

MRDC Small Town Symposium Talking Points - Mark Gradecak

- The Early Years
 - Church Hill (1993) Comprehensive Plan
 - Defined Growth Areas
 - Specific development concepts
 - Infrastructure improvements
 - Graphic visualizations
 - Results
 - Trappe (1998) Historic Crossroads overlay zoning
 - Non-conforming issue relief
 - Customized Design Guidelines
- Recent Examples
 - Chestertown (2005) Comprehensive Plan
 - Growth Area analyses of development potential
 - Priorities for annexation and development
 - Integrated circulation improvements
 - TND based extension of historic downtown pattern
 - Results
 - Sudlersville (2006) Innovative Village Commercial Floating Zone
 - Solved “spot zoning” problem of preexisting land use pattern
 - Reestablished commercial “rights” of existing businesses
 - Avoided nonconformity issues for business expansions, etc.
 - Included mechanisms for approving new businesses
- Current Challenges
 - HB 1141
 - Municipal Growth Elements
 - Water Resource Elements
 - Interjurisdictional Coordination
 - Annexation Law changes
 - Redefining “Smart Growth”

- Arbitrary Density standard vs. Community Character
- Growth Areas vs. Maintenance, Stability, Sustainability
 - Not all PFA's are the same
 - Need more options for defining various types of PFA's
 - Conflicting policies: 66B, "streamline" approvals in areas designated for growth vs. more complicated and more restrictive annexation process
 - Economics of Infrastructure
 - Need for two-tier State subsidy program. For small project upgrades mandated by revised regulations
 - Tangible support for policies that target protection and preservation of small town community character and quality of life issues.
 - Segue into NCWS – Dale M.