

SGSC Approved - 9.22

**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

**Name of Sustainable Community:**

Town of Pittsville

Wicomico County, Maryland

**Name of Applicant:** President and Town Commissioners of Pittsville

**Applicant's Federal Identification Number:** 23-7330484

**Applicant's Street Address:** P.O. Drawer A, 7505 Pittsville-Gumboro Road

**City:** Pittsville

**County:** Wicomico

**State:** Maryland

**Zip Code:** 21850

**Web Address:** pittsvillemd.com

**Sustainable Community Application Local Contact:**

**Name:** Joseph Mangini

**Title:** Town Manager

**Address:** 7505 Pittsville-Gumboro Road **City:** Pittsville **State:** Maryland **Zip Code:** 21850

**E-mail Address:**

**Sustainable Community Contact for Application Status:**

**Name:** Joseph Mangini

**Title:** Town Manager

**Address:** 7505 Pittsville-Gumboro Road **City:** Pittsville **State:** Maryland **Zip Code:** 21850

**E-mail Address:**

## **II. SUSTAINABLE COMMUNITY – General Information**

### **A. Proposed Sustainable Community Area(s):**

- (1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

**The Sustainable Community boundary was determined by the Sustainable Communities Workgroup and supported by the President and Town Commissioners of Pittsville. The Town is currently in the process of updating its zoning ordinance and map, so the boundaries of the SC Area were heavily influenced by the proposed updates to the draft Town's Zoning Map. The SC Area boundaries include all properties in the proposed Central Business District and most properties in the Core Mixed-Use and Central Residential Districts. Large greenfield parcels and newer residential subdivisions were excluded. The installation of sidewalks and bikeways to create a more pedestrian-oriented community and the maintenance of the stormwater drainage system are priorities for the Town and played a major role in determining which areas would be included in the SC Area boundary. Roads in need of improvement were prioritized, as well as neighborhoods with smaller parcels and aging residential structures.**

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.

**The Sustainable Communities Boundary Map and photographs have been included as attachments to the application. The Maryland Department of Planning will forward the GIS shapefiles.**

- (3) Approximate number of acres within the SC Area: **231.68 acres**

- (4) Existing federal, state or local designations: NONE

☐Community Legacy Area ☐ Designated Neighborhood ☐Main Street ☐Maple Street

☐National Register Historic District ☐Local Historic District ☐ Arts & Entertainment District

☐State Enterprise Zone Special Taxing District ☐BRAC ☐ State Designated TOD

☐ Other(s):

(5) Prior Revitalization Investments & Smart Growth:

- (a) *List and describe any significant State and local smart growth or revitalization related program investments* (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?

**Historically, Pittsville has not been the recipient of grants specific to revitalization and Smart Growth efforts. The Sustainable Community designation will facilitate grant funding through State programs previously unavailable to the Town. The Town is a Low to Moderate Income (LMI) community, so it qualifies for the Department of Housing and Community Development Block Grants (CDBG). The Town has secured two CDBG – one was to rehabilitate drainage ditches and the other was to update the Town's Comprehensive Plan. In addition, the Town recently secured two grants from the Maryland Department of the Environment (MDE). One was for solar panels to provide electricity for the water treatment plant and the other was a million-dollar grant for upgrades to the Water Treatment Plant.**

- (6) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

**Demographic trends included are for the entire Town and not just for the proposed Sustainable Community area. However, the Town is small and rather homogeneous, so the demographics cited generally apply to the Sustainable Community Boundary area as well.**

**The following demographics for the Town of Pittsville are based on the 2020 American Community Survey, unless cited otherwise:**

**Total Population: 1,636 (2020 Census)**

**Total Households: 685**

**Total Housing Units: 745**

**Vacant Housing Units: 60**

**Owner Occupied Housing Units: 529**

**Renter Occupied Housing Units: 156**

**Average Family Size: 3.34**

**Median Household Income: \$60,170**

**Racial Makeup: 1,353 White, 108 Black, 77 Latinx, 23 Asian, 5 American Indian/Alaska Native, 1 Native Hawaiian/Pacific Islander, 43 Other Race, 103 Two or More Races (2020 Census)**

**Median Age: 38.2**

**Educational Attainment: 8.6% with Bachelor's Degree or higher**

**Population Below Poverty Level: 7%**

**B. Organizational Structure, Experience and Public Input:**

- (1) Describe the Applicant's organizational structure. Specifically, which organizations are members in the **Sustainable Communities Workgroup** and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

**The Town is governed by a President and four Town Commissioners. They have overseen and implemented various projects involving the continued maintenance of the public water and sewerage systems, drainage system, streets, and utilities within the Town limits.**

**Through designation of a portion of the Town as a Sustainable Community, it is the President and Town Commissioners' intent to identify those areas that require focused efforts to sustain and improve the Town.**

**The Town's Sustainable Communities Workgroup met bi-monthly for three months (five times) to prepare this application and included representation from the Town Planning Commission, Town staff, the Town's Department of Public Works, the Town's Department of Public Safety, a member of the community, the Maryland Department of Planning's Salisbury University Senior Student Intern Aaron Stiegler, and the Maryland Department of Planning's Lower Eastern Shore Regional Office staff.**

**With respect to the Town's capacity to implement the Sustainable Communities Plan, the Town Manager will be the Town's primary resource with support from the Maryland Department of Planning's Lower Eastern Shore Regional Office staff. The Town Commissioners, Planning Commission, and other Town staff (Town Clerk, Town Treasurer, Public Works, Public Safety) will also have a supporting role in furtherance of the Sustainable Communities Plan.**

- (2) Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the **Sustainable Communities Workgroup**, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?

