

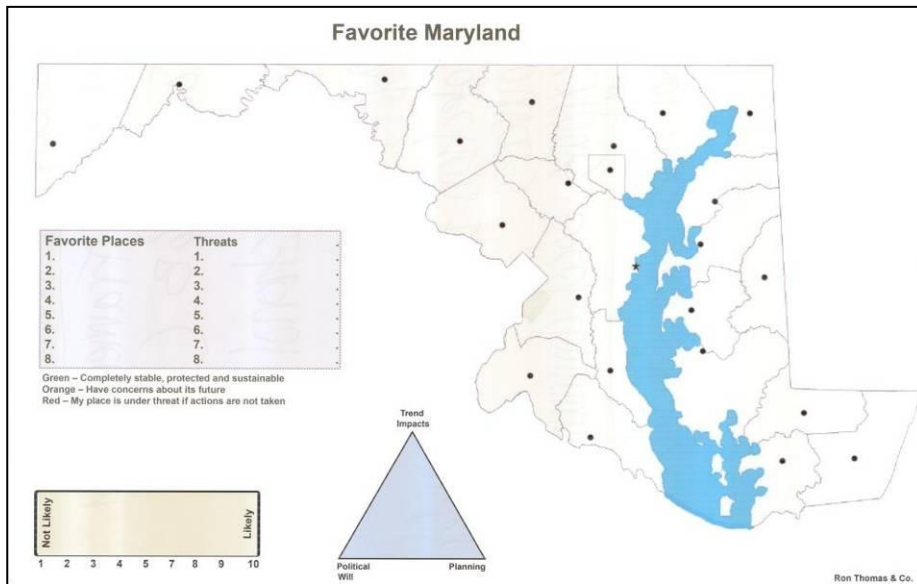


American Planning Association
Maryland Chapter
Making Great Communities Happen

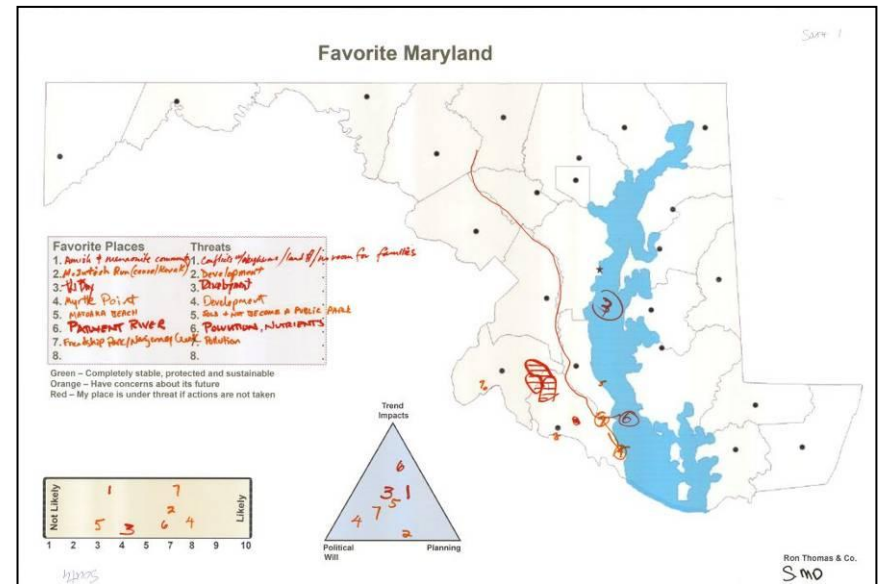
**CONSIDERING THE FUTURE OF COMPREHENSIVE PLANNING IN MARYLAND:
 A Series of Workshops Conducted in 2008 by the Maryland Chapter of the American
 Planning Association**

SUPPLEMENT INFORMATION

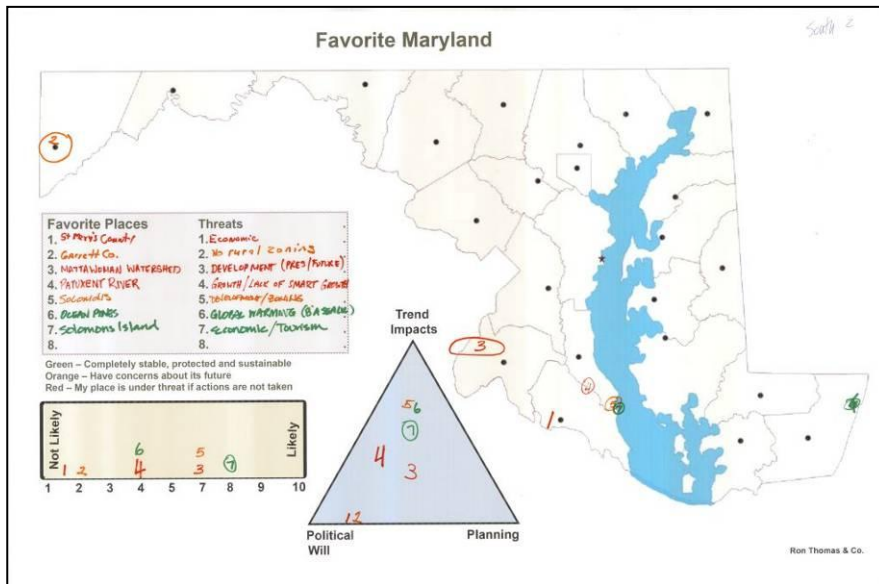
Favorite Maryland Maps 2
 Table Recorder Summaries 7
 Participants 18



