

Planning Commission, Planning Board and Board of Appeals Education Course

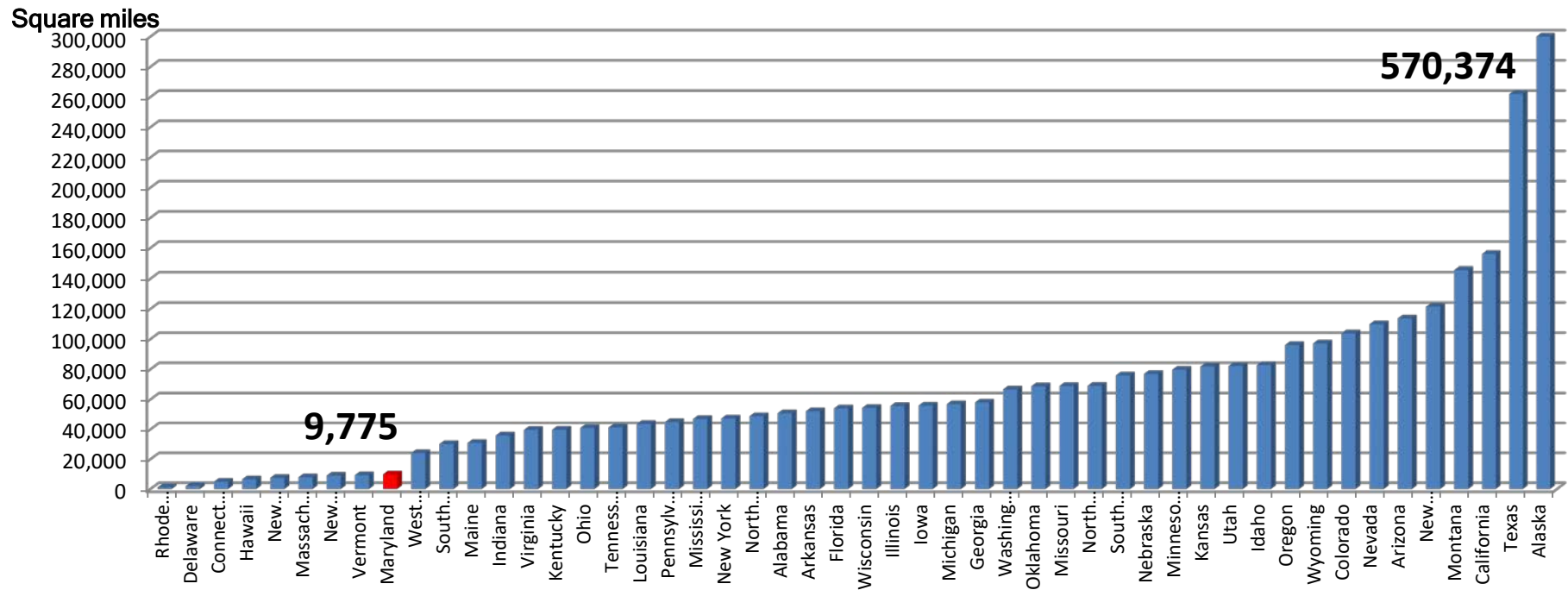
Foundations of Planning



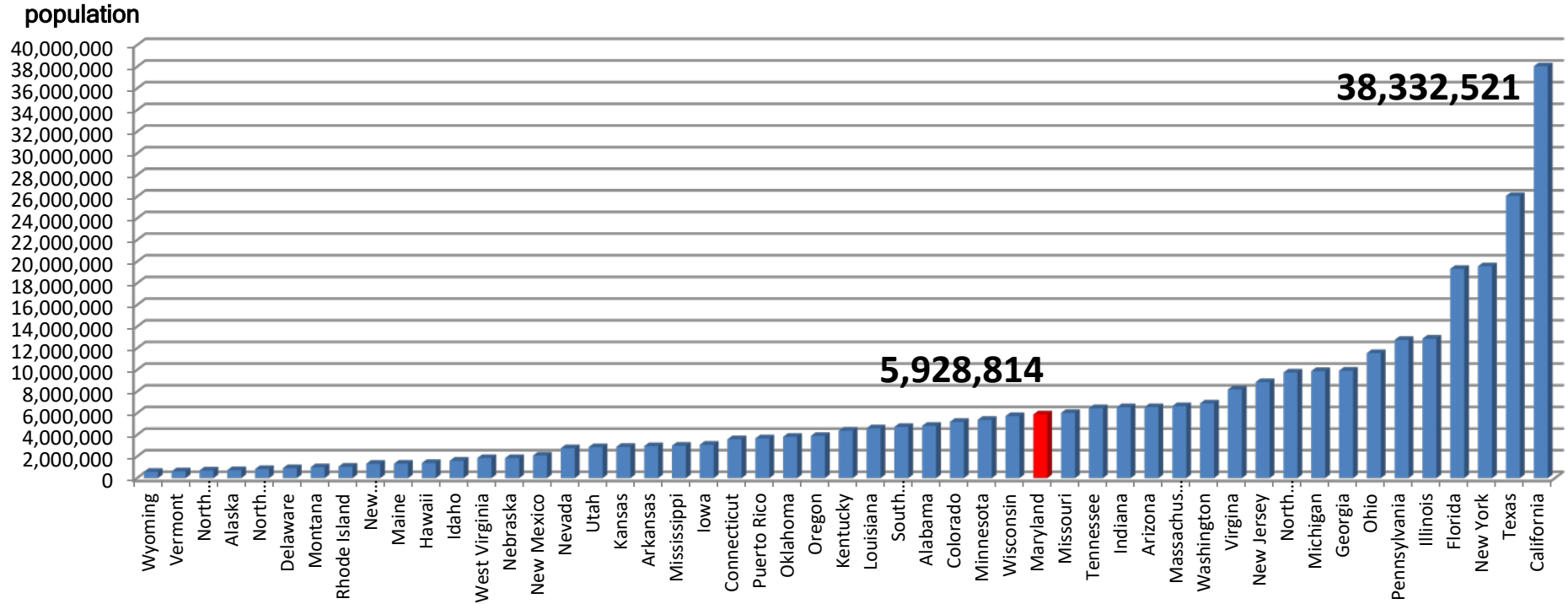
What makes Maryland unique?



41 states are larger than Maryland



...but only 18 states have more people



Maryland:

A history of good planning



Maryland:

A history of good planning



Dave Wilson, former director of the MD Coastal Bays Program, describes how zoning protects farmland and directs growth to cities and towns.



Carla Gerber, Kent County agricultural preservation staffer, explains how the county protects farmland.



Maryland:

A history of good planning



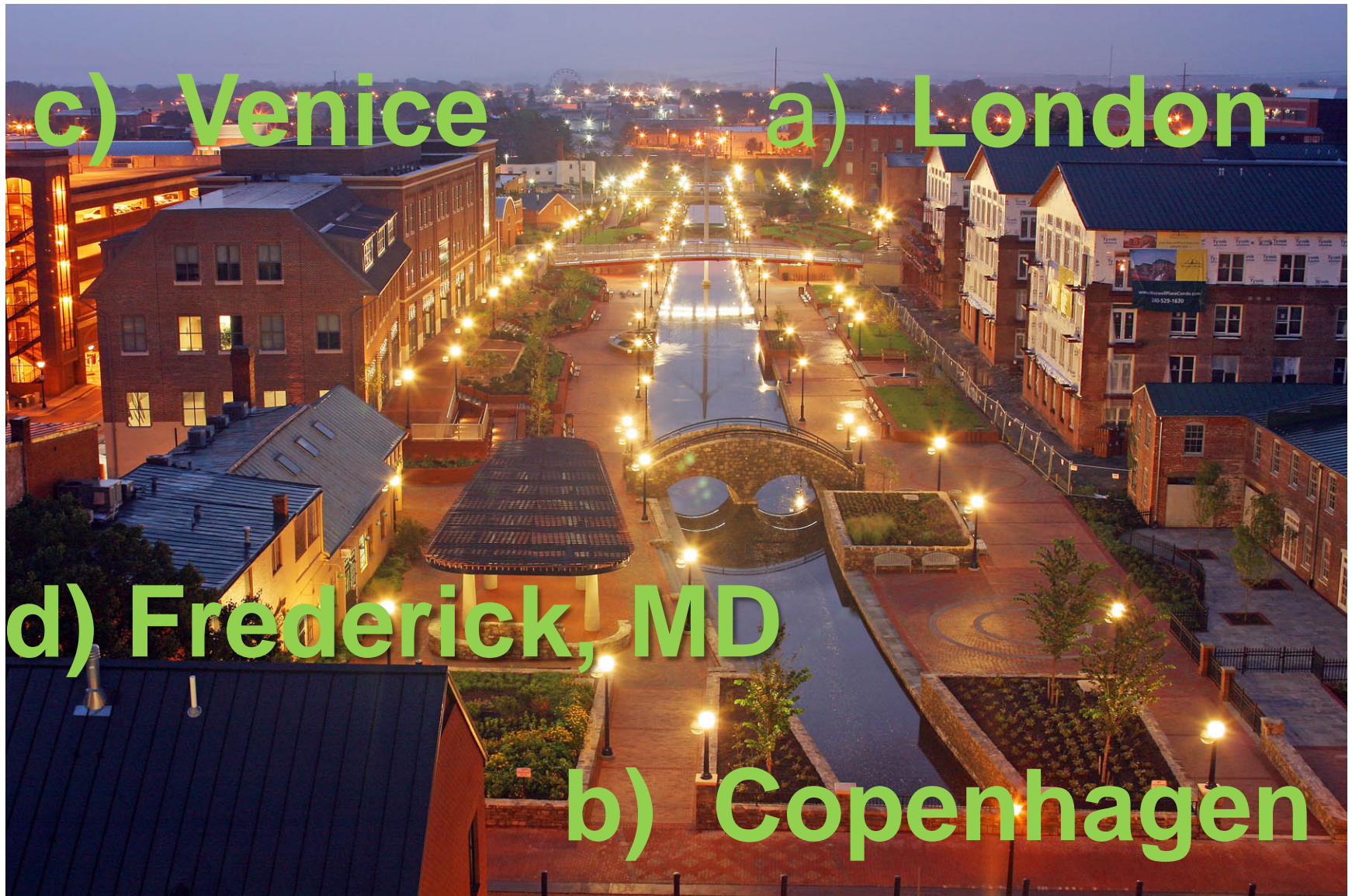
Architect Tom Liebel explains the benefits of historic preservation.



