PLANNING AREAS

Overview

The 2027 Land Pres Rec and Park Plan (2027 LPPRP or 2027 Plan), like previous LPPRP's, divides Wicomico County (County) into sections for analysis called "planning areas". Boundaries for the areas were carefully selected to reflect common physiographic, demographic, and land use characteristics that have essentially remained the same since the original 1998 LPPRP.

Planning areas are important because recreation needs are different in various sections of the county. People close to swimming pools may be quite far from athletic fields. People in and around the city are farther from passive, nature-oriented recreation opportunities than people in outlying areas near nature centers. Planning areas allow analysts to look more closely at the park and recreation facility needs of residents in specific parts of the County.

Past LPPRP's (1988, 1994, and 1999) maintained five planning areas: Tri-Town, West Side, Central, South, and East. The 2005 Plan added a sixth planning area: the North Planning Area. The Central Planning Area, which includes the City of Salisbury and most of the County Comprehensive Plan's Locally Designated Growth Areas, has been the focus of development activity since the original Plan. Recognizing the continued development pressure in "high growth" areas (in which County policy and available infrastructure focused new development) the 1999 Plan delineated three separate "sectors" of the Central Planning Area: North (generally north of U.S. 50/Dagsboro Road), East (east of U.S. 13), and West (west of U. S. 13).

As with the previous LPPRP's, the 2027 *Plan* divides the County into six planning areas (Map 3.1):

Tri-Town	Central
West	South
North	East

The City of Salisbury provides local resources to help meet the leisure service needs of City residents, and the City and County have had a strong, effective partnership for decades. Therefore, the focus of the Central Planning Area information will be on the areas outside of the City, for which the Department takes primary responsibility.

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Historic Resources and Regional Framework

The County is located within the Beach to Bay Heritage Area (Heritage Area), a state-designated Heritage Area that encompasses portions of Somerset, Wicomico, and Worcester Counties. This designation recognizes the region's unique collection of historic, cultural, and natural resources and promotes their preservation through heritage tourism, education, and stewardship.

Within the County, resources associated with the Heritage Area are distributed across multiple planning areas, including the Tri-Town Planning Area (Tri-Town) and West Planning Areas, and include historic villages, waterfront communities, agricultural landscapes, and transportation corridors. Notable assets such as Quantico and Whitehaven contribute to the broader heritage network through their historic structures and longstanding relationships to the Wicomico River.

The Heritage Area framework provides opportunities to leverage state support for:

- Preservation of historic and cultural resources;
- Development of heritage tourism initiatives; and,
- Interpretation of the county's maritime, agricultural, and rural history Integration of Heritage Area goals into local land preservation and recreation planning supports coordinated investment in public access, water trails, scenic byways, and historic site interpretation across planning areas.

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Tri-Town Planning Area

The Tri-Town contains the Towns of Hebron, Mardela Springs, and Sharptown, as well as the surrounding area. Smaller villages include San Domingo, Spring Grove, Athol, and Catchpenny. The Tri-Town is still largely rural and forested. In 2020, an estimated 6,802 people live in the Tri-Town area. (Table 2.2). By 2045, 8,269 residents are projected to live in the Tri-Town area, which represents an increase of 1,467 people from 2020.

Natural Features and Farmland

Waterways are a significant part of the natural environment in the Tri-Town, and 18 miles of the meandering Nanticoke River form the western boundary of the Tri-Town area. Three significant waterways flow from inside the Tri-Town to the Nanticoke, forming 34 miles of natural, scenic corridors in the vicinity of Hebron and Mardela Springs. The Quantico Creek is 14 miles long, the

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Rewastico Creek is 11 miles long, and the Barren Creek flows for 9 miles. Two significant water bodies near Mardela Springs are part of Barren Creek—Barren Pond and Mockingbird Pond.

The western boundary of the Tri-Town includes large areas of wetlands extending south along the Nanticoke River from Ferry Point to the Chapter Point area. The Maryland Department of Natural Resources preserves 1,798 acres along the Nanticoke River known as the Nanticoke Wildlife Management Area (WMA). Wetlands, including the WMA and various sites along Barren, Rewastico, and Quantico Creeks, make up 20 %of the land in Tri-Town.

Historic Places

The Tri-Town Planning Area, including the community of Quantico, contains a concentration of historic resources reflective of the County's early settlement patterns. Established prior to the American Revolution, Quantico and its surrounding areas feature a collection of historic residences, churches, and agricultural structures, several of which date to the 18th century.

