

2010 Comprehensive Plan Goals, Objectives and Policies

Chapter 1 - TRENDS

NONE

Chapter 2 - SUCCESSES AND CHALLENGES

NONE

Chapter 3 VISION AND STRATEGY

NONE

Chapter 4 LAND USE AND GROWTH MANAGEMENT ELEMENT

Goals

Chapter 4: LAND USE AND GROWTH MANAGEMENT ELEMENT

Maintaining quality of life in a growing county depends on smart growth, and on consistent and equitable management of that growth, which is the purpose of the goals, objectives and policies of this plan element. Smart growth equates to implementation of the twelve visions stated in Chapter III that will result in compact, environmentally sensitive development patterns that are less vehicle dominated.

4.1 GROWTH AREAS CONCEPT

New commercial, industrial and office uses should be concentrated in the development districts and town centers. New commercial uses must not be scattered along the County's rural roads but promoted as infill development in and around traditional rural service centers, such as Budd' s Creek, Oraville, Helen, Avenue, St. James, Dameron and Park Hall. Development goals should be balanced with environmental protection and enhancement of the value of the waterfront as a resource for recreation and water dependent facilities.

Goals 4.1.1 Concentrate development in suitable areas.

- A. Objective: Designate growth areas sized to accommodate the needs of the projected 2030 population of the County. Target a majority of new residential development in development districts, town centers and village centers.
- I. 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.
- II. Policy: Concentrate commercial uses primarily in Leonardtown and Lexington Park, and secondarily in the town and village centers.
- III. Policy: Prohibit a scattering of new commercial uses along rural roads.
- IV. Policy: Promote development of designated traditional rural service centers, such as Budd' s Creek, Oraville, Helen, Avenue, St. James, Dameron and Park Hall.
- V. Policy: Locate industrial and office uses in and near the Lexington Park and Leonardtown areas the air and in the town centers.
- VI. Policy: Concentrate community services and facilities in Lexington Park and Leonardtown.

2010 Comprehensive Plan Goals, Objectives and Policies

- VII. Policy: Balance development goals with environmental protection and enhancement of the value of the waterfront as a resource for recreation and water dependent facilities.
- VIII. Policy: Encourage infill development and apply standards to assure efficient transportation networks that are compatible with design criteria and efficient use of land in all growth areas.
- IX. Policy: Promote building well connected local roadway networks to support planned growth in the Development Districts so as to help to preserve state highway capacity mainly for regional and through traffic.
- X. Policy: Work with the Maryland State Highway Administration to manage state road access points for existing and planned development.
- B. Objective: Concentrate the majority of growth in development districts.
 - I. Policy: Provide infrastructure that supports medium and high-density residential use in development districts.
 - II. Policy: Foster urban development patterns and design, including preparation of master plans for each development district.
 - III. Policy: Delineate and encourage development of a central core with mixed uses surrounded by larger inter-mixed blocks of residential, commercial, industrial and business uses.
 - IV. Policy: 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.
 - V. Policy: Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.
 - VI. Policy: Promote use of development rights transferred from rural preservation districts.
 - VII. Policy: Minimize the number of outlets to major roads.
 - VIII. Policy: Prepare and implement highway access policies for St. Andrew's Church Road (MD 4), Point Lookout Road (MD 5), Three Notch Road (MD 5/235), and Budd's Creek Road (MD 234).
 - IX. Policy: Encourage creative and carefully designed commercial areas, avoiding the inefficiencies and negative visual, land use and traffic impacts of strip commercial development.
 - X. Policy: Update planning for Three Notch Road and FDR Boulevard in the Lexington Park development district.
 - XI. Policy: Prevent strip development from lining County zoned land fronting upon the approaches to Leonardtown in order to allow the town to promote economic growth in the downtown core, and to

2010 Comprehensive Plan Goals, Objectives and Policies

apply the principles of smart growth in providing necessary public services, and to maintain a defined County Development District.

- XII. Policy: Create zoning districts and standards to effectively concentrate growth.
- C. Objective: Focus development in town centers.
 - I. Policy: Prepare master plans for each town center to foster town development patterns and design.
 - II. Policy: Provide infrastructure that supports densities of 5 units per acre.
 - III. Policy: Encourage mixed use development.
 - IV. Policy: 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.
 - V. Policy: Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.
 - VI. Policy: Discourage strip development.
 - VII. Policy: Limit points of direct access to major highways.
 - VIII. Policy: Work with state to prepare and implement highway access policies for Three Notch Road (MD 5/235) in Charlotte Hall, New Market, Mechanicsville, and Hollywood, and provide for sufficient streets to minimize local traffic on Three Notch Road.
 - IX. Policy: Promote use of development rights transferred from rural preservation districts to boost density of residences or intensity of businesses in town centers.
 - X. Policy: Encourage installation of underground services to minimize visual impacts of overhead utility lines.
- D. Objective: Encourage location and expansion of rural services and moderate residential growth in village centers: Callaway, Chaptico, Clements, Loveville, Ridge, Valley Lee and St. Inigoes.
 - I. Policy: Prepare master plans for each village center to foster village development patterns and design.
- 4.1.2 Goal: Achieve efficient use of land throughout the County through development and redevelopment of existing parcels and structures.
 - A. Objective: Promote and encourage utilization and redevelopment of existing lots and adaptive reuse of existing structures.

2010 Comprehensive Plan Goals, Objectives and Policies

- I. Policy: Encourage infill development rather than new subdivision and development of large undeveloped parcels through incentives applied to projects in the designated growth areas.
 - II. Policy: Discourage scattered new development through the use of disincentives (e.g. lower FAR and density allowances).
 - III. Policy: Expand redevelopment, rehabilitation and adaptive reuse incentives.
 - IV. Policy: Encourage development on existing platted lots within neighborhood conservation areas consistent with current patterns of development (bulk, density, and design) and with enhanced resource protection. Prohibit outward expansion of neighborhood conservation areas.
 - V. Policy: Provide opportunities for economic return on existing legally recorded lots that are unbuildable due to current environmental or dimensional (setback) constraints. Permit transfer of development rights from such lots to ensure preservation of open space.
 - VI. Policy: Encourage consolidation and reconfiguration of blocks of small lots to meet resource protection standards. Following reconfiguration, encourage sale of unused development rights for use in growth areas.
- B. Objective: Foster and enhance sense of community and remedy negative conditions in existing developed areas.
- I. Policy: Prepare and implement standards to promote quality design and compatibility with existing development, and to improve environmental and cultural aspects of existing neighborhoods, including:
 - a. Landscape provisions for redevelopment and new development.
 - b. Architectural design guidelines for non- single-family redevelopment and development.
 - c. Uniform sign provisions for new and replacement signs, including provisions for amortization.
- 4.1.3 Goal: Apply excellent community design principles to the built environment, especially in the development districts, town centers and village centers.
- A. Objective: Encourage attractive buildings.
- I. Policy: Encourage building facades that employ brick, tile, native stone, wood, stucco or synthetic equivalents.
 - II. Policy: Encourage attractive architectural features on buildings, such as pitched roofs, cornices, parapets, awnings, balconies and fenestration.
 - III. Policy: Encourage architecture that is consistent with the County's status as a rural Chesapeake Bay peninsula.
 - IV. Policy: Encourage adequate windows and doors and discourage lengthy expanses of blank wall.
- B. Objective: Ensure adequacy and compatibility of public spaces and amenities.

