

2002 Comprehensive Plan Goals, Objectives and Policies

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Chapter 1 – A PROFILE OF ST. MARY’S COUNTY

NONE

Chapter 2 – SUCCESSES AND PROBLEMS SINCE ADOPTION OF THE 1988 PLAN

NONE

Chapter 3 A GROWTH MANAGEMENT STRATEGY

NONE

Chapter 4 GOALS, OBJECTIVES, AND POLICIES NECESSARY TO ACHIEVE THE COMMUNITY VISION

Chapter 4: LAND USE AND GROWTH MANAGEMENT ELEMENT

1.1 Goal: Concentrate development in suitable areas.

1.1.1 Objective: Designate GROWTH AREAS sized to accommodate the needs of the projected 2020 population of the county. Target a majority of new residential development in development districts, town centers and village centers.

A. **Policy:** Concentrate development activity in AREAS SERVED OR PROPOSED TO BE SERVED WITH PUBLIC WATER AND SEWER, primarily the Lexington Park, and Leonardtown development districts and secondarily in the town centers of Charlotte Hall, New Market, Mechanicsville, Hollywood and Piney Point.

B. **Policy:** Concentrate COMMERCIAL USES primarily in Leonardtown and Lexington Park, and secondarily in the town and village centers. Prohibit a scattering of future commercial uses along the county's roads. Promote development of designated traditional rural service centers, Budds Creek, Oraville, Helen, Avenue, St. James, Dameron and Park Hall.

C. **Policy:** Locate INDUSTRIAL AND OFFICE USES in and near such areas in the Lexington Park and Leonardtown areas and near the airport and in the town centers.

D. **Policy:** Concentrate COMMUNITY SERVICES AND FACILITIES in Lexington Park and Leonardtown.

E. **Policy:** Balance development goals with environmental protection and enhancement of the value of the WATERFRONT as a resource for recreation and water dependent facilities.

F. **Policy:** Encourage infill development and develop standards to assure efficient transportation networks compatible design criteria and EFFICIENT USE OF LAND in all growth areas.

1.1.2 Objective: Concentrate the majority of growth in DEVELOPMENT DISTRICTS.

A. **Policy:** Provide INFRASTRUCTURE which supports densities in development districts of 5 units per acre or greater.

B. **Policy:** Foster URBAN DEVELOPMENT PATTERNS and design, including preparation of master plans for each development district.

i. Delineate and encourage development of a central core with mixed uses surrounded by larger inter-mixed blocks of residential, commercial, industrial and business uses.

ii. Maintain visual and functional qualities of development through adherence to site standards for landscaping, architectural design, onsite and off-site advertising, access, lot coverage and open space, and buffering from adjacent developments and transportation corridors.

iii. Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.

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- C. **Policy:** Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.
- D. **Policy:** Minimize the number of OUTLETS TO MAJOR ROADS.
 - i. Implement highway access policies for St. Andrew's Church Road (MD 4), Point Lookout Road (MD5), Three Notch Road (MD 5/235), and Budd's Creek Road (MD 234).
- E. **Policy:** Encourage creative and carefully designed commercial areas, avoiding the inefficiencies and negative visual, land use and traffic impacts of strip commercial development.
 - i. Update planning for Three Notch Road and FDR Boulevard in Lexington Park and California.
 - ii. Prevent strip development from lining the approaches to Leonardtown to promote economic growth in the downtown core, and to maintain a defined town boundary.
- F. **Policy:** Create ZONING DISTRICTS and standards necessary to accomplish concentrated growth.
- G. **Policy:** Align development district boundaries using WATERSHED PLANNING to protect large contiguous sensitive areas which have significant environmental and recreational features worth preserving, constraints on infrastructure provision, and regulatory constraints for development.

1.1.3 Objective: Focus development in and around TOWN CENTERS.

- A. **Policy:** Provide INFRASTRUCTURE which supports densities of 5 units per acre. This density requires public sewer.
- B. **Policy:** Foster TOWN DEVELOPMENT patterns and design, including preparation of master plans for each town center.
 - i. Encourage mixed use development This would be through the land use element.
 - ii. Maintain visual and functional qualities of development through adherence to standards for landscaping, architectural design, onsite and off-site advertising, access, lot coverage and open space, and buffering from adjacent developments and transportation corridors.
 - iii. Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.
 - iv. Discourage strip development.
- C. **Policy:** Restrict direct ACCESS to major highways.
 - i. Implement highway access policies for Three Notch Road (MD 5/235) in Charlotte Hall, New Market, Mechanicsville, and Hollywood. Address in the new Transportation Plan
- D. **Policy:** Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.
- E. **Policy:** Encourage creative and carefully designed COMMERCIAL AREAS, avoiding the inefficiencies and negative impacts of strip commercial development.
 - i. Plan additional roads parallel to Three Notch Road (MD 5) commercial and industrial frontage and to provide travel alternatives to Three Notch Road for local traffic. New Transportation Plan?

1.1.4 Objective: Encourage expansion of rural services and moderate residential growth in seven (7) VILLAGE CENTERS: Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes and Valley Lee.

- A. **Policy:** Provide INFRASTRUCTURE which supports densities of up to 5 dwelling units per acre in village centers. Would have to be public sewer.
- B. **Policy:** Foster traditional VILLAGE DEVELOPMENT patterns and design, including preparation of master plans for each village center.
 - i. Encourage compact development patterns by clustering septic easements to create open space.
 - ii. Require infill development and redevelopment to provide pedestrian connections to adjacent properties.

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C. **Policy:** Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.

D. **Policy:** Create ZONING DISTRICTS and standards necessary to encourage expansion of rural services in village centers.

1.2 Goal: Direct growth in rural areas to existing population centers and protect resource areas.

1.2.1 Objective: In the Rural Preservation District limit growth to PRESERVE OPEN SPACE, PROTECT AND PROMOTE AGRICULTURE AND FORESTRY.

A. **Policy:** Limit form, type and extent of development in RURAL PRESERVATION DISTRICTS.

- i. Conserve the land and water resource base that is necessary to maintain and support the preferred land uses of agriculture, forestry, fisheries activities and aquaculture, and to preserve natural environments (wetlands, forests, abandoned fields, beaches and shorelines).
- ii. Encourage and prefer any farm use of land and agricultural activities including those that may produce agriculturally related noise and odors at any time.
- iii. Allow supplemental income productive activities at a scale or intensity which will not unduly change the character of the area; establish performance standards which will prevent negative impacts on surrounding properties.
 - a. Encourage farm products to be sold from the farm where they are produced.
- iv. Promote use of best management practices in resource-based activities to minimize contamination of surface and groundwater and adverse effects on plants, fish and wildlife resources, and other environmentally sensitive areas.
- v. Prevent proliferation of major subdivision development in agricultural and rural preservation areas.

B. **Policy:** Encourage preservation of rural character through use of FARMSTEAD SUBDIVISIONS.

1.2.2 Objective: Limit NONFARM RESIDENTIAL DEVELOPMENT in the Rural Preservation District to be in scale and consistent with the rural character of the area.

A. **Policy:** Allow major residential subdivision development only when compatible with preservation of rural and community character.

