

Queen Anne's County Comprehensive Plan
Comments Received on Planning Commission Recommended Draft to County Commissioners
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No.	Name	Comment Category	Affiliation	Chapter	Pg.	Comment	Notes	Staff Recommendation
1	KNDF	Public	KNDF	Chapter 8: Economic Development & Tourism	20	ADD Paragraph for Maritime Tourism (immediately before, or after, the Agritourism section), text as follows: MARITIME TOURISM The Maritime Tourism Sector is important for Queen Anne's County and generates a high amount of visitor spending, especially in the Kent Island, Kent Narrows, and Grasonville areas. Maritime Tourism refers to the water-based activities, such as boating, cruising and nautical sports, as well as land-based services and infrastructure. See the Kent Narrows Community Plan for details on this important sector of the Tourism Economy.	Previous technical committee comment: The technical committee was guided by the Economic Development Director and the EDC regarding the terminology of specific goals and strategies. The suggestions noted herein, while solid, are restatements of those strategies and expansions of them.	No change needed.
2	KNDF	Public	KNDF	Chapter 8: Economic Development & Tourism	29	Add Strategy 3: Recognize the importance of maritime-based travel and tourism. RECOMMENDATIONS: 1.Work with neighboring jurisdictions to explore water-based transportation opportunities that will connect to other water-based destinations on the shore. 2.Develop infrastructure to support water-based experiences to include, fishing, sailing, power boating and paddling.	Previous technical committee comment: The technical committee was guided by the Economic Development Director and the EDC regarding the terminology of specific goals and strategies. The suggestions noted herein, while solid, are restatements of those strategies and expansions of them.	No change needed.
3	KNDF	Public	KNDF	Chapter 8: Economic Development & Tourism	29	Add Strategy 4: Enhance land-based outdoor travel and recreational experiences. RECOMMENDATIONS: 1. Develop infrastructure to support land-based outdoor travel experiences to include cycling, field sports, trails, equestrian, hunting, bird watching & golf.	Previous technical committee comment: The technical committee was guided by the Economic Development Director and the EDC regarding the terminology of specific goals and strategies. The suggestions noted herein, while solid, are restatements of those strategies and expansions of them.	No change needed.
4	KNDF	Public	KNDF	Chapter 8: Economic Development & Tourism	30	Points of Interest Map - Please add: Maryland Watermen's Monument; Ferry Point Park	The scale of this map is meant to highlight points of interest Countywide. This level of specificity resides within the KNCP (figure 2).	No change needed.
5	Wayne Rickert	Public	Rebuilding Together QAC	Chapter 9: Housing	22	Habitat and Haven are listed as nonprofits providing housing services. Since this is a draft, perhaps there is a way for RT QA County to get in the plan? Here is the verbiage for the Consolidated Plan. Rebuilding Together Queen Anne's County Rebuilding Together is a home repair nonprofit with the mission of repairing homes, revitalizing communities and rebuilding lives. We serve seniors, low-income homeowners and people with disabilities performing critical home repairs at no cost. We help seniors age safely in place, support people with disabilities meeting accessibility needs, and assist low-income homeowners repair and modernize their homes. We engage local businesses, service organizations and volunteers combining grants and donations to provide the funding and resources necessary to complete all repairs. Our vision is safe homes and communities for everyone.	Agreed that Rebuilding Together QAC should be added to our list of NGOs in the Housing Chapter.	Add language to page 9-22 under Non-Profit Organizations to reflect language provided by Rebuilding Together QAC.

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6	Kevin Waterman	Public	Bay Area Association of Realtors	Chapter 9: Housing	23	One quick question – I was looking at the Planning Commission Recommended draft online at the Plan website and I see that the table with the rental licensing language appears to be gone, however the language about the incremental tax on transfers and recordations still shows up in the strategies section. I expect that this is just a matter of the document up online not yet having all the necessary changes made that will be in the final one, but I wanted to make sure it was addressed prior to the introduction to the county commissioners, since I assume the version they are presented and schedule the public hearing on the basis of is the version they have to vote on.	Edit should have been made prior to PC Recommended Draft being sent to BCC. The language was edited on page 9-4 but missed that edit on page 9-23 (Goal 9-2, Strategy 1, Rec 3 should be deleted, as Goal 9-1, Strategy 1, Rec 4 represent the language on page 9-4).	Revise language as noted on p. 9-23 per Notes.
7	Bob Zillig	Public	Grasonville	Chapter 11: Community Plans	5	Pg. 11-5 Grasonville Vision: Should include phrase addressing need to <u>.....achieve resiliency in the face of climate change.</u> This was included in Chester/Stevensville vision and is even more appropriate for the Grasonville community (as seen in Map 5-6 Sea Level Rise Vulnerability which shows Grasonville Growth Area with almost 50% inundation at the extreme modeling levels, higher than Chester/Stevensville). Flooding within our community is becoming more frequent and problematic. Recent examples include 9/23/2021 and 10/29/21 when some Grasonville community roads north of US 50/301 were inundated with tidal and storm surge.	Agreed. This language was intended to consistently appear in all applicable sections.	Revise page 11-5 (Grasonville Growth Area Vision) to add "achieve resiliency in the face of climate change," after "provide for increased connectivity;"
8	Bob Zillig	Public	Grasonville	Chapter 11: Community Plans	5	Pg. 11-5 Grasonville Priorities: Add <u>Climate Change & Sea Level Rise Resiliency</u> similar to Chester/Stevensville priorities.	Agreed. This language was intended to consistently appear in all applicable sections.	Add "Climate Change & Sea Level Rise Resiliency" to priorities listed on page 11-5.