**As previously mentioned, Pittsville has not historically been the recipient of grants specific to revitalization and Smart Growth efforts. The Sustainable Community designation will facilitate grant opportunities not previously available to the Town. The Town is a Low to Moderate Income (LMI) community, so it qualifies for Community Development Block Grants. The Town has received Community Development Block Grants and grants from the**

**Maryland Department of the Environment, and they have been managed well by Town staff. In addition, the Town participates in the Department of Housing and Community Development's Town Manager/Circuit Rider grant program and all associated activity and financial reports have been submitted regularly and on time for over five years. The Town Manager will be also be assisted by the staff of the Maryland Department of Planning's Lower Eastern Shore Regional Office, as well as by the Town Commissioners, Planning Commission, and other Town staff as detailed in B.(1) above.**

- (3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

**The Pittsville Sustainable Communities Workgroup held four (4) work sessions at Town Hall to prepare the draft Action Plan. All meetings were open to the public. The President and Town Commissioners of Pittsville reviewed the draft Sustainable Communities application, Boundary Map, and Action Plan at its regularly scheduled meeting on April 18, 2022. No one in attendance spoke in opposition of the designation or the application.**

**The Sustainable Communities application, boundary map, and Action Plan were informed by, and based upon, the Town's 2019 Comprehensive Plan and the Town's 2020 draft Zoning Ordinance and Zoning Map.**



# Sustainable Community Action Plan

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Town of Pittsville

**Submitted by the President and Town Commissioners of Pittsville**

**4/18/2022**

**Revised per Smart Growth Coordinating Committee Comments**

**6/23/22**



# Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

## Strengths

- Pittsville is in the Upper Pocomoke River Watershed, which provides excellent habitat for fish and wildlife
- The primary stream system includes the Aydelotte and Adkins Branches, perennial streams that flow to the Upper Pocomoke River
- The Aydelotte Branch is the receiving stream for discharge from the Pittsville wastewater treatment plant
- The Town's two wells for potable water draw from the Pocomoke aquifer and there is adequate supply for existing and proposed development (134,000 gpd capacity; 98,000 gpd current use)
- There are no tidal wetlands, steep slopes, or floodplains in Pittsville
- Relatively flat topography with small changes in elevation reduces runoff and erosion potential
- Pittsville has a strong rural character and is surrounded by farmland and forest land
- Nearly 46% of the Town's land is vacant and utilized predominantly for agriculture or forestry purposes, providing abundant open space and wildlife habitat
- Approx. 50% of forest area in corporate boundary are forested wetlands and cannot be disturbed, preserving their ecosystems
- The Pittsville School, Pittsville Ballpark, and Pittsville Playground provide a total of 15.8 acres of recreational space for residents
- A designated "rural buffer" exists where the Town would prefer limited or no development for the medium-term future
- Exiting tax ditches significantly reduce the threat of flash floods
- Pittsville is not at risk for threats associated with climate change
- Pittsville has a local recycling hub
- Solar panels powering water treatment plant promote sustainable energy use

## Weaknesses

- Pittsville's Wastewater Treatment Plant (WWTP) is permitted for 115,000 gpd and average daily flow is 98,000 gpd or 85% of permitted discharge; future growth projections indicate a need to increase capacity by up to 20,000 gpd
- Northern portions of Casher Wells Road and Maple Street and eastern portions of Railroad Avenue and Main Street (all within Town limits) are unsewered
- Point-source cap on allowable nitrogen and phosphorus discharge from WWTP does not allow for projected growth under current treatment standards
- WWTP could reduce phosphorus discharge by 60% or greater by upgrading to Biological Nutrient or Enhanced Nutrient Removal Standards
- Portions of the Rural Buffer are currently zoned Town Transitional in the county, allowing for the possibility of unanticipated residential development
- The majority of soils in Pittsville are classified as poorly drained (including somewhat poorly and very poorly), which presents challenges for meeting stormwater management requirements
- Primary drainage is through an extensive ditch system, which poses a risk for localized flooding and runoff if ditches are not properly maintained
- Certain areas lack a minimum 25-foot buffer from perennial and intermittent streams
- The Town does not currently provide an abundance of active/passive parks or recreational facilities for its residents

- Pittsville has an established “Green Team”, whose goal is to reduce the Town’s carbon footprint