- i. Preserve open space and limit impacts to environmentally sensitive areas:
 - a. Offer tax incentives to establish passive parks, community or public open space on sensitive environmental lands as a means of preserving them.
- ii. Establish performance standards for design and approval of rural residential districts.

B. **Policy:** Establish standards for MINOR SUBDIVISIONS outside of growth areas which support preservation of rural and community character.

1.2.3 Objective: Respect the unique community and historic character of RURAL COMMERCE which has traditionally provided services for rural and agriculture areas.

A. **Policy:** Maintain COMMERCIAL LIMITED (CL) designation for existing small-scale commercial uses serving a very localized market.

- i. In some cases, the market served by such remotely located commercial uses is more regional in scope. The intensity of the use could be inconsistent with the character of the rural setting.

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- ii. Where such commercial uses have long existed outside of growth areas, are in scale compatible with the character of the rural area, and are devoted to a local market, their continued operation and opportunity for reasonable expansion is consistent with the principle of the rural preservation district.

B. Policy: Intersections in the county which have existing crossroads services activities and uses will be designated for continued commerce as RURAL SERVICE CENTERS (RSC).

- i. Creation of new commercial uses in the rural preservation district is limited to parcels at these designated crossroads intersections.
- ii. Identify standard criteria for proximity to the intersection, access, parking, lighting and design of buildings and signs to conform with rural/agricultural character.

C. Policy: OTHER RURAL COMMERCIAL USE - provide for continuation of certain other commercial uses and for the commercial development of certain vacant properties zoned C-General Commercial (per Board of County Commissioners Ordinance Z90-11) where such uses and commercial zoning classifications predate this comprehensive plan. These commercial uses generally will not alter the area's historic character.

1.3 Goal: Encourage efficient use of land throughout the county by encouraging development and redevelopment of existing parcels and structures.

1.3.1 Objective: Promote and encourage UTILIZATION AND REDEVELOPMENT OF EXISTING LOTS and adaptive reuse of existing structures throughout the county.

A. Policy: Encourage INFILL DEVELOPMENT rather than new subdivision and development of large undeveloped parcels through incentives applied to projects in the designated growth areas:

B. Policy: Discourage SCATTERED NEW DEVELOPMENT though the use of disincentives:

C. Policy: Expand REDEVELOPMENT, REHABILITATION AND ADAPTIVE REUSE incentives.

D. Policy: Encourage development on existing platted lots within NEIGHBORHOOD CONSERVATION DISTRICTS consistent with current patterns of development and with enhanced resource protection.

- i. Prohibit outward expansion of such districts.
- ii. Require development within a neighborhood conservation district to be consistent in bulk, density, and design to match existing characteristics.

E. Policy: PROVIDE OPPORTUNITIES FOR ECONOMIC RETURN on existing legally recorded lots which are unbuildable due to current environmental or dimensional (setback) constraints.

- i. Permit transfer of development rights from those lots, with attendant tax abatement and preservation of property in permanent open space.
- ii. Encourage consolidation and reconfiguration of blocks of lots to meet current design (but not density) standards including resource protection standards without requirement for rural residential District approval and following reconfiguration encourage sale of unused development rights for development in growth areas.

1.3.2 Objective: Foster and ENHANCE SENSE OF COMMUNITY and remedy negative conditions in existing developed areas.

A. Policy: CREATE DESIGN AND PERFORMANCE STANDARDS to promote quality design, to promote compatibility with existing development.

- i. Implement landscape provisions with standards redevelopment and new development activities.
- ii. Implement architectural design guidelines with standards for non- single-family redevelopment and development activities.

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- iii. Implement uniform sign provisions with standards for new and replacement signs, including provisions for amortization.
- iv. Implement programs designed to improve environmental and cultural aspects of existing neighborhoods.

2. RESOURCE PROTECTION ELEMENT

2.1 Goal: Promote universal stewardship of the Chesapeake Bay and of the land as an ethic for county citizens, businesses, industry and government agencies.

2.1.1 Objective: Conserve fish, wildlife, and plant HABITATS through implementation of federal, state and local resource protection policies which integrate resource protection measures into development activities.

A. Policy: Coordinate with federal and state regulatory agencies to STREAMLINE APPROVALS and verify compliance with environmental regulations which protect habitats and water quality.

B. Policy: Implement Maryland's Chesapeake Bay CRITICAL AREA PROGRAM and "The Criteria" (COMAR Section 14.15.01 - 14.15.11) and amendments to date.

- i. Mitigate environmental impacts of human activity on the Chesapeake Bay.
 - a. Accommodate three levels of intensity for development in the Critical Area:
 - i) Low Intensity: implement state regulations by classifying qualifying lands as resource conservation areas (RCA).
 - a) Conserve, protect and enhance the overall ecological values, biological productivity and diversity.
 - b) Protect breeding, feeding, and wintering habitats for those wildlife populations that require the Chesapeake Bay, its tributaries, or coastal habitats in order to sustain populations of those species.
 - c) Conserve the land and water resource base that is necessary to maintain and support the preferred land uses of agriculture, forestry, fisheries activities and aquaculture, and to preserve nature-dominated environments (wetlands, forests, abandoned fields).
 - d) Conserve developed woodlands and forests for the water quality benefits that they provide.
 - e) Allow development at density of 1 unit per 20 acres.
 - ii) Moderate Intensity: classify qualifying lands as limited development areas (LDA).
 - a) Maintain or improve the quality of runoff and groundwater entering the Chesapeake Bay and its tributaries.
 - b) Maintain natural plant and animal habitats as in resource conservation areas.
 - c) When accommodating additional low or moderate intensity development, protect water quality, aquifer recharge areas, habitats, and the prevailing character of areas.
 - d) Allow development at base zoning (underlying) density.
 - iii) Intensely Developed: classify qualifying lands as intensely developed areas (IDA).
 - a) Improve the quality of runoff from developed areas that enters the Chesapeake Bay or its tributary streams by 10 percent or greater.
 - b) Allow additional development of the type and intensity allowed by the comprehensive plan provided that water quality is not impaired.
 - c) Use retrofitting measures to address stormwater management problems.
 - d) Protect aquifer recharge areas.
 - e) Minimize the expansion of IDA's into portions of the Critical Area designated as habitat protection areas and Resource Conservation Areas.
 - f) Allow development at base zoning (underlying) density.

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b. Accommodate and direct intensified development in the Critical Area through "growth allocation".

i) General Critical Area intensification policies:

- a) Avoid, to the extent possible, the impacts of new IDA and LDA on habitat protection areas.
- b) No more than one half of the allocated expansion acres (862 acres maximum), may be located in resource conservation areas.
- c) Locate disturbance and nonwater-dependent development for new IDAs and LDAs in reclassified resource conservation areas at least 300 feet beyond the landward edge of tidal wetlands or tidal waters.

ii) Intensely Developed Area intensification policies:

- a) Locate new IDAs in LDAs or adjacent to existing IDA's.
- b) Locate new IDAs where they minimize their impacts on the defined land uses of resource conservation areas.

iii) Limited Development Area intensification policies:

- a) Locate new LDAs adjacent to existing LDAs or IDAs.

C. **Policy:** Implement Maryland's 1991 FOREST CONSERVATION ACT (Natural Resources Article 5-1609 and amendments to date.