2010 Comprehensive Plan Goals, Objectives and Policies

- I. Policy: Encourage the inclusion of seating areas, walking paths, public art, public gardens, plazas, water features and other public use space in private and public sector projects. For projects of significant size, require some of these amenities.
- II. Policy: Locate public projects such as parks, libraries and community centers in places where they will complement and enhance private development.
- C. Objective: Ensure pedestrian and bicycle-friendly environments.
 - I. Policy: Require adequate sidewalks and well-marked crosswalks.
 - II. Policy: Encourage bicycle paths and bicycle racks. For projects of significant size, require these amenities.
- D. Objective: Ensure mixed use development that co-locates residential, office, retail and public uses.
 - I. Policy: Encourage mixed use projects that allow people to walk easily between and among residential, office and retail spaces.
 - II. Policy: Encourage residential development above first-floor retail space.
 - III. Policy: Encourage live-work units.
 - IV. Policy: Encourage outdoor restaurant seating where feasible.
 - V. Policy: Locate public projects such as parks, libraries and community centers in mixed use centers.
 - VI. Policy: Encourage building heights that will make mixed use projects economically feasible, except where AICUZ and AE zoning dictates lower heights.
- E. Objective: Maximize green features in the built environment.
 - I. Policy: Require all projects to include adequate landscaping, including trees, shrubs and ground cover, especially in parking areas. Do not allow large expanses of paved area without adequate green space.
 - II. Policy: Create pocket parks throughout the development districts and town centers.
 - III. Policy: Encourage green roofs and other green building techniques.
 - IV. Policy: Encourage LEED certification for significant buildings.
- F. Objective: Site design that maximizes attractiveness and connectivity.
 - I. Policy: Where feasible locate vehicle parking behind buildings rather than in front.
 - II. Policy: Orient buildings to each other in order to create a visual interconnection that encourages pedestrian traffic between the buildings.

2010 Comprehensive Plan Goals, Objectives and Policies

- III. Policy: Wherever possible, establish a visual center for shopping centers, residential projects, office complexes and mixed-use projects. Discourage standalone structures and pad sites that are isolated from neighboring buildings or uses.
- IV. Policy: Encourage vehicle, bicycle and pedestrian connections between adjacent developments. Do not allow site design that requires vehicles to return to major roads in order to move from one project to an adjacent project, unless environmental constraints make connection impossible.
- V. Policy: Where appropriate encourage private and public roads that slow traffic speeds and reinforce a pedestrian realm, by using narrower rights of way, necking, speed humps, traffic circles and similar features.
- VI. Policy: Discourage excessive signage that clutters the visual environment. Coordinate and maintain a standard of excellence in design for all public and private signage.
- VII. Policy: Encourage attractive lighting and outdoor amenities such as street furniture.
- G. Objective: Create the tools necessary to implement the above design objectives and policies.
- I. Policy: Adopt a best practice guide for excellence in community design.
- II. Policy: Promulgate community design guidelines for the development districts.

Chapter 5 RESOURCE PROTECTION ELEMENT

Chapter 5: SENSITIVE AREAS PROTECTION ELEMENT

- 5.4.1 Goal: Identify and protect sensitive areas from the adverse impacts of development and human activity.
 - A. Objective: Map natural landscape features and resources including streams, tidal and nontidal wetlands, hydric soils, steep slopes, erodible soils, floodplains, important forest habitats and significant natural habitats.
 - I. Policy: Identify sensitive areas based on best available data from Federal, State, local sources. Identify 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. Utilize maps of these areas to evaluate development proposals and to target land conservation or habitat preservation and restoration efforts.
 - II. 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. Figure 7.1.b. in Chapter 7 shows resource areas and habitats specifically identified for additional regulatory review by State and Federal agencies to assure protection of the resources. Pg 5-9
 - I. Policy: Protect land, water and living resources.

2010 Comprehensive Plan Goals, Objectives and Policies

- II. Policy: Implement the latest Maryland Chesapeake Bay Critical Area Program (including the criteria contained in COMAR sections 14.15.01 - 14.15.11) by establishing controls that minimize adverse development and land use while recognizing that, even if pollution is controlled, the number, movement, and activities of persons in the Critical Area can create adverse environmental impacts.
- III. Policy: Continue to implement Maryland's 1991 Forest Conservation Act (Natural Resources Article 5-1609 and amendments to date).
- IV. 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:
- V. Policy: Coordinate with Federal and State regulatory agencies to verify compliance with environmental regulations, to streamline reviews and obtain approvals and implement projects which protect water quality and habitats.
- C. Objective: Establish and implement regulations and promote actions that are adequate to protect and enhance natural landscape features and resources.
 - I. Policy: Provide appropriate buffers to protect the natural functions of identified resources. Generally, prohibit disturbances and alterations to the resources or their buffers unless the disturbances are unavoidable and significant justification exists for their disturbance. Require that substantial and significant mitigation is provided both as a deterrent to disturbances and to assure that mitigation is sufficient to offset the impacts of the disturbance or alteration. Improve the functions of riparian wildlife habitats through programs to establish or enhance buffers via planting.
- 5.4.2 Goal: Develop specific goals, objectives, policies and actions for the identified sensitive areas and the natural, recreational, historical and cultural resources for the County.
- 5.5 Riparian Resource Areas—Riverbanks, Streams, And Their Buffers (Including: The Critical Area Buffer) Goals, Objectives, Policies, Actions And Measures For Success
 - 5.5.1 Goal: Protect riverbanks, streams and their buffers from the adverse impacts of development and human activity. Figure 5.2.b. shows the extent of riparian resource areas which include streams, tidal and nontidal wetlands and their regulatory buffers.
 - A. Objective: Preserve, protect and restore the natural ecosystems and functions of rivers, streams, and their buffers and adjacent hydric and erodible soils.
 - I. Policy: Maintain and enhance the natural environment of rivers and streams. When land is subdivided or otherwise developed, establish native forest or other naturally vegetated shoreline buffers along the Bay, tributary rivers and streams and associated tidal and nontidal wetlands wherever vegetated buffers are currently absent.
 - II. Policy: Maintain natural riparian habitat, maintain runoff patterns and manage stormwater flows to maintain the natural ecology and hydrology of streams.
 - III. Policy: Maintain or improve water quality in streams.

2010 Comprehensive Plan Goals, Objectives and Policies

5.6 Tidal Wetlands, Nontidal Wetlands and Their Buffers

Goals, Objectives, Policies, Actions and Measures For Success

- 5.6.1 Goal: Protect tidal wetlands, nontidal wetlands, wetland buffers, and the Critical Area Buffer from the adverse impacts of development and human activity. Figure 5.7. shows the extents of tidal and nontidal wetlands.
- A. Objective: Protect tidal and nontidal wetlands resources, because of their importance for plant habitat, fish and wildlife habitat, and overall water quality.
- I. Policy: When land is subdivided or otherwise developed, establish native forest and shoreline buffers adjacent to tidal and nontidal waters and wetlands wherever vegetated buffers are currently absent.
- II. Policy: Maintain and enhance the natural environment of wetlands.
- III. Policy: Direct intense development activity away from areas which are in proximity to water courses and wetlands. Require development to establish permanent protection measures for wetlands and lands in close proximity to wetlands.
- IV. Policy: Employ best management practices to minimize potential associated water quality impacts when development activity takes place adjacent to stream banks.
- V. Policy: Discourage alteration of, obstruction of and construction in existing wetlands or wetland buffers and of alteration of the natural drainage patterns, unless adequate measures to mitigate potential adverse impacts are included in the development.
- VI. Policy: Maintain or improve water quality in wetlands

5.7 Tidal Floodplains, Nontidal Floodplains and The Floodway

Goals, Objectives, Policies, Actions and Measures For Success

- 5.7.1 Goal: Protect tidal and nontidal floodplain and the floodway from the adverse impacts of development and human activity. Figure 5.7 shows the extents of tidal floodplains, nontidal floodplains and floodways.
- A. Objective: Preserve, protect, and restore the natural environment and beneficial functions of floodplains.
- I. Policy: Limit and manage development activity in the 100-year flood plain to reduce vulnerability and flood hazards.
- II. Policy: Minimize the disturbance of vegetation in the 100-year flood plain.
- B. Objective: Plan for and accommodate land use changes and impacts that are anticipated due to climate variability and projections for sea level rise.