9	KNDF	Public	KNDF	Chapter 11: Community Plans	6	Kent Narrows Growth Area Vision - Please DELETE old vision statement and replace with the new vision from the KN Community Plan: Kent Narrows is a thriving water-based community that welcomes leisure and business travelers year-round. The scenic waterfront area inspires an enduring connection to the region's rich maritime heritage and serves as an economic and social hub for the region. Targeted areas will be redeveloped for commercial and residential uses. Environmentally sensitive areas will be preserved. Emphasis will be placed on connectivity, pedestrian and vehicular safety, streetscape, trail, and roadway improvements that enhance the waterfront character for the community.	Staff edited the draft chapter to reflect requested language.	Revise page 11-6 with Vision from KNCP.
10	KNDF	Public	KNDF	Chapter 11: Community Plans	6	Opportunities Section - Please make the following revisions: Coordinate Waterway Activities & Community Events Improve Streetscape and Trail Design Enhance Walkability, Connectivity & Wayfinding Revisit Zoning Code & Design Requirements	The opportunities, challenges, and priorities listed here were derived from public comment and should not be changed.	No change needed.
11	KNDF	Public	KNDF	Chapter 11: Community Plans	6	Challenges Section - Please delete the stricken text and make the following revisions: Limited Area Investment	The opportunities, challenges, and priorities listed here were derived from public comment and should not be changed.	No change needed.

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						Limited Local Transportation & Parking Options Not Just a Tourist Attraction Coastal Nuisance Flooding Sewer Capacity		
12	KNDF	Public	KNDF	Chapter 11: Community Plans	6	Priorities Section - Please delete the stricken text and make the following revisions: Strengthen Connectivity Balance Preservation Conservation & Development Goals Enhance Waterfront Character & Heritage Channel Dredging & Waterway Safety	The opportunities, challenges, and priorities listed here were derived from public comment and should not be changed.	No change needed.
13	KNDF	Public	KNDF	Chapter 11: Community Plans	6	Priorities Section - Add bullets to list: - Remove derelict structures; - Coastal Resiliency; - Affordable Housing for workforce	The opportunities, challenges, and priorities listed here were derived from public comment and should not be changed.	No change needed.
14	Bob Zillig	Public	Grasonville	Chapter 11: Community Plans	19	Pg. 11-19 Future Growth: This section speaks very briefly to the environmental resources of the Grasonville community, mainly highlighting them as limitations on future growth. The Chester/Stevensville plans, however, specifically included a discussion on "Land Conservation" and "Climate Change and Sea Level Rise" concerns (page 11-17). These same issues apply even more so to Grasonville (as seen in Map 5-6 Sea Level Rise Vulnerability which shows Grasonville Growth Area with almost 50% inundation at the extreme modeling levels). This concern was shared during the public review process. We would request that the "Land Conservation" and "Climate Change and Sea Level Rise" sections, should be included in the overview discussion for all the community plans, not just Chester/Stevensville.	Agreed. This language was intended to consistently appear in all applicable sections. It does make sense to have this be a more comprehensive item for all three community plans since they are all susceptible to it in the future. Page 11-13 already discusses climate change generally; however, relocating the info from Page 11-17 on Climate Change & Sea Level Rise in C/S to the general discussion makes sense.	Revise page 11-13 to reflect missing/appropriate language from page 11-17. Add section to page 11-14 before discussion of Climate Change to include Land Conservation information from C/S section (pg. 11-17). Delete C/S sections on Climate Change & Sea Level Rise (pg. 11-17) and Land Conservation (pg. 11-17).
15	Bob Zillig	Public	Grasonville	Chapter 11: Community Plans	23	Pg. 11-23 Inside the US 50/301 Corridor ... This section currently includes two paragraphs of discussion on the previously rezoned Grasonville Gateway and Medical Center (GGMC) and the creation of a commemorative kiosk explaining the British actions in the Battle of Slippery Hill, both of which are 2010 comments and do not adequately describe the broader corridor which includes substantial residential communities including over 700 homes. Instead it would be important to mention ... <u>The north side of this commercial corridor is adjacent and situated at the entrance to long established Long Point, Jackson Creek, Beach Harbor, and Chester River Beach residential communities. Land along north side of the narrow US50/301 Corridor is characterized by low lying, flood sensitive areas falling substantially within the Critical Area and environmentally sensitive Chester River shoreline (Map 11-5).</u>	The description is meant to be broad and the protection of sensitive areas are identified elsewhere in the Plan.	No changes needed.