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u> Identify strategies that will help your community to achieve each identified outcome to the left.	<u>Implementation Partners</u>
<p>Outcome 1: Reduce adverse impacts on land and water quality and maintain control of flood-risk</p> <p>Progress Measures: Improved discharge of nutrients; improved water quality in nearby streams; increased stream buffer; continued infrequent or nonexistent localized flooding</p>	<p>Strategy A: Explore upgrading the WWTP to Biological Nutrient Removal (BNR) or Enhanced Nutrient Removal (ENR) standards, increase sewer capacity, and provide sewer capacity, and provide sewer capacity for all Town properties (infill)</p> <p>Strategy B: Incentivize stream buffers, including the incorporation of locally occurring flora that reduce runoff into streams</p> <p>Strategy C: Use best management practices to mitigate stormwater runoff and to limit non-point source runoff and nutrient loading, encourage environmentally friendly solutions to stormwater issues, and identify streets that are flood prone and assess for needed improvements</p>	<p>Maryland Department of the Environment (MDE), Maryland Department of Planning (MDP), Maryland Department of Natural Resources (DNR), Wicomico County government, citizens, private developers</p>
<p>Outcome 2: Preserve the rural heritage and small-town character of Pittsville and the designated surrounding rural buffer</p> <p>Progress Measures: Focus on infill development; little to no residential subdivisions or development in the rural buffer until drafting of next comprehensive plan</p>	<p>Strategy A: Work with Wicomico County to encourage rezoning certain county-controlled areas consistent with the Town’s growth area plan, such that new development occurs via annexation; and preserve the rural buffer areas outside of the Town’s growth area</p> <p>Strategy B: Use Aggressive but fair Developers Rights and Responsibilities Agreements (DRRAs) to ensure future development is consistent with the existing character of the Town</p> <p>Strategy C: In conformity with the Pittsville Comprehensive Plan, promote infill development and direct future growth to the designated growth area to ensure the proper provision of municipal services</p>	<p>Maryland Department of Planning (MDP), Wicomico County Planning, Zoning, and Community Development</p>
<p>Outcome 3: Maintain stormwater drainage ditch system to decrease stormwater overflow and localized flooding events</p> <p>Progress Measures: Maintenance logs and reduced frequency in stormwater overflow/flooding events</p>	<p>Strategy A: Create a program and budget to monitor and maintain stormwater drainage ditch system</p> <p>Strategy B: Receive input from community members about problem areas that would benefit from stormwater retrofits and educate homeowners on measures they can take to alleviate flooding, including green infrastructure practices</p> <p>Strategy C: Improve water management in Aydelotte Branch Ditch</p> <p>Strategy D: Develop a comprehensive ditch maintenance plan, including educating residents, scheduling cleaning and repair, and requiring new development to implement best practices</p>	<p>Maryland Department of the Environment (MDE), Maryland Department of Planning (MDP), Maryland Department of Natural Resources (DNR), Wicomico County government, citizens</p>

<p>Outcome 4: Preserve and increase park and recreational facilities</p> <p>Progress Measures: Goal of 30 acres of park space for every 1,000 residents and amount of park acreage that is ADA compliant</p>	<p>Strategy A: Identify existing opportunities for parks and recreation facilities not associated with school properties</p> <p>Strategy B: Require new residential annexations and future subdivisions to include active or passive recreational components or to dedicate land to the Town for use as park space</p> <p>Strategy C: Work in cooperation with Wicomico County Recreation and Parks on meeting recreational needs</p> <p>Strategy D: Establish community garden with free vegetables, maintained by local students to gain community service hours</p> <p>Strategy E: Expand and upgrade existing parks and open space to make them more inclusive (ADA compliant)</p>	<p>Maryland Department of Natural Resources (DNR), Maryland Department of Planning (MDP), Wicomico County Department of Recreation and Parks</p>
<p>Outcome 5: Improve design standards, energy efficiency, and resource conservation</p> <p>Progress Measures: Green buildings, LED lighting, and number of street trees</p>	<p>Strategy A: Consider zoning ordinance amendments to require street trees in new residential developments and landscaping for all new commercial, institutional, and industrial developments</p> <p>Strategy B: Encourage development design that enhances green infrastructure and conserves energy</p> <p>Strategy C: Upgrade streetlights to LED</p>	<p>Maryland Department of the Environment (MDE), Maryland Department of Planning (MDP), Maryland Department of Natural Resources (DNR), Sustainable Maryland</p>

## Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● Maryland Historical Trust lists 17 sites in Pittsville as historic properties</li> <li>● Pittsville Historic District is eligible for placement on the National Register of Historic Places</li> <li>● Proximity to Route 50 provides access to larger job centers in Ocean City, Salisbury, Cambridge, and Easton</li> <li>● Pittsville is part of the Beach to Bay Heritage Area</li> <li>● Vacant land in Central Business District offers opportunities for infill development</li> <li>● Boxcar 40 and Valor House restaurants offer quality dining to a variety of consumers throughout the region</li> <li>● Pittsville Ford auto dealership in Town-limits sells to and services vehicles to many Lower Eastern Shore residents, as do several auto repair shops in Town</li> <li>● Chesterfield Farms and Ard Brac Acres sell produce and fresh meats from spring to fall</li> <li>● Projected population growth of 0.45%-0.69% annually</li> </ul>	<ul style="list-style-type: none"> <li>● 45.5% of land in Pittsville is vacant (largest land use in Town)</li> <li>● Less than 8% of land is zoned non-residential</li> <li>● Weak central business district with few essential services</li> <li>● No medical or dental practices in Town</li> <li>● No grocery store or fresh food markets</li> <li>● Current revenue streams will not be sufficient to meet the costs associated with growth</li> <li>● No attractive gateway signage on US Route 50</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Implementation Partners</u>
<p>Outcome 1: Make strategic use of the Town's historic character and heritage</p> <p>Progress Measures: Annual festival implementation, increase in local and out-of-region tourism</p>	<p>Strategy A: Apply to include Pittsville Historic District on National Register of Historic Places</p> <p>Strategy B: Place attractive informational plaques on sites listed by Maryland Historical Trust</p> <p>Strategy C: Develop an annual Town festival celebrating Pittsville's history with strawberries, pickling, and the face model for the profile of George Washington on the U.S. quarter</p> <p>Strategy D: Establish a community activities committee to promote community pride and increase tourism</p>	<p>Maryland Historical Trust (MHT), US National Park Service (NPS), Maryland Department of Housing and Community Development (DHCD), Maryland Department of Commerce (Commerce), Maryland Department of Planning (MDP), Beach to Bay Heritage Area, Wicomico County Tourism, Private property and business owners</p>