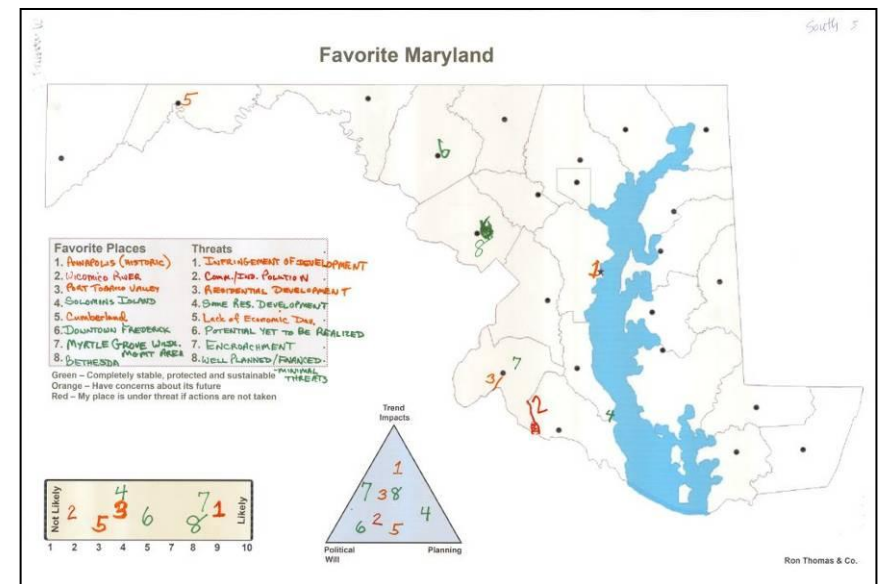
Map 1 Favorite Maryland



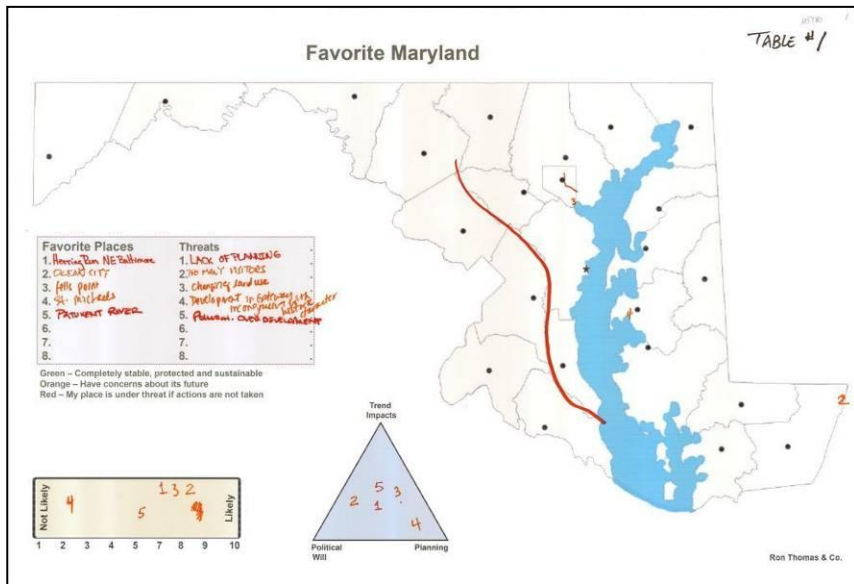
Map 2 Favorite Maryland: Southern Maryland Workshop



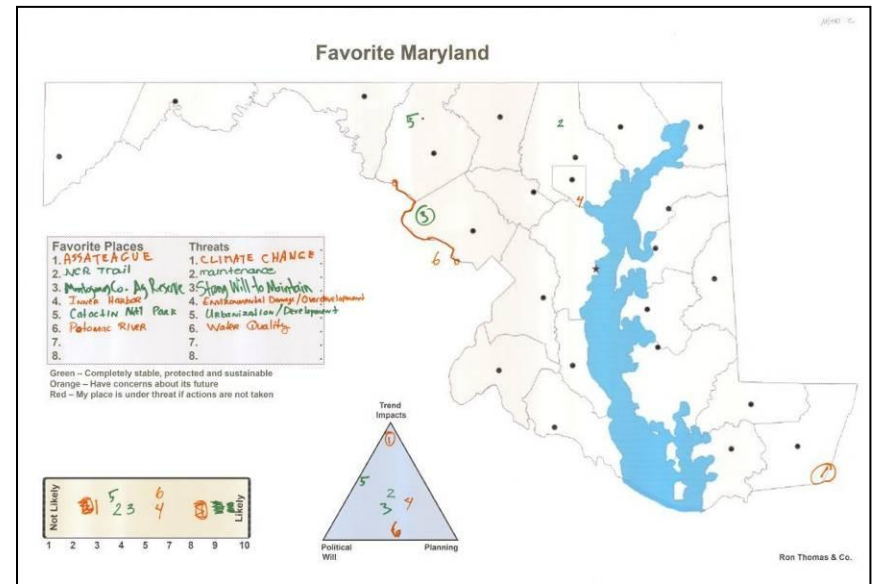
Map 3 Favorite Maryland: Southern Maryland Workshop



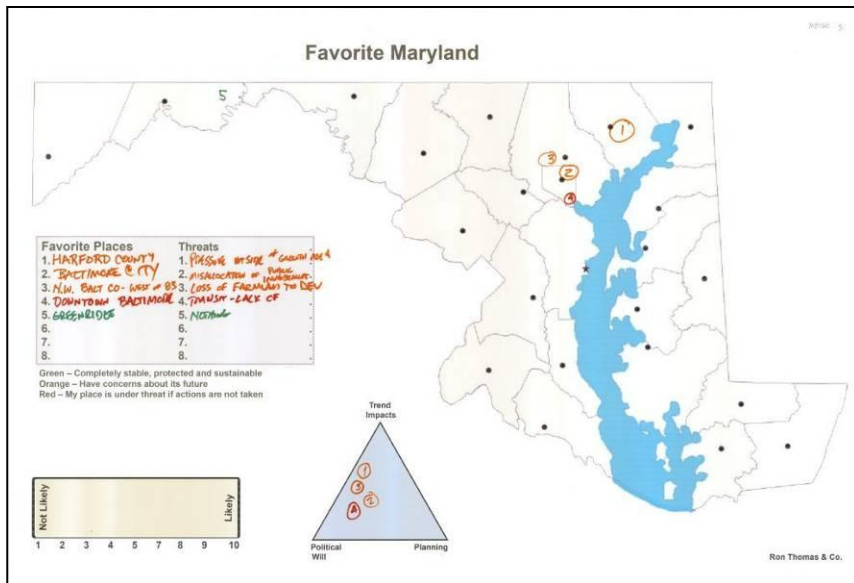
Map 4 Favorite Maryland: Southern Maryland Workshop