Historic resources within this planning area are primarily clustered in and around Mardela Springs, Hebron, and along the Wicomico River corridor. These assets contribute to the rural historic character of the area and provide opportunities for preservation, heritage tourism, and educational interpretation. Continued identification and protection of these resources remains important as development pressures and land use changes occur.

Preserved Land

The Tri-Town has more farmland preserved than any other planning area in the County. The Quantico Creek Rural Legacy Area extends into the southern portion of the Tri-Town. Portions of the Chesapeake Forest Lands lie throughout the area. Other lands preserved through state ownership or The Nature Conservancy include the Sharptown Dunes, Plum Creek Cedar Swamp Preserve, and Upper Nanticoke Management Area.

Existing Recreation Sites

Parks and recreation areas are located where most of the Tri-Town's people live: Sharptown (three parks/recreation areas), Mardela Springs (four parks/recreation areas) and Hebron (two parks/recreation areas). Additional recreation areas are located outside of these towns.

The three largest public parks—Cope Bennett Park, Hebron Park, and Mardela Park—are located in the population centers. Three recreation areas are located at public schools. public recreation sites in the Tri-Town\include (Map 4.3):

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- Cherry Beach (#73)
- Cope Bennett Park (#42)
- Gene Lowe Park (#50)
- Hebron Fairgrounds & Park (#12)
- Hebron Park (#13)
- Mardela Springs Park (#83)
- Mardela High School (#15)
- Mardela Boat Ramp (#82)
- Northwestern Elementary School (#17)
- San Domingo Playground (#64)
- Westside Intermediate (#29)
- **West Growth Area Park (#67)*

** Park has not yet been developed as of the date of public comment period;*

Recreation Land Analysis

The proximity analysis (Maps 4.1a-e) for the Tri-Town demonstrates that residents have access to the 187 acres of recreation areas and activities within five miles of their homes with minimal deficiencies. A small southwestern portion of the Tri-Town is shown as deficient however this area is largely marsh and not densely populated. While not having any identified bike trails with public parking at starting and ending points, there are County and state roads with bikeways in the Tri-Town.

The park equity analysis (Map 4.2) for the Tri-Town is fairly consistent with the rest of the County with some rural areas experiencing a lower equity score. The County will work to provide any information needed to improve the equity tool based on unaccounted recreational amenities.

West Planning Area

The West Planning Area is bordered by the Nanticoke River on the west, the Wicomico River on the south, Upper Ferry Road on the east, and Cherry Walk/Quantico Roads on the north. The area is primarily rural with approximately 2,641 residents in 2020. The West Planning Area population is projected to increase by almost 570 people to 3,211 people by 2045. The Village of Nanticoke has the largest concentration of residents in the West Planning Area. Most other residents live in or near the smaller villages of Wetipquin, Tyaskin, Bivalve, Jesterville, Whitehaven, Capitola, Cox Corner, and Green Hill.

Natural Features and Farmland

The West Planning Area has the most shoreline of any planning area in the County—bordered by both the Nanticoke River on the west and the Wicomico River on the south. Tidal wetlands and Chesapeake Bay Critical Areas cover large amounts of this Planning Area.

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Historic Places

The West Planning Area is home to several significant historic assets, most notably the village of Whitehaven, which is listed on the National Register of Historic Places. Whitehaven serves as a key historic and cultural landmark within the county.

A defining feature of the area is the Whitehaven Ferry, which has provided continuous service across the Wicomico River for nearly three centuries, representing one of the oldest continuously operating ferry services in the region. In addition to Whitehaven, the West Planning Area includes numerous other historic structures, reflecting the area's longstanding maritime, agricultural, and transportation heritage.

Preservation of these historic resources supports the County's cultural identity and offers opportunities for heritage-based recreation and tourism initiatives.

Preserved Land

The State and The Nature Conservancy (TNC) own and/or control large portions of the West Planning Area, in essence permanently preserving the land. Portions of the Chesapeake Forest Lands occupy large tracts in the center of the West Planning Area. Three State Wildlife Management Areas (WMA)—Ellis Bay WMA on the Wicomico River to the south, the Nanticoke River WMA to the west and Wetipquin WMA to the north—comprise 5,351 preserved acres. Extensive Chesapeake Bay Critical Areas and the Quantico Creek Rural Legacy Area significantly restrict development and add to the rural character of this area of the County. In 2025, the Department of Natural Resources acquired 445 contiguous acres in the West Planning Area which will become Wetipquin Creek State Park - the first State Park in the County.

