

2026 Comprehensive Plan Update

Goals & Objectives

Greensboro, Maryland: A resilient, welcoming river town on the Choptank, where small-town charm endures, diverse communities thrive, and sustainable growth preserves our Eastern Shore heritage for generations to come.

These goals and objectives draw from the 2010 Comprehensive Plan, the 2016 Vision Plan, recent community input, and Maryland's Land Use Article. They reflect updates for climate resilience, environmental justice, and the state's eight Sustainable Growth Planning Principles (effective October 1, 2025). They recognize Greensboro's status as an **overburdened and underserved community** as identified by MDEnviroScreen.

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Goals & Objectives by Topic Area

Land Use

GOAL
Promote balanced, compact land use that preserves Greensboro's historic Eastern Shore character, walkable scale, and mixed-income neighborhoods while supporting sustainable infill and redevelopment.

OBJECTIVES

- Encourage mixed-use developments integrating residential, commercial, and recreational uses to reduce sprawl and foster pedestrian-friendly spaces.
- Preserve open spaces, natural buffers, and agricultural lands through updated zoning compatible with the town's grid layout and human-scale features.
- Revise zoning to allow ADUs and manufactured homes in appropriate districts, enhancing housing diversity without compromising rural aesthetics.
- Fomentar desarrollos de uso mixto que integren usos residenciales, comerciales y recreativos para reducir la expansión urbana y promover espacios peatonales.
- Preservar espacios abiertos, zonas de amortiguamiento natural y tierras agrícolas mediante una zonificación actualizada compatible con la trama urbana y la escala humana del pueblo.
- Revisar la zonificación para permitir viviendas accesorias (ADU) y casas prefabricadas en distritos apropiados, mejorando la diversidad habitacional sin comprometer la estética rural.

Municipal Growth

GOAL
Guide orderly, efficient growth within designated areas to enhance resource preservation, recreation, and employment while maintaining a stable, diverse population and protecting the Town's rural surroundings.

OBJECTIVES

- Limit annexations to parcels that support recreation, employment, or conservation; coordinate with Caroline County to establish a "Preserved Land Greenbelt."
- Attract families and small businesses.
- Work with Caroline County and the State to preserve a rural buffer, manage environmental conditions, and maintain open space, agricultural lands, and scenic quality.
- Limitar las anexiones a parcelas que apoyen la recreación, el empleo o la conservación; coordinar con el Condado de Caroline para establecer un "Cinturón Verde de Tierras Preservadas."
- Atraer familias y pequeñas empresas.
- Trabajar con el Condado de Caroline y el Estado para preservar una zona de amortiguamiento rural, gestionar las condiciones ambientales y mantener espacios abiertos, tierras agrícolas y calidad paisajística.

Water Resources

GOAL
Protect and enhance the Choptank River and related water systems as vital natural resources, ensuring sustainable supply, quality, and disposal to support growth and mitigate pollution burdens.

OBJECTIVES

- Manage wastewater capacity and implement stormwater BMPs (rain gardens, green streets) to reduce nitrogen/phosphorus runoff.
- Integrate public access, trails, and native plantings along the river connecting neighborhoods, downtown, and institutions.
- Prioritize retrofits in overburdened areas using MDEnviroScreen data to guide equitable water infrastructure improvements.
- Gestionar la capacidad de aguas residuales e implementar mejores prácticas de gestión de aguas pluviales (jardines de lluvia, calles verdes) para reducir el escurrimiento de nitrógeno y fósforo.
- Integrar accesos públicos, senderos y plantaciones nativas a lo largo del río, conectando vecindarios, el centro y las instituciones.
- Priorizar mejoras en áreas sobrecargadas usando datos de MDEnviroScreen para orientar mejoras equitativas a la infraestructura hídrica.

Transportation

GOAL
Improve multimodal connectivity, safety, and walkability to reduce automobile reliance, link key destinations, and support commuting while adapting to regional pressures.

OBJECTIVES

- Complete sidewalk networks, bike lanes, crosswalks, and traffic-calming on MD Routes connecting neighborhoods, parks, schools, and the Choptank River.
- Develop a town-wide hiking/biking trail system integrating with regional systems.
- Expand public transit with equitable access for low-income residents and seniors, coordinating with state agencies.
- Completar redes de aceras, carriles para bicicletas, cruces peatonales y medidas de calmado del tráfico en las Rutas de MD que conecten vecindarios, parques, escuelas y el Río Choptank.
- Desarrollar un sistema de senderos para senderismo y ciclismo en todo el pueblo, integrado con los sistemas regionales.
- Ampliar el transporte público con acceso equitativo para residentes de bajos ingresos y personas mayores, coordinando con agencias estatales.

Housing

GOAL
Provide diverse, affordable housing options for all ages, incomes, and household types to support economic vitality, retain residents, and reduce disparities.

