

BARCLAY COMMUNITY PLAN

2006



PREPARED BY MARYLAND RURAL DEVELOPMENT CORPORATION FOR BARCLAY PLANNING COMMISSION
WITH ASSISTANCE FROM MARYLAND DEPARTMENT OF PLANNING

TOWN OF BARCLAY

RESOLUTION # 06-02

TOWN COMMISSIONERS ADOPT COMMUNITY PLAN

WHEREAS, the Barclay Planning Commission has researched issues regarding community needs and has assessed the positive and negative factors relative to growth;

WHEREAS, the Barclay Planning Commission has written a Community Plan which sets forth a framework that encourages growth while protecting attributes of the existing community;

AND WHEREAS, on July 12, 2006, the Barclay Planning Commission held a duly advertised public hearing on the proposed adoption of the Barclay Community Plan to solicit comments and a discussion of citizen concerns;

AND WHEREAS, the Barclay Planning Commission has recommended to the Barclay Town Commission that the Plan as described above be adopted; and

AND WHEREAS, the Barclay Town Commission held a duly advertised public hearing on the proposed adoption of the Barclay Community Plan to solicit comments and a discussion of citizen concerns.

NOW, THEREFORE, BE IT RESOLVED, that the plan entitled “Barclay Community Plan” is hereby adopted as the Comprehensive Plan.

THIS RESOLUTION adopted by the Barclay Town Council this 14th day of August 2006.

ATTEST:

THE BARCLAY TOWN COUNCIL:

TOWN MANAGER

COMMISSION PRESIDENT

COMMISSIONER

COMMISSIONER

PREFACE

Government plans and creates laws to protect the public health, safety, and welfare. State growth management laws were designed to assist in the preservation of land and resources against rapid and inappropriate development, which endangers our sensitive environment and often creates infrastructure deficits that the public is ultimately required to pay through taxes and other fees.

The *2006 Barclay Community Land Use Plan (Comprehensive Plan)* combines a vision by Barclay residents and officials and conforms to appropriate elements of the *2002 Queen Anne's County Comprehensive Plan*. While this Plan is intended to describe growth policies for the Town of Barclay, there are aspects of growth that relate to neighboring areas outside municipal boundaries. This Comprehensive Plan is the effort of the Barclay Planning Commission to ensure that the positive characteristics of the Town are preserved and enhanced for residents and visitors.

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MISSION STATEMENT

The residents of Barclay see themselves as a rural village in a much larger world. As a small community on Maryland's Eastern Shore, Barclay has served the surrounding agricultural area as a local service and production center. For much of its history, the residents worked locally and were served by local institutions. Many of the current residents were born in the community and as a result have developed valuable relationships with their neighbors and friends. As growth occurs in the area surrounding the Town, the current community wants to maintain its history and local traditions, sharing those values with new residents and businesses. Therefore, the mission and goal of the Comprehensive Plan is to encourage the community to remain a village by promoting growth that is consistent with the traditions and history of Barclay:

“To preserve the Village of Barclay as an attractive rural community within the broader setting of managed growth in Queen Anne’s County, while at the same time, assure that any growth and development that occurs is consistent with the “Village of Barclay” in scale and scope with existing development.”

In order to fulfill the mission statement, the citizens of Barclay have developed a set of goals and recommendations to guide and manage the Town in a manner appropriate with their vision for the community. These goals are based on the desire to maintain the community and promote orderly growth. They also are based on the visions for growth management developed by the State of Maryland, which encourages the revitalization of traditional communities such as Barclay.

DEVELOPING THE BARCLAY LAND USE PLAN

The purpose of the Community Plan is to provide a series of goals and objectives to control and manage growth and development within and/or near Barclay. The Plan is the result of Planning Commission and Town Commission efforts to understand the current condition of the Town, its historical growth patterns, and recent developments, which have all combined to create its present appearance and conditions. The Community Plan also reflects the community's desire to maintain the current village atmosphere of Barclay while allowing for infill development and inclusion of lot-sized land (existing recorded lots that meet Town of Barclay zoning district requirements) immediately adjacent to the Town boundaries. The need for public sewer is essential to the health of residents in the Town and for those 31 lots and residences neighboring Barclay and sharing the identity of the Town (see page 13 “Barclay Potential Growth Area” Map).

As a policy manual, the Community Plan is designed to be a guide used in development of associated documents that will be produced by a citizen committee. These associated documents will include the *Town of Barclay Zoning Ordinances*, *Subdivision Regulations for the Town of Barclay*, and the collection of municipal ordinances passed by the Town Commission. Locally based guidelines and regulations reflect the laws and regulations of the State of Maryland and its various regulatory agencies. In addition, growth in and near Barclay is heavily influenced by decisions made by Queen Anne's County and the general and specific topography and geography of the northern Queen Anne's County region.

ARTICLE 66B – PLANNING & ZONING ENABLING ACT

As the State's pre-eminent growth management law, Article 66B of the Annotated Code of Maryland, Land Use (Planning and Zoning Enabling Act) requires that county and municipal plans be implemented by laws, ordinances, and regulations consistent with the Planning and Zoning Enabling Act and its "Visions." Each county and municipality within Maryland is required to update their comprehensive land use plans and implementing provisions every six years.

The eight "Visions" of the Planning and Zoning Enabling Act include:

1. Development is concentrated in suitable areas;
2. Sensitive areas are protected;
3. In rural areas, growth is directed to existing population centers and resources are protected;
4. Stewardship of the Chesapeake Bay and the land is a universal ethic;
5. Conservation of resources, including a reduction in resource consumption is practiced;
6. Economic growth is encouraged and regulatory mechanisms are streamlined;
7. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur; and
8. Funding mechanisms are addressed to achieve these "Visions."

Maryland has procedures to insure that public infrastructure improvements are consistent with growth policies, as defined in the law. The Planning and Zoning Enabling Act stipulates that a local government may not approve a local construction project involving the use of State funds, grants, loans, loan guaranties, or insurance, unless the project is consistent with the State's "Visions." This plan has been prepared to meet the State's eight Visions.

NEIGHBORHOOD CONSERVATION & SMART GROWTH AREAS ACT 1997



In 1997, the Maryland General Assembly enacted the *Neighborhood Conservation and Smart Growth Areas Act* (Smart Growth). The intent of the legislation is to marshal the State's financial resources to support growth in Maryland's communities and limit development in agricultural and other resource conservation areas.

At the heart of the Smart Growth concept are the "Priority Funding Areas" (PFA's), which represent local growth areas for targeted State funding. PFA's include municipalities, such as Barclay, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewerage. The new 8th "Vision" of Article 66B creates consistency between the Planning and Zoning Enabling Act and Smart Growth by requiring adequate public infrastructure for State funding.

Plans must show designated growth areas including areas planned for annexation by municipalities. Lands within local growth boundaries may be designated as a Priority Funding Area (PFA) provided sewer service is planned in a 10-Year Water and Sewerage Plan and provided such designation is a long-term and planned development policy that promotes efficient land use and public infrastructure. Plans must include areas considered as PFA's, such as planned water and sewerage service, residential development areas, industrial development areas, economic development areas, and neighborhood parks.

OVERVIEW

The Town of Barclay is a small rural community in Queen Anne's County. With its population of 143 people, (2000 U. S. Census). Barclay primarily serves as a rural service center for the surrounding agricultural community. However, even though it is small and does not offer all of the services found in larger communities, the citizens of Barclay are pleased with the current condition of their community with one major exception – the lack of public water and sewer. The residents of Barclay choose to remain within their community because they value the social and family relationships that have developed over time and because they see their community as a good place to live and raise a family. However, the nonexistent public sewer causes significant concern over the removal of sewerage. Many lots in Barclay are too small to allow adequate sized drain-fields.

Accordingly, the Town of Barclay supports the development of a public sewer system to serve the Town and immediate community, should the landowners of those properties choose to be annexed and access that service. Desiring the essential services for existing residences and Town infill development but not wishing to otherwise support new development, the Planning Commission recommends that only existing lots of record be permitted to access the public sewer system. Such a policy will ensure that its rural and small town characteristics are maintained and essential services will remain affordable. Within that overall goal, the residents would like to see their community prosper, playing a greater role in the growth and development of Queen Anne's County as a whole. To achieve that goal, the residents and the government of Barclay are committed to working together to develop the infrastructure - especially public sewer - that will assure a healthy environment for residents and businesses.

Recent planning initiatives, including the *Queen Anne's County Comprehensive Plan* (2003) and the *2006 Queen Anne's County 2006 Water & Sewer Plan*, were designed to guide Towns with growth management and achieve consistency with Maryland laws. These plans also will assist Barclay to develop an effective land use plan to address future growth.

QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN

The *Queen Anne's County Comprehensive Plan*, adopted in May 2002, serves as a guide for Barclay, was designed to address State laws, such as Article 66B and Smart Growth, assesses regional needs on a more detailed basis, and develops a plan based on broader public participation and support.

The primary land use and growth management goal is to concentrate future development in planned growth areas and preserve the rural character of the North County region. The County's overall land use and growth management objectives to achieve this goal include the following:

- Encouraging future development to locate in designated growth areas where adequate public facilities and services exist or are planned;
- Providing adequate planning and regulatory mechanisms for growth management;
- Maintaining the agricultural land-base to support the County's agricultural economy;
- Preserving valuable natural and man-made resources;
- Promoting economic development, expansion, and employment in suitable areas;
- Discouraging low-density nonagricultural development from locating outside of designated growth areas; and

- Providing appropriate County level facilities and services for North County to support existing and future populations.

Coordinated County/Town land use policies are necessary since Barclay and all other towns in the County play an important role in the County's growth management strategies. As designated growth centers, the towns are the preferred location for future population growth and economic activity in the region. Assisting the Towns to achieve their respective community development and redevelopment objectives is a key implementation strategy. Continued cooperation with the County is required to build the community resources necessary to effectively implement growth management and revitalization strategies.

BARCLAY LAND USE & GROWTH MANAGEMENT PLAN

EXISTING LAND USE:

Barclay consists of 78.2 acres of which the largest single land use category is single family residences. Vacant (no structure), agricultural or underutilized lots (having a structure valued by the Maryland Department of Assessment and Taxation at \$7500 or less) total approximately 24 acres. Exempt (not subject to property tax) land occupies approximately 7 acres. Commercial land use totals 11 acres. The remaining 36 acres are devoted to residential usage. The above data regarding land usage does not include the remainder of the land in Barclay that is devoted to public use streets and the railroad.

Barclay can be characterized as a predominantly low-density residential settlement (see Appendix 1). Among the public uses of land are a municipal building and a post office. There are also two churches in Town. The Town includes some convenience, commercial, and/or business service uses that cater to the surrounding communities. These uses are primarily located along the arterial routes, which serve as "main streets" - Maryland Route 302 and Route 313. There is substantial vacant land (approximately 17 acres) within Barclay that may provide opportunities for infill development in the future. Such infill should be in accordance with designated land uses as presented in the map on page 15 entitled "Future Land Use".

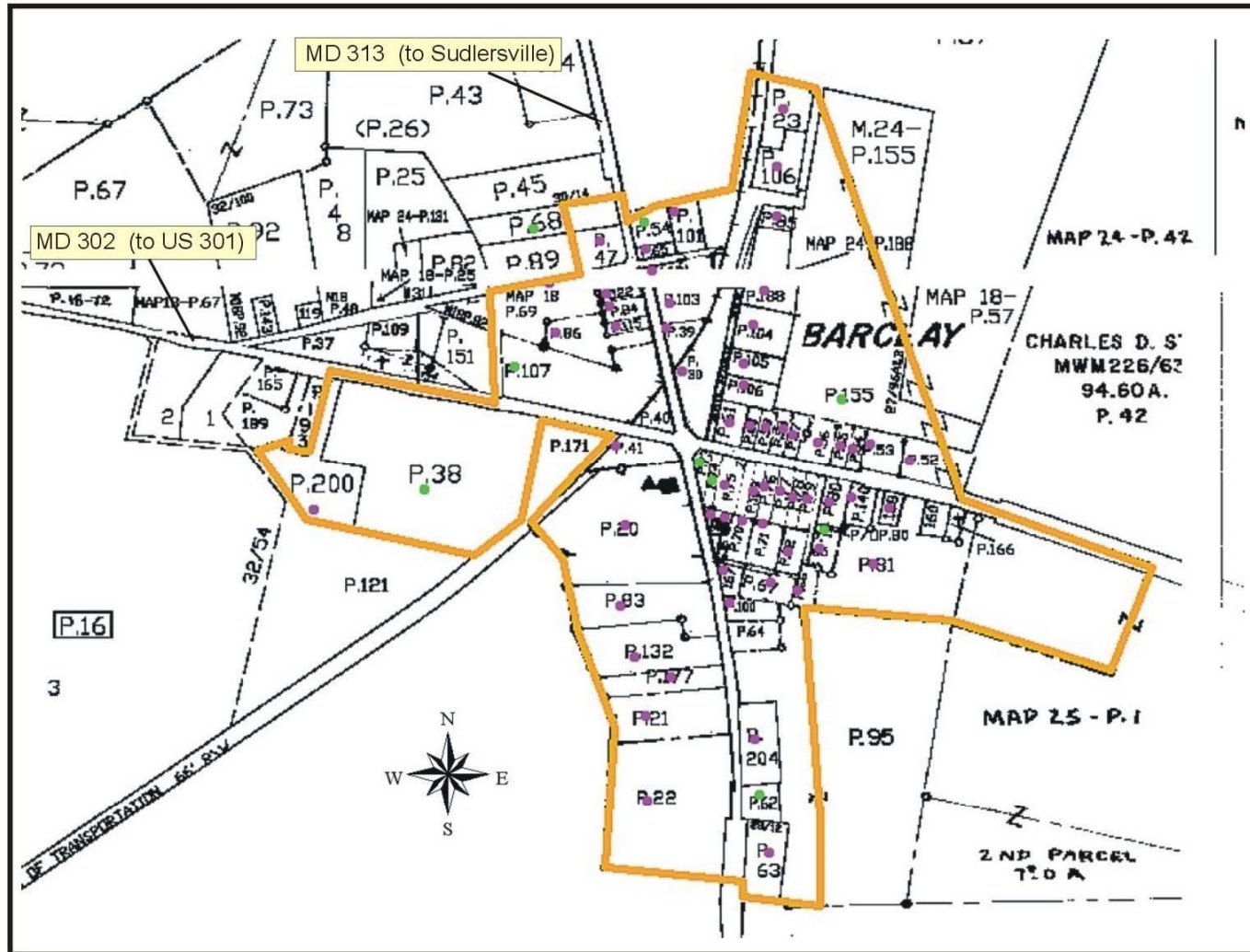
The center of Barclay is the area along 313 and 302 and the Maryland and Delaware Railroad Company. There is some inter-mixture of residential, industrial, and commercial land within Barclay. This results from a historical pattern of residential ownership by local industry that provides convenient employee housing and commercial uses in private homes.

RURAL AGRICULTURE CONSERVATION - GREENBELT

Although not within the existing Town limits, the area surrounding Barclay should be protected from any future development. The Barclay Town Commission hopes that the County and Barclay land use plans should jointly establish a "Green Belt" or conservation corridor around Barclay to encompass active agricultural areas, existing agricultural land preservation districts, and land in private conservation easements for lands immediately adjacent to Town. The area is characterized as rural and scenic countryside consisting of farm fields, large forested areas, extensive natural resources, and scattered historic and cultural sites and structures.

The growth management emphasis for the agricultural conservation area is to preserve the agricultural land base and protect the natural resources located in the region. It should be the priority area for programs designed to permanently preserve agricultural land, help maintain a viable agricultural industry, and protect natural resources. The Town Commission recognizes that low-density rural residential and related land uses should be minimized to avoid conflicts with legitimate agricultural uses and reduced demand for capital investment in infrastructure, such as county roads. The existing scenic, cultural, and historic resources that define the character of the area also should be protected through appropriate programs and regulations. These areas are the result of historic development patterns including the creation of minor subdivision lots along State and County roads. Any additional rural residential development in the region should be confined to these areas although strict access controls and roadside buffering should be required to protect and enhance the overall scenic rural character. Where possible and when necessary, steps should be taken to enhance the scenic rural character of these areas through the strict application of property maintenance codes.