<p>Outcome 2: Utilize the Town's location at an intersection with US Route 50 to attract businesses that could increase employment opportunities, serve both local and tourist markets, and expand the assessable base of the Town</p> <p>Progress Measures: Number of new or expanded business and/or employment opportunities</p>	<p>Strategy A: Install attractive and informative Gateway Signage at intersection of US Route 50 and Friendship Road</p> <p>Strategy B: Incentivize commercial infill and redevelopment opportunities and promote new commercial uses in the Town Center, such as a medical or dental practice and a grocery store or fresh foods market</p> <p>Strategy C: Utilize technical assistance and grants from SWED, Beach to Bay Heritage Area, Wicomico County Tourism, and State of Maryland Departments of Housing and Community Development and Commerce to develop a town plan for community economic development and promotion</p> <p>Strategy D: Promote Tax Credit Programs for which extra points are available through the Sustainable Communities designation (Job Creation Tax Credits, Small Commercial Tax Credits)</p> <p>Strategy E: Develop a strategic economic development plan in cooperation with other communities in East Wicomico County</p> <p>Strategy F: Create a Pittsville Chamber of Commerce</p>	<p>Maryland Department of Housing and Community Development (DHCD), Maryland Department of Commerce (Commerce), Maryland Department of Planning (MDP), Beach to Bay Heritage Area, Wicomico County Tourism, Salisbury-Wicomico Economic Development (SWED), Salisbury University's Business Economic and Community Outreach Network (BEACON), Small Business Administration, Private property and business owners</p>
<p>Outcome 3: Expand access to healthy food options</p> <p>Progress Measures: Operation of a grocery store or food outlet, or semi-regular Farmer's Market</p>	<p>Strategy A: Encourage a locally owned and operated minimum-service grocery store, or a discount grocery chain such as Grocery Outlet, Inc to operate in Town</p> <p>Strategy B: Promote a Farmers' and Crafters' Market, in cooperation with other communities in East Wicomico County, using produce from the proposed community garden (see "Environment" section), Chesterfield Farms, and Ard Brac Acres</p>	<p>Maryland Department of Agriculture (MDA), Maryland Department of Planning (MDP), Maryland Department of Commerce (Commerce), Wicomico Department of Health, Town of Willards, private grocery operators, area farmers</p>
<p>Outcome 4: Expand Town's revenue streams to accommodate future growth</p> <p>Progress Measure: Projected amount of revenue versus expenses from future growth</p>	<p>Strategy A: Explore potential funding sources such as those as outlined in "Table 3-12: Potential Funding Sources to Address Municipal Growth Impacts" on page 38 of the Pittsville Comprehensive Plan, to include:</p> <ul style="list-style-type: none"> <li>• Taxes (property tax, special tax, excise tax)</li> <li>• Fees (impact fee, service fee, connection fee, user fee)</li> <li>• Developers Rights and Responsibility Agreements (DRRAs)</li> <li>• Grants and Loans</li> </ul> <p>Strategy B: Update zoning to encourage new uses and design standards in the Central Business District</p>	<p>Maryland Department of Planning (MDP), Maryland Department of Commerce (Commerce)</p>

# Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● Proximity to US Route 50 connects community to larger urban areas without disrupting community character</li> <li>● Awareness of and interest in improving pedestrian and bicycle facilities as evidenced by inclusion in Capital Improvement Plan</li> <li>● Nearly \$350,000 unallocated in Highway User Revenue fund</li> <li>● Shore Transit stop in Pittsville provides transportation to other parts of the Lower Eastern Shore</li> <li>● Most “activity centers” are located on planned pedestrian system and in the Central Business District, Core Mixed Use, and Central Residential land use districts</li> <li>● Narrow streets cost Town less to develop and maintain, minimize runoff, and discourage speeding, indicating the potential for a successful pedestrian-friendly transportation system</li> </ul>	<ul style="list-style-type: none"> <li>● Roads may be too narrow to add sidewalks and bike lanes</li> <li>● Minimal sidewalks in community, especially around the school, pose a threat to public safety</li> <li>● Few pedestrian and bicycle facilities currently in place</li> <li>● No sub-road between MD 353 and US Route 50 allows for potential backup of traffic on Town streets from cars waiting to enter Route 50</li> <li>● High speed truck traffic on Pittsville-Gumboro Road threatens safety of pedestrians and motorists</li> <li>● Road maintenance required on Parker Street and other Town roads</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Implementation Partners</u>
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<p>Outcome 1: Increased pedestrian and bicycle facilities</p> <p>Progress Measures: Linear feet of new, ADA-compliant sidewalks; marked bicycle lanes and paths; presence of awareness signage</p>	<p>Strategy A: Implement the Town's planned pedestrian system, beginning at the intersection of Pittsville-Gumboro Road and Main Street (at the main concentration of identified Activity Centers)</p> <ul style="list-style-type: none"> <li>Apply for Safe Routes to Schools grant</li> </ul> <p>Strategy B: Require installation of sidewalks as a part of all new developments</p> <p>Strategy C: Identify a planned bicyclist system or explore ways to develop bike paths coterminous with the planned pedestrian system</p> <p>Strategy D: Install signage reminding drivers to be aware of pedestrians and bicyclists</p> <p>Strategy E: Add bicycle infrastructure near activity centers</p>	<p>Maryland Department of Transportation (MDOT), State Highway Administration (SHA), Wicomico County Public Works Roads Division</p>
<p>Outcome 2: Reduced morning traffic backlogs at intersection of Friendship Road and US Route 50</p> <p>Progress Measure: Potential SHA ADT monitor location at involved intersection</p>	<p>Strategy A: Extend length of on-ramp from Friendship Road west-bound onto US Route 50</p> <p>Strategy B: Increase employment opportunities in town, reducing the need of residents to travel to work</p>	<p>Maryland Department of Transportation (MDOT), State Highway Administration (SHA), Maryland Department of Commerce (Commerce)</p>
<p>Outcome 3: Expanded transit opportunities and enhanced user experience</p> <p>Progress Measure: Additional Shore Transit flag stops in Pittsville and construction of at least one rain shelter</p>	<p>Strategy A: Work with Shore Transit to add more flag stops in Pittsville</p> <p>Strategy B: Construct at least one rain shelter at a current Shore Transit flag stop</p> <p>Strategy C: Explore funding opportunities with MDOT and SHA</p>	<p>Maryland Department of Transportation (MDOT), State Highway Administration (SHA), Shore Transit</p>

## Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Sufficient land capacity to support growth</li> <li>Vacant lands in Core Mix Use and Central Residential zoning districts provide opportunities to diversify housing supply</li> <li>Low-moderate single-family residential properties provides consistent community character</li> </ul>	<ul style="list-style-type: none"> <li>Little diversity in housing supply, overwhelmingly consists of single family residential</li> <li>Current sewer system cannot support projected future growth beyond ten years, as detailed in the comprehensive plan</li> <li>Some homes in substandard condition</li> </ul>

<ul style="list-style-type: none"> <li>Current sewer system supports projected future growth for the next ten years</li> </ul>	<ul style="list-style-type: none"> <li>Median home value of \$160,000 is below Wicomico County average</li> <li>High proportion of older housing stock (24.7% of the housing units in Pittsville were built before 1950)</li> </ul>
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<u>Desired Outcomes and Progress Measures</u>	<u>Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Diversification of housing supply beyond single-family residential</p> <p>Progress Measures: Increased proportion of medium-high density housing options, including duplex, townhouse, multi-family, and cottage units</p>	Strategy A: Update permitted uses in zoning ordinance so that most, if not all, residential zones allow duplex, townhouse, multi-family, and cottage units	Pittsville Planning and Zoning Board, Town Manager, Maryland Department of Planning (MDP)
	Strategy B: Adopt infill and redevelopment overlay zone permitting mix-use in Central Business District and Central Residential District	
	Strategy C: Promote aging in place initiatives in the next zoning ordinance	Pittsville Planning and Zoning Board, Town Manager, Maryland Department of Planning (MDP)
	Strategy D: Work with developers to facilitate the construction of housing developments for residents aged 55 years or older	
<p>Outcome 2: Sewer system meets demand for highest projections of future population growth</p> <p>Progress Measures: Sewer system achieves a capacity that meets or exceeds the highest projection for future population growth in the Town of Pittsville for the year 2040</p>	Strategy A: Complete study to assess the community's need for a new wastewater treatment plant	Maryland Department of the Environment (MDE), Maryland Department of Planning (MDP), Town Manager, Town Contractual Engineer
	Strategy B: Continue upgrades to extend the life of the current wastewater treatment plant	
	Strategy C: Apply for grants and loans to fund improvements	



(1,742 residents, increase in population of 325 residents from the year 2010)	Strategy D: Construct new wastewater treatment plant by 2030	
Outcome 3: Improvement of substandard housing supply  Progress Measures: Amount of money dedicated to façade improvements in Pittsville	Strategy A: Seek funding to develop a façade improvement program	Maryland Department of Housing and Community Development (DHCD), Maryland Department of Planning (MDP), Non-profit housing organizations

## Quality of Life & Society

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Solar panels power water treatment plant</li> <li>• Boxcar 40 and Valor House are successful restaurants known throughout the region</li> <li>• Pittsville Elementary and Middle School offers education for grades 4-8 and open space for the community, as well as housing a branch of the Wicomico County Public Library</li> <li>• Presence of churches contributes to community character and provides places for community members to gather</li> <li>• Strong sense of community pride among residents</li> <li>• Access to nearby institutions of higher learning including Salisbury University, University of Maryland Eastern Shore, and Wor-Wic Community College</li> <li>• 17 Historic Sites recognized by Maryland Historic Trust in Pittsville, including several in the town's Historic District</li> <li>• Low crime per capita</li> <li>• Pittsville has its own police department</li> </ul>	<ul style="list-style-type: none"> <li>• Central Business District lacks a sense of place</li> <li>• Limited options for childcare and early childhood education</li> <li>• No parks or green space on East side of town</li> <li>• No medical or dental practices in town</li> <li>• No grocery store</li> <li>• No bus shelters for children waiting at school bus stops exposes them to the elements while waiting for the bus</li> <li>• Library is insufficient</li> <li>• Limited social and recreational opportunities for senior citizens</li> <li>• Underdeveloped sense of history, relative to the Town's rich history</li> </ul>