2.1.2 Objective: Adopt a comprehensive approach to MANAGEMENT OF POLLUTION (point and nonpoint sources) to minimize adverse impacts on water quality in the Chesapeake Bay and its tributaries that result from high nutrient loadings in runoff from surrounding lands or the pollutant discharges from point sources, and from unvegetated areas and impervious surfaces.

A. **Policy:** Implement Lower Potomac and Patuxent River TRIBUTARIES STRATEGIES to achieve the cap of nutrient pollution in the Chesapeake Bay at 40% of the 1985 nutrient loads:

B. **Policy:** Limit and mitigate the impacts on WATER QUALITY that result from pollutants that are discharged from both point and non-point sources including:

- i. Retrofit, upgrade, and manage public sewerage systems to reduce nutrient and pollution discharges.
- ii. Expand capacity and service and require connection to public sewerage systems in growth areas to reduce environmental impacts of multiple new septic systems and to eliminate failing septic systems.
- iii. Control and minimize runoff and erosion and loss of soils to enhance and protect the quality of water resources, protect sensitive habitats, maintain and enhance productivity of prime agricultural lands, and prevent loss of property.

a. Control and minimize soil erosion and runoff from agricultural fields, pastures, and development sites.

i) Require agricultural best management practices to reduce loss of top soil and to minimize the impacts of agriculture activities on water quality by reducing nutrient, sediment and chemical pollution in runoff and groundwater.

ii) Developed land implementation: Use best management practices to control and minimize soil erosion and runoff from development sites.

b. Minimize disturbance to hydric soils, and highly erodible soils and maintain natural patterns of surface and underground hydrology.

iv. Encourage, inform and educate waterfront property owners to select the most environmentally sensitive methods of combatting shore erosion.

a. Establish vegetated buffers along the Bay and its tributaries.

b. Use protection measures which best provide for conservation of plant, fish, and wildlife habitat (in order of preference): 1) no action; 2) relocation of threatened structures; 3) nonstructural stabilization including beach nourishment, marsh creation, and in limited cases slope; 4) shoreline revetments; 5) offshore breakwaters; 6) groins; 7) bulkheads.

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- c. Encourage continued state cost share programs.
- v. Recognize the important economic value of mineral resource extraction. Encourage utilization of these resources but minimize adverse impacts to surrounding habitat and water resources and adjacent uses. Any mining activity in excess of 5 acres is subject to conditional use approval.
 - a. In the critical area: Surface mining activities includes any mining activity impacting one acre or more. Keep large undeveloped lands with potential mineral resources in an undeveloped state to avoid loss of mineral resources. Habitat protection areas are unsuitable for future mining operations. Minimize potential water quality impacts of activities associated with resource extraction, including the removal of vegetation, soil disturbance and grading.
 - b. Outside of the critical area: sand and gravel excavation may occur provided negative physical impacts, water quality and negative visual impacts to adjoining properties are avoided or mitigated.

2.2 Goal: Protect sensitive areas.

2.2.1 Objective: Identify and conserve SIGNIFICANT NATURAL HABITATS, throughout the county including state designated Natural Heritage areas, locally significant habitat areas, important natural areas, and fish, wildlife, and plant habitats especially those of rare, threatened and endangered species.

- A. **Policy:** Protect tidal and nontidal WETLANDS resources because of their importance for plant habitat, fish and wildlife habitat, and overall water quality.
 - i. Remove or reduce potentially harmful or toxic substances in runoff entering the Bay and its tributaries.
 - ii. Minimize the adverse effects of human activities on wetlands, shorelines, stream banks, tidal waters, and aquatic resources.
 - iii. Maintain area of transitional habitat between aquatic and upland communities.
- B. **Policy:** Maintain and enhance the natural environment of STREAMS.
 - i. Protect riparian wildlife habitat.
- C. **Policy:** Protect species in need of conservation, rare, THREATENED AND ENDANGERED SPECIES and their habitats.
 - i. Conserve wildlife habitats, including those that tend to be least abundant or which may become so in the future if current land use trends continue.
 - ii. Protect the in-stream and stream bank habitat of anadromous fish propagation waters.
 - iii. Protect nontidal wetlands of importance to plant, fish and wildlife, and water quality.

2.2.2 Objective: Preserve, protect, and restore the natural environment and beneficial FUNCTIONS OF THE FLOODPLAIN

- A. **Policy:** Restrict DEVELOPMENT in the 100-year flood plain. Regulate construction and use of permitted structures to minimize damage according to state and federal policy (FEMA):
- B. **Policy:** Minimize the DISTURBANCE OF VEGETATION in the 100-year flood plain.

2.2.3 Objective: Preserve, protect and restore the natural ecosystems and functions of HYDRIC SOILS, WETLANDS, STREAMS AND STREAM BUFFERS

- A. **Policy:** Direct intense development activity away from areas which are in proximity to water courses. Require development to locate as far from the water courses as possible and to establish PERMANENT PROTECTION MEASURES for the priority riparian areas.

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- i. Establish minimum tidal and nontidal wetlands buffers according to state and federal law and require a setback from these buffers to limit disturbance in the buffers during construction.
 - ii. Assure coordination and enforcement of restrictions and protection for wetlands, streams and their buffers with all agencies responsible for development review.
- B. Policy:** Employ BEST MANAGEMENT PRACTICES to minimize potential associated water quality impacts when development activity takes place adjacent to stream banks.
- i. Assure coordination and enforcement of restrictions and protection for wetlands, streams and their buffers with all agencies responsible for development review.
- C. Policy:** Discourage alteration of, obstruction of and construction in existing stream courses and stream banks and alteration of the natural drainage patterns, unless adequate MEASURES TO MITIGATE potential adverse impacts are included in the development.
- i. Address design and placement of storm water management, roads, limits of grading and clearing, installation of public and private utilities in the zoning, subdivision, road and stormwater management ordinances and regulations.
- D. Policy:** Maintain or improve WATER QUALITY in streams by providing incentives to:
- i. establishes buffers and implement soil conservation and water quality plans for development, agricultural and forestry activities;
 - ii. cluster development activities to decrease areas of disturbance and limit amount of impervious surface in stream watersheds;
 - iii. effect both quality and quantity improvements in new stormwater management structures;
 - iv. use retrofit measures to address stormwater management problems;
 - v. avoids use of streams and their buffers as required by state regulation for stormwater management;
 - vi. plant forested buffers, and
 - vii. utilize sustainable alternative methods to water commercial livestock.
- E. Policy:** Establish natural preserves, PARKS and education areas adjacent to water courses.

2.2.4 Objectives: Maintain and enhance FOREST COVER to maintain biological productivity and habitat values throughout the county by enhancing and restoring riparian forest ecosystems, minimizing the impacts of forestry activities on water quality, and providing for a net increase in forest vegetation in the Critical Area.

- A. Policy:** Manage forest and woodland to maintain MAXIMUM VALUES for wildlife, water quality, timber, recreation and other resources, recognizing that in some cases these uses may be mutually exclusive.
- B. Policy:** Pursue INCREASED FOREST ACREAGE and managed woodlands, particularly in the critical area.
- C. Policy:** Minimize the removal of trees associated with development activities, and, mitigate the impacts of TREE REMOVAL:

2.2.5 Objective: Limit human activity and development on STEEP LANDS to protect water quality and aquatic habitat; to minimize hazards of flooding, landslides, erosion, and pollution; and to maintain areas of high biodiversity.