Maryland:

A future of good planning?

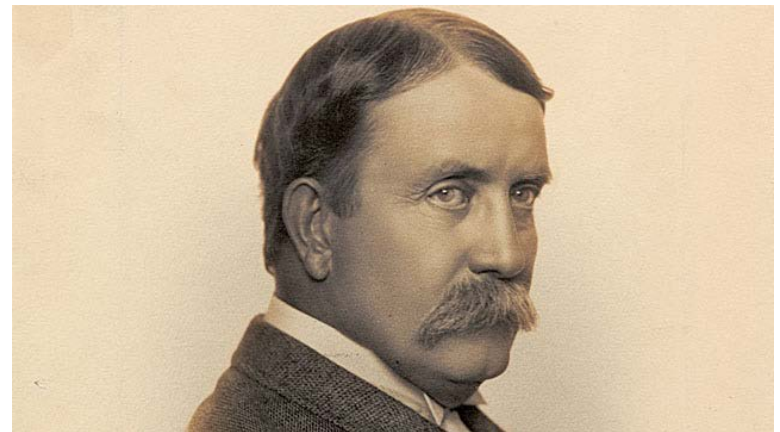
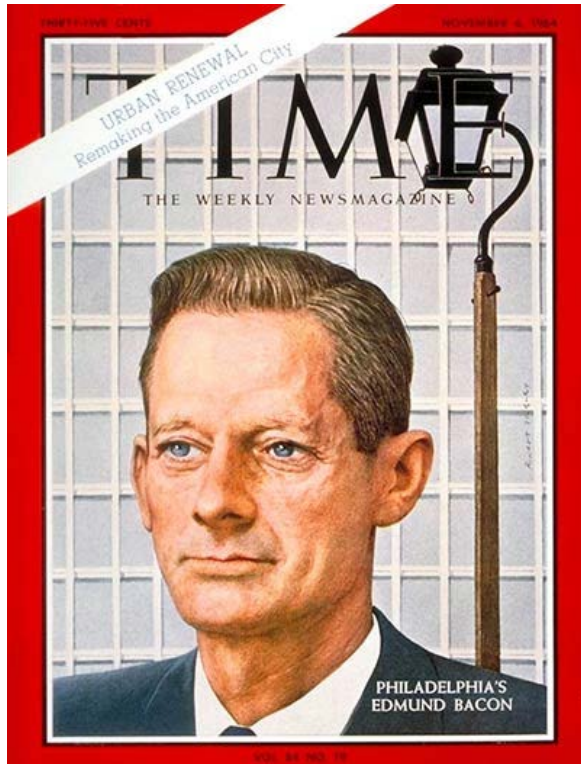


