

# — Appendix —



# — Acronyms & — Definitions



APPENDIX A

# A. Acronyms & Definitions



This appendix is intended for general guidance only. In the event of a conflict between these acronyms/definitions and a formal, legal definition established by a County ordinance, the legal definition shall prevail.

## ACRONYMS

<b>AG</b>	Agricultural District	<b>MOU</b>	Memorandum of Understanding
<b>AMI</b>	Area Median Income	<b>MPDU</b>	Moderately Priced Dwelling Unit
<b>APFO</b>	Adequate Public Facilities Ordinance	<b>MS4</b>	Municipal Separate Storm Sewer System
<b>BAT</b>	Best Available Technology	<b>NC</b>	Neighborhood Conservation District
<b>BMP</b>	Best Management Practices	<b>NHTSA</b>	National Highway Traffic Safety Administration
<b>CS</b>	Countryside District	<b>NPDES</b>	National Pollutant Discharge Elimination System
<b>DCA</b>	Delmarva Chicken Association	<b>NWI</b>	National Wetlands Inventory
<b>DESAC</b>	Department of Emergency Services Advisory Council	<b>ONRW</b>	Outstanding National Resource Waters
<b>DNR</b>	Maryland Dept. of Natural Resources	<b>PFA</b>	Priority Funding Area
<b>EDC</b>	Economic Development Commission	<b>PPA</b>	Priority Preservation Area
<b>ENR</b>	Enhanced Nutrient Removal	<b>PPP</b>	Public/Private Partnership
<b>ESD</b>	Environmental Site Design	<b>PRAB</b>	Parks & Recreation Advisory Board
<b>FEIS</b>	Final Environmental Impact Statement	<b>RCA</b>	Resource Conservation Area
<b>FIDS</b>	Forest Interior Dwelling Species	<b>ROD</b>	Record of Decision
<b>GED</b>	General Education Development	<b>SDAT</b>	Maryland State Dept. of Assessment & Taxation
<b>GIS</b>	Geographic Information System	<b>SRC</b>	State-Rated Capacity
<b>HVAC</b>	Heating, Ventilation & Air Conditioning	<b>SSPRA</b>	Sensitive Species Project Review Areas
<b>I&amp;I</b>	Infiltration and Inflow	<b>TAZ</b>	Traffic Analysis Zone
<b>IBI</b>	Index of Biotic Integrity	<b>TDR</b>	Transferrable Development Right or Transfer of Development Rights
<b>IDA</b>	Intensely Developed Area	<b>TIZ</b>	Target Investment Zone
<b>ISP</b>	Internet Service Provider	<b>TMDL</b>	Total Maximum Daily Load
<b>LA</b>	Load Allocation	<b>U.S.</b>	United States [of America]
<b>LDA</b>	Limited Development Area	<b>US DOD</b>	U.S. Dept. of Defense
<b>LEED</b>	Leadership in Energy & Environmental Design	<b>US DOT</b>	U.S. Dept. of Transportation
<b>LOD</b>	Limit of Disturbance	<b>US EPA</b>	U.S. Environmental Protection Agency
<b>LOS</b>	Level of Service	<b>US HUD</b>	U.S. Dept. of Housing & Urban Development
<b>LTS</b>	Level of Traffic Stress	<b>VMT</b>	Vehicle Miles Traveled
<b>MALPF</b>	Maryland Agricultural Land Preservation Foundation	<b>WLA</b>	Waste Load Allocation
<b>MD</b>	Maryland	<b>WQS</b>	Water Quality Standard
<b>MDE</b>	Maryland Dept. of the Environment		
<b>MDOT</b>	Maryland Dept. of Transportation		
<b>MES</b>	Maryland Environmental Service		
<b>MET</b>	Maryland Environmental Trust		
<b>MHAA</b>	Maryland Heritage Area Authority		
<b>MOS</b>	Margin of Safety		

## DEFINITIONS

### A

**Adaptive Reuse:** The modification of a building to make it suitable for a use for which it was not originally constructed. An adaptive reuse shall not increase the floor area of the existing building by more than 25%.

**Adequate:** Sufficient for a specific requirement.

**Adequate Public Facilities Ordinance (APFO):** Ordinance that provides a growth management process that will enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve growth objectives.

**Affordable Housing:** Housing for which the household is paying no more than 30% of their annual income for gross housing costs, including utilities.

**Afforestation:** Establishment of a forest on an area from which forest cover has been absent for a long period of time; planting of trees in an open area that is not presently in forest cover; adding additional tree stock to meet required afforestation thresholds; establishment of a forest according to procedures set forth in the Forest Conservation Technical Manual.

**Age in Place:** The ability to grow old in one's own residence, rather than moving to an assisted living or nursing facility, often accomplished by retrofitting the residence to respond to decreased mobility.

**Agribusiness:** Economic activities of farms including those undertaking commercial agricultural production and those related businesses that produce, harvest, refine, and market raw agricultural commodities into food, fiber, and energy into final products for sale and distribution to local, regional, state and global markets. Encompasses all the economic activities that are related to commercial agricultural production, the process and refinement of raw form products into consumable goods, and the agriculture-related service industry, which supports the production and distribution of agricultural products. Includes but is not limited to animal husbandry; crop production; machinery sales and repair; fertilizer production and distribution; specialized farming; food, fiber, and energy processing and manufacturing; packaging,

transportation, wholesale and retail trade, and the distribution of food, fiber, and energy products.

**Agricultural Easement:** See *Easement, Agricultural*.

**Agriculture:** All methods of production or management of livestock, poultry, crops, vegetation, and soil, other than commercial logging and timber harvesting operations, and includes but is not limited to tillage, plowing, seeding, fertilization, pest control, harvesting, maintenance of best management practices, and marketing; feeding, housing, grazing, raising, and maintaining animals such as cattle, dairy cows, sheep, hogs, poultry, and equine and the handling of their by-products; orchards, nurseries, vineyards, cheese making, winery, and U-pick operations; and silviculture, sod production, and aquaculture.

**Agritourism:** An accessory farm-based business which is secondary to the primary agricultural use of the properties where activities such as on-farm processing of agricultural products and agritourism occur. Agritourism is a series of activities conducted on a farm and offered to the public or to invited groups for the purpose of education, recreation, or active involvement in the farm operation. These activities may include, but are not limited to, farm tours, hayrides, corn mazes, seasonal petting farms, farm museums, guest farm, pumpkin patches, "pick your own" or "cut your own" produce, classes related to agricultural products or skills, and picnic and party facilities offered in conjunction with the above.

**Aquaculture:** The farming or culturing of finfish, shellfish, or other aquatic plants or animals in natural or artificial water bodies or impoundments. Aquaculture includes the hatching, cultivating, planting, feeding, raising, and harvesting of aquatic plants and animals and the maintenance and construction of necessary equipment, buildings, and growing areas. Cultivation methods include seed or larvae development and grow-out facilities, fish pens, shellfish rafts, racks and longlines, seaweed floats, and the culture of clams and oysters on tidelands and subtidal areas. Related activities such as wholesale and retail sales, processing, and product storage facilities are not included in this definition.

**Area Median Income (AMI):** The median household income for the area adjusted for household size as

published and annually updated by the U.S. Department of Housing and Urban Development.

**Assimilative Capacity:** The capacity of a natural body of water to receive wastewaters or toxic materials without deleterious effects and without damage to aquatic life or humans who consume the water.

**Automated Vehicle:** Fully automated, autonomous, or “self-driving” vehicles are those where operation of the vehicle occurs without direct driver input to control the steering, acceleration, and braking and are designed so the driver is not expected to constantly monitor the roadway while operating in self-driving mode.

**B**

**Barren Land:** Unmanaged land having sparse vegetation.

**Base Realignment & Closure (BRAC):** The congressionally authorized process the US DOD has used to reorganize its base structure to more efficiently and effectively support our military forces, increase operational readiness, and facilitate new ways of doing business.

**Best Available Technology (BAT):** Systems designed to provide suitable conditions for aerobic and anaerobic activity to reduce nitrogen discharge from onsite sewage disposal. MDE has approved various technologies for use.

**Best Management Practices (BMP):** Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxic substances and sediment. Agricultural BMPs include, but are not limited to, strip cropping, terracing, contour stripping, grass waterways, animal waste structures, ponds, minimal tillage, grass and naturally vegetated filter strips, and proper nutrient application measures.

**Breeding Bird Area:** A forested area where the occurrence of interior dwelling birds, during the breeding season, has been demonstrated as a result of on-site surveys using standard biological survey techniques.

**Budget:** The County’s Annual Budget has two primary components:

- **Capital:** Funds major improvements to County facilities and infrastructure.

- **Operating:** Includes personnel costs and annual facility operating costs.

**Buffer:** A naturally vegetated area or vegetated area established or managed to protect aquatic, wetland shoreline, and terrestrial environments from man-made disturbances.

**Buffering:** The act of reducing the effects of one land use on another, usually through landscaping, fencing, architectural design, or distance standards applied in the siting of structures and site activities.

**Building Permit:** A permit (or other final approval) required before the construction, extension, conversion, alteration, or reconstruction of a structure.

**Bulk Regulations:** The combination of controls (i.e. lot size, floor area ratio, coverage, open space, yards, height, setback) that determine the maximum size and placement of a building on a lot.

**C**

**Capacity, Design:** The average daily volume or flow that a transportation or infrastructure facility is designed to accommodate

**Capital Improvement Program (or Plan) (CIP):** An annually revised document that guides the County’s investments in public facilities and infrastructure during a five-year time horizon.

**Capital Project (Improvement or Investment):** Land acquisition, purchase of equipment, or construction of structure necessary for public facility construction or expansion.

**Character:** The result of the combination of various features and traits of an area as defined by the predominant pattern of physical scale, land use, building and site design, natural and historic features, and the vision for the area as expressed in adopted plans. Not all elements affect community character in all cases; a community usually draws its distinctive character from a few elements.

**Chesapeake Bay Critical Area:** All land and waters defined in §8-1807 of the Natural Resources Article, Annotated Code of Maryland, including all waters of, and lands under, the Chesapeake Bay and its tributaries to the head of tide as indicated on the state wetlands maps and all state and private wetlands designated under Title 16 of the Environment Article, Annotated Code of Maryland; and all lands and water areas within 1,000 feet of

the landward boundaries of state or private wetlands and the heads of tides designated under Title 16 of the Environment Article, Annotated Code of Maryland.

**Civilian Labor Force:** All persons 16 years and over in the civilian noninstitutional population classified as either employed or unemployed.

**Cluster Development or Subdivision:** A residential development that allows variation in lot sizes without an increase in overall density and that preserves open space, tree cover, and similar natural features.

**Code Home Rule County:** A form of Maryland county government where “home rule” empowers the county with broad legislative authority and limits the General Assembly’s local legislative powers.

**Colonial Nesting Water Birds:** Herons, egrets, terns, and glossy ibis. For purposes of nesting, these birds colonize in relatively few areas, at which time, the regional populations of these species are highly susceptible to local disturbances.

**Commercial Harvesting:** A commercial operation that would alter the existing composition or profile of a forest, including all commercial cutting operations done by companies and private individuals for economic gain.

**Commercial Seafood Operation:** All matters relating to the harvest of seafood, including boats leaving and returning at all hours; painting of crab pots; the use of bait, salt, paints, dust, and power tools; the maintenance of boats and any and all other equipment; the running and operation, noise, smell, and presence of machinery and equipment associated with commercial seafood operating at any and all hours; activities of workers and the operation of boats, generators, ice making, refrigerated trucks, chum trucks, boilers, steam generators, cooking, fork lifts, heating equipment, cooling equipment, soft crab shedding equipment, tanks, pallets, cooking baskets, and drums.

**Commercial Use:** Any development approved by the County or a municipality that involves the retail or wholesale marketing of goods and services. Commercial uses are categorized as follows:

— **High Commercial Use:** Includes the following and other similar uses of comparable intensity, scope, character, and impact: bowling alleys; package stores/stores selling liquor, beer, or soft

drinks (in sealed containers, not for consumption on-premises); retail sales or stores; recreational vehicle sales; convenience stores; convenience stores with gas pumps; fast-food restaurants; gasoline service stations; taverns; bars; shopping centers; regional shopping centers; new and used vehicle sales/service and repair with exterior storage and/or repair areas; light manufacturing and assembling of goods in conjunction with retail or wholesale sales (provided that all manufacturing and assembling activities are conducted indoors and such activities are clearly subordinate to the principal commercial use of the property).

— **Medium Commercial Use:** Includes the following and other similar uses of comparable intensity, scope, character, and impact: auto accessory stores; commercial or trade schools (e.g., dance studios, schools for martial arts); grocery stores and supermarkets (excluding convenience stores); laundries; theaters and auditoriums (indoor); boat sales and repair; furniture sales; garden centers, garden supplies, and greenhouses; lawnmower and garden equipment sales; auto repair with repair areas; warehouses with no exterior storage; and non-fast-food restaurants.

— **Low Commercial Uses:** Includes the following and other similar uses of comparable intensity, scope, character, and impact: business or professional offices; medical offices and clinics; veterinary offices; all other office uses; barbershops and hairdressers; deli, coffee shops, ice cream stores and stands; dry cleaners; light mechanical repair stores (e.g., watch, camera, bicycle, television); photography; tailoring; upholstering and upholstery stores; print/copy shop; banks and other financial facilities; service businesses; and travel agencies.

**Community Design:** Compact, mixed-use, walkable design consistent with the community character of existing neighborhoods that emphasizes the use of land, resources, preservation, and enhancement of natural systems; open spaces and recreational areas; and historical, cultural; and archeological resources.

**Community Facility:** Facilities financed by public revenues and available for use by the public (e.g., roads, schools, sewerage treatment plants).

**Community Pier:** Boat docking facilities associated with subdivisions and similar residential areas, and with condominium, apartment, and other multi-family dwelling units; does not include private piers and commercial marinas.