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16	Bob Zillig	Public	Grasonville	Chapter 11: Community Plans	23	Pg. 11-23 Highway Commercial Appearance. We request the following item be added to the existing bulleted section "Specifically, development should be:" <u>Sensitive to the protection of shore resiliency by minimizing impervious expansion and resulting storm water runoff implications for residential areas</u>	Lot coverage and impervious surfaces are discussed more generally on page 5-7 and 5-21 (in addition to Appendix D: Water Resources Element). The section on pg. 11-23 is a discussion of Highway Commercial Appearance as it relates to the County's landscaping, design, and signage standards. The sections noted in Chapter 5 already address this topic.	No changes needed.
17	Bob Zillig	Public	Grasonville	Chapter 11: Community Plans	24	Pedestrian and Bicycle Amenities ... however, lack of complete sidewalk or bicycle routes are disincentives to nonautomotive circulation. <u>In addition, the current lack of a pedestrian or cyclist access on the US 50/301 Chester River Beach overpass restricts Grasonville north/south community movement. Grasonville residents on the south side have no access to Long Point Park or the extensive Cross Island Trail system.</u> Creating good pedestrian-bicycle linkages would offer a safe, attractive alternative to driving, especially for young people, and help create a cohesive sense of place.	Agreed - this language provides greater context.	Revise pg. 11-24 (Pedestrian & Bicycle Amenities) to include the following prior to the last sentence of the paragraph: In addition, the current lack of pedestrian or cyclist access to the Chester River Beach Road overpass restricts movement between the north and south sides of US 50/301. The Grasonville community to the south does not have direct, non-automotive access to Long Point Park, the extensive Cross Island Trail system, or other destinations and amenities to the north.
18	KNDF	Public	KNDF	Chapter 11: Community Plans	28	Column One - Economic Development Needs - Add bullets as follows: <ul style="list-style-type: none"> -Investment in sewer, water, roads, and parking • Redevelopment assistance for derelict properties. • Destination marketing with travel research component. • Development of small businesses in niche markets to meet the needs of year-round residents, slip holders and visitors/tourists. • Provision of reasonably priced housing opportunities for service industry labor force, near the Kent Narrows. 	The technical committee was guided by the Economic Development Director and the EDC regarding the terminology of specific goals and strategies. Some of the suggestions noted herein may be consistent with the final QAC Comp Plan and KNCP, but some are not and have not been considered publicly.	No change needed.
19	Bob Zillig	Public	Grasonville	Chapter 11: Community Plans	30	Goal 11B - 3: Encourage a more fully developed parks and open space system. The previous 2010 Grasonville Comprehensive plan had a recommendation specific to Long Point Park Expansion (Pages 4-11 and 12 of 2010 Grasonville Plan) as copied below. "f. Consider purchasing the available Urban Commercial (UC) parcels at Long Point Road for expansion into the adjacent Long Point Park using Program Open Space funding, or other funding sources available to the County. The	The identified 2010 strategy to expand Long Point Park was deliberately not carried forward to the 2022 Plan at the direction of the Technical Committee [Page 6-6 mentions the June 2020 recommendations provided from the BPAC identifying connectivity and safety priorities including both long-term and short-	No changes needed.

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						<p>County should also study the feasibility of a potential land swap for this property, which may consider swapping any developable area of the UC parcels. The northeast corner of the County park property at Jackson Creek Road directly across from Holly’s restaurant could be considered as a component of a land and developable area swap. A request for Growth Area allocation may be necessary.</p> <p>Additionally, a portion of the UC parcel that abuts Suburban Residential (SR) zoned properties on Long Point Road could be rezoned to SR to allow for greater compatibility with adjacent SR zoned properties. Lot line adjustments to the UC parcels and to Long Point Park may be necessary to support these options. See Illustration 4-1"</p> <p>This unique proposal at the time was an attempt to both expand Long Point Park while also addressing community concerns about the potential commercial development at the entrance of a residential community. The need for an expansion of Long Point Park is even more critical today as it is the terminus of the new Cross Island Connector Trail and currently suffers from inadequate parking and recreational open space areas.</p> <p>While this action item has not been carried forward in the 2021 draft, we would recommend a modification to Strategy 4 to carryover a portion of the approved 2010 plan for 2021: <u>Strategy 4 Explore expanding Long Point Park to provide more parking and recreational options (presently inadequate). Park activity has increased dramatically since the construction of the Cross Island Connector Trail. In addition, also explore feasibility of adding pedestrian-cyclist shared access to Chester River Beach Rd overpass and Saddler Road, thereby providing access to the Cross Island Trail and Cross County Connector Trail for all Grasonville residents.</u></p>	term items. The plan references the LPPRP.] No intent for acquisition of park land at this time.	
