



COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO
PLANNING
COMMISSION

AUGUST 13, 2020
KICK-OFF
MEETING



INTRODUCTION

WALLACE MONTGOMERY, LLP

is a collection of over 240 passionate professionals with expertise in disciplines that converge to best impact change and make places better for people.



**INTEGRITY.
QUALITY.
TEAMWORK.
RESPECT.**

- ✓ Asset Management
- ✓ Aerial Photogrammetry
- ✓ Bike & Pedestrian Planning & Design
- ✓ Bridge Engineering
- ✓ Comprehensive & Transportation Planning
- ✓ Construction Management
- ✓ Design-Build
- ✓ Environmental Planning & Engineering
- ✓ Geographic Information Systems
- ✓ Highway Design
- ✓ Noise & Vibration Analysis
- ✓ Park & Trail Planning & Design
- ✓ Plats & Survey Development
- ✓ Site & Building Design
- ✓ Traffic Analysis & Engineering
- ✓ Transit Planning & Design
- ✓ Utility Planning & Engineering
- ✓ Water Resources

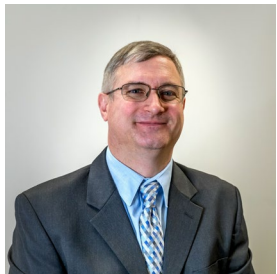


INTRODUCTION

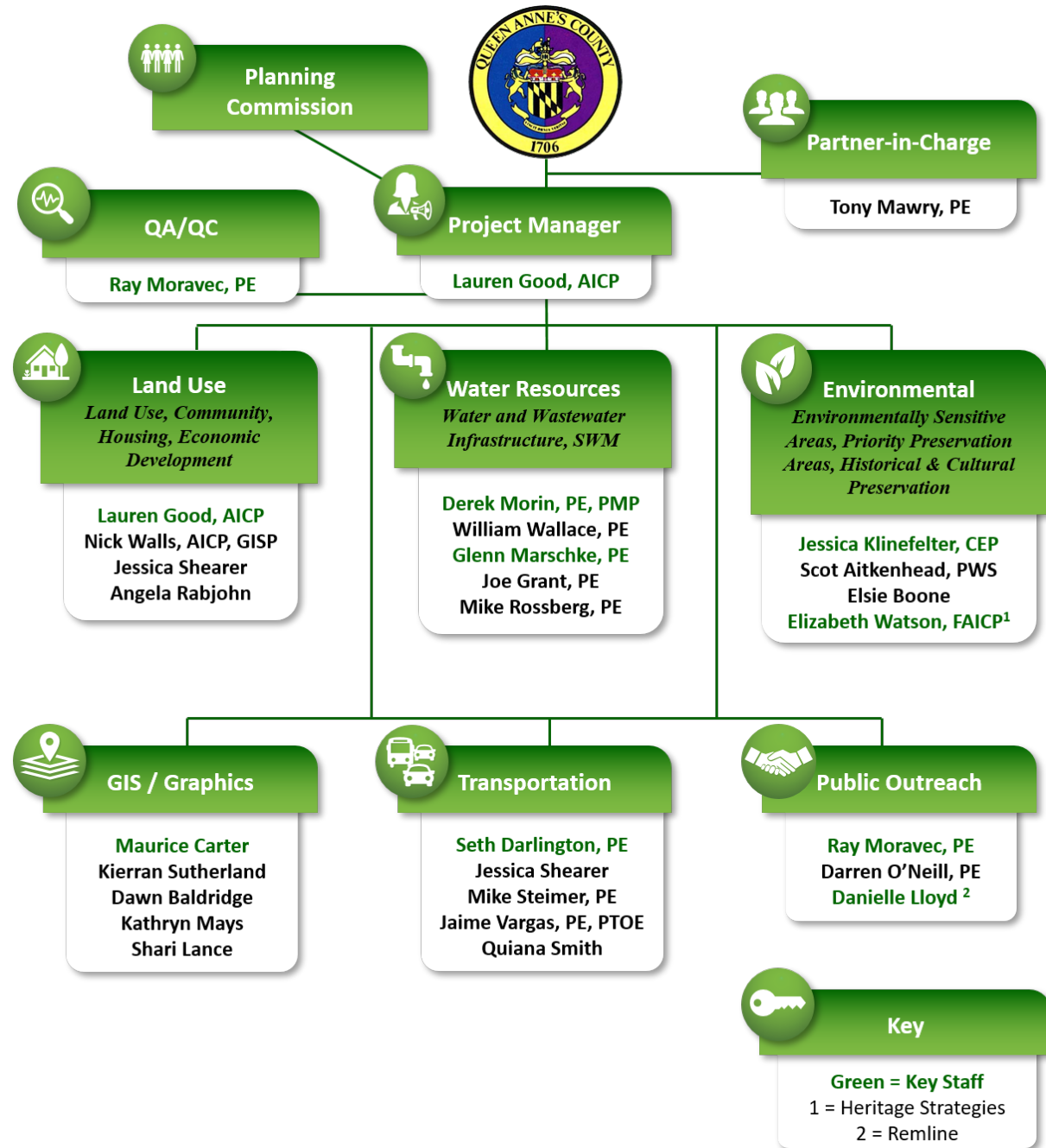
PROJECT TEAM



LAUREN GOOD, AICP
PROJECT MANAGER



RAY MORAVEC, PE
VICE PRESIDENT





OVERVIEW

WHAT IS A COMPREHENSIVE PLAN

- Captures how people want their communities to function and grow
- Includes required elements and visions
- Prepared by the Planning Commission
- Officially adopted by the Board of County Commissioners
- Update every 10 years
- Review every 5 years



OVERVIEW

MARYLAND

LEGISLATION

- Land Use Article
- Economic Growth Resource Protection and Planning Act of 1992
- 1997 Priority Funding Areas Act
- HB 1141, Land Use-Local Government Planning (2006)
- HB 2, Agricultural Stewardship Act (2006)



OVERVIEW

VISIONS OF SMART GROWTH

Quality of Life & Sustainability	Public Participation	Growth Areas	Community Design
Infrastructure	Transportation	Housing	Economic Development
Environmental Protection	Resource Conservation	Stewardship	Implementation



