



*Master Plan  
Recommendations  
of the  
Carroll County  
Board of  
Commissioners*

# *Master Plan- Vision*

*Carroll County preserves its unique rural agricultural heritage, protects its environmental resources, and promotes a balanced approach to new growth and economic opportunities consistent with the character of its communities. County amenities, infrastructure, and facilities contribute to a high quality of life.*

*Carroll County's values, and its Citizens' unalienable rights of Life, Liberty, and Property are respected, protected and sustained.*

# *Our Master Plan should reflect:*

- Respect for the Constitution (reference Amendments 5, 10 and 14)
- Respect for free markets; and
- Respect for the individual rights of Carroll County citizens to plot their own course without mandates that seek to alter or end lifestyles and individual choices that make Carroll a special place to live.

# *The facts:*

- **This Board of Commissioners...**
  - **Supports stable zoning that has been in place for years.**
  - **Believes the right to use land carries grave responsibilities to ensure private uses do not illegally impinge on the property rights of others.**
  - **We will preserve the rural character of our county.**

# *What do we mean by "Support of Property Rights?"*

- Defending property rights means preventing government from using regulatory means to change, steal, or deprive citizens of legal uses they acquired at the time they purchased their homes, land and businesses.
- Rejection of *Kelo v New London* Opinion as a basis for planning.
- *"Property rights mean self-interested monitors. No owned creatures are in danger of extinction. No owned forests are in danger of being leveled. No one kills the goose that lays the golden egg when it is his goose."* Thomas Sowell (PhD Economics)

# *Unalienable Rights:*

- **Under the Constitution, the role of government is to protect and defend these unalienable rights given to us by God. (Life-Liberty-Property)**

# Agenda 21

National Adoption

Local Implementation

President's Council on Sustainable Development

ICLEI (Int'l Council for Local Environmental Initiatives)

Agencies  
EPA/HUD/DoT

national  
planning  
associations (et.al.)

Judicial and  
Regulatory Tyranny

State/Local  
Planning

Coercion

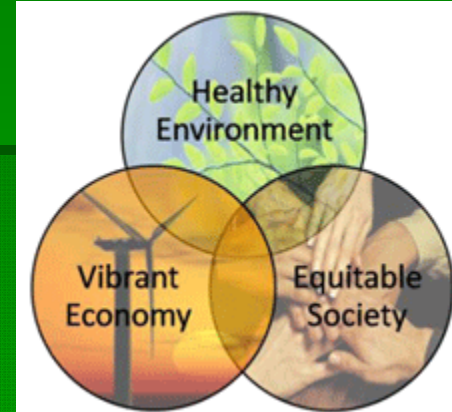
SUSTAINABLE COMMUNITIES ACT OF 2010  
SUSTAINABLE COMMUNITIES TAX CREDIT



State of Washington

Office of  
Superintendent of Public Instruction

OSPI



***The "Three E's" appear in Master Plans and Education throughout the U.S.***

# *What does Carroll's Board of Commissioners Believe?*

- **Best way to preserve communities and quality of life is to avoid urbanesque development templates**
- **While simultaneously preserving rural farmland and small town charm**

*Worth preserving:*



# *Smartgrowth- Where do we AGREE?*

- It makes more sense for growth to take place around towns where infrastructure exists.
- Preserving Agricultural Land

# *Smartgrowth flawed premise*

- Since different market segments DO NOT compete with each other (families that want a house on an acre of land WILL NOT buy a smartgrowth townhouse) dense housing will NOT reduce demand for rural homes.
- People relocated to Carroll to escape smartgrowth in nearby areas, deliberately moving **AWAY** from their offices to escape social decay & congestion.

# *Our Vision of Smartgrowth is*

## **“RESPECTFUL GROWTH”**

- **Smartgrowth = 1-size fits all template**
- **RESPECTFUL GROWTH recognizes the individuality of counties and towns; the preferences of citizens in a FREE SOCIETY; and enables them to live in a way that preserves the fabric of their communities.**

# *Smart for Farms and Businesses?*

- **Take away their land rights; values collapse; their **property won't appraise and they get forced into foreclosure.****
- **That's no way to save a farm or business.**

# *BEGIN TOP ISSUES: FINANCIAL SUSTAINABILITY*

- **Sustainability initiatives must include a cost-benefit analysis**
  - From development to environment
  - Energy to transportation
  - Housing & Taxes
- **Programs that require subsidies are not sustainable**
- **BOTTOM-LINE: Affordability is mandatory**

# *SEMANTICS & VERNACULAR*

- REPLACE: “Ensure and provide” with “Encourage and promote”
- REPLACE: “Will and must” with “Consider, endeavor, may”
- REPLACE: “Shall” with “Primarily will be or May be”
- REPLACE: “Minimize” with “Mitigate”
- REPLACE: “Maximize” with “Promote sufficient or increase”
- REPLACE: “Stakeholder” with “Property Owners”
- REPLACE: “Sustainability” with “Environmental Stewardship”
- REPLACE: “Permanent” with “Long-term”
- REPLACE: “Harmony” with “Consistent with fabric of existing communities”

