



# A Rural Perspective On Smart Growth



# Plan for the Valleys, Baltimore County



<http://bit.ly/IVcyNw> from [www.Planning.org](http://www.Planning.org)



# #1 Planning – the long view



Loading tobacco at Dorman Hall's farm – James Houser photo, *Money Crop*



Courtesy of the Calvert Marine Museum

**Calvert County's history is connected to the land and water. The Pleasant Peninsula Plan of 1974 began Calvert's growth management efforts to protect those resources.**

## #2 Environmental Resources



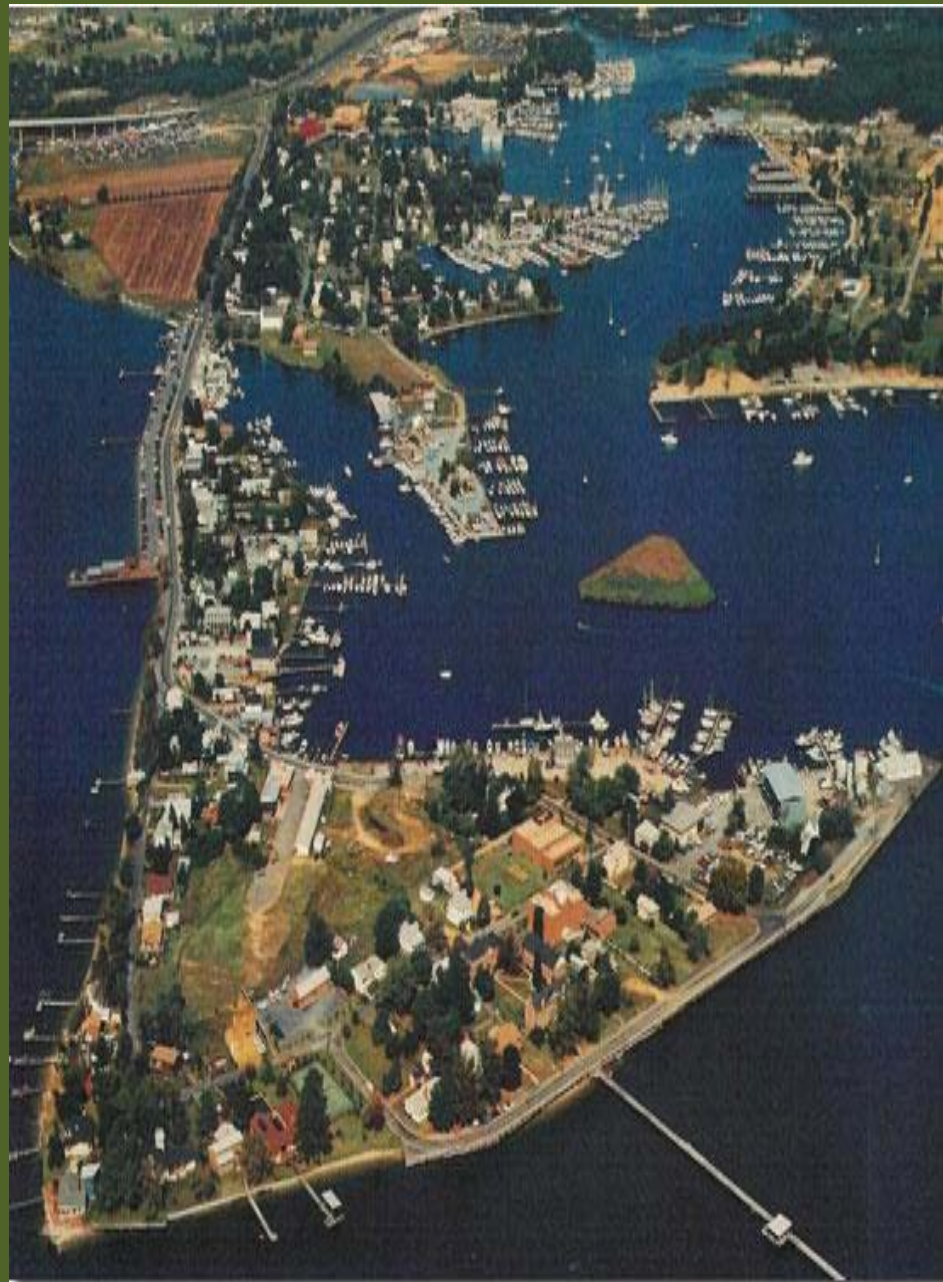
## #3 Town sizes and growth strategies

# Chestertown, Maryland





# #3 Town sizes and growth strategies



## Solomons Town Center Architectural Design Manual

Guidelines for Architectural Review Applicants



Calvert County, Maryland  
Adopted by the Calvert County Planning Commission



## #3 Town sizes and growth strategies

### *The Town Center Concept Stopped Commercial Sprawl— Nearly all Commercial Growth Inside PFAs*





A Unified  
Transportation  
Plan for Southern  
Maryland

*The Commission to Study Southern  
Maryland Transportation Needs*



**Southern Maryland  
Transportation Needs Assessment**

**Final Report**

In Partnership with:  
The Tri-County Council for Southern Maryland  
The Maryland Department of Transportation (MDOT)

Prepared by:  
Cambridge Systematics, Inc.  
with:  
A.G. Samuel Group, Inc.  
Sabra, Wang & Associates, Inc.





# #5 Agricultural land preservation and effective food policy

SOUTHERN MARYLAND AGRICULTURAL DEVELOPMENT COMMISSION : TOBACCO BUYOUT : LINKS : CONTACT US