<ul style="list-style-type: none"> <li>• Low tax rate</li> <li>• Strawberry festival promotes community pride and history</li> </ul>	
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<u>Desired Outcomes and Progress Measures</u>	<u>Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Promote greater appreciation for Pittsville's history and install plaques honoring such history</p> <p>Progress Measures: Increased awareness of significant sites, dates, and people in Pittsville's history among residents and visitors and installation of historic plaques/markers</p>	Strategy A: Discuss which sites, dates, and people would be appropriate to memorialize on plaques/markers; determine which locations in Town would be appropriate for such plaque/marker placement; and identify funding sources and implementation partners for purchase, installation, and maintenance of plaques/markers	Maryland Historical Trust, Beach to Bay Heritage Area, Town Staff, Local Non-Profits, Citizen Volunteers, Faith-based Institutions, Student Community Service
	Strategy B, Action Step 1: Consider historic properties in Town (Ayres Methodist Episcopal Church/United Methodist Church, Pittsville Firehouse, Peninsula Bank/Truckers and Savings Bank, Boxcar 40, Full Gospel/Grace United Methodist Church) as potential locations for historical plaques	
	Strategy B, Action Step 2: Consider establishing a Pittsville Historic Society	
<p>Outcome 2: Increase green space Town-wide, but especially on East side of Town</p> <p>Progress Measures: Increased parks/green space on East side of Town and throughout the rest of Town</p>	Strategy A: Require developers to set aside space for public use in new developments	Pittsville Planning and Zoning Board, Wicomico County Recreation and Parks, Town Staff
	Strategy B: Make improvements to existing parks and green spaces to make them ADA compliant	
<p>Outcome 3: Promote new community facilities and services</p> <p>Progress Measures: Increased public awareness and support for new community facilities and services</p>	Strategy A: Establish a senior center to provide social and recreational opportunities to senior residents	Town Staff, Tidal Health, Wicomico County Public Schools, Wicomico County government
	Strategy B: Establish a new library to better serve community members	
	Strategy C: Explore the possibility of installing bus shelters at school bus stops near high density subdivisions	
	Strategy D: Contact TidalHealth to discuss the possibility of using the TidalHealth mobile clinic to provide Pittsville residents with convenient access to medical services	

## Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

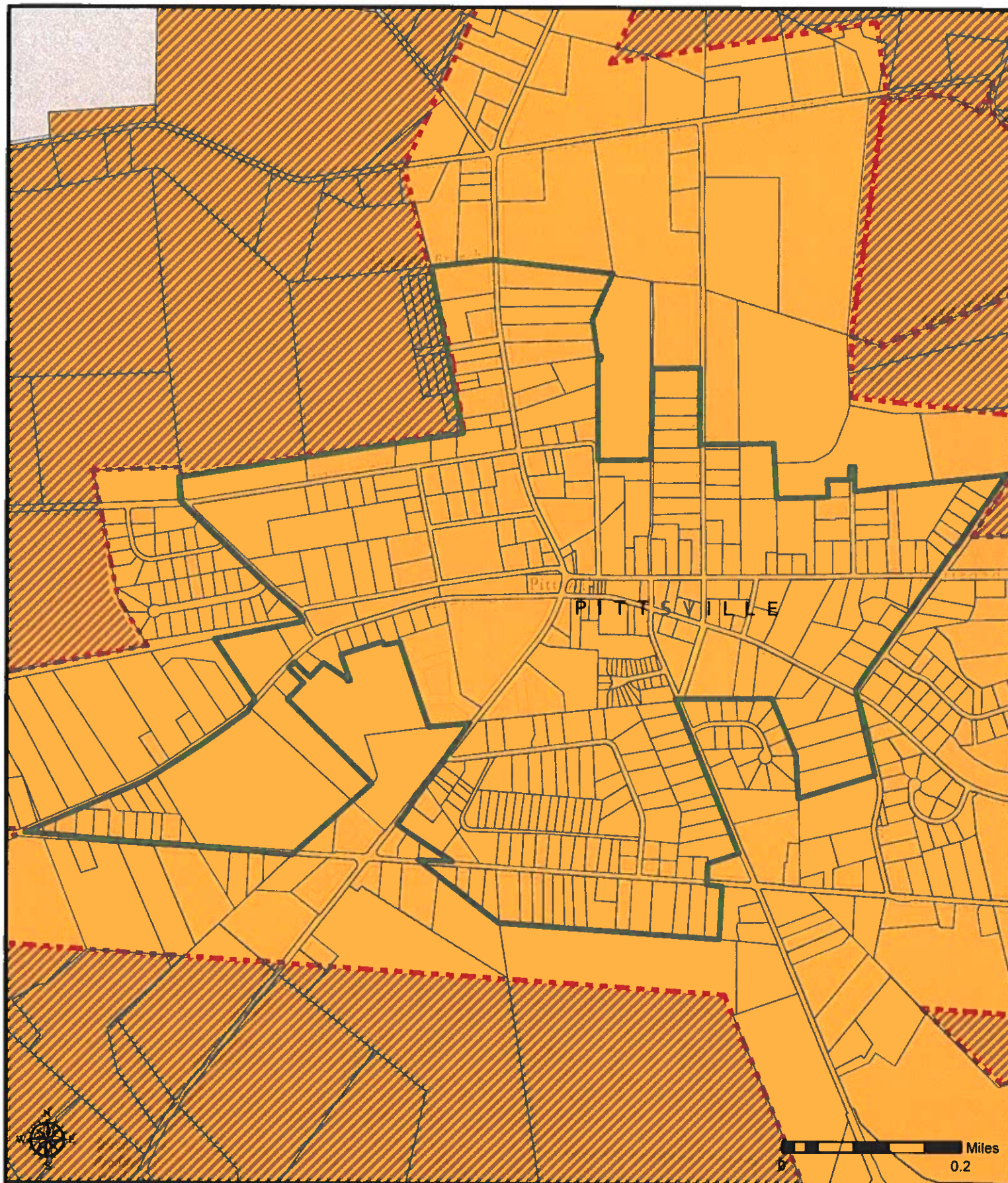
<u>Strengths</u>	<u>Weaknesses</u>