20	Barry Waterman	Public	Waterman Realty	Appendix D: Water Resources Element	7	<p>Water Resources element page AD-7 says on both sides: Evaluate the location of Transfer of Development Rights (TDR) receiving areas to ensure appropriate location within watersheds containing designated Growth Areas that can receive development without exceeding 10% of the watershed land area with impervious surfaces. The PC at your suggestions changed “recommended imperviousness percentage thresholds” to “MDE established threshold” in Environmental Resources strategy 3 recommendation 4 . It would seem that unless MDE has determined that 10% is the threshold, that this too should have been changed...although this was never actually discussed...it is just the same issue. Same at the bottom of AD-11 – which quotes unidentified “studies” that at 5% watersheds are harmed and at 10% the harm is irreparable. My comment on this topic that I believe prompted the PC discussion and the change you suggested was based on the fact that there is not yet any widely accepted science on this topic, and studies with thresholds all over the place with the threshold of danger depended on who performed the study... Stating thresholds that are not universally accepted, or</p>	<p>The threshold strategy was revised to reflect guidance by Maryland Department of the Environment (MDE, the State regulatory agency to establish stormwater management/impervious surface provisions). In conjunction with the County's MS4 designation, the breadth of the identified strategy suffices to address consistency as well as flexibility should their statutes change. Numerous studies include the 5% and 10% figures (with a range from <5%-15%), including those identified by Sandi Olek of Maryland Department of Natural Resources indicating anadromous spawning has a point around 10-15% where spawning subsides and comments from Frank DiGiallenardo of the Corsica River Conservancy indicating the accepted limits of "danger zone" of 5-10% impervious in a watershed is where irreparable harm is done to aquatic habitat and</p>	<p>Revise pg. AD-7 (recommendation bullet #4 regarding TDR) to read, "Should the Transfer of Development Rights (TDR) program continue, ensure that any designated receiving areas are appropriately located within watersheds containing identified Growth Areas that can receive development without exceeding Maryland Department of the Environment's (MDE)</p>

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						studies as “documenting” danger levels when there are widely disparate opinions seems inappropriate in a Comp Plan.	fisheries. That being said, TDR references should be edited as we've previously indicated the TDR program should be reevaluated entirely.	established threshold for impervious surfaces."
21	Barry Waterman	Public	Waterman Realty	Appendix D: Water Resources Element	8	The notation under table 1.1 is not related to the table. It is related to – and repeated- under table 1-2 where it is relevant.	Noted.	Revise pg. AD-8 to delete * note.
22	KNDF	Public	KNDF	Kent Narrows Community Plan	4	Page 4 – Opening Paragraph – Revise sentence #6 as follows: “The goal is to facilitate orderly multi-family residential, mixed use, commercial...”	Residential standalone not permitted in WVC, while mixed-use development allows for a residential component.	No change recommended in light of legal opinion relative to the County sewerage treatment plant capacity limitations and the short- and long-term goals outlined in the Land Use and WRE Appendix.
23	KNDF	Public	KNDF	Kent Narrows Community Plan	6	2nd Column - Revise item #3 as follows: "Provide safe pedestrian and bicycle connections to the adjacent commercial and residential areas in Grasonville and Chester."	Staff updated the Plan to include this edit.	Revise as requested.
24	KNDF	Public	KNDF	Kent Narrows Community Plan	9	Update the Kent Narrows Waterfront Map - new map provided (Exhibit A)	Staff updated the Plan to include the map provided and updated the date of the source to 2022.	Update Figure 2.
25	KNDF	Public	KNDF	Kent Narrows Community Plan	30	Add Beacon Study Graphic following the INCOME section; Insert Beacon Study chart - new chart provided (Exhibit B). Add footnote that says: "Graphic courtesy of the Kent Narrows Development Foundation."	Staff added the chart created by KNDF and credited the graphic accordingly.	Add graphic and footnote.
26	KNDF	Public	KNDF	Kent Narrows Community Plan	38	Under the Outdoor Recreation Activities Section, insert new section entitled: "Travel and Tourism Outlook and Approach" Tourism is a service-based industry comprising several tangible and intangible components. The tangible elements include transport, foods and beverages, tours, events, and accommodations. The intangible elements involve education, culture, adventure or simply escape and relaxation. Kent Narrows possesses both tangible and intangible elements which make it an attractive destination for leisure, business, and educational travel. The region is branded as the Kent Narrows Waterfront. It includes all businesses in the special taxing district, but also serves as a hub for all land and water-based travel. Tourism has a variety of impacts on both local and regional economies. Visitors contribute to sales, profits, jobs, tax revenues and income in an area. The most direct effects to local economies occur within primary tourism	This additional language was not reviewed by the public and reaches beyond the scope of comprehensive planning which is meant to guide overarching visions for a community. This draft language contains granular detail that is better suited to tourism study, as it touches details that reach far beyond the Narrows and has not been vetted.	No change needed.

