

Cecil County Comprehensive Land Use Plan

Oversight Committee meeting, January 16, 2008

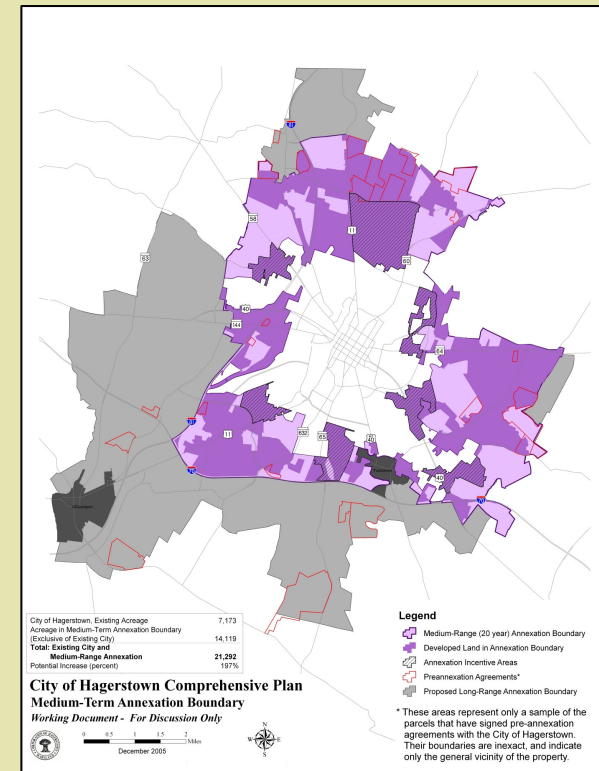
- **Introducing ERM**
- **What is a Comprehensive Plan?**
- **Review of plan process and role of subcommittees in content development, plan evaluation and review**
- **Review of Scope of Work and Schedule**
- **Questions and comments**

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

Calvert County, 1995	ERM
Charles, 1997 and 2006	ERM
Dorchester County, 1996	ERM - award
Garrett County, 2008	ERM - current
Kent County, 1995	ERM
Somerset County, 1998	ERM
City of Hagerstown, 2008	ERM - current
Town of Boonsboro, 2008	ERM - current
Princess Anne, 1998	ERM
Howard County, 1990	Clive Graham, Award
Queen Anne's County, 2001	Mike Bayer, Award
City of Frederick, 2004	Ben Sussman, Award



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)

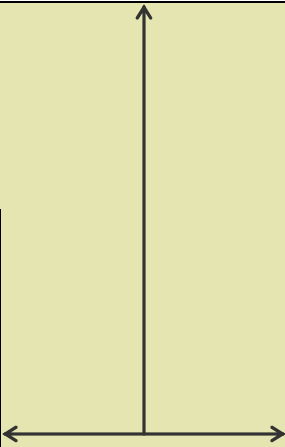
* New or substantially revised requirements by MD General Assembly in 2006

Project Organization

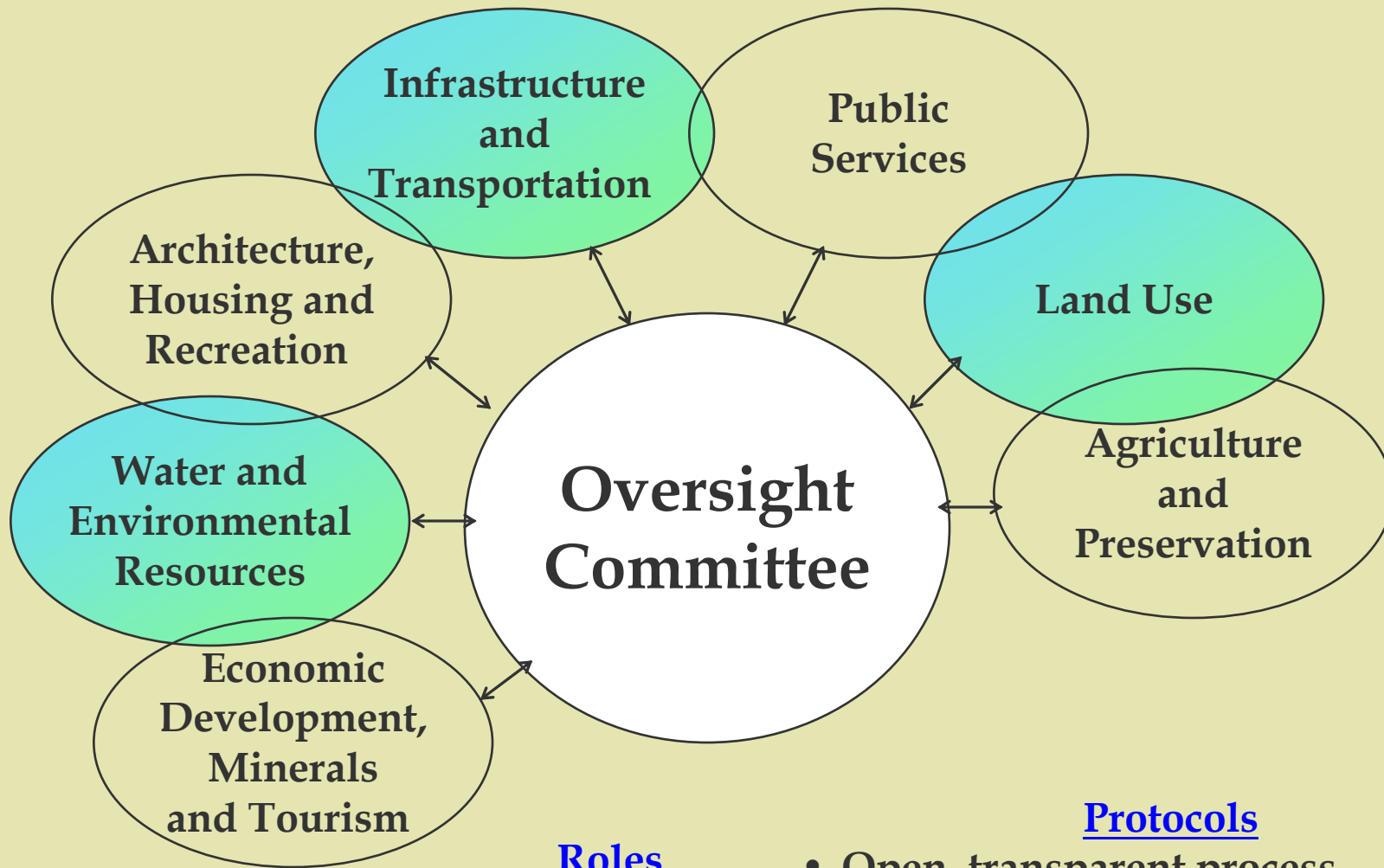
Cecil County
County Commissioners
Planning Commission

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



Roles

- Advisory
- Policy-Level Focus
- Setting Priorities

Protocols

- Open, transparent process
- Decisions by consensus
- Majority vote (only if necessary)
- Communications

Schedule

Task	Dates
Kick off	January 2008
Identify Issues, Define Goals and Objectives, Develop Preliminary Policy Recommendations	February- June 2008
Prepare Draft Comprehensive Plan	July 2008- January 2009
Review of Oversight Committee Draft Plan (Subcommittees/Full Committee)	February- March 2009
Public Forum	April 2009
Planning Commission Review	May 2009
Interagency Review	June-July 2009
Planning Commission Public Hearing/Work Sessions	August- September 2009
County Commissioners Public Hearing/Work Sessions	October 2009
Plan Adoption	November 2009

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