Town of Barclay

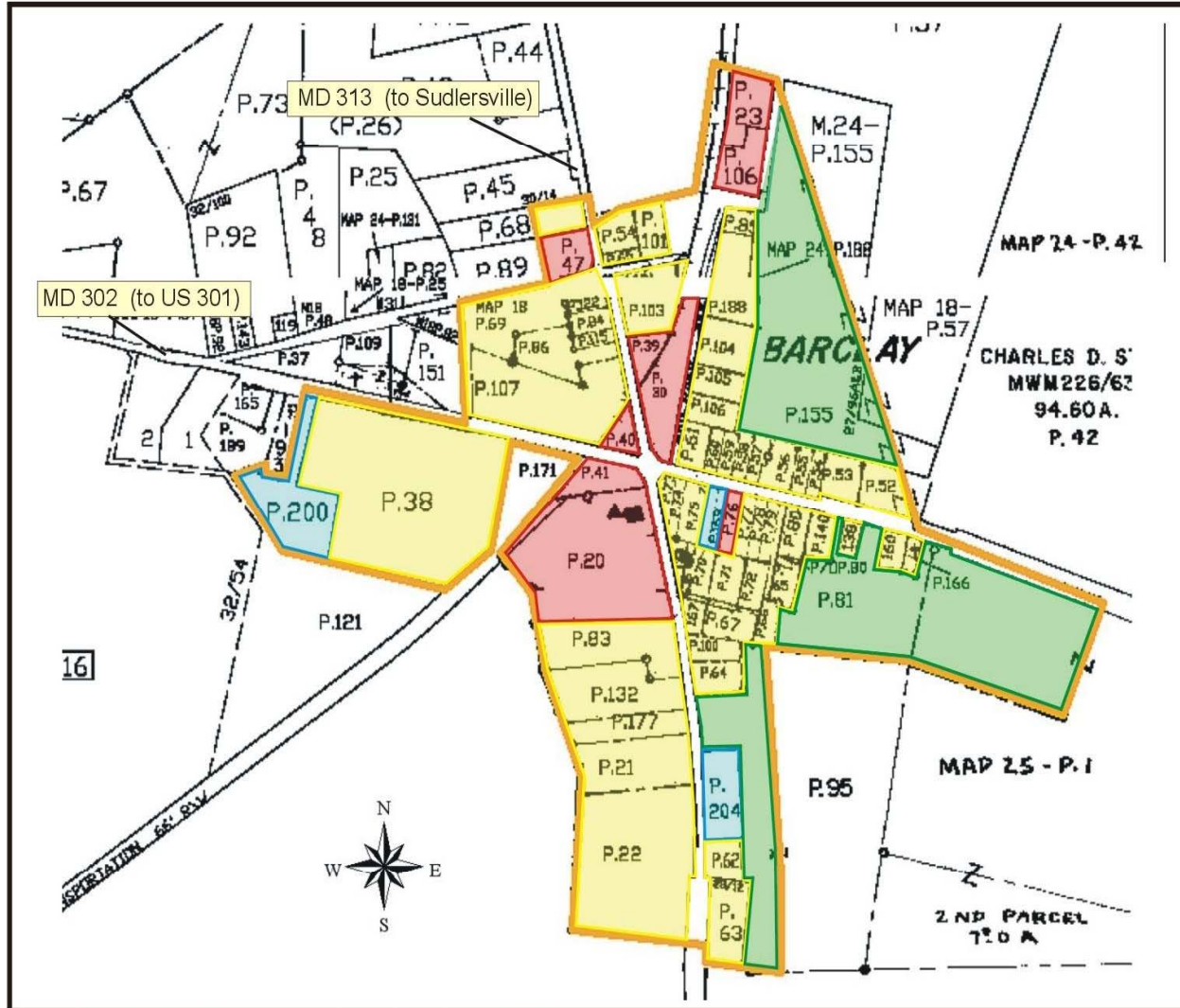


“Underutilized” parcels are defined as properties with an assessed value for buildings and improvements of \$7,500 or less. These parcels are assumed to have redevelopment or infill potential since these structures have low value.

- InTown Vacant and Underutilized parcels
- InTown Developed parcels



Town of Barclay



Existing Land Use

- Agriculture & Open Space
- Public & Semi-public
- Commercial - Industrial
- Residential

Maryland Department of Planning, Upper Eastern Shore Regional Office



TOWN EXPANSION AREA

Designating key growth areas in and near Barclay is an important parallel growth management objective. If Barclay remains a desirable place to live, it will help lessen development pressure in rural areas. To assume that role, basic community quality and infrastructure issues will need to be addressed. A key infrastructure issue is the provision of public water and sewer services.

Town Expansion Areas include existing developed areas adjacent to Barclay and will constitute the future Priority Funding Areas (PFA's) for the region in compliance with State laws. The Town Expansion area is defined as a planned, long-range build-out limit for a town. Emphasis in PFAs is on investment in key public infrastructure, increased economic activity, and revitalization of existing neighborhoods. Overall emphasis is on insuring the orderly expansion of the Town and its infrastructure, coordinated County and Town land use policies, and promoting high quality development.

The Barclay "Potential Growth Area" Map (see below) identifies the existing Town boundaries (blue area) and parcels of land immediately adjacent to Town (yellow). The blue area is comprised of small lots that are in need of infrastructure – especially sewer – and would need to annex into Town to participate in construction and operation of those services. The growth area is comprised of 67 acres – 31 parcels. However, the growth area includes 8 vacant lots that total 16.5 acres. The potential exists for the Town to almost double in size if water and public sewer are made available to land owners who seek annexation as a means of acquiring such infrastructure. The majority of existing vacant acreage (10.4 acres) would be annexed to permit expansion of Delmarva Sash and Door. The remaining 5 acres could be annexed for residential use, providing the potential for 15 to 20 homes. At 3.5 units per acre – the Smart Growth minimum - the potential growth in the annexation area totals 57. Additionally, several parcels are large enough to allow for subdivision and development if public utilities were available. The Planning Commission recommends that development be limited to those lots existing at the time of submission of this plan to the Town.

The Town of Barclay is one of a few remaining small crossroad towns on the Upper Eastern Shore that continues to exhibit a "village" character. This fact is noteworthy considering the growth that is occurring in the southern part of the County. Barclay is only a half-hour ride to the State capitals of Annapolis, Maryland and Dover, Delaware.

Barclay could be expected to grow if it were not for the critical lack of adequate water and sewerage services and facilities. However, it should be noted that Barclay has grown little over the last several decades. This is due, in part, to natural soil limitations (high water table, slow percolation rates), which preclude the approval of on-site sewage disposal systems and the lack of public water and wastewater facilities.

The *Barclay Land Use & Growth Management Plan* includes existing land use (as shown on the Barclay Land Use Map) along with information regarding development characteristics. These land use classifications will provide the basis for future zoning districts within the Town's zoning ordinance.