2010 Comprehensive Plan Goals, Objectives and Policies

- I. Policy: Map vulnerable lands, infrastructure and facilities.
- II. Policy: Strengthen building codes and require use of appropriate construction and management techniques for new infrastructure and structures in vulnerable areas focusing particularly on elevation of buildings, foundation design, use of materials that can withstand periodic flooding, resistance to debris impact, resistance to wind and wave action, establish standards for abandonment and removal of impacted structures.
- III. Policy: Maintain risk assessment mapping for public review and consider mandatory disclosure of projected risk as part of real estate transactions.
- IV. Policy: Include risk assessment and vulnerability when making public investments in infrastructure investments to incorporate responses to threats into placement decisions and designs for new facilities and for upgrade and replacement of threatened facilities. Also include in land conservation to reduce threats and preserve options for retreat of natural resources.

5.8 Steep slopes, highly erodible soils, and hydric soils

Goals, objectives, policies, actions and measures for success

- 5.8.1 Goal: Protect steep slopes and highly erodible soils from the adverse impacts of development and human activity to prevent erosion which threatens structures and infrastructure, to reduce sediment pollution and to manage the adverse impacts of silt and sediment in streams, rivers, ponds, tidal creeks and bays. Figure 5.7 shows the extent of steep slopes.
 - A. Objective: Protect steep slopes from disturbances to protect water quality and aquatic habitat; to minimize hazards of flooding, landslides, erosion, and pollution; and to maintain areas of high biodiversity.
 - I. Policy: Preserve slopes that have a 25% gradient or greater from disturbance or development.
 - II. Policy: Discourage development activities on slopes of 15% up to 25% to avoid the potential associated water quality impacts from the development of steep slopes unless there is no viable alternative.
 - III. Policy: Minimize disturbance to highly erodible soils.
 - B. Objective: Limit alteration of highly erodible soils on steep slopes or that are in close proximity to shorelines, streams, and wetlands to limit risk to structures and infrastructure and to reduce sediment impacts to water quality and aquatic habitat; to minimize hazards of landslides, erosion, and pollution.
 - I. Policy: Preserve up to a 300-foot buffer of erodible soils adjacent to streams, wetlands and shorelines.
 - II. Policy: Prohibit disturbance to highly erodible soils on slopes exceeding 25% gradient.
 - III. Policy: For sites with erodible soils down slope from the planned development, require engineered erosion and sediment control plans and construction grading plans, and require use of appropriate stormwater management specifically designed to address the presence of erodible soils.

2010 Comprehensive Plan Goals, Objectives and Policies

- IV. Policy: Minimize disturbance to highly erodible soils on steep slopes. Utilize environmental site design to retain existing forest vegetation on erodible soils and to maintain predevelopment runoff patterns to the extent possible and to avoid concentrating runoff flowing toward erodible soils. Where concentration of flow is required, utilize designs for best management practices to infiltrate surface runoff and stormwater management measures that release runoff at non-erosive rates or that convey runoff safely to stable stream receiving channels downhill of the areas of erodible soils.
- 5.8.2 Goal: Protect hydric soils associated with streams, floodplains, wetlands and their buffers from the adverse impacts of development and human activity in order to maintain natural functions of the sensitive resources and to facilitate natural movement, inland migration, and allow the natural expansion of wetlands as a means to offset historic wetland losses and changes expected due to sea level changes.
- A. Objective: Minimize disturbance to hydric soils that area associated with wetlands and streams in order to maintain natural patterns of surface and underground hydrology.
- I. Policy: Apply buffer expansion criteria for streams, tidal wetlands and nontidal wetlands to protect areas of hydric soils adjacent to these resources and their minimum buffers. Delineate these expanded buffers on subdivision plats and site plans.
- II. Policy: Facilitate areas of hydric soils within expanded buffers to naturally convert to tidal or nontidal wetlands.

5.9 Shoreline protection, access and development

Goals, objectives, policies, actions and measures for success

- 5.9.1 Goal: Facilitate and manage installation of shoreline erosion control measures and development in near-shore areas in a manner that provides for protection and enjoyment of property, provides private and public access to the water for County residents, restores, protects and enhances shoreline habitats, and prevents adverse impacts of development and human activity.
- A. Objective: Allow long term protection of shoreline property in a manner that does not adversely impact nearby properties and, does provide, protect, and enhance adjacent near shore or in-water habitats.
- I. Policy: Outside of those areas that have been mapped by the Maryland Department of the Environment as appropriate for structural shoreline stabilization measures, improvements to protect a property against erosion shall consist of nonstructural shoreline stabilization measures that preserve the natural environment, such as marsh creation; however, in areas where it can be demonstrated to the satisfaction of the Department of the Environment that these measures are not feasible, such as areas of excessive erosion, areas subject to heavy tides, and areas too narrow for effective use of nonstructural shoreline stabilization measures, then alternative measures may be considered.
- II. Policy: Provide public water-dependent recreational and water access facilities and facilitate enhancement and improvements of commercial facilities.
- III. Policy: Support fisheries and aquaculture activities to enhance fish stock and markets for local watermen.

2010 Comprehensive Plan Goals, Objectives and Policies

5.10 Habitat protection areas

Goals, objectives, policies, actions and measures for success

5.10.1 Goal: Protect sensitive habitats and wildlife from the impacts of development and human activity.

- A. Objective: Facilitate protection of resources by working with State and Federal agencies to identify critical habitat areas to be protected and provide for adequate review and direction on measures necessary to conserve the habitats.
- I. Policy: Identify and protect species in need of conservation, rare, threatened and endangered species and their habitats.
- II. Policy: Identify and protect areas of existing submerged aquatic vegetation (SAV) and support restoration efforts in barren areas which historically had SAV beds.
- III. Policy: Identify and protect waterfowl areas and colonial bird nesting sites.
- IV. Policy: Identify and protect anadromous fish spawning areas.
- IV. Policy: Identify and protect forest interior dwelling species (FIDS) habitat

5.11 Green infrastructure, wildlife corridors and open space Goals, objectives, policies, actions and measures for success

5.11.1 Goal: Maintain a county wide network of open space including large blocks of forest and wetlands connected by riparian corridors necessary to reduce impacts from habitat fragmentation by providing for movement of wildlife and connection between important habitats. Utilize the infrastructure and corridors to maintain environmental services for stormwater management, flood control, and natural filters to protect water quality. Make use of the greenways and open spaces for passive outdoor recreation and pedestrian connections to enhance quality of life in growth areas.

5.11.2 Goal: Protect green infrastructure, wildlife corridors from the impacts of development and human activity.

5.11.3 Goal: is something missing?

- A. Objective: Utilize "Green Infrastructure" mapping provided by DNR and detailed GIS data to identify and map important forest and wetland "hubs" and connections between them and implement regulations and incentives that target the protection and enhancement of these areas. Figure 5.2.b shows the extent of Green Infrastructure mapped for St. Mary's County.
- I. Policy: Establish required subdivision open space, natural preserves, public parks and education areas that include riparian corridors as a means to protect the corridors for their water quality and habitat values and for the recreational and educational opportunities such lands can provide.

5.12 Mineral resources

2010 Comprehensive Plan Goals, Objectives and Policies

Goals, objectives, policies, actions and measures for success

Mineral resource extraction, principally mining of sand and gravel, is recognized as an important economic activity and regulations shall encourage utilization of these resources.

5.12.1 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.