Existing Recreation Sites

The West Planning Area has 11 public recreation sites totaling 376.2 acres (Map 4.4):

- Bivalve Wharf (#36)
- Cedar Hill Park (#37)
- Clara Road Boat Ramp (#40)
- Cove Road Recreation Area (#44)
- Nanticoke Park Recreation Area (#57)
- Pirates Wharf (#61)
- Roaring Point Park (#63)
- Tyaskin Recreation Area (#66)
- Wetipquin Boat Ramp (#69)
- Westside Primary School (#30)
- West Side Community Center (#68)

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Recreation Land Analysis

Water access (Map 4.1d) is the greatest asset in the West Planning Area due to the Nanticoke River to the west and the Wicomico River to the south. The proximity analysis reflects this asset and the bikeway loop on State roads 349 and 352 (Map 4.1e). Existing deficiencies are the proximity of athletic fields (Map 4.1c) to the village of Whitehaven and surrounding areas. As a whole, the West Planning Area is well served by the existing amenities in relation to proximity (Maps 4.1a-e).

According to the park equity analysis (Map 4.2), a large portion of the West Planning Area has a low score as this area is a sparsely populated rural census block with large tracts of wetlands and preserved land. These natural impediments present challenges when working to address equity due to the fragmented nature of development. The more populated areas closer to the County's growth areas, and Hebron, have higher equity scores and are in line with other similar areas in the County.

North Planning Area

The North Planning Area is the area north of Naylor Mill and Dagsboro Roads between U.S. 50/ Spring Hill Lane and Parsonsburg Road. The area was identified in previous County land preservation plans as the North Sector of the Central Planning Area but given a status of a separate planning area in the 2005 plan. In 2020, it is estimated the North Planning Area is home to more than 8,604 people, with an expected increase of 1,856 people to about 10,460 people by 2045.

The North Planning Area is characterized by growth pressure between the City of Salisbury and Delmar. The U.S. 13 corridor bisects the planning area, creating a development corridor through the middle of the area.

Natural Features and Farmland

The forested lands of the North Planning Area are in smaller tracts and more scattered than in other areas of the County. Generally, the area is well-suited for development, with better natural drainage and fewer wetlands than other planning areas.

Leonard's Mill Pond is the dominant water feature. The Jackson, Myer, and Andrews Branches and Wood Creek flow into Leonard's Mill Pond, which drains into the Leonard's Pond Run, which flows toward the North Prong of the Wicomico River.

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Historic Places

Delmar was founded in 1859 at the convergence of two railroad lines straddling the Mason-Dixon Line separating Maryland and Delaware. This unique town has four buildings of historical significance. The area surrounding Delmar has experienced significant growth in recent years.

Preserved Land

The North Planning Area has several acres of the Chesapeake Forest, all located east of U.S. 13, and state forests totaling 487 acres in the North Planning Area. In 2017, the Quantico Creek Rural Legacy Area expanded into the North Planning Area to encourage increased preservation of the existing rural character.

Existing Recreation Sites

Public recreation sites in the North Planning Area provide 423.5 acres of recreation land and include (Map 4.5):

- ** Connelly Mill (#41)*
- Delmar Elementary (#6)
- Edgewood Park (#48)
- Gordy Park (#79)
- Henry S. Parker Athletic Complex (#52)
- Leonard's Mill Park (#55)
- Mason Dixon Sports Complex (#56)
- Naylor Mill Park Recreation Area (#84)

** Park has not yet been developed as of the date of public comment period*

Recreation Land Analysis

According to the proximity analysis (Maps 4.1a-e) residents in the north benefit from the centralized location of recreation areas along the U.S. Route 13 corridor. Recreation area clusters near Salisbury and Delmar provide access for most of the population. Henry S. Parker Athletic Complex and Mason Dixon Sports Complex are indispensable for athletic amenities supporting local youth leagues as well as large regional tournaments throughout the year.

The park equity analysis is predominately within the middle range for an equity score (Map 4.2). The County anticipates improvements to the equity score as the database is updated with this plan's inventory for future planning efforts.