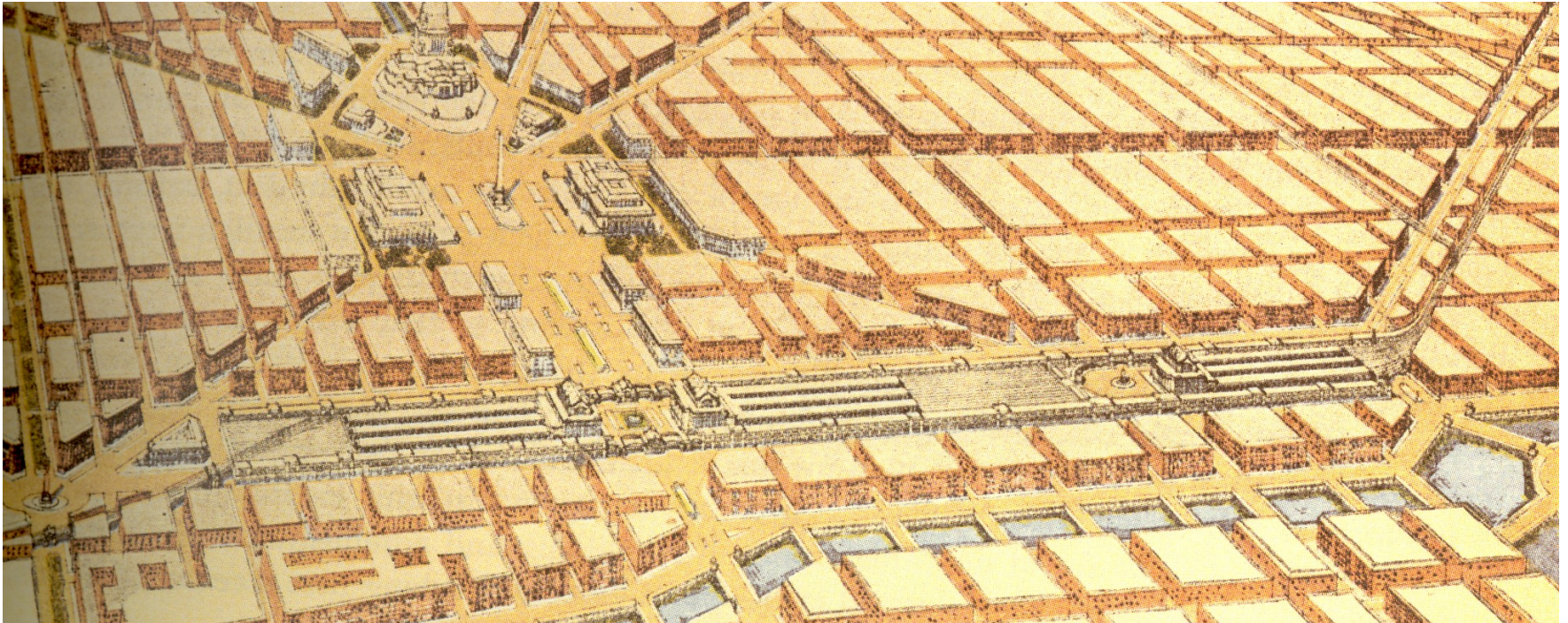




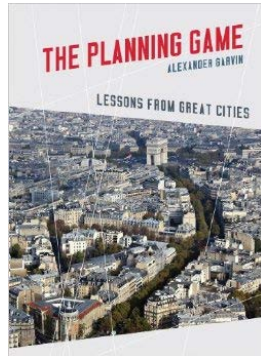
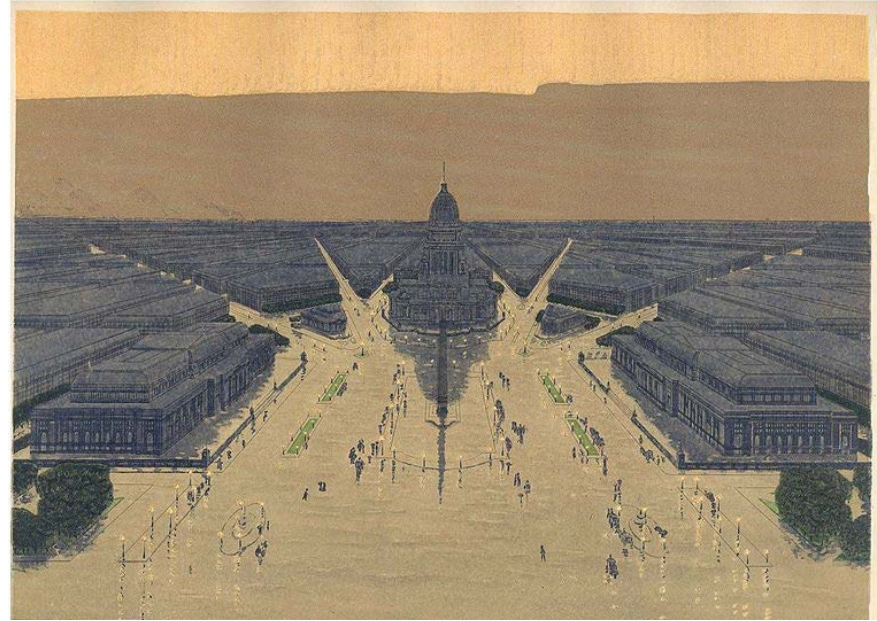
d) Frederick, MD

Planning evolved from early 20th-century efforts to protect health, safety & welfare





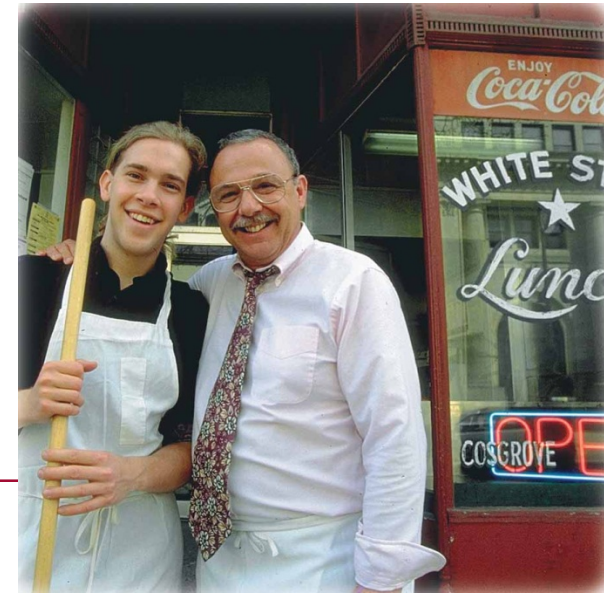
“Planning brings together the forces of government, business, finance, politics, and public opinion...to produce change.” The Planning Game: Lessons from Great Cities, Alexander Garvin



Planning includes “a simple, common-sense procedure to make conditions more livable” by investing in “public improvements” with intelligence and “foresight” rather than in a “haphazard,” uncoordinated manner. *Walter Moody, first managing director of the Chicago Plan Commission, 1919*

Why plan?

- Guide land use
- Provide infrastructure
- Protect natural resources
- Foster economic development



Robert A. Elliott, Queen Anne's County planning commissioner, tells about the importance of training.