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						<p>sectors including lodging/ accommodations, meeting and conference facilities, restaurants, marinas, transportation, amusements, and retail trade. Secondary effects include impacts on personal income and employment opportunities, revenues for suppliers of goods and services and county taxes. Businesses within Kent Narrows, like any local economy, are primarily concerned with revenues and costs, while the community is concerned with tourism's overall contribution to the economy with respect to social, fiscal, transportation and environmental impacts.</p> <p>The County is interested in the impacts of tourism within Kent Narrows as a part of a larger region with respect to overall contribution to regional and state economies.</p> <p>Because Kent Narrows is a major hub for maritime tourism, the area will continue to draw visitors from all parts of the world to boat or fish on the Chesapeake Bay. The marinas, boating and yacht clubs and the new boatel at Kent Narrows are major attractions and are bringing new visitors to the area for a variety of water- and land-based activities.</p> <p>With the addition of new overnight accommodations, dock-and-dine eateries and meeting, conference and banquet facilities, Kent Narrows will continue to grow as a year-round destination, and will continue to be a popular place for family reunions, weddings, meetings and corporate retreats, motorcoach tours, regional and overseas travel. Charter and head boats in the area will continue to attract patrons from nearby metro areas and from other parts of the Eastern Shore.</p> <p>The Cross Island Trail and the Connector trail are growing as major attractions for cyclist and running clubs. These trails are also popular with those who enjoy heritage and eco-tourism adventures.</p> <p>The widely known waterfront restaurants that offer fresh seafood from the Chesapeake Bay and its tributaries will continue to be a major draw, as many people will travel long distances to enjoy a dockside crab feast at the Kent Narrows. Establishments that offer musical entertainment will also continue to attract visitors in the evenings and on weekends. Well-known bands have followings, and automatically attract visitors to the area.</p> <p>While the area is a popular day trip destination, it is well-known in regional markets as a convenient place for business meetings, weddings, and other celebrations including reunions.</p> <p>Kent Narrows continues to serve as a popular stopping point for pass through visitors since the waterfront hotels and restaurants are conveniently located off Rt. 301/50. The hotels will also continue to benefit from the many events held in the region like the boat shows in Kent Island and Annapolis. Events at the Naval Academy and larger events held in the Washington Metro Area, in Dover (NASCAR) and in Easton (Waterfowl Festival) can also be a source for overnight business. Water-based events such as regattas, fishing tournaments, boat shows, music and car festivals are also drawing larger</p>		

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						<p>numbers of visitors.</p> <p>Wedding and event venues on other parts of Kent Island, Queenstown and Annapolis also provide a source for overnight business for Kent Narrows accommodations, restaurants, and attractions.</p> <p>One of the main attractions to the County during the Fall and Winter Seasons is deer hunting, waterfowl hunting and turkey hunting. There are several public facilities as well as private areas that are near to the Kent Narrows Waterfront. This is a niche market that can also help to fill hotel rooms and restaurants during the non-boating season.</p> <p>Queenstown Harbor Golf Course is nearby, and it draws golfers year-round. Room occupancy is typically high during the boating season and on weekends, it generally peaks in July and August and during the weekends from April through the end of October.</p> <p>With addition of new conference, banquet facilities and event space, the area will be able to draw more corporate and group business during the winter season. More activities during the winter season can be developed to attract visitors to the area during the slower seasons.</p> <p>With the increase in the number of slips in the marinas, the new boatel and new dock and dine facilities there will be an increase in boat traffic in the area. The public boat launch and the public landing at Wells Cove has been experiencing some crowding because of renewed interest in outdoor recreation. Ferry Point Park has reached capacity during some weekends in the summer. The Parks and Public Landings Division must increase services to these areas to avoid issues associated with mass tourism.</p> <p>The approach to future tourism development that is recommended for Kent Narrows is niche tourism, as opposed to mass tourism.</p> <p>Niche tourism is often viewed as being a more positive form of tourism for a destination like Kent Narrows. This is because it generally involves smaller numbers of visitors who (usually) leave less of a footprint. It is often with sustainable and or responsible tourism.</p> <p>Some of the advantages of niche tourism are:</p> <ul style="list-style-type: none"> • It is less damaging to the environment • Visitors come in smaller numbers • Visitors tend to be more courteous and respectful • There is a genuine interest in the local area and people 		
27	KNDF	Public	KNDF	Kent Narrows Community Plan	41	Strengths & Assets - 2nd Column - Add two new bullets: - The measured shoreline in the planning area is approximately 9.97 miles; - Kent Narrows is the main hub for overnight visitors to the County and offers four hotels that collectively provide over 400 rooms. All offer meeting and/or banquet spaces in addition to other dockside and waterfront amenities. Other unique overnight accommodations on the water are also offered.	These bullets have neither been reviewed by the public nor vetted by the technical committee. Calling out this level of specificity is not consistent with existing list and the requested edits are addressed currently in the listed amenities.	No change needed.

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28	KNDF	Public	KNDF	Kent Narrows Community Plan	42	Table 19 - Transportation Section, left column, 4th box (in this section): revise the text as follows: "Additionally bicyclist and pedestrians using the trail do not experience a strong sense of gateway thresholds upon their arrival in Kent Narrows."	Table 19 reflects community input received during the planning process, and therefore, should not be altered. "Several issues and concerns that were identified resurfaced with consistency throughout the planning process. Table 19—Community Issues includes the priority community issues and concerns identified during the planning process." Further, staff is unclear if this suggestion is meant to request the deletion of the first sentence, and if so, then such deletion would not be recommended, as there are many supporting statements regarding gateways.	No change needed.
