

III. PLAN HIGHLIGHTS AND KEY GOALS/RECOMMENDATIONS

Plan Highlights

Highlights of the Lake Shore Small Area Plan include recommendations for growth management, protection and preservation of open space; improvements to the roadway network; and providing adequate recreational and cultural opportunities.

Growth Management

Because of the limited public facilities in this area, the residents would like to keep future residential development to a minimum so that additional problems with roads, schools and other facilities do not occur. Concern has been raised in particular for Mountain Road and Fort Smallwood Road, which are the two major arteries that serve the area.

Protection and Preservation of Open Space

The residents of the Lake Shore Small Planning Area have expressed that preservation and conservation of natural resources and the continuation of a rural lifestyle are most important. They would like to set the standard for environmental concern; preserve natural resources and open space; reduce development in the future; and develop a model program for environmental education.

Improvement of the Roadway Network

The Plan calls for provision of safe and adequate roads, particularly Fort Smallwood Road and Mountain Road. It is felt that these roads will need to be improved in the near future to service the existing population as well as the projected population.

Providing Adequate Recreational and Cultural Opportunities

It is the feeling of the community that the Lake Shore Small Area is in need of some new public facilities and that improvements and enhancements need to be made to some existing facilities.

Key Goals and Recommendations

The following are some of the key goals and recommendations included in this Plan for the Lake Shore Small Area:

Growth Management

- Ensure that future residential development is sustainable and maintains the rural character of the Lake Shore Area. Residential densities should not exceed that which has been defined by this Plan. Where possible, densities should be reduced to be in concert with the character of the surrounding areas.
- Existing commercial businesses will be revitalized and improved where possible. Limit new commercial development to that which serves the local community and limit it to areas that have been defined in this Plan as commercial nodes.

Protection and Preservation of Open Space

- Identify areas that qualify for easement acquisition programs (agriculture, heritage, land trusts, etc.) and encourage the landowners and the County to work together to protect them from future development.
- Evaluate current zoning and identify properties where zoning should be changed to better protect the environment and reduce residential and commercial buildout.
- The County should develop creative ways to purchase conservation easements on farmland, woodlands, and for environmentally sensitive parcels that do not qualify under the County or State's current Agriculture Land Preservation Program.
- The County shall take the lead in coordinating and developing environmental education programs for County residents. Programs that assist with promoting a better understanding of the Chesapeake Bay aquatic systems, air quality, wildlife, rare and endangered species, pollution sources, radium, and other issues shall be developed.

Improvement of the Roadway Network

- Conduct a detailed study of the roads within the planning area and determine what improvements need to be made to ensure safety, adequate maintenance of traffic flow, and alternative transportation needs including bike lanes and sidewalks.
 - Provide a better connection(s) between Fort Smallwood Road and Mountain Road. Evaluate Hog Neck Road for possible improvements (widening, third lane, fourth lane etc.) and/or an alternative connector between Fort Smallwood Road and Mountain Road. Improvements should be provided as soon as possible.

Providing Adequate Recreational and Cultural Opportunities

- Develop a community center, which has space for community groups, meetings, recreation areas, space for college courses, and space for a community stage and auditorium.
- Develop an indoor recreation center, possibly in conjunction with the community center, that has space for basketball, racket ball, gymnastics, etc.
- Develop public boat ramps in appropriate locations to serve the entire area. Consideration should be given to White Pond Park as a potential location (i.e. the Honolulu property).