County that accepts septic tankers.
- Developers see the presence of sewer and a PFA, and assume that they can build as much as possible. County water and wastewater administrator does not seem interested in limiting growth.
- McCrone report says that only 600 units could be supported by new sewage system [not verified at time of meeting].
- Difficult to find new water sources, and there are no backup wells for firefighting. Nearest fire station is 6 miles away from the HS, in Chestertown.
- Water and sewer installed in 1982
- Traffic is heavy for special events, school days, and athletic events (weekends).
- The recreation complex draws people from all over the County, so any development in other places impacts Worton and Butlertown.
- Does not make sense to put extra houses in such a high-traffic environment.
- Houses were not built near 297 and 298—SHA expanded the roads and ROW up to the edges of the houses. Old ROW may have been 36’ (9’ paved lane + 9’ unpaved shoulder on either side).

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- Road should be narrowed—use excess ROW to install sidewalks, street trees, lights. This is especially true if the major roads have to be dug up to replace sewage lines. In that case, SHA should pay for improvements.
- SHA should be involved in this project.
- Used to be 2-3 stores in town.
- Creating a new commercial core is not a top priority, but a locally-oriented store would be useful, as long as it is linked to the historic community.
- “Five Star” restaurant closed in recent years, but not for lack of business. Was a community meeting spot (especially breakfast).
- Community identity forged through churches, family history (grandparents knew each other, etc). Methodist (Christ IU moved to the corner of 197 and railroad after rail came to town ~1900) and AME churches are the anchors of the community.
- Part of Worton’s identity comes from its density—not as dense as Chestertown, but more dense than farm communities.
- “Milk Station” (industrially-zoned property near railroad) was the place where farmers put their milk in rail tanker cars. Now replaced by tanker trucks.
- Worton and Butlertown have different identities, but feel the same problems, and are linked by them. “When someone steps on Butlertown’s foot, Worton says ‘ouch’.”
- Butlertown’s **name** is very important.
- Butlertown has an important role in Maryland’s African-American history. Headstones in AME cemetery from early 1800s; descendants linked to Frederick Douglass; negro league baseball (?).
- Knights Landing has negatively impacted Butlertown’s community identity, especially in later stages (higher crime). It was supposed to have sidewalks and street lights, but does not.
- Planning department and Planning Commission would likely look favorably on phased development.
- Planning department would accept downzoning of Worton-Butlertown, but County Commissioners may be less supportive

**Worton-Butlertown Village Master Plan
Public Meeting #1**

February 8, 2006 7:00 to 9:00 p.m.
Kent County High School

Agenda and Packet

1.	Welcome and Introduction	7:00
2.	Project Framework	7:10
3.	Master Plan Context: What is a Village Master Plan?	7:20
4.	Project Schedule	7:25
5.	Questions	7:30
6.	Preliminary Identification of Issues	7:35
7.	Additional Issues	7:45
8.	Input into Plan Elements	8:00

Village Master Plan Elements

- *Edges and Boundaries*
- *Buildings*
- *Spatial Relationships*
- *Public Spaces and Open Space*
- *Transportation and Circulation*
- *Historic Sites and Traditional Uses*
- *Natural Environment*
- *Significant Views*
- *Community Service Facilities*
- *Timing and Phasing of Future Growth*

*Questions/comments to Gail Owings, Director of Planning and Zoning Administration
410-778-7475, or via e-mail gowings@kentgov.org.
More information at <http://www.kentcounty.com/gov/planzone>*

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**Worton-Butlertown Village Master Plan
Schedule**

(Tentative—Updated February 6, 2006)

Task	Date
Staff/Steering Committee Kickoff and Site visit	January 31
Public Work Session #1: Concerns, Visions and Goals	February 8
Data Collection and Analysis	February-March
Staff/Steering Committee Work Session #1	March 15, 4 p.m.
Public Work Session #2: Plan Elements	March 23, 7 p.m.
Develop Concept Plan	March-April
Public Work Session #3: Concept Plan	May 8, 7 p.m.
Staff/Steering Committee Work Session #2	May 18, 4 p.m.
Preliminary Draft Master Plan to Staff and Steering Committee	Late June
Presentation of Draft Plan to Planning Commission	Late July
Prepare Plan Revisions	Late August

All meetings are scheduled to take place at Mt. Olive AME Church on Route 298 in Butlertown.

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Issues Identified by ERM Based on County staff and Steering Committee input to date

Development Pace and Character

- A guiding principle of the Kent County Comprehensive Plan is to encourage growth in and around existing towns, villages, and neighborhoods.
- New development is occurring quickly and in large numbers. This is in contrast to Worton and Butlertown’s “unordered historic growth.”
- Zoned density could accommodate large amounts of new residential development, but services to support that development (water, sewer, fire, police, etc.) are lacking or are problematic.
- The density of new residential areas is higher than the community is used to.
- Evenly-sized lots and repetitive house styles are out of character with the villages’ informal development patterns.

Housing

- Price of new houses is far above what local residents can afford, which:
 - Promotes a “bedroom” community, not an extension of the villages.
 - Causes assessments to rise and may push some existing residents out.
- The traditional housing unit type in Worton and Butlertown has almost exclusively been single-family detached.
- While affordable housing is important, high-quality housing is also important.

Water and Sewer

- The presence of a sewer system attracts developers, but the current system was not designed for growth.
- Who will pay for major upgrades to the Worton sewer system? In the past, Worton residents have footed the bill, regardless of their actual sewer usage.
- Getting a permit to increase discharges to Morgan Creek is unlikely. Additional sewer capacity may need to be treated by spray irrigation. Is this desirable?
- New water sources have been difficult to find.

Public Safety

- Nearest fire station is 6 miles away, in Chestertown.
- There is no emergency water supply for fire suppression, despite the presence of large industrial (and chemical) facilities nearby.
- Development pressure should be considered in light of the presence of potentially dangerous chemicals (anhydrous ammonia) and pollution concerns at industrial plants
- More development may lead to more crime.

Traffic and Transportation

- Traffic is heavy after school and during weekend athletic events.
- The recreation complex draws people from all over the County; Worton and Butlertown feel the impacts of countywide development.
- Expansion of MD Routes 297 and 298 greatly reduced front yards, even though that extra right-of-way is not used for active lanes.
- Heavy pedestrian traffic on Routes 297 and 298, but no sidewalks or street lights, creating safety hazards.
- Traffic moves at high speeds on Routes 297 and 298.

Community Identity

- Part of the villages’ identity comes from their density: not as dense as Chestertown, but more dense than the surrounding farm areas.
- Worton and Butlertown have different identities, but are linked by common concerns/issues.
- Community names (“Worton” and “Butlertown”) are very important

**Kent County Comprehensive Plan
Towns and Villages Element**

Strategy: Develop Master Plans for each designated growth area

The County will develop Master Plans for each designated Village and Town growth area within Kent County. These Master Plans are intended to guide future development within and surrounding the designated areas while responding to the unique character of each community. The following elements are among those that define the character of each community and establish an identifiable sense of place:

Edges and Boundaries – The towns and villages will have well-defined growth boundaries in order to enhance community identity, preserve agricultural lands, and limit the extension of public services (water, sewer, etc.). Future development will be promoted within these boundaries and be restricted in the outlying rural land areas. The amount and location of designated growth areas around the existing towns and villages will be determined based on the ability to provide water and/or sewer service, existing development, environmental constraints, the logical extension of existing roads, and the amount of anticipated growth. In some cases, there may be sufficient undeveloped land within the town or village to accommodate future development and no additional growth area will be designated.

Buildings – Buildings are an important part of a village's character. New buildings and additions to existing buildings can maintain and enhance this character. By incorporating the important architectural characteristics of a particular village, a new building or addition can blend with its surroundings. These important architectural design elements include roof shape, building proportion and scale, the number and spacing of doors and windows, massing, placement on the lot, building footprint, and building materials and details. Each town and village master plan will provide voluntary architectural design guidelines addressing these design elements. These guidelines are intended to help residents and businesses make improvements to their properties that enhance the overall character of the town or village.

Spatial Relationships – Spatial relationships are a vital element in the definition of community character. Historic patterns of development and traditional spatial relationships between elements will be maintained, enhanced, and encouraged to guide placement of future development.

Public Spaces and Open Space – Within the communities public and open spaces will be designated, prioritized, planned, and designed while considering location, access, linkages and function of these areas. These public and open spaces will provide a variety of uses including open space and natural environment, developed community spaces and recreational facilities. The designated communities will explore and implement financial options for the acquisition and maintenance of these public spaces and facilities.

Transportation and Circulation – Properly-planned and designed vehicular and pedestrian pathways provide efficient and safe circulation to and throughout the communities. The County will develop comprehensive transportation plans for the communities including: public transportation services, pedestrian linkages (bikeways, pathways, sidewalks and trails), vehicular corridors (public streets, alleys and roadways) and accessible public parking. These elements will be planned and designed to establish linkages and accessibility within the communities and throughout the County.

Historic Sites and Traditional Uses – Historic preservation promotes the revitalization of our towns, villages, and insures a sense of community. Economic benefits can be realized through increased property values and preservation of resources to support heritage tourism. The preservation of historic and cultural resources will be incorporated into the planning and development of the designated growth areas.

Natural Environment – The relationship of the natural environment to the community is an important element in the definition of community character. The protection and preservation of the natural environment will be incorporated into the planning and development of the communities and designated growth areas. The communities will promote and maintain the significance of the waterfront environment including the Chesapeake Bay, rivers, and streams.

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Significant Views – Prominent views within and surrounding communities reflect and typify the community character. Significant visual elements and vantage points within and surrounding the communities will be identified and prioritized. Measures will then be established to protect these characteristic views and visual elements. These views could include significant elements within the community, an identifiable icon of the community's character, prominent views within the community, and entranceways or waterfront areas.

Community Service Facilities – Service facilities provide the means for a community to be self-sufficient and maintain cohesiveness and community identity. Public services such as water and sewer, post office, and community centers will be encouraged and promoted in the planning and development of the designated communities. The communities will also promote private enterprises such as retail stores, and professional services and businesses.

Timing and Phasing of Future Growth – Large developments, if developed without phasing, have the potential to overwhelm the existing villages. Each Village Master Plan will look at the infrastructure and amenities necessary to minimize the impact of new development on the existing village. In addition the plans may identify a sustainable annual growth rate and identify tools designed to assure that development does not exceed that rate.

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Public Meeting #1, February 8, 2006 Public Comments

Growth, Land Use, Zoning

- Separation of residential and industrial areas (no housing immediately next to that area).
- Number of houses near this potentially dangerous industrial area.
- Worton absorbs growth from the rest of the county through schools and parks.
- Percentage growth should be **very** small (1-2% per year).
- Restrict development on Route 298. None to the west.
- Be smart about numbers in growth. We need to think more in 20-50 years from now. There will be a continual growth in time. We need to be smart thinkers now.
- Add farms in Ag preservation to the map.
- Parsons farm (on MPV as Crew/McCann, p.32) has industrial zoning and wishes to remain in Agriculture instead. Feels that this is a holdover from the attempted airport development.
- More industry on 297 for people to work—more in County jobs; then more (single family) houses.
- We are only 5-7 miles from Chestertown. We do not need an abundance of business buildings because people can go to Chestertown; if [local] businesses don't work, there's another abandoned building.
- Concern about the need for increased fire and police protection with any more growth. Need an area with basketball courts

Transportation and Circulation

- Roads can't accommodate more growth (i.e. Porters Grove, Mary Morris).
- Parking is insufficient for parks and recreation (and high school).
- Post office needs more parking.
- Worton and Butlertown [are] pass-through towns.
- Residential area has too much high speed traffic as it is.
- Existing county roads can't handle more traffic.
- Sidewalks [wanted] around Butlertown.
- State road rights of way need to be "bush hogged" and cleared in front of Knight's Landing.

Buildings, Development Character, Views, etc.

- How about buildings that already exist? Character—broken down buildings don't have character.
- Don't want developments like [those that] are being built in QA County (Centreville) or Middletown.
- Villages are unique—shouldn't look like a **town**—villages are small!
- Want open space.
- Single family—**NO DUPLEX** or townhomes, condos.
- Any development should have areas suitable for children to play.
- Less houses in each "village." 1 house on ½ to 1 acre of land.
- Concerned about the buildings on the corner of 297 and 298. Lots of junk around and about these dilapidated buildings.
- Keep **open spaces**.
- Numerous people come down from PA, NJ, NY, DE for our fall, spring, summer recreation. Too much growth will hurt that.