OVERVIEW

REQUIRED ELEMENTS

REQUIRED

- Area of Critical State Concern
- Community Facilities
- Development Regulations
- Fisheries*
- Goals and Objectives
- Housing
- Land Use
- Mineral Resources*
- Sensitive Areas
- Transportation
- Water Resources

PERMISSIVE

- Community Renewal
- Conservation
- Flood Control
- Natural Resources
- Pollution Control
- Priority Preservation
- Public Utilities



OVERVIEW

PLAN PURPOSES

- Identify areas appropriate for development and conservation over the next 10-20 years
- Recommend appropriate types of land use for specific areas in the County
- Direct residential and non-residential development
- Identify needed transportation and community facilities to serve future land uses
- Provide strategies to implement plan recommendations



OVERVIEW

ROLES & RESPONSIBILITIES

- Citizens
- Stakeholders
- Jurisdictional & Community Partners
- Planning Commission
- Board of County Commissioners
- County Staff & Technical Committee
- Consultants

Queen Anne's County Citizens

County Stakeholders, Jurisdictional & Community Partners

ROLE: Provide a broad array of perspectives and information on topics of interest

RESPONSIBILITIES:

- Provide accurate, up-to-date information to the Project Team
- Represent interests of affiliated organizations and agencies
- Encourage others to participate in planning process

Planning Commission

ROLE: Lead Plan development and endorse Plan for County Commissioner approval

RESPONSIBILITIES:

- Oversee Plan development
- Review community input and data
- Work with Project Team to develop policy framework, maps, and implementation strategies
- Make recommendations for changes to Draft Plan
- Recommend the Plan's adoption

Board of County Commissioners

ROLE: Final decision maker on Plan's content

RESPONSIBILITIES:

- Support Plan's development
- Provide policy guidance at key points in the planning process
- Adopt the Final Plan
- Oversee Plan's implementation

Project Team: County Staff, Technical Committee & Consultants

ROLE: Facilitate planning process and act as technical advisors

RESPONSIBILITIES:

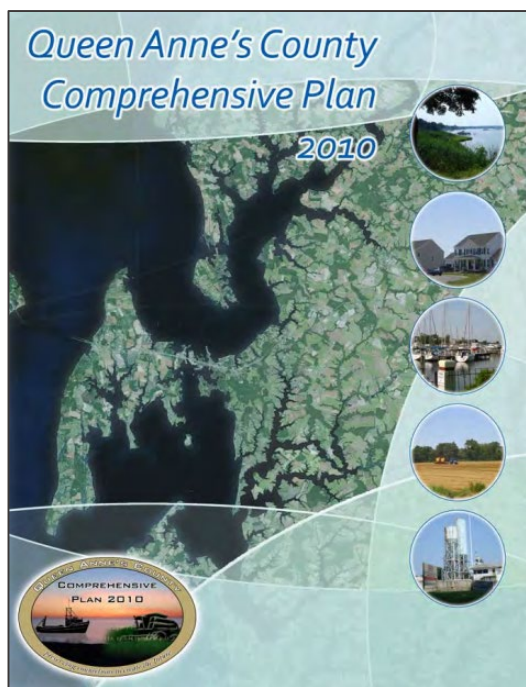
- Facilitate meetings
- Organize information and data
- Conduct analysis
- Develop project materials
- Work with Planning Commission to develop work products
- Publicize events and conduct outreach



REVIEW

VISION

COMPREHENSIVE PLAN 2010



ADOPTED
SEPTEMBER 7, 2010

CONTINUE THE ETHIC THAT THE COUNTY REMAINS A **QUINTESSENTIAL RURAL COMMUNITY** WITH THE OVERALL CHARACTER OF THE COUNTY PRESERVED AS:

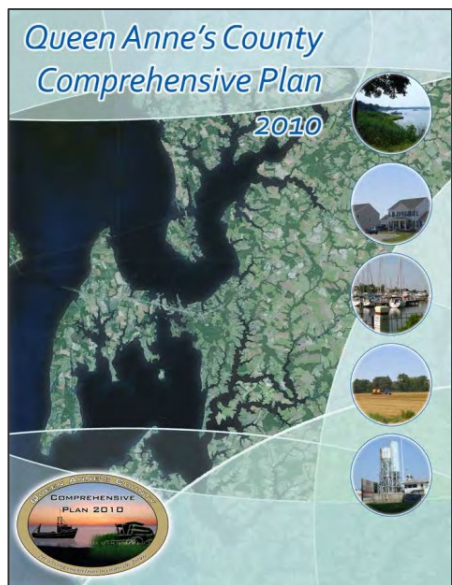
- A great place to live
- A good place to work
- A good neighbor for the Bay and other Eastern Shore counties
- A community that protects the expectations and opportunities of all its citizens
- A County that supports the highest quality of education



REVIEW

GUIDING PRINCIPLES

COMPREHENSIVE PLAN 2010



ADOPTED
SEPTEMBER 7, 2010

SUSTAIN THE COUNTY:

- As a predominantly agricultural community
- As good stewards preserving and protecting the Chesapeake Bay and its tributaries
- By reducing the growth in the number of new dwelling units in agricultural and rural areas
- By improving the overall quality of housing stock
- By addressing the relative lack of affordable housing
- By providing adequate public services through aspects of community planning addressing land use, transportation, infrastructure, and community design
- By encouraging and directing growth to existing communities and within designated planning areas