- A. Policy:** Preserve slopes GREATER THAN 25 PERCENT from disturbance or development in the rural preservation district.
- B. Policy:** Discourage development activities on SLOPES OF 15% TO 25% to avoid the potential associated water quality impacts from the development of steep slopes unless there is no viable alternative.

2.2.6 Objective: Sensitive Areas maps # 1-74 prepared by KCI Technologies at a scale of 1" = 600" depicting the location of these features are incorporated herein by reference as if set out in full.

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2.3 Goal: Preserve the natural, recreational, historical and cultural heritage in conjunction with economic and social well-being to maintain and enhance the quality of life.

2.3.1 Objective: *Promote balanced HERITAGE ACTIVITIES AND PROGRAMS that capitalize on the natural, recreational, historical and cultural resources of the county and the region, including implementation of the Southern Maryland Heritage plan.*

- A. Policy:** DEVELOP AND MAINTAIN AN INVENTORY of natural, recreational, historical, and cultural resources in the county based on the physical, biological and cultural connections between public and private sites as a resource for tourism and recreation; education and research; preservation and conservation; and economic development.
- i. Preserve significant and important sites.
 - a. Identify all historically significant properties for inclusion in the Maryland Inventory of Historic Sites.
 - b. Amend development review process to include review of all development proposals for potential adverse impacts on historic resources by the Historic Preservation Commission.
 - i) Review all structures fifty years or older that are slated for demolition for historic significance.
 - ii) Encourage compatible development in designated historic districts. Establish performance standards to prevent negative impacts on surrounding properties.
 - iii) Require the identification of cemeteries, burial grounds, and archeological sites on a property prior to any disturbance of the site.
 - ii. Document local cultural traditions through the Historical Society.
 - iii. Promote the designation of historic sites and districts.
 - iv. Promote adaptive reuse of historic structures.
- B. Policy:** MAINTAIN HERITAGE RESOURCES: Seek and support increased opportunities for conservation, preservation, and maintenance of heritage resources through official state and federal recognition of county sites and of Southern Maryland as a "Heritage Area."
- i. Support local, regional, state and federal heritage program efforts, such as the National Register of Historic Places and Maryland Historical Trust grants programs, which provide incentives to foster the preservation or restoration of significant structures.
 - ii. Support public and private community preservation efforts.
 - iii. Pursue certified local government status from the Maryland Historic Trust.
 - iv. Pursue establishing a dedicated staff position.
- C. Policy:** Promote historic resources for ECONOMIC OPPORTUNITY.
- i. Encourage and assist the public and private sectors to evaluate opportunities to implement techniques to protect, enhance and utilize the natural, historical and cultural resources of Southern Maryland.
 - a. Provide local tax incentives for the preservation of important and significant historical and cultural resources.
 - b. Adopt design guidelines/appearance code to be applicable to all locally designated historic sites and districts.
 - ii. Promote recognition of and financial investment in heritage resources to increase economic opportunity and revenues for all segments of the economy.
- D. Policy:** Encourage participation in natural, historic and cultural preservation through EDUCATION AND PUBLIC AWARENESS.
- i. Develop signage to promote, link and interpret the Southern Maryland Heritage Area.

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- ii. Demonstrate the economic value of heritage tourism, travel and recreation; develop and promote heritage tourism and thematic tours of the Southern Maryland Heritage Area.
- iii. Expand and promote heritage education, using natural and cultural resources of the Southern Maryland Heritage area to communicate the importance of the resources to the quality of life; educate about threats to these resources and everyday opportunities for action.
 - a. Publicly acknowledge additional sites included in the Maryland Inventory, and present the property owners with a copy of all research materials.
- iv. Expand environmental education curriculum in public schools.

2.3.2 Objective: Support WATER DEPENDENT FACILITIES

- A. **Policy:** Encourage MARINA SERVICES to meet the water dependent commercial and recreational needs and developmental goals.
- B. **Policy:** Support FISHERIES ACTIVITIES to enhance markets for local watermen.
- C. **Policy:** Seek new investment in AQUACULTURE, maintenance of existing aqua cultural activities, and restoration of overworked areas.
- D. **Policy:** Provide public water-dependent RECREATIONAL AND WATER ACCESS facilities.
- E. **Policy:** Limit development activities in THE 100 FOOT BUFFER to those that are specifically water dependent.
- F. **Policy:** Minimize individual and cumulative impact of activities associated with water-dependent facilities on water quality and fish, wildlife and plant habitat by establishing PERFORMANCE STANDARDS for facilities and activities.

2.4 Goal: Preserve available agricultural and rural resource areas, agricultural uses and activities throughout the county for their importance as components of both an important local industry and of rural character.

2.4.1 Objective: Fully implement the county's AGRICULTURAL LAND PRESERVATION program including the following elements:

- A. **Policy:** Utilize available state FUNDING and the agricultural transfer tax to implement the local preservation program.
- B. **Policy:** Provide special INCENTIVES, zoning designations and taxing policies to preserve farmland.

Skip: Map: Historical Sites Inventory

3. PUBLIC AND COMMUNITY FACILITIES ELEMENT

3.1 Goal: Support concentration of development through investment in and provision of public and community facilities. Promote conservation of resources, including a reduction of consumption of resources.

- A. **Policy:** Promote CONSERVATION OF LAND resources through education and enforcement of land use and growth management objectives and policies.
- B. **Policy:** Promote CONSERVATION OF ENERGY and resources.
 - i. Provide efficient and well-maintained delivery and collection systems for utilities and services. Ensure efficient location and sufficient quantities of service providers.
 - ii. Conduct or promote education programs to reduce wasteful use of resources.

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- iii. Develop resource utilization and percentage reduction goals for residential, commercial, institutional, and municipal organizations.

3.1.2 Objective: CONCENTRATE DEVELOPMENT to correspond to and support the infrastructure and service needs in growth areas, to ensure adequate capacity to provide an acceptable level of service for existing and proposed land uses, and to address adequate facilities and services outside the growth areas.

A. Policy: Implement a comprehensive SEWERAGE AND WATER SYSTEM that supports the land use concept for the county.

i. Provide planned SEWERAGE SERVICE

- a. Extend new sewerage service only to planned growth areas.
- b. Direct sewerage service to village centers and neighborhood conservation districts as needed to remedy the failure of existing septic systems or to serve expanding populations. Small local antitreatment systems are the preferred means of providing sewerage service to such areas. Avoid discharge of treated wastewater into local waters.
- c. Require all sewage collection systems be designed and constructed to St. Mary's County Standard Specification for Water and Sewerage Construction.
- d. Ensure that all interceptors are sized to meet the needs of the planned growth of the drainage area or sanitary district in which the projects are located.
- e. Discharge treated effluent only through outfalls in the Chesapeake Bay or Potomac River or disposed on land. Long term discharges into other water bodies are prohibited.
- f. Do not extend new sewerage service to rural areas unless it corrects an existing health hazard or environmental threat.
- g. Provide central sewage collection systems in the development districts. As collection systems are extended into service areas, require connection of all structures with plumbing on property, within the service area, which is located 200 feet or less from any collection line.

ii. Limit impacts of SEPTIC SYSTEMS.