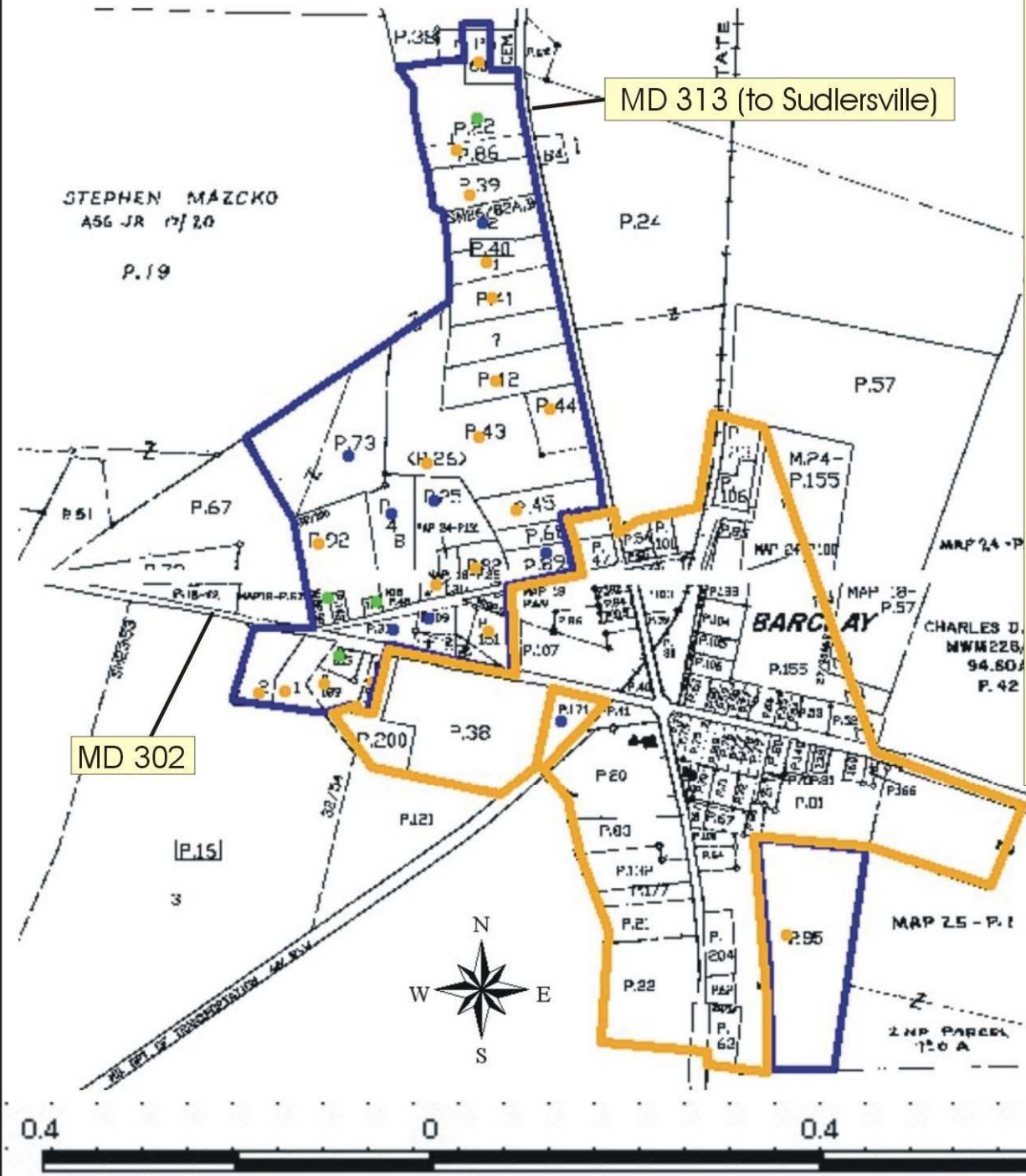
Barclay Potential Growth Area

Potential Growth Area contains approximately 75 acres. Growth is permitted at one dwelling unit per lot of record. Subdivision of land is not contemplated and the town does not intend to adopt subdivision regulations.

Development capacity in town is six dwellings since the town office occupies parcels considered to be "underutilized" based on tax value.

Development capacity in the growth area approximately 10 dwellings, but septic percs may prove to be problematic (for in town parcels as well).

-  Town Limits
-  Potential Growth Area
-  Developed Parcels
-  Underutilized Parcels
-  Vacant Parcels



THE LAND USE DISTRICTS:

The land uses depicted on the Barclay Land Use Plan Map provide the basis for creating zoning districts to implement this Community Plan. Zoning district provisions, including permitted uses, density, and design standards should be prepared to achieve the purpose of each district. (maps below show existing and planned future land use).

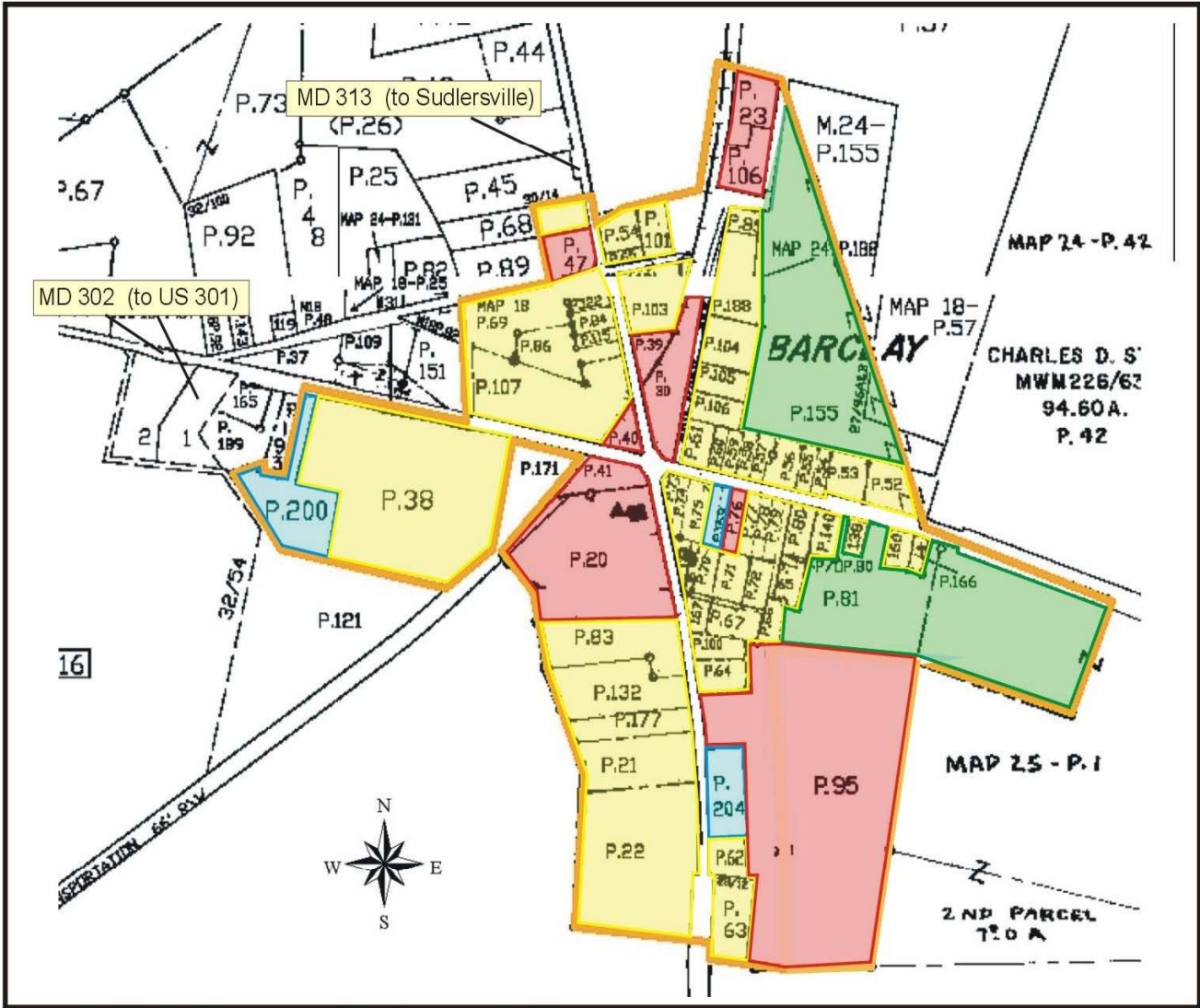
To accomplish the goals of this Community Plan and the desires of the citizens of Barclay, the Town has been divided into five areas of concern:

1. The Town residential center;
2. The mixed-use area that provides services, commercial and business as well as some residential housing;
3. The existing industrial area;
4. The existing agricultural land use; and
5. The Town expansion area, which is land adjacent to the Town that might be incorporated or annexed.

Due to the size and population of Barclay, the current corporate boundaries of Barclay constitute a single Planning District. It is imperative that Barclay undertake programs to implement appropriate development and redevelopment strategies. Within the Barclay Planning District, several land use classifications are designated.

- **Residential:** The current residential area encompasses existing low-density residential neighborhoods, primarily in detached single-family dwellings.. In this area there are some vacant or underutilized properties that could be candidate sites for infill or redevelopment projects. Historic properties located in these districts may be appropriate for adaptive reuse strategies. Zoning for these areas should address the need to protect existing residential areas from incompatible uses and activities. Design guidelines for appropriate infill projects would be applicable.
- **Town Center:** The Town Center is made up of a mix of land uses; that includes residential, institutional, commercial, and public (in some cases former industrial sites). Zoning for these areas should recognize the existing mix of land use and permit continuation and expansion. Infill and redevelopment of vacant and underutilized sites should be encouraged, consistent with design standards and guidelines developed to insure compatibility with adjacent land uses and consistency with the existing small crossroads character of the Town.
- **Light industrial:** Industrial land uses in the Town are fundamental for a prosperous future. Light industrial land uses in the Town are fundamental for a prosperous future. However, such uses must be on lots of sufficient size as to not have noise, traffic or other adverse impact upon neighboring properties. The industrial uses must be on the periphery of Town and occupy lots of at least 35,000 square feet. Barclay's plan identifies approximately 11 acres of land within the Town appropriate for business and/or industrial uses plus 10.4 acres in the process of annexation. Included in this designated area are two parcels with existing industrial businesses; Delmarva Sash and Door (DSD) and Chesapeake Burial Vault. In the future, expansion of industrial activity may be encouraged at the DSD site now being considered for annexation.
- **Agricultural:** Located within the municipal boundaries are parcels that are significantly larger lots than are normally located within town limits (4 acres or more). The parcels, if subdivided, could represent as many as 50 new residences. Barclay does not envision such growth and prefers these parcels remain as agricultural use. However, agricultural use should be limited to raising crops and growing/selling nursery stock but should prohibit animal husbandry activity.