The Role of Planning



- Understand
- Know
- Gauge
- Listen

Maryland statutes

Maryland delegates planning and zoning authority to local jurisdictions

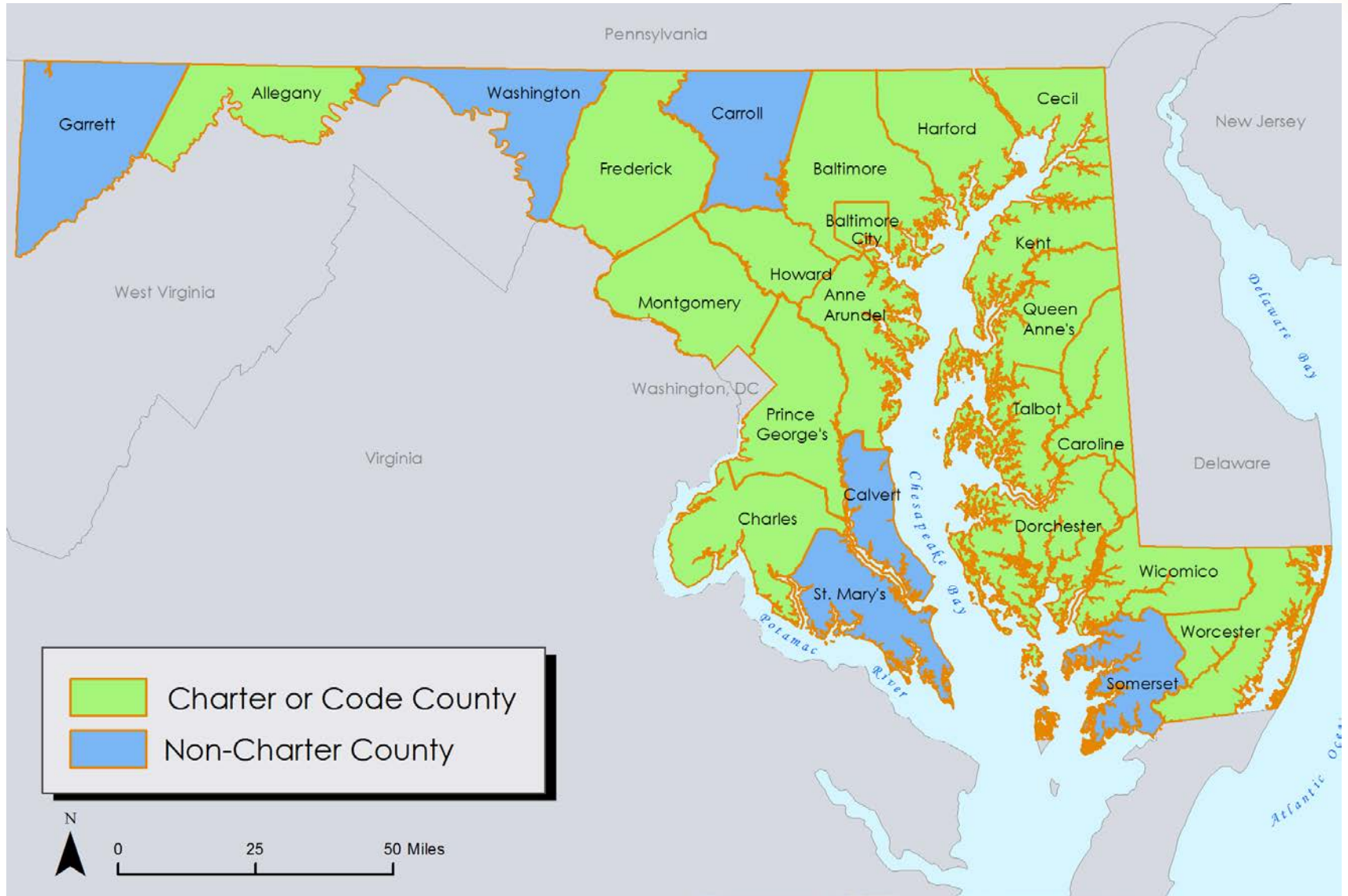
- Land Use Article
- Other planning-related state legislation



Maryland statutes

Land Use Article

- Governs establishment, implementation of land use mechanisms by local governments
- Division I (from Article 66B-Land Use): planning requirements for land use in commission counties, municipal corporations & Baltimore
- Division II (from Article 28-MNCPPC: land use in Montgomery and Prince George's counties).