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- Hunting is an important resource—too much development will kill this.
- Ponds are a view enjoyed by many residents. Too much development will destroy this.
- Need to keep open areas to keep attracting tourism.
- Houses on large properties [give] deer, geese, animals (etc) the ability to roam.
- Watching herds of deer in a large open space cannot be seen in housing developments.
- Preserve IU and Worton Church and Cemetery

Sewer and Water

- How do [we] actually know what the Worton lagoon can handle!? No accurate readings can be assessed when this is the only dumping area for septic trucks in the county.
Stop dumping in Worton and then check the capacity levels. Each septic truck dumps 2 to 10 years of sewage each time, so accurate figures can [not] be determined until all dumping is stopped. You might be surprised to see that the lagoon can handle the additional houses.
- Extreme concern over the **cost** of water and sewer.
- Spray irrigation is not acceptable—where is the runoff going?
- Spray irrigation affects animals, water sources, fishing, etc.
- If village-zoned land is spray irrigated, then how can it be developed?
- Developer should pay for all expansion of water and sewer systems, schools too.
- Stocke and Blyman property are reported to be “low, don’t hold water, poor site for spraying,” and there may be some significant views facing southeast.
- Not enough water and sewer.
Do something about our water and sewer bills. They are too high, so don’t piggyback us with more.



**Worton-Butlertown Village Master Plan
Staff/Steering Committee Work Session #2**

Agenda

March 15, 2006, 4:30 to 6:30
Mt. Olive AME Church, Butlertown

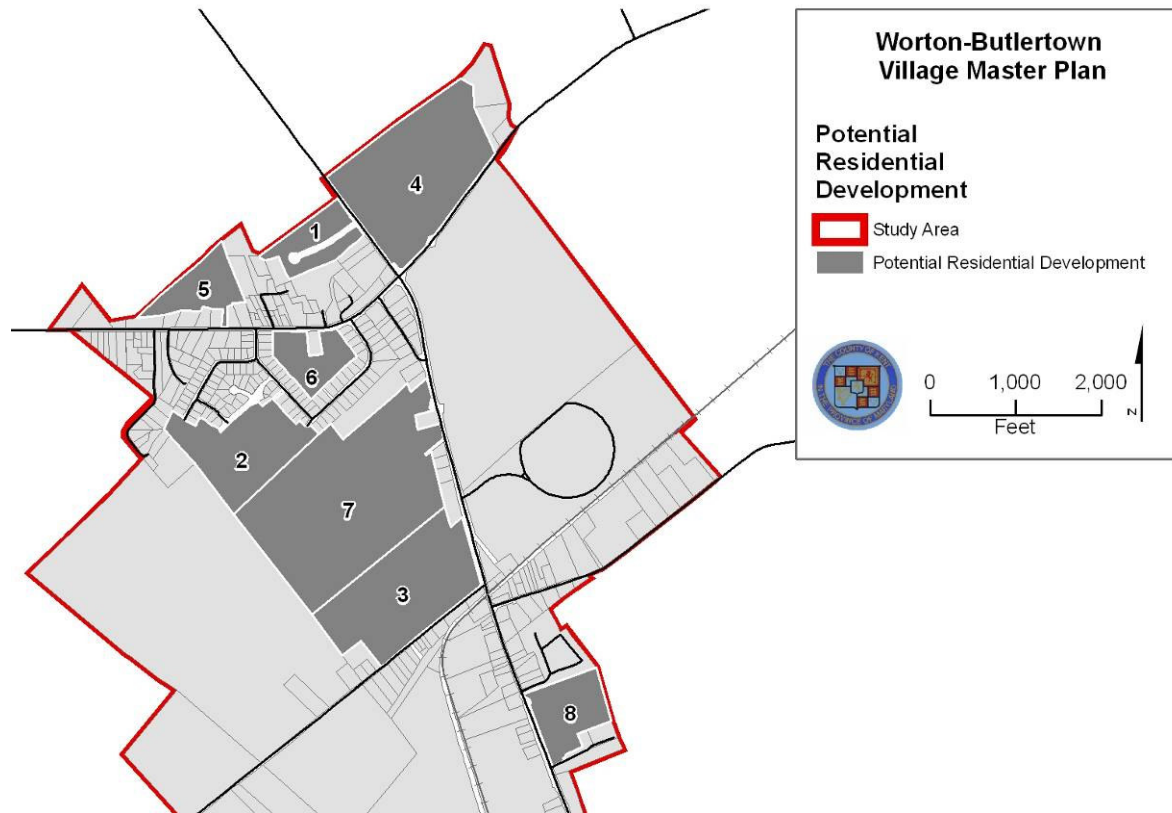
1. Welcome and Introductions	4:30
2. Project Update	4:35
3. Findings To Date	4:45
• Growth and Development	
• Water and Sewer	
• Traffic and Transportation	
• Recreation	
• Environmental Considerations	
4. Public Meeting #2 Format	6:00

Potential Future Development in Worton and Butlertown

Potential Development		Location	McCrone (2005)	ERM (2006)
Approved or formal plan submitted to County.	1. Reed's Meadow	Butlertown		20
	2. Knight's Landing (remainder)	Butlertown	42	50
	3. Feaga	Worton	120	92
	Subtotal: Approved/submitted		162	162
<i>Other known development interest</i>	4. Bentley	Butlertown	150	84
	5. Philips/Anderson	Butlertown	22	20
	6. Solloway	Butlertown	20	22
	7. Anderson Property	?	340	176
	8. Hodge Property	Worton		37
Subtotal: Development Interest			532	339
Total			694	501

Note:

Figures above are estimates based on zoning (McCrone) or on zoning and environmental considerations (ERM). Neither estimate is a definitive reflection of the number of units that might actually be approved or built.



Water and Sewer Evaluation:

ERM prepared the tables below to assess the reasonableness of the 2001 and 2005 McCrone studies.

Estimated Water and Sewer Demand in Worton and Butlertown

	Existing Water/Sewer Demand (EDU)				Remaining Development Capacity			Likely Future Demand (EDU)
	Residential	Vacant	Non-Res	Total Existing	Zoned Capacity	Constrained Capacity	Potential Development	
McCrone (2001, 2005)	291	68	60	419	1,907		694	1,113
ERM	315	68	60	443	1,728	974	501	944

Notes:

- EDU are Equivalent Dwelling Units, equivalent to 250 gpd of water and sewer. One house is one EDU.
- ERM assumed that the allocations for vacant and non-residential property remained constant between 2005 (McCrone) and 2006.
- ERM's development capacity numbers excluded wetland, floodplain, and creek buffers, which accounts for the lower "zoned capacity" figure.
- "Constrained Capacity" and ERM's totals for "Proposed Development" reflect the reduction in densities (compared to Zoned Capacity) that result from Open Space, Afforestation/Reforestation and other requirements.
- Likely Future Demand is Existing Demand plus "Potential Development".
- ERM's Likely Future Demand does not reflect the potential for additional industrial development or the water and sewer demands of a new Recreation Center.

Existing Water and Sewer Use

Existing Uses	Average Daily Flow (gpd)
Residential and Commercial	57,000
Vacant Allocation	17,000
Total	74,000

Note:

Septage deliveries, which are included in the above data, totaled 2,091,898 gallons in 2005, an average of 5,731 gpd.

Comparison of Water/Sewer System Size

Future Demand	McCrone	ERM
Potential Development	694	501
Flow (gpd) per EDU	250	250
Demand from Net New EDU (gpd)	173,500	125,250
Existing Demand (gpd)	74,000	74,000
Total Future Demand (gpd)	247,500	199,250

Estimated Water and Sewer System Upgrade Costs (McCrone, 2005)

TABLE 5. WATER SYSTEM UPGRADES

Construct a new 250,000-gallon elevated storage tank	\$500,000
100% Funded by Capital Projects Fund In Current User Rates	
Install a third production well approximately 1,000 feet from the existing wells (Phase II)	\$245,000
WTP Upgrade – Phase I – double capacity to 240 gpm	\$1,100,000
WTP Upgrade – Phase II – triple capacity to 360 gpm	\$1,100,000
100% Funded by Anderson Development	
Increase groundwater appropriations permit to a daily average of 277,000 gpd	N/A
Subtotal of Water System Costs	\$2,945,000

TABLE 6. WASTEWATER SYSTEM UPGRADES

Upgrade Pump Station 2 (larger wetwell and new pumps)	\$385,000
Replace 6-inch forcemain with 8-inch forcemain (1,360 ft.)	\$110,000
Upgrade Pump Station 1 (larger wetwell, new pumps)	\$500,000
Install parallel 8-inch forcemain (2,550 ft.)	\$220,000
Upgrade 8,395 feet of Gravity Sewer to 12-inch (MH78-PS 2 and MH19-PS 1)	\$825,000
WWTP Upgrade – Phase I (Sprayfields, mechanical plant, ARVs & cleanouts)	\$5,500,000
WWTP Upgrade – Phase II (Additional sprayfields, plant upgrades/additions)	\$1,650,000
Subtotal of Wastewater System Costs	\$9,190,000

**Worton-Butlertown Village Master Plan
Public Meeting #2 and Work Session**

**March 23, 2006 7:00 to 9:00 p.m.
Mt. Olive AME Church, Butlertown**

Agenda

- | | |
|---|-------------|
| 1. Welcome and Introduction | 7:00 |
| 2. Project Update | 7:05 |
| • Schedule | |
| • Public Input to Date
(see notes from February 8 meeting, page 9) | |
| • Major Findings | |
| ○ Growth and Development | |
| ○ Water and Sewer | |
| ○ Traffic and Transportation | |
| ○ Recreation | |
| ○ Environmental Considerations | |
| 3. Format and Instructions for Work Session | 7:20 |
| 4. Group Input | 7:30 |
| 5. Reconvene, Report Back | 8:30 |

Next Worton-Butlertown Village Master Plan Work Session:
May 8, 2006, 7:00 – 9:00 p.m.
Mt. Olive AME Church

*Questions/comments to Gail Owings, Director of Planning and Zoning Administration
410-778-7475, or via e-mail gowings@kentgov.org.
More information at <http://www.kentcounty.com/gov/planzone>*

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Table 1: Existing Residential Construction in Worton-Butlertown, 1900-2006

Decade	<i>Worton</i>			<i>Butlertown</i>			<i>Total</i>			Notes
	Units	Annual Avg	Total	Units	Annual Avg	Total	Units	Annual Avg	Total	
Pre-1900	1		1				1		1	
1900s	11	1.1	12	5	0.5	5	16	1.6	17	
1910s	1	0.1	13	3	0.3	8	4	0.4	21	
1920s	16	1.6	29	0	0	8	16	1.6	37	
1930s	3	0.3	32	2	0.2	10	5	0.5	42	
1940s	4	0.4	36	1	0.1	11	5	0.5	47	
1950s	11	1.1	47	10	1	21	21	2.1	68	
1960s	8	0.8	55	22	2.2	43	30	3	98	
1970s	53	5.3	108	12	1.2	55	65	6.5	163	Worton Manor MHP
1980s	7	0.7	115	8	0.8	63	15	1.5	178	
1990s	8	0.8	123	91	9.1	154	99	9.9	277	Knight's Landing
2000-2006	3	0.5	126	35	5.8	189	38	6.3	315	Knight's Landing
Total: All units, all years	126	1.1		189	1.7		315	2.9		
Total: 1960-2006	79	1.8		168	3.7		247	5.5		
Total: 1990-2006	11	0.1		126	8.4		137	9.1		

Notes:

- Maximum Single Year (1996): 20 units
- Reed's Meadows (~20 units) and Feaga Property (~92 Units) are not included.