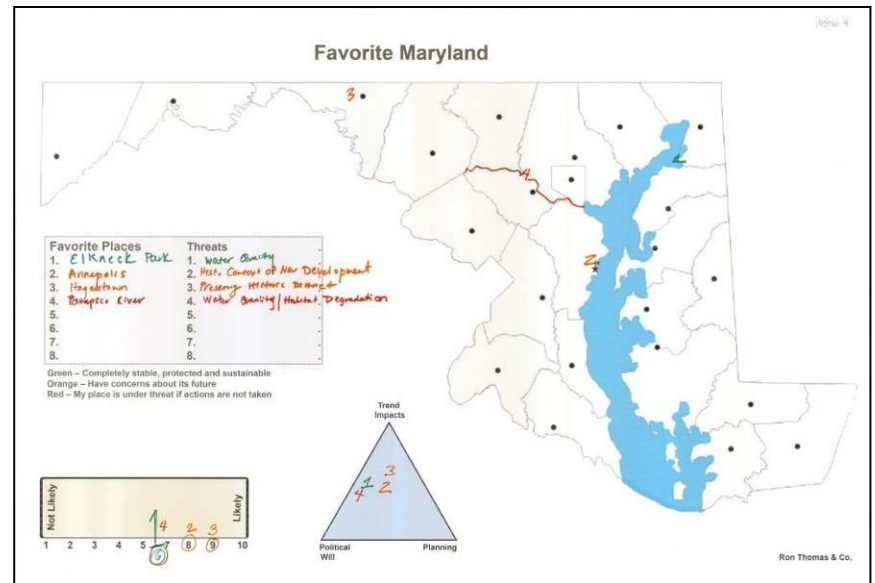
Map 5 Metro Area Workshop



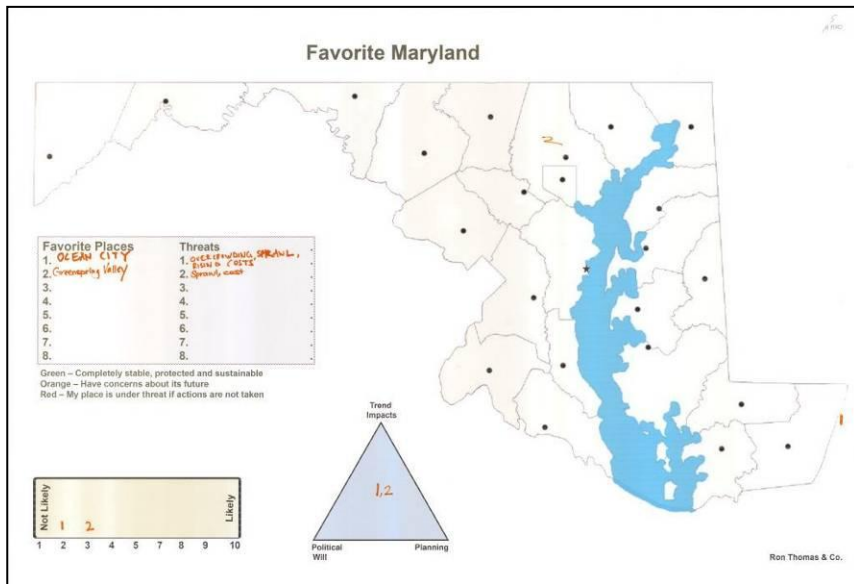
Map 6 Metro Area Workshop



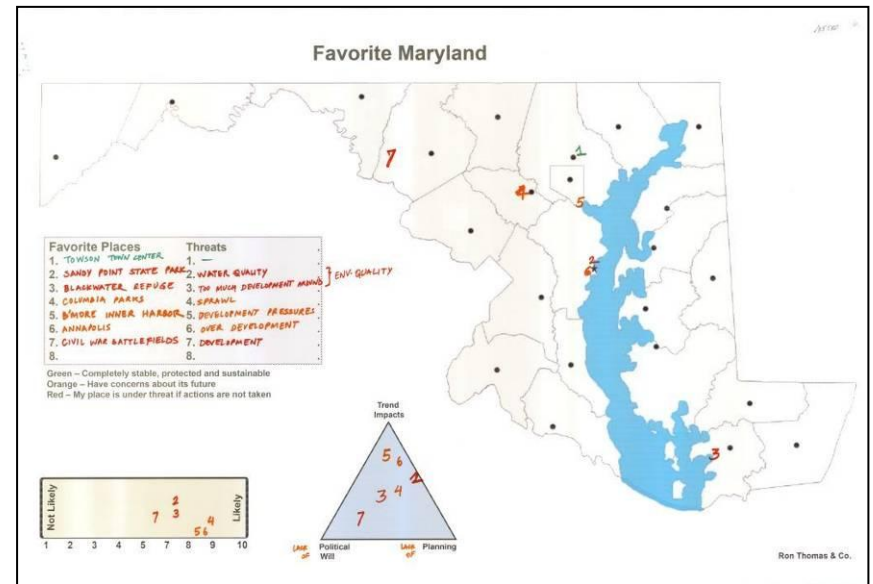
Map 7 Metro Area Workshop



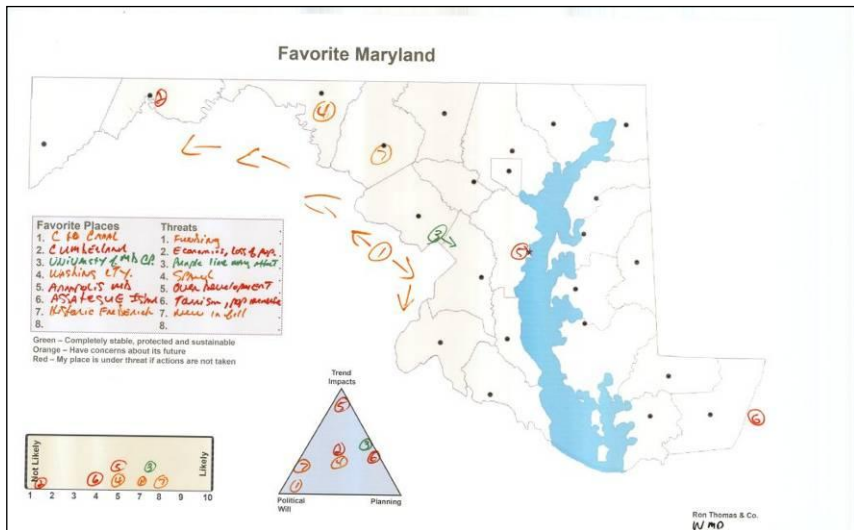
Map 8 Metro Area Workshop



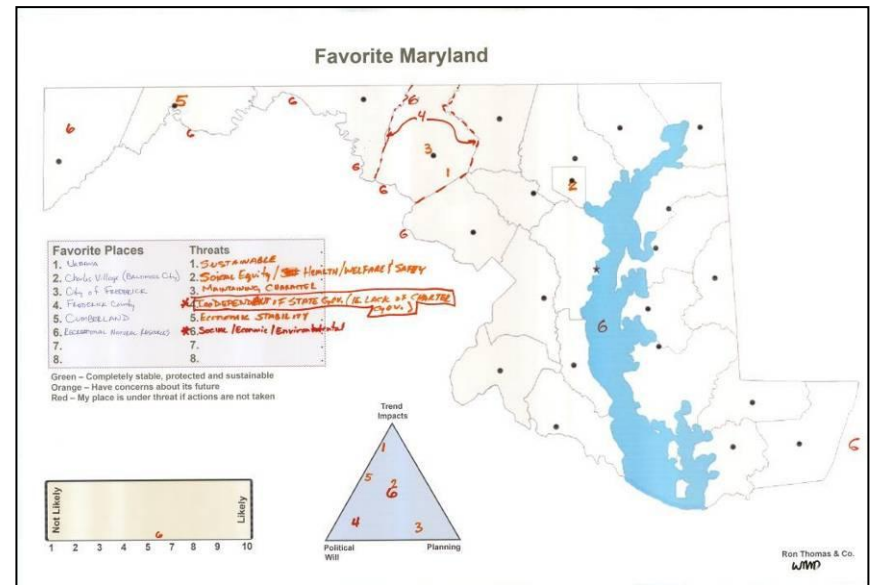
Map 9 Metro Area Workshop



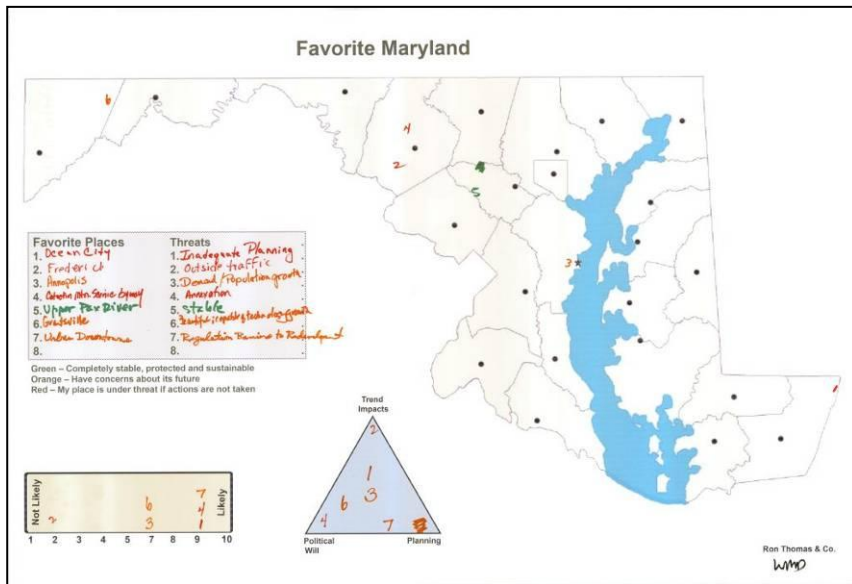
Map 10 Metro Area Workshop



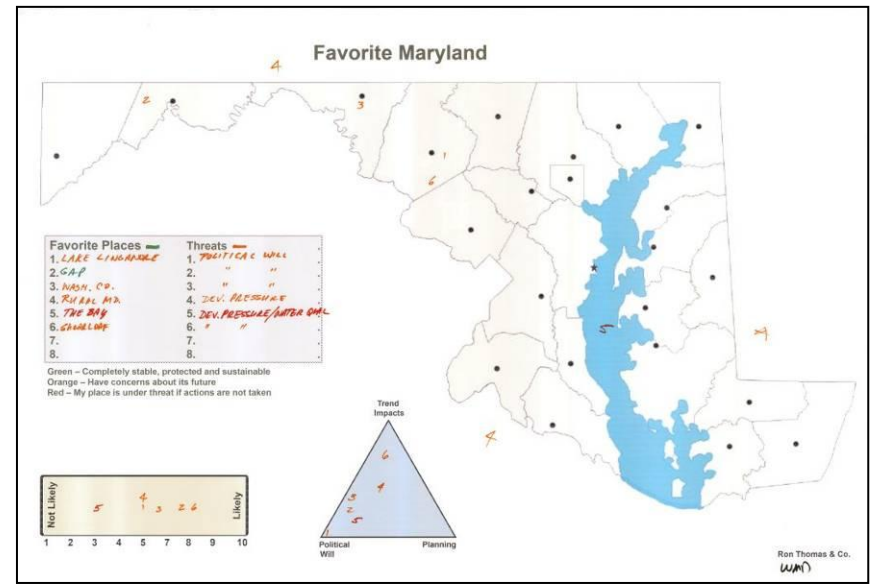
Map 11 Western Maryland Workshop



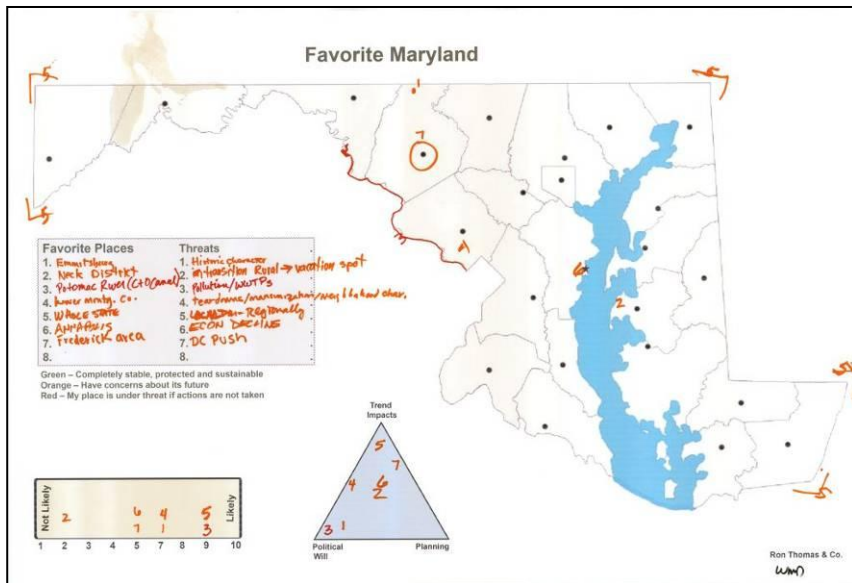
Map 12 Western Maryland Workshop



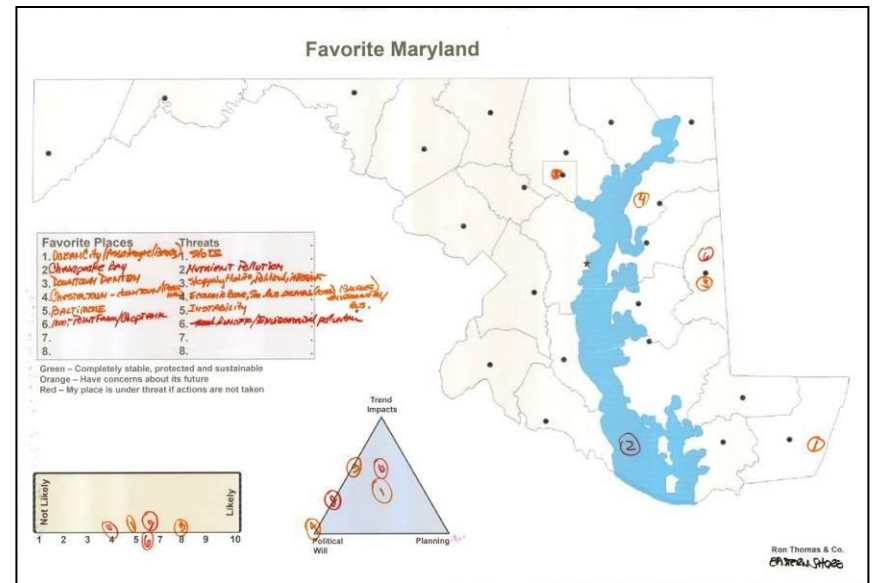
Map 14 Western Maryland Workshop



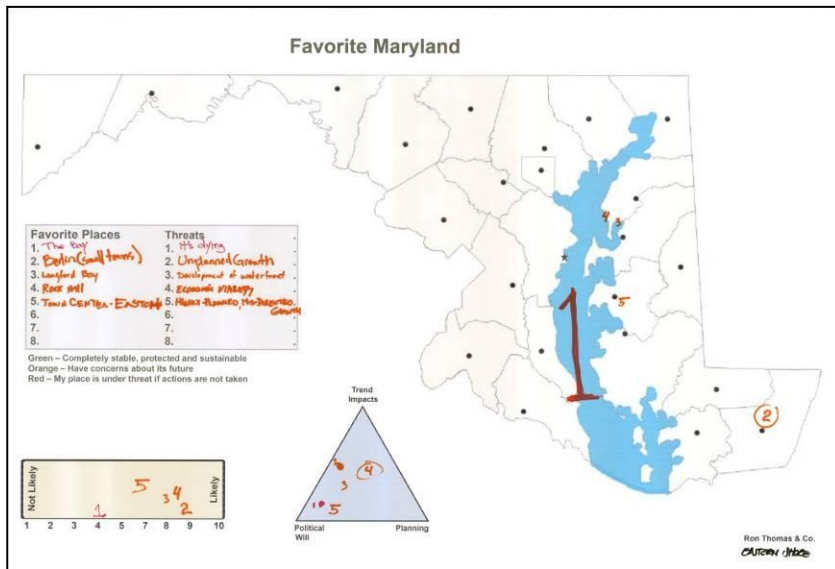
Map 13 Western Maryland Workshop



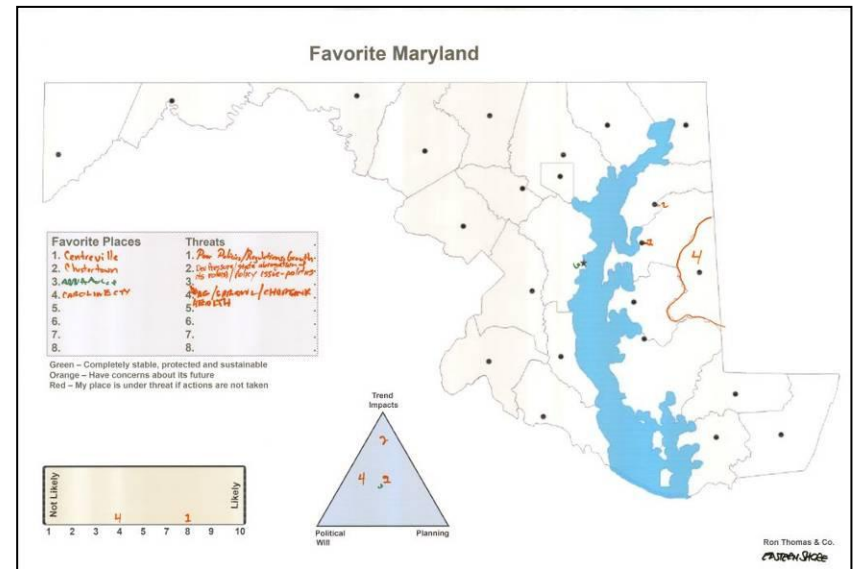
Map 15 Western Maryland Workshop



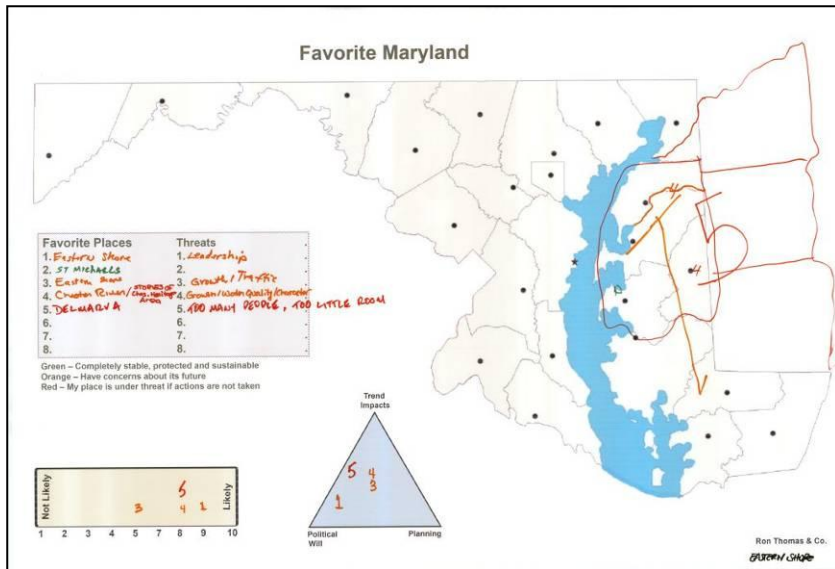
Map 16 Eastern Shore Workshop



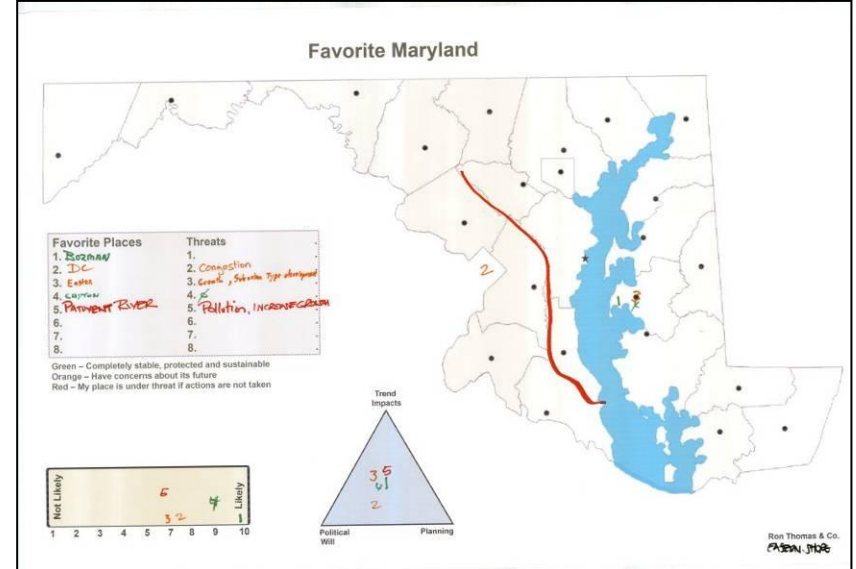
Map 20 Eastern Shore Workshop



Map 19 Eastern Shore Workshop



Map 18 Eastern Shore Workshop



Map 17 Eastern Shore Workshop

**Considering the Future of Comprehensive Planning in Maryland
Table Recorder Package Results
Southern Maryland Workshop, November 5, 2008**

Best uses for comprehensive planning:

- The vision what a community can or could be, including environmental, political, etc., and sustainability
- To provide a long range guide or plan for the community to bridge political administrations and sustainability
- Balancing Smart Growth and preservation
- Smart Growth/redevelopment
- Compatible land uses
- Protecting environment
- Focus development (separate churches from the massage parlors, create the atmosphere for a common vision)
- Management of capital improvement projects (consider environmental projects)