# *SEMANTICS & VERNACULAR*

- **DELETE:** References to “Behavior Modification”
- **PREFER:** Language that suggests “reasonable effort”
- **CLARIFY:** “Recommendations” do not preempt action to the contrary (in glossary)
- **CLARIFY:** Policy: “to the extent it is economically feasible” (glossary)
- **DEFINE:** “Fabric of community” (in glossary)
- **DEFINE:** ”Private Property Rights” (in glossary)
- **DEFINE:** “Low to Mid Price Housing”
- **DELETE:** references to climate change

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*STRATEGIC GOALS  
OF THE  
CARROLL COUNTY  
BOARD OF  
COMMISSIONERS*

# *Number 1*

- **PRESERVE THE FABRIC OF OUR COMMUNITIES**
  - ✓ **Maintain low densities**
  - ✓ **County will not dictate housing types/prices**
  - ✓ **Preserve the unique attributes of communities**
  - ✓ **Peace of mind through stable zoning that respects property owners**
  - ✓ **Maintain an affordable level of adequate public facilities including public and private recreation facilities and parks.**

# *Number 2*

## ■ **PRESERVE OUR AGRICULTURAL LANDSCAPE AND AGRIBUSINESS**

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- ✓ Explore additional Ag-preservation tools to facilitate meeting the County goal of 100,000 acres of preserved Ag land
- ✓ Preserve Ag and Conservation zoning
- ✓ Lower-cost finite duration long-term easements
- ✓ Smaller footprint development including clustering
- ✓ Policies that help Agriculture remain economically viable

# *Number 3*

- **Protect County from Urbanesque Housing Development Patterns**
  - ✓ **Preserve Carroll's low density housing patterns**
  - ✓ **Explore judicious permitting of accessory dwellings- more housing without more land**
  - ✓ **Explore relaxation of regulations that limit rentals**
  - ✓ **It is not government's job to manage housing stock**

# *Number 4*

## ■ **COMMERCIAL AND INDUSTRIAL TAX BASE & MORE JOBS:**

- ✓ Focus on Redevelopment:
  - ✓ Finksburg corridor; Warfield
  - ✓ Hampstead Business Centers
  - ✓ Westminster Air Park
- ✓ Fix defective zoning designations that may be crippling existing business centers
- ✓ E-Verify & Secure Communities Initiatives
- ✓ Seek out and propose additional commercial and industrial land by working with private property owners that consent to rezoning

# *Number 5*

- **Facilitate Small Business Growth**
  - ✓ Promote small business growth by better explaining expansion requirements
  - ✓ Delineate when building expansion is or is not grandfathered
  - ✓ Help devise creative ways to minimize costs of ADA compliance

# *Number 6*

- **Encourage True Environmental Stewardship**
  - ✓ Environmental Tip Sheets (ETS)
  - ✓ Develop relations with community groups and businesses that embrace free market solutions to environmental challenges
  - ✓ Ensure environmental premises and solutions are derived from VERIFIABLE science and SOUND economics

# *Number 7*

- **Promote “Celebrating America”**
  - ✓ Focus on being proud to be American
  - ✓ Celebrating our Constitution & heritage
  - ✓ Create a compelling marketing umbrella that will draw visitors and business into the County and enhance our economy

# *Number 8*

- **Preservation of Low-Density Traditional Towns:**
  - ✓ Explore feasibility of creating a Rural “Legacy” Town Area (RLTA) available at discretion of towns
  - ✓ Exempt from minimum densities
  - ✓ Prevent small towns from being “smothered” by surrounding development

# *Number 9*

- **PROMOTE RESPONSIBLE CELL TOWER PLACEMENT**
  - ✓ Accommodate 3G & 4G growth
  - ✓ Coordinate with Emergency Services needs

# *Number 10*

## ■ **TRANSPORTATION**

- ✓ **Propose Enhancements that...**
  - ✓ **Reduce fuel waste**
  - ✓ **Do not require mass transit**
  - ✓ **Place bike paths and walkways in appropriate, desired and financially sensible areas**
- ✓ **Maintain free-flowing fuel-efficient road systems and evaluate alternatives consistent with the fabric of our communities**

# *Number 11*

- **Preserve the County's historic, cultural, scenic, and architectural heritage.**

# *Number 12*

- **Provide affordable community educational opportunities, libraries & resources.**

# *Number 13*

- **Promote cooperative planning relationships with our municipalities.**

# *Number 14*

- **Ensure respect for unalienable individual rights by encouraging community involvement in planning, in an open two-way communication process. Provide a balanced perspective on planning goals vs. real-world effects.**

# *Appendix*

## *Compact vs Rural Growth*

<i>Description</i>	<i>Compact</i>	<i>Rural</i>
▪ <b>Police and Social services</b>	<b>Expensive</b>	<b>Less Expensive</b>
▪ <b>Traffic congestion and pollution</b>	<b>Heavier</b>	<b>Lighter</b>
▪ <b>Cost to gov't of water and sewer</b>	<b>Expensive</b>	<b>Zero</b>
▪ <b>Water Recharge areas</b>	<b>Stressed</b>	<b>Abundant</b>
▪ <b>% Impervious area</b>	<b>High</b>	<b>Insignificant</b>