29	KNDF	Public	KNDF	Kent Narrows Community Plan	42	Table 19 - Transportation Section, right column, 4th box (in this section): Entry is confusing. Please delete contents and replace with the following: "Strengthen arrival and entry experiences by using landscaping and plantings. Complement with benches, sidewalks and lighting."	Table 19 reflects community input received during the planning process, and therefore, should not be altered. "Several issues and concerns that were identified resurfaced with consistency throughout the planning process. Table 19—Community Issues includes the priority community issues and concerns identified during the planning process."	No change needed.
30	KNDF	Public	KNDF	Kent Narrows Community Plan	42	Table 19 - Transportation Section, Right Column, 7th box (in this section): There is no text in this box. Please add the following: "Place more emphasis on developing support systems for water based public and private transportation."	Table 19 reflects community input received during the planning process, and therefore, should not be altered. "Several issues and concerns that were identified resurfaced with consistency throughout the planning process. Table 19—Community Issues includes the priority community issues and concerns identified during the planning process."	No change needed.
31	KNDF	Public	KNDF	Kent Narrows Community Plan	43	Table 19 - Community and Economic Development Section; Left column, 4th box (in this section): Delete existing text and replace with the following: "other Counties and destinations in Maryland Delaware and Virginia have established systems for reinvesting and directing visitor generated fees and taxes toward improving destinations and visitor services. The lack of targeted reinvestment of these resources places a heavy burden on both residents and businesses, and can , overtime, make the area less attractive and less competitive."	Table 19 reflects community input received during the planning process, and therefore, should not be altered. "Several issues and concerns that were identified resurfaced with consistency throughout the planning process. Table 19—Community Issues includes the priority community issues and concerns identified during the planning process."	No change needed.
32	KNDF	Public	KNDF	Kent Narrows Community Plan	43	Table 19 - Community and Economic Development Section; Right column, 4th box (in this section): Delete "businesses should not be saddled with cost of offsite infrastructure" and replace with: "Consider reinvesting hotel tax into the Kent Narrows district, where the revenue is generated."	Table 19 reflects community input received during the planning process, and therefore, should not be altered. "Several issues and concerns that were identified resurfaced with consistency throughout the planning process. Table 19—Community Issues includes the priority community issues and concerns identified during the planning process." Further, this	No change needed.

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							is a strategic planning item; revenue requests do not belong in the Plan.	
33	KNDF	Public	KNDF	Kent Narrows Community Plan	43	Table 19 - Community and Economic Development Section; Right Column, 5th box (in this section): Delete "Remove derelict structures" and replace with: "Landowners and county must take responsibility for removing derelict structures especially those that pose risks to safety. County should create policy to incentivize landowners to remove dilapidated structures, while preserving their right to re-build in the future, without loss of floor area coverage."	Table 19 reflects community input received during the planning process, and therefore, should not be altered. "Several issues and concerns that were identified resurfaced with consistency throughout the planning process. Table 19—Community Issues includes the priority community issues and concerns identified during the planning process."	No change needed.
34	KNDF	Public	KNDF	Kent Narrows Community Plan	43	Table 19 - Community and Economic Development Section; Right column, 7th box (in this section): Move existing text down to the 8th box which is currently empty. Insert new text in this 7th box as follows: "Consider permitting additional height, to accommodate more attractive roof designs, without eliminating revenue generating space."	Table 19 reflects community input received during the planning process, and therefore, should not be altered. "Several issues and concerns that were identified resurfaced with consistency throughout the planning process. Table 19—Community Issues includes the priority community issues and concerns identified during the planning process."	No change needed.
35	KNDF	Public	KNDF	Kent Narrows Community Plan	44	8th Bullet - Revise as follows: "Public lands need ongoing maintenance and capital improvements."	While this comment is stated in Table 19, it is not appropriate include CIP request in this list, as previously noted.	No change needed.
36	KNDF	Public	KNDF	Kent Narrows Community Plan	44	Add a bullet at end of list, with the following text: " local business experience difficulties attracting and retaining workers due to lack of affordable housing within proximity to places of work."	This is an editorial comment extrapolated from a community and economic development community issue identified in Table 19.	No change needed.
37	KNDF	Public	KNDF	Kent Narrows Community Plan	46	Table 21 - Community Opportunities: Redevelopment Opportunities, Right Column, please add: "- Consider a plan to improve the public marina and surrounding area.; - work with economic development and other entities to address properties with dilapidated or vacant buildings."	Table 21 reflects community input received during the planning process, and therefore, should not be altered.	No change needed.
38	KNDF	Public	KNDF	Kent Narrows Community Plan	46	Table 21- Community Opportunities: Geo-Tourism Opportunities, Left Column: 2nd Bullet, delete the text "Create a year round destination/events" and replace with "Further develop water-based recreation businesses and marina environments."; 3rd bullet, revise as follows: "Develop destination marketing, signature events, and placemaking programs that match the offerings of Kent Narrows."	Table 21 reflects community input received during the planning process, and therefore, should not be altered.	No change needed.
39	KNDF	Public	KNDF	Kent Narrows Community Plan	46	Table 21 - Community Opportunities: Redevelopment Opportunities, Right Column, add a new bullet: " Position Kent Narrows as a unique place to visit in every season of the year."	Table 21 reflects community input received during the planning process, and therefore, should not be altered.	No change needed.