- Guidance for major zoning decision changes (provide the policy justification for zoning changes/capital improvements, preserve working agricultural spaces)

Top specific areas and issues local planning should address:

- To preserve community character, view sheds
- Public education of planning
- To provide for specific land uses and infrastructure (utilities, public schools, etc.)
- Infrastructure – supporting & maintaining
- Directing growth – balance of uses
- Outreach/education
- Zoning for specific uses/separation of incompatible uses
- Environment/green space preservation
- The “bartender” rule (encourage mixed use developments/town centers, flexibility – if consistent with the comprehensive plan)

Top areas, interests or issues comprehensive planning should not attempt to address:

- Individual projects
- Crime
- Not focus on particular property issues/anticipated spot zoning

- Not infringe on private property rights
- Should not address “hot topic” of the moment but a more long range view

What planning does well in Maryland? At the state level:

- Smart Growth policy guidance
- Generation of maps and data
- Environmental protection
- Communication good
- Priority Planning Areas Program good
- Providing good publications/education to get information to local planners – models & guidelines
- Input from the state for more energy conservation
- Smart Growth initiative
- Give counties leeway

At the local level:

- Good knowledge of the community
- Preserving lands
- Flexibility of land use
- Charles County Land Preservation Program
- Getting grants for redevelopment projects/priority places – Leonardtown
- Brown bag lunches – Frederick – for involving citizens & planning staff in planning issues & education
- Managing growth/directing development