U.S. Planning Milestones

- Penn's Plan of Philadelphia (1682)
- L'Enfant's plan for Washington (1791)
- Central Park, New York City (1859)
- Regional Plan for New York (1932)
- Euclid v. Ambler Realty (1926)
- U.S. Housing Act (1937)
- National Environmental Policy Act (1970)



Maryland Planning Milestones

- State Planning Commission (1933)
- Maryland State Department of Planning (1959)
- State Land Use Act (1974)
- Economic Growth, Resource Protection and Planning Act (1992)
- Smart Growth Areas Act establishing PFAs (1997)
- Sustainable Communities Act (2010)



PRIORITY FUNDING AREAS

PFAs focus state spending to:

- Make most efficient use of taxpayer dollars
- Preserve and maintain existing neighborhoods
- Preserve farms and natural resources
- Reduce pollution
- 1997 municipal boundaries automatically in PFA

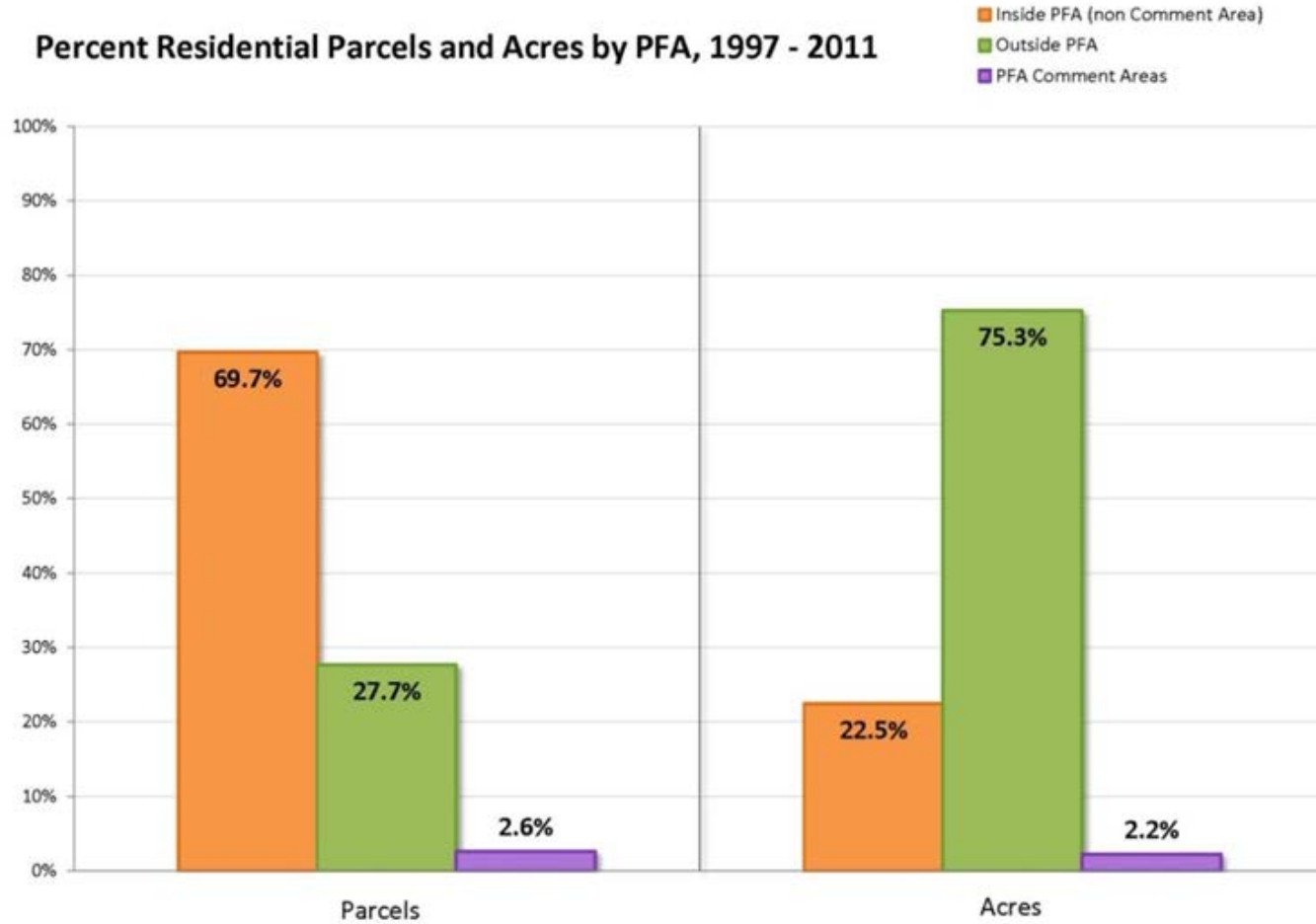
PRIORITY FUNDING AREAS (PFA)