**Your choice matters...**

**So. Maryland So Good...**

ANNE ARUNDEL, CALVERT, CHARLES, PRINCE GEORGE'S AND ST. MARY'S COUNTIES

**SO. MARYLAND, SO GOOD FARM GUIDE**

- WHAT IS SO MARYLAND, SO GOOD?
- WHAT'S IN SEASON?
- FREQUENTLY ASKED QUESTIONS
- THINGS TO DO/AGRITOURISM/HERITAGE TRAILS
- NEWS AND MEDIA INFORMATION
- KIDS
- EVENTS

**SEARCH DIRECTORY**

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[Southern Maryland Trails Web site](#)



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[Farmers' Market Brochure](#)



[So. Maryland Equine Guide](#)



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# Fruit and Vegetable Production



**Miller Farms Clinton** 

HOME FARM BAKERY NURSEY ON LOCATION COMMUNITY WORK FOLLOW US NEWS

**Miller Farms**

**LATEST NEWS:**  
Fresh Cut Christmas Trees Are Available Now!!!  
Anthony "Swamp Dog" Clark  
Southern Maryland Meat

*W*elcome to Miller Farms of Clinton, Maryland!

Miller Farms is a 267 acre farm that has been family owned since 1840. We have a wide array of fresh fruits, crisp vegetables and much more. In addition to our farm, we have a bakery full of delicious home baked goods and hand made ice cream, a nursery abundant with beautiful plants and flowers, a farmers market, seasonal displays, and much, MUCH more!

Miller Farms is open for business. We can't wait to see you!  
Thank you!

*The Millers*

**MILLER FARMS**  
DIRECT FARM MARKET

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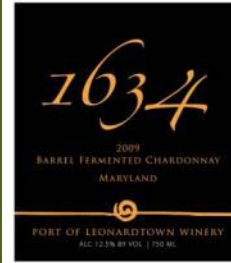
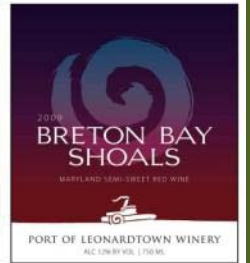
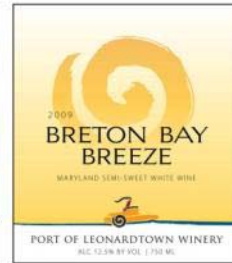
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# Southern Maryland Wineries



