

April 8, 1963

Special meeting on Monday, with members of State Planning Department.

Present: All commissioners, J. Claude Johnson, T. W. Bell, John Roache, Hiram Millison, Planning and Zoning Board. Abell Longmore, George Sparling, Kennet Duke, Francis Dean, Leonardtown Commissioners. Capt. R. W. Schumann, Jr., J. A. King, Jack Daugherty, Wm. Dubrow, Charles Molitor, Lexington Park Committee. Senator J. Frank Raley, Delegates Fowler and Briscoe.

Meeting called to order by Mr. Burch, who explained that the purpose of this meeting was to discuss the future planning program for our county. Meeting turned over to Senator Raley who said we must have a blueprint as to how to use our resources to the best advantage, and conserve our natural resources. This is a complex job and takes a great deal of work and money. The federal government will pay two-thirds of the cost of such a program, and the state government is also interested. We are the only ones who have not undertaken such a program; all of the other counties have either already done so or are planning to do so. An overall comprehensive land use program must be established in order to do this and must meet this challenge.

Dr. R. Sparks of the State Planning Department was introduced and said it must be decided to what use to put the best land in the community, but you must think in terms of more than just land use. There is little here to keep the young people and they move to employment away from the county. You must think of terms of what we would want this county to be like if we could write our own ticket. How many people would we want to put to work? What do the people of the community want and what do they need? The government states that if you want assistance from them you must show what you have and where you are going. So you are asked to consider an overall economic development program. You present your problems, what you have to work with and state the goals you hope to accomplish. All of these ideas must then be submitted to Washington.

It might be advantageous for the three southern Maryland counties to have an overall effort in certain areas where they have common problems. The 701 Program is a comprehensive planning program for counties such as St. Mary's. First, you must have an economic base study which will provide details for particular types of activities. You must analyze the demand for your products. Certain amounts of land must be set aside for each activity.

Mr. R. Gucker, of the State Planning Department, stated that the 701 Program was set up to help counties establish the necessary blueprint for their planning programs. First, planning to meet expected changes; second, group planning to produce desired changes; and third, planning to prevent undesirable changes and correct some of your past mistakes in the development of the county.

The planning has been programmed into three stages: 1) analyze your economic base to see what your potentials are, 2) what the present trends are, and 3) and what you can expect in the county in the next 25 years. How many people are going to be in the county and will wish to be served by community services and facilities? Once you have a basic understanding of your community then you start putting the plans back together and developing the pattern of land use for the future. Final step is actually guiding development toward the

objectives and the policies you have set forth on this plan. This includes your projects of the future and just how much residential land you will need to take care of your future population. Sub-division control is basically concerned with new residential and commercial development and general problems must be met.

A capital improvements program is a good thing. This should list all of the improvements you are going to need in the future, and should be programmed based on the county's ability to pay for this program. This is the basic approach for a planning program.

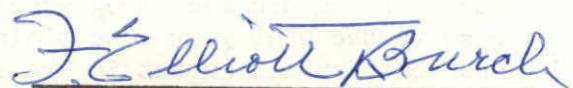
The county officials will have to interview a number of planning consultants and find one best qualified to serve this particular community. This is the point where you will find out how much money is involved. At this point, the county commissioners will come to the State Planning Department and we will draft an application to the FHA. Once we get the approval of the federal government, we are in business. The federal government wants to avoid having to deal directly with each county, but prefers to work through a designated state agency which is held responsible for the work. The commissioners work with the consultant as to developing the program. We are only concerned with the consultant's work being up to a professional standard, and getting the best results.

Dr. Sparks said the county must determine its desired growth. A certain amount of growth is inevitable. As your nearest large cities began to expand, pressure is put on the counties three or four times removed. In a few years St. Mary's County will surely begin to feel this push, and this is expected growth. You must let the government know if you are willing to let this growth happen, or you can say we see it coming and are going to set standards which will be geared to the needs of the community. So many businesses, so many parks, etc., and in order to do this we must have an economist come in and help plan for this. He can also help you make up your mind as to what you desire. When this is done, you can then come up with a consensus of opinion of your leaders of what you want this county to be like and how community facilities are to be used to best benefit your people. You might be interested in promoting the tourist trade and would prefer to develop this area. Or you might want to bring in manufacturing because it brings in more money. This is the decision you must make in conjunction with an expert and the 701 Program is what this for.

Captain Schumann said he would confide in the consultant chosen if he would come to him in this program for the county, and the navy could help in any way.

Meeting adjourned.

Approved,


F. Elliott Burch
President