Town of Barclay



Future Land Use

- Agriculture & Open Space
- Public & Semi-public
- Commercial - Industrial
- Residential

Maryland Department of Planning, Upper Eastern Shore Regional Office



The amount of open space within Barclay represents both an opportunity and a challenge to the community. These large parcels of open land are on all sides of Barclay. However, the open land within the Town is private and subject to the needs and desires of its owners. If this land should become available for development, it should only be for residential use or for public use related to recreation, religion, education, or similar activities. However, recognizing the importance of agriculture to the Town and surrounding area, it is essential that the Zoning Ordinance of Barclay identify, protect and support agricultural activities.

LAND USE GOALS

Goals for land use within the Town of Barclay include the following:

GOAL #1: Preserve and enhance the village character of the Town through compatible growth and reinvestment in existing properties;

GOAL #2: Improve existing property values and the climate for new investment and reinvestment in the Town by addressing key infrastructure issues, such as water and sewer, roads and streets, and other capital projects;

GOAL #3: Stabilize property values through the adoption of appropriate building and property maintenance codes and other regulations;

GOAL #4: Expand the tax base of the Town by encouraging appropriate infill and redevelopment of vacant and underutilized properties within the Town;

GOAL #5: Ensure development is consistent with the overall growth objectives of the Town by adopting appropriate development codes/standards and ensuring that development is appropriate in scale and size for Barclay;

GOAL #6: Improve coordination between Barclay and Queen Anne’s County;

GOAL #7: Protect sensitive environmental areas;

GOAL #8: Encourage the restoration, rehabilitation, and adaptive reuse of existing buildings, especially those that have special historical, architectural, and cultural significance;

GOAL #9: Ensure that all current and future residents and businesses in Barclay have adequate public services necessary to protect their health, safety, and welfare and to promote an attractive environment in which to live and work; and

GOAL #10: Enhance the landscape and visual appeal of Barclay through the development of landscape buffers between functional use or zoning areas.

Implementation Recommendations:

RECOMMENDATION #1: Institute and periodically update the building permit process and development review process to ensure that reviews can be carried out in a timely fashion and ensure appropriate decisions are made with regard to plan review and approvals required for new projects;

RECOMMENDATION #2: Provide review of new construction so that new structures are consistent with the existing appearance and character of Barclay;

RECOMMENDATION #3: Develop setback and building requirements within the core village of Barclay that encourage any new construction conform with the rhythm of existing development and discourage new construction not compatible with the surrounding buildings in design and function;

RECOMMENDATION #4: Encourage the revitalization and continued improvement of the Town with a special emphasis on the central core of commercial and industrial buildings in the community;

RECOMMENDATION #6: Develop appropriate code revisions that address Plan implementation. Implementation provisions may include applicable zoning, subdivision, forest conservation, erosion and sediment control, and stormwater management regulations;

RECOMMENDATION #7: Contain the costs of future development and growth to ensure that costs do not burden current and future residents and businesses in Barclay. Accordingly, new construction should be expected to pay for the extension of municipal services and capital improvements resulting from the new development;

RECOMMENDATION #8: Develop a close working relationship with the Queen Anne's County Planning Commission and the Government of Queen Anne's County to ensure planned development near Barclay is consistent with the goals of the Queen Anne's County Comprehensive Plan and the desire and needs of the citizens of Barclay to maintain their identity as a community within northern Queen Anne's County;

RECOMMENDATION #9: Maintain and develop a road network that encourages the separation of pedestrian and bicycle traffic from regular street traffic. In addition, the road system should encourage the separation of heavy commercial and industrial traffic from private vehicle traffic without having a negative impact on existing or potential industrial or commercial development in Barclay;

RECOMMENDATION #10: Define projected growth areas through planning and design guidelines;

RECOMMENDATION #11: Ensure appropriate stormwater management is in compliance with State and County Code; and

RECOMMENDATION #12: Evaluate the appropriateness of adopting an adequate public facilities ordinance and/or impact fees to address demand on public facilities and services created by new construction.

AGRICULTURE & MUNICIPAL DEVELOPMENT

Goals

Goals for agriculture and municipal development within the Town of Barclay include the following:

GOAL #1: Support County efforts to preserve agricultural land use in outlying areas adjacent to the Town provided there is adequate land for future growth for Barclay; and

GOAL #2: Minimize land use conflicts between residential/commercial land use and agriculture.

Municipal Development Plan

Approximately 17 acres of land in Barclay is open space, used for agricultural purposes or underutilized. Located within the municipal boundaries are parcels that are significantly larger lots than are normally located within town limits (4 acres or more). The parcels, if subdivided, could represent as many as 50 new residences. Barclay does not envision such growth and prefers these parcels remain as agricultural use. However, agricultural use should be limited to raising crops and growing/selling nursery stock but should prohibit animal husbandry activity.

Implementation Recommendations:

RECOMMENDATION #1: Support County efforts to identify priority agricultural land preservation areas, development programs and scenarios, and connected regulatory mechanisms that are consistent with Barclay's growth plan and federal, State, and local conservation objectives; and

RECOMMENDATION #2: Allow owners of agricultural land within Barclay to participate in Town meetings and discuss options for access to water and sewer services or waiver of development rights should landowners opt not to access such services, a waiver will be declared in the ordinance and indicated on official maps.

NATURAL RESOURCE PROTECTION

The Planning & Zoning Enabling Act requires the Town of Barclay to adopt measures to protect environmentally sensitive areas, which include:

- Streams and Stream Buffers;
- Steep Slopes;
- 100 Year Floodplain;
- Habitat of Threatened and Endangered Species; and
- Wetlands.

Goals

Goals for the protection of sensitive areas within the Town of Barclay include the following:

GOAL #1: Ensure that environmentally sensitive areas within the Town of Barclay are protected through adequate Town policies and regulations; and

GOAL #2: Ensure that environmentally sensitive areas within annexation areas are protected through adequate Town policies and regulations.

SENSITIVE AREAS PLAN

Sensitive areas protection is required along an intermittent stream running through northern Barclay. Any new construction should be reviewed for sensitive areas to ensure adequate protection.

Streams and Stream Buffers

The Maryland Chesapeake Bay Critical Area Program, as administered by Queen Anne's County, protects tributary streams located within 1000 feet of tidal waters. Under Queen Anne's County's Critical Area Program, tidal rivers and streams are protected by a 100 foot shoreline buffer, within which no new construction is permitted (modification permitted if approved under Section 14:1 – 53 of County Code. There are no main tributary streams located in Barclay that impact tidal waters, although, appropriate measures should be enacted to provide buffer protection for perennial and intermittent streams located within the Town.

Steep Slopes

No steep slopes have been identified in Barclay.

100-Year Floodplain

The existing Town of Barclay is not located within the 100-Year Floodplain.

Habitats of Threatened and Endangered Species

No identified areas of threatened and endangered species are located within the Town of Barclay.

Wetlands

Wetlands are defined and protected by both State and federal laws and regulations. The existing regulations are sufficient to protect wetland areas. The Town will provide any available information on wetlands within the Town to the public.

Implementation Recommendations:

RECOMMENDATION # 1: Require a 100 foot buffer on each side of perennial and 50 foot buffer for intermittent streams within the Town's municipal boundaries;

RECOMMENDATION # 2: Require a 100 foot buffer on each side of perennial and intermittent streams for annexation areas;

RECOMMENDATION # 3: Require that wetlands and their buffers be shown on site plans and subdivision plats;

RECOMMENDATION # 4: Encourage property owners to be knowledgeable about the presence of wetlands on their property; and

RECOMMENDATION # 5: Coordinate environmental review with appropriate local, State, and federal agencies and entities.

MINERAL RESOURCE CONSERVATION

The Mineral Resource Plan is one element of the Barclay Comprehensive Plan. It has been prepared in accordance with Article 66B of the Annotated Code of Maryland and in consideration of the Natural Resources Article 7-6A. Article 66B provides for:

1. Identifying undeveloped land that should be kept in its undeveloped state until such land can be used to provide or assist in providing a continuous supply of minerals, as defined in Sec. 7-6A-01 (i) of the Natural Resources Article;
2. Identifying appropriate post-excavation uses for such land that are consistent with the Town's land planning process; and
3. Incorporating land use policies and recommendations for regulations, which prevent the preemption of mineral resource extraction by other land uses.