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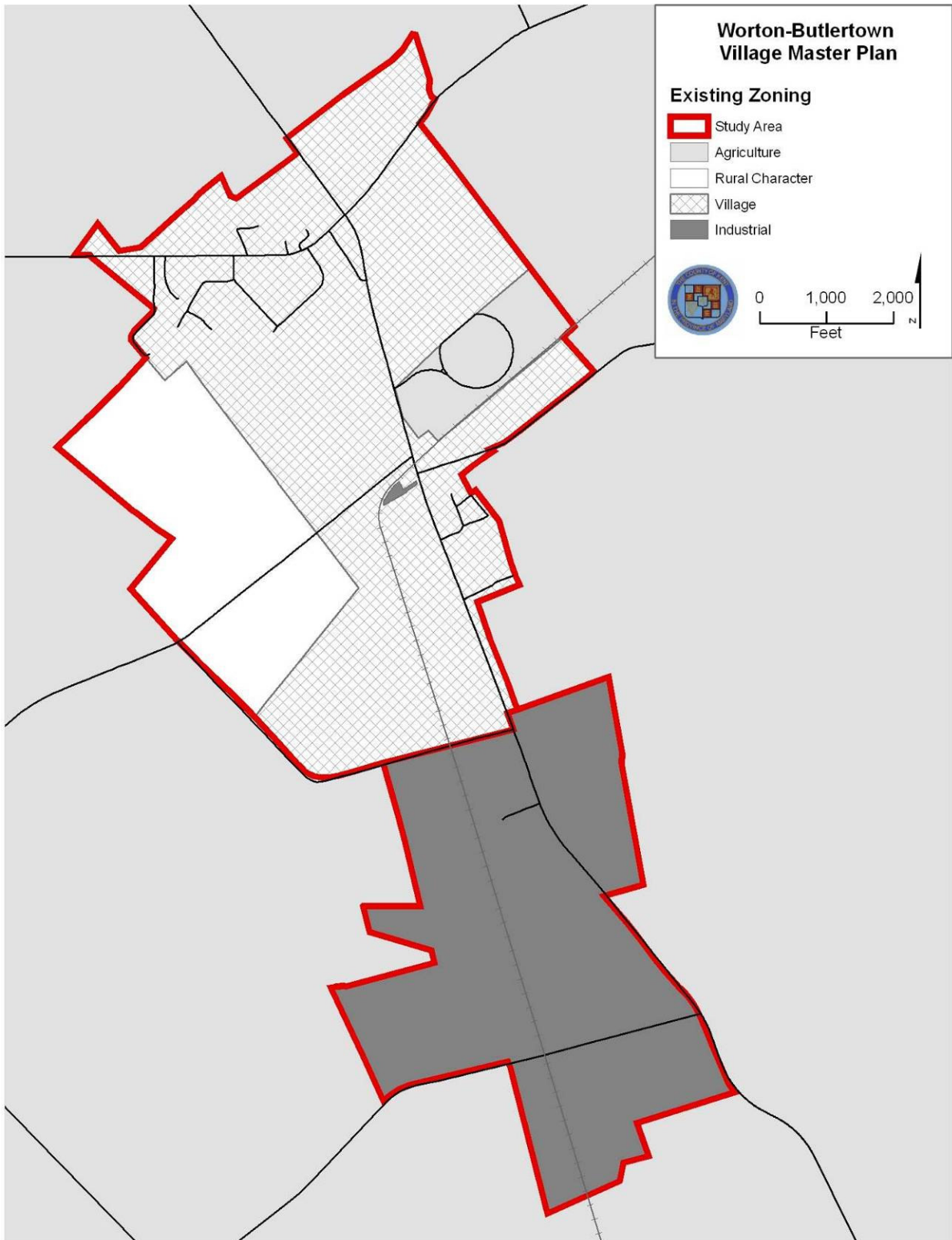


Table 2: Demographic Information

<i>Place</i>	<i>Population</i>	<i>Change</i>	<i>Housing Units</i>	<i>Land Area</i>
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	1990	2000	2004	1990-2000	2000-2004	1990	2000	Change, 1990-2000	(sq. mi.)
Kent County	17,842	19,197	19,582	8%	2%	8,181	9,410	15%	279.4
Betterton	360	376	338	4%	-10%	207	277	34%	0.9
Chestertown	4,005	4,760	4,475	19%	-6%	1,624	2,164	33%	2.6
Galena	324	428	458	32%	7%	142	202	42%	0.4
Millington	409	416	384	2%	-8%	172	173	1%	0.3
Rock Hall	1,584	1,396	2,571	-12%	84%	808	834	3%	1.3
Worton and Butlertown						178	277	56%	1.4

Notes:

- Sources: U.S. Census and ERM for Worton and Butlertown.
- Kent County's population was 15,481 in 1960; 16,146 in 1970; 16,995 in 1980.
- Worton-Butlertown's land area includes all land zoned "Village," plus the areas zoned "Industrial" that have been developed (see figure below).
- No demographic data (population) for Worton and Butlertown are available from the U.S. Census.

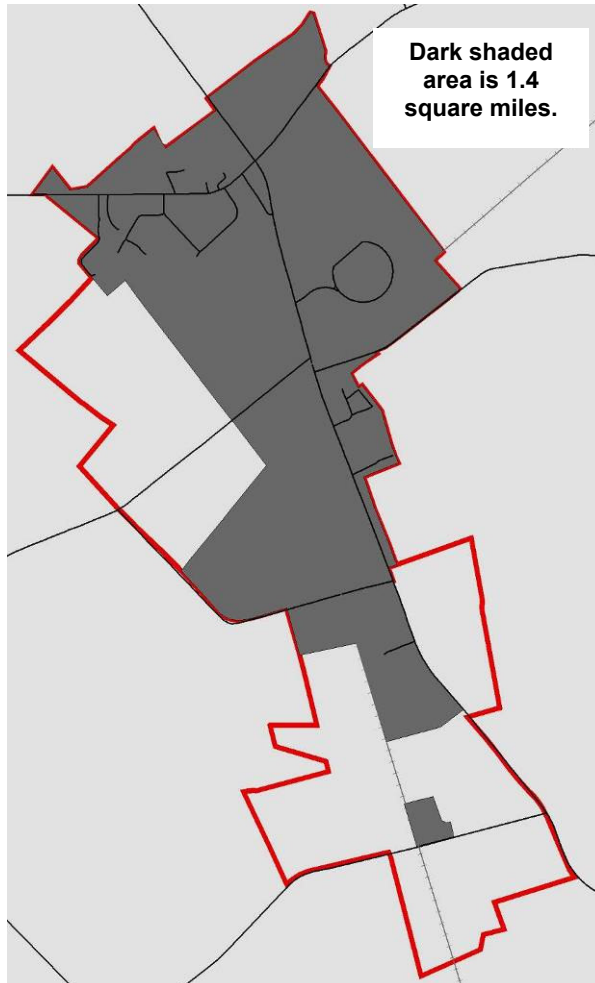
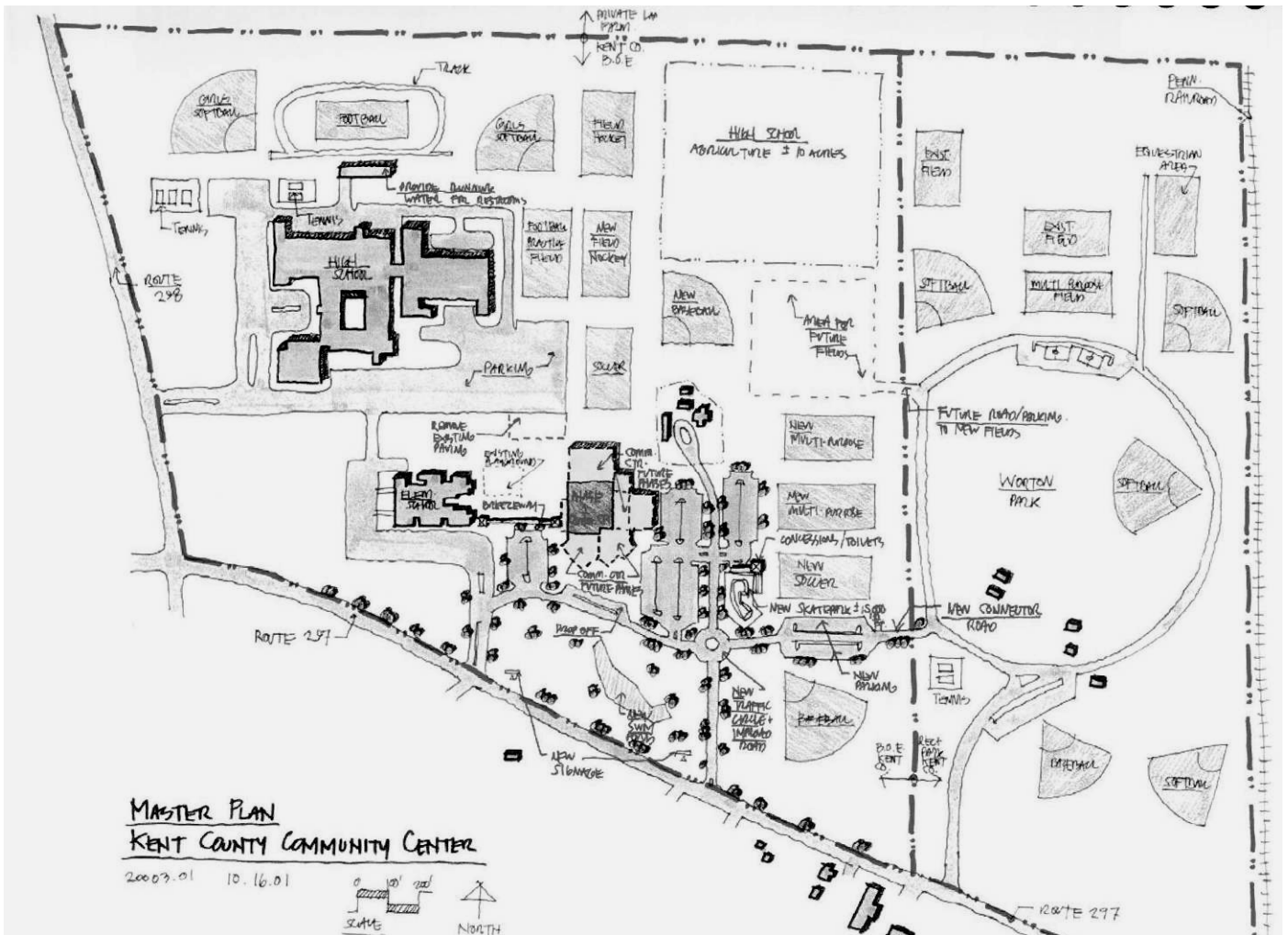


Table 3: Water and Sewer Use and Demand

Existing Uses	Demand
Residential and Commercial	57,000 gpd
Vacant Allocation	17,000 gpd
Total Existing Use	74,000 gpd
Planned New Residential Demand (Based on 2001 and 2005 McCrone Reports)	694 dwelling units
New Demand (694 units x 250 gallons per day per unit)	173,500 gpd
Planned Future Demand (Existing + New)	247,500 gpd

Note:

Septage deliveries, which are included in the above data, totaled 2,091,898 gallons in 2005, an average of 5,731 gpd.



Work Session Instructions

1. Join one of the groups
2. Start with the main questions
3. Move to the secondary questions if you have time
4. Use the markers to write on the maps and the large sheets.
5. Be as specific as you can – be creative, but realistic.
6. Choose a spokesperson to make a brief report to the group.

Focus Group	Main Questions	Secondary Questions
Overall growth - both villages	1, 2, 6, 7, 8	3, 4, 5, 9
Butlertown	2, 4, 5, 6, 7	1, 3, 8, 9
Worton	2, 4, 5, 6, 7	1, 3, 8, 9
Roads and transportation	1, 8, 9	2, 3, 4, 5, 6, 7
Housing	3, 4, 5, 6	1, 2, 7
Industrial area	1, 3, 7, 8	4, 5

Resources

- Aerial maps (large)
- Zoning map (page 3)
- Existing land use (11 x 17 handout)
- Preservation considerations (11 x 17 handout)

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Work Session Questions

1	Growth	Which portions of the study area would be more suitable for development in the next 5 years, next 10 years, next 15 years, and beyond? Which portions of the study area are not appropriate for development at all? Why not?
2	Physical Form	How important is it for Worton and Butlertown to remain physically separate? If the answer is yes, how should this be achieved? <ul style="list-style-type: none"> - Orient/connect development to Butlertown? - Orient/connect development to Worton? - Maintain in agriculture or open space? - Divide up the property - Combination of above?
3	Physical Form	What type of development design will be most compatible with and/or enhance existing development in Worton and Butlertown. For example: <ul style="list-style-type: none"> - Street sizes and patterns - Lot configurations - Lot sizes - Open space - Mix of uses
4	Sense of Place	What places, views, and/or buildings are important to preserve or maintain should development occur?
5	Existing buildings	Which parts of Worton and/or Butlertown have homes/buildings that need improving and upgrading? What needs to be done improve these areas?
6	New housing	Where would be appropriate locations in Worton and/or Butlertown for cottages, attached units, or condominiums (not single-family detached units)? What controls are needed to assure that these unit types are “quality” housing?
7	Commercial development	What are the appropriate locations in Worton and/or Butlertown for retail and business development? What type and scale of business is desirable.
8	Vehicle traffic	Where should local streets connect to the main roads (MD 297, MD 298, Porters Grove Road, Worton Lynch Road, Chinquapin Road)? Where should local streets connect to each other? Please pay particular attention to the following areas: <ol style="list-style-type: none"> a. Between Knights Landing and the Feaga property. b. Between Porters Grove Road, Chinquapin Road and MD 297. c. Between Worton Lynch Road and the edge of the study area, east of MD 297.
9	Walking	Where are safe walking routes most needed? What type of route would fit best in Worton and/or Butlertown—sidewalk, asphalt path, gravel path, other options?

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Public Meeting #2, March 23, 2006

Public Comments

The following summarizes the oral, written, and map comments received at the second Public Meeting for the Worton-Butlertown Village Master Plan. Multiple instances of the same comment are indicated by (*).

Growth

- Bentley Property is not appropriate for new development (*). The property has non-tidal wetlands and should not have access to MD 298 due to school traffic.
- The most logical place for the newest development is the Porters Grove Road corner (called the “Feaga” property) and the Solloway property.
- Any growth should be slow (*)—2 percent or less than 10 units per year.
- No growth near lagoon or existing industrial (due to possible expansion of sewage facilities and dangerous chemicals). Northeast corner of the Stocke property is moderately acceptable for development, but the remainder is undesirable.