**Community Sewerage System:** Any system, whether publicly or privately owned, serving two or more individual lots, for the collection and disposal of sewerage or industrial wastes of a liquid nature, including various devices for the treatment of the sewage and industrial wastes.

**Compatibility:** A measure of the degree to which two uses can exist side-by-side without one use adversely impacting the other.

**Complete Streets:** A County policy that aims to improve transportation options and safety by ensuring that alterations to transportation systems are implemented to provide all users regardless of age or ability with a comprehensive and connected multimodal network.

**Comprehensive Plan:** The most recently adopted Queen Anne's County Comprehensive Plan text and all accompanying maps, charts, and explanatory material and all its amendments. A document, officially adopted by the local governing body, which spells out the manner a municipality, county, or county sub-area must develop. Typically, it includes a map showing proposed future land use and anticipated transportation and community facilities. It also contains policies for protecting environmental features and recommendations for amending local development-related ordinances in a manner that helps achieve its objectives. It must also explain how the jurisdiction will provide water for development and address the handling of sewage treatment plant discharges. Municipal comprehensive plans must explain how anticipated growth will impact community facilities and the environment and identify areas where growth will occur. The plan has legal significance in that zoning, provision of water and sewer, and other local actions and other actions must be consistent with its recommendations. Comprehensive plans capture how people want their communities to function and grow. Local jurisdictions must review their comprehensive plans every five years and update them every ten.

**Conditional Use:** Uses that must be reviewed on a case-by-case basis to evaluate their appropriateness for a particular location.

**Connected Vehicle:** Vehicles that use any of a number of different communication technologies to communicate with the driver, other cars on the road (vehicle-to-vehicle), roadside infrastructure (vehicle-to-infrastructure), and the "Cloud." The technologies for autonomous cars, connected cars, and advanced driver assistance systems overlap.

**Connectivity:** The measurement of a system of streets with multiple routes and connections serving the same origins and destinations. An interconnected roadway network can accommodate more multimodal travel demands than a roadway network with limited connectivity.

**Conservation Easement:** See *Easement, Conservation*.

**Corridor:**

— **(roadway):** A principal link or gateway within the community as well as the land uses along these routes.

— **(wildlife):** An area of habitat connecting wildlife populations separated by human activities or structures (e.g., roads, development, or logging).

**Cost of Living:** The cost of maintaining a certain standard of living measured by the average cost of the basic necessities of life (e.g., food, shelter, clothing). A rise in the cost of living reflects the rate of inflation.

**Cover Crop:** The establishment of a vegetative cover to protect soils from erosion and to restrict pollutants from entering the waterways. Cover crops can be dense, planted crops of grasses or legumes, or crop residues, such as corn, wheat, or soybean stubble, which maximize infiltration and prevent runoff from reaching erosive velocities.

**Critical Area:** See "Chesapeake Bay Critical Area."

**Critical Workforce:** Individuals employed in the County as teachers (full-time); law enforcement officers (full-time), including correctional officers; emergency medical technicians (full-time); active members of a volunteer fire company for the past 12 months, including both firefighters and emergency medical technicians, who are certified by the

president of the County Volunteer Chief's Association; and emergency dispatchers.

**Cul-de-sac:** A local street with one outlet, having a paved, circular turn-around area at the closed end.

**Cultural Heritage:** The legacy of physical artifacts and intangible attributes of a group or society.

**Cultural Landscape:** A geographic area that includes both cultural and natural resources associated with a historic event, activity, or person or exhibits other cultural or aesthetic values.

**Culvert:** A tunnel carrying a stream or open drain under a road or railroad.

**Curb Cut:** A ramp cut into an elevated curb to allow smooth passage between the sidewalk and the street.

## D

**Density:** The number of dwelling units allowed per acre of base site area, rounded to the next lowest whole number.

— **Bonus:** A bonus that allows a developer to build more units than allowed by-right in the Zoning Ordinance.

—, **Development:** The number of dwelling units allowed per acre based on zoning, after deducting environmentally sensitive lands.

**Depth to Groundwater:** The shallowest depth to a wet soil layer (i.e. water table) at any time during the year, expressed in centimeters from the soil surface, for components whose composition in the map unit is equal to or exceeds 15%.

**Developer:** A person who engages in development.

**Development:** Division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of structures; any use or change in use of structures or land; extension of use of land; or clearing, grading, or other movement of land for which permission may be required pursuant to Chapter 18 of the *County Code*.

—, **Active Adult:** Developments with age-restricted occupancy, where at least one occupant must be over the age of 55.

—, **Infill:** Development that takes place on vacant or underutilized parcels within an already-developed area.

**Development Density:** The number of dwelling units allowed per acre based on zoning, after deducting environmentally sensitive lands.

**Development Intensity:** The carrying capacity or degree to which an area of land can be physically developed, to the fullest extent possible. The development intensity of a land area is determined by the degree of suitability it has after deducting conservation measures. A development intensity factor may be assigned based on land suitability, sensitive water resources, and infrastructure. Development intensity can be controlled by density for residential development as well as through floor area ratio on the parcel level for commercial, mixed use, and industrial developments.

**Development Review:** The County process for reviewing and approving grading and construction, alterations to existing buildings, and subdivisions.

**Dwelling:** A building or portion of a building that is designated or used for residential purposes.

— **Multi-Family:** A planned residential development consisting of more than one dwelling unit (such as duplexes, townhouses, cottage homes, apartments or multiplex) that involves the identification and protection of required open space and is accomplished pursuant to design and improvement standards set forth in *County Code Article V of Part 3 of Chapter 18:1*.

— **Single-Family:** A dwelling designed for single-family residential use and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit, including site-built homes, modular homes, and double-wide manufactured homes.

— **Duplex (Two-Family):** A two-family dwelling, either stacked or sharing a common wall, designed for and occupied exclusively as the residence of not more than two families, whether as renters or owners, each living as an independent housekeeping unit.

— **Unit:** A principal building, room, or group of rooms providing, or intended to provide, living quarters for not more than one family.

— **Unit, Market Rate:** A dwelling unit, the value of which is not controlled by *County*

*Zoning & Subdivision Regulations, Article XXI—Inclusionary Housing*, or other artificial means.

— **Unit, Moderately Priced (MPDU):** A dwelling unit offered for sale or rent to eligible persons and sold or rented under *County Zoning & Subdivision Regulations, Article XXI—Inclusionary Housing* and meeting all outlined eligibility requirements.

**E**

**Easement:** The authorization by a property owner for the use by another and for a specified purpose of any designated part of the property.

—, **Agricultural:** A nonpossessory interest in land that restricts the conversion of use of the land, preventing nonagricultural uses.

—, **Conservation:** A nonpossessory interest in land that restricts the manner that the land may be developed in an effort to conserve natural resources for future use.

**Economic Center:** An area of the County where economic development has recently or traditionally occurred and where a significant percentage of residents and commuters work located in or near incorporated Towns. Current County economic centers include Centreville, Chester, Church Hill, Grasonville, Queenstown, Stevensville, and Sudlersville.

**Economic Development:** The process of improving a community’s well-being through job creation, business growth, and income growth, as well as through improvements to the wider social and natural environment that strengthen the economy.

**Economic Indicators:** Data and information assembled and evaluated to determine the fiscal health or welfare of a community, which the County should review and assess in connection with determining their plans and policies.

**Ecotourism:** Environmentally responsible travel and visitation to relatively undisturbed natural areas to enjoy and appreciate nature and its past or present accompanying cultural features, which promotes conservation, has low negative visitor impact, and provides for beneficially active socio-economic involvement of local populations.

**Effluent Disposal:** The disposal or treatment of sewage, water, or other liquid, either partially or

completely treated, or in its natural state, whether generated on- or off-site, including sewage treatment plants, berm infiltration ponds, spray irrigation facilities, and other state and County approved facilities and activities.

**Employed Persons:** All persons who, during the reference week (the week including the 12th day of the month), did any work as paid employees, worked in their own business or profession or on their own farm, or worked 15 hours or more as unpaid workers in an enterprise operated by a member of their family; or were not working but who had jobs from which they were temporarily absent because of vacation, illness, bad weather, childcare problems, maternity or paternity leave, labor management dispute job training, or other family or personal reasons, whether or not they were paid for the time off or were seeking other jobs. Each employed person is counted only once, even if he or she holds more than one job.

**Endangered Species:** Any species of fish, wildlife, or plants that have been designated by the Secretary of the Department of Natural Resources. Designation occurs when the continued existence of these species as viable components of the State’s resources are determined to be in jeopardy, including any species determined to be endangered pursuant to the federal Endangered Species Act, 16 U.S.C. § 1531 et seq., as amended.

**Enhanced Nutrient Removal (ENR):** The use of technologies that allow wastewater treatment plants to provide an advanced level of treatment, dramatically reducing nitrogen and phosphorus discharge in effluent. Its goal is to achieve effluent nutrient concentrations of a maximum of 3.0 milligrams per liter (mg/l) total nitrogen and 0.3 mg/l total phosphorus.

**Environmental Site Design (ESD):** Using small-scale stormwater management practices, nonstructural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources. ESD features include optimizing conservation of natural features (e.g., drainage patterns, soils, vegetation); minimizing use of impervious surfaces; slowing runoff to maintain discharge timing and increase infiltration and evapotranspiration; and using other approved nonstructural practices or innovative stormwater management technologies.

**Ephemeral Stream:** A stream that flows only briefly during and following a period of rainfall.

**Equity:** A condition of equality achieved by being intentional about improving quality of life for underserved, under-resourced, and vulnerable populations.

**Erosion:** The process where wind, water, ice, or gravity wear away the land surface.

**Erosion and Sediment Control:** The practice of preventing or controlling wind or water erosion, including containing eroded soil so that it does not wash off and cause water pollution to a nearby waterbody. Can also refer to an individual practice or device designed to prevent, control, or contain erosion and sediment. The State has a statewide erosion and sediment control program that establishes regulatory criteria and procedures to control sediment-laden runoff from land disturbing activities.

## F

**Facilities Plan:** Plans developed by specific agencies or service providers for strategic planning and capital budgeting purposes that typically include more detailed projections of capital facility and/or operational needs.

**Fair Housing:** The purpose of creating laws to prevent discriminatory housing practices; adding specific prohibitions relating to discrimination in housing; or providing remedies for discrimination in housing.

**Farm:** A parcel or combination of parcels under the same ownership that is classified as an agricultural use by the Maryland Department of Assessment and Taxation; used for agricultural purposes, including farming, dairying, pasturing, agriculture, horticulture, floriculture, viticulture, aquaculture, silviculture, and animal and poultry husbandry; includes necessary accessory uses for packing, treating, or storing produce that are purely secondary to and support normal agricultural activities conducted on the parcel; and does not include the business of garbage feeding of hogs or other animals or the raising of such animals as rats, mice, monkeys, and the like for use in medical or other tests and experiments.

**First-time Homebuyer:** A homebuyer who has not owned a home as their primary residence in the three years prior to closing on the new home (some exceptions apply).

**Fiscal Impact Analysis:** A tool that seeks to connect planning and local economics by estimating the public costs and revenues that result from property investments. This type of analysis enables comparison of revenues to costs associated with new development, indicating whether local government can meet new demands for services.

**Fisheries Activities:** Commercial water-dependent fishery facilities including structures for the packing, processing, canning, or freezing of finfish, crustaceans, mollusks, and amphibians and reptiles and also including related activities, such as wholesale and retail sales, product storage facilities, crabshedding, off-loading docks, shellfish culture operations, and shore-based facilities necessary for aquaculture operations.

**Fisheries Habitat Protection Areas (HPA):** Habitats of rare, threatened and endangered species, anadromous fish spawning areas, submerged aquatic vegetation, forest interior dwelling bird habitat, colonial water bird nesting sites, and natural heritage areas. Inside the Chesapeake Bay Critical Area, HPAs also include the buffer and buffer expansions, non-tidal wetlands, historic waterfowl staging areas, and other plant and wildlife habitats of local significance.

**Floating Zone:** A zoning district with specific conditions of approval that a development application must meet before revising the official zoning map.

**Flood:** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Insurance Rate Map (FIRM):** An official map on which the Federal Emergency Management Agency (FEMA) has delineated special flood hazard areas (SFHA) to indicate the magnitude and nature of flood hazards, to designate applicable flood zones, and to delineate floodways, if applicable. FIRMs that have been prepared in digital format or converted to digital format are referred to as "Digital FIRMs (DFIRM)."

**Flood Insurance Study (FIS):** The official report in which the Federal Emergency Management Agency has provided flood profiles, floodway information, and the water surface elevations.

**Flood Zone:** A designation for areas that are shown on Flood Insurance Rate Maps (FIRMs):

**Zone A:** Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance (100-year) flood; base flood elevations (BFEs) are not determined.

**Zone AE & Zone A1-30:** Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance (100-year) flood; base flood elevations (BFEs) are determined; floodways may or may not be determined. In areas subject to tidal flooding, the limit of moderate wave action (LiMWA) may or may not be delineated.

**Zone AH & Zone AO:** Areas of shallow flooding, with flood depths of one to three feet (usually areas of ponding or sheet flow on sloping terrain), with or without BFEs or designated flood depths.

**Zone B & Zone X (shaded):** Areas subject to inundation by the 0.2% annual chance (500-year) flood; areas subject to the 1% annual chance (100-year) flood with average depths of less than one foot or with contributing drainage area less than one square mile; and areas protected from the base flood by levees.

**Zone C & Zone X (unshaded):** Areas outside of zones designated A, AE, A1-30, AO, VE, V1-30, B, and X (shaded).

**Zone VE & Zone V1-30:** Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance (100-year) flood and subject to high-velocity wave action.

**Floodplain:** Any land area susceptible to being inundated by water from any source.

**Floodplain Management:** The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to, emergency preparedness plans, flood-control works, and floodplain management regulations.

**Floor Area Ratio (FAR):** The ratio between the total floor area on all stories of a structure to the gross area of the lot on which the structure is located. FAR is often used to regulate the size of commercial and industrial buildings without controlling their external shape.