A. Objective: Minimize or avoid impacts while accommodating extracting of mineral resources.

I. Policy: Avoid loss of access to potential resources, and mining activities.

II. Policy: Avoid and minimize adverse impacts to surrounding habitat and water resources and adjacent uses.

5.12.2 Goal: Protect sensitive areas from the adverse impacts of mining activities by requiring implementation of onsite measures and BMP's designed to protect and maintain downstream water quality and habitat.

5.13 Conservation and utilization of natural, historic and cultural resources

Goals, objectives, policies, actions and measures for success

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

A. Objective: Promote balanced heritage activities and programs that capitalize on the natural, recreational, historical and cultural resources of the County and the region.

I. Policy: Develop and maintain an inventory of natural, recreational, historical, and cultural resources in the County (noting 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.

II. Policy: Promote historic resources for economic opportunity.

III. Policy: Encourage participation in natural, historic and cultural preservation through education and public awareness.

IV. 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."

V. Policy: Preserve, maintain and enhance the character defining qualities of scenic and historic roadway corridors.

5.14 Agricultural lands

Goals, objectives, policies, actions and measures for success

2010 Comprehensive Plan Goals, Objectives and Policies

5.14.1 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 by implementing the goals, policies and objectives of Chapter 6: Priority Preservation Area Element of this plan. The extent of agricultural lands mapped as of 2007 is shown in Figure 5.14.

A. Objective: Maintain a large percentage of rural land in farm and forest use by targeting the Priority Preservation Areas for conservation and by implementing other County's agricultural land preservation and economic programs to broadly protect agricultural and forest land and operations countywide.

5.14.2 Goal: Work with State and Federal agencies and farmers to develop and fund programs and policies for monitoring and managing runoff from lands in agricultural production.

A. Objective: Promote implementation of practices and measures that prevent, reduce and/or mitigate adverse impacts on water quality and habitat caused by nutrients, chemicals and sediments in agricultural runoff.

5.15 Forested lands

Goals, objectives, policies, actions and measures for success

5.15.1 Goal: Preserve and restore forest resources, uses and activities throughout the County for their importance as components of both an important local industry and of rural character and for the water quality and habitat benefits and environmental services forests provide. The extent of forested lands mapped as of 2007 is shown in Figure 5.14.

5.16 Compliance with state and federal programs

Goals, objectives, policies, actions and measures for success

5.16.1 Goal: Adopt and implement programs in compliance with State and Federal programs necessary to meet State mandated goals and to maintain eligibility for and participation in State or Federal funding and programs.

A. Objective: 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.

I. 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.

II. Policy: Pursue increased forest acreage and managed woodlands, particularly in the Critical Area.

III. Policy: Minimize the removal of trees associated with development activities and mitigate the impacts of tree removal within development envelopes.

5.16 Compliance with state and federal programs

2010 Comprehensive Plan Goals, Objectives and Policies

Goals, objectives, policies, actions and measures for success

- 5.16.1 Goal: Adopt and implement programs in compliance with State and Federal programs necessary to meet State mandated goals and to maintain eligibility for and participation in State or Federal funding and programs.
- A. Objective: Continue to implement Maryland's Chesapeake Bay Critical Area Program in accordance with "the criteria" (COMAR section 14.15.01 - 14.15.11), adopted State regulations, and amendments to date. Figure 7.1.b in Chapter 7 shows the extent of the Critical Area mapped in the County, Leonardtown and on State and Federal properties.
- I. Policy: Establish development and land use controls that minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands; accommodate growth in the Critical Area and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in the Critical Area can create adverse environmental impacts.
- II. Policy: When land is subdivided or otherwise developed, establish (via planting and management for natural regeneration) native forest and shoreline buffers along the Bay, tributary streams and tidal and nontidal marshes wherever vegetated buffers are currently absent.
- B. Objective: Identify and maintain systems of interconnected open space throughout the County including scenic roadway corridors, greenways, trails, and conserved "green infrastructure." The open space should include, and function to provide, buffers for rivers, streams, tidal shorelines, wetlands, and roadside development; wildlife corridors; recreation areas; public and private natural areas; intermodal transportation links, and utility corridors.
- I. Policy: Develop greenway and open space systems for the Potomac, Patuxent and Chesapeake watersheds in the County to provide opportunities for recreation, public access, habitat protection and water quality improvement and to link and interpret Southern Maryland heritage area sites.

CHAPTER 6: PRIORITY PRESERVATION AREAS ELEMENT

6.6 Priority preservation area goals and objectives

- 6.6.1 Goal: Preserve at least 60,000 acres of farmland countywide by 2020 and at least 80% of the undeveloped land in the approved Priority Preservation Area (PPA).
- A. Objective: Implement an agricultural land preservation program to preserve 60,000 acres of land including both tracts that are in active agricultural production and those that have prime agricultural soils suitable for future production.
- I. Policy: Seek state and federal funding, matched with county funds to implement preservation efforts to achieve preservation of 80% of eligible lands within the PPA.
- II. Policy: Continue to develop and implement local incentives, zoning designations and taxing policies to preserve farmland countywide.

2010 Comprehensive Plan Goals, Objectives and Policies

- III. Policy: Continue and strengthen the Right to Farm provisions of the zoning ordinance to recognize agricultural land uses as a preferred land uses for rural areas, to discourage encroachment of non-agricultural uses into rural areas and minimize adverse impacts of non-agricultural uses and activities on agricultural operations.
- 6.6.2 Goal: Maintain and protect forested lands and developed woodland.
 - A. Objectives : Maintain and enhance forest cover to protect biological productivity and habitat values throughout the County by enhancing and restoring riparian forest ecosystems, minimizing the impacts of forest harvesting activities on water quality, reducing forest fragmentation by minimizing permanent loss of woody vegetation on developed lots and parcels and providing for a net increase in forest vegetation in the County.
 - I. Policy: Consider implementing local regulations to achieve " no net loss" of forest in accordance with future Maryland laws and regulations.
 - II. 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.
 - III. Policy: Pursue increased acreage of forest and managed woodlands, particularly in the Critical Area
 - IV. Policy: Establish ordinance provisions to preserve and enhance existing roadside forests. Provide woodland buffers in a manner that protects viewsheds of designated historic roads, and that maintains the rural and scenic character of the County visible to those traveling existing roads in rural areas and roads bounding the edges of growth areas. Preserve existing woodland and utilize urban forestry and street trees to buffer and screen new developments from principal roads passing through town centers and villages.
 - V. Policy: Minimize the removal of trees associated with development activities, mitigate the environmental impacts of tree removal within development envelopes, and minimize and mitigate the visual impacts of loss of forest cover from county roads.
 - VI. Policy: Develop an urban tree program for the Leonardtown and Lexington Park Development Districts and for the Town Centers.

CHAPTER 7 WATER RESOURCES ELEMENT

7.4 Water quality and supply

Goals, objectives, policies, actions and measures for success

7.4.1 Goal: Assure an adequate, safe, and efficient water supply.

A. Objective: Protect and manage ground water supplies.

I. Policy: Protect and manage groundwater resources to maintain a safe and adequate water supply.

B. Objective: Manage groundwater withdrawals.

2010 Comprehensive Plan Goals, Objectives and Policies

- I. Policy: Require that new wells be directed to aquifers in a manner that meets the needs and protects existing development from adverse impacts of significant increases in withdrawal amounts and rates.
- 7.4.2 Goal: Provide infrastructure to meet the 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. Objective: Provide planned water service.
 - I. Policy: Provide phased distribution system matched to growth in the County.
 - II. Policy: Provide central water systems to serve expanding populations in existing village centers, neighborhood conservation districts, and areas meeting development thresholds.
 - III. Policy: 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.
- 7.5 GROUNDWATER CONSERVATION AND ALTERNATIVE WATER SOURCES
 - 7.5.1 Goal: Meet long term water supply needs.
 - A. Objective: Protect the water supply.
 - I. Policy: Participate with Tri-County Council to study aquifers in the region.
 - II. Policy: The County continues efforts to significantly reduce development in rural areas.
 - III. Policy: Maintain an aggressive water conservation program.
 - IV. Policy: Require abandoned wells to be capped.
 - V. Policy: Monitor and address water quality issues related to naturally occurring arsenic in the Piney Point and Aquia aquifers, contamination from polluted sites and implement measures necessary to meet current arsenic standards.
 - VI. Policy: Do not extend or provide public water service into areas mapped for No Planned Service.
 - B. Objective: Conserve groundwater and identify alternatives to groundwater sources.
 - I. Policy: Develop a detailed water conservation plan for the County to be incorporated into the next update of the Comprehensive Water and Sewer Plan.