Physical form

- Worton and Butlertown should remain separate (*). Anderson property should be used as the dividing point for the two villages.
- The Anderson property should contain park and recreation facilities (*). That would help keep the existing villages separate, but would provide a facility usable by both. Preserving part of the Anderson property as park and recreation land would also place park land on the same side of MD 297 as the majority of homes.
- Development of the “rear” (western) portion of the Anderson property could be acceptable.
- No open space buyouts (“fee-in-lieu”) should be permitted in future development (*).
- Minimum lot size should be 1/3 acre (others said 10,000 SF on average), and lot sizes should be varied (*).

Sense of Place

- Pond views and waterfowl are an important part of the character of the villages.

Existing Buildings

- Should protect churches, cemeteries, the milk station, the senior citizens home, the post office, and open spaces.
- Areas in need of improvement: Worton-Lynch road (no driveways); Parks and Recreation building; Crowdings Store; 5-Star restaurant.
- Should consider a property maintenance requirement.
- Need to make sure that homes in Butlertown are up to code—use county, federal, CDBG and other funds to make improvements.

New Housing

- The area is inappropriate for multi-family units (*). It would change the character of the villages.

Commercial Development

- Commercial development should be limited to the two main crossroads (Porters Grove @ MD 297 and Old Worton Road at MD 298). (*)
- Limited commercial development is OK, but should address parking.

Vehicle Traffic

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- No road should connect the Knights Landing and Feaga property. (2) This will only encourage shortcuts through more densely populated residential areas. This road would be like “beer can alley”.
- No bypasses are needed.
- The County (and State) need to do a better job maintaining roadsides (e.g., litter pickup, mowing and landscaping).

Walking

- Put sidewalks on the shoulders of MD 297 and MD 298 (*), and use this technique to narrow the roads (and slow down traffic). Sidewalks should not be placed on (and take land from) private property.
- Add lighting to roads.

Other Discussion

- No growth near spray irrigation. Spray irrigation should be behind the industrial area.
- Concern about whether the community will have to pay even more than they are already paying for the sewer system.
- Concern that if taxes go up any higher (due to increased home value, pushed up by new development), people will be forced to move out of the area (Delaware).



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**Worton-Butlertown Village Master Plan
Public Meeting and Work Session**

**May 8, 2006 7:00 to 9:00 p.m.
Mt. Olive AME Church, Butlertown**

Agenda

- | | | |
|-----------|--|-------------|
| 1. | Project schedule update | 7:00 |
| 2. | Role of the Village Master Plan/Implementation | 7:05 |
| 3. | Recap of comments from Public Meeting #2 | 7:10 |
| 4. | Preliminary Growth Area Revisions | 7:20 |
| | ▪ Boundary changes | |
| | ▪ Development density revisions | |
| 5. | Development Character Presentation and Discussion | 7:35 |
| 6. | Next Steps | 8:20 |

Developed Densities (units/acre)

Village (zoned)	4.0
Rural Character (zoned)	0.5 (1 per 20)
Butlertown (incl. Knight's Landing)	2.1
Worton	1.2
Worton and Butlertown	1.6

*Questions/comments to Gail Owings, Director of Planning and Zoning Administration
410-778-7475, or via e-mail gowings@kentgov.org.
More information at <http://www.kentcounty.com/gov/planzone>*

Worton and Butlertown Village Master Plan Appendix—DRAFT

[The following was prepared by the Master Plan Steering Committee, and is included in this packet to incorporate it into the public record.]

STEERING COMMITTEE RESPONSE TO WORK SESSION QUESTIONS DRAFTED BY ERM FOR THE MARCH 23, 2006 PUBLIC HEARING ON THE VILLAGE MASTER PLAN FOR WORTON AND BUTLERTOWN.

On March 21, 2006, the Worton-Butlertown Steering Committee (Kathy Blyman, Sue Coleman, Bill Crowding, Howard Dorsey, Clyde Freeman, Rev. Sheridan A. Knight for Mount Olive Church, John Nunn, Howard Potts, Morris Walker, Alister J. Winters, and Shirley Wright) met to answer the questions asked by ERM concerning Growth, Physical Form, Sense of Place, Existing Buildings, New Housing, Commercial Development, Vehicular Traffic, and Walking. The Worton Butlertown Steering Committee submits the following answers to the questions raised by ERM on March 15, 2006.

GROWTH

Q: Which portion of the study area would be more suitable for development in the shorter term versus longer term?

A: The Committee does not believe that Worton or Butlertown can support the rapid growth currently proposed for our community. Growth is inevitable, but the Committee feels strongly that any growth that occurs must be carefully controlled and be related to the historic pattern of growth in Worton and Butlertown to preserve and maintain the character of our communities. The Draft Comprehensive Plan recognizes this need and notes that Village Master Plans “may identify a sustainable annual growth rate.” To that end, the Committee believes that an annual growth rate should be established in the current plan of two percent per year (of the 315 residences currently existing in the villages of Worton and Butlertown, as of March 15, 2006). A growth rate of two percent would prevent our communities from being overwhelmed by the large developments proposed in Worton and Butlertown.

Q: Which portions of the study area are not appropriate for development at all? Why not?

A: The Steering Committee finds that the Ulrich Stocke property (p.28) of the study area, which adjoins the Velsicol Chemical plant and Worton Butlertown Lagoon is inappropriate for residential development. The Velsicol property is a chemical plant that emits noxious fumes, and residential development close to this plant is simply not appropriate. Additionally, the Stocke property adjoins the lagoon for the wastewater system, and residential properties should not be placed in proximity to the lagoon and its odors. Additionally, with new residences the lagoon and treatment plant may need to be expanded. If so, the cost to the taxpayers of acquiring said land would only be increased if the land remained zoned for residential development.

The Steering Committee finds that the Bentley property (p.37) at the corner of Smithville Road and MD 298 is not appropriate for development. This property is a sensitive environmental site. It is the headwaters of Churn Creek and has significant non-tidal wetlands on site. Additionally, the Steering Committee finds that this property has access issues posed by its proximity to Kent County High School. The property is also not part of the traditional village of Butlertown.

PHYSICAL FORM

Q: How important is it for Worton and Butlertown to remain physically separate?

A: The Steering Committee feels it is extremely important that Worton and Butlertown remain physically separate. To accomplish the physical separation, the Committee believes that the Anderson property (p.3) should be developed as a park to provide separation and at the same time recreation for Worton and Butlertown residents. This property is also on the [west] side of MD 297, which would allow residents of Butlertown and Worton access to recreational land without having to cross a major thoroughfare. The County should be encouraged to acquire said land for a park. The property is one of the key scenic views that the Steering Committee would like to see preserved in Worton. It is important to maintain the open space between these two villages. In no event should any open space requirement ever be waived for any

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development in the study area, but particularly the Anderson or Feaga (p.4) properties. These open spaces will ensure adequate recreational space for these villages.

Q: What type of development design will be most compatible with and/or enhance existing development in Worton or Butlertown?

A: The Steering Committee believes that street sizes for rights of way can be reduced, but that minimum lot sizes should be increased to 15,000 SF; lot configurations should vary, and lot sizes and configurations should vary significantly to avoid “cookie cutter” sameness.

Open space requirements must never be waived for any development in Worton or Butlertown.

A mixture of uses should be limited to single family dwellings and commercial ones in areas that historically have been commercial. These areas are Catts Corner, the intersection of Porters Grove Road and MD 297, and the Bennie Smith Funeral Home in Butlertown.

SENSE OF PLACE

Q: What places, views, and/or buildings are important to preserve or maintain should development occur?

A: The open space between the communities of Worton and Butlertown provided by the Anderson property needs to be preserved. Should development of this property occur, every effort should be made to develop said land as a park, but in no event should open space [requirements] be waived on the Anderson or Feaga properties. By utilizing open space requirements that exist in the [County Development] Ordinance pursuant to the estimates of McCrone and based on the concept review of the Feaga property, the potential exists for 350 dwelling units to be built on these two properties. This would result in the need for 35 acres of open space, which could adjoin land currently owned by [the] Kent County Parks and Recreation [Department] and provide much needed park space, thereby preserving scenic views and preserving the identities of Worton and Butlertown.

The Steering Committee believes that the Mount Olive Church, Worton Methodist Church and Hall, and Christ Church IU are all important buildings that need to be preserved. So too should the cemeteries [of these and other institutions] be preserved and protected from development. This is particularly true of the Union Cemetery and Christ Church IU Cemetery, which adjoin the Bentley property on the corner of MD 298 and Smithville Road.

EXISTING BUILDINGS

Q: Which parts of Worton and/or Butlertown have houses/buildings that need improving and upgrading? What needs to be done to improve these areas?

A: The Steering Committee notes that in general, the residents in Worton and Butlertown take great pride in their houses and yards. As sewer and water rates and taxes continue to rise, it will become increasingly more difficult for residents on a fixed income to keep up with home maintenance. To that end, the County needs to look at reduced property tax rates for the community’s senior citizens.

The Steering Committee does note that the Kent County Parks and Recreation Office and Maintenance area are in poor condition. The indoor offices and recreation spaces are inadequate and in need of repair. The equipment storage sheds do not have enough space to properly store maintenance equipment in a residential area.

The building on the corner of Porters Grove Road and MD 297, which formerly housed Crowding’s Store is vacant and is deteriorating. The County should use available code regulations to ensure that this property is either stabilized, razed, or rehabilitated, as it sits at the central crossroads in the Village of Worton.

NEW HOUSING

Q: Where would be appropriate locations in Worton and/or Butlertown for cottages, attached units, or condominiums (that is, non-single family detached units)? What controls are needed to assure that these unit types are “quality” housing?

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A: The Steering Committee notes that Worton and Butlertown are communities which currently have no multi-family attached housing units (i.e. townhouses, duplexes, condominiums, or apartment complexes). This uniquely defines the villages of Worton and Butlertown as communities composed solely of single-family residences. Worton and Butlertown are communities of single-family residences and should stay that way. Moreover, the Committee believes that there are no adequate controls that could be implemented to ensure “quality” multi-family housing. Therefore, the Steering Committee feels strongly that townhouses, duplexes, condominiums, and apartment complexes should be prohibited in the villages of Worton and Butlertown.

COMMERCIAL DEVELOPMENT

Q: What are appropriate locations in Worton and/or Butlertown for retail and business development?

A: Catts Corner, MD 297 at Porters Grove Road, and the Bennie Smith Funeral Home in Butlertown are places where commercial or retail development should occur. Mixed uses would be appropriate in these areas also.

VEHICULAR TRAFFIC

Q: Where should local streets connect to main roads (MD 297, MD 298, Porters Grove Road, Worton Lynch Road, Chinquapin Road)?

A: The Steering Committee does not believe there should be any connections between Knight’s Landing and the Feaga property for two reasons: 1.) The Anderson property should be developed as a park. 2.) The Planning Commission, in reviewing the Feaga property concept plan, did not require access from Porters Grove Road. Additionally, Porters Grove Road is not of sufficient width or quality to support traffic from Knight’s Landing and/or any development of the Anderson or Feaga parcels.

The Steering Committee does not believe that land in the study area between Chinquapin Road and Porters Grove Road should be developed for residences given its proximity to the industrial zone and lagoon. Should development occur in this area, access should be onto Chinquapin Road, not MD 297 or Porters Grove Road.

There is no need for access to Worton Lynch Road.

WALKING

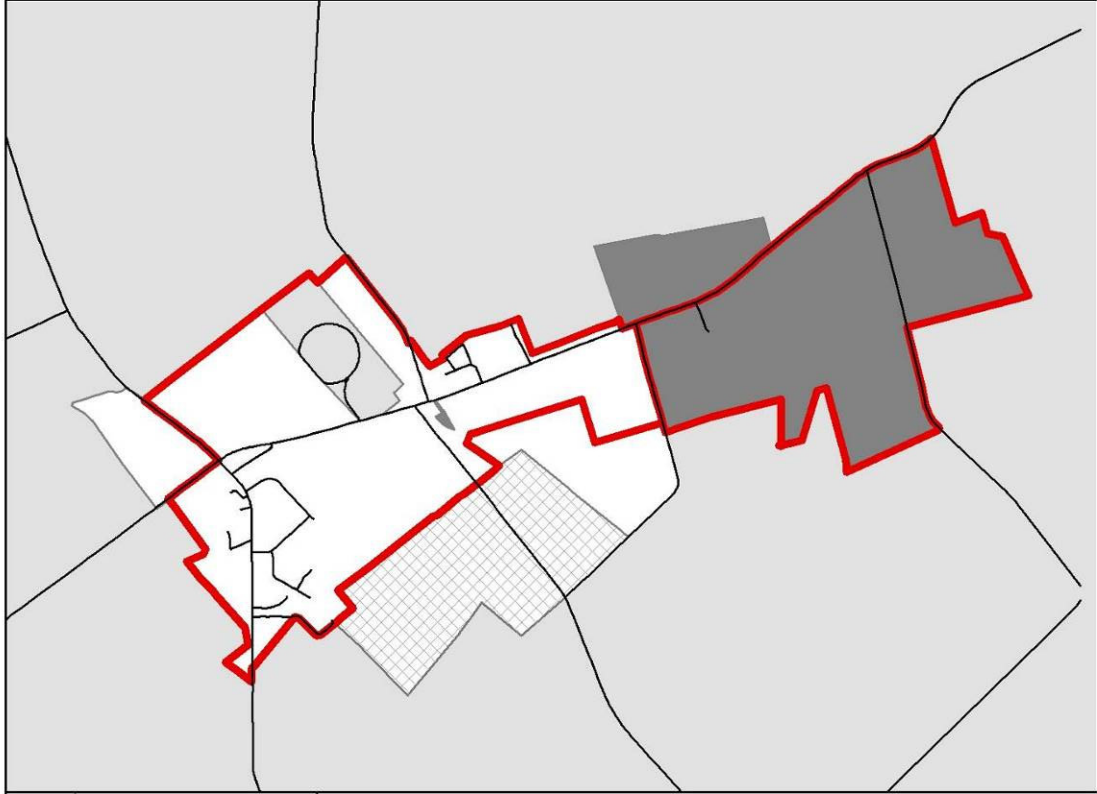
Q: Where are safe walking routes most needed, and what type of sidewalks: concrete, asphalt, or gravel paths?