Goals & Objectives

Goals for mineral resource conservation within the Town of Barclay include the following:

GOAL #1: Protect, conserve, and reserve from preemptive land uses, certain mineral resources of current and future economic importance to ensure their availability for recovery;

GOAL #2: Minimize the adverse impacts of mineral resource recovery activities on surrounding land uses and the physical environment;

GOAL #3: Provide a rational mechanism for the permitting and regulation of mineral resource recovery operations; and

GOAL #4: Assure the reclamation of land disturbed or excavated for mineral resource recovery to an environmentally sensitive, aesthetically pleasing condition in a manner consistent with the land use element of this Comprehensive Plan and the implementation ordinances of the Town of Barclay.

Local/State Coordination

It is the policy of the Town of Barclay to provide for the effective management of the Town's mineral resources, support acquisition and development of mining sites, and alleviate land use conflicts between urban development and mining operations. The State has broad responsibilities under the Natural Resources Article for the permitting of mineral recovery operations. However, the lead responsibility for coordinating different aspects of the permit and regulatory process should rest with that jurisdiction in the best position to accomplish the intent of both the State and the local regulations. For example, the geology, hydrogeology, and environmental investigations, as well as regulating the day-to-day operations of the mining industry, are primarily State responsibilities. Decisions, which are land use in nature such as set-backs, landscaping, transportation issues, and placement of processing operations, are more appropriately in the Town's charge.

To facilitate the permitting of mineral resource recovery operations, it is important for the State, Queen Anne's County, and the Town to work together in a coordinated review and permitting process. Mineral resource recovery and processing has the potential of adversely impacting an area's physical environment as well as the existing agricultural and residential communities. A thorough review by State, County, and Town technical personnel, with opportunities for public review and citizen input, will assure that all concerns are addressed. Concurrent reviews for the Town site plan permit and the State permits should result in a timely, comprehensive review. The State, County, and Town should also meet to coordinate review of the reclamation plan so as to share information and perspectives.

Implementation Recommendations:

Develop standards and regulations including citing requirements, control of truck traffic, and visual screening requirements, in order to make mining operations more compatible with adjacent non-mining uses.

HISTORIC & CULTURAL PRESERVATION

Barclay lacks sites and structures that are of historic importance. However it is noteworthy that the railroad also played a key role in the formation of Barclay and that there are sites of local importance.

Goals & Objectives

Goals for historical and cultural preservation within the Town of Barclay include the following:

GOAL #1: Preserve Barclay's historic sites, structures, and cultural heritage;

GOAL #2: Create a Barclay inventory of historic resources to assist in development review;

GOAL #3: Encourage and support historic preservation through planning and regulatory mechanisms; and

GOAL #4: Coordinate strategies and regulatory provisions between Barclay and Queen Anne’s County to achieve mutual historic preservation goals.

History of Barclay

Barclay is one of the railroad towns that were created by the establishment of the Delaware and Chesapeake Railroad in 1867. Owned by the Pennsylvania Railroad, the line was designed to provide shipping for goods and products from the Eastern Shore to communities, farmers, and markets in Philadelphia and other cities. In addition, the Railroad encouraged the development of communities at rail stops to ensure that there would be natural market points for local products. Within a short time of its creation, the community at Barclay was a small prosperous town with a village core, residential buildings, and several small industrial and canning operations. Barclay remained a small rural village throughout the end of the nineteenth century and into the twentieth century. The railroad provided access to markets. The railroad faded as a source for transport with the introduction of paved and all-weather highways, along with larger and more powerful trucks. Food processing could be conducted at larger more centralized plants that provided an opportunity for companies to cut costs and be nearer their markets.

The community was founded in 1873 as Merrikton and renamed Barclay in 1890. The Town became incorporated in 1931. Barclay currently has 68 parcels of land with buildings erected on 60. Businesses include Delmarva Sash and Door, Inc. DSD was founded in 1942 and currently employs 175 people. Other businesses include a tire sales and a lawn/garden equipment repair shop.

Historic and Cultural Preservation

Historic and cultural sites and locations should be considered as sensitive areas and incorporated into the development planning process. The Town of Barclay should encourage new construction to include investigations of potential archeological sites that might be disturbed during construction. Additionally, preliminary evaluations should be undertaken before any potential historic property is removed by development or removed for revitalization within the limits of Barclay.

If any development project is proposed for the Town of Barclay, either in its present limits or expanded through annexation, and it is determined that any sensitive area will be impacted, the Planning Commission and the property owner should take steps to minimize the impacts. Because of the limited technical and financial resources of Barclay to participate in such reviews, the Town expects that property owners who propose development provide appropriate studies and plans to identify sensitive areas and to mitigate impacts. Sufficient resources should be included in the various fees charged to the property owner to ensure development adequacy.

According to *Article 66B of the Annotated Code of Maryland* (Planning & Zoning Enabling Act), Sections 8.01 to 8.17, “Historic Area Zoning,” local jurisdictions may designate “boundaries for sites, structures, or districts, which are deemed to be of historic, archeological, or architectural significance.” Local historic preservation planning allows property owners in designated historic preservation districts to access significant tax credits, low-interest loans, and grants to repair and renovate important historic properties, thus preserving our valuable heritage.

Although Town sites and structures are not listed on the Maryland Historical Trust’s catalogue of important places, these buildings are a testament to local history and pride. A Town historic preservation plan and regulations for the establishment of a historic district can aid in acquiring grants

and loans for historic preservation, community enhancement, and overall aesthetic improvements.

Implementation Recommendations:

RECOMMENDATION #1: Partner with the Maryland Historical Trust (MHT) to develop a historic preservation plan and ordinance for the Town of Barclay that permits the establishment of a “voluntary” historic preservation district; and

RECOMMENDATION #2: Encourage the County to prepare a historic preservation plan and adopt a historic preservation ordinance.

HOUSING

Barclay suffers from a lack of new growth and development. New growth is largely prohibited by the lack of water and sewer facilities and services. Upgrades to the existing housing stock also are limited due to health concerns and concomitant regulations. Most of the housing goals of the Town of Barclay are contingent upon adequate water and sewer.

Goals & Objectives

Goals for housing within the Town of Barclay include the following:

GOAL #1: Provide sufficient land and infrastructure to support development;

GOAL #2: Encourage the re-development and re-use of existing housing stock; and

GOAL #3: Increase the supply of affordable housing.

Housing Plan

Barclay is a very stable community with half the residents residing in the current structure for 10 years or longer. In 2000, the median value of homes in the Barclay was \$100,000. Sixty percent of the dwellings are 50 years of age or older with 1 in 4 built before 1939. In fact, no new homes have been constructed in Barclay since 1990. Older structures have great value if they are properly maintained.

A significant part of the housing problem can be attributed to the lack of adequate water and sewer facilities to serve Barclay and homes in the immediate area. The critical lack of these facilities discourages investment in the existing housing stock. The need for affordable housing is apparent, but the lack of infrastructure that thwarts private investment in re-development and infill with new housing also limits the ability of public and private agencies to effectively utilize existing programs to address the problem.

The 143 people of Barclay live in 54 households, there are 7 vacant properties. Of those, 78% are family households and 20% are occupied by individuals living alone. Within the family households, 42 were reported to consist of a husband and wife and 23 included children. The households held seven with a female as head of household. There are no group-living quarters in Barclay.

This very stable pattern also reflected in the high level of home ownership in Barclay; almost 74% of the 54 households are owner occupied. Also, except for one mobile homes in Barclay, all of the housing units were in single-unit or single-family buildings. One reason for this high percentage of home ownership is that the value of the homes in Barclay is somewhat lower than average. Almost half of all of the owner-occupied houses were worth \$100,000 or less.

There is considerable infill development potential where new housing could be developed, if adequate public facilities were available. Barclay has nearly 24 acres of land within the corporate limits that could be candidate sites for infill residential development.

Housing quality is an important issue in the region. Deterioration of the housing stock in the growth centers creates a cycle of decreasing housing values and lack of reinvestment in existing dwelling units. This in turn, adversely impacts the overall quality of the communities and may even result in large-scale property abandonment. Like so many of the issues in the region addressing the housing problem is dependent upon developing public water and sewer facilities to correct existing health problems.

In 2005, the Town of Barclay adopted the *International Building Code* as an initial step in the development of a rental property inspection program and hired a codes administrator to inspect and enforce regulations. Structures that have obvious and major defects are noted and the property owner is given a written listing of the deficiencies and an appropriate time limit within which to make the necessary repairs.

Implementation Recommendations

RECOMMENDATION #1: Encourage stable property values and the maintenance of single-family housing and discourage incompatible uses throughout single-family residential areas;

RECOMMENDATION #3: Continue to implement building codes, rental housing codes, and property maintenance codes;

RECOMMENDATION #4: Encourage town and private sector initiatives to address housing affordability; and

RECOMMENDATION #5: Utilize appropriate State and federal housing programs and County assistance to address housing affordability issues.