What could planning do better in Maryland? At the state level:

- Enabling legislation is too short range. Need threshold to make changes
- Mandating/requiring consistence
- Not enough to prevent pollution in the waterways
- Lack of technical assistance
- Lack of funding
- Lack of flexibility within Critical Areas
- Land preservation could be better

- More consistent financing year by year
- Timelines for permit processing
- Update legislation
- Increased staffing/shorter review times
- Priority Funding Areas

At the local level:

- Implementation of regulations in plan and enforcing plan
- Jurisdictions need to adhere to comprehensive plan consistently
- More public outreach
- Not provided data to make planning decisions
- Education of planning commission members
- Lack of coordination with state agencies
- More flexible with forestation mitigation
- Unfunded mandates are hard on smaller municipalities with smaller staffs
- We should be more “planners” and less “reactors”
- Key personnel to tell a citizen how to do a project instead of how they can’t do it
- More flexibility, more clear direction on when flexibility is OK
- Be more flexible/open to local needs
- Better education of planning
- Timeframes/approval

Top preferred relation between local planning authority and state planning requirements

- Collaborative
- Improving
- State – guidelines; local – specificity
- State – tell local what is desired and let them do it
- Needs improvement
- Open-minded

- Advisory v. dictatorial
- Provide clearinghouse – putting people & ideas together
- Better communication between state and local staffs

Table response to question, should local comprehensive planning be required for every municipality and county in Maryland?