A: The Committee believes that safe walking routes are most needed in Butlertown along MD 298 between Kent County High School and Mount Olive Church. The Steering Committee believes the roadway needs to be narrowed and lights and streetscape trees installed. Any sidewalks installed should be concrete and located in the area that is currently the paved shoulder of MD 298, and not be installed in residents’ yards. Sidewalks must not be installed unless the State Highway Administration [also] reduces the roadway width in an attempt to reduce speeding through the village of Butlertown.

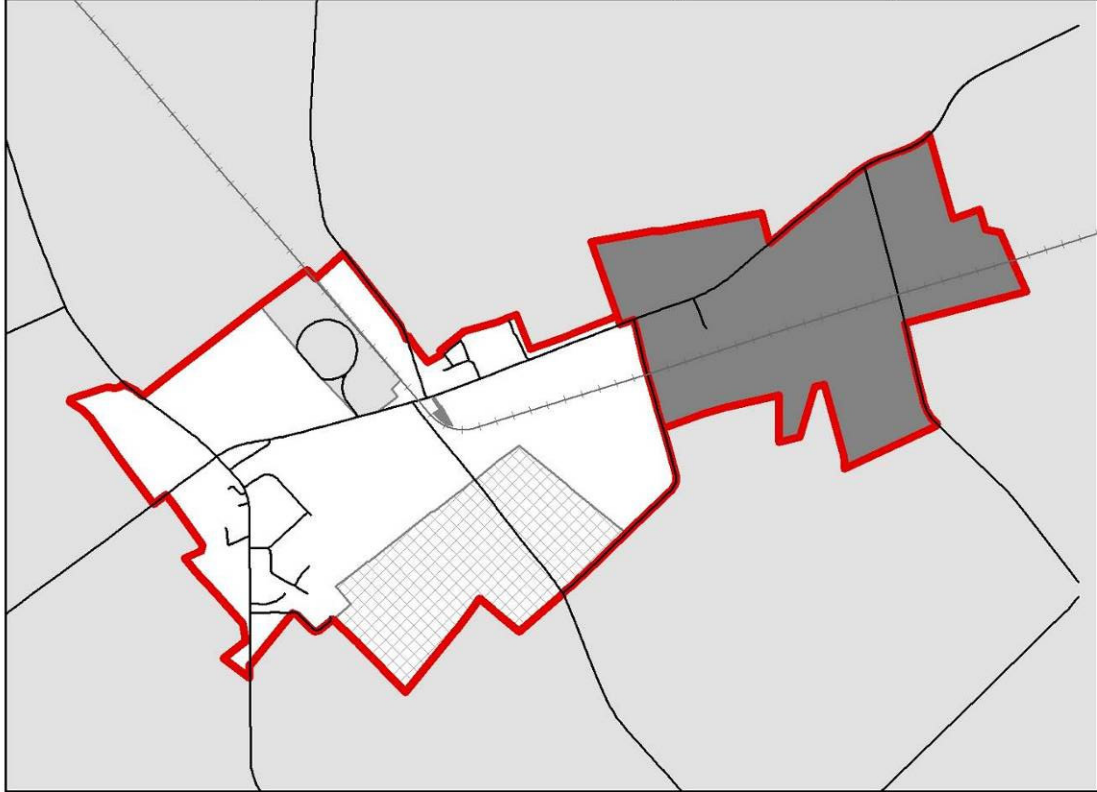
The same could occur in Worton on MD 297. The roadway width needs to be narrowed to reduce traffic speed through the village. If the roadway is narrowed, street trees and sidewalks could be installed, which the Committee believes would reduce speeding through the village and restore the streetscape lost by the [past] widening of MD 297. Only if MD 297 is narrowed should concrete sidewalks be installed.

Respectfully Submitted,
Worton Butlertown Steering Committee
March 23, 2006

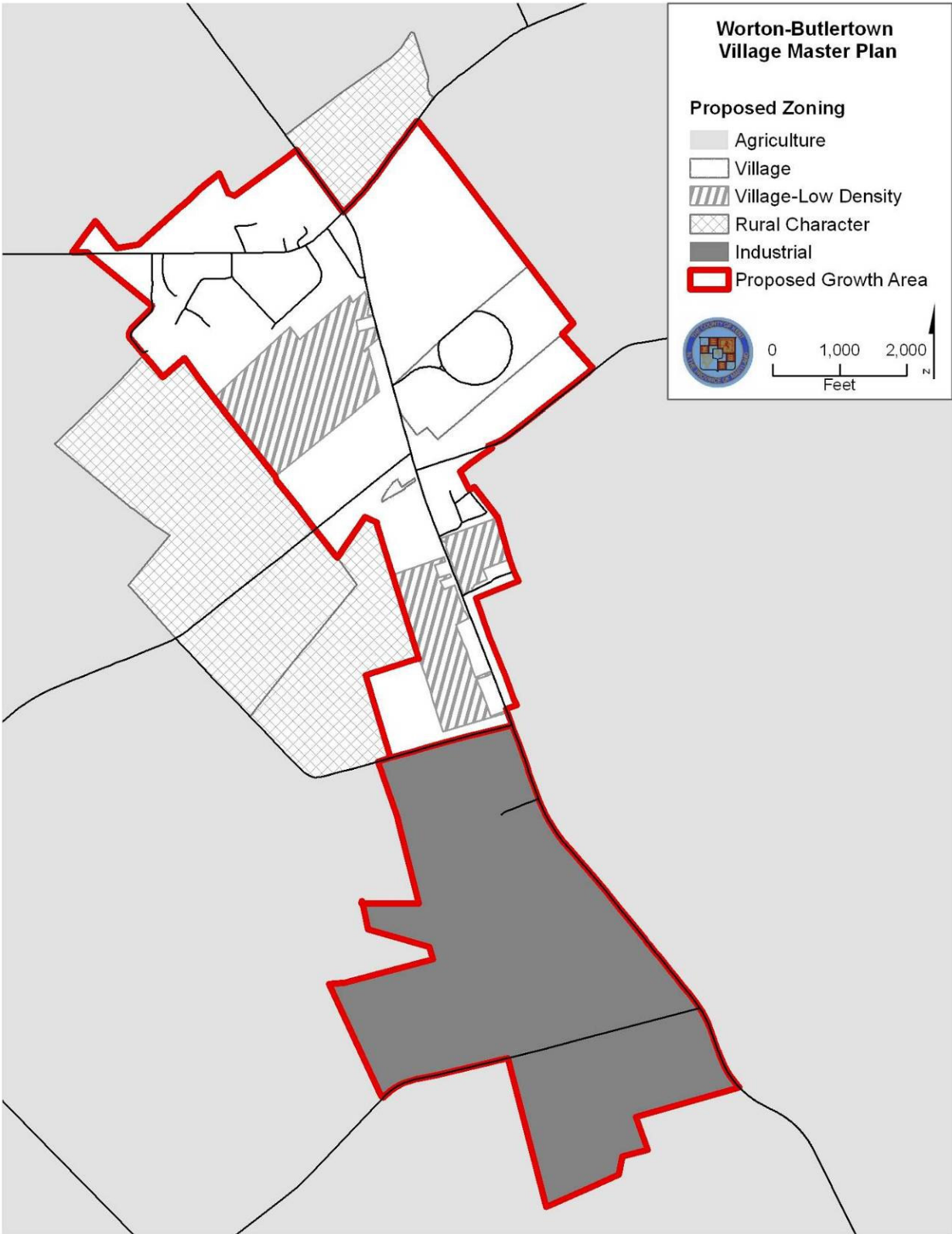
Proposed Growth Area
With Existing Zoning