TRANSPORTATION

Major highway access routes through Barclay include MD Routes 313 and 302. US 301 is a major transportation route for the Eastern United States and is a major attribute to economic growth for the Town. Route 313 is also of significant economic benefit as it provides linkage to US Route 13.

The closest regional cities include Dover, Wilmington, Philadelphia, Annapolis, Baltimore, and Washington D.C, all of which are within 2 hours driving time

Goals

GOAL #1: Provide for the safe and efficient movement of people and goods;

GOAL #2: Preserve the Maryland and Delaware Railroad Company;

GOAL #3: Coordinate with State and County agencies and entities to insure that transportation improvements within Barclay are appropriately managed;

GOAL #4: Minimize the need for extensive capital investment in upgrading Town streets;

GOAL #5: Ensure the development of appropriate vehicle and pedestrian circulation systems to serve designated growth areas when needed;

GOAL #6: Encourage the location of jobs close to population centers in order to reduce vehicle miles of travel; and

GOAL #7: Provide for alternative modes of travel such as pedestrian and bicycle routes.

Transportation Plan

Barclay is well served by State highways MD Routes 313 and 302. These highways link the Town with other areas of the Upper Eastern Shore and Delaware. The Maryland and Delaware Railroad Company passes through the Town providing a straight access route to the Towns of Centreville, Price, Barclay, Sudlersville, Millington, in Maryland, and Townsend, Delaware where it joins the Norfolk-Southern Line. In addition, SHA could help improve overall, visual character, by installing appropriate buffer screening along sections of the State highways. The arterial system in region is composed of State roads that serve as intra-county connectors to Queen Anne's, Caroline, Talbot, and Anne Arundel Counties, in Maryland and Kent County, Delaware. The arterial system operates at acceptable levels of service.

The collector system is composed of County roads and Town streets that meet the vehicular travel needs of residents. As County roads are essential for travel in and around Barclay, maintenance and repair of these roads is a primary concern to the Town's citizens and its government.

Major transportation issues identified in Barclay are as follows:

- Initiate Streetscape improvements along State routes in Barclay;
- Coordinate Streetscape with potential construction of water and sewer infrastructure;
- Assure that there are no detrimental uses of railroad and that new uses have a positive impact upon Town residents and economy; and
- Access control, such as excessive curb cuts and strip development along roads;
- Implement appropriate transportation design standards and specifications for the Towns;
- Initiate control of visual impacts for gateway corridors, such as non-appropriate road-side buffers; and

- Institute appropriate visual controls along scenic rural routes.

Implementation Recommendations

RECOMMENDATION #1: Require appropriate pedestrian circulation systems and require new pedestrian systems to connect to existing systems;

RECOMMENDATION #2: Ensure that the cost of making major road improvements necessitated by new development is borne by the developer. This should be made clear in any annexation proposal. The design and location of new and improved roads should provide for the efficient circulation of people, goods, and services within the designated growth area and to the extent possible channel long distance trips to the State highway system;

When existing County roads are proposed to serve as collector streets within the Town system, they should be included in the annexation process and the developer should be responsible for upgrading the road to Town standards; and

RECOMMENDATION #3: Develop transportation design guidelines, standards, and specifications appropriate for Barclay's settings.

COMMUNITY FACILITIES

The primary need in Barclay is community water supply and wastewater treatment facilities, due to serious health concerns associated with failing on-site septic systems and contamination of groundwater supplies. Failing septic systems are also contributing factors to surface water quality issues in the region. The creation of affordable and adequate municipal public infrastructure in Barclay (water and sewer) is required.

Goals

Community facilities within the Town of Barclay consist of the Town Hall, a U.S. Post Office and 2 churches. The Municipal Building does not provide adequate meeting and workspace for town activities. Doubling the buildings size would allow needed space for Town meetings and construction of needed restroom facilities.

Future goals include the following:

GOAL #1: Construct addition to Town Hall that would provide needed space;

GOAL #2: Ensure adequate park and open space land and facilities;

GOAL #3: Support the continued presence of the Barclay Post Office and other related rural services;

GOAL #4: Seek to establish and maintain State and County level public services, such as educational facilities, law enforcement, and public works for highways and roads;

GOAL #5: Encourage investment from businesses and industries that provide community facilities and services, such as grocery stores, restaurants, and health services; and

GOAL #6: Provide water and sewer facilities and services to current and future residents of Barclay.

Parks, Park Facilities, and Open Space

Although the 2000 census showed 31 youth residing within Barclay, the Town of Barclay has no park or recreational space. Inclusion of the houses neighboring the Town would increase the demand for such services. The need to address recreational services is a matter to be a jointly discussed with the County.

Restriction of growth areas should be made permanent through creation of a greenbelt. Greenways improve the attractiveness of towns and surrounding rural areas. The designation of greenbelts in and around existing population areas can assist in creating an improved sense of community and identity.

Public Sites and Services

Meeting places have public, social, political, and economic functions. Public sites and services include community meeting areas such as town halls and community halls, fire stations, and police stations. Town and community halls are places where local government can meet with the public and make decisions regarding their communities. Fire stations and police stations offer valuable public services for the health, safety, and welfare of the region.

The Town of Barclay owns only one building, the Town Hall. The Municipal Building does not provide adequate meeting and workspace for town activities. Doubling the buildings size would allow needed space for Town meetings and the construction of needed restroom facilities.

Educational Facilities

No public educational facilities are located within Barclay.

Public Safety and Emergency Services

Police protection in Barclay is provided by the Queen Anne's County Sheriff's Department and the Maryland State Police. The Sudlersville Volunteer Fire Company, Inc. located approximately 3 miles from Barclay, provides fire and ambulance service to Barclay and to the surrounding countryside.

Water & Sewer

The people in Barclay rely on private wells for water and in-ground septic systems for wastewater disposal. Barclay has serious health and environmental problems associated with failing on-site septic systems and contamination of surface groundwater supplies. The Queen Anne's County Health Department is concerned that improperly treated septic system effluent is contaminating groundwater in the area. Due to environmental constraints and a high water table, groundwater contamination is suspected. There are also concerns regarding withdrawing contaminated groundwater from wells that have less than the required 100 foot separation from septic systems.

Water and wastewater infrastructure are of tremendous importance for growth and growth management in Barclay. The new 8th Vision, included in the 2000 Amendments to *Article 66B of the Annotated Code of Maryland, Land Use (Planning & Zoning Enabling Act)*, states that adequate public facilities and infrastructure shall be available or planned in areas where growth is to occur. The adoption of the 8th Vision achieves consistency between the Planning & Zoning Enabling Act and the 1997 Smart Growth Areas Act, which funnels State funding to "Priority Funding Areas" (areas for major State capital improvement and investment).

Adequate public infrastructure is important to the healthy functioning of Barclay. With the prospect of a municipal water and wastewater system being installed, Barclay Town Commissioners are anxious to take advantage and participate in the variety of Smart Growth Incentives being developed by the State of Maryland. Grants and other forms of financial assistance could be obtained to assist the existing Town residents and the residences immediately adjacent to Town in construction of water/wastewater services.

Implementation Recommendations

RECOMMENDATION #1: Plan for the municipal water and sewer wastewater and ensure it is installed and operational as soon as possible. This also will require that all Town residents be connected to the system and all private wells and septic systems be abandoned and properly contained;

RECOMMENDATION #2: Maintain public ownership of the Maryland and Delaware Railroad Company, right-of-way in Barclay for use as a potential utilities corridor as well as walking trails;

RECOMMENDATION #3: Develop recreational and educational opportunities for all ages and population groups in Barclay with a special emphasis on the community's youth and senior citizens;

RECOMMENDATION #4: Evaluate the appropriateness of adopting an adequate public facilities ordinance and/or impact fee to address demand on public facilities and services created by new construction; and

RECOMMENDATION #5: Participate in County-wide planning programs for important community improvements, e.g., school facilities, water and sewer, park and open space to insure town issues are adequately presented to decision makers.

ECONOMIC DEVELOPMENT

Municipalities are inseparably linked to neighboring political entities and benefit or suffer from the policies of those entities. This is most certainly true of economic policies. Barclay's economic health is determined by the economic health and vitality of Queen Anne's County and the State of Maryland. The median household income in the 2000 Census was \$ 41,250, slightly below the area. The majority of residents are hourly employees with 39% employed in manufacturing or construction. The majorities of residents (76%) received a high school diploma or have a lesser education.