REVIEW

CHESTER/ STEVENSVILLE COMMUNITY PLAN 2007



Chester / Stevensville Community Plan

Adopted by
Queen Anne's County Commissioners
May 1, 2007

Queen Anne's County
Department of Planning and Zoning
Centreville, Maryland

ADOPTED
MAY 1, 2007

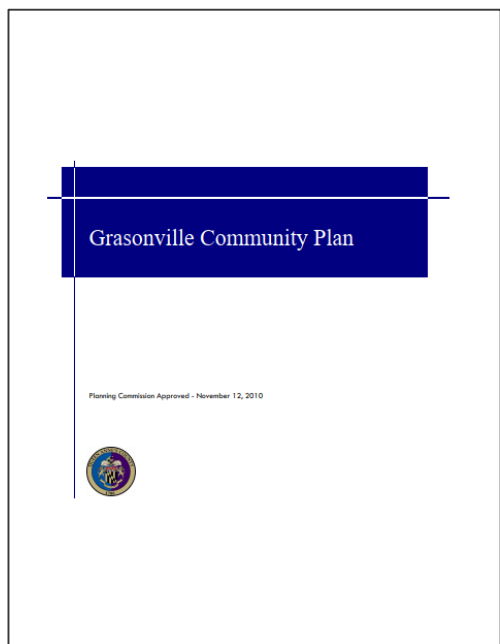
THE **VISION** FOR THE CHESTER/STEVENSVILLE Planning Area is to provide that families of all income levels are able to obtain secure **affordable housing**, maintain decent **employment**, have useful and safe **transportation** modes, select from a variety of community **parks**, **recreation**, and **educational opportunities**, and maintain the **environmental health** of their neighborhoods.



REVIEW

GRASONVILLE

COMMUNITY PLAN 2010



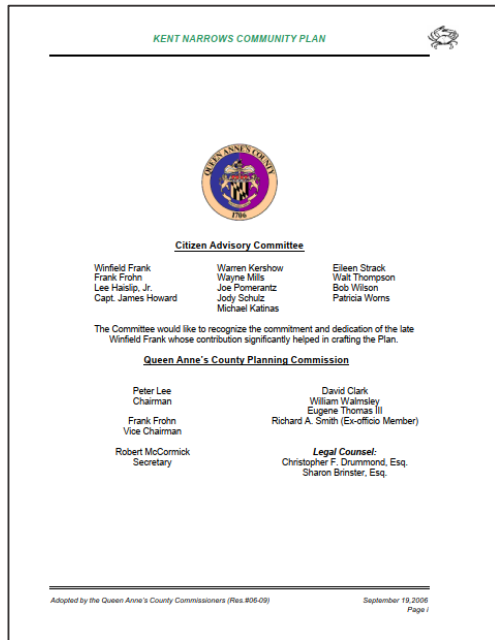
APPROVED
NOVEMBER 12, 2010

THE PLAN'S **INTENT** IS TO PUT FORTH A strategy for **responsible growth** that recognizes the **character** of the area and the needs of its citizens, now and in the future. Its underlying premise is that with forward thinking and community involvement, the **quality of life** for Grasonville's citizens can be enhanced while accommodating the area's **growth and development**.



REVIEW

KENT NARROWS COMMUNITY PLAN 2006



ADOPTED
SEPTEMBER 19, 2006

THE SHARED COMMUNITY **VISION** HOPES TO establish Kent Narrows as a **year-round destination** for visitors and local residents while highlighting the **heritage** of the traditional **working waterfront** character.



QAC-PLAN-2021

WM WORK TO DATE

- Held internal project kick-off meeting
- Developed detailed work plan
- Updated initial project schedule
- Prepared draft public involvement plan
- Reviewed prior work efforts
- Continued data collection
- Began Plan organization
- Held staff coordination meeting
- Initiated contact with the QACTV and Community Affairs Departments
- Held County Commissioner status update meeting



QAC-PLAN-2021

PRIOR WORK EFFORTS

REVIEWED COUNTY-PROVIDED PRIOR WORK EFFORTS:

- Working drafts of element data
- Working drafts of element sections
- Working drafts of community plan updates
- Meeting/workshop presentations & minutes/notes
 - Planning Commission (02/2020)
 - Stevensville/Chester Public Workshop (02/2020)
 - Council of Governments (11/2019)
 - Technical Committee (12/2019)
 - Staff Coordination (10/2019, 12/2019, 02/2020)
- Public survey results
- Goals, objectives, and recommendations status update



QAC-PLAN-2021

WORK PLAN OVERVIEW

TASK 1 PROJECT INITIATION ↩

- 1.1 Detailed Scope & Schedule ✓
- 1.2 Develop Public Engagement Plan ↩
- 1.3 Project Initiation Meeting ✓

TASK 2 CONDITIONS ANALYSIS & INPUT ↩

- 2.1 Collect Data & Analyze Existing Conditions ↩
- 2.2 Public Engagement
- 2.3 Evaluate Existing County Vision Statement
- 2.4 Issues & Opportunities Assessment

TASK 3 COMMUNITY ASSESSMENTS

- 3.1 Incorporated Jurisdiction Profiles
- 3.2 Community Plans

TASK 4 PLAN DEVELOPMENT

- 4.1 Comprehensive Plan Framework
- 4.2 Development of Draft Comprehensive Plan
- 4.3 Draft Implementation Elements
- 4.4 Draft Plan Presentation

TASK 5 COMPREHENSIVE PLAN ADOPTION

- 5.1 Comprehensive Plan Collateral
- 5.2 Planning Commission Public Hearing
- 5.3 Board of County Commissioners Public Hearing
- 5.4 Final Comprehensive Plan Document