Consensus: Yes

Consensus: Yes

Consensus: Yes

Comments:

State should provide short comprehensive plan language in one document. Should be a basic document. Standardized but room for creativity too.

Top recommendations for best relationship between the comprehensive plan and zoning:

- Plan used to modify zoning
- Should be linked
- Zoning should follow comprehensive plan
- Zoning implements plan
- It should be consistent & reflect goals, values & future of county
- Zoning & comprehensive plan should be intertwined/consistent
- Comprehensive plan establishes goals – zoning provides regulations/enforcement

Top thoughts about the State of Maryland mandating required standards for local comprehensive plans and reviewing those plans for conformity:

- Guidelines and not regulation
- Review for conformity – not enforcement action
- Limit number of elements
- Need additional technical support from State, be in front of issues
- No mandates for standards. Prefer guidelines and goals
- Guidelines & ideas with nitty gritty being at local level

**Considering the Future of Comprehensive Planning in Maryland
Table Recorder Package Results
Metro Area Workshop, November 12, 2008**

Best uses for comprehensive planning:

- Guide development path – in a strategic way (using public resources/funding) – capital improvements plan
- Implementing zoning consistently with comprehensive plan
- Predict/project future needs
- Ensure healthy environment, preservation (historic & agricultural)
- Public buy-in, citizen participation
- Provide guidance for future growth and its impact on overall environment (human, cultural, natural)
- Community consensus on future growth
- One of the best opportunities is to create sense of connectivity, sense of community, sense of place
- Spatially connects environmental program to health & livelihood
- Transportation & land use – should be done holistically
- Plans need to be binding
- Where to direct development & public infrastructure to support that development
- Identify places that should be protected & preserved & how to go about doing it
- Create a sustainable economic base & land use pattern
- Resource management (preservation of historical landmarks, agricultural properties, and environmental)
- Directing growth into certain areas where there is existing infrastructure
- Raise awareness and educating citizens on planning issues
- Viable recreation, industry, business

Top specific areas and issues local planning should address:

- Transportation
- Schools
- Livability (crime, transportation, schools)
- Transportation (public) needs
- Environmental issues

- Housing – affordability, location quantity
- Land use and resource protection
- Zoning ordinance (implementation & enforcement)
- Public services – schools, fire & police protection, etc.
- Should address water resource elements & municipal growth
- Schools both cities and counties have to address this capital improvement program
- Towns centers vs. big box sprawl inducements
- Land use: where to develop & where not to develop
- Environmental/natural resource protection
- Transportation
- How to afford to implement the plan? (impact fees, taxes, fiscal solvency)
- Transportation/transit system
- Affordable housing
- Quality of educational system
- Creating safe & desirable neighborhoods

Top areas, interests or issues comprehensive planning should not attempt to address:

- Sectional planning- comprehensive plan should not be too detailed
- Not to designate area into certain “type”
- Programmatic system services (ex.: social services, education)
- Artificially placed “city centers,” not compatible to local area
- Financial sources
- Most areas are appropriate, can’t think of something not
- Should not try to manipulate market
- Social planning issues
- Individual people’s property, enforcement issues
- Administration of national security, safety
- Apolitical, should not address issues of politicians
- No micromanagement – broad policy not detailed

What planning does well in Maryland? At the state level:

- Environmental planning, smart growth policies
- Program Open Space
- Support & interest for planning (acceptance)
- Connection between land use, transportation & environment (understands needs to be addressed)
- Programs like Rural Legacy, Agricultural Preservation & Main Street that provide funds to local governments
- Priority Funding Areas, ideas, philosophy
- Purchase of development rights for agriculture
- Good data
- Smart growth (legislation & cabinet position) – not entirely successful but one of the best program in the country
- Water resources mandate to every jurisdiction
- Historic districts – incentives, tax credits
- The Maryland Smart Growth Program
- Agricultural Preservation Program
- Open Space Program
- Preservation programs (Rural Legacy, easement)

What planning does well in Maryland? At the local level:

- Open space (zoning – should be such that in the city)...
- Baltimore County stormwater
- Baltimore City's comprehensive plan: live, earn. Using amenities to promote growth for housing & employment
- Agricultural preservation with development
- Redevelopment of housing while preserving
- Planned, TND, mixed use communities such as Kentlands
- Good implementation. Really use local experience
- Many are opportunistic, examples, St. Mary's City & Leonardtown
- Preparation of comprehensive plans – Carroll County
- Agricultural preservation – Carroll County, Baltimore County
- Community outreach plans – Baltimore City
- Water and sewer planning
- Resource conservation
- Citizen involvement
- Montgomery County's Moderate Price Dwelling Units

- Urban growth boundaries in Baltimore County
- Historic preservation in Annapolis & Baltimore City

What could planning do better in Maryland? At the state level:

- State comprehensive plan – to promote regional coordination
- Enforcement tools – hierarchy
- Waterways, greenways, water quality
- No incentives to develop in Priority Funding Areas
- Plan elements need to be less prescriptive
- Better agency coordination
- More consistency between state agencies on implementing Smart Growth policies
- More control over Smart Growth land use policies & implementation at the local level
- Imbalance between periphery vs. core emphasis
- State takes too macro a view to be able to help local planning action
- Inconsistency: planning agency & some state departments not on the same page
- Coordination among state departments/agencies that provide mechanisms to iron out conflicts – conflict between the Department of Environment & Smart Growth that don't allow permits
- Stronger state land use control – that define what regions want to go (not all table participants agreed)
- Preservation of Chesapeake Bay and critical watershed areas
- Strengthen Smart Growth Program
- Better state mass transit programs
- Affordable housing requirement in TOD legislation

What could planning do better in Maryland? At the local level:

- Transportation planning/transit, better network/modal connection
- Enforcement tools – hierarchy
- Waterways, greenways, water quality
- More public participation & integrated with needs
- Organic growth with more neighborhood planning
- Providing more civic spaces & public amenities (placement)
- Educate residents on benefits and reality of density
- Better resource protection & restoration

- Some counties do not handle Priority Funding Areas as well as others
- Gap in understanding permitting too many variances – code may be out of date
- Unwillingness to cross municipal & county boundaries to cooperate regionally
- Transportation/land use connections
- Implementing mechanisms must be consistent with comprehensive plan
- Interjurisdictional cooperation
- Improve local mass transit
- More affordable housing
- Zoning should be consistent with local plans

Top preferred relation between local planning authority and state planning requirements

- Hierarchical – regional coordination
- Bottom up – local plans should aggregate to State Plan
- Broad state guidelines with local control over implementation as appropriate for that town, etc.
- State sets policy level and implementation is at local level but state should be able to step in where proposed development is not consistent with state policies & local comprehensive plans
- Formal process of review & approval by state of local comprehensive plans with performance measures
- State should layout issues to be addressed but with local flexibility of how local governments address those requirements
- Consequences for nonconforming plan that limit local authority

Table response to question, should local comprehensive planning be required for every municipality and county in Maryland?