Goals

Goals for economic development within the Town of Barclay include the following:

GOAL #1: Improve economic development and employment opportunities for the residents of Barclay;

GOAL #2: Encourage economic development that addresses the identified needs of residents;

GOAL #3: Insure adequate land zoned for commercial and industrial uses in appropriate locations; and

GOAL #4: Locate employment centers close to population centers to reduce work trips.

Job growth and economic development in Barclay is are directly related to job growth and economic development in Queen Anne's and Talbot Counties in Maryland. Job growth in Queen Anne's County also is affected by growth in the Delaware Counties of Kent and Sussex. This is especially true of the region surrounding Barclay.

Approximately one in ten of the Town's workforce is employed in Barclay. Within the occupational specialties of Barclay residents, the largest number are employed in precision production activities. Only a few of Barclay's residents have professional or managerial positions. The remainder travel an average of 31.93 minutes to get to work. This would seem to indicate that most Barclay residents probably drive to Easton or toward Kent Island for employment (see Appendix 1).

The most prevalent economic development constraints facing the Barclay area include:

- A lack of adequate infrastructure necessary for serving new businesses;
- Poorly defined growth management policies and a lack of policy implementation;
- Low average incomes;
- Low and declining property values;
- Limited tax base;
- Rental housing issues; and
- Lack of basic housing and building code enforcement

Implementation Recommendations

RECOMMENDATION #1: Encourage existing businesses to remain and expand in Barclay and encourage new businesses to locate in Barclay;

RECOMMENDATION #2: Provide for the use of home-based professional businesses and occupations within the residential areas of Barclay;

RECOMMENDATION #3: Cooperate with federal, State, and local agencies and organizations, such as the Chamber of Commerce, Maryland Department of Business and Economic Development, One Maryland Program, and the Mid-Shore Regional Commission to promote Barclay as a positive place for business and industrial development;

RECOMMENDATION #4: Encourage the allocation of land in appropriate locations for new commercial and industrial uses; and

RECOMMENDATION #5: Encourage the redevelopment of underutilized commercial and industrial sites in Barclay.

BARCLAY LAND USE AND GROWTH MANAGEMENT PLAN IMPLEMENTATION

The most important part of any comprehensive plan is ensuring that goals and objectives are implemented by municipal government and supported by residents. Accordingly, significant attention and activity should be devoted to reviewing the various land use regulations in Barclay.

Beyond the need to effectively manage growth and development outside of the existing village of Barclay, there is a need to manage the use of existing buildings in Barclay, including buildable lots within the existing village. Presently, most of the community consists of older single-family homes. The architectural and landscape character of Barclay is an important and valuable asset. Therefore, this Comprehensive Plan is designed to encourage the preservation of the older community and village scale of Barclay. Accordingly, this plan will be used by the Town Commission, the Planning Commission, private property owners, developers, and citizens to ensure that expressed values and goals are used to guide municipal actions and control growth.

Implementation Actions

Specific implementation actions are listed below. These implementation actions were designed to supply a policy direction to the Barclay Planning Commission and Town Commission in order to fulfill the goals and objectives of this Comprehensive Plan.

Water and Sewer

Desiring the essential services for existing residences and Town infill development but not wishing to otherwise support new development, the Planning Commission recommends that only existing lots of record be permitted to access the public wastewater system. Such a policy will ensure that its rural and small town characteristics are maintained and essential services made affordable. To achieve this goal, the residents and the government of Barclay are committed to working together to develop the infrastructure - especially public sewer - that will assure a healthy environment for residents and businesses.

New Development

The appropriate design of infill development projects is important, whether development is located in “growth areas” or occurs as infill or redevelopment projects. It is critical to ensure that new homes fit well with existing community character.

Open Space and Farmland

The Barclay Planning Commission and the Town Commissioners hope that open land surrounding the Town will remain undeveloped and farming will continue. Over time, development of residences on small lots adjacent to the Town has occurred, and due to the soils and size of these lots, their septic systems have failed. In order to resolve public health issues associated with the failing septic systems posed by adjacent lots, the Town envisions annexation of these residences so that they can connect to the Town’s planned wastewater system.

Agricultural Preservation

The Town of Barclay developed without an overall master plan. Development occurred as land was needed for residential, commercial, and industrial use. Development within the Town of Barclay was driven by the development of the railroad and influenced by the municipal boundaries that stretch along the railroad tracks. Industries that operate within the community are oriented toward the processing and resale of local crops to distant markets. Recognizing the importance of agriculture to the Town and surrounding area, it is essential that the Zoning Ordinance of Barclay identify and support agricultural activities.

Industrial and Commercial Uses

The Town of Barclay should develop design standards and guidelines for all new commercial and industrial development. These should include the design of the building, landscaping, parking requirements, and signage. All such new buildings should be compatible with the scale and character of Barclay. Great care should be exercised to ensure that the entrance into Barclay does not deteriorate into an unattractive strip of junkyards and storage facilities.

Zoning Regulations

New zoning regulations should reflect efforts to layout zoning designations to match conditions to ensure that compatible uses are created and ensure that growth and development are properly channeled into appropriate areas. The specific zoning regulations that deal with lot size and setbacks should be examined to ensure that they encourage the type of village development appropriate to Barclay; rather than encouraging suburban-type sprawl development. This will also ensure that property owners of existing buildings rebuild on small lots common to the older sections of Barclay and not be hampered by excessive setback requirements.

Building and Appearance Codes

The Town of Barclay adopted the *2003 International Building Code* for rental property inspections and has employed a contractor to provide enforcement. Rental inspections occur biennially. Rental property owners are given an appropriate time limit within which to make the necessary repairs or legal action is initiated. If noncompliant, the property owner is issued a municipal infraction and summonsed to District Court.

Revitalization Strategies

In addition to participating in State and federal programs for the revitalization of buildings and property in Barclay, the Town should develop a revitalization strategy of its own that dovetails and supports those of other government efforts. Heritage preservation and various historical and cultural strategies could assist revitalization efforts.

Capital Improvements

The Town of Barclay should prepare a five-year and ten-year plan for capital improvements that might be needed for the general benefit of

the community. This plan should identify needs, provide a justification for purchase or construction, and identify the sources of funds that will be used to pay for the project or item. The capital improvement plan should allow for alteration of the plan to meet changing needs.

Administration and Enforcement

The ability of a municipal government to develop comprehensive plans and land-use regulations and policies are based on the laws of the State of Maryland and on the charter and ordinances passed by the Town Commission. This Community Plan provides a guide for the management of Barclay and should be followed by the Town government. The Barclay Planning Commission, appointed by the Town Commission, is charged with ensuring that this plan is followed. The Barclay Planning Commission also advises the Town Commission on changes that might need to be made to the Community Plan and implementation of the Plan's life.

The Community Plan is not a document that should remain "on the shelf." Copies should be provided to all members of the Planning Commission and the Town Commission as well as all employees and consultants that have responsibilities governed by the Community Plan. The Planning Commission should also review the Plan every year as part of its yearly report to the Town Commission. The Community Plan should be reviewed on six-year intervals to ensure that it still reflects and satisfies the needs of the Town Commission and the citizens of Barclay. The yearly review and the six-year review should be done as part of regular Planning Commission meetings and as part of a public hearing on the Community Plan to ensure that appropriate citizen input is provided to the Planning Commission.

Because the central role of the Planning Commission is guiding growth, development, revitalization, and the preservation of Barclay, it is important that it be composed of residents of the community. The Planning Commission should be kept at full strength at all times and the Town Commission should ensure that they remain current with changing State laws and policies, with Queen Anne's County's laws and regulations, and with the management of Barclay, providing the proper advice and guidance.

In addition, the Planning Commission should have at least the following responsibilities:

- Maintain a current and accurate Comprehensive Plan and enforcement regulations for the Town of Barclay;
- Review all decisions made by both Barclay and other agencies that might affect the Town of Barclay, the Comprehensive Plan, zoning regulations, subdivision ordinances, land-use regulations and guidance, and the future direction of the Town of Barclay and its government and governance;
- Submit a yearly report on its activities to the Town Commission;
- Review and act on all requests for subdivision and other land-use change requests;
- Review and recommend changes on all revisions to the Barclay Zoning Ordinance and associated maps;
- Assist the Town Commission in the development of a Capital Improvements Plan;
- Activate and participate in all programs and recommendations in the Comprehensive Plan and in other regulations, ordinances, and resolutions that fall into areas of responsibility;
- Complete other tasks and responsibilities that might be assigned to it by the Town Commission; and
- Recommend changes to the Comprehensive Plan, zoning regulations, subdivision ordinances, and other land-use policies, regulations, and guidance.