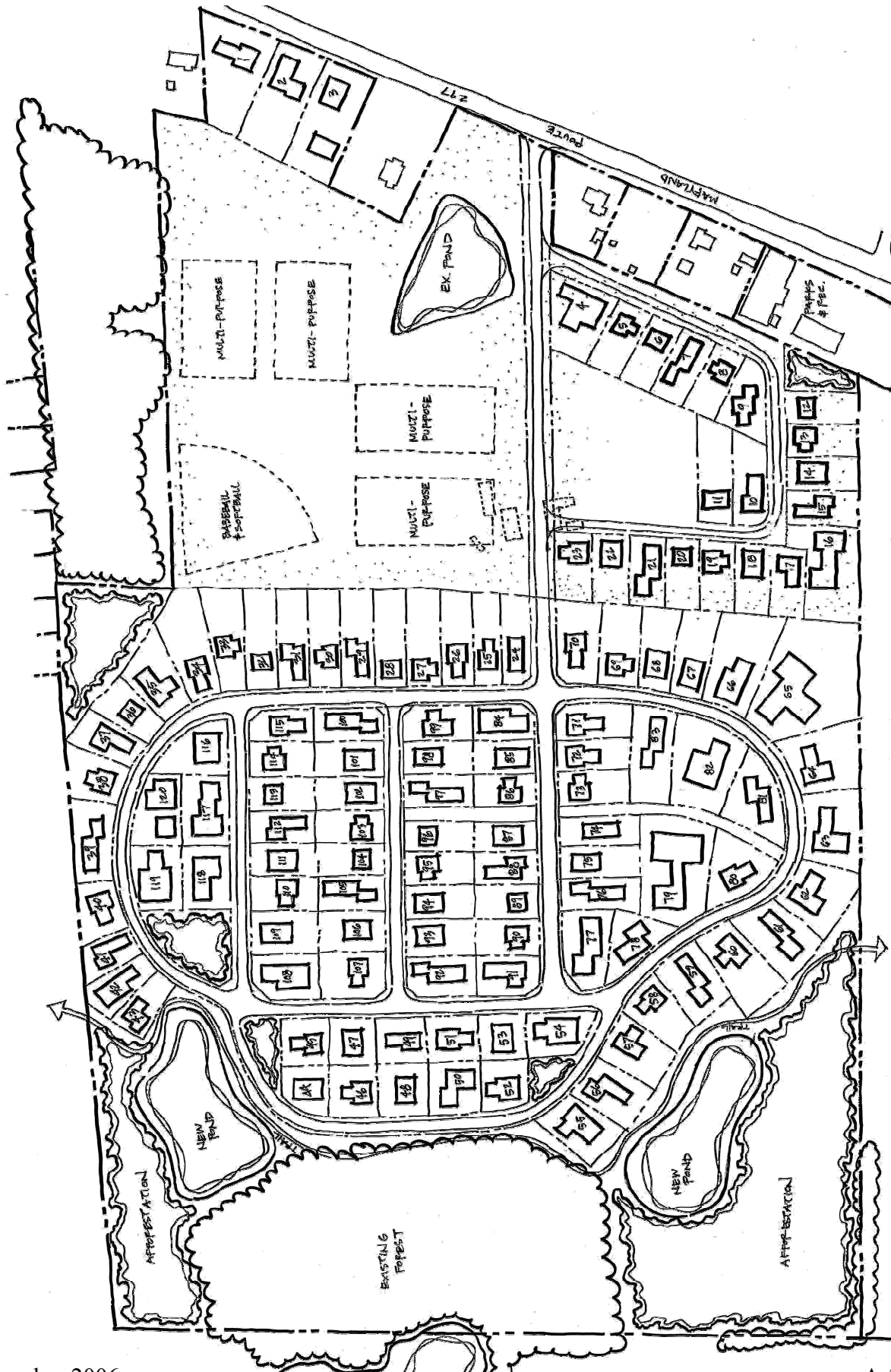
Study Area
With Existing Zoning

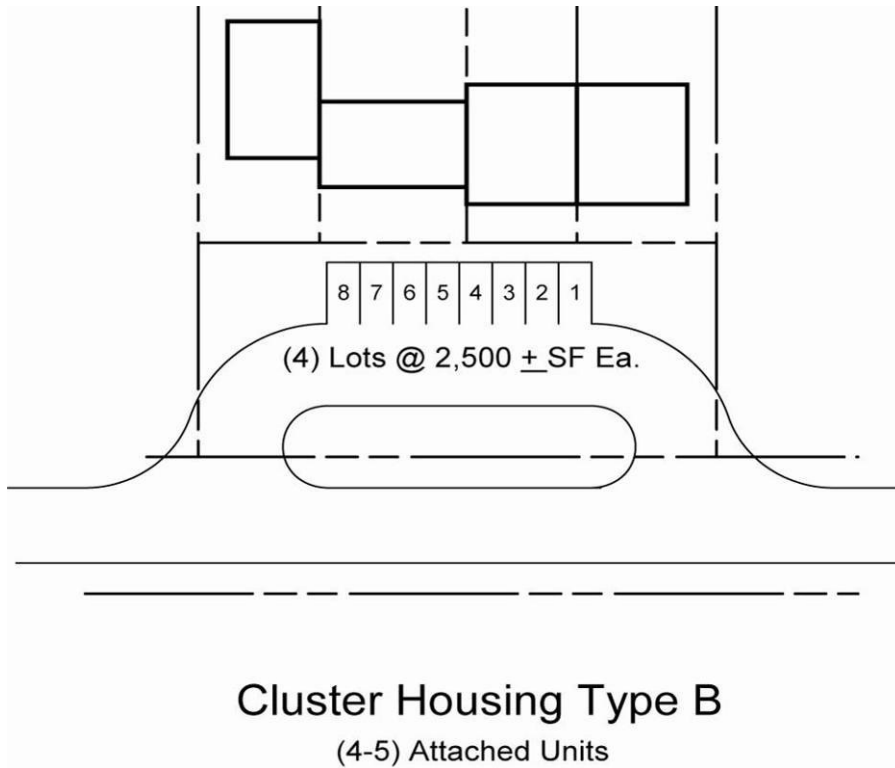
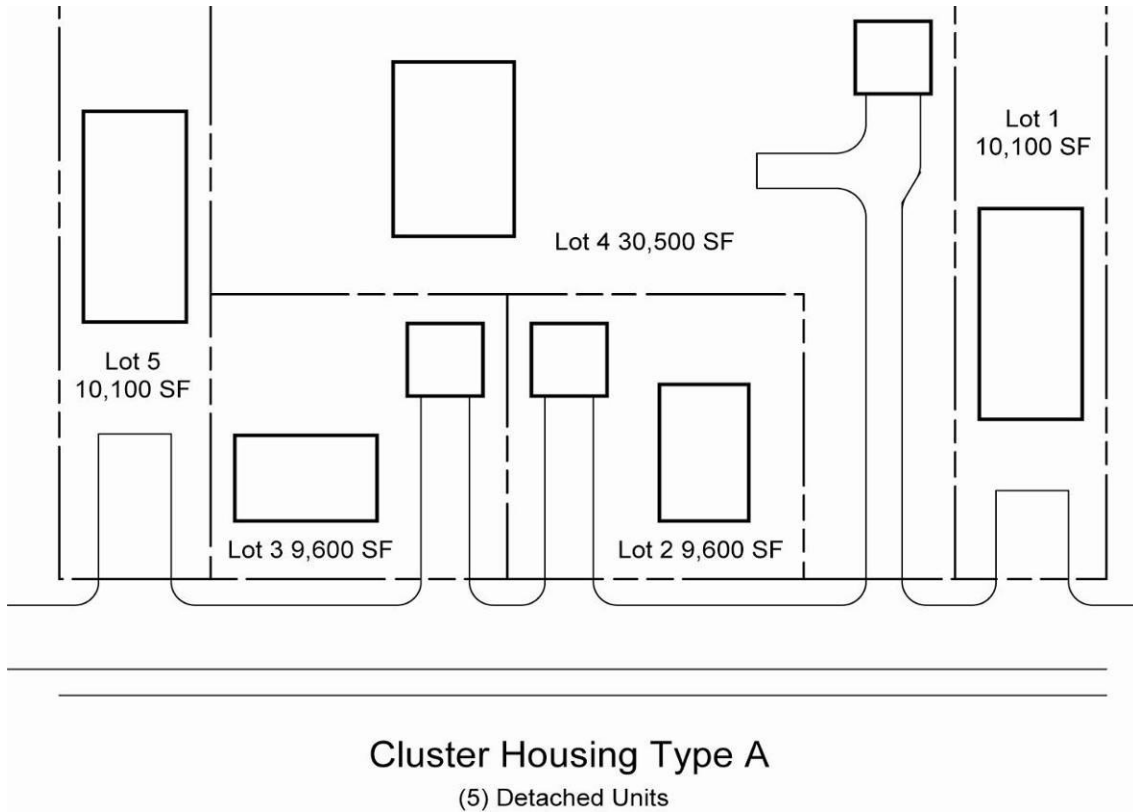


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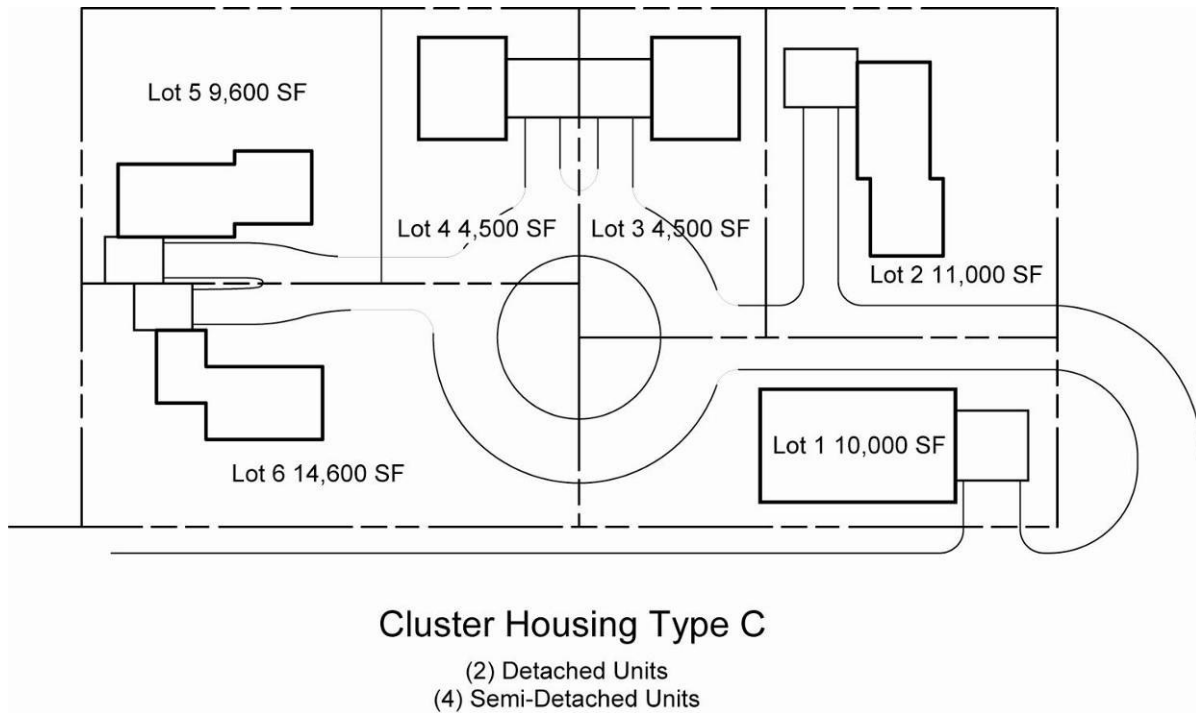


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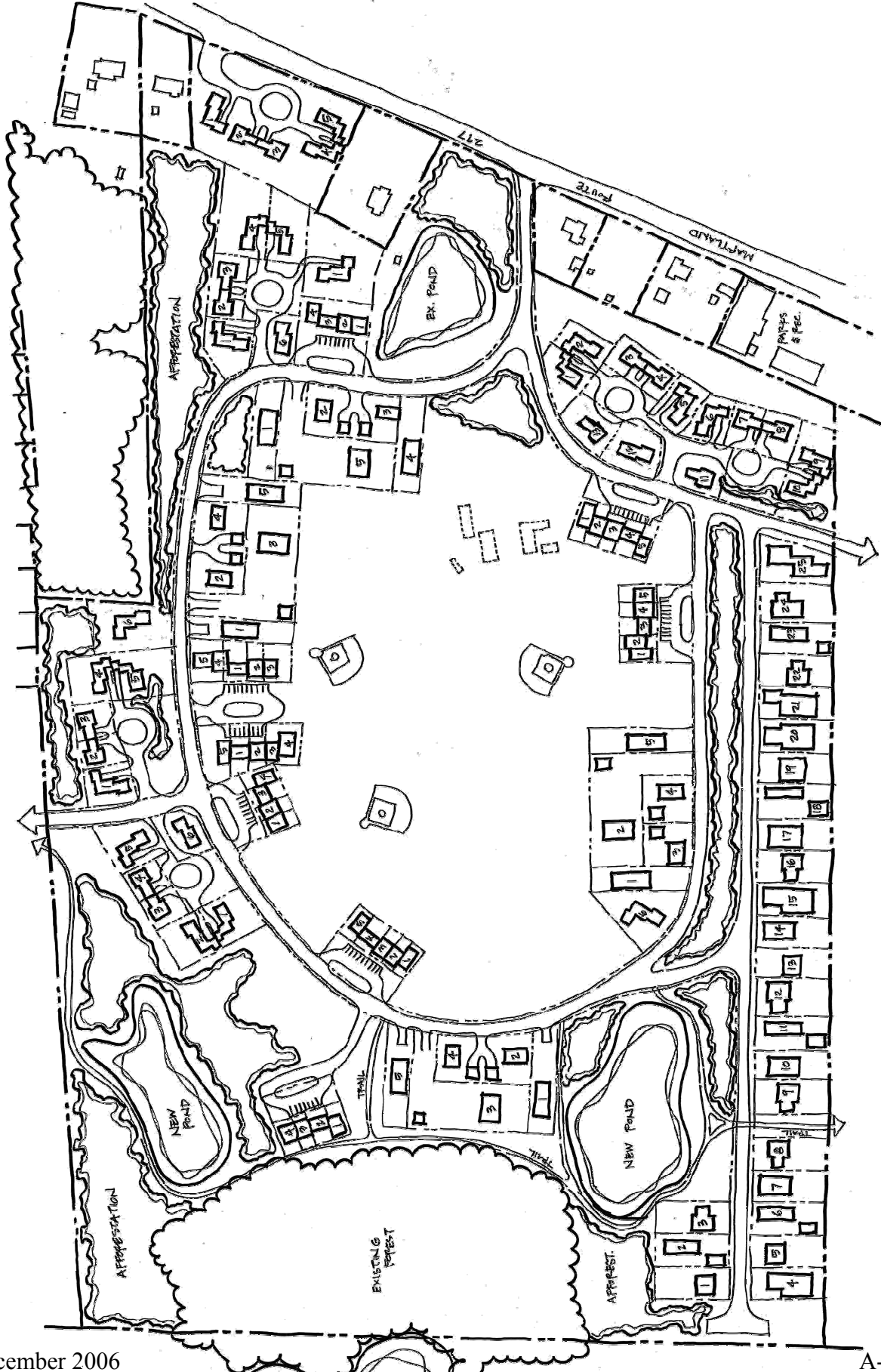




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Development Character Preferences

For elements 1-9 please circle the box under Scheme 1 or Scheme 2 that best describes the character of development most appropriate for remaining undeveloped land in Worton and Butlertown.

	Character Element	Scheme 1 (Grid with park along MD 297).	Scheme 2 (Clusters with central open space)	Comments
	Density	1.5 dwellings per acre (120 units on 80 acres)	1.5 dwellings per acre (120 units on 80 acres)	Responds to desire for new development to have comparable density to existing development
	Sensitive Areas	Protected	Protected	Required by County/State regulations
	Road connections to other adjoining properties	Recommended	Recommended	Local traffic only – designed to discourage through traffic
1	Lot size	Regular 9,600 - 27,500 SF Average 12,000 SF	Varied 2,500 - 14,600 SF Average 8,200 SF	
2	Lot configuration	Grid	Clusters	
3	Area not in lots (open space, roads, forest)	47 acres	57 acres	
4	Open Space arrangement	Designed to maximize single block	Designed to maximize views/integration with lots	
5	Parkland	Single block (possibly public) along MD 297	Central (likely private)	
6	Housing unit type	All single-family detached	Mixed (59 single-family detached, 24 semi-detached, 37 attached)	
7	Road pattern	Grid (8,500 total linear feet)	Curvilinear (6,700 total linear feet)	
8	Achieves separation between Worton and Butlertown	Scheme 1	Scheme 2	
9	Your overall preference	Scheme 1	Scheme 2	

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Public Meeting #3, Summary of Responses May 8, 2006

The following summarizes the written comments received at the third Public Meeting for the Worton-Butlertown Village Master Plan.