2010 Comprehensive Plan Goals, Objectives and Policies

- II. Policy: Develop and encourage alternative use of groundwater withdrawal to meet long term water supply needs. Although current groundwater supplies appear adequate, and current environmental regulatory restrictions make development of new surface water supplies unlikely, it is in the long-range interest of the County to protect areas identified as potential surface water impoundment areas in the CWSP.
- III. Policy: Support public educational programs on water conservation practices.
- IV. Policy: Expand water reuse and recycling in the County.
- V. Policy: Conduct a pilot project to investigate use of treated effluent for drinking water supply.
- VI. Policy: In partnership with the other Southern Maryland counties, investigate the potential for use of desalinization technology using the waste energy from the Calvert Cliffs Nuclear Power plant.
- B. Objective: Facilitate proactive management of permits and review of water appropriations to ensure that permitted allocations are adequate to meet water demands.
- I. Policy: Develop and implement Water Supply Capacity Management Plans for each water system.
- 7.6.1 Goal: Provide infrastructure to meet service needs in growth areas, ensure adequate capacity to accommodate concentrated development in growth areas and to address adequate facilities and services outside the growth areas.
 - A. Objective: Implement a comprehensive program for sewerage disposal that supports the land use concept for the County.
 - I. Policy: Ensure the safe and environmentally sound collection and disposal of wastewater and polluted stormwater generated in St. Mary's County.
 - II. Policy: Protect ground water and surface water resources from pollution associated with sewage treatment facilities and septic systems.
 - B. Objective: Properly dispose of wastewater and take actions to reduce the pollutants in wastewater.
 - I. Policy: Implement the CWSP through preparation and adoption of such ordinances, rules and regulations as may be necessary.
 - II. Policy: Reduce existing and potential pollution and achieve State water quality standards.
 - III. Policy: Guide development to areas where water and sewerage systems exist or may be installed both economically and in conformance with the Land Use Plan.
 - IV. Policy: Adhere to the nutrient cap established for County wastewater treatment facilities so that the total amount of nitrogen and phosphorous pollution that is permitted to be discharged in wastewater effluent by treatment plants and land application plants is not exceeded regardless of the increases in numbers of

2010 Comprehensive Plan Goals, Objectives and Policies

gallons per day discharged and of the number of persons served by wastewater treatment systems in the County.

- C. Objective: Limit impacts of onsite septic disposal systems (OSDS).
 - I. Policy: Encourage use of land application community sewer systems, where feasible (i.e., spray irrigation, drip underground irrigation, etc.).
 - II. Policy: For all new septic systems, requiring two back-up fields. Limit or prevent expansion of structures served by an OSDS that cannot meet this requirement.
 - III. Policy: Develop a program to educate OSDS owners about necessary system maintenance, including routine pump out, of septic systems and provide incentives and/or requirements to perform maintenance.
 - IV. Policy: Promote use of approved alternative septic system technologies to: retrofit existing systems to reduce risk of failure; to correct system failures where connection to central collection systems are not feasible; to allow expansion of existing structures where use of a conventional septic system is not feasible; and to minimize environmental impacts wherever conventional systems are currently feasible.
- D. Objective: Ensure that marine pump-out facilities are available at all existing and future marinas.
- 7.7.1 GOAL: Maintain after development, as nearly as possible, the predevelopment runoff characteristics in order to reduce stream channel erosion, pollution, siltation and sedimentation, and local flooding.
 - A. Objective: Implement environmental site design (ESD) to the maximum extent practicable using appropriate structural best management practices only when necessary.
 - I. Policy: Require all new development sites to utilize environmental site design (ESD) to minimize landscape alteration that uses small-scale stormwater management practices, nonstructural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources.
 - II. Policy: As the principal means of managing stormwater generated onsite, require plans for new development to include a comprehensive stormwater management system with natural areas, ESD approved by MDE and other elements designed to reduce impacts. Structural conveyance systems and impoundments to collect stormwater and surface discharge of stormwater to locations off site shall be minimized.
 - B. Objective: Assure compliance with and implementation of approved plans for sediment and erosion control during development.
 - I. Policy: Assure that the cost of inspection and enforcement are borne by the applicant and when violations occur assure that the violation and corrective actions are performed and that the full cost of bringing violations into compliance including restoration and cleanup is assessed to the violator.
 - C. Objective: Establish a storm water utility as part of the NPDES program to provide funding for corrective actions necessary to address needed stormwater retrofits in areas where stormwater management is currently absent.

2010 Comprehensive Plan Goals, Objectives and Policies

7.8 Discussion, policies and actions for implementation of the tributary strategies for the lower Potomac and the Patuxent watersheds

7.8.1 Goal: Achieve the nutrient and sediment reductions goals and the water quality and habitat restoration goals established for the Chesapeake Bay, Patuxent and Potomac River basins in the Statewide Tributary Plan necessary to remove the Bay and its tributaries from EPA's 303(d) list of impaired waters.

A. Objective: Develop and implement a local Tributary Strategy Action Plan specific to the County portions of the Lower Potomac and of the Lower Potomac watershed.

I. Policy: Coordinate the strategy development and implementation with existing Federal, State, local, and volunteer programs to address the goals of the statewide strategy as well as goals of this Comprehensive Plan.

II. Policy: Encourage, support and participate on Tributary teams made up of local, State and Federal agency representatives, business, industry and environmental interest group representatives and interested citizens to develop the local Tributary Strategy Action plan.

7.9 Discussion, objectives, policies and actions for NPDES permitting.

7.9.1 Goal: Comply with Clean Water Act mandates for developing a program that addresses non-point source pollution in the County.

A. Objective: Develop a plan and process to coordinate the various water resource programs to streamline management and implementation of the State and Federally mandated programs.

I. Policy: Develop a comprehensive water quality protection framework that coordinates the development of an MS4 nonpoint pollution program with existing NPDES permits for point sources, with the TMDL program, with Tributary strategies implementation plans, with the implementation and updates to the CWSP and with resource protection programs.

II. Policy: Develop a National Pollution Discharge Elimination System (NPDES) program for a Municipal Separate Storm Sewer System (MS4) permit to address non-point source pollution.

7.10 Discussion, policies and actions for implementation of the TMDL

7.10.1 Goal: Bring impaired waterbodies into compliance with the TMDL limits established by MDE and maintain water quality in order to remove them from the lists of impaired waters of the State.

A. 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 1) the pollutant discharges from point sources and 2) high nutrient, sediment, chemical pollutants carried by runoff.