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40	KNDF	Public	KNDF	Kent Narrows Community Plan	46	Table 21 - Community Opportunities: Geo-Tourism Opportunities, Right Column: Add a new bullet: "Recognize the importance of Kent Narrows to the seafood and commercial fishing industries and encourage the county to develop a stronger plan to maintain the commercial operations at the Watermen's Marina. Capitalize on the unique character of the Kent Narrows as a key seafood and maritime based operations center."	Table 21 reflects community input received during the planning process, and therefore, should not be altered.	No change needed.
41	KNDF	Public	KNDF	Kent Narrows Community Plan	52	Summary of Identified Needs Opening Paragraph - Delete and replace sentence #1 as follows: "To realize the community vision for Kent Narrows, future development must focus on fostering the appropriate mix of land uses, infrastructure improvements and the ancillary services that will adequately support activity in Kent Narrows."	This language has not been reviewed by the public and removes some key components that are outlined in the supporting sections which follow that statement.	No change needed.
42	KNDF	Public	KNDF	Kent Narrows Community Plan	53	Economic and Tourism Development Needs - add bullet as follows: Establish standards and licensing regulations for short-term rentals (like Airbnb), and subject short-term rentals to the QAC Hotel Tax. Make appropriate changes in the Zoning definitions, to address this type of rental.	STR are not discussed in the QAC Comprehensive Plan nor should this delicate subject be included without the appropriate discussions with EDC, BCC, and PNZ. The technical committee was guided by the Economic Development Director and the EDC regarding the terminology of specific goals and strategies.	No change needed.
43	KNDF	Public	KNDF	Kent Narrows Community Plan	54	Plan Concept #3 Residential Development - Revise as follows: "To best preserve the waterfront character, residential development may be part of a mixed commercial development proposal in accordance with the County Sewer Allocation Policies"	Residential standalone not permitted in WVC, while mixed-use development allows for a residential component.	No change recommended in light of legal opinion relative to the County sewerage treatment plant capacity limitations and the short- and long-term goals outlined in the Land Use and WRE Appendix.
44	KNDF	Public	KNDF	Kent Narrows Community Plan	57	Land Use Regulations #3(d), add new use in list: vi. Apartment Development	Staff previously advised the KNDF that adding apartment development as a permitted use in the WVC was not legal, due to the lack of available residential sewer, and subsequently the legal opinion stating such was provided to KNDF on 12/21/21.	No change recommended in light of legal opinion relative to the County sewerage treatment plant capacity limitations and the short- and long-term goals outlined in the Land Use and WRE Appendix.
45	KNDF	Public	KNDF	Kent Narrows Community Plan	57	Land Use Regulations #1, revise as follows: "Encourage new development to incorporate two or more uses within a single development, when feasible."	The addition of the caveat "when feasible" is unnecessary in this context. Further, this language appears as a specific strategy (3.1) under Strategy 3 (Proactively manage growth that reflects the County's and Kent Narrow's vision and adequately provides for thoughtful growth.)	No change needed.

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46	KNDF	Public	KNDF	Kent Narrows Community Plan	59	Public Transportation System #2 - Revise as follows: "Work with MDOT MTA to relocate commuter parking lots to areas outside of the Kent Narrows."	This language was revised as follows in previous edit: "Work with MDOT MTA to assess commuter parking."	No change needed.
47	KNDF	Public	KNDF	Kent Narrows Community Plan	61	Insert New section before the Economic Development & Tourism section, as follows: Capital Improvements Program - Encourage the County Agencies to work with the KNDF to develop a capital improvements program that will adequately support growth and land management initiatives. Dedicate visitor generated and other funding sources toward improvement and maintenance of the public lands."	This is a strategic planning item; capital improvements and revenue requests do not belong in the Plan.	No change needed--staff suggests that KNDF develop a strategic plan to include a CIP as identified on page 65 of the Draft KNCP. Note: Table 22 will be updated to reflect the following detailed categories upon completion of a Strategic Planning exercise to be directed by the KNDF: Plan Concept; Plan Objectives; Plan Element and Recommendations; Strategy, Project, Program, or Service; Lead Agency and Implementation Partners; Funding Sources; and Priority.
48	KNDF	Public	KNDF	Kent Narrows Community Plan	65	Table - Strategy 1.4 - Revise as follows: "Evaluate and add the following uses to be permitted either by right or as a conditional use, as applicable: multi-family as part of a mixed use, apartment development, carryout food service, coffee shops, country stores, farmers markets."	Staff previously advised the KNDF that adding apartment development as a permitted use in the WVC was not legal, due to the lack of available residential sewer, and subsequently requested legal opinion stating such was provided to KNDF on 12/21/21.	No change recommended in light of legal opinion relative to the County sewerage treatment plant capacity limitations and the short- and long-term goals outlined in the Land Use and WRE Appendix.