- Homes should be designed for “family” (in mind) with more yard space. Target a density of 2 ¼ units per acre.
- The clusters of multi-family are retirement homes, families and retired people don’t live together very well.
- All remaining undeveloped land should be low-density village in order to maintain the character of the village.
- New development will ruin the character of the village—“commuter communities” bring added traffic and no jobs for current residents. This will be a town with no services or government.
- Yearly growth has to be controlled.
- If fee-in-lieu of open space and afforestation is allowed to continue, those fees should reflect actual property value. E.g, if property is selling for \$43,000/ acre, the fee-in-lieu should be equivalent to 1/10 acre (the amount that would have to be preserved), or \$4,300 per unit.
- Roads should be designed to discourage through traffic, and should not connect Knight’s landing to the Williams and Feaga properties.
- It seems unfair to “penalize” some property owners (through reduced densities), while not limiting density on other developable properties. Downzoning could expose the County to lawsuits.
- Smart growth is to cluster development around water and sewer. Lowering density in Worton will decrease affordability and keep water and sewer rates high.
- Williams and Faega properties should flow together, but be kept separate from Knights Landing. These properties should also have similar development densities.
- The need for open space in Worton is not great because of the park land and public lands. To require substantial additional open space only wastes land.
- Knights Landing has enough affordable housing already.

Development Character Preferences		
Element	Votes	
	#1 (grid)	#2 (cluster)
1: Lot Size	17	4
2: Lot Configuration	23	10
3: Open Space (area)	17	18
4: Open Space (config.)	15	16
5: Park type	20	8
6: Unit Type	31	6
7: Road Pattern	18	10
8: Separation	20	10
9: Overall	20	8



**Worton-Butlertown Village Master Plan
Staff and Steering Committee Work Session**

**May 18, 2006 - 4:30 p.m.
Mt. Olive AME Church, Butlertown**

Agenda

- 1. Recap of Public Meeting #3**
- 2. Major Policies—DRAFT**
- 3. Next Steps**

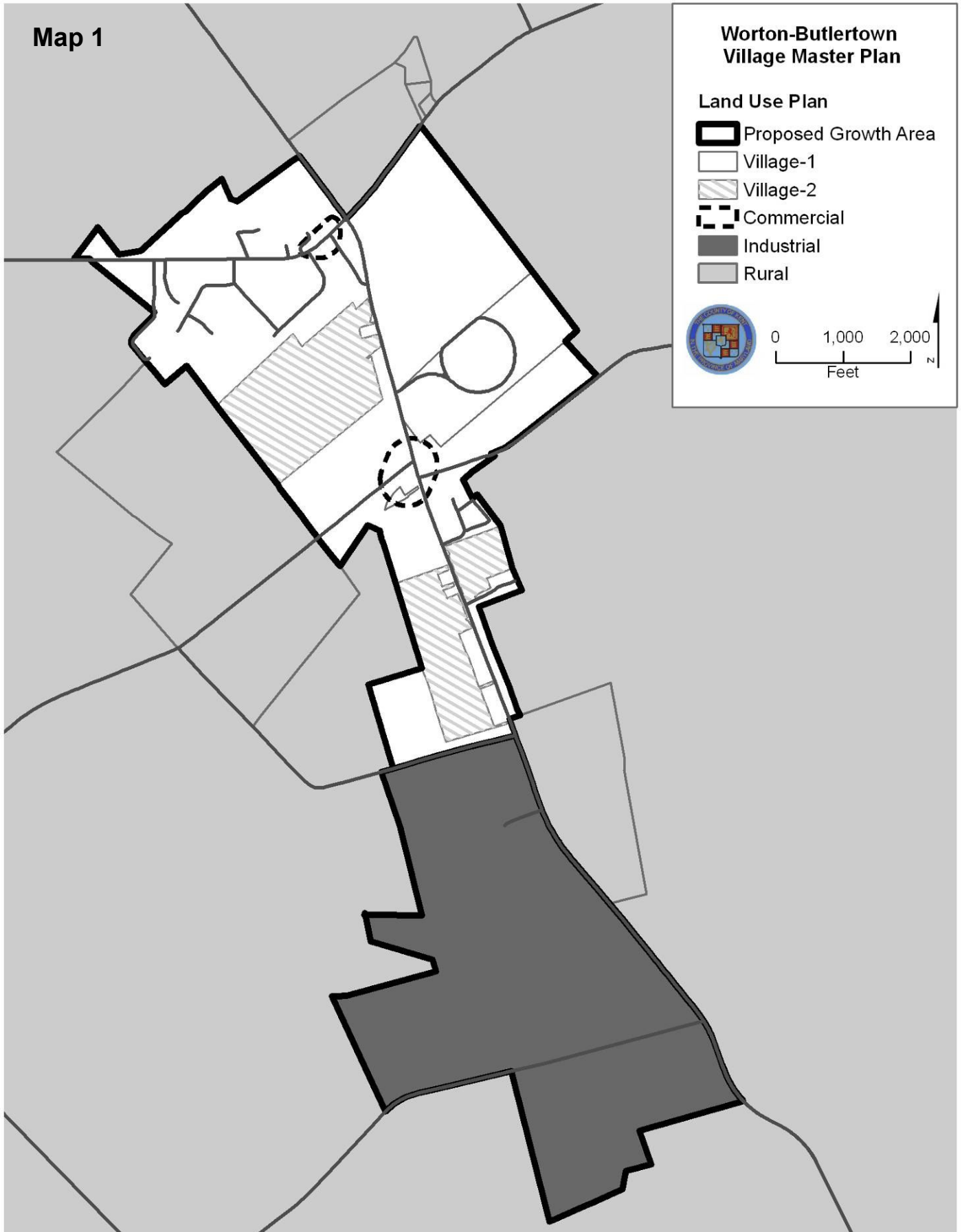
Worton-Butlertown Village Master Plan Major Policies—DRAFT—May 18, 2006

Growth (Edges and Boundaries, Timing and Phasing)

1. The Worton-Butlertown “Growth Area” (the land designated for residential, commercial, and industrial use) is shown in Map 1.
2. The pace of development in the Growth Area should be closely monitored, but not initially restricted. If future development exceeds 15 units per year (50 percent higher than recent trends of 9-10 units per year) for more than 2 years running—based on use and occupancy permits issued—consideration should be given to an annual cap on new residential development.

Land Use and Density (Spatial Relationships)

1. Recommended future land uses are shown in Map 1.
 - **Village-1:** These are existing developed portions of Worton and Butlertown, as well as smaller parcels that could develop.
 - Residential densities are envisioned as being no greater than 4 dwelling units per acre.
 - Existing commercial and institutional uses are consistent with Village-1 areas.
 - Because the County Park is within the Growth Area, it is included in Village-1
 - Only single-family detached residential units would be permitted by right in Village-1.
 - Commercial uses would only be permitted by right in areas delineated on Map 1.
 - **Village-2:** This is a new land use area, assigned to the largest remaining undeveloped parcels in Worton and Butlertown.
 - Residential densities are envisioned as being no greater than 2 ¼ dwelling units per acre.
 - A density increase—allowing up to 3 units per acre—could be granted for Village-2 development that strongly supports the provision of affordable or senior housing.
 - Only single-family detached residential units would be permitted by right in Village-2.
 - Residential units *other than* single-family detached could be considered as a Special Exception if they strongly support the provision of affordable or senior housing. Design review would be part of the Special Exception.
 - Commercial uses would only be permitted by right in areas delineated on Map 1.
 - **Industrial:** These areas are appropriate for industrial development.
 - **Commercial:** This land use overlays other future land uses described above (including some locations already used for commercial activities). New commercial development or redevelopment would be most appropriate for these areas.
 - Commercial development in other locations within the Growth Area could be considered on a case-by-case basis as a Special Exception.
 - **Rural:** These areas are outside the Worton-Butlertown Growth Area, and should be used primarily for agriculture (including forestry) or very low density residential (one dwelling unit per 20 acres).



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2. An “affordable dwelling unit” requirement should be considered for new development in Worton and Butlertown. This requirement could mandate that a percent or share of new units be affordable for people living and working in Kent County.

Transportation and Circulation

1. In cooperation with SHA, develop a Streetscape Plan for the portions of MD 297 and MD 298 in the Growth Area. This Streetscape Plan should address:
 - Solutions to slow traffic on MD 297 and MD 298. Potential implementation actions could include special pavement striping, and traffic circles in the following locations:
 - The intersection of MD 297 and MD 298.
 - The intersection of MD 297 with the new entrance road for the County park (and potentially the entrance to new development on parcel 3—the Williams property).
 - MD 298 east of the entrance to Kent County High School.
 - MD 298 west of Mt. Olive AME Church.
 - Paths or sidewalks, and appropriate lighting, to ensure pedestrian safety along portions of MD 298 and 297.
2. Knights Landing and development on the Feaga (Mason) and Williams properties should be connected by internal roads and pedestrian/bicycle paths (including sidewalks).

Community Service Facilities

- Revise water and sewer plans (including cost estimates) for upgrading the Worton water and sewer systems to be consistent with the growth, land use, and development recommendations in the Village Master Plan.
- Ensure that existing water and sewer rate payers do not subsidize future development in the Worton-Butlertown growth area.
- Work with the Chestertown Volunteer Fire Department to ensure adequate levels of fire protection.

Recreation (Public Spaces)

- Expansion of the County’s recreation complex should occur adjacent to its existing facilities, as shown in the Department of Parks and Recreation’s Kent County Community Center Master Plan.
- Monitor future recreation needs. Based on current and projected use levels, no additional park land is needed beyond the facilities shown in the Community Center Master Plan.

Preservation and Improvement (Historic Sites, Traditional Uses, Views)

- Churches (including the National Register-listed Christ Church IU), cemeteries, and ponds are important landmarks and should be protected and buffered from nearby development.
- The County should work with the Worton-Butlertown community to help bring substandard structures into building code compliance. Mt. Olive AME Church and its Community Development Corporation are particularly interested in improving some residential structures in Butlertown.

Open Space and Natural Environment

- Fee-in-lieu of open space or afforestation should not be permitted in the Worton-Butlertown Growth Area.

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Implementation

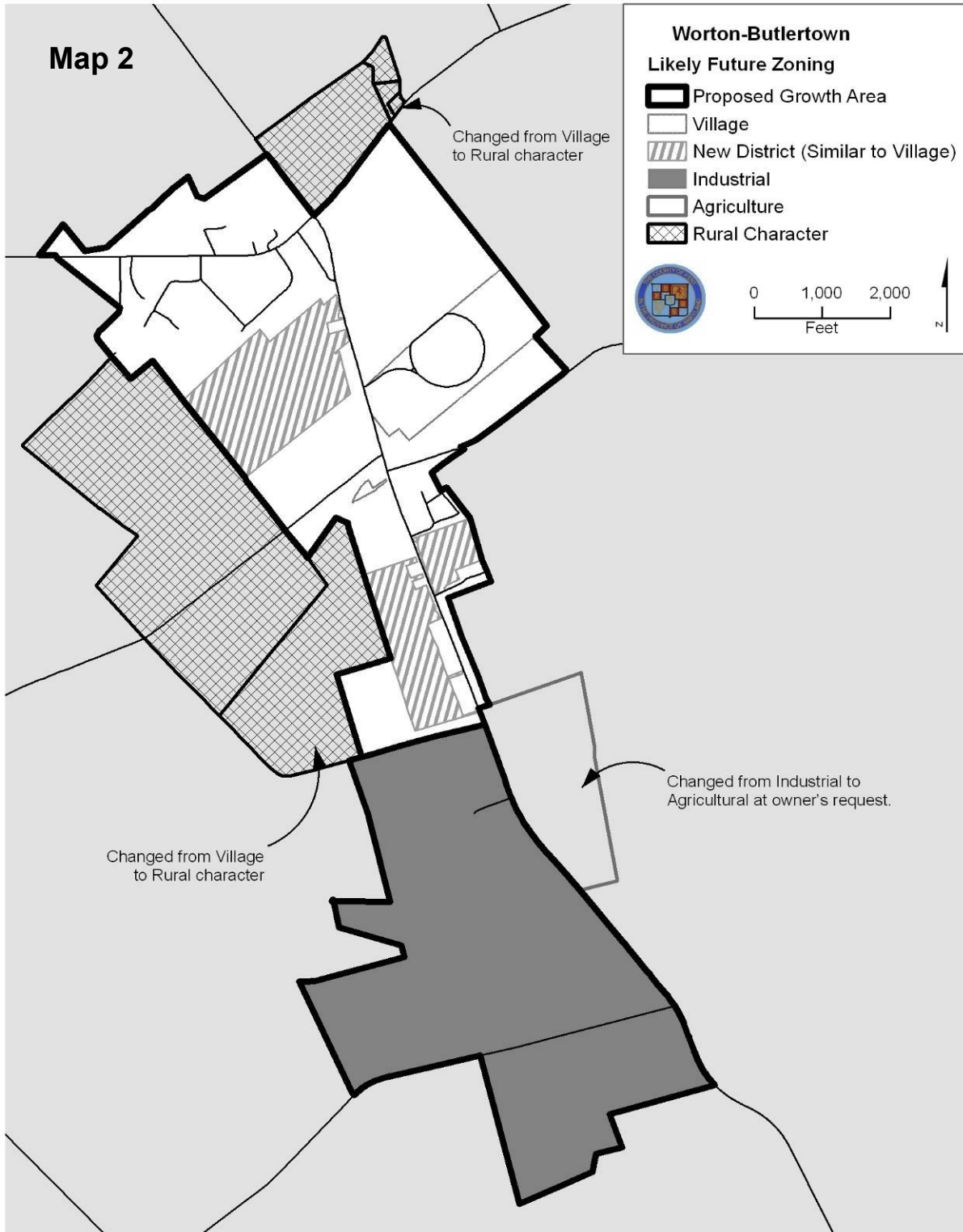
Table 1 shows the concordance between future land use (as described above and shown in Map 1) and likely future zoning. Map 2 illustrates these changes.