2010 Comprehensive Plan Goals, Objectives and Policies

- I. Policy: Limit and mitigate the impacts on water quality that result from pollutants that are discharged from both point and non-point sources including:

CHAPTER 8: HOUSING

8.2 HOUSING PLAN

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

- A. 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.
 - I. Policy: A variety of housing stock, both new and existing, owner-occupied or rental should include: single-family homes (custom-built or modular), multi-family homes (town houses, duplexes, apartments), multi-story high density complexes, consistent with fire protection standards, manufactured housing built to U.S. Department of Housing and Urban Development code independent and assisted care residential facilities, and accessory apartments.
 - II. Policy: Determine the optimum mix of housing types or range of costs to support the County's existing and future needs based on an evaluation of the demographic and economic characteristics of the population.
 - III. Policy: Monitor the variety of the County's housing stock to ensure choices are being provided for all income levels and routinely adjust permitting and/or enhance incentives to maintain an appropriate balance of housing types. Bridge the gap between supply and the need for affordable and workforce housing.
 - IV. Policy: Promote the development of housing options for the elderly including independent living facilities, assisted living accommodations and nursing care facilities.
 - V. Policy: Permit manufactured housing, including mobile homes, in appropriate locations subject to standards required for other single-family dwelling development.
 - VI. Policy: Encourage inclusion of accessory apartments where parking is adequate and in accordance with standards that restrict external structural alterations so that the visual character of the neighborhood will not be adversely altered.
 - VII. Policy: Encourage construction and renovation of housing units to enhance and respect existing patterns of community development.
 - VIII. Policy: Support incentive programs for rehabilitation or replacement of deteriorating housing stock.
 - IX. Policy: Support programs which encourage home ownership.
- B. Objective: Encourage the provision workforce and affordable housing.

2010 Comprehensive Plan Goals, Objectives and Policies

- I. Policy: Award bonus density in exchange for the provision of workforce and affordable housing in the growth areas.
- II. Policy: Encourage efficient design which reduces the costs and impacts of development.
- III. Policy: Require housing developers to meet adequate public and community facilities and services requirements and to account for the costs of residential development.
- C. Objective: Promote safe housing in livable communities.
- I. Policy: Emphasize quality of life in developing a variety of new community types. Prepare guidelines such as the following:
 - II. Policy: Assure a safe and adequate housing stock for residents.
 - III. Policy: Provide a mix of private and public amenities and opportunities for passive and active recreation.
 - IV. Policy: Reduce the need for automobile travel. Increase the sense of community and neighborhood by developing mixed use communities which integrate housing, transportation, shopping, recreation and educational facilities.
 - V. Policy: Formally promote, recognize and reward good design.
 - VI. Policy: Locate residential developments so as to avoid environmentally sensitive areas and increase access to public transportation.
 - VII. Policy: Outside of the designated growth areas, encourage development at a density and in configurations which will preserve at least 50 percent open space.
 - VIII. Policy: In designated growth areas, promote and encourage clustering of lots and infrastructure on the least environmentally sensitive lands.
 - IX. Policy: Permit home occupations in the rural preservation district and in residential zoning districts.

CHAPTER 9: ECONOMIC DEVELOPMENT ELEMENT

- 9.1 Goal: Assure a strong, diverse economy that provides a wide range of employment opportunities for all segments of the population and a broad tax base.
 - 9.1.1 Objective: Attract a variety of strong technology and service industries with diversified customer bases.
 - I. Policy: Accommodate building of new and expansion of existing technology businesses. Support both defense and non-defense related business ventures.
 - II. Policy: Attract quality businesses through marketing and recruitment of enterprises with high asset and high wage levels.

2010 Comprehensive Plan Goals, Objectives and Policies

- III. Policy: Attract particular businesses offering products, services, and other amenities with high local consumer and community demand.
- IV. Policy: Revitalize established business and commercial centers in designated growth areas that takes advantage of existing infrastructure and available public services.
- 9.1.2 Objective: Improve opportunities for small business.
 - I. Policy: Recognize contribution of small businesses to both quality of life and economic development when revitalizing existing communities.
 - II. Policy: Encourage use of the traditional economy and the historic character of an area as a tourism asset and as an appropriate location for small businesses.
 - III. Policy: Foster business clusters and associations where revitalization and/or new markets are a priority, e.g., St. Mary's Square, South County, Town of Leonardtown, and North County as regional center.
 - IV. Policy: Provide expanded opportunity for rural industrial and entrepreneurial activities.
- 9.1.3 Objective: Promote the vigor and diversity of agriculture, aquaculture, fishery, and forestry industries.
 - I. Policy: Pursue alternative crops and markets.
 - II. Policy: Reestablish a robust agriculture program that preserves open spaces and strengthens traditional farming. Encourage agricultural development such as agritourism. Reexamine new uses of preserved agricultural land for profitability in a post tobacco production era.
 - III. Policy: Support forestry programs that 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.
- 9.1.4 Objective: Encourage tourist-oriented businesses.
 - I. Policy: promote retailing of antiques, local artifacts, and restaurants serving local fare.
 - II. Policy: Promote a variety of lodging types, but especially those which capitalize on area assets.
 - III. Policy: Increase attractiveness of St. Mary's County as a tourism destination by exploring and embracing innovative green building technologies that conserve resources and protect the environment while fostering growth. Green designs should incorporate:
 - IV. Policy: Foster and protect communities that enjoy a strong sense of history and place to include:
 - V. Policy: Affirm the impact that architecture and architectural design has on the growth of areas as tourism destinations as well as on quality of life.
 - VI. Policy: Protect the County's natural and rural viewsheds.

2010 Comprehensive Plan Goals, Objectives and Policies

- VII. Policy: Revise the Southern Maryland Heritage Area boundary to include a greater portion of Lexington Park and support designation of the redrawn cluster as a Target Investment Zone.
- VIII. Policy: Strengthen and enforce sign codes throughout the County.
- IX. Policy: Support the designation of Leonardtown as a state Arts and Entertainment District.
- 9.1.6 Objective: Promote the integration of the Arts as a vital element of all aspects of life in St. Mary's County for the benefit of the health, welfare and economic development of its citizens and visitors.
- I. Policy: Support and encourage the development of the Arts and Arts enterprises in enriching the quality of life important to attracting and retaining a highly skilled/educated workforce.
- II. Policy: Encourage planning for infrastructure to support arts programs accessible to residents and visitors alike.
- C. Policy: Encourage participation in State and National programs to develop Arts and Cultural Heritage focal areas in appropriate sectors of the County including the Development Districts, such as Myrtle Point Park.
- III. Policy: Support the incorporation of public art and art spaces where appropriate.
- 9.1.7 Objective: Balance local community and government services with private sector services in order to enhance quality of life for citizens through economic development programs.
- I. 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.
- II. Policy: Utilize government to address legally mandated programs.

CHAPTER 10 PUBLIC FACILITIES ELEMENT

10.2 THE PLAN FOR PUBLIC FACILITIES

- 10.2.1 Goal: Support concentration of development through investment in and provision of public facilities.
- 10.2.2 Goal: Concentrate development in suitable areas.
- I. Policy: Implement a comprehensive water and sewerage system that supports the land use concept for the County and that is in accordance with the policies and actions described above in Chapter 7: Water Resources Element.
- II. Policy: Accommodate efficient and equitable distribution of energy and communication utility services to meet the needs of the population and support the land use, design, and environmental concepts of this plan.
- III. Policy: Provide a full range of utility services to all areas of the County and establish requirements to assure fair access to these services.