Central Planning Area

The Central Planning Area includes the land adjoining the City of Salisbury to the east and west. The projected population of the Central Planning Area in 2020 was almost 60% of the entire

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County population. By the year 2045, roughly 74,863 people are projected to live in the Central Planning Area—an increase of 13,282 people from 2020.

The size of the Central Planning Area has suggested further geographic refinements for planning analyses. The 1999 Plan divided the area into three subsectors: north, east, and west. The 2005 Plan classified the North Sector as a separate, distinct planning area. The East Subsector and West Subsector are geographically the same as in earlier plans:

- The East Subsector includes all land bordered generally by U.S. Route 13 on the west, Dagsboro Road on the north, Forest Grove/Parsonsburg Roads on the east, and Mt. Hermon/Airport Roads on the south. The East Subsector includes the Northeast Growth Area emanating from the City of Salisbury (Map 2.4);
- In 2020, 9,759 people live in the East Subsector (outside of Salisbury). By 2045, an additional 2,105 people will live in the East Subsector, bringing the sector population to about 11,864 people;
- The East Subsector contains 489.4 acres of public recreational land. Neither the state nor The Nature Conservancy has any land holdings in the East Subsector;
- The West Subsector includes the western portion of the Metropolitan Core bounded by:
    - The Wicomico River on the south;
    - Upper Ferry and Fire Tower Roads on the west;
    - Quantico Creek Road, Levin Dashiell Road, Rockawalkin Road, U.S. 50, and Naylor Mill Road on the north;
    - U.S. 13 on the east;
    - The West Subsector includes the West Growth Area (Map 2.4), which has experienced tremendous growth in recent decades. Population in the West Sector is approximately 13,345 in 2020 and is projected to increase by 2,878 people by 2045;
    - The West Subsector contains 359.2 acres of recreational land. Neither the state nor The Nature Conservancy have any land holdings in the West Subsector.
    - The Central Subsector of the Central Planning Area includes the City of Salisbury. The 2020 population of the Central Sector was 38,477. The population of the Central Subsector is expected to increase by 8,299 people to 46,776 people by 2045; and,
    - The Central Subsector contains 297.3 acres of recreational land. Neither the State nor The Nature Conservancy have any land holdings in the Central Subsector.

Natural Features and Farmland

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As in the North Planning Area, forests in the Central Planning Area are smaller and more scattered than in other areas of the County. The area is well-suited for development, since the majority of the area has developed in urban uses.

The primary waterway in the Central Planning Area is the Wicomico River and its tributaries. The banks of the river are largely developed, which limits public access to water. Farmland is common as one moves outward toward the east or west from the City of Salisbury.

Historic Places

The initial layout for the City of Salisbury was established in 1732. Today, the city has the richest collection of historic buildings in the County.

The 234-acre Pemberton Historical Park along the Wicomico River in the West Sector is the crown jewel of historic recreation in the county. Except for Pemberton Hall, the site remained undeveloped until 1984, when the County began to gradually develop the site within its historic context. The County developed a master plan for the site and has been steadily improving the site in accordance with the master plan.

Preserved Land

Several small parcels of Chesapeake Forest Lands, totaling 286 acres, lie within the eastern and western edges of the Central Planning Area. In addition, several farms are currently under easement restricting future development.

Existing Recreation Sites

As the center of population in The County and the City of Salisbury, the Central Planning Area is also the center of recreation activities and sites. The increase in population density is reflected by having 51 local recreation sites totaling 1,145.9 acres within the Central Planning Area (Map 4.6):

- Beaver Run Elementary (#2)
- Bennett High School (#3)
- Billy Gene Jackson Park (#35)
- Boundless Park and Playground (#72)
- Cedarhurst Park (#38)
- Centennial Village Playground (#39)
- Chipman Elementary (#5)
- Comfort Safety Zone (#74)
- Crooked Oak Playground (#45)
- Doverdale Playground (#75)
- Parkside High School (#19)
- Pemberton Elementary (#20)
- Pemberton Historical Park (#59)
- Perdue Stadium (#60)
- Pinehurst Elementary (#21)
- Prince Street School (#24)
- Riverside Boat Ramp (#62)
- Riverwalk Park (#88)
- Rose Street Boat Ramp (#89)