49	KNDF	Public	KNDF	Kent Narrows Community Plan	68-69	Strategy 3 - Make the following changes and additions: 3.1 - ADD KNDF to the Responsible Agencies cell; 3.3 - Add KNDF to the Responsible Agencies cell; ADD the following sub-strategies: 3:8 - Encourage SHA to maintain drawbridge structure and bridge tender's tower; 3:9- Explore the possibility of placing a decorative medallion on the bridge tower; 3:10 - Encourage SHA to keep drawbridge area in good condition by repairing and maintaining damaged guardrails, walkway separators, and traffic lights.	Requested addition of Strategies 3.8, 3.9, and 3.10 already included in Goal 3, Strategy 3.3 and 3.4	Revise page 68 to add KNDF as Responsible Agencies as requested. No other changes needed.

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50	KNDF	Public	KNDF	Kent Narrows Community Plan	74	Insert new goal above current goal 6, as follows: "Goal 6: Encourage Development of Capital Improvement Program for the WVC - 1.1 Work with County to develop a more unified capital improvement program for publicly owned lands in the WVC." ; Re-label current Goal 6 to read: "Goal 7: Encourage and Promote Economic Development and Tourism."	This is a strategic planning item; capital improvements and revenue requests do not belong in the Plan.	No change needed--staff suggests that KNDF develop a strategic plan as identified on page 65 of the Draft KNCP. A CIP could be included in that Strategic Planning exercise.
51	KNDF	Public	KNDF	Kent Narrows Community Plan	74	Strategy 4 - Add new sub-strategy: 4:13 - Develop plan for improving and making optimal use of parking area under the 301/50 bridges.	Many existing strategies call upon coordination with MDOT/SHA. Consider this continued level of specificity and repetition within the strategic plan.	No change needed.
52	Katherine Schinasi	Public		Kent Narrows Community Plan		<p>The Kent Narrows Community Plan does not support and, at times, is in direct conflict with the goals and objectives of the larger Queen Anne’s County Comprehensive Plan. Accordingly, it should not be adopted by the County Commissioners without significant amendment. The Kent Narrows area is a significant part of the County’s identify and offers opportunities for economic growth that could benefit the County as a whole. However, the plan takes a narrow and short-term approach when a broad and forward-looking approach, such as is evident in the larger Comprehensive Plan, is called for. Some examples.</p> <ul style="list-style-type: none"> - Although the Community Plan makes some reference to environmentally sensitive lands, zoning decisions and (mostly commercial) development have decreased those lands since the last Comprehensive Plan was approved, from 37 percent to 35 percent. <p>The Community Plan appropriately notes the limitations on public sewer allocations and water infrastructure as constraints on expanding the growth area but does not question whether the growth area should be expanded nor does it recognize any costs from doing so.</p> <ul style="list-style-type: none"> - In listing the factors on which expanded development depends, the Plan makes no mention of the fragility of environmental resources, which is the base upon which the Narrows area derives its value in the first place. - Much has changed since 1987 when Kent Narrows was identified as a special planning area in the County Comprehensive Plan. And much has changed since the adoption of the Kent Narrows Community Plan in 2006. Yet, significant changes are not mentioned in the 2021 Community Plan. Sea levels are rising causing much of the low lying island to flood frequently; more severe weather events have added to erosion of island beachfronts and other costly storm damage; development has increased the amount of impervious surface that, in turn, decreases the land’s ability to recover from damage caused by stormwater and has resulted in a loss of forests that help mitigate storm damage and capture carbon. <p>The examples above are but a few of the weaknesses in the Community Plan.</p>	<p>The draft KNCP does not propose to increase the size of the Kent Narrows Growth Area from what it was previously mapped.</p> <p>See the County Comprehensive Plan’s Chapter 5 – Environmental Resources and Appendix D—Water Resources Element for a detailed analysis of the environmental resources within and strategies applicable to the Kent Narrows.</p>	<p>Update page 17 to add the following as a second paragraph under Environmental Resources:</p> <p>See the County Comprehensive Plan’s Chapter 5 – Environmental Resources and Appendix D—Water Resources Element for a detailed analysis of the environmental resources within and strategies applicable to the Kent Narrows.</p>

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						Unless prudent protection of the underlying natural resource base is explicitly recognized in all sections, damage from the resulting land use decisions will be irreversible.		
53	Anne Lavin	Public		General		I am hoping someone familiar with the Comprehensive Plan can say if the “census-designated place” of Crumpton appears on any of the many pages of the Comprehensive Plan for 2022. . Voters in this community would appreciate learning if any representatives have proposed any action to help this once lovely community they are familiar with, and address the deserted unsafe dwellings that are in this community.	Crumpton appears specifically in the section on Unincorporated Communities (page 2-2) that is new to the County's Comp Plan, description of VFD on page 3-10, and is located on most (if not all) maps. While not necessarily specifically identified, information, goals, and strategies referring to unincorporated, non-Growth Areas of the County apply to Crumpton. We did receive comments through the Public Survey indicating a need for more resources in the northern end of the County (Crumpton specifically), but not in relation to deserted unsafe dwellings. See Goal 3-2. Strategy 1 and Goal 4-1, Strategy 4. Goal 9-3, Strategy 2 specifically addresses the deterioration of the existing housing stock.	No changes proposed.