- a. Encourage regular maintenance, including pump out, of septic systems.
- b. Promote use of approved alternative septic system technologies to:
 - i) retrofit existing systems to reduce risk of failure;
 - ii) correct system failures where connection to central collection systems are not feasible;
 - iii) allow expansion of existing structures where use of a conventional septic system is not feasible; and
 - iv) minimize environmental impacts wherever conventional systems are currently feasible.
- c. Developments in minor subdivisions in the RPD where shared septic easement use is proposed, require clustering when such clustering may improve system performance, reduce impacts from clearing and land disturbing activities and allow more efficient use of the land.

iii. Provide planned WATER SERVICE

- a. Protect and manage groundwater resources to maintain a safe and adequate water supply.
 - i) Monitor groundwater withdrawal rates and aquifer depth to assure adequate levels of service for both public and private systems and wells.
 - ii) Support statewide policies which protect groundwater recharge areas from contamination and from increases in imperviousness which might limit replenishment of the supply.
 - iii) Establish thresholds of development warranting community water systems to avoid negative impacts of concentrating individual wells in rural areas, expressed as number of dwelling units or businesses located within a certain distance of each other.

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- iv) Encourage or promote educating the public on water conservation.
- b. Protect surface water supply areas.
 - i) Establish and enforce land use policies to protect these areas from adverse impacts of development on water quality and on the ability to construct the impoundment area.
 - ii) Protect existing surface waters from, and support cleanup of, contamination by toxic chemicals, heavy metals, pesticides, and from human and animal waste.
- c. Provide phased distribution system matched to growth in the county.
 - i) Provide central water supply systems in the development districts and town centers. As supply systems are extended in these growth areas, require connection of all structures with plumbing on property within the service area which are located 200 feet or less from any distribution line.
 - ii) Upgrade community water systems as needed to meet appropriate standards (including fire protection) and to keep pace with increasing capacity needs.
 - iii) Provide central water systems to serve expanding populations in existing village centers, neighborhood conservation districts, and areas meeting development thresholds.
 - iv) Provide central water systems to supply areas with failing wells in village centers, neighborhood conservation districts, and areas meeting development thresholds.
 - v) Require shared wells as defined in the CWSP to be supervised or operated by the St. Mary's County Metropolitan Commission (MetCom). Require dedication of all new central water systems to MetCom for ownership, operation, and maintenance in accordance with MetCom standards and specifications.
- B. Policy:** Develop and maintain a TRANSPORTATION SYSTEM that is well integrated into the community fabric and that supports the land use concept.
 - i. Provide safe, efficient, economical ROADS designed to address goals for community revitalization, economic development, and environmental stewardship.
 - a. Develop and implement transportation plans and road standards that support and promote resource protection, environmental and community character preservation, and cost containment goals.
 - i) Develop road and parking standards which reduce land consumed by roads and their rights of way (ROW) consistent with accepted national standards; preserve natural environmental features; reasonably manage the public ROWs and secure reasonable compensation for the use of these ROWs by telecommunications providers and other ROW users; maintain and promote rural and community character; reduce stormwater runoff; reduce construction costs; and which reduce repair and maintenance costs.
 - a) Evaluate new roads and road improvements to ensure they do not adversely impact cultural, historical and environmental features and character of an area.
 - b) In residential and rural areas reduce pavement and rights-of-way width requirements through reduced residential area design speeds, reduced on-street parking accommodation in low density residential areas, sharing of road and utility ROW ("shared easements" as described in the federal "Telecommunications Act of 1996").
 - c) In the commercial core areas and higher density residential areas promote on-street parking and reduction of travel lane widths, provision of sidewalks and street tree plantings.
 - d) Require vehicular and pedestrian connection between adjacent parking areas at the time of infill or redevelopment activities. Allow overall reduction of parking ratios based on use and capacity to share spaces.
 - b. Effect improvements and additions to the road network to correspond to and support the infrastructure needs in growth areas; to ensure adequate highway and road system capacity; to provide planned level of service for existing and proposed land uses; and to address adequate facilities outside the growth areas.

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- i) Evaluate adequate capacity based on cumulative impact of all approved development activity.
- ii) Establish desired level of service and minimum safety requirements for county and state roads based on comprehensive land use and growth management goals.
- iii) Ensure that the density or intensity of permitted development is supportable by the planned road network prior to approval of development activities.
- iv) Improve safety, traffic flow and aesthetics along primary routes in St Mary's County.
- ii. Encourage development and utilization of ALTERNATIVE TRANSPORTATION in the county.
 - a. Foster an efficient, safe intermodal transportation system which includes routes and facilities to accommodate automobiles, bicycles, pedestrians and mass transit for residents, commuters and visitors.
 - i) Encourage a transportation network that provides alternative means and methods of travel.
 - a) Provide sidewalks, walking paths, and bike paths and lanes as requirements of road systems and to connect other public and private sites (e.g. school, libraries, parks and hospitals) in all development projects. Participate with the SHA sidewalk retrofit program. Provide minimum standards and incentives for these amenities.
 - b) Provide and promote the use of park and ride facilities and mass transit for those commuting into, out of, and within the county.
 - promote carpooling and ridesharing
 - c) Expand bus service to regional and metropolitan destinations
 - d) Establish and maintain right of way for future light rail extension from Waldorf to Lexington Park.
 - e) Encourage development of commuter air travel services and shuttle connections to airports with regional, national and international connections to provide:
 - Certified, precision all-weather approach system;
 - Passenger terminal with on-site car rental facility;
 - Regular commuter airline service to Baltimore, Washington and/or Dulles; and
 - Modest private commuter/corporate jet capacity.
 - f) Promote transportation alternatives that serve economic development goals for encouraging tourism, such as ferry service including hovercraft, to Eastern Shore, designation and expansion of bike routes, expansion of transient boating facilities.
 - ii) Manage demand for direct access to major roads.
 - a) In growth areas, create local traffic roads parallel to but well back from arterial routes to combat strip development patterns by providing visible and accessible commercial and residential frontage, and to reduce local traffic impact on peak traffic flow on arterial roads.
 - Construct FDR Boulevard
 - Provide connections between multiple access points to new major subdivisions.
 - b) Designate St. Andrews Church Road (MD 4) Point Lookout Road (MD 5) Budd's Creek Road (MD 234) and Three Notch Road (MD 235) as restricted access traffic arteries.
 - c) Require vehicular and pedestrian interconnection between adjacent parking lots and subdivisions to reduce the need to travel on primary and collector roads.
 - d) Require joint use access driveways for ingress/egress to contiguous properties.
 - e) Require access driveway consolidation to reduce the existing number of ingress and egress points.

Policy: Direct provision for efficient, equitable distribution of energy and communication UTILITY SERVICES which meet the needs of the population and support the land use, design, and environmental concepts for the county.