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- Downtown Salisbury Bark Park (#76)
- East Salisbury Elementary (#7)
- East Wicomico Little League (#99)
- Emerson Holloway Park (#49)
- Glen Avenue Elementary (#11)
- Harmon Field (#51)
- Indian Village Playground (#53)
- JCC Park (#14)
- Johnson Lake Neighborhood Playground (#80)
- Kilburnie Playground (#54)
- Lake Street Playground (#81)
- Newton-Camden Tot Lot & Playground (#85)
- Newton Playground (#86)
- Nick Meyer Park (#58)
- North Johnson Pond (#87)
- North Salisbury Elementary (#16)
- Salisbury City Park and Zoo (#90)
- Salisbury Marina (#91)
- Salisbury Middle School (#25)
- Salisbury Pony League Park (#92)
- Salisbury Skate Park (#93)
- Salvation Army Boys and Girls Club (#26)
- Salvation Army West Salisbury Youth Club (#27)
- Schumaker Park (#65)
- Waterside Playground (#94)
- West Salisbury Elementary (#28)
- West Salisbury Little League (#95)
- Wicomico County Youth / Civic Center (#70)
- Wicomico High / County Stadium / Memorial Field (#31)
- Wicomico Middle School (#32)
- Winterplace Park (#71)
- Woodcock Playground (#97)

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Recreation Land Analysis

Within the Central Planning Area recreation sites and activities are abundant, providing benefits within the urban center of The County (Maps 4.1a-e and 4.1a-i). Key amenities range from the Youth/Civic Center that is used for concerts and regional sporting events to the Salisbury Marina and Riverside Boat Ramp for water access. A unique amenity to residents of the County is the Salisbury Zoo, which is free to the public and is the centerpiece of the Salisbury City Park.

The park equity analysis (Map 4.2) of the Central Planning Area is limited by the data inputs that were used to score the equity. While the analysis shows that equity within the Central Planning Area is poor, several existing recreational amenities were not included in the database and could potentially improve the equity score. The County will continue to provide the necessary information to increase the equity score in future LPPRPs.

South Planning Area

The South Planning Area includes the City of Fruitland and all land west to the Wicomico River and east to the Salisbury-Ocean City: Wicomico Regional Airport. The second largest of the

planning areas, the south area, was home to 17,226 people in 2020. By 2045, the area's population is expected to reach almost 20,941, an increase of 3,715 people since 2020.

Natural Features and Farmland

- The South Planning Area includes 26 parcels of the Chesapeake Forest Lands. Wetland areas extend over much of the Wicomico River and the Wicomico Creek, and, to a lesser extent, along Hawkins Branch, Walston Branch, and Tony Tank Creek;
- The 468-acre Johnson WMA is located off Johnson Road in the southeast corner of the planning area. The land is owned by the State of Maryland and is used primarily for hunting and recreation;
- The Wicomico River and Wicomico Creek are the largest waterways in the South Planning Area. Other waterways include Passerdyke Creek south of Fruitland, Sharps Creek passing through Fruitland, and the many branches of the Nassawango Creek east of the Johnson WMA; and,
- Several parcels in the South Planning Area are preserved by agricultural conservation easement. Large areas are preserved in the Upper Ferry Road/Allen area and Twiggs Corner area.

Historic Places

The South Planning Area is home to the City of Fruitland and the historic village of Allen. Fruitland was originally known as Forktown, a small village centered around Disharoon's Cross Road. Forktown was a popular stop for stagecoaches in the 1820's. By the end of the Civil War the railroad arrived in the area causing increased development. In 1873, the name was changed to Fruitland because of the immense fruit production in the area.

Allen is home to several historic structures listed on the National Register of Historic Places; Asbury Methodist Episcopal Church, Bennett's Adventure, and Bounds Lott. The earliest of these structures date back to 1725. The village lies along the banks of Passerdyke Creek and Allen Pond at the headwaters of Wicomico Creek.

Preserved Land

Chesapeake Forest land covers approximately 1,614-acres of the South Planning Area. In addition, the Johnson WMA comprises 468-acres, and the Nassawango Creek Preserve, which lies in the South, East, and Central Planning Areas, is 4,342-acres in size. As noted above, several agricultural parcels are also preserved through easement totaling 2,976-acres as of 2026.

