Cecil County Comprehensive Land Use Plan

Oversight Committee meeting, January 16, 2008
• Introducing ERM
• What is a Comprehensive Plan?
• Review of plan process and role of subcommittees in content development, plan evaluation and review
• Review of Scope of Work and Schedule
• Questions and comments
ERM

• Founded in 1977
• Over 3,000 staff in 120 offices in 40 countries
• Nearby offices in Annapolis, Exton, PA. Annapolis office opened in 1984 (60 staff)
  – Planning, Engineering, and Environmental science
  – Planning - 90 percent public sector
  – Comprehensive Plans, Master Plans
  – Recreation Planning – Two Cecil County Plans
  – Growth Management
  – Zoning
  – Environmental & Natural Resource Planning
ERM’s Comprehensive Planning Experience Throughout Maryland

<table>
<thead>
<tr>
<th>Location</th>
<th>Planner</th>
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</thead>
<tbody>
<tr>
<td>Calvert County, 1995</td>
<td>ERM</td>
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<tr>
<td>Charles, 1997 and 2006</td>
<td>ERM</td>
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<tr>
<td>Dorchester County, 1996</td>
<td>ERM – award</td>
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<tr>
<td>Garrett County, 2008</td>
<td>ERM - current</td>
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<td>Kent County, 1995</td>
<td>ERM</td>
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<td>Somerset County, 1998</td>
<td>ERM</td>
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<td>City of Hagerstown, 2008</td>
<td>ERM - current</td>
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<tr>
<td>Town of Boonsboro, 2008</td>
<td>ERM – current</td>
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<td>Princess Anne, 1998</td>
<td>ERM</td>
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<td>Howard County, 1990</td>
<td>Clive Graham, Award</td>
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<tr>
<td>Queen Anne’s County, 2001</td>
<td>Mike Bayer, Award</td>
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<tr>
<td>City of Frederick, 2004</td>
<td>Ben Sussman, Award</td>
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The Comprehensive Development Plan

- Public statement of the County’s land use, growth, and development policies and actions

- Document is widely used and referred to:
  - Federal, state, and county agencies
  - Bond rating agencies
  - Incorporated towns
  - Planning Commission
  - Board of Appeals

- Towns develop their own Comprehensive Plans

- Plan Horizon: 2030
Comprehensive Plans in Maryland

• Required by the State every six years (Article 66B)

• Some required elements but no set format. Plans vary in style and substance

• Must be consistent with eight visions (1992 Planning Act as amended) and 1997 Planning Act; Smart Growth
Maryland’s Eight Visions

1. Development is concentrated in suitable areas
2. Sensitive areas are protected
3. In rural areas, growth is directed to existing population centers
4. Stewardship of the Chesapeake Bay and the land is a universal ethic
5. Conservation of resources, including a reduction in resource consumption, is practiced.
6. Economic growth is encouraged and regulatory mechanisms are streamlined
7. Adequate public facilities and infrastructure are available or planned
8. Funding mechanisms are addressed to achieve the visions.
Comprehensive Plan: Required Elements

- Goals & Objectives
- **Land Use**
- Transportation
- Mineral Resources
- **Priority Preservation Areas**
- Housing
- Fisheries
- Environmentally sensitive areas
  (wetlands, floodplains, steep slopes, agriculture, streams and buffers, threatened/endangered species habitats)
- **Water Resources**
  (drinking water, wastewater, storm water)
- **Community facilities**
  (water and sewer, schools, fire, EMS)

* New or substantially revised requirements by MD General Assembly in 2006
Project Organization

Cecil County
County Commissioners
Planning Commission

Planning and Zoning Department
Eric Sennstrom
Anthony Di Giacomo
David Black

ERM Team
Clive Graham, Project Manager
Michael Bayer, Senior Planner
Ben Sussman, Water Resources
Anirban Basu, Sage Policy Group
Philip Gottwals, ACDS

Oversight Committee
7 subcommittees
Committee Relationships

Oversight Committee

Roles
- Advisory
- Policy-Level Focus
- Setting Priorities

Protocols
- Open, transparent process
- Decisions by consensus
- Majority vote (only if necessary)
- Communications
<table>
<thead>
<tr>
<th>Task</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Kick off</td>
<td>January 2008</td>
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<tr>
<td>Identify Issues, Define Goals and Objectives, Develop Preliminary Policy Recommendations</td>
<td>February-June 2008</td>
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<tr>
<td>Review of Oversight Committee Draft Plan (Subcommittees/Full Committee)</td>
<td>February-March 2009</td>
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<td>Public Forum</td>
<td>April 2009</td>
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<td>Planning Commission Review</td>
<td>May 2009</td>
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<td>Interagency Review</td>
<td>June-July 2009</td>
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<tr>
<td>Planning Commission Public Hearing/Work Sessions</td>
<td>August-September 2009</td>
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<td>County Commissioners Public Hearing/Work Sessions</td>
<td>October 2009</td>
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<td>Plan Adoption</td>
<td>November 2009</td>
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Project Understanding

• “The” defining plan for Cecil County?

• Growth Pressure
  – Regional forces Harford, PA, DE, BRAC
  – Population growth 2005 = 97,250  2030 = 160,000  Fastest in MD

• Water and sewer infrastructure limitations
  – Discharge limits (nutrient caps)
  – Additional pressure to develop in rural areas, additional pressure on farmland.
  – Coordination with municipalities

• Cost of development
  – Development means more revenue but also more service demands
  – Cost of infrastructure to serve growth (schools, roads, water/sewer, parks, police, fire)
  – Does the County need to manage its rate and mix as well as location of growth?

• Master plan for mineral district
  – Valuable land in I-95 corridor; great opportunity. Timing? Infrastructure?
  – Public involvement
  – Key concern
  – Diverse communities and viewpoints
  – Citizens Oversight Committee
  – Coordination with municipalities