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<ul style="list-style-type: none"> <li>• Vacant land in Central Business District and Core Mixed Use zoning districts offer opportunities for infill</li> <li>• Most properties within the municipal boundary have access to public sewer</li> <li>• All properties within the municipal boundary have access to public water</li> <li>• The Town adopted a new comprehensive plan in 2019</li> <li>• Pittsville has a fully staffed Planning Commission and Board of Zoning Appeals</li> <li>• Pittsville participates in the Department of Housing and Community Development (DHCD) Town Manager Circuit Rider Program</li> </ul>	<ul style="list-style-type: none"> <li>• Vast majority of land zoned for single-family residential</li> <li>• Zoning ordinance last adopted in 2001, amended in 2003</li> <li>• Several properties within the municipal boundary do not have access to public sewer</li> <li>• There is a lack of recreational and commercial uses in the Town</li> </ul>
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<u>Desired Outcomes and Progress Measures</u>	<u>Action Items</u>	<u>Implementation Partners</u>
Outcome 1: Comprehensive rezoning  Progress Measures: Updated Zoning Ordinance and Zoning Map	Strategy A: Update Zoning Ordinance to reflect goals outlined in the 2019 Comprehensive Plan	Pittsville Town Commissioners, Pittsville Planning and Zoning Board, Town Manager, Maryland Department of Planning (MDP)
Outcome 2: Diversification of housing options permitted in residential zones  Progress Measures: Increased number of zones in which duplex, townhouse, multi-family, and cottage units are included as permitted uses	Strategy A: Update permitted uses in zoning ordinance so that most, if not all, residential zones allow duplex, townhouse, multi-family, and cottage units	Pittsville Town Commissioners, Pittsville Planning and Zoning Board, Town Manager, Maryland Department of Planning (MDP)
	Strategy B: Adopt infill and redevelopment overlay zone permitting mix-use in Central Business District and Central Residential District	Pittsville Town Commissioners, Pittsville Planning and Zoning Board, Town Manager, Maryland Department of Planning (MDP)
	Strategy C: Reduce lot size and setback requirements to encourage infill	
	Strategy D: Facilitate construction of accessory structures	
Outcome 3: Extend sewer service to all properties within the municipal boundary  Progress Measures: Number of properties inside the municipal boundary without sewer access	Strategy A: Pursue grant funding from state and federal programs	Pittsville Town Commissioners, Maryland Department of the Environment (MDE), United States Department of Agriculture (USDA), Maryland Rural Council (MRC)
Outcome 4: Expansion of commercial uses in Pittsville	Strategy A: Designate a Central Business District to prioritize the development of commercial uses in that district	Pittsville Town Commissioners, Pittsville Planning and Zoning Board, Town