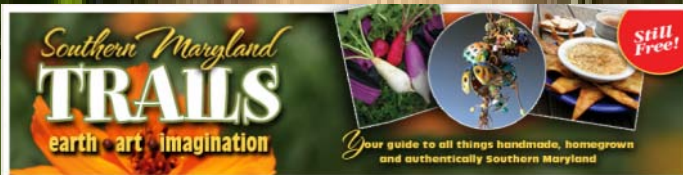
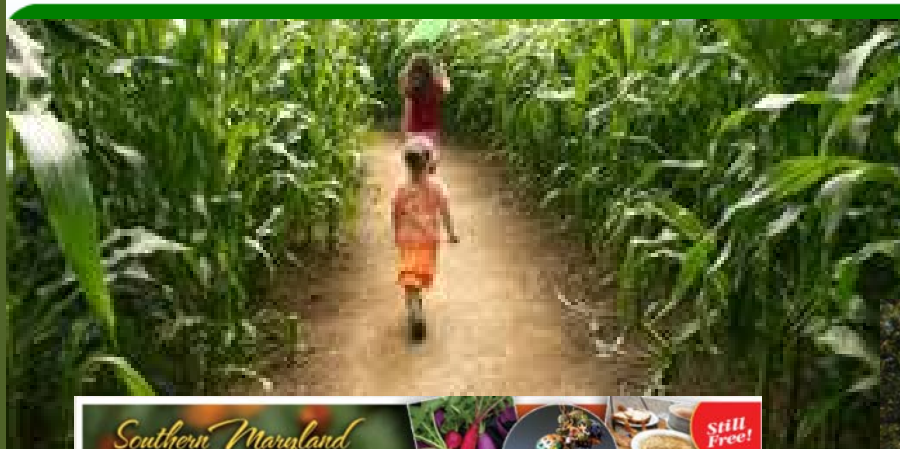


Johnny Knott's Meat Processing Facility





# Agri-Tourism



What if you could plan a getaway filled with colorful characters, postcard-perfect views, farm-fresh food, fabulous art and family fun?

Now you can! Southern Maryland Trails: Earth, Art, Imagination is your guide to all things handmade, home-grown, locally harvested and authentically Southern Maryland!



**Get the Southern Maryland Trails Guidebook:** The fourth edition of the **FREE** printed Trails guidebook will be available at [these sites](#) throughout the area beginning Sept. 3rd! This 128-page book contains information on Southern Maryland's special places; you'll find maps, descriptions and directions plus many interesting facts about the region.

**The Trails Online:** View or download pdf versions of each of the four main Trails [here](#).

ADVERTISE HERE!



ADVERTISE WITH US



FOLLOW THE TRAILS







Please also see your input as SMADC programs...

www.smadc.com



Take the Buy Local Challenge the last full week in July!

**SUPPORT! SO. MARYLAND FARMS**  
It's good for you, your community and the planet!

Get a FRESH perspective at [www.smadc.com](http://www.smadc.com).

The Southern Maryland Agricultural Development Commission (SMADC) has created many resources to help consumers find the Southern Maryland farms that fit their needs. Visit the new SMADC Web site to find out more...It's easy to support local farms every day...

Use So. Maryland, So Good resources. Look for the SMMSG logo where you shop and dine to find products grown on local farms. The SMMSG Farm Guide and targeted mini-directories (available online or from participating farms) help you find the farms that fit your needs.

Take the annual Buy Local Challenge. During the last full week in July, pledge to eat at least one thing a day from a Southern Maryland farm.

Explore the Southern Maryland Trails. Plan a family outing at one of the region's agritourism sites or find restaurants that feature farm fresh food. The Trails highlight farms, art studios and galleries, restaurants, lodgings and our region's spectacular natural areas. It's your source for all things hand made, home grown and authentically Southern Maryland.

There's so much more! If you're a farmer, or thinking about becoming one, SMADC's newest resource, Maryland FarmLINK, has valuable resources for you, including a listing of land available to farm. If you are an educator, SMADC's curriculum and learning resources for children featuring Cornelia and the Farm Band can help you teach kids about the value of farms.

Visit [www.smadc.com](http://www.smadc.com) to find out how your choices matter to your family, your community and the planet...

**SMADC**

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So. Maryland, So Good, Southern Maryland Trails, Buy Local Challenge, Maryland FarmLINK and Cornelia and the Farm Band are programs of SMADC.  
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Get your FREE Guides on-line!