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- iii. Provide a full range of utility services to all areas of the county and establish requirements to assure fair access to these services.
- iv. Promote the efficient utilization and reduced consumption of energy resources by requiring energy efficient construction and equipment in all county facilities and supporting the use of same in private development.
 - a. Encourage public education about energy use reduction through education and provide appropriate public facilities that support these efforts.
- v. Minimize negative environmental and aesthetic impacts of new and existing utility distribution systems:
 - a. Encourage use shared rights-of-ways with roads;
 - b. Minimize clearing associated with installation and maintenance of lines;
 - c. Provide underground distribution systems for utilities and services in new developments; and whenever service lines are upgraded, require the new lines be buried.
 - d. Create a cooperative program with SMECO to bury electric lines in designated corridors and town centers.

C. Policy: Meet increasing demand for SOLID WASTE MANAGEMENT through use of traditional and innovative methods:

- i. Encourage participation in waste reduction, composting, and recycling through PUBLIC EDUCATION.
- ii. Minimize negative environmental IMPACTS of new solid waste collection, processing and disposal facilities by considering permeability of soils, proximity to groundwater aquifers and recharge areas, location of potential surface water impoundments, and environmental sensitivity.
- iii. Implement goals and objectives of the Solid Waste Management and Recycling Plan.

D. Policy: Meet the increasing LAW ENFORCEMENT, HEALTH AND PUBLIC SAFETY needs population per national average as shown in the most recent uniform crime report.

i. LAW ENFORCEMENT

- a. Achieve and maintain adequate staffing levels to provide a level of service of officers per the International Association of Chiefs of Police Standards.
- b. Achieve and maintain an average response time of 4 minutes.
- c. Provide adequate satellite office space in growth areas for the efficient operation of the department as necessary to accommodate the current and future public safety needs.
- d. Encourage and support neighborhood watch programs.

ii. HEALTH CARE

- a. To the extent permitted by law, ensure adequate facilities and services to meet the immediate and long - term needs of a growing population.
- b. Encourage quality medical facilities to attract and retain private physicians to serve the medical needs of county residents.

iii. FIRE AND RESCUE AND EMERGENCY PREPAREDNESS

- a. Provide assistance and an adequate level of volunteers and appropriate equipment to fully respond to emergency calls.
 - i) Achieve and maintain an average response time of 6 minutes.
 - ii) Assure that remote areas of the county have adequate coverage.
 - iii) Assure availability of fire and rescue companies to report to multiple or high value alarms.

iv. FIRE PROTECTION AND PREVENTION

- a. Provide adequate and fairly financed fire protection.

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- i) The county subdivision regulations should specify the installation of fire mains and hydrants where central water distribution systems are provided.
- ii) Require contributions from developers for firehouses, firefighting equipment, etc. when the development can be directly linked to the need for additional capital improvements.
- iii) Promote use of rapid response sprinkler systems.
- b. Ensure adequacy of water supplies to provide fire protection.
 - i) Establish thresholds of development expressed as number of dwelling units or businesses located within a certain distance of water supplies available to support fire protection.
 - ii) In the growth areas use central supply systems.
 - iii) In the rural areas of the county, and where water service is from small central systems or individual wells, provide standpipes or other infrastructure to draw on existing water impoundment areas such as lakes and farm ponds.
- v. ANIMAL CONTROL
 - a. Assure adequate facilities and services are available to collect, house, and care for stray, abandoned, abused and/or nuisance animals.
 - b. Encourage programs for adoption of animals, spaying and neutering to control population growth, and to humanely dispose of injured and unwanted animals.

3.1.3 Objective: Meet the existing and future demands of the population for community and social services.

- A. Policy: COMMUNITY SERVICES:** Maintain and support organizations, services and facilities which provide outreach, education and support services designed to assist the citizens of the county in areas related to: aging; agriculture; alcoholism and substance abuse treatment and prevention; arts, crafts, theater, history; civics; community planning; information and referral; legal; medical; and media services.
- B. Policy: SOCIAL SERVICES:** Support and administer federal and state financial programs necessary to assist citizens of the county in areas related to income assistance; welfare programs; medical assistance; adult services; child support; child welfare; daycare assistance.

3.1.4 Objective: Meet the existing and future demands for public education and information coordinated with overall quality of life and development goals of the county.

- A. Policy:** Ensure adequate availability and adequacy of SCHOOLS AND EDUCATIONAL RESOURCES
- i. Maintain the 6-year School Facilities Master Plan, which is updated annually based on enrollment projections.
 - ii. Develop a full spectrum educational system recognized statewide, as a positive attribute of St. Mary's County.
 - a. Maintain a comprehensive educational program for students.
 - b. Measure success to chart program effectiveness and student performance.
 - c. Offer a variety of credit and noncredit courses, student services and specialized educational programs through the Community College system for all high school graduates and other qualifying adults.
 - d. Support curricula and programs which further the economic development goals, including technical training and continuing education for adults.
 - i) Respond to the demand for graduate and upper level undergraduate programs and courses in technical and nontechnical areas. The Southern Maryland Higher Education Center has been established to meet this demand.

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- ii) Create enticements to ensure the continued support from Johns Hopkins University, the University of Maryland and George Washington University to provide adequate resources for a viable master's program in engineering and applied sciences.
- e. Support investment in facilities and programs at St. Mary's College, increase community/university interaction and seek opportunities to create partnerships which utilize and expand on educational and cultural resources.
- f. Form and develop a performing arts center with multiple uses.

B. Policy: Ensure availability of adequate LIBRARIES

- i. Expand existing facilities and construct new satellite libraries to accommodate the 100,000 additional collection items, 197 additional reader seats, computer research workstations, and additional public meeting space in approximately 30,000 additional square feet to serve the 2020 population.

C. Policy: Provide INFORMATION CENTERS AND SIGNAGE

- i. Encourage tourism by promoting the tri-county region's historical and natural assets:
- ii. Promote overall economic development by coordinating and maintaining a standard of excellence in design for public and private informational, directional, and commercial signage.

3.1.5 Objective: Create new and enhanced PARKS AND RECREATION facilities that link existing parks and communities, expand recreation opportunities and preserve environmental, aesthetic, and cultural quality.

A. Policy: Update and fully implement a LAND PRESERVATION AND RECREATION PLAN for the county.

- i. Establish a county-wide system of recreational facilities (including boat landings, waterfront parks, regional parks, town and village parks, and, in high density areas, children's play lots), which meet year-round recreation desires. Provide additional public open space and recreation lands, particularly active parks in and near development districts.
- ii. Accommodate and promote fishing, boating, sailing and other water-oriented recreational activities by county residents and visitors. Provide adequate public access to the shorefront, to the rivers and to the bays through the purchase and maintenance of public landings, developed and natural waterfront parks. Ensure the availability of appropriately zoned waterfront land for private marinas and landings.

B. Policy: Meet the existing and FUTURE DEMANDS for recreation and parks through state, local, and privately managed facilities which are coordinated with overall development goals of the county.

- i. Focus new recreational facilities in population centers.
- ii. Promote quality public events for community and tourism.

3.2 Goal: Direct financial burden to those most benefited by new public and community facilities.

3.2.1 Objective: Maintain priority for community facility INVESTMENTS IN THE GROWTH AREAS: development districts, town centers, and village centers.

A. Policy: Maintain PRIORITY for future public and community facilities investments in the designated growth areas. Restrict all major investment in facility improvements outside these growth areas to statewide needs or health and safety considerations.

B. Policy: Require DEVELOPER RESPONSIBILITY for extending central water, sewer service and roads to proposed development areas, where the needs of projected development exceed system capacity.