Consensus: Yes

Consensus: Yes

Consensus: (no choice indicated)

Consensus: Yes

Consensus: Yes

Comments:

- Bare minimum required because planning not relevant in all parts of state

- State assistance should be available for smaller municipalities that have limited financial resources
- So each jurisdiction can have a plan where they are going in the future: type of development, facilities needed, how to invest funds

Top recommendations for best relationship between the comprehensive plan and zoning:

- Compatible
- Zoning should be consistent with the plan and help implement the plan’s long-term vision
- Consistent & complimentary
- An appropriate body of oversight of the implementation of comprehensive plan – spirit & intent
- Zoning should be consistent with comprehensive plan
- Zoning should be updated with comprehensive plans
- Local zoning should be consistent with local & state plans

Top thoughts about the State of Maryland mandating required standards for local comprehensive plans and reviewing those plans for conformity:

- If with carrots
 - Not have standards for “performance” e.g. % of affordable housing but OK to require topics/elements
 - Advisory reviews OK with recommendations
- Already done for some elements, okay with more
- Reduced standards for smaller municipalities
- State can mandate standards & measure, the plan on those, however, not on the specific (word?) of the plan
- State should advise on plans and be able to look across political boundaries
- State should(?)...the (?) assumptions & projections of growth, i.e. water & sewer, land use
- Yes, but with the qualification that the standards should only be for what issues need to be addressed, not how it should be addressed, what data should be used, or the outcome
- Same framework/consistency through state

**Considering the Future of Comprehensive Planning in Maryland
Table Recorder Package Results
Western Maryland Workshop, November 13, 2008**

Best uses for comprehensive planning:

- Unified vision of community
- Developing opportunities
- Educational tool for the community
- Vision of the people & community, and a guide for elected officials

Sustain/maintain the positives of the community

Planning for the future, promoting consensus:

- Establish the vision
- Land – historic – natural resource preservation
- Inter-connectiveness (economic development with historic preservation)
- Build support/direction
- Preserve & protect
- Balancing competing interests
- Set goals and priorities for future growth (guidance/vision)
- Saving resources/green space/historical
- Community consensus

Top specific areas and issues local planning should address:

- Regulate where appropriate (provide incentives for growth within Priority Funding Areas, disincentives outside Priority Funding Areas)
- Adequate public facilities (transportation, designating historic properties, water, sewer, housing choices, etc.)
- Community engagement
- Infrastructure – roads/water/sewer/etc. – to connect with Capital Improvements Program and Budget
- Economic & environmental health of region/Smart Growth
- Water resources
- Power
- Economic development – transportation
- Affordable housing – schools
- Preserving agricultural areas/“green” development/sustainable

- Availability of resources
- Infrastructure
- Economic revitalization

Top areas, interests or issues comprehensive planning should not attempt to address:

- Should not be detailed
- Should not be a zoning ordinance
- Specific zoning issues
- Keep big picture not specific sites
- Should not be about property value
- Should not be about micromanaging
- Should not be parochial in view
- Socio-economic issues
- Don’t micromanage
- Don’t time market/property values

What planning does well in Maryland? At the state level:

- Provide broad visions
- Provide guidelines, example, Water Resources Element
- Technical and data assistance
- Provides resources, help, guides, support of local planning offices
- Environmental protection – health of Bay and water resources
- Maintain open space, rural character, agricultural landscape
- Good framework for local government, broad policy, visions and tools
- Access to state planners
- Broad policy vision
- Framework/tools
- Models & guidelines
- Environmental initiatives to protect natural resources (Community Legacy, Forest Conservation)
- Jurisdictional outreach by Maryland Department of Planning

What planning does well in Maryland? At the local level:

- Identify and adopting good plans
- Knows citizenry
- Day-to-day business
- Public outreach & support
- Comprehensive planning/comprehensive plans
- County planning – professional planners, county has more authority
- Public participation
- Coordination – interjurisdiction
- Support at grassroots level Preserving community character through zoning and planning

What could planning do better in Maryland? At the state level:

- Does not recognize uniqueness across state
- Does not address regional public transportation issues
- Elitist
- Regional identity
- Better understanding of local planning
- Tie planning and funding of infrastructure, example: plan how to build roads & how to pay for roads at the same time
- Statewide water resources plan & funding (quality & quantity)
- State standards for comprehensive plan
- Eliminate regulatory barriers to Priority Funding Development
- Flexibility in rural areas
- Technical assistance
- Better coordination between agencies
- Unfunded mandates
- Do a better job, rural vs. urban
- Problems with dealing with multiple state agencies
- Inadequate Maryland Department of Planning staffing, need to devote more resources to planning & outreach, need to be more proactive
- Need to do a better job creating equity between MACo and MML

What could planning do better in Maryland? At the local level:

- Cooperation between county and municipalities (elected officials), focus on placement of growth, downtowns vs. suburbs
- Meaningful input from citizens

- Implementing plans (elected officials)
- Educate the public in what is planning
- Consider planning beyond county borders – regional
- Use of the internet
- Politicians value and comply with planning
- Find a backbone
- Competition for services between county and municipal governments
- Zoning is inconsistent with comprehensive plans
- More inter-jurisdictional cooperation needed

Top preferred relation between local planning authority and state planning requirements:

- Guidance only
- Limited interference
- Partnership – not dictatorship
- To stay advisory and a resource
- To keep the regional focus without mandate in order for local planning to not only look inward but outward too
- Provide framework and guidelines for planning without mandate, stay local
- State planning be better resource for local planning
- Local vision – state support collaboration
- Need structure in place (municipality, local, state) to allow for flexibility in different approaches with certain expectations/goals in place across the state

Table response to question, should local comprehensive planning be required for every municipality and county in Maryland?

Consensus: Yes

Consensus: Yes

Consensus: No

Consensus: No

Consensus: Yes

Comments:

- Yes, for counties and large municipalities
- Yes, to make an effort to look at the future

- Diversity of Maryland requires some flexibility. How to respect rural versus urban area needs and still provide fair balance of infrastructure funding.
- Every county should, not every jurisdiction (town)
- Set deadlines based on regional. Structured review process.