2010 Comprehensive Plan Goals, Objectives and Policies

- IV. Policy: Minimize negative environmental and aesthetic impacts of new and existing utility distribution systems:
 - V. Policy: Meet increasing demand for solid waste management through use of traditional and innovative methods.
 - VI. Policy: Meet increasing health and public safety needs of the population per national standards.
 - B. Objective: Meet the existing and future demands of the population for community and social services.
 - I. Policy: 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.
 - II. Policy: 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, and daycare assistance.
 - III. Policy: Support organizations, services and facilities which provide temporary or transitional housing for families in the event of an emergency or family crisis.
 - C. Objective: Meet the existing and future demands for public education and information in concert with the overall quality of life and growth management purposes of this plan.
 - I. Policy: Ensure adequate availability and adequacy of schools and educational resources.
 - II. Policy: Follow the recommendations in the 2007 report, St. Mary's County Library Comprehensive and Integrated System Analysis & Recommendations:
 - III. Policy: Provide information centers and signage.
 - D. Objective: Recreation and Parks - Create new and enhanced parks and recreation facilities that link existing parks and communities to provide expanded recreational opportunities while preserving environmental, aesthetic, and cultural quality. The St. Mary's County Land Preservation, Parks, and Recreation Plan, The Master Plan for the County-owned Charlotte Hall property, The Myrtle Point Park Master Plan, The Elms Property Master Plan, and the Carver Heights Community Park Concept Plan are hereby incorporated by reference.
 - I. Policy: Guide the periodic preparation of a land preservation, parks and recreation plan.
 - II. Policy: Meet the existing and future demands for recreation and parks through state, local, and privately managed facilities that are consistent with the purposes of this plan.
- 10.2.3 Goal: Direct financial burden to those most benefited by new public and community facilities.

2010 Comprehensive Plan Goals, Objectives and Policies

- A. Objective: Maintain priority for community facility investments in the growth areas: development districts, town centers, and village centers.
 - B. Objective: Developer Responsibility- Require developer responsibility for extending central water, sewer service, roads, and parks to serve proposed development.
 - I. Policy: Assure these services meet standards for acceptance into the County operated/maintained systems.
 - II. Policy: Require developers to fund or provide the added public facilities necessary to support their developments.
 - III. Policy: Assure that the provision of adequate public facilities, including schools and park/recreation areas, is made part of any approved development proposal.
 - IV. Policy: Ensure that all trunk lines or transmission mains and roads networks installed by developers are adequately sized to meet the projected needs 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 individually.
 - V. Policy: Taxing Districts - In targeted areas, consider special taxing districts to fund needed facilities and services. Work with developers and landowners to develop a phased capital improvement program that meets the facility needs of projected development.
 - C. Objective: Outside of Growth Areas - when public funding is inadequate to provide or maintain designated levels of service, funding of improvements shall be the responsibility of those benefiting from the improvements.
 - II. Policy: For purposes of determining benefit, all property owners, regardless of when they decide to develop their land, shall be deemed to share in the benefit of any improvements.
 - D. Objective: Maintain and improve levels of efficiency to meet population needs.
 - I. Policy: Carefully monitor population increase in relation to user levels of all facilities.
 - E. Objective: Maximize the effectiveness of the impact fee program to address the costs associated with new development.
 - I. Policy: The impact fee will continue to be an important source of revenue to fund infrastructure and facilities.
- 10.2.4 Goal: Promote conservation of resources, including a reduction in the consumption of resources.
- A. Objective: Establish and maintain public policies to encourage resource and energy conservation and to meet the public health, safety, and welfare needs of residents in an efficient and cost-effective manner.
 - I. Policy: Promote conservation of land resources through education and land use and growth management objectives and policies.

2010 Comprehensive Plan Goals, Objectives and Policies

- III. Policy: Promote conservation of energy and resources.
- IV. Policy: Encourage a telecommuting component in all development proposals and assure that infrastructure to support telecommuting is provided and enhanced.

CHAPTER 11 TRANSPORTATION

11.3.1 ROADWAYS

11.3.2 Goal: Provide an integrated, safe, and efficient roadway system.

- A. Objective: Provide safe, efficient, economical roads which support community revitalization, economic development, and environmental stewardship.
- I. Policy: Identify which locations will experience congestion in the future, and which roadway improvements will be required to ensure efficient travel through those areas.
- II. Policy: Require joint use access driveways for ingress/egress to contiguous properties. Require access driveway consolidation to reduce the existing number of ingress and egress points.
- III. Policy: To develop and implement transportation plans and standards that support and promote resource protection, environmental stewardship, community revitalization, economic development, rural character, corridor preservation, and cost containment goals.

11.3.3 FUNCTIONAL CLASSIFICATIONS

11.3.3. Goal: Classify County roadways based on vehicular volume, speed, and geometric conditions.

- A. Objective: Ensure adequate capacity and safety for the traveling public, and the appropriate level of access:
- I. Policy: Develop a list of recommended upgrades and downgrades in the classification of St. Mary's County to assure that development and road improvement projects are planned in accordance with the transportation needs for the foreseeable future.

11.3.4 AMISH AND MENNONITE ROUTES

11.3.4. Goal: Integrate the unique agriculture and culture of the Amish and Mennonite communities.

- A. Objective: Identify conflicts between horse and buggy traffic and motorized vehicles by evaluating County roadways based on vehicular volume, speed, and geometric conditions.
- I. Policy: Initiate improvements that improve safety and reduce the number of conflict locations, especially on roadways with insufficient passing opportunities, and where there are moderate to high motor vehicle volumes.

2010 Comprehensive Plan Goals, Objectives and Policies

11.4 MASS TRANSIT

11.4.1 COMMUTER TRANSIT

- A. Goal: number? Improve mobility and public transportation programs and service to the citizens of St. Mary's County.
- A. Objective: Maintain a needs assessment and an evaluation of options, fare structure and supplemental funding sources for system improvement.
- I. Policy: Meet or exceed the MTA performance standards developed for all transit systems in the State of Maryland.
- II. Policy: Develop ridership and fare structures that limit the level of general fund subsidy.
- B. Objective: Incorporate Transportation Demand Management to address policies and actions which support telecommuting/ telework, building park-and-ride lots for transit or car-pooling, ridesharing programs, parking and land use management measures, and incentive policies.

11.4.2 ST. MARY'S TRANSIT SYSTEM (STS)

- A. Goal number: Meet the rapidly growing transit demand to and from St. Mary's County by expanding routes and service opportunities.
- A. Objective: Encourage use of transit in order to minimize trips, help reduce emissions, increase economic opportunities for persons without motor vehicles, and provide service to the elderly and those with medical needs.
- I. Policy: Promote and advocate public transit systems and connections through local and regional cooperation and coordination.

11.4.3 LIGHT RAIL/ Bus RAPID TRANSIT

- A. Goal number: Identify which locations will experience congestion in the future, and which transit improvements will be required to ensure efficient travel through those areas.
- A. Objective: Expand bus service to regional and metropolitan destinations and protect the old railroad right-of-way for possible future light rail use.
- I. Policy: Preserve the old railroad right-of-way for future light rail or rapid transit usage and for park and ride lots to support these facilities. The property should be protected for eventual implementation 50 or more years from the date of this Comprehensive Plan in support of the Maryland Department of Transportation's report to the General Assembly, entitled "Hughesville to Lexington Park Right-of-Way Preservation Study". In the interim, the Three Notch Trail is being constructed in the right-of-way.
- II. When feasible, have developers construct portions of the Three Notch Trail or pay a fee in lieu.

11.4.4 AIR FACILITIES

2010 Comprehensive Plan Goals, Objectives and Policies

- A. Goal number: Encourage regional economic activities that support the airport, such as tourism, socioeconomic trends, industrial developments, and the Patuxent River Naval Air Station.
- A. Objective: Continue to support the Federal Airport Capital Improvement Program (ACIP) and funding allocations for the continued expansion of the airport as a Category II (large) general aviation facility.
- I. Policy: Ensure that construction and the design of towers do not impede or adversely affect the approach minimums to the St. Mary's County Regional Airport.
- II. Policy: Implement AICUZ and other zoning restrictions in support of non-encroachment policies relative to the Base Realignment and Closure (BRAC) decisions.
- III. Policy: Revisit the current Letter of Authorization (LoA) between the County and the Naval Air Station regarding authorization to operate aircraft in Restricted Airspace.
- IV. Policy: Ensure that the established Airport Environs are utilized for zoning and the permitting of construction activities that does not create obstructions or incompatibility with adjacent development(s).