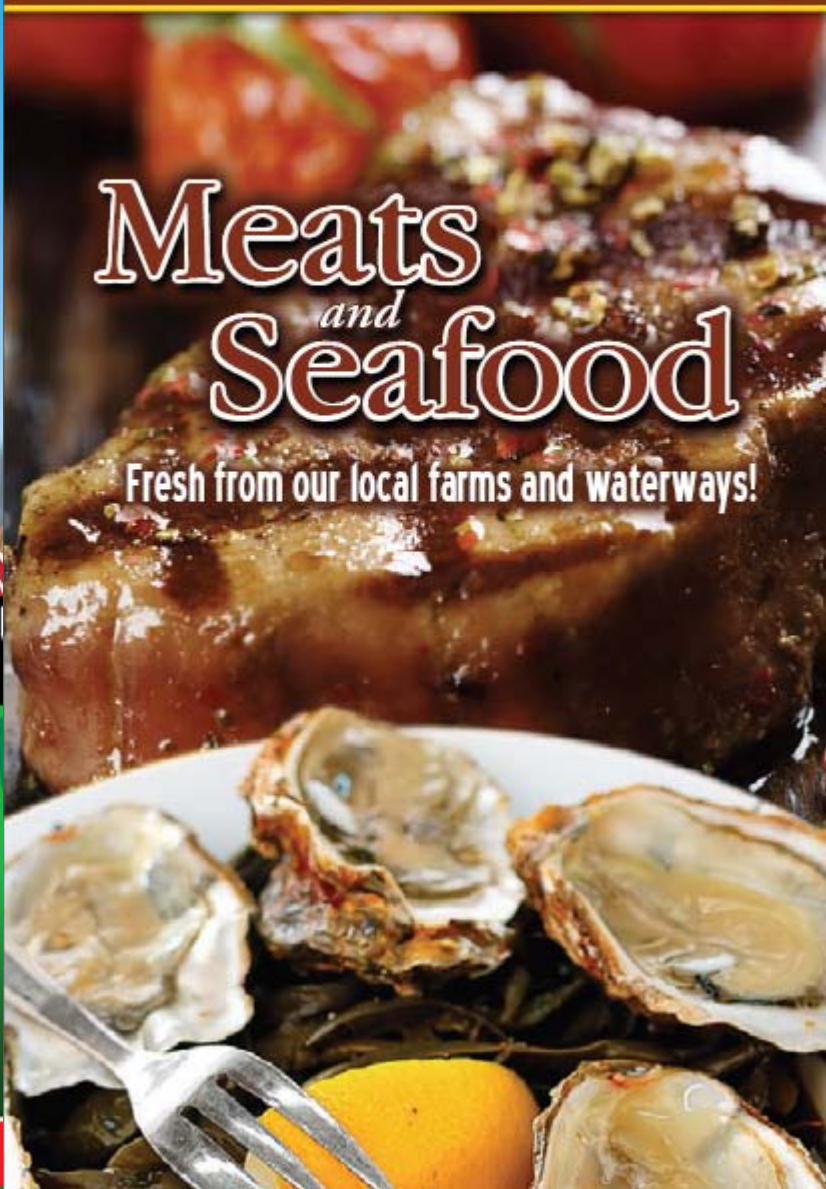
So. Maryland, So Good  
**farmers' market**  
*Guide*

2012/13 EDITION!



So. Maryland  
So Good...

**Southern Maryland Meats and Seafood Guide**  
A SO. MARYLAND, SO GOOD DIRECTORY



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Anne Arundel, Calvert, Charles, Prince George's and St. Mary's Counties and the DC Metro Area



# Smart Growth Challenges

1. Lack of infrastructure and loss of federal and state funds to assist counties.
2. Encouraging builders, bankers, and purchasers to embrace products not tested in the market.
3. Housing loans limit incomes too tightly.

# Smart Growth Challenges (continued)

4. Farmers – “Land is my equity. Don’t change anything.”
5. Good design is usually more expensive.
6. No public support for high density projects.
7. Thousands of undeveloped lots recorded before zoning, stormwater, and road ordinance regulations.