Top recommendations for best relationship between the comprehensive plan and zoning:

- Guidance and justification
- Flexibility
- Use zoning as the timing tool for implementing the plan
- Plan gives direction to zoning
- The state needs to eliminate re-zoning requirements, e.g. change or mistake rule
- Require consistency
- Zoning implements plan
- Consistent/link

- Zoning updates pass in conjunction with comprehensive plan and serve as the implementation of the plan
- Planning grants provided to towns to adopt zoning

Top thoughts about the State of Maryland mandating required standards for local comprehensive plans and reviewing those plans for conformity:

- Whether it would be used or relate to local level
- No
- Provide basic elements (but not limit scope)
- Review but not approval power
- Article 66B is good functional framework
- Need to understand small town issues and challenges
- Don't they already do that?
- Maryland Department of Planning makes only recommendation
- Create menu of core items and optional items (choose those that apply)

**Considering the Future of Comprehensive Planning in Maryland
Table Recorder Package Results
Eastern Shore Workshop, December 9, 2008**

Best uses for comprehensive planning:

- Vision for future – better allocate \$
- Consistency among jurisdictions, over time, within the plan
- Compatible land uses
- Identity & sense of place
- Build consensus among interests, resolve community issues
- Provide basis for regulation of property use/rights
- Advance quality of life through pre-planning allocating growth in light of infrastructure and resource base
- Bring community together, re: development of consensus about a vision for future
- Tool to coordinate efforts of different arms of government and the public
- Orderly & controlled growth
- Growth – direct, prevent sprawl, concentrate in areas
- Protect natural resources
- Transportation

Top specific areas and issues local planning should address:

- Land use as it relates to economic development
- Individuality of municipalities, maintaining character yet diversity throughout state
- Education of stakeholders
- Providing affordable housing, addressing potential consequences
- National resource sustainability
- Downtown sustainability
- Resolution of poverty – increase in economic well being
- Sustainability, how will development pay for itself given environment, physical & other realities
- Identification of regional & local character
- Relationship to regional & larger area plans
- Growth
- Service location (i.e., emergency services)

- Preservation of agricultural preservation & natural resource (Critical Areas)

Top areas, interests or issues comprehensive planning should not attempt to address:

- Should not be a regulatory document
- Should not provide details on implementation
- Should not have unfunded mandates. Should provide capital improvement budget
- Detailed design standards and aesthetics
- It should not attempt to regulate
- It should not attempt to dictate
- Should not be a set of directive regulations, but, instead, a driver of future regulations
- Individual site design

What planning does well in Maryland? At the state level:

- Leader in “smart growth” planning & legislation
- Providing tools, guidelines and technical assistance (workshops)
- Guidance & allowing local land use planning
- Provide data
- Mapping
- Technical studies and frame the large issues
- Making projections
- Model & guidelines education material
- Limited, i.e., more manageable group of practitioners
- Concepts & values of smart growth planning are in state law
- Good data resource
- Good coordination with universities, GIS systems
- State provides sample plans & guidance
- Provide informational materials; guidelines/models, local planning support, funding to update comprehensive plans
- Promoting smart growth & agricultural preservation

At the local level:

- Responsiveness – willingness to plan

- Innovation to fix unique problems & challenges
- Responsible
- Reflect local political and economic priorities and preferences
- Provide understanding and assessment of local issues
- Responsible to local issues, people, concerns
- Process – public participation
- Implementation of plans, land use section specifically
- Grassroots input opportunity
- More responsive to local concerns
- Potential for interpretation between local government services & land use planning, particularly at regional level
- Public participation/involvement
- Implementation of comp. plan & monitoring successes of the plan
- Growth issues, directing/controlling growth

What could planning do better in Maryland? At the state level:

- Removal of technical support (i.e., mid-shore office)
- Interagency coordination (MDE v. MDP)
- Figure out common public interests & prioritize solving those issues/public participation
- Fund local planning
- Tie state mandates to state funding
- Without better understanding of local issues/concerns state planning could focus better on broad policy
- Enabling legislations
- Better coordination of agencies
- Better connection with federal or regional initiatives – highway systems, power distribution
- Better articulate programs and theories such as “smart growth”
- Need a statute requiring consistency between comprehensive plans & land use/zoning regulations
- Need for better coordination between counties and towns
- Unfunded mandates
- Need a more flexible localized definitions for application of state regulations
- More coordination between state and local level and between jurisdictions, counties and towns
- Transportation planning & accommodating different modes

- More examples of what is happening outside of Maryland

At the local level:

- Coordination/transportation
- Implement at local level (political will)
- Get/listen to input from broad perspectives within community
- Understanding and incorporating priorities/shared interests
- Professional planning function
- Many municipalities have no service
- Coordinate better between small jurisdictions
- Planning not high enough on the hierarchical/budget ladders
- Need to find ways to engage public
- Can better ways be found to balance issues?
- Lack of coordination between jurisdictions
- More coordination between state and local level
- More examples of what is happening outside local level

Top preferred relation between local planning authority and state planning requirements

- State provides positive influence, tools, & guidance. Land use controls & planning dealt with at local level.
- State strategies for spending in Delaware based on local comprehensive plans
- Enabling
- Inform, involve, influence each other, but no state approvals of local plans
- Preserve local planning/approval authorities
- All local governments should have authorities that charter counties have. One legislation for all.
- Bottom up – local control/decisions
- State has 157 inputs to a state plan now
- State should be providing support to locals
- Provide support (not necessarily authoritative), funding professional consultants
- Guidance, support, especially to smaller local jurisdictions (not boilerplate)
- Local planning staff does a good job of guiding plan

Table response to question, should local comprehensive planning be required for every municipality and county in Maryland?

Consensus: Yes

Consensus: Yes

Consensus: Yes

Consensus: Yes

Consensus: Yes

Comments:

- Should zoning be required too?
- Create community vision
- Require municipalities to plan to keep/create local level control
- To ensure consistency
- Need funding at local level for professional staff.
- Jurisdictions have share of state resources & must manage them
- Plan their own destiny; for consistency across issues; because of growth issues; providing important source of information; to ensure jurisdictions talk about important issues

Top recommendations for best relationship between the comprehensive plan and zoning:

- Comprehensive plan creates vision and expectations; zoning ordinance implements
- Zoning should be consistent with plan
- Should be up to the jurisdiction to determine how specific a plan to be; the greater the specifics, the greater the consistency
- Comprehensive plan is a guide
- “Musts” and “shoulds” used as necessary
- Comprehensive plan informs zoning
- Comprehensive plan should be (undecipherable) with comprehensive plan
- Comprehensive plan guides zoning. Comprehensive plan needs to be fluid, need some flexibility
- Zoning is a tool & communicates the ideas of the comp. plan
- Comprehensive plan should guide changes to land use regulations, they should implement the comprehensive plan

Top thoughts about the State of Maryland mandating required standards for local comprehensive plans and reviewing those plans for conformity:

- No – what does “standard” mean?
- No – maintain local control
- No – one size does not fit all
- No state approval or certification of local plan
- Guidelines/suggested option; not standards
- No, if “standards” are stricter than statutory goals
- State should guide not mandate
- Not specific standards-should require particular elements to be included
- Yes, topic

Considering the Future of Comprehensive Planning in Maryland Participants

Southern Maryland Workshop Participants

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David Jenkins	Town of La Plata	Sue Veith	St. Mary's County Government
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Amy Blessinger	Charles Co. Planning	Tim Grover	St. Leonard Vision Group
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Meredith Sweet	Sierra Club	Jenny Plummer-Welker	Calvert Co. Planning & Zoning Dept.
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David Humphreys	Calvert Co. Planning & Zoning Dept.	Alan Feinberg	East Frederick Rising CDC
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Liz Nelson	Garrett Co. Municipalities
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Nichole Purcell	City of Frederick
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Kathy Maher	City of Hagerstown
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Janice Wiles	Friends of Frederick County
Tom Christoffel	Regional Community Development News
Chuck Boyd	Parsons Brinckerhoff
Carol Krimm	Delegate Galen Clagett
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Cynthia Unangst	Town of Middletown
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Bill Dodd	Koch Homes
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