

## **SECTION 4 - VISIONS, GOALS, AND RECOMMENDATIONS**

The policies are drawn from the research and analyses presented in Section 1 through 3 of this Plan. The Plan includes elements, goals, and land development regulation recommendations for plan implementation as required by Article 66B of the Annotated Code of Maryland. The visions, goals, and recommendations are divided into eight parts:

- 4.1 LAND USE
- 4.2 TRANSPORTATION
- 4.3 COMMUNITY FACILITIES
- 4.4 HOUSING
- 4.5 SENSITIVE AREAS
- 4.6 DEVELOPMENT WITHIN THE REGION
- 4.7 IMPLEMENTATION
- 4.8 CONCLUSION

### **PREFACE**

Pocomoke City is a small city in a unique and sensitive natural setting. It is a collection of residential and commercial areas on the banks of the Pocomoke River with adjacency to US Route 13 and 113.

It is a city with multiple land uses in a relatively compact space which represents a highly desirable model of city development. The core of the city is the traditional commercial center. Civic buildings and retail shops are within walking distance of many city households. This area has the historic pattern of "Main Street" development, including commercial, recreational, cultural, and institutional amenities.

Pocomoke City is a commercial destination for southern Worcester County and northern Virginia. It is located within an area that is facing increasing development pressures and will grow at a faster rate than in previous decades.

The Comprehensive Plan for Pocomoke City focuses on policies that will guide future development and conservation. It is an endeavor that is designed to preserve and enhance the best qualities of Pocomoke City. The Plan is long-range, general, and comprehensive and implements the goals of Pocomoke City.

The goals of Pocomoke City, in addition to its mandated duty of promoting the health, security, general welfare, morals of the community, and to attain the "visions" of Article 66B, are

1. The preservation of the historic downtown;
2. The development of the riverfront along the Pocomoke River;
3. The maintenance of a sense of neighborhood within the community;
4. Planned development in the US Route 13 and 113 corridors; and

5. The ability to implement the plan to achieve all of these goals.

The implementation of the "visions" as codified in Article 66B of the Maryland Annotated Code section &3.06(b) is outlined as follows

~~Vision 1. Development is concentrated in suitable areas.~~

~~-Development for the City will be concentrated in the growth areas designated by Worcester County or will be of an infill nature.~~

~~Vision 2. Sensitive Areas are protected.~~

~~-See 4.4 Sensitive Areas~~

~~Vision 3. In rural areas, growth is directed to existing population centers and resource areas are protected.~~

~~-Worcester County's designated growth areas for Pocomoke City has implemented this vision.~~

~~Vision 4. Stewardship of the Chesapeake Bay and the land is a universal ethic.~~

~~-This vision is followed in the plan's items 4.1 through 4.7.~~

~~Vision 5. Conservation of resources, including a reduction in resource consumption, is practiced.~~

~~-The plan promotes areas of compact commercial development, concentrates development in suitable areas, promotes a green infrastructure, and works with the County and State resource conservation policies.~~

~~Vision 6. To assure the achievement of items Vision 1 through 5, economic growth is encouraged and regulatory mechanisms are streamlined.~~

~~-4.1 LAND USE promotes economic independence, 4.2 TRANSPORTATION promotes concentrated commercial areas, and 4.7 DEVELOPMENT WITHIN THE REGION encourages economic growth and 4.7 IMPLEMENTATION promotes the streamlining of regulatory mechanisms.~~

~~Vision 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.~~

~~-See 4.3 COMMUNITY FACILITIES.~~

~~Vision 8. Funding mechanisms are addressed to achieve these Visions.~~

~~-4.7 IMPLEMENTATION, part B addresses funding mechanisms.~~

[The Pocomoke City Comprehensive Plan endorses the State "Visions" and the recommendations contained herein are intended to implement the following "Visions" to the maximum extent deemed appropriate by the City.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas are adjacent to these centers, or strategically selected new centers.
4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. **Infrastructure:** Growth Areas have the water resources and infrastructure to accommodate population and business expansion in an orderly efficient, and environmentally sustainable manner.
6. **Transportation:** A well-maintained, multi-modal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. **Housing:** A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. **Economic Development:** Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged.
9. **Environmental Protection:** Land and water resources, including the Chesapeake and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. **Resource Conservation:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
12. **Implementation:** Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure,

**and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.]**

Additionally, the Plan

- . Identifies a road network that supports a sound land use policy and allows for the safe and efficient movement of vehicles and pedestrians;
- . Identifies a planning area outside of the City boundaries and establishes the principles and standards for expansion;
- . Promotes infill development and the reinvigoration of neighborhoods;
- . Recommends that the State Highway Administration consider the conversion of US Route 13 and 113 into limited access expressways;
- . Maintains quality community facilities and services for all residents; and
- . Works in conjunction with the County and State growth management and conservation policies, and planning legislation.