- Existing or planned water/sewer service
- Average residential density of 3.5 units per acre
- Growth plan consistent with projections
- Size of PFA based on land needed for 20 years



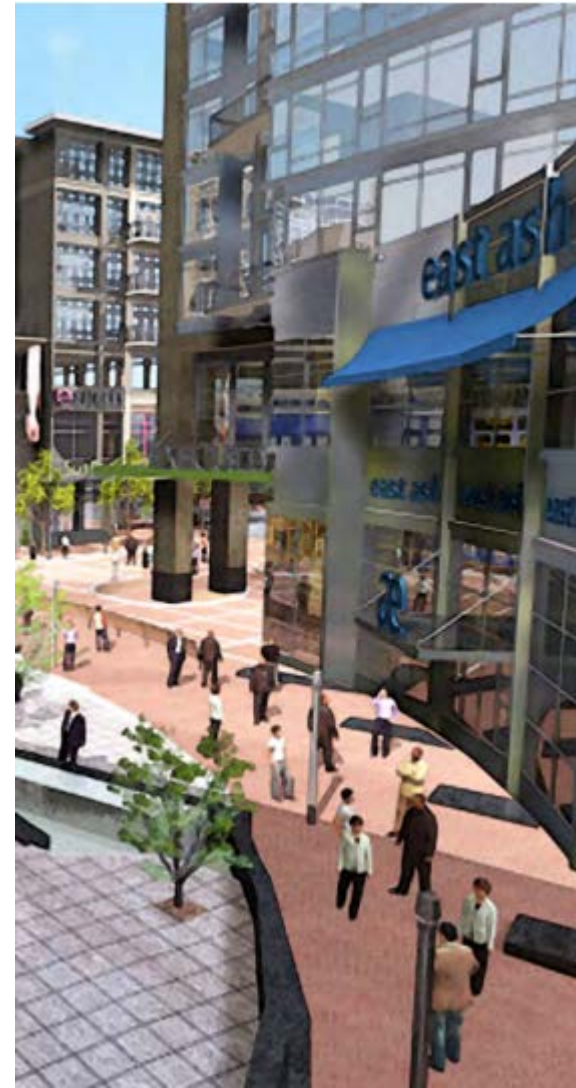
PRIORITY FUNDING AREAS

Percent Residential Parcels and Acres by PFA, 1997 - 2011



TRENDS

- 600,000 new jobs by 2035
- Movement of jobs outside urban communities contributes to decline of established cities and towns



GROWTH

- > 1.7 million acres developed (27%) of MD's 6.2 million acres
- 650,000 acres developed in past 30 years



PLANNING COMMISSION, PLANNING BOARD AND BOARD OF APPEALS EDUCATION COURSE

Foundations of Planning Review

True or False?

Maryland is the 5th most densely populated state

By 2035, Maryland is expected to grow by:

- A) 1 million new residents**
- B) 500,000 additional households**
- C) 600,000 new jobs**
- D) All of the above**

Why do we plan?

- A) To guide land use**
- B) To provide infrastructure**
- C) To protect natural resources**
- D) To foster economic development**
- E.) All of the above**

Where do Maryland jurisdictions get their planning authority?

- A) The governor
- B) The United Nations
- C) The Land Use Article
- D) Maryland Department of Planning

PRIORITY FUNDING AREAS...

- A) Make most efficient use of taxpayer dollars**
- B) Are located outside growth areas**
- C) Are drawn by the state**
- D) Only include municipalities**