Existing Recreation Sites

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The South Planning Area includes the following eight public recreation sites comprising 61.7-acres of recreation land (Map 4.7):

- Bennett Middle School (#4)
- Fruitland Falcons Sports Complex (#8)
- Coulbourne Mill Pond (#43)
- Douglas Nichols Park (#46)
- Fruitland Intermediate (#9)
- Fruitland Primary (#10)
- Fruitland Recreation Facility (#77)
- Fruitland Tennis Courts (#78)

Recreation Land Analysis

According to the proximity analysis (Maps 4.1a-e and 4.1a-i) the residents of the South Planning Area are well served by most recreational amenities except for a small area in the southwest corner for athletic fields. While this area is outside of the five-mile radius used in the proximity analysis, it is still a relatively small population impacted in this rural area. The South Planning Area is also home to the Fruitland Falcons Sports Complex that offers youth sports such as soccer, lacrosse, and football.

The park equity analysis (Map 4.2) for the South Planning Area is ranked middle to high on the equity scale. This is due in part to the dense development pattern of the City of Fruitland and recreational opportunities centered along the US Route 13 corridor.

East Planning Area

The East Planning Area, a largely wooded and rural area that borders the Pocomoke River, is the least populated of the six planning areas. Maryland Routes 353 and 354 allow for north-south travel through the area, with major east-west routes including U.S. 50, MD 346, and MD 350. Most residents are concentrated in and near the Towns of Willards and Pittsville, as well as the Village of Powellville.

In 2020, 6,734 people lived in the East Planning Area. By 2045, 8,186 people are projected to reside in the area, an increase of 1,452 people compared to 2020.

Natural Features and Farmland

The Pocomoke River forms the eastern boundary of the East Planning Area—and of The County—and has been officially designated as a Maryland Scenic River. Both sides of the river and its tributaries include large tracts of wetlands.

Three significant creeks, each with many branches, flow into the Pocomoke River: Burnt Mill Branch; Green Run; and Adkins Race. Other branches near Johnson Road flow into the Nassawango Creek Watershed. Large areas of the East Planning Area are preserved and available

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for hunting in state forests, including nearly 1,245-acres in the Wicomico state Forest and approximately 4,100-acres of the Chesapeake Forest Lands.

Poor drainage is a critical agricultural issue in the East Planning Area. A system of public drainage associations operates to improve drainage during both the spring planting and fall harvesting. Water is retained during the dryer summer months for agricultural use.

Historic Places

The East Planning Area is historically a rural, agricultural community with the towns of Pittsville and Willards constituting the population centers north of US Route 50 and the village of Powellville to the south. Pittsville started as a railroad stop between Salisbury and Ocean City in the mid 1800's and grew to an incorporated town by the early 1900's. The Blue Crab Scenic Byway passes through the rural crossroads of Pittsville and Willards before continuing to Ocean City.

Preserved Land

The East Planning Area includes five distinct areas of preserved land (Tables A-2 through A-4):

- Chesapeake Forest parcels, covering 4,100 acres;
- Wicomico Demonstration Forest (1,245 acres);
- Pocomoke River Heritage Conservation Fund (158 acres);
- Powellville Forest (3 acres); and
- The Nature Conservancy - Nassawango Creek Preserve (4,342 acres in both the East, South and Central Planning Areas).

In addition, several agricultural parcels in the area of Smith Road and a swampy parcel along the Pocomoke River at Massey's Crossing are also preserved.

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Existing Recreation Sites

The East Planning Area has the following public recreation sites providing 85 acres of recreation land (Map 4.8):

- Adkins Mill Park (#34)
- East Side Youth Sports Complex (#47)
- Powellville VFW (#98)
- Willards Primary School (#33)

- Pittsville Elementary and Middle School (#22)
- Pittsville Playground (#23)
- Willards Recreation Area/Park (#96)

Recreation Land Analysis

Recreation opportunities in the East Planning Area are centralized within Pittsville, Powellville, and Willards. The proximity analysis (Maps 4.1a-e) for this planning area shows the coverage of parks to be sufficient; however, gaps do exist with water access in the north and athletic amenities in the southeast corner. The portion to the north lacks navigable water and is not densely populated. The southeast corner is sparsely populated consisting of protected agricultural and conservation lands. The East Planning Area is bordered by two counties, Worcester in Maryland, and Sussex, Delaware. Residents within the proximity gaps may have recreational amenities that are closer to the adjacent counties.

The park equity analysis (Map 4.2) for the East Planning Area reflects the rural nature of development and population in this area. Higher equity areas include the towns and villages in the area; Pittsville, Willards, and Powellville. The lower equity areas are sparsely populated, and as with the proximity analysis, residents may have recreational opportunities outside of The County.

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