Progress Measures: Proportion of land in Pittsville that is in commercial use		Manager, Maryland Department of Planning (MDP)
<p>Outcome 5: Increase active and passive recreational space</p> <p>Progress Measures: Number of additional acres of recreational space</p>	<p>Strategy A: Revise the subdivision regulations to require future subdivisions to include active and/or passive recreational space, or to dedicate land to the Town for future park space</p> <p>Strategy B: Require petitioner of new residential annexations to include active and/or passive recreational space, or to dedicate land to the Town for future park space</p>	Pittsville Town Commissioners, Pittsville Planning and Zoning Board, Town Manager, Maryland Department of Planning (MDP)
Outcome 6: Ease the burden of infrastructure costs on the Town	Strategy A: For new residential subdivisions and commercial, industrial, and institutional development, create a method to provide funds for the long-term operation and maintenance of associated infrastructure (i.e., stormwater management facilities), such a Developer's Rights and Responsibilities Agreements	Pittsville Town Commissioners, Pittsville Planning and Zoning Board, Town Manager, Maryland Department of Planning (MDP)





**Town of Pittsville, Wicomico County  
Sustainable Community**

Date: 4/5/2022

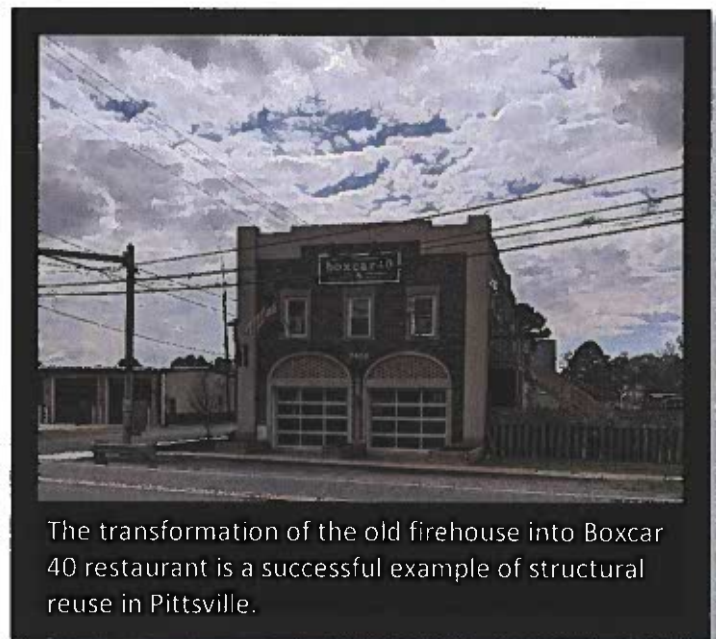
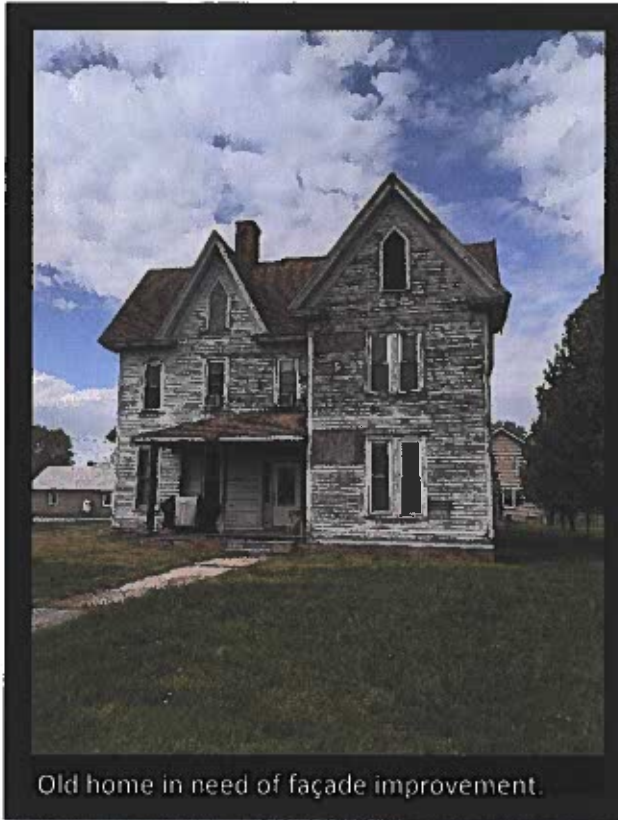
-  Sustainable Community Boundary
-  Municipality
-  PFA
-  PFA Comment Area

Approx 231.68 Acres





**Town of Pittsville  
Sustainable Communities Application**

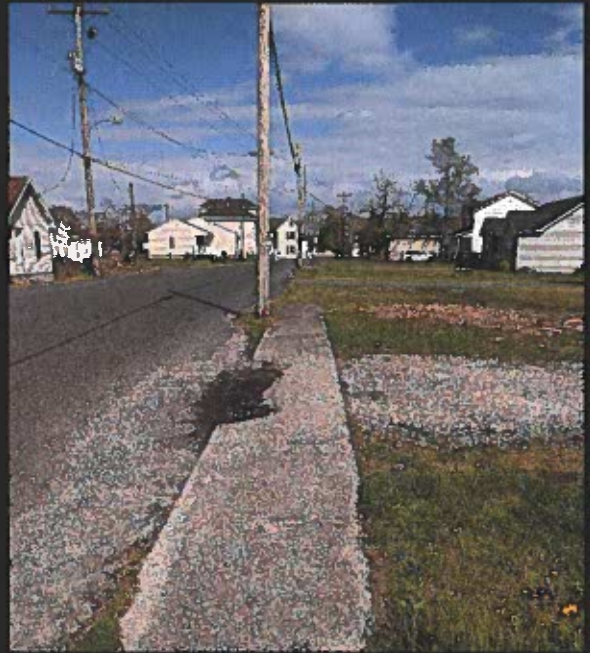




**Town of Pittsville  
Sustainable Communities Application**



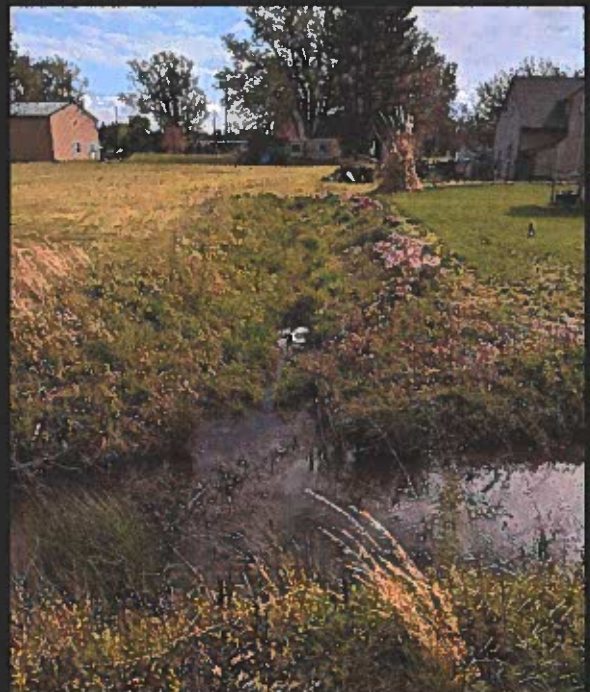
Commercial structure in need of façade improvement.



Most roads in Pittsville do not have sidewalks. Those that do are fragmented, with the sidewalk ending abruptly.



Most roads in Pittsville do not have sidewalks. Those that do are fragmented, with the sidewalk ending abruptly.



Some stormwater drainage ditches have become overgrown and require maintenance.



**Town of Pittsville  
Sustainable Communities Application**



Pittsville Playground is an important recreational space for the town and needs upgrades.