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- i. Assure these services meet standards for acceptance into the county operated/maintained systems.
- ii. Require developers to pay for or provide the added public facilities necessary to support their developments.
- iii. Assure that the provisions for adequate facilities are made part of any approved development proposal.
- iv. Ensure that all trunk lines or transmission mains and roads networks installed by developers for their development projects are sized adequately to meet the needs of the planned growth of the district in which the projects are located, with the county funding that portion of the cost associated with increasing such facilities over the size required by those projects.

C. Policy: In targeted growth areas, consider special service TAXING DISTRICTS to fund needed facilities and services. Work with developers and landowners to determine and follow a phased capital improvement program that meets facility needs of projected development.

3.2.2 Objective: OUTSIDE OF GROWTH AREAS, when public funding is inadequate to provide or maintain designated level of service for an area, funding of improvements shall be the responsibility of those benefitting from the improvements.

A. Policy: For purposes of determining BENEFIT, all property owners, regardless of when they decide to develop their land, shall be deemed to share in benefits of the improvements which increase level of service.

3.2.3 Objective: Maintain and improve LEVELS OF EFFICIENCY and service of community facilities to meet population needs.

A. Policy: Carefully MONITOR POPULATION INCREASE.

- i. Stage construction of new facilities in growth areas to keep pace with increasing needs.
- ii. Service area populations must be great enough to support the costs of extending the service to that area.

4. HOUSING ELEMENT

4.1 Goal: Promote a safe, affordable, variety of housing located in livable communities.

4.1.1 Objective: Encourage a VARIETY OF DEVELOPMENTS AND HOUSING TYPES to meet the needs of citizens based on employment, demographic and economic characteristics of the population.

A. Policy: VARIETY OF HOUSING STOCK, both new and existing, owner-occupied or rental should include: single family homes (custom-built or modular), multifamily homes (town houses, duplexes, apartments), multistory high-density complexes, consistent with fire protection standards, manufactured housing (built to U.S. Department of Housing and Urban Development (HUD) code also known as house trailers or mobile homes), independent and assisted care residential facilities, and accessory apartments.

B. Policy: Promote the development of HOUSING OPTIONS FOR THE ELDERLY including:

- i. Independent living facilities;
- ii. Assisted living accommodations and;
- iii. Nursing care facilities.

C. Policy: Permit MANUFACTURED HOUSING (built to HUD code, also known as house trailers or mobile homes) in zoning categories subject to the following:

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- i. Require manufactured housing, mobile home parks and developments to meet all the standards required for other single-family dwelling development.
- D. Policy:** Encourage construction of ACCESSORY APARTMENTS subject to the following requirements:
 - i. Assure adequate parking is provided, either on-street or off-street, as appropriate.
 - ii. Restrict external structural alterations so that the visual character of the neighborhood will not be altered by the addition of accessory apartments.
- E. Policy:** Encourage construction and renovation of housing units to enhance and respect existing PATTERNS OF COMMUNITY DEVELOPMENT.
 - i. Ensure that county agencies and programs do not authorize or support residences which violate subdivision covenants.
 - ii. Support incentive programs for rehabilitation or replacement of deteriorating housing stock.
 - iii. Support programs which encourage home ownership.

4.1.2 Objective: Encourage the provision of AFFORDABLE HOUSING

- A. Policy:** AWARD BONUS DENSITY in exchange for the provision of affordable housing in the growth areas.
- B. Policy:** Encourage EFFICIENT DESIGN which reduces the costs and impacts of development.
 - i. Cluster to reduce land and development costs; and
 - ii. Maximize public and private agency efficiency in providing infrastructure to the home sites.
- C. Policy:** Require housing developments to meet ADEQUATE PUBLIC AND COMMUNITY FACILITIES AND SERVICES requirements and to account for the costs of residential development.

4.1.3 Objective: Promote SAFE HOUSING IN LIVABLE COMMUNITIES.

- A. Policy:** Emphasize QUALITY OF LIFE in developing a variety of new community types.
 - i. Maintain picturesque landscapes when locating housing.
 - a. Improve degraded areas by providing landscape amenities.
 - b. Preserve/enhance open space.
 - ii. Create a sense of identity and place for residents:
 - a. Encourage development plans which have clear organizational patterns.
 - b. Coordinate architectural standards.
 - c. Provide a variety of housing types, and
 - d. Promote open space-oriented site designs with emphasis on waterfront access, recreational amenities, and provision of public and private community services and facilities.
 - iii. Provide a mix of private and public amenities and opportunities for passive and active recreation.
 - iv. Reduce necessity for automobile travel, increase sense of community and neighborhood by developing mixed use communities which have overlapping and integrated housing, transportation, shopping, recreation and education facilities.
 - v. Formally promote, recognize and reward good design.
 - a. Planning commission recognition for innovative and effective community design.
 - b. Chesapeake Bay Community recognition of "Bay Friendly" environmental design.
- B. Policy:** Locate residential developments so as to AVOID ENVIRONMENTALLY SENSITIVE AREAS.
 - i. Outside of the designated growth areas, encourage development at a density and in configurations which will preserve at least 50 percent open space.
 - ii. In designated growth areas, promote and encourage clustering of lots and infrastructure on the least environmentally sensitive lands.

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- C. **Policy:** Permit HOME OCCUPATIONS in the rural preservation district and in residential zoning districts; establish performance standards which will prevent negative impacts on surrounding properties.
- i. Limit impacts to surrounding properties through guidelines for permissible uses, size of the area utilized within the home, number of nonfamily employees, exterior appearance, on-premise advertising, sales and production inventory limits, access, traffic generation, vehicle and materials storage and restrictions to prevent public nuisance impacts of noise, vibration, odors and pollution.
- D. **Policy:** Assure a SAFE AND ADEQUATE HOUSING STOCK for residents.
- i. Improve substandard housing conditions.
 - a. Enforce the county's livability code.
 - b. Support housing improvement and home ownership programs.
 - c. Require owners to demolish or adequately provide protections from the hazards of unsafe structures.
 - ii. Enforce existing regulations that assure adequate privacy and comfort, safety from fire, flood and other hazards, and protection from health threats.

5. ECONOMIC DEVELOPMENT ELEMENT

5.1 Goal: Assure a strong, diverse economy which provides a wide range of employment opportunities for all segments of the population and a broad tax base for the county.

5.1.1 Objective: *Develop a variety of STRONG TECHNOLOGY AND SERVICE INDUSTRIES with a diversified customer base.*

- A. **Policy:** Accommodate NEW AND EXISTING TECHNOLOGY BUSINESSES. Support both the Patuxent River Naval Air Station complex and existing non-Department of Defense business and create a supportive environment for new non-DOD business ventures.
- i. Collaborate with the Navy in a partnership to achieve full utilization of research, development, test and evaluation facilities at Patuxent River and Webster Field.
 - ii. Provide advanced work force educational opportunities to ensure job employment skills are available to meet existing and new technology requirements.
 - iii. Provide sufficient land in business parks zoned for offices, labs, warehouses, production facilities and labor force locally to meet defense business demand and provide adequate infrastructure and facilities able to support nondefense business growth.
 - iv. Provide business friendly development approval processes and tax incentives to encourage business growth and diversification.
- B. **Policy:** Support quality business through marketing and recruitment of enterprises with high asset and high wage levels.