TASK 6 PROJECT MANAGEMENT ↩

- 6.1 Coordination, Progress Reports & Schedule Updates ↩

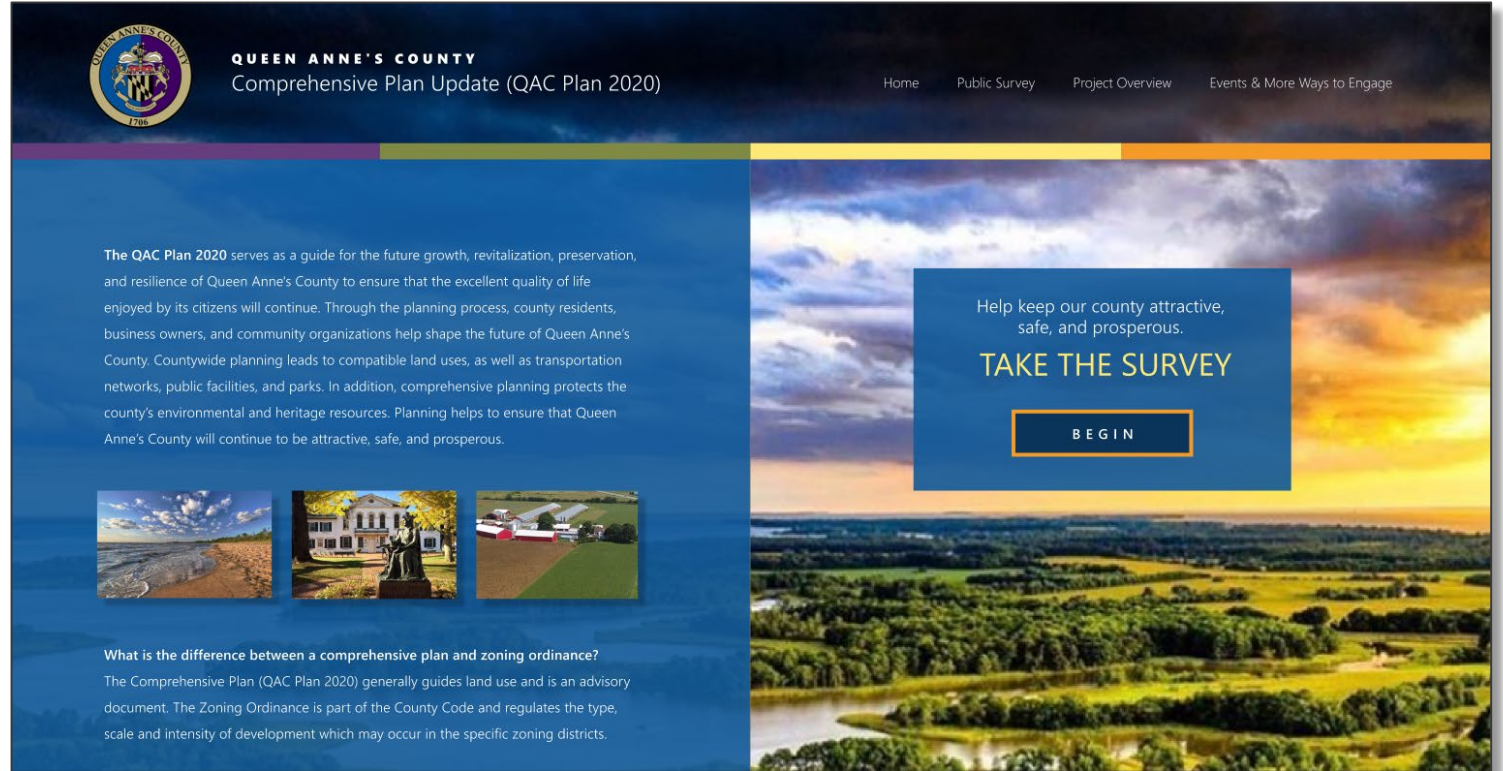


QAC-PLAN-2021

PUBLIC INVOLVEMENT PLAN

The PIP offers a systematic and strategic approach for reaching stakeholders and the general public. It includes:

- Initial stakeholder identification
- Methods of public outreach
- List of stakeholder and public meetings/workshops





DISCUSSION

REVIEW OF PROPOSED PLAN THEMES

Suggest including Goals, Policies, Objectives, and Action Items within each Element, in addition to a fully compiled list in an Implementation Chapter

Fiscal Responsibility	Includes providing infrastructure and services to citizens so that tax rates can remain low through cost-efficient growth and policies.
Sustainable Growth	Includes the wise use of physical resources, which allows the County to meet current and projected needs, while conserving resources for future generations.
Community Revitalization	Includes infill development of vacant parcels within developed areas and the redevelopment of existing sites.
Resource Preservation & Conservation	Includes the protection or saving of resources in the present for the purpose of using them in the future, as well as the reduction or more efficient use of natural resources, specifically non-renewable resources.
Health & Resilience	Includes increasing the health, vitality, and resilience of the community through the improvement of the natural, built, and social environment, as well as responding to and accounting for the impacts of climate change.



DISCUSSION

QUESTION ONE

The current Comprehensive Plan was adopted in 2010.

HOW HAS THE COUNTY
CHANGED SINCE THEN OR WHAT
IS **DIFFERENT** NOW?



DISCUSSION

QUESTION

TWO

WHAT ARE YOUR TOP PRIORITIES
OR AREAS OF CONCERN THAT
YOU HOPE TO SEE ADDRESSED IN
THE COMPREHENSIVE PLAN
UPDATE?



HOMEWORK

SWOT ANALYSIS

A simple but useful framework for analyzing the County's strengths, weaknesses, opportunities, and threats.

It helps build on what the County does well, address what it's lacking, minimize its risks, and take the greatest possible advantage of chances for success.

STRENGTHS

Internal elements that give the County an edge or competitive advantage.

These can be unique assets, skills, or resources that the County can use to its benefit.

WEAKNESSES

Internal elements that hinder the County's ability to reach optimal performance and prevents the County from reaching its goals.

The ultimate goal is to make improvements to these.

OPPORTUNITIES

External circumstances and potential situations that can be used or exploited to benefit the County.

They are beyond the County's control, but the County can make the most of them.

THREATS

External circumstances that pose a threat to the County's current or future ability to achieve what it wants to.

These potentially damaging effects should be mitigated or avoided.



QUESTIONS OR COMMENTS



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