OBJECTIVES

- Offer incentives including facade grants, property tax credits, and workforce housing rehabilitation programs covering ADUs and manufactured homes.
- Encourage infill and mixed-density developments (single-family, duplexes, small apartments), coordinating with Caroline County on a housing plan.
- Prioritize equitable access in overburdened areas, addressing aging housing stock and ensuring benefits for seniors, families, and low-income households.
- Ofrecer incentivos como subvenciones para fachadas, créditos en impuestos a la propiedad y programas de rehabilitación de viviendas para la fuerza laboral, incluyendo viviendas accesorias y casas prefabricadas.
- Fomentar desarrollos de relleno y densidad mixta (unifamiliares, dúplex, apartamentos pequeños), coordinando con el Condado de Caroline en un plan de vivienda.
- Priorizar el acceso equitativo en áreas sobrecargadas, abordando el parque de viviendas envejecido y garantizando beneficios para personas mayores, familias y hogares de bajos ingresos.

Historic & Cultural Preservation

GOALS
Preserve Greensboro's historic character; protect cultural and natural heritage resources; leverage historic resources for community and economic benefit.

OBJECTIVES

- Maintain and expand the Greensboro Historic District through design standards and National Register nominations.
- Document and interpret underrepresented histories through partnerships and interpretive programs.
- Promote heritage tourism linked to the Stories of the Chesapeake Heritage Area and Harriet Tubman Byway.
- Coordinate with LSHI, Caroline County, and regional partners to advance conservation and harmonious development.
- Mantener y expandir el Distrito Histórico de Greensboro mediante estándares de diseño y nominaciones al Registro Nacional.
- Documentar e interpretar historias subrepresentadas a través de asociaciones y programas interpretativos.
- Promover el turismo patrimonial vinculado al Área Patrimonial del Chesapeake y la Ruta Harriet Tubman.
- Coordinar con LSHI, el Condado de Caroline y socios regionales para avanzar en la conservación y el desarrollo armónico.

Economic Development

GOAL
Foster sustainable economic growth that creates jobs, supports local businesses, attracts visitors, and enhances the tax base while protecting the environment and preserving the Town's small-town character.

OBJECTIVES

- Leverage the North County Enterprise Zone to attract targeted investment in commercial and industrial areas.
- Revitalize downtown and commercial districts as pedestrian-friendly hubs through Main Street improvements and adaptive reuse.
- Promote heritage and eco-tourism tied to the Choptank River and historic resources.
- Support workforce development and link economic growth to affordable/workforce housing strategies.
- Aprovechar la Zona Empresarial del Norte del Condado para atraer inversiones específicas en áreas comerciales e industriales.
- Revitalizar el centro y los distritos comerciales como centros peatonales mediante mejoras en la calle principal y reutilización adaptativa.
- Promover el turismo patrimonial y ecoturístico vinculado al Río Choptank y los recursos históricos.
- Apoyar el desarrollo de la fuerza laboral y vincular el crecimiento económico con estrategias de vivienda asequible y para trabajadores.

Climate Change

GOAL
Build town-wide resilience to climate impacts — flooding, sea-level rise, extreme heat, and storms — while reducing emissions and aligning with state goals including the Climate Pollution Reduction Plan.

OBJECTIVES

- Deploy green infrastructure (expanded tree canopy, rain barrels, stormwater retrofits) to mitigate runoff and adapt to Choptank River vulnerabilities.
- Promote energy-efficient practices and incentives for greener homes and businesses, with long-term data monitoring for water quality.
- Integrate climate considerations across all plan elements; prioritize underserved communities; secure state funding for resiliency projects.
- Implementar infraestructura verde (mayor cubierta arbórea, barriles de lluvia, mejoras al drenaje pluvial) para mitigar el escurrimiento y adaptarse a las vulnerabilidades del Río Choptank.
- Promover prácticas de eficiencia energética e incentivos para hogares y negocios más sostenibles, con monitoreo de datos a largo plazo sobre la calidad del agua.
- Integrar consideraciones climáticas en todos los elementos del plan; priorizar las comunidades desatendidas; obtener fondos estatales para proyectos de resiliencia.

Environmental Justice (EJ)

GOAL
Advance equitable outcomes by addressing disparities, fostering inclusive engagement, and ensuring all residents benefit from growth, resources, and protections in line with state EJ frameworks.

OBJECTIVES

- Enhance community participation through digital tools, citizen committees, and outreach to diverse groups — seniors, low-income residents, and minorities.
- Prioritize parks, trails, and public spaces in overburdened areas; mitigate hazards; promote social programs addressing housing and recreational needs.
- Use MDEnviroScreen and state guidance to integrate EJ into decision-making, reducing pollution and advancing whole-of-community sustainability.
- Mejorar la participación comunitaria mediante herramientas digitales, comités ciudadanos y divulgación a grupos diversos: personas mayores, residentes de bajos ingresos y minorías.
- Priorizar parques, senderos y espacios públicos en áreas sobrecargadas; mitigar los riesgos; promover programas sociales que atiendan las necesidades de vivienda y recreación.
- Usar MDEnviroScreen y la orientación estatal para integrar la JA en la toma de decisiones, reducir la contaminación y avanzar hacia la sostenibilidad de toda la comunidad.