5.1.2 Objective: *Support opportunities for SMALL BUSINESS.*

- A. **Policy:** Emphasize both quality of life and economic development in REVITALIZING EXISTING COMMUNITIES.
- i. Utilize the traditional economy and the historic character of the area as a tourism asset and to bind communities together.
- B. **Policy:** Provide expanded opportunity for RURAL INDUSTRIAL ACTIVITIES.
- i. Recognize that the rural setting is accommodating to home occupations or cottage industries such as cabinet making or welding which are inappropriate in more built-up areas; these small-scale industries are becoming increasingly important for supplementing farm incomes.

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- ii. Allow supplemental income productive activities at a scale or intensity which will not unduly change the character of the area; where these other activities are allowed there shall be performance standards which will prevent negative impacts on adjoining properties.

5.1.3 Objective: Promote the vigor and diversity of AGRICULTURE, AQUACULTURE, FISHERY, AND FORESTRY INDUSTRIES.

- A. **Policy:** Pursue ALTERNATIVE CROPS and markets.
 - i. Increase education about and production of specialty crops for urban, regional and niche markets:
 - flowers, herbs, ornamentals and other nursery plants.
 - organic produce and high value vegetables and fruits.
 - ii. Develop and market "recreation farms" and "pick your own" produce outlets
- B. **Policy:** Strengthen TRADITIONAL FARMING. Reestablish a robust agriculture program which preserves open spaces.
 - i. Provide governmental incentives and policies which encourage continued major acreage in traditional and alternative crops.
 - ii. Provide economic incentives and land planning to stabilize the presence of the Amish and Mennonite farming community.
 - iii. Provide increased marketing opportunities for locally grown products.
- C. **Policy:** Promote an active LIVESTOCK program.
 - i. Acquire local slaughterhouse capability to encourage local processing of livestock.
 - ii. Promote alternate livestock.
- D. **Policy:** Increase AQUACULTURE initiatives.
 - i. Increase aquaculture production in both saltwater and freshwater with processing facilities available locally.
 - ii. Encourage fee paying freshwater fishing ponds and lakes.
- E. **Policy:** Increase FISHERIES initiatives.
 - i. Support regional and local efforts to restore fish and shellfish populations and habitats.
 - ii. Provide infrastructure for more robust fishing industry, including landings, docks, and processing facilities.
 - iii. Work with surrounding states to have joint equitable laws to regulate fishing, crabbing, and oystering, and effectively manage commercial industry for continued productivity.
 - iv. Expand recreational fishing opportunities.
- F. **Policy:** Support FORESTRY programs which sustain private forests as valued resources for forest products, as components of rural open space, and as essential contributors to maintaining habitat and water quality.
 - i. Encourage landowner and county participation in state and federal programs which enhance and protect forests and woodlands, support silviculture activities, and provide financial incentives for retaining forest including:
 - cost share programs,
 - tax incentive programs for conservation, and
 - management, education and technical assistance programs.
 - ii. Encourage management of forests to produce lumber and wood products.

5.1.4 Objective: Encourage TOURIST ORIENTED BUSINESSES.

- A. **Policy:** PROMOTE RETAILING of antiques, local artifacts, and restaurants serving local fare.

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- B. **Policy:** Promote a VARIETY OF LODGING TYPES, but especially those which capitalize on area assets.
 - i. Bed and breakfasts on farms, in historic houses and areas, on waterfront properties.
 - ii. Hotels/motels with access to natural areas.
 - iii. Safe, interesting biking routes, and
 - iv. Recreational boating and fishing facilities.
- C. **Policy:** Promote OUTDOOR RECREATION goods and service providers, such as hiking, biking, boating tours for birding, fishing, history and Civil War enthusiasts, kayak and canoe liveries, etc.

5.1.5 Objective: Encourage RECREATION-ORIENTED BUSINESSES. Emphasize historic sites, water recreation, waterfront commercial areas, outdoor activities.

- A. **Policy:** Promote and expand MUSEUMS AND HISTORIC SITES.
 - i. Support the master development plan for St. Mary's City.
 - ii. Support the Heritage Partnership's "Southern Maryland Heritage Plan."
 - iii. Support St. Clements Island Museum and Piney Point Lighthouse.
- B. **Policy:** Promote development of RESORT AND CONFERENCE FACILITIES.
- C. **Policy:** Enhance MOTOR SPORTS FACILITIES.
- D. **Policy:** Promote and expand MARINA AND CHARTER BOAT fleet activity and facilities.

5.1.6 Objective: BALANCE LOCAL COMMUNITY AND GOVERNMENT SERVICES with private sector services in order to enhance quality of life for citizens through economic development programs.

- A. **Policy:** Focus government activities to FILL GAPS in goods and services the private sector will not or cannot provide and to reduce competition with private sector.
- B. **Policy:** Utilize government to address legally MANDATED PROGRAMS.

Interjurisdictional Coordination Element

5.2 Goal: Coordinate with the Town of Leonardtown for efficient land use, growth management and annexation policy within the Leonardtown Development District.

- 5.2.1 Objective: Maintain INTERJURISDICTIONAL AGREEMENT governing shared access to the town's wastewater treatment plant.*
- 5.2.2 Objective: Practice mutual REFERRAL OF various DEVELOPMENT PROPOSALS and revision of county land use map proposals within the Leonardtown development district.*
- 5.2.3 Objective: Coordinate development of transportation facilities which serve the town and surrounding development district areas.*

5.3 Goal: Coordinate with neighboring counties and the Tri-County Council for Southern Maryland for multi-county plans, programs, and activities.

- 5.3.1 Objective: Maintain Southern Maryland HERITAGE PARTNERSHIP*

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5.3.2 Objective: Participate in WICOMICO RIVER COMMISSION

- A. **Policy:** Continue working with Charles County and citizens to implement recommendations from the 1996 Wicomico River Countryside Stewardship Exchange.

Goal: Coordinate with the State of Maryland

5.4.1 Objective: Participate in PATUXENT RIVER Watershed Demonstration Project.

5.4.2 Objective: Participate in TRIBUTARY STRATEGIES.

5.4.3 Objective: Promote Agricultural Land PRESERVATION DISTRICTS.

5.4.4 Objective: Promote Historic preservation, particularly provisions for CERTIFIED LOCAL GOVERNMENTS (as sponsored by the National Trust for Historic Preservation).

5.4.5 Objective: PREPARE TRANSPORTATION STUDIES

- A. **Policy:** Promote extension of light rail service into Southern Maryland.
- B. **Policy:** Participate in Point Lookout Road (MD5) and Three Notch Road (MD5/235) corridor congestion and access management study.
- C. **Policy:** Pursue transportation improvements through the Consolidated Transportation Program (CTP).

5.5 Goal: Coordinate with federal agencies

5.5.1 Objective: Chesapeake Bay programs.

5.5.2 Objective: Permitting of developments affecting sensitive areas.

5.5.3 Objective: Facilitate increased Naval Air Warfare Center - Aircraft Division (NAWCAD) development activities.

- A. **Policy:** Encourage off-base development of support functions (e.g., contractor offices).