11.5.1 BICYCLES

- A. Goal number: Create and maintain an extensive network of bikeways that will enhance access to cultural resources throughout the County including residential, recreational, educational, institutional and commercial areas within St. Mary's County.
- B. Goal number: Provide support for people and their bicycles once they reach their destinations.
- A. Objective: To promote a safe, comfortable and bicycle friendly environment which encourages people to use bicycle facilities both for transportation and leisure purposes.
- B. Objective: To enhance public awareness of the bicycle so that it is considered a viable and safe mode of transportation.
- I. Policy: Adopt design standards for bicycle facilities, off-street and multi-use trails. These should be included as part of the County's Road Ordinance and the County's Manual of Design and Construction Standards.
- II. Policy: Coordinate with the St. Mary's Transit System to make provisions for bicycle accommodations on transit vehicles. Bicycling and public transit both provide transportation alternatives to the private automobile.
- III. Policy: Provide secure and convenient bicycle parking and storage facilities at all cycling destinations (such as schools, and recreation facilities) as well as at public facilities such as County parks, post offices, public libraries, health care facilities, visitor information centers and museums to encourage and support the use of a bicycle.
- IV. Policy: Maintain continuity and consistency over County borders by coordinating with adjacent counties to include the proposed bicycle facilities in their master plans.

2010 Comprehensive Plan Goals, Objectives and Policies

- V. Policy: Consider land use features such as parks, park and ride lots, off road trails, water access areas, schools, points of interests (farmers markets, historical landmarks/churches, museums) and County designated growth areas along County and State roadways to identify future trail locations.

11.5.2 SIDEWALKS

- A. Goal number: Evaluate and identify locations for sidewalks where new sidewalk connections should be constructed.
- A. Objective: Construct sidewalk networks between neighborhoods, schools, parks and other activity nodes/centers.
- B. Objective: Require vehicular and pedestrian interconnection between adjacent parking lots and subdivisions to reduce the need to travel on primary and collector roads.
- I. Policy: Continue improving ADA compatibility and mobility enhancement projects and maintain sidewalk obstruction and repair programs.
- II. Policy: All new residential developments zoned at less than 1 acre lots, all commercial developments, and all areas where curb and gutter is proposed and the main access of all residential subdivisions should include sidewalks.
- III. Policy: Require pedestrian connections between adjacent parking areas at the time of infill or redevelopment activities.

11.5.3 TRAILS

- A. Goal number: Provide expanded pedestrian and bicycle recreational and transportation opportunities.
- A. Objective: Provide an alternative to driving without creating congestion and emissions.
- B. Objective: Provide connections to neighborhoods, schools, and other activity centers to facilitate safe alternative access.
- I. Policy: Leverage the use of County (County bonds, local transfer tax and impact fees), State POS development funds and Federal (TEA-21 National Recreation Trails Program) for trail system development.
- II. Policy: Incorporate trails into the development of all new parks and community development projects with applicable design standards such as that shown below.

11.6 WATER ACCESS POINTS

11.6.1 PUBLIC LANDINGS

- A. Goal number: Improve the number and condition of facilities at public access points which range from boat ramps to trailer parking to piers and beaches.

2010 Comprehensive Plan Goals, Objectives and Policies

- A. Objective: In addition to projects in the Capital Improvement Program (CIP), provide various longer-term improvements throughout the County to improve public access to the water, especially along the Patuxent River.
- I. Policy: Continue parkland, park development and waterfront park/public landing acquisition projects through the leveraging of Maryland Department of Natural Resources and Program Open Space funds.

11.6.2 FERRY SERVICE

- A. Goal number: Determine locations and deep-water ports in St. Mary' s County that may be suitable for ferry service.
- A. Objective: Solicit proposals offered by private entrepreneur(s) to establish a ferry service in St. Mary' s County.
- I. Policy: Revisit House Bill 1376 from the 2002 Legislative Session (not enacted) that proposed a ferry franchise service between St. Mary' s County and Somerset County. The State' s Department of Transportation studied the feasibility of ferry service throughout the bay area in 2002.

11.7 HAZARD MITIGATION

11.7.1 HAZARD MITIGATION PLAN

- A. Goal number: Minimize damage to County maintained roadways caused by flooding and shoreline erosion.
- B. Goal number: Reduce or eliminate long-term risks to people and their property from the effects of natural hazards.
- A. Objective: Ensure adequate land management measures in shoreline erosion hazard areas.
- B. Objective: Minimize damage to repetitive loss properties through pro- active mitigation efforts.
- I. Policy: Reduce the inventory of flooded conditions and number of roadway closures on County maintained roadways.
- II. Policy: Utilize the prior Shoreline Conditions Assessment to evaluate areas requiring higher levels of protection.
- III. Policy: Address existing storm conveyance systems and bridge structures that are inadequate to handle the runoff, which results in localized flooding, roadway closures, pavement failures and other potential safety concerns. iii.
- IV. Objective: Ensure that building codes and standards follow FEMA's basic guidelines and are properly implemented and enforced.

2010 Comprehensive Plan Goals, Objectives and Policies

CHAPTER 12 HUMAN SERVICES

12.5 SYSTEMS OF CARE – GOALS, OBJECTIVES AND POLICIES

12.5.1 Goal: Assure integrity of health, behavioral health and human service systems of care, within the scope of its authority and responsibility.

- A. Objective: Development - the County will collaborate with other services and agencies for system development, through the Human Services Council and the Department of Human Services to:
- B. Objective: Delivery - Localize health and human services and help to promote effective delivery of services:

12.6 HUMAN SERVICES - GOALS. OBJECTIVES. POLICIES

12.6.1 Goal: Foster a seamless delivery system of care for human services that enhances the citizens' quality of life and promotes cohesive communities.

- A. Objective: Access to Care: Assure access to healthcare for all citizens of the County across their life span.
- B. Objective: Transportation: Support and promote increased public transportation options that will address deficits for targeted populations.
- C. Objective Housing: Assist the County to meet the fundamental housing needs of individuals and families in our communities.
- D. Objective: Employment: Promote a continuum of employment opportunities with emphasis on vulnerable populations.

12.7 BEHAVIORAL HEALTH - GOALS, OBJECTIVES, POLICIES

12.7.1 Goal: Support behavioral health through a system providing recovery-oriented services for prevention of recurring problems through treatment.

- A. Objective: Core Sources: For core services establish funding of core behavioral health treatment to assure health, safety and quality of life for citizens.
- B. Objective: Available Core Services: Periodically assess the availability of core behavioral health services.
- C. Objective: System Management: Promote the attributes of system care for behavioral health clients.
- D. Objective: Prevention and Early Intervention: Support prevention and early intervention efforts by community partners and other stakeholders.

12.8 LOCAL HEALTH SYSTEM- GOALS, OBJECTIVES, POLICIES

2010 Comprehensive Plan Goals, Objectives and Policies

12.8.1 Goal: Using the local health system, promote, protect, maintain and improve the health and safety of residents and visitors.

A. Objective: Core Services: Promote core services with collaboration of the local Health Department, St. Mary's Hospital, and the Department of Human Services.

B. Objective: Recognize and encourage community design that adheres to principles for promoting safe physical activity.

12.9 IMPLEMENTATION

12.9.1 Goal: Promote and implement an integrated human service system in St. Mary's County. Implementation will be consistent with directives from the Board of County Commissioners. This integrated system will come about through the collaborative partnership with all members of the community.