Table 1			
Concordance Between Future Land Use and Likely Future Zoning			
Future Land Use	Current Zoning	Likely Future Zoning	Comments and Changes to Permitted Uses
Village-1	Village	Village	<ul style="list-style-type: none"> • The County Park should be included in the Village zoning district. Parks are already a permitted use. • Single-family detached would be the only residential units permitted by right. Existing commercial and institutional uses would continue to be permitted by right. • New commercial uses would be permitted by right only in the Commercial overlay area shown on Map 1. Other new commercial uses would be permitted only by Special Exception.
		Rural Character	<p>The following land currently zoned Village but outside of the Growth Area would be rezoned to Rural Character:</p> <ul style="list-style-type: none"> • Parcel 37 (Bentley). • The portion of parcel 28 (Stocke) west of the railroad tracks. • Parcel 207 (Christ Church I.U.) and the Methodist Cemetery. • Parcel 218 (Worton ME Cemetery).
Village-2	Village	New District	<ul style="list-style-type: none"> • Standards should duplicate Village zoning, except with a maximum density of 2 ¼ units per acre. • Single-family detached would be the only residential units permitted by right. • Other unit types would be permitted by Special Exception, and subject to design review. • Increased density—up to 3 units per acre—could be granted if development strongly supports affordable housing and senior housing goals in the Village Master Plan. • New commercial uses would be permitted by right only in the Commercial overlay area shown on Map 1. Other new commercial uses would be permitted only by Special Exception.
Industrial	Industrial	Industrial	No change
		Agricultural	At the property owner’s request, parcel 31 (Parsons) would be removed from the Industrial district and placed in the Agricultural district.
Rural	Agricultural	Agricultural	No change.
	Rural Character	Rural Character	No change.

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Other Potential Policies

- Redevelopment of former commercial establishments such as the Milk Station (parcel 63) and the Five Star Restaurant (parcel 17) is desirable.
- Residential lot size should vary. Consider setting standards in the zoning code to guide the Planning Commission with respect to this requirement when approving subdivisions



Development Capacity Calculation Table

Property ^a	Acreage	Future Land Use	Maximum Density (Future)	Likely Development (New Units)			Zoned Capacity (units)	McCrone Projection (units) ^b
				Short-Term	Long-Term	Total		
1	11.6	Village-1	4	0	35	35	46	22
2	26.6	Village-1	n/a	50	0	50	50	42
3	10.5	Village-1	4	0	32	32	42	20
4	41.0	Village-1	n/a	92	0	92	92	120
5	80.2	Village-2	2.25	180	0	180	180	340
6	42.2	Village-2	2.25	95	0	95	95	
7	14.6	Village-2	2.25	33	0	33	33	
8	9.0	Village-1	4	0	27	27	36	
				450	101	551	584	694

Notes:

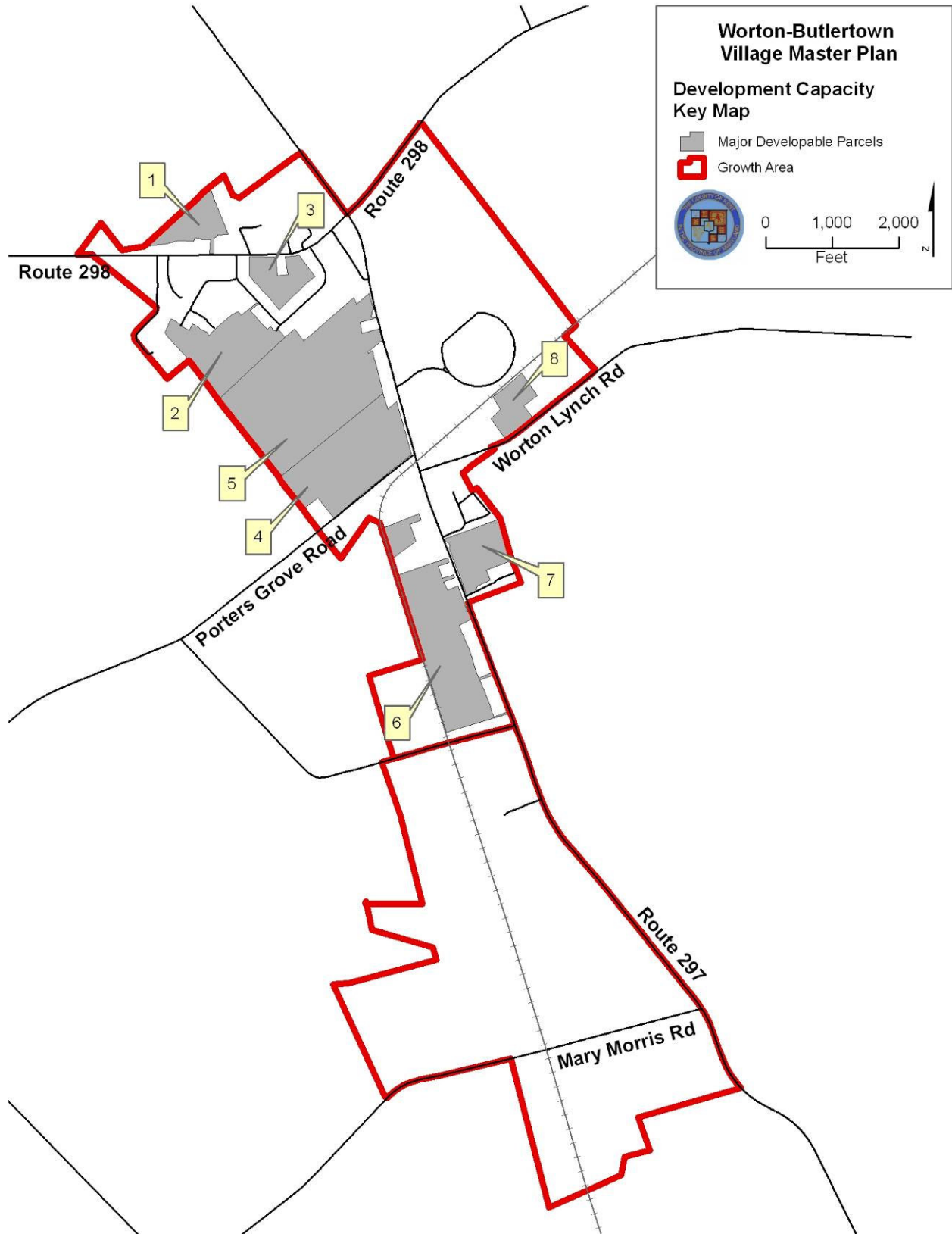
a: See locator map (next page) for property locations.

b: Source: Water and Wastewater Study, 2005 Supplemental Report. That report differs from this table in at least three ways:

1. The Supplemental Report did not include properties 6 through 9 (70 acres);
2. It included the Bentley property, which has been removed from the Growth Area; and
3. It was not a true "capacity" analysis - it estimated the likely number of units that could be built on a given property, but did not calculate that total based on existing zoning.

As such, the Supplemental Report likely underestimated the total capacity of the Growth Area.

Worton and Butlertown Village Master Plan Appendix—DRAFT



**Worton and Butlertown Village Master Plan Appendix—DRAFT
Comments
Steering Committee Work Session, October 25, 2006**

Comment	How the Plan Addresses This Comment
1. Timing and Phasing – Policy 4: The County needs to adopt timing and phasing tools. The number of houses permitted per year should be limited to ten with the growth rate monitored by the Health Department, Planning Commission, and Department of Water and Wastewater.	The Draft Village Master Plan includes a 15 unit/year cap (previous versions of the plan did not include a cap), along with a provision that the cap be reviewed after two years, and a provision that the County should establish an allocation system to distribute building permits within the Growth Area. An Allocation Fee Study, submitted to the County on November 2, 2006, indicates that sewer and water allocation fees from as few as 6-7 units per year could be sufficient to pay debt service for proposed new water and sewer facilities. However, these calculations assume water and sewer facilities sufficient to serve 320 new EDUs, while the capacity of the Worton-Butlertown growth area (per Table 4-2) is 584 new EDUs. The 15 unit/year development cap (rather than 6-7 units) gives some flexibility in case larger sewer facilities are required.
2. Encourage a mixture of housing prices and workforce housing but do not provide a density bonus	References to density bonuses have been removed.
3. Take out incentives for senior housing	References to density bonuses have been removed.
4. Circulation plan needs addition attention – traffic calming on Routes 298 and 297; address concerns on Porters Grove and Worton-Lynch Roads.	Language added to suggest traffic calming and reduction/diversion of traffic from Porters Grove and Worton Lynch Roads. Language also added to indicate the need for a pedestrian crossing of Route 297 to access Worton Park.
5. Include need for state highway neighborhood conservation planning – drainage problems and accidents along Route 298 in Butlertown.	Language added to indicate the need for Neighborhood Conservation Planning in cooperation with SHA.
6. Require a mixture of lots	Table 5-1 outlines the requirements for varied lot sizes.
7. Map on page 3-6: land behind church is currently agriculture	Figure 3-3 has been revised to reflect this land use.
8. Village 2 should extend all the way to the railroad tracks.	Figure 4-2 has been revised to reflect this change.
9. Large lots in subdivisions should be deed restricted to prevent further subdivision.	Language added to clarify this point. The lots would not be deed-restricted, but would be limited by terms of the County’s Land Use Ordinance.

Worton and Butlertown Village Master Plan Appendix—DRAFT

10. Send copy of draft plan and comments to Wayne Morris (Director of the County Water and Waste Water Services Department) for comments on growth rate suggestions and payment for water and sewer upgrades	The County has sent a copy to Mr. Morris. The final version of this plan should reflect his input on Comment #1 in this list.
11. Clarify 500 foot commercial area	Text revised to more specifically define the area in question.
12. Page 3-11: What happens with discharge from November to April	As indicated in the plan, the WWTP stores all wastewater discharged December-March, with no discharge to surface water.
13. Plan should include list of infrastructure needs	Anticipated infrastructure needs are listed under the appropriate section (e.g., Transportation or Community Facilities) in Section 5: Implementation

Worton and Butlertown Village Master Plan Appendix—DRAFT

Comments on Draft Worton-Butlertown Village Master Plan		
As of February 2007		
Comment	Submitted By	Response
Error regarding Wastewater Treatment Plant discharge period.	Steering Committee	Plan will be corrected to indicate the correct storage (April-November) and discharge (November-April) periods.
Figure 4-2 does not correctly depict the Village 2 area as preferred by the Steering Committee (minor discrepancy).	Steering Committee	Figure 4-2 can be corrected to address this discrepancy.
Remove density bonuses as incentives for workforce and senior housing.	Steering Committee	References to density bonuses will be removed.
Require a mixture of lots, as well as a minimum lot size of 0.2 acres.	Steering Committee	Plan already addresses a mixture of lot sizes. A minimum lot size of 0.2 acres is consistent with other development controls in the Draft Plan, and can be added.
One industrial-zoned property on the north (east) side of MD 297 is recommended for rezoning to Agriculture. Since this property is served by considerable water and wastewater infrastructure, it is recommended that it be retained as industrial.	Department of Water and Wastewater	This property was recommended for rezoning to agriculture at the property owner's request.
The property along MD 298 across from the high school (a.k.a. the Bentley property) seems an ideal location for new growth, and may also be a good location for a second water tower.	Department of Water and Wastewater	A large amount of development in this location was inconsistent with the plan's goals and objectives, as expressed by the community.
The property that abuts the lagoons should be zoned agriculture, rather than rural residential. Allowing new homes could lead to failing septic systems, and thus increased sewer demand.	Department of Water and Wastewater	Proper septic design and maintenance should prevent septic failures.
Opposition to annual growth caps, which may discourage development altogether, forcing existing users to pay for the entirety of water and sewer system expansions.	Department of Water and Wastewater	Opposition acknowledged, although there is very strong community support for annual caps. ERM understands that <i>new</i> development will pay for the necessary expansions to the water and sewer system.
Removing density bonuses for workforce and senior housing would give builders little or no incentive to construct such units.	Department of Water and Wastewater	Acknowledged. There is little community support for density bonuses.