**Forecast:** An advance calculation of a future condition using relevant data and statistics.

**Foreclosure:** A legal procedure where property used as security for a debt is sold to satisfy the debt in the event of default in payment of the mortgage note or default of other terms in the mortgage document. The foreclosure procedure brings the rights of all parties to a conclusion and passes the title in the mortgaged property to either the holder of the mortgage or a third party who may purchase the realty at the foreclosure sale, free of all encumbrances affecting the property subsequent to the mortgage.

**Forest:** A biological community dominated by trees and other woody plants covering a land area of one acre or more; includes forests that have been cut but not cleared.

**Forest Interior Dwelling Species (FIDS):** Species of birds that require relatively large forested tracts in order to breed successfully (e.g., flycatchers, warblers, vireos, woodpeckers).

**Forest Management:** The protection, manipulation, and utilization of the forest to provide multiple benefits (e.g., timber harvesting, wildlife habitat).

**Freeboard:**

**Functional Classification:** A classification used to describe a roadway's purpose or the degree to which its primary function is to provide access to adjacent land uses or mobility for longer-distance travel.

## G

**General Fund:** The primary fund, used by a government entity, to record all resource inflows and outflows that are not associated with special-purpose funds. The activities paid for through the general fund constitute the core administrative and operational tasks of the government entity.

**Geographic Information System (GIS):** A computer system for capturing, storing, checking, and displaying data related to positions on Earth's surface.

**Goal:** A general, overall, and ultimate purpose, aim, or end toward which the County will direct effort.

**Grading:** Disturbance of the earth, including clearing, excavating, filling, hydraulic fill, stockpiling of earth materials, grubbing, or topsoil disturbance, or a

combination of any of these operations, including logging and timber removal.

**Green Building:** The practice of designing and constructing buildings to increase the efficiency with which they use energy, water, and raw materials, in order to reduce impacts on human health and the environment.

**Green Infrastructure:** A connection of natural, ecological, recreational, historic, and cultural areas.

**Green Roof:** A roof, partially or completely covered with vegetation and soil, planted over a waterproofing membrane.

**Greenfield:** Undeveloped sites for development.

**Greenway:** Any scenic trail or route set aside for travel or recreational activities.

**Groundwater:** Water held underground in the soil or in pores and crevices in rock, often used to supply wells and springs.

**Growth Allocation:** An area of land calculated as 5% of total Resource Conservation Area (RCA) designated land within the Critical Area (excluding tidal wetlands and federally owned land), that the County Commissioners may convert to more intensely developed areas.

**Growth Area:** Those lands designated and identified as most appropriate for future growth and residential density. The growth areas have been designated as follows: Chester/Stevensville, Grasonville, Kent Narrows, Centreville, and Queenstown.

**Growth Management:** A dynamic process to anticipate and accommodate development needs that balances competing land use goals and coordinates local and regional interests.

## H

**Heritage Area:** Locally designated and State certified regions with high concentrations of historic, cultural, and natural resources. Heritage areas rely on public and private partners who make commitments to preserving historic, cultural, and natural resources for sustainable economic development through heritage tourism.

**Heritage Tourism:** A type of tourism oriented around appreciation of an area's archaeological, historic, and cultural heritage.

**Historic District:** A geographically defined area that possesses a significant concentration, linkage, or

continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. Individual elements separated geographically but linked by association or history may also make up a district.

**Historic Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

**Historic Property:** A district, site, building, structure, or object significant in history, architecture, engineering, archeology, or culture at the national, state, or local level.

**Historic Structure:** Any structure or cultural resource, including but not limited to residential, agricultural, and commercial buildings, that is at least 50 years of age or otherwise deemed to be of exceptional historical significance to the County due to its association with historic events or activities; association with persons who are important to the community or to specific developments of history; embodiment of distinctive characteristics of a type, period, method of construction, or the work of a master; or potential to provide important information about history or prehistory.

**Homeless:** The characterization of an individual living in a place not meant for human habitation, unsheltered, or in an emergency shelter or transitional housing.

**Horticulture:** Science and cultivation of a garden, orchard, or nursery

**Household:** One or more people who occupy a housing unit.

—, **Family:** Includes a householder and one or more people living in the same household who are related by birth, marriage, or adoption. All people in a household who are related to the householder count as members of that family. A family household may include people not related to the householder.

—, **Non-Family:** Consists of a householder living alone (i.e. a one-person household) or where the householder shares the home only with people sharing no relations (e.g., a roommate).

**Housing:**

—, **Affordable:** Housing for which the household is paying no more than 30% of their annual income for gross housing costs, including utilities.

—, **Age-Restricted:** A residential complex containing multifamily or apartment dwellings designed for and occupied by persons 55 years or older, which may include a congregate meals program in a common dining area.

— **Cost:** Rent for a rental housing unit or mortgage principal and interest, real property taxes, and insurance for a housing unit that is for sale.

— **Cost Burden:** Paying more than 30% of household income toward rent or for mortgage principal and interest, real estate taxes, and insurance.

—, **Fair:** The purpose of creating laws to prevent discriminatory housing practices; adding specific prohibitions relating to discrimination in housing; or providing remedies for discrimination in housing.

—, **Low-Income:** Housing that is affordable for a household with an aggregate annual income that is less than 60% of the area median income.

— **Stock:** The total number of dwelling units (e.g., houses, apartments) in an area.

—, **Supportive:** Collectively refers to housing for persons who may be considered disabled, handicapped, or in recovery from chemical dependency, under federal or State law, and includes developmental disability facilities (i.e. group home, neighborhood home, rest (family care) home); mental health facilities (i.e. group home); licensed sober house; and self-governed sober house.

—, **Transitional:** A type of supportive housing for homeless or at-risk homeless but is not housing specifically targeted to serve persons who are considered disabled, handicapped, or in recovery from chemical dependency.

— **Unit:** A single unit of a structure providing or intended to provide complete living and sleeping facilities for one or more persons.

—, **Workforce:** Housing that is affordable to households earning incomes within the range of 60% to 120% of the area’s median household income and includes single-family homes, townhouses, condominiums, starter homes, and apartments affordable to area workers.

**Impact Fee:** Any charge, fee, or assessment that is levied as a condition of issuance of a building permit or development approval; and intended to fund any portion of the costs of capital improvements or any public facilities.

**Impaired Waterbody:** A waterbody (e.g., stream reaches, lakes, waterbody segments) with chronic or recurring monitored violations of the applicable numeric or narrative water quality criteria.

**Impervious Surface:** Any man-made surface that is resistant to the penetration of water, including areas of stored lumber, outdoor storage or display, and junkyards.

**Impervious Surface Ratio:** The total impervious surface area of a lot or site divided by the base site area.

**Income:**

—, **Area Median (AMI):** The midpoint of a region’s income distribution—half earn more than the median and half earn less; published and annually updated by HUD.

—, **Extremely Low:** Income at or below the greater of 30% of area median income or the federal poverty level.

—, **Very Low:** Income at or below 50% of area median income.

—, **Low:** Income at or below 80% of area median income.

—, **Moderate:** Income 50%-80% of area median income.

**Index of Biotic Integrity (IBI):** An index that is used to determine the health and integrity of the fish community in a waterway, or the numeric measure of the biological completeness of a system. The IBI

is a comprehensive, rapid bio-assessment technique that can be applied on a relatively large scale.

**Indicators:** A tool for community assessment and measurement of various aspects or factors of the health, safety, and welfare of our community. Indicators measure impacts, evaluate criteria, and are used to help link the past to the present and the present to the future.

**Industrial Use:** Any development approved by the County or a municipality that has the following characteristics and includes the following categories of use:

— **Light Industrial Use:** Industrial uses that include wholesale distribution and manufacturing activities generally conducted indoors where nuisances associated with the use (e.g., noise, odor, smoke, dust) are minimal; blacksmith shops; boat building; mini-warehouses (with and without outdoor storage); materials sales or storage yards (excluding asphalt or concrete mixing); bulk materials or machinery storage (fully enclosed); boat or auto repair; carpet and rug cleaning plants; contractors' offices; equipment storage yards; dry cleaning and laundry plants serving more than one outlet; extermination shops; food processing and packing plants; fuel oil storage and sales; furniture cleaning plants and refinishing shops; lumberyards; manufacturing (including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products) in plants with less than 500 employees on a single shift; mirror supply and refinishing shops; monument works; ornamental iron workshops; pilot plants; printing plants; scientific (e.g., research, testing, experimental) laboratories; trade shops (including cabinet, carpentry, planning, plumbing, refinishing, paneling); truck terminals; wholesale business and storage (not including warehouse clubs that can be joined for a membership fee where a variety of goods are offered in bulk at wholesale or discounted prices); showrooms; and incidental retail stores (not exceeding 25,000 square feet of floor area) associated with building and plumbing supply distribution operations.

— **Heavy Industrial Uses:** Industrial uses that have severe potential for negative impacts on any uses located relatively close to them; differ from light industrial uses in that they require unenclosed structures that are large, tall, and unsightly (e.g., concrete batching plants); have severe potential for generation of odor and may involve large amounts of exterior storage; because of their scale, are likely to have a regional impact; include public airports and heliports; manufacturing activities (including outdoor storage), a significant part of which may be conducted outdoors, where nuisances associated with the use (e.g., noise, odor, smoke, dust), are significant; asphalt or concrete mixing plants; unenclosed bulk material or machinery storage; motor or rail terminals; and manufacturing (including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products) in plants at least 500 employees on a single shift.

**Infill Development:** Development that takes place on vacant or underutilized parcels within an already-developed area.

**Infiltration:** Groundwater (or groundwater influenced by surface or sea water) that enters sewer pipes through defective pipe joints, broken pipes, and other openings.

**Infiltration and Inflow (I&I):** Excess water that flows into sewer pipes from groundwater and stormwater. I&I causes dilution of sanitary sewers, decreasing the efficiency of wastewater treatment and potentially causing sewage volumes to exceed design capacity.

**Inflow:** Surface water that enters the wastewater system from sump pumps, cross-connections with storm drains and downspouts, holes in utility access covers, and from yard, roof, and cellar drains.

**Infrastructure:** Publicly supported infrastructure includes transportation networks, schools, parks, libraries, police stations, firehouses, and public water and sewer. Smart Growth directs State investment in these facilities to existing communities and areas designated by local governments for future growth. Adequate and well-maintained infrastructure in these areas is a cornerstone of Smart Growth; without it, growth will

be inadvertently directed further from established communities.

**Institutional Use:** Uses approved by the County or a municipality, including outdoor recreational uses; passive recreational uses; picnic areas, public and private parks, garden plots, and beaches; institutions such as aquariums, youth camps, cemeteries, churches, conference centers associated with nonprofit institutions, community or recreational centers, gymnasiums, privately owned libraries or museums, indoor recreational centers, public or private schools, indoor skating rinks (ice or roller), indoor swimming pools, tennis, racquetball, handball courts, rural country clubs, and all other indoor recreational uses; institutional residential uses; public services; public utilities; family day-care centers; and group day-care centers.

**Intensely Developed Area (IDA):** An area of at least 20 adjacent acres or the entire upland portion of the critical area within the boundary of a municipality, whichever is less, where residential, commercial, institutional, or industrial developed land uses predominate and where relatively little natural habitat occurs. An intensely developed area has housing density equal to or greater than four dwelling units per acre; industrial, institutional, or commercial uses concentrated in the area; or public sewer and water collection and distribution systems that currently serve the area and housing density greater than three dwelling units per acre.

**L**

**Land Management:** The process of managing the use and development of land resources.

**Land Trust:** A private, nonprofit organization that actively works to conserve land through land or conservation easement acquisition or by its stewardship of such land or easements.

**Land Use:** A description of how land is occupied or used.

— **Existing:** A description of how land is currently being used, which establishes a reference point for identifying areas suitable for change and redevelopment or areas appropriate for preservation.

— **Future:** How the County and its residents envision the future use of lands, depicted in an adopted comprehensive plan as the Future Land Use Map.

**Land Use/Land Cover:** A description of how much of a region is covered by various land uses and is determined by analyzing satellite and aerial imagery. Land use/land cover is not synonymous with land use or zoning. The classification definitions below are those provided by the Maryland Department of Planning (source of land use/land cover data) and may be different than County definitions of similar subject matter.

— **Agriculture:** Includes the following categories:

— **Cropland:** Field crops and forage crops.

— **Feeding Operations:** Cattle feed lots, holding lots for animals, hog feeding lots, poultry houses, and commercial fishing areas (including oyster beds). Also includes agricultural building breeding and training facilities, storage facilities, built-up areas associated with a farmstead, small farm ponds, and commercial fishing areas.

— **Orchards/Vineyards/Horticulture:** Areas of intensively managed commercial bush and tree crops, including areas used for fruit production, vineyards, sod and seed farms, nurseries, and green houses.

— **Pasture:** Land used for pasture, both permanent and rotated; grass.

— **Row & Garden Crops:** Intensively managed truck and vegetable farms and associated areas.

— **Commercial:** Retail and wholesale services. Areas used primarily for the sale of products and services, including associated yards and parking areas. This category includes airports, telecommunication towers, and boat marinas.

— **Industrial:** Manufacturing and industrial parks, including associated warehouses, storage yards, research laboratories, and parking areas. Warehouses that are returned by a commercial query are categorized as industrial. Also included are power plants.

— **Institutional:** Elementary and secondary schools, middle schools, junior and senior

high schools, public and private colleges and universities, military installations (built-up areas only, including buildings and storage, training, and similar areas), churches, medical and health facilities, correctional facilities, and government offices and facilities that are clearly separable from the surrounding land cover. This category includes campgrounds owned by groups/community groups (e.g., Girl Scouts), sports venues.

— **Residential, High-Density:** Attached single-unit row housing, garden apartments, high-rise apartments/condominiums, mobile home and trailer parks; areas of more than 90% high-density residential units, with more than 8 dwelling units per acre.

— **Residential, Low-Density:** Detached single-family/duplex dwelling units, yards and associated areas. Areas of more than 90% single-family/duplex dwelling units, with lot sizes of less than five acres but at least one-half acre (.2 dwelling units/acre to 2 dwelling units/acre).

— **Residential, Medium-Density:** Detached single-family/duplex, attached single-unit row housing, yards, and associated areas. Areas of more than 90% single-family/duplex units and attached single-unit row housing, with lot sizes of less than one-half acre but at least one-eighth acre (2 dwelling units/acre to 8 dwelling units/acre).

— **Transportation:** Transportation features include major highways, light rail or metro stations, and large “Park ‘N Ride” lots, generally over 10 acres in size.

— **Undeveloped Land, Forest:** Includes the following categories:

— **Brush:** Areas that do not produce timber or other wood products but may have cut-over timber stands, abandoned agriculture fields, or pasture. Characterized by vegetation types such as sumac, vines, rose, brambles, and tree seedlings.

— **Deciduous:** Forested areas in which the trees characteristically lose their leaves at the end of the growing

season. Included are such species as oak, hickory, aspen, sycamore, birch, yellow poplar, elm, maple, and cypress.

— **Evergreen:** Forested areas in which the trees are characterized by persistent foliage throughout the year. Included are such species as white pine, pond pine, hemlock, southern white cedar, and red pine.

— **Mixed:** Forested areas in which neither deciduous nor evergreen species dominate, but in which there is a combination of both types.

— **Undeveloped Land, Other Undeveloped:** In addition to barren land, includes the following categories:

— **Bare Exposed Rock:** Areas of bedrock exposure, scarps, and other natural accumulations of rock without vegetative cover.

— **Bare Ground:** Areas of exposed ground caused naturally, by construction, or by other cultural processes. Landfills (cultural process) are included in this category.

— **Beaches:** Extensive shoreline areas of sand and gravel accumulation, with no vegetative cover or other land use.

— **Open Urban Land:** Urban areas whose use does not require structures, or urban areas where non-conforming uses characterized by open land have become isolated. Included are golf courses, parks, recreation areas (except areas associated with schools or other institutions), cemeteries, and entrapped agricultural and undeveloped land within urban areas.

— **Water:** Rivers, waterways, reservoirs, ponds, bays, estuaries, and ocean.

— **Undeveloped Land, Wetlands:** Forested or non-forested wetlands, including tidal flats, tidal and non-tidal marshes, and upland swamps and wet areas.

**Land Use Plan:** A long-term guide for how development should occur in Queen Anne’s County that provides a framework for making decisions on development and allocation of public resources.

**Lands Available:**

— **for Preservation:** Undeveloped lands that may have capacity for development. A technical term that meets the State’s requirement for measuring the theoretical estimate for development capacity to estimate development rights that can be preserved.

— **for Development:** Undeveloped lands that may have capacity for development. A technical term that meets the State’s requirement for measuring the theoretical estimate for development capacity.

**Landscape Manual:** Provides information on landscaping, buffering, and screening in Queen Anne’s County.

**Leadership in Energy and Environmental Design (LEED):** A program that sets standards used internationally for the design, construction, and maintenance of environmentally sustainable buildings and infrastructure.

**Level of Service (LOS):** Quantitative standards established to determine how well a facility is operating.

**Level of Traffic Stress (LTS):** An approach that quantifies the amount of discomfort that people feel when they bicycle close to traffic. The LTS methodology assigns a numeric stress level to streets and trails based on attributes such as traffic speed, traffic volume, number of lanes, frequency of parking turnover, ease of intersection crossings and others.

**Leverage:** To use a small initial investment to influence additional investment.

**Limit of Disturbance (LOD):** The area(s) where a developer must contain construction and development activity, including development and construction of the principal building and permitted accessory structures, play areas, and on-site septic tanks, utilities, drainage, and other services.

**Limited Development Area (LDA):** An area that is currently developed with low- or moderate-intensity uses, which contains areas of natural plant and

animal habitats and where the quality of runoff has not been substantially altered or impaired. A limited development area has housing density ranging from one dwelling unit per five acres up to four dwelling units per acre; areas not dominated by agriculture, wetland, forest, barren land, surface water, or open space; areas having public sewer, public water, or both; or areas meeting the definition of intensely developed areas above, less than 20 acres in size.

**Living Shoreline:** A protected, stabilized coastal edge made of natural materials such as plants, sand, or rock. Unlike a concrete seawall or other hard structure, which impedes the growth of plants and animals, living shorelines grow over time.

**Lot (of record):** Any validly recorded lot in the County Land Records that, at the time of its recordation, complied with all applicable laws, ordinances, and regulations.

**Lot Coverage:** The percentage of a total lot or parcel that is occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; covered with gravel, stone, shell, impermeable decking, pavers, permeable pavement, or any man-made material.

**Low-Income Housing:** Housing that is affordable for a household with an aggregate annual income that is less than 60% of the area median income.

**Low Stress:** A condition where bicyclists experience little discomfort due to traffic, determined by a Level of Traffic Stress (LTS) analysis.

**M**

**Maintenance:** The repair and other acts intended to prevent a decline in the condition of a structure, premises, or equipment below the standards established by *County Code, Chapter 15—Housing* and other applicable law.

**Mean High Water Line:** The average level of high tides at a given location.

**Mixed-Use Development:** A flexible approach to land use planning, combining a variety of uses, including housing, employment, commercial and open space uses on a single development site or on adjacent sites within a designated area in accordance with a unified design.

**Mode Share:** The percentage of travelers using a particular type of transportation or number of trips using said type.

**Moderately Priced Dwelling Unit (MPDU):** A dwelling unit that is offered for sale or rent to eligible persons or the Housing Department and sold or rented under *County Code Article XXI, Inclusionary Housing*; is offered for a maximum sales price based on number of bedrooms, to be determined by the Housing Department by calculating the amount of monthly income available for mortgage principal and interest and calculating a monthly payment for a 30-year term mortgage at market interest rate, ensuring that the monthly payment is less than or equal to the above calculation; the sales price of which shall be recalculated each year by the Housing Department by taking the maximum base prices and adjusting them according to changes in the consumer price index; is offered for a monthly rental price of 80% percent US HUD's fair market rents if the landlord pays all utilities (i.e. heat, water, sewer, electric, trash) or 65% of US HUD's fair market rents if the landlord does not pay all utilities; and the monthly rental price of which shall be recalculated each year by the Housing Department based on US HUD's recalculation of fair market rents.

**Multimodal:** A term referring to facilities designed for and used by more than one mode of transportation (e.g., walking, cycling, automobile, public transit).

**Multimodal Transportation Network:** The physical network of connections among various modes of transportation (e.g., walking, cycling, automobile, public transit).

## N

**National Wetlands Inventory (NWI):** An inventory of wetlands as identified by the U.S. Fish & Wildlife Service, typically including wetlands that are 5 acres or larger in size; additional wetlands may exist.

**Natural Heritage Area:** Any communities of plants or animals that are considered to be among the best statewide examples of their kind and are designated by regulation by the Secretary of the Department of Natural Resources.

**Neighborhood Character:** See “Community Design.”

**Net Buildable Area:** The portion of a lot that may be developed after all district regulations and site development standards have been calculated, equal to the base site area less those portions of a lot set aside to meet the requirements for setbacks, open space, landscape surface area, pervious surface area, forest conservation requirements, resource protection, and any other area regulations that

prohibit development set forth in Chapter 18 of the County Code.

**Net Zero:** Resulting in neither a surplus nor a deficit of something specified, when gains and losses are added together.

**Non-Point Source Pollution:** Pollution generated by diffuse land use activities rather than from an identifiable or discrete facility. It is conveyed to waterways through natural processes, such as rainfall, storm runoff, or groundwater seepage rather than by deliberate discharge. Non-point source pollution generally is not corrected by end-of-pipe treatment, but rather by changes in land management practices.

**Nonconforming Use:** A use that the County allowed when it came into existence but that is no longer allowed under the law in effect in the zoning district in which the use is located.

**Nuisance Flooding:** In accordance with §3-1001 of the Natural Resource Article of the Maryland Annotated Code high tide flooding that causes a public inconvenience. Nuisance flooding is associated with high tides that flow back through the stormwater system, increasing/raising the level of groundwater, and overtopping the banks and edge of waterways. Nuisance flooding is an indicator of rising water levels in the Chesapeake Bay and its tributaries. Areas that were previously dry now flood during high tides because the water elevation is high enough to lap over the banks of waterways and to enter stormwater systems through outfalls that were previously high enough to prevent backflow, while allowing outflow.

**Nuisance Property:** A condition or use of a property that interferes with neighbors’ use or enjoyment of their property; endangers life, health, or safety; or is offensive to others.

**Nutrient Load:** The quantity of nutrients (e.g., nitrogen, phosphorus) entering an ecosystem during a given period.

## O

**On-Street Bicycle Facilities:** Any street specifically designated or designed by the County or State for the use of bicycles or for shared use by bicycles and other transportation modes, including bike lanes, shared lane markings (i.e. sharrows), etc.

**Open Space:** Lands designated on a site plan or subdivision plat to be preserved in accordance with

the provisions found in County Code, Chapter 18.1, Part 3, Article V, and where only those uses found in §18.1-12 are allowed.

**Overlay:** An area where the Zoning Code specifies added requirements to superimpose on a base/underlying area, which may or may not alter the base/underlying area requirements.

**P**

**Paratransit:** Transportation services that supply individualized rides without fixed routes or timetables.

**Parcel:** An area of land with defined boundaries under unique ownership.

— **Noncontiguous:** A parcel included within a development plan that is not contiguous with the developed parcel; is to be designated as open space where only those uses specified in County Code §18.1-12, Column A; meets soils criteria (i.e. at least 50% of the land is classified as Class I, II, or III soils; if the land is wooded, 50% is classified as Woodland Groups 1 or 2; or if there is an insufficient percentage of Class I, II, or III soils alone and there is an insufficient percentage of Woodland Groups 1 or 2 soils alone, the land must have a combination of the classifications that is at least 60%); plats of the noncontiguous parcel must provide the location of all existing buildings; may be less than all of a lot of record.; and the area of the noncontiguous parcel used must be at least 40 acres in size or constitute at least 1/2 the total area of the lot of record, whichever is less.

— **Receiving:** A parcel that is eligible to receive development rights from a transferor parcel, including a parcel in any zoning district, except the Agricultural (AG) or Noncritical Area Neighborhood Conservation (NC) Districts that is located within the geographic boundaries of a growth area; and a parcel in any Countryside (CS) or Neighborhood Conservation (NC) District located within the Chesapeake Bay Critical Area.

**Park-and-Ride:** Parking lots with public transport connections that allow commuters and other people to leave their vehicles and transfer to a bus, rail system (e.g., rapid transit, light rail, commuter rail),

or carpool for the remainder of the journey. Owners leave their vehicles in the parking lot during the day and retrieve them upon return.

**Planning Commission:** An appointed body that advises the governing body on all matters related to the planning of growth and development, including the comprehensive plan, zoning, subdivision, and other issues (e.g., proposed rezoning, variances, special exceptions, development-related ordinances), generally with the authority to approve subdivision plats and other development plans. The Planning Commission oversees the drafting of the Comprehensive Plan and its amendments, holds public hearings, and advises the governing body on its adoption.

**Policy:** A specific statement of principle or intent that implies clear commitment by the County or agency.

**Population Growth:** An increase in the number of people that live in a country, state, county, or municipality.

**Preserved Lands:** All lands subject to legal instruments or restrictions that prohibit development including, but not limited to, conservation easements, covenants, and deed restrictions made pursuant to the Maryland Environmental Trust (MET) or private nonprofit land trust; the Maryland Agricultural Land Preservation Foundation (MALPF); a TDR transfer instrument; a noncontiguous development; or a planned residential development.

**Preservation Planning:** A process that organizes preservation activities in a logical sequence including identification, evaluation, registration, and treatment of historic properties.

**Priority Funding Area (PFA):** Existing communities and places where local governments want State investment to support future growth. In accordance with the 1997 Priority Funding Areas Act, the State directed funding for projects that support growth in PFAs, which are areas identified by the County and designated by the State where the state, county, and municipalities want to target their efforts to encourage and support economic development and new growth.

**Priority Preservation Area (PPA):** Areas containing productive agricultural or forested soils, areas capable of supporting profitable agricultural and forestry enterprises where productive soils are

lacking, and areas governed by local policies that stabilize the agricultural and forested land base so that development does not convert or compromise agricultural or forest resources.

**Projection:** Forecasts of future conditions, based on existing conditions, trends, data, expected events, and local policies.

**Public/Private Partnership:** A cooperative arrangement between two or more public and private sector entities, typically of a long-term nature, involving government(s) and business(es) that work together to complete a project or to provide services to the population.

**Public Service:** A service intended to serve all members of a community (e.g., fire, police, emergency medical services).

**Q**

**Quality of Life:** The degree to which a community or an individual perceives the ability to function physically, emotionally, and socially, which includes all aspects of community life that have a direct influence on the physical and mental health of its members.

**R**

**Recreational Uses:**

— **Outdoor:** Areas of active recreational activities including, but not limited to, jogging, cycling, tot-lots, playfields, playgrounds, outdoor swimming pools, tennis courts, and golf courses.

— **Passive:** Recreational uses including, but not limited to, arboretums, areas of hiking, nature areas, and wildlife sanctuaries.

**Redevelopment:** New construction on a site that has pre-existing uses or renovation of existing uses on a site.

**Redistricting:** The process of changing school attendance zones within a school district.

**Reforestation:** The natural or intentional restocking of existing depleted forests and woodlands, usually occurring through deforestation.

**Rehabilitation:** The preservation or improvement of substandard housing or commercial buildings.

**Residential Use:** Any use approved by the County or a municipality for existing or proposed dwelling units, including but not limited to single-family residential

dwellings, single-wide manufactured homes, single-family clusters, manufactured home communities, commercial apartments, multifamily units, and first floor apartments.

**Resilience:** The capacity of individuals, communities, institutions, businesses, and systems to survive, adapt, and grow independent of the chronic stresses (e.g., high unemployment, poor or overtaxed infrastructure, water shortages) and acute shocks (e.g., floods, disease outbreaks, terrorist attacks) they experience. Resilience is often framed in terms of anticipated and experienced shocks related to climate change.

**Resource Conservation Area (RCA):** An area characterized by nature-dominated environments (i.e. wetlands, forests, abandoned fields), resource-utilization activities (i.e. agriculture, forestry, fisheries activities, aquaculture), and where density is less than one dwelling unit per five acres or the dominant land use is agriculture, wetland, forest, barren land, surface water, or open space.

**Revitalization:** The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

**Rezoning:** Changing the zoning classification assigned to an individual property.

— **Comprehensive:** During this process, the Board of Commissioners review and update all the zoning maps for a designated area according to the current Future Land Use Map.

— **Map Amendment:** The method where an individual may request that a property be reclassified to correct any mistakes made by the Board of Commissioners during the last comprehensive process or to recognize a change in the character of the neighborhood that would necessitate a change in the zoning.

**Riparian Habitat:** A habitat that is strongly influenced by water and that occurs adjacent to streams, shorelines, and wetlands.

**Rural Legacy Areas:** Areas established through Maryland’s Rural Legacy Program for the purpose of establishing greenbelts of forests and farms around rural communities to preserve their cultural heritage and sense of place; preserving critical habitat for

native plant and wildlife species; supporting natural resource economies (e.g., farming, forestry, tourism, outdoor recreation); and protecting riparian forests, wetlands, and greenways to buffer the Chesapeake Bay and its tributaries from pollution run-off.

**S**

**Safe:** Free from danger and hazards that may cause accidents or disease.

**Saltwater Intrusion:** The movement of saline water into freshwater aquifers, which can lead to degradation of groundwater (e.g., drinking water) and other consequences. Saltwater intrusion may occur naturally, be caused by human activities (e.g., groundwater pumping from coastal freshwater wells), or caused by sea level rise. Extreme events (e.g., hurricane storm surges) can worsen the intrusion.

**Sea Level Rise (SLR):** The increase in the level of the world’s oceans, primarily driven by the expansion of seawater as a result of higher temperatures and the added water from melting ice sheets.

**Sensitive Areas:** Streams and their buffers, floodplains, habitats of threatened and endangered species, steep slopes, agricultural or forest land intended for resource protection or conservation, and tidal and nontidal wetlands.

**Sensitive Species Project Review Areas (SSPRA):** The general locations of documented rare, threatened, and endangered species as created and updated by staff of the Wildlife and Heritage Service.

**Setback:** A minimum distance between a lot line and a structure.

**Shared Use Path:** Typically, a paved off-street trail that provides a high level of safety and comfort for pedestrians and bicyclists of all ages and abilities.

**Silviculture:** The cultivation of forest trees.

**Smart Growth:** A set of planning principles that can blend and meld with unique local and regional conditions to achieve a better development pattern. It is an approach to achieving communities that are socially, economically, and environmentally sustainable. Smart Growth provides choices—in housing, transportation, jobs, and amenities—using comprehensive planning to guide, design, develop, manage, revitalize, and build inclusive communities and regions. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use,

including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

**State-Rated Capacity (SRC):** The maximum number of students that a facility can accommodate without significantly hampering delivery of the educational program.

**Steep Slopes:** Slopes of 15% grade or higher.

**Stormwater:** Water that originates from a precipitation event.

**Stormwater Management:** A system of vegetative and structural measures that control the increased volume and rate of surface runoff caused by human-made changes to the land or that reduce or eliminate pollutants that surface runoff might otherwise carry.

**Strategy:** A specific action by County government to implement **PlanQAC 2021** policies (e.g., adoption of a new ordinance, implementation of a new program).

**Streetscape:** The environment of the street right-of-way as defined by adjacent private and public buildings, pavement, street lighting, and furniture and the use of the right-of-way.

**Subdivision:** Any division or redivision of a tract, parcel, or lot of land into two or more parts by means of mapping, platting, conveyance, change, or rearrangement of boundaries. All subdivisions are also developments.

— **Administrative:** Adjustment, movement, or elimination of a common property line between two or more existing lots of record as authorized by the *County Zoning & Subdivision Ordinance*.

— **Cluster:** A residential subdivision in which single-family residential dwelling units are concentrated in a discrete area of the existing lot, creating and protecting significant open space in accordance with the district regulations found in the *County Zoning & Subdivision Regulations*.

— **Large-Lot:** A residential subdivision where single-family residential lots are of sufficient size such that on-site lands are protected and the character of the entire community is preserved in accordance with the regulations set forth in Chapter 18 of the County Code.

— **Major:** Any subdivision other than an administrative or minor subdivision.

— **Minor:** The subdivision of land into no more than seven lots, including the creation of any required easements or rights-of-way.

**Subwatershed:** Any of several parts of a watershed that drain to a specific location.

**Surface Water:** Water found on top of the Earth’s surface (e.g., rivers, creeks, wetlands).

**Sustainability:** The maintenance or enhancement of economic opportunities and community well-being, occurring while protecting and restoring the natural environment on which people and economies depend, to meet the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable Community:** A community whose prospects for long-term vitality are good with consideration of characteristics (e.g., housing opportunities and choices; walkability within towns and planned residential neighborhoods; community and stakeholder collaboration; distinctive, attractive communities and neighborhoods with a strong sense of place; predictable, fair, and cost-effective development decisions; mix of land uses; preservation of open space, neighborhoods, architecture, historic/cultural resources, and environmental areas; variety of transportation choices; design standards for development and public space) and consisting of strong, attractive, and economically thriving neighborhoods.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Considerations often include environment, equity, and economy (also known as the triple bottom line).

**Sustainable Smart Growth Management Strategy:** The County strategy to create sustainability through preservation and conservation of agricultural land and natural and cultural resources while managing growth to reduce sprawl by directing growth in and around existing communities and planned development areas, promoting economic development and protecting sensitive natural resources, while continuing to reaffirm the County’s vision of maintaining a quintessential rural community.

**T**

**Targeted Ecological Areas:** Areas of lands and watersheds with high ecological value, identified as conservation priorities by the Maryland Department of Natural Resources (DNR) using a variety of methods developed by agency ecologists. These lands include large blocks of forests and wetlands, rare species habitats, aquatic biodiversity hotspots, and areas important for protecting water quality. (Also known as Greenprint Area.)

**Total Maximum Daily Load (TMDL):** A regulatory term in the U.S. Clean Water Act, describing a plan for restoring impaired waters that establishes the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards (WQS). TMDLs are a tool for implementing State water quality standards, based on the relationship between pollution sources and in-stream water quality conditions. A TMDL addresses a single-pollutant or stressor for each waterbody and is the sum of the individual waste load allocations (WLAs) for point sources, load allocations (LAs) for nonpoint sources and natural background, and a margin of safety (MOS), which can be expressed in terms of mass per time, toxicity, or other appropriate measures that relate to a State’s water quality standard.

**Traffic:** Pedestrians, ridden or herded animals, vehicles, streetcars, buses, and other conveyances, either singly or together, that use roads for purposes of travel.

**Traffic Analysis Zone (TAZ):** An area delineated by state and/or local transportation officials for tabulating traffic-related data, especially commuting statistics.

**Traffic Congestion:** A condition involving slower speeds and longer trip times.

**Transfer of Development Rights:** The transfer of development rights from a transferor parcel to a receiving parcel by an instrument of transfer that includes any intermediate transfers to or among transferees.

**Transferrable Development Right (TDR):** A development right transferred to a receiving parcel, either by deed, easement, or other legal instrument, pursuant to Chapter 18.1, Part 6, Article XX of the County Code.

— **Transferee:** A person to whom development rights are transferred and all persons who have any lien, security interest, or other interest with respect to development rights held by a transferee.

— **Transferor:** A person who transfers development rights and all persons who have any lien, security interest, or other interest with respect to development rights held by a transferor.

**U**

**Unemployed Persons:** All persons who had no employment during the reference week, were available for work (except for temporary illness), and had made specific efforts to find employment some time during the 4-week period ending with the reference week. Persons who were waiting to be recalled to a job from which they had been laid off need not have been looking for work to be classified as unemployed.

**Unemployment Rate:** The ratio of unemployed to the civilian labor force expressed as a percent.

**Urban Design:** The process of giving form, in terms of aesthetics and function, to the arrangement of buildings on a specific site, in a neighborhood, or throughout a community, which addresses the location, mass, and design of various components of the environment and combines elements of planning, architecture, and landscaping.

**V**

**Vehicle Miles Traveled (VMT):** A measure used to estimate automobile use on a daily or annual basis, incorporating the number of vehicle trips and the lengths of those trips, and expressing the total miles traveled by all vehicles on a given roadway or roadway network.

**Variance:** A modification of density, bulk, dimensional, or area requirements in the *Zoning Ordinance* that is not contrary to the public interest and where, because of the property’s particular conditions that are not caused by any action taken by the applicant, a literal enforcement of the *Zoning Ordinance* would result in unnecessary hardship or practical difficulty.

**Vision:** A statement of philosophy and basic community values and aspirations for the future of the County that sets the overall tone for the goals, policies, and strategies in **PlanQAC 2021**.

**Viticulture:** The study or science of grapes and their culture.

**W**

**Walkable:** A measure of how safe and attractive an area is to people of all ages, abilities, ethnicities, and incomes to walk for transportation, wellness, and fun. Walkable areas typically provide pedestrian connectivity between neighborhoods, shopping centers, schools, and other local destinations.

**Waste Management:** The activities and actions required to manage solid waste from its inception to its final disposal, including the collection, transport, treatment, and disposal of waste, together with monitoring and regulation of the waste management process.

**Wastewater:** Water that has been used for washing, flushing, manufacturing, etc. and so contains waste products (i.e. sewage).

**Water Antidegradation Policy:** Maryland’s antidegradation policy ensures that water quality supports designated uses. U.S. EPA regulations provide for three tiers of protection:

— **Tier 1 Waters:** Tier 1 mandates that water uses and the level of water quality necessary to protect the uses designated by the Clean Water Act are maintained and protected. Tier 1 specifies minimum standards (i.e. support of balanced indigenous populations and contact recreation), often referred to as "fishable-swimmable."

— **Tier 2 Waters:** Tier 2 specifies existing high-quality water that is better than the minimum needed to support fishable-swimmable uses. While water quality can be slightly impacted, the State Antidegradation Policy identifies procedures that must be followed before an impact to Tier 2 water quality can be allowed. Tier 2 protects water that is better than the minimum specified for that designated use.

— **Tier 3 Waters:** Tier 3 governs high-quality waters considered outstanding national resources (e.g., waters of national and state parks and wildlife refuges) or waters of exceptional recreational or ecological significance. Tier 3 guidelines prevent any action that would threaten the quality of these waters, with the possible exception of

short-term activities (e.g., road construction, park improvements) that would have no lasting impacts. Maryland is developing Tier 3 protection for these Outstanding National Resource Waters (ONRW).

**Water Quality:** The physical, biological, chemical, and aesthetic characteristics of water.

**Watershed:** The area within a topographic divide above a specified point on a stream that drains into that stream.

**Wetland:** A lowland area (e.g., marsh), saturated with moisture all or part of the year. Standards for defining wetland boundaries consider hydrology, vegetation, and soil conditions.

— **Nontidal:** Those areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and which under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (i.e. hydrophytic vegetation); and are regulated under Title 16 of the Environment Article, Annotated Code of Maryland.

— **Private:** Wetlands transferred by the State by a valid grant, lease, or patent confirmed by Article 5 of the Declaration of Rights of the Constitution to the extent of the interest transferred.

— **Statewide Priority:** Wetlands identified by MDE based on *Prioritizing Sites for Wetland Restoration, Mitigation, and Preservation in Maryland*.

— **Tidal:** State wetlands defined as any land under the navigable waters of the State below the mean high water line, affected by the regular rise and fall of tide, and private wetlands defined as any land not considered State wetlands bordering or lying beneath tidal waters that is subject to regular or periodic tidal action (i.e. the rise and fall of the sea produced by the attraction of the sun and moon uninfluenced by the wind or any other circumstance) and supports aquatic growth.

**Workforce Development:** Various programs and initiatives aimed at improving the job skills of the County’s residents and helping residents find and keep quality jobs.

**Workforce Housing:** Housing that is affordable to households earning incomes within the range of 60% to 120% of the area’s median household income and includes single-family homes, townhouses, condominiums, starter homes, and apartments affordable to area workers.

**Z**

**Zoning:** The reservation of an individual property, section, or areas of a jurisdiction for a specific land use or particular type of residential, commercial, or industrial structure, enterprise, or activity. The areas reserved for specific land uses or building types are known as zones. The zoning of a municipality or county is addressed in a zoning ordinance that lists the zones and the types of development allowed in each, plus the conditions under which they are allowed. The ordinance includes the zoning maps, which depict each zone within a jurisdiction, and all landowners, and the zoning of land, along with the zoning ordinance and zoning map, and amendments thereto, must be officially enacted by the local governing body.

— **Rezoning:** The change of a property’s zoning classification (e.g., rezoning from residential to commercial development, a change in density from low-density single-family development to high-density apartment development. Rezoning may be petitioned by a local government agency or entity, the property owner, or another party and must be enacted by the local governing body, only after they follow certain administrative procedures (e.g., hearings, advance notification). Unless a comprehensive rezoning is planned, parcels may only be rezoned because a substantial change has occurred in the neighborhood or a mistake was made during the last comprehensive plan cycle.

— **Upzoning:** A rezoning from a less intense use (e.g., agriculture or open space) to a more intense use (e.g., residential or commercial).

— **Downzoning:** A rezoning of land from a more intense use (e.g., commercial or high-density apartment residential) to a less intense use (e.g., open space or low density single-family residential), or a rezoning of land from a more dense classification (e.g.,

one-acre residential lot zoning) to a less dense classification (e.g., zoning that allows only 20- or 25-acre residential lots).

— **Comprehensive Rezoning:** This rezoning is usually initiated by the local jurisdiction and often follows an update of a comprehensive plan, where the local jurisdiction ensures that zoning is made consistent with the new plan by thoroughly examining its land use and development activities and trends. Once that analysis is complete, the local governing body can rezone one or more properties. Because it

has analyzed all land use and development issues, it can rezone without having to prove that a substantial change has occurred in the neighborhood or that a mistake was made during the last comprehensive plan cycle.

**Zoning Code:** A collection of regulations established by the County to regulate land use.

**Zoning Map:** A detailed map, *Official Zoning Map, Queen Anne's County, Maryland*, showing the location and boundaries of the zoning districts established by Chapter 18 or Chapter 14 of the County Code.



# — Organizations — & Resources



APPENDIX B



# B. Resources



Included are resources referenced to develop **PlanQAC**. Please note that this may not be a complete list.

## RESOURCES

**Baltimore Metropolitan Council.** Baltimore Region Round 9A Cooperative Forecasts (2015)  
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**Baltimore Metropolitan Council.** Unified Planning Work Program (FY2021 & FY 2022)  
**Choose Clean Water Coalition.** Cleaning Up Local Waters & the Bay: Ideas and Best Management Practices in Maryland's Watershed Implementation Plans (June 2012)  
**Cornell University Northeast Regional Climate Center.** Climate Projections: Queen Anne's County  
**Corsica River Conservancy.** Course of the Corsica: Report on Restoration (December 2020)  
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**Eastern Shore Regional Libraries.** 20-Year Facilities Master Plan for the Eastern Shore Libraries (2013)  
**FEMA.** Community Assistance Visit Report (January 2021)  
**Historic Sites Consortium of Queen Anne's County.** Background Document  
**International Panel on Climate Change.** Sixth Assessment Report: Physical Science Basis (2021)  
**Iowa State Agriculture Marketing Resource Center.** Guide to Successful Agritourism Enterprises (2019)  
**Journal of Agriculture, Food Systems & Community Development.** Agritourism: Toward a Conceptual Framework for Industry Analysis (Chase et al, Spring 2018)  
**Kent Narrows Development Foundation.** Market Area Economic Impact Analysis (BEACON, 2019)  
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**Long & Foster.** Market Minute Focus On: Queen Anne's County Housing Market (November 2020)  
**MARBIDCO.** Impact of Resource Based Industries on the Maryland Economy (BEACON, January 2018)  
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**Maryland Department of Commerce.** Arts & Entertainment Districts Impact Analysis (April 2019)  
**Maryland Department of Commerce.** Brief Economic Facts: Queen Anne's County (February 2019)  
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**Maryland Department of Commerce.** Business Report: Queen Anne's County (2019)  
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**Maryland Department of Commerce.** Finance Tracker: Queen Anne's County 2009-2018  
**Maryland Department of Commerce.** Financial Incentives for Businesses (August 2018)  
**Maryland Department of Commerce.** Labor Force Report: Queen Anne's County (2019)  
**Maryland Department of Commerce.** Maryland GDP by County 2012-2015  
**Maryland Department of Commerce.** Maryland Opportunity Zone Enhancement Credits Fact Sheet  
**Maryland Department of Commerce.** Small Business & Entrepreneur Resource Guide  
**Maryland Department of Commerce.** Wages Report (2019)  
**Maryland Department of Commerce.** Workforce Report: Queen Anne's County (2019)  
**Maryland Department of Housing & Community Development.** 2020 Income Limits  
**Maryland Department of Housing & Community Development.** Affordability Gap Calculations

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Maryland Department of Planning. Models & Guidelines: 14 Adequate Public Facilities  
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Town of Church Hill. Church Hill Comprehensive Plan (2010)  
Town of Church Hill. Discharge Permit Notice (May 2020)  
Town of Church Hill. Town Center Master Plan  
Town of Millington. Millington 2018 Comprehensive Plan (2018)  
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# — Public Outreach — Summary



APPENDIX C





## PUBLIC OUTREACH INTRODUCTION

In 2021, Queen Anne’s County updated its comprehensive plan, **PlanQAC**, which is the long-range policy guide for the County’s physical, social, and economic development. Each of the Plan’s updated chapters provides an inventory of the topic and related data and identifies a vision, goals, key issues, and strategies for the future.

Public participation was an essential component of **PlanQAC**. From Fall 2019 to Summer 2021, the County reached out to residents and stakeholders in a variety of ways to gather public input on local preferences, concerns, and priorities for the future. This appendix summarizes the results of those efforts.

## PUBLIC OUTREACH APPROACHES

### Visioning Workshops

- VIS #1 – Countywide & North County – January 27, 2021 (virtual)
- VIS #2 – Countywide & Chester/Stevensville – January 28, 2021 (virtual)
- VIS #3 – Countywide & Grasonville – February 3, 2021 (virtual)
- VIS #4 – Countywide & Kent Narrows – February 4, 2021 (virtual)
- VIS #5 – Countywide & North County – February 11, 2021 (virtual)

### Special Topic Workshops

- STW #1 – Community Facilities, Open Space & Recreation – February 10, 2021 (virtual)
- STW #2 – Environment, Transportation – February 24, 2021 (virtual)
- STW #3 – Historic & Cultural Resources – March 4, 2021 (virtual)
- STW #4 – Housing – March 17, 2021 (virtual)
- STW #5 – Economic Development & Tourism, Town Planning – April 1, 2021 (virtual)
- STW #6 – Kent Narrows Community Plan – April 29, 2021 (virtual)
- STW #7 – Community Plans – May 5, 2021 (virtual)
- STW #8 – Land Use, Priority Preservation – June 15, 2021 (virtual with in-person viewing option)

### Community Survey

- Launched October 2019
- Closed February 2020

### Questions of the Week

- 15 Questions of the Week from November 23, 2020 to June 08, 2021

## VISIONING WORKSHOPS

The County held five Visioning Workshops (VIS) to provide members of the public an opportunity to learn more about the **PlanQAC** update and to share their vision for the future of Queen Anne’s County. The Visioning Workshops were held from 5:30-7:00pm between January 27, 2021 and February 10, 2021. These workshops were all held virtually due to the COVID-19 Pandemic and social distancing requirements. Each workshop had a Countywide focus, as well as a focus on a specific geographic area within the County. A total of 227 stakeholders (178 distinct) participated in the Visioning Workshops. Information presented and responses gathered are summarized on the following pages.

### INFORMATION OVERVIEW

Each workshop began with an overview of the comprehensive planning process as well as a brief introduction to **PlanQAC**. Information presented and responses gathered are summarized on the following pages. The workshops then opened to group discussions, where participants commented on a number of vision-related topics outlined by the meeting facilitator. At the end of each workshop, the facilitator summarized **PlanQAC**’s next steps.

### VIS #1 — COUNTYWIDE & NORTH COUNTY

The County held the first virtual VIS on Wednesday, January 27, 2021 from 5:30-7:00pm via WebEx and telephone call-in. The workshop focused on discussions about North County and the County as a whole.

#### DISCUSSION: NORTH COUNTY OPPORTUNITIES & CHALLENGES

**OPPORTUNITIES:** good housing prices, good schools, good job opportunities; opportunities for innovative agribusiness; access to rural waterfront areas

**CHALLENGES:** broadband; increasing traffic; threat to farmlands/agriculture; water quality; avoiding sprawl; healthy lifestyle – need more walkable places

#### DISCUSSION: VISION FOR NORTH COUNTY

More bike paths; require new development to use native plants; support for small businesses; tourism; development clustered around towns; preserve scenic byways; quality housing and services; maintaining quality of life and sense of place; need for new small tech/clean industries partnering with education system to attract desired industries and provide opportunities for students to remain local; carefully handle population growth; encourage the arts; sea level rise impacts to land use, housing, infrastructure, etc.

#### DISCUSSION: BIG IDEAS

Ideas will require developers as well as Commissioner support; climate change; consider transportation options to larger cities (DC); job opportunities to keep people working where they live; more diverse housing opportunities

#### DISCUSSION: PRIORITIES

Broadband; encourage growth and housing; healthy lifestyle; more small business and amenities while maintaining rural quality; maintain open space; infrastructure; strong community planning; land preservation; thoughtful traffic patterns; addressing the needs of the underserved areas of the County; livability over preservation

### Q&A QUESTION HIGHLIGHTS

- How do we preserve what we have in terms of quality of life and environment in the face of development pressure?
- With so much water access throughout the County, how do we continue to improve water quality, which can be so negatively impacted by development and growth?
- How does the Vision Statement link to the County’s planning and zoning regulations? How can we ensure that the visions translate into action?
- What percentage of residents travel outside the County for work?

**POLL: IN ONE WORD, DESCRIBE WHAT QAC WILL BE KNOWN FOR IN THE FUTURE.**

- Development
- Nature
- Waterways
- Sprawl
- Paradise (2)
- Turf Fields
- Rural (3)
- Green
- Agriculture
- Gateway
- Great Restaurants and Parks
- Forward Looking
- Tourism (2)
- Quality of Life
- Traffic (2)
- Protect

**POLL: WHAT SHOULD PLANQAC'S MOST IMPORTANT PRIORITY BE FOR NORTH COUNTY?**

- encourage growth and housing availability
- Broadband
- healthy lifestyle
- Supporting the north county towns
- maintaining and improving quality of life
- More small businesses/amenities while maintaining rural quality
- Keeping to the Vision.
- To maintain open space & quality of life living standard
- Infrastructure including fiber as well as strong community planning
- Have a Masterplan strong enough to stand up to undesirable development pushed by powerful interest groups.
- Housing and Services to attract businesses to locate here
- Hi speed internet
- More land preservation...what we have here in QAC is unique along the whole Atlantic Coast, and the County's agricultural infrastructure can help support nearby major markets.
- Providing services/housing /jobs

**POLL: WHAT SHOULD PLANQAC'S MOST IMPORTANT PRIORITY BE FOR QAC AS A WHOLE?**

- Livability over preservation
- Preserve/Improve environmental protections
- Broadband
- Preserve the quality of life
- The environment
- Keeping to the Vision
- Don't become an extension of Annapolis! Keep our character
- Traffic
- Vision for the future that marries both rural nature and opportunities for thoughtful growth
- Thoughtful upgraded traffic patterns
- Dealing with the possibility of a third bridge span
- Hearing from/addressing the underserved population and areas of the county and entertaining smart growth initiatives that welcome growth but also maintain quality of life for residents
- Mostly North County
- Balancing services/housing/jobs with natural resource

**VIS #2 — COUNTYWIDE & CHESTER/STEVENSVILLE**

The County held its second virtual VIS on Thursday, January 28, 2021 from 5:30-7:00pm via WebEx and telephone call-in. The workshop focused on discussions about the Chester/Stevensville Growth Area and the County as a whole.

**DISCUSSION: CHESTER/STEVENSVILLE OPPORTUNITIES & CHALLENGES**

**OPPORTUNITIES:** address traffic issues in a meaningful way; waterways make the community unique and desirable

**CHALLENGES:** traffic; public access to waterways as well as addressing water quality; resiliency in the face of rising sea levels, more frequent storm events and flooding; sewer capacity at the plant is near it's limit

## DISCUSSION: VISION FOR CHESTER/STEVENSVILLE

No affordable housing for children so that they can remain local after graduation; where would affordable housing be appropriate on Kent Island; there is an issue with capacity at the treatment plant so planning housing in the future would require other topics to be addressed first; workforce development is not supported by the County; County should increase support to its most vulnerable citizens

## DISCUSSION: BIG IDEAS

Resiliency; climate change

## Q&A QUESTION HIGHLIGHTS

- How will Kent Narrows be incorporated into the plan?
- What constitutes affordable housing and where is it appropriate?
- Who makes the changes to the housing moratorium? How is that addressed?

## POLL: IN ONE WORD, DESCRIBE WHAT QAC WILL BE KNOWN FOR IN THE FUTURE.

- |               |              |                |             |
|---------------|--------------|----------------|-------------|
| ▪ Traffic (2) | ▪ Apartments | ▪ history      | ▪ tourism   |
| ▪ community   | ▪ happiness  | ▪ welcoming    | ▪ Waterways |
| ▪ Destination | ▪ congestion | ▪ quiet Beauty |             |
| ▪ overwhelmed | ▪ Prosperity | ▪ Experiences  |             |
| ▪ paradise    | ▪ Nature     | ▪ Growth       |             |

## POLL: WHAT SHOULD THE MOST IMPORTANT PRIORITY BE FOR CHESTER/STEVENSVILLE?

- |   |   |
|---|---|
| ▪ please for the love of god put in sidewalks   | ▪ for Kent Island, traffic management and bike and pedestrian access around the island to shopping and recreation |
| ▪ Resiliency  | ▪ upgraded communication system   |
| ▪ A solution to the lack of mobility during beach season.   | ▪ Ability for residents to move about in the area   |
| ▪ solve the traffic gridlock issue  | ▪ Traffic issues in Chester/Stevensville  |
| ▪ Resiliency- environmental site design to the maximum extent possible for any future development | ▪ Accommodate responsible growth and include affordable housing opportunities.                                    |

## POLL: WHAT SHOULD PLANQAC'S MOST IMPORTANT PRIORITY BE FOR QAC AS A WHOLE?

- |   |   |
|---|---|
| ▪ community connectivity in general!!!  | ▪ healthy living, newest bridge should be elsewhere   |
| ▪ Maintain rural character  | ▪ moving forward with smart growth, affordable housing with development that is sustainable   |
| ▪ A strategic plan to address sea level rise.   | ▪ traffic control   |
| ▪ technological infrastructure for the 21st century   | ▪ sustainability and resilience   |
| ▪ More complete public input in legitimate hearings at large public venues like the high schools. The plan should not be approved until this is done and responses are given. | ▪ Transportation alternatives/solutions/Coastal Resiliency  |
| ▪ Resiliency, smart growth that prioritizes current residents' quality of life  | ▪ Employment/Housing Opportunities  |
| ▪ Traffic mitigation, bay bridge issues, broadband, transportation, workforce housing.  | ▪ Public access to services from underserved. Need to be sensitive to those communities which have invisible and ignored by many in communities |

## VIS #3 — COUNTYWIDE & GRASONVILLE

The County held its third virtual VIS on Wednesday, February 3, 2021 from 5:30-7:00pm via WebEx and telephone call-in. The workshop focused on discussions about the Grasonville Growth Area and the County as a whole.

### DISCUSSION: GRASONVILLE OPPORTUNITIES & CHALLENGES

**OPPORTUNITIES:** Amount of affordable housing; beauty and thoughtful, planned development; existing main street that could be revitalized as a vibrant ped friendly village; unique waterways as a community on the water; ability to control growth; keep small town feeling and small businesses by centering and supporting development in existing towns; improving retail on main street; improve green space (planters, benches, lighting) in Narrows area; improved signage of litter on our roads; better oversight on garbage on the streets

**CHALLENGES:** Navigating traffic at summertime; controlling traffic; challenges elevation and susceptibility to sea level rise; access to those waterways, the health of waterways and resiliency; NOAA flood maps have not been updated; bridge lane expansion to 6 would match rte 50 lanes on both sides of the bay

### DISCUSSION: VISION FOR GRASONVILLE

- Protect open areas and natural resources; concern about trash/litter
- Responsible growth might mean not making the Long Point area look like an Industrial Zone, as some planning Is indicating
- Rt.50 blazes through the middle of Kent Island and Narrows making very difficult to travel – locals and even visitors need better connectivity, beauty not just for convenience, but much more for business and development. Seems very commercial, when locals do not live this way

### DISCUSSION: VISION FOR QAC

- Pedestrian/bike access to local business and natural areas through and around Kent Narrows and Grasonville; love the Cross Island Trail extensions planned underway and those recently completed
- Designing roads to accommodate farm equipment with projected increase in traffic
- Would like to see something more direct about empowering farmers and land stewards
- Who wouldn't want to live and run business in a County in which zoning and permitting decisions implemented this vision?
- Great vision statement but it doesn't currently reflect the county considering development and traffic have come up frequently tonight as concerns
- Promote healthy living through access to parks, trails, and water activities and exceptional medical facilities
- Thoughtful planning based on increased traffic patterns, including bypasses around town clusters to allow residential and pedestrian patterns to be least impacted
- Expand trails/access to neighborhoods and business areas to encourage less traffic and less impact on the environment
- Don't want to see open space converted to large solar and wind farms
- Worried that development is already impacting quality of life for Kent island residents

### DISCUSSION: BIG IDEAS

Rapid transit to Annapolis, Baltimore and DC; we can start with a bus rapid transit to test the waters; bike/ped opportunities; new ruling by the state concerning restricting off-freeway traffic to county residents; having a discreet composting facility in the QAC; balance growth w/protection of natural resources, maintain and enhance quality of life; county to become a model/leader for the state on its resiliency efforts; pedestrian bridge over rt. 50 to connect to Cross Island Trail; tech and agribusiness jobs and attracting companies top consider QAC to locate here; supporting the Delmarva oasis goal to preserve/conserv 50% of the shore of 2030; MS4 management and permit plan transparency/public education and how it relates to development and land preservation; expand heritage tourism; re-use of empty commercial space; true

cohesion of development and the natural environment – development that prioritizes pedestrian access/open space/and preservation of habitat; make the education vision real – use public high schools and Chesapeake College to create a workforce to attract high value jobs; offer some kind of financial incentive to help some of the run-down business store fronts make visual improvements; push for greater community involvement; private development raising the bar without burden on tax payers/ local government to pay for doing such ie architectural/store front improvement, aesthetics, etc.; recruit a white collar industry that is looking for a nice location without the negative aspects of working in places like NYC; Community Center with green space!; create a mechanism for transparency and accountability of zoning and permitting decisions as to whether they support the vision developed by QAC residents and put into the Comp Plan; encouraging anything that would help improve the health of people who live in the County to help combat the growing obesity problem

**POLL: IN ONE WORD, DESCRIBE WHAT QAC WILL BE KNOWN FOR IN THE FUTURE.**

- Traffic (2)
- growth
- development (2)
- Natural Areas
- Destination
- resistant (to change)
- Agriculture
- Gateway
- Vacation spot
- tourism
- Stopover on the way to the beach
- overdeveloped
- recreation & farms

**POLL: WHAT SHOULD THE MOST IMPORTANT PRIORITY BE FOR GRASONVILLE?**

- sidewalks!!!
- Pedestrian/Bike Bridge to Cross Island Trail
- traffic
- Connectivity
- Retaining opportunity for affordable housing
- Promote healthy living via good public health facilities and outdoor spaces (bike trails, pedestrian walkways)
- Maintaining quality of living for residents
- Be environmentally aware to keep our county beautiful

**POLL: WHAT SHOULD PLANQAC'S MOST IMPORTANT PRIORITY BE FOR QAC AS A WHOLE?**

- community connectivity in general!!
- Not sure.
- traffic
- Transportation: Public
- To maintain open space, agricultural environment especially in North County.
- Maintaining the rural feel of the county.

**VIS #4 – COUNTYWIDE & KENT NARROWS**

The County held its fourth virtual VIS on Thursday, February 4, 2021 from 5:30-7:00pm via WebEx and telephone call-in. The workshop focused on discussions about the Kent Narrows Growth Area and the County as a whole.

**DISCUSSION: KENT NARROWS OPPORTUNITIES & CHALLENGES**

**OPPORTUNITIES:** pleasant waterfront/walking/shopping/dining and boating; unique crossroads; maritime community; appropriate development in a thoughtful way for all to enjoy; consider ways to make the Narrows a year round area by event planning and increasing resident involvement; potential for a YMCA at the outlets

**CHALLENGES:** making it attractive to residents as a place of community and not just a tourist attraction; traffic; coastal resiliency; balance of needs from environment to tourism to housing; maintaining natural heritage/habitat; it is currently a bit disjointed between Kent Narrows north and south side; make it more walkable/bikeable; SHA's attention to the area; roadway litter; difficulty removing buildings that are falling down

## DISCUSSION: QAC OPPORTUNITIES & CHALLENGES

**OPPORTUNITIES:** create vibrant downtown; smart growth, reuse of failed business properties and protecting natural resources; compost facility; repurpose vacant lots; unique in that so much is surrounded by water; replace existing parking lots with green lots and permeable pavements

**CHALLENGES:** improve infrastructure; eastern shore loses its unique character farmland, natural beauty and becomes just an extension of the western shore; COVID is going to damage our business community significantly; putting in more regulations is not going to help our county long term; we should be thoughtful of this for the next 10 years; businesses should not be saddled with the cost of off-site infrastructure; it has been ignored in the Narrows for a long time; bridge traffic will always be a challenge

## DISCUSSION: VISION FOR KENT NARROWS

Public access to the waterfront expanded; increased trails and places to launch boats; protecting the environment; increased community involvement to encourage a more “year round” environment; more focus on history – incorporate more museums on QAC history

## DISCUSSION: VISION FOR QAC

Need for broadband improvement; look to be a leader for green development; equitable water access and resiliency in the face of climate change; improve walkability in the Narrows; increased housing for future generations; workforce housing and training; affordable housing with more walkability

## DISCUSSION: BIG IDEAS

- Placing more emphasis on the opportunities for connectivity offered through water based transportation
- Would love to see some protected bike lanes not just sharrows
- Realistic goals/recommendations that are achievable in planning horizon of 10/20 years
- Kent Narrows generates a considerable amount of tax revenues for the County, but only a small fraction is reinvested in the area. The roads, sidewalk, etc. reflect that lack of investment which makes a difference
- Expanding the properties around Chesapeake College into a medical education center
- There are new opportunities to illuminate landmarks and pedestrian ways with new forms of lighting
- Developing and supporting an alternative to the new bay bridge
- Expand and grow access to health care facilities and senior care facilities like those that are at the Nesbit road area in Grasonville
- Tourism and economic development offer some type of bounce back coupon for something worthwhile to offer passers through to serve as an incentive for stopping the county
- Limited rezoning of some rural areas for work force housing that our kids can afford
- Ferries as an alternative to a third span across the bay
- Build strong heritage tourism
- Stormwater management systems improved drastically with health of the Chesapeake and its tributaries in mind
- Attract some type of broadcast radio or tv station for QAC

## POLL: IN ONE WORD, DESCRIBE WHAT QAC WILL BE KNOWN FOR IN THE FUTURE.

- |                |                       |                  |               |
|----------------|-----------------------|------------------|---------------|
| ▪ paradise     | ▪ summer traffic jams | ▪ Boating        | ▪ Destination |
| ▪ resiliency   | ▪ water               | ▪ Natural beauty | ▪ congestion  |
| ▪ recreation   | ▪ beautiful nature    | ▪ behind         |               |
| ▪ Kent Narrows | ▪ Hospitality         | ▪ Tourism        |               |

## POLL: WHAT SHOULD THE MOST IMPORTANT PRIORITY BE FOR KENT NARROWS?

- resiliency
- making it an actual Place and not just a collection of restaurants hotels and parking lots
- Cohesive landscaping/greenscaping plan including planters, benches, sidewalks and lighting. More pedestrian/bicycle friendly.
- Connectivity
- Coordinated progress. More control by local stakeholders.
- Make the area more cohesive and safely walkable and bikeable
- Keeping it clean and kept.

## POLL: WHAT SHOULD PLANQAC'S MOST IMPORTANT PRIORITY BE FOR QAC AS A WHOLE?

- fix traffic and many of the suggestions are doable
- green development and environmental conservation
- making it an actual Place and not just a bunch of fast food restaurants around rt 50
- Resiliency and management of traffic
- Environmental protection and present the environment as an asset to the county.
- Controlled growth without heavy influence from a few loud no-growthers unwilling to work and compromise with local
- Bringing business. Bigger priority for jobs for younger adults.
- the empty outlets have sat there without business for 20 years now, the County should prioritize putting that property to good use

## VIS #5 — COUNTYWIDE & NORTH COUNTY

The County held its last virtual VIS on Thursday, February 11, 2021 from 5:30-7:00pm via WebEx and telephone call-in. The workshop focused on discussions about North County and the County as a whole.

## DISCUSSION: NORTH COUNTY OPPORTUNITIES & CHALLENGES

**OPPORTUNITIES:** agriculture; rural – future value lays in its farms; preserving agriculture identity will help with future and tourism; natural resources can be an economic driver; embolden and equip volunteers to help maintain and establish programs that help beautify and improve the county

**CHALLENGES:** development; development should come from inside the county and not always outside; pressure to develop is always pressing at the borders; need for broadband; development sprawl along 301; range of housing opportunities, services, jobs; roadside garbage and poor commercial property maintenance

## DISCUSSION: QAC OPPORTUNITIES & CHALLENGES

**OPPORTUNITIES:** Support development that will keep money within the County- what do people need to live here and encourage development along those lines; more higher paying and skilled jobs along with more career and technology training; it may be necessary to devote a small percentage of our farmland to solar power. (2 Or 3% at most) It would be our contribution to helping with climate change. And it would be a part of land preservation, because this solar would revert to productive farmland after a 40 year lease for solar. Hope we consider it a plus for the future.

**CHALLENGES:** Preserving the character of our town communities but allowing possibility of growth for housing and business opportunities: Key to all of this is traffic design and learning from the sprawl that occurred in Middletown, Delaware with no plan. This could include thoughts about a bypass around Sudlersville and other towns where the downtown walkability and character can be maintained; Conquest is lovely, but to those who have less access to personal vehicles, that is a long journey. The more public access points

throughout the county, the more citizens who will feel they have adequate access to nature and water. Which is invaluable for mental health and quality of life

## DISCUSSION: VISION FOR NORTH COUNTY

Public access to the water front expanded; increased trails and places to launch boats; protecting the environment; increased community involvement to encourage a more “year round” environment; more focus on history – incorporate more museums on QAC history

## DISCUSSION: VISION FOR QAC

This statement does not seem to reflect what has happened in the County over the last 10 years. How is a vision statement made real?; Are we doing what’s right by the developer or what’s right by the county? We put this plan together – how do we make sure that it is enforced? How do we make sure that the safety of our river and our residents are not overridden by the plans of the Town?

## DISCUSSION: BIG IDEAS

- Commitment to resiliency for communities and transparency for citizens;
- pledge County full support for Delmarva Oasis;
- big idea of looking at pressure from the greater region outside of county and state and how to best deal with them while maintaining the character/vision heard here tonight;
- would love to see Grasonville over the next 10 years turn into an antique alley;
- Countywide hike and bike trail that goes through a variety of ecosystems;
- more public access points to Chester river;
- major overhaul of stormwater management practices of all counties;
- halting all further development on Kent Island;
- acknowledge that growth will happen and realistically and holistically plan for it in a way that can benefit residents;
- wholesale produce market for farmers to be able to sell produce to actual users;
- establishing the rt. 301 corridor as a County Scenic Byway;
- preserving our unique farmlands;
- outlets at Kent Narrows could be a location for wholesale and retail produce markets;
- education for the youth in the county – going with desire to preserve land and agriculture – County lands and public education programs could be put in place to allow students to learn farming techniques;
- plan should include planning for sand mining that occurs in North County, turning Ag land into holes in the ground that can never be farmed again;
- INCLUSION of historically underrepresented communities in our County that are growing in number and becoming increasingly valuable members of our society and improve diversity on the Shore. We can start with the Planning Comm and County Comm demographics and P&Z staff diversity that better represents that of the County as a whole.

## Q&A QUESTION HIGHLIGHTS

- What financial support is there for businesses looking to provide broadband services in QA County?

## POLL: IN ONE WORD, DESCRIBE WHAT QAC WILL BE KNOWN FOR IN THE FUTURE.

- |                    |                       |                  |                        |
|--------------------|-----------------------|------------------|------------------------|
| ▪ slow to act      | ▪ community           | ▪ Open Space &   | ▪ jobless              |
| ▪ Nature           | ▪ sprawl              | ▪ Agricultural   | ▪ outdoor recreation   |
| ▪ Agriculture      | ▪ rural character (2) | ▪ Heritage       | ▪ A nice place to live |
| ▪ pristine living  | ▪ Productive          | ▪ Tranquility    | and work               |
| ▪ preservation (2) | ▪ Farmland            | ▪ Resiliency (2) |                        |

## SPECIAL TOPIC WORKSHOPS

The County held eight Special Topic Workshops to provide members of the public an opportunity to share their vision for the future of Queen Anne’s County. The Special Topic Workshops were held at various times between February 2021 and June 2021. These workshops were all held virtually due to the COVID-19 Pandemic and social distancing requirements. Each workshop had a Countywide focus, as well as a focus on a specific topic applicable to the County. Information presented and responses gathered are summarized on the following pages.

### INFORMATION OVERVIEW

Each workshop began with an overview of the comprehensive planning process as well as a brief introduction to **PlanQAC**. Information presented and responses gathered are summarized on the following pages. The workshops then opened to group discussions, where participants commented on a number of topics outlined by the meeting facilitator. At the end of each workshop, the facilitator summarized **PlanQAC**’s next steps.

### STW #1 — COMMUNITY FACILITIES, OPEN SPACE & RECREATION

The County held the first virtual STW on Wednesday, February 10, 2021 from 1:30-3:00pm via WebEx and telephone call-in. The workshop focused on community facilities, services, open space, and recreation.

SPECIAL TOPIC WORKSHOP HIGHLIGHTS—COMMUNITY FACILITIES & SERVICES		
Opportunities	Challenges	Priorities
Additional Water Access	Access to Quality Healthcare Facilities	Broadband
Beach & Waterfront Access	Overcrowded Parks	Countywide Trash & Recycling
Bicycle & Pedestrian Trails	Overcrowded Schools	Open Space Preservation
Broadband & Fiber	Poor Internet & Cell Phone Access/Choice/Reliability	Public Water Access
High Quality Education System & School Facilities	Recycling	
Leverage Increasing Traffic	Stormwater Management	
Outdoor Activities	Traffic Impeding Emergency Response	
Public Safety	Young Child Care Availability (e.g., infant, pre-K)	
Robust Libraries, Senior Centers & Community Centers		

### DISCUSSION: WHAT ARE QAC’S GREATEST COMMUNITY FACILITY AND SERVICES ASSETS? WHAT ARE QAC’S GREATEST COMMUNITY FACILITY AND SERVICE NEEDS?

**ASSETS:** Terrific library system; amount of public space; bike trails; water and open space; great schools; very strong parks; access to water and nature via parks and trails is excellent; facilities at the Fire Companies throughout the County

**NEEDS:** Sidewalks/trail along 50 from Grasonville to Kent Island and further and parking at the end of the bike trail extension and possibly a new park on the open space at the end; more of an emphasis on career and technology education; community center; expand public transportation options for county residents for medical appointments and basic needs for seniors and those without transportation; need CTE/VoTech programs for schools; entertainment venue; inclusive and multi-age park facilities; address a more senior adult need with low-impact outdoor gym

**DISCUSSION: COMMUNITY FACILITIES & SERVICES VISION**

**CURRENT:** The vision for community facilities is to plan, maintain, and enhance community infrastructure that enables the County to maintain present functions (i.e. quality of life, mobility, public safety, employment, environment and services), while accommodating future growth. New growth areas are planned, as needed, to accommodate future growth requirements supported by adequate public facilities designed and improved to the highest standards.

**COMMENTS:** Not sure that “quality of life” is a function as much as it is the result of these functions holistically; “Adequate public facilities” remains vague and needs to be defined; would be good to emphasize and verify that new development is compensating the County for the infrastructure impact they have; maybe to maintain and/or improve present functions? County should look to improve instead of maintaining present functions when necessary and possible; is new development financially responsible for impacts to the county?

**DISCUSSION: WHAT PUBLIC SAFETY FACILITY & SERVICE GOALS SHOULD BE ACCOMPLISHED OVER THE NEXT 10 YEARS? WHAT PROJECTS OR ACTIONS SHOULD TAKE PLACE?**

- Transportation goals need to be addressed to better serve the population related to safety and emergency services especially during peak seasonal times
- Satellite offices for police and EMS established to better access emergencies during summer weekends
- EMS services, Fire Departments, and Law Enforcement should be more vocal, utilizing coordinated communication efforts regarding the services provided to the community
- The need and expectation of communication has increased and changed recent years; expanding the Communications Department should be considered
- More attention to tracking visitor numbers and when/how they travel will help Emergency Services to better predict staffing/service levels and where/when temporary service concentrations are needed.

**DISCUSSION: WHAT EDUCATIONAL FACILITY & SERVICE GOALS SHOULD BE ACCOMPLISHED OVER THE NEXT 10 YEARS? WHAT PROJECTS OR ACTIONS SHOULD TAKE PLACE?**

- Increasing need for vocational training facilities
- More places to sit and work in both libraries
- Move forward with coordinating Chesapeake College and the school system
- More adult programming at the library
- Schools and libraries are among QAC’s strongest assets and should receive strong community support
- Board of Education is requesting a new administrative office

SPECIAL TOPIC WORKSHOP HIGHLIGHTS—OPEN SPACE & RECREATION		
Opportunities	Challenges	Priorities
Additional Water Access	Lack of Youth Sports Fields	Activities for Children & Teens
Beach & Waterfront Access	Overcrowded Parks	
Bicycle & Pedestrian Trails		
Multi-Sports Complex in North County		

**DISCUSSION: WHAT OPEN SPACE/RECREATION GOALS SHOULD BE ACCOMPLISHED IN THE NEXT 10 YEARS? WHAT PROJECTS OR ACTIONS SHOULD TAKE PLACE?**

- Dedicated recreation facility
- Funding for Countywide recreation and multimodal connectivity to link parks, town centers, and schools
- Dedicated community center
- Build an inclusive playground and park facility
- Add a water park
- Increase staffing for parks/open spaces so not spread too thin
- Ensure that maintenance and staffing budgets are adequate to support the Parks, Recreation, and Public Landing units

**Q&A QUESTION HIGHLIGHTS**

- What can the County do to raise awareness on litter control?
- Are there any requirements for County buildings to be sustainable (LEED Certified)?
- Are the current impact fees up to date, and are they real/being implemented?

**POLL: THINKING ABOUT COMMUNITY FACILITIES & SERVICES, I REALLY WISH QAC HAD \_\_.**

- Composting and recycling facilities
- More reliable internet
- More meeting room space
- Community centers
- Pedestrian connectivity to commercial business
- An inclusive playground with facilities for all ages (including art, sports, water)
- More transportation options for those who need it for medical appointments, basic needs, and for youth to get around

**POLL: IF QAC HAD \_\_\_\_, I WOULDN'T WANT TO LIVE ANYWHERE ELSE.**

- Museums, public gardens, public cultural institutions
- Water clean enough for swimming
- Dedicated indoor multisport gymnasium
- Expanded hiking and nature trails
- More park facilities

**STW #2 — ENVIRONMENT, TRANSPORTATION**

The County held its second virtual STW on Wednesday, February 24, 2021 from 9:00-10:30am via WebEx and telephone call-in. The workshop focused on environmental resources (sensitive areas, water resources) and the transportation network (roadway system, non-vehicular transportation, improvements and studies).

SPECIAL TOPIC WORKSHOP HIGHLIGHTS—ENVIRONMENTAL RESOURCES		
Opportunities	Challenges	Priorities
Environmental Education	Climate Change	Increased Water Quality
Forest Preservation	Impervious Surfaces	Mitigate Sea Level Rise
Land Stewardship	Limited Sewer Capacity	Stormwater Management

**DISCUSSION: WHAT ARE QAC'S GREATEST ENVIRONMENTAL RESOURCE ASSETS? WHAT ARE QAC'S GREATEST ENVIRONMENTAL RESOURCE AND PROTECTION NEEDS?**

**ASSETS:** there's no question that we are going through a changing climate; one of the best resources that we have in QAC are our farms and our forests

**NEEDS:** In this age where it becomes more important to absorb carbon, every effort should be made to do whatever we can to preserve our forests. Promotes adverse wildlife (shore relies on that); but also the more we can do to keep pavement off of the land; buffer our streams and absorb

carbon; every effort should be made to protect this; a lot of permeable surface in QAC so we need to protect that; protect the enormous amount of stormwater runoff; any land stewardship and protection that we can enhance for the county will result in better water quality; land use decisions should conform to the comprehensive plan; the county's implementation reports don't show what the process is. Concern is that there be a more explicit transparent process (a checklist if you will) that would assure us that each of these decisions is in fact being made in conformance with the very good vision statement; The State did a study on sea level rise associated with the SKI project, showing that a not-insignificant portion of existing homes and newly developed lots would likely be under water between 2030-2040. This Comp plan covers to 2030 so has responsibility to that issue. The study was largely ignored previously, and the SKI project allows removal of a high % of forest in South Kent Island, not including the trees already being removed from newly developed lots. Developers in the business park have plowed down trees to expand their buildings along the State park there, and KHOV has too. How will this plan protect Stevensville/Chester? need to think about the area differently – the current comp plan has a great section on Env. Resources; We have to think about it in an economic concept – cost of decisions relative to longer term, not just short term. We have to be able to measure the economic benefits of hunting, fishing, etc. What is the public good accrued from the wonderful area that we all live in.

## DISCUSSION: ENVIRONMENTAL RESOURCES & PROTECTION VISION

**CURRENT:** The vision for community facilities is to plan, maintain, and enhance community infrastructure that enables the County to maintain present functions (i.e. quality of life, mobility, public safety, employment, environment and services), while accommodating future growth. New growth areas are planned, as needed, to accommodate future growth requirements supported by adequate public facilities designed and improved to the highest standards.

**COMMENTS:** Would like to see more specific restoration goals, not just conservation and preservation; Resiliency needs to be included in this vision; This is a good “feel good” vision but there are no teeth to it; how specifically are we going to achieve this?; Constant litter on the way out of Kentmorr and turning up Route 8 from people coming out of the commercial properties; agree with vision statement and chat comments – discrepancy between strong vision statement that should include resiliency; this should also include implementation; this is the time for all municipalities to be thinking big – we need to be thinking across the County – what are the wildlife byways that will exist through resiliency; how do we make this a collective movement to get as much funding as possible to help us with this? Not just to preserve land and protect it – but we need to steward this land. Give people more public access to these areas so there's more interest in protection; would like to speak to conservation and protection of water resources – implementation needs to be strengthened. We have advocated to the county to make better use of data on impervious surfaces; it's been shown that impervious surfaces are beneficial. It appears that in previous years that the county has made effort to look at this, and there was a recommendation to use impervious surfaces. In looking at the 5 year report to the State that the County made in 2016 – mentioned legislative policy issues or funding issues that prohibited it's use. Would like to see that addressed so that we can make better use of that; seems to be lacking in the vision, and something that has dramatically changed since the 2010 plan is climate change. We need to look at areas on Kent Island – the water is rising, storms are getting more intense. Yet almost routinely we keep letting developers build in the critical area. If the critical area means anything, we need to look at true and meaningful protection or we will be literally sinking our own ship. I hope that as we look at this environmental resources and protection vision that we can spend some time underscoring climate change. It's real and we need to address it now.; maybe the planners don't have the tools they need to create stronger regulations. A bullet should be added that our County needs to physically advocate for stronger regulations to actually enforce the vision statement. Better

protection for wildlife, buffers, etc. We need the state to set some of these standards so that our local county can enact them; we don't have buffers required on development on the water. We have grass right down to the water so we don't protect the water from fertilizer. We don't have regulations on boat speeds. I would like to see additions of individual responsibilities for environmental protection.

**DISCUSSION: WHAT ENVIRONMENTAL RESOURCE & PROTECTION GOALS SHOULD BE ACCOMPLISHED IN THE NEXT 10 YEARS? WHAT PROJECTS/ACTIONS SHOULD TAKE PLACE?**

- Goal should be to raise access to our natural resources (trails, walking paths, etc..) and then leverage these to promote environmental stewardship. Teach folks as they enjoy our environment.
- With regard to actions – transparency about land use decisions
- QAC should execute a plan about how they're going to outline their goals; also important that we establish and outline and implement a 5 and 10 year resiliency plan; referenced Salisbury's plan. Add new public access points to the river – most are just boat ramps

SPECIAL TOPIC WORKSHOP HIGHLIGHTS—TRANSPORTATION		
Opportunities	Challenges	Priorities
Active/Healthy Transportation	Bay Bridge Crossing	Broaden Public Transit
Bay Bridge Crossing	Incomplete Sidewalk Network	Crossing Study Participation
Bike & Pedestrian Trails	Limited Public Transportation	Increase Safety
Leveraging Traffic	Traffic & Congestion	Multimodal Connections

**DISCUSSION: WHAT ARE QAC'S GREATEST TRANSPORTATION ASSETS? WHAT ARE QAC'S GREATEST TRANSPORTATION NEEDS?**

ASSETS: [none identified]

NEEDS: multi-modal transportation is severely lacking; we have a commuter bus system but need an actual bus system with more frequent trips; from a transportation standpoint – there is an interest to direct growth to the towns where there is infrastructure to support it. As long as you can direct development towards the towns where you have more walkable communities, that's a benefit to everyone. But if we are going to direct that, we have to make sure that we're being mindful of the environmental impact. There seems to be a disconnect on things that are reflected in the plan and things that are happening. If we were to develop 301 it will cause more traffic issues; pedestrian connectivity is an issue; access through Chester to the Narrows. The County needs to continue to work to improve this, especially given the tourism aspect of QAC.; when we talk about walkable communities and pedestrian access – we should be retrofitting stormwater management at that time. Create more tree canopy, bioretention basins, replacing stormwater pipes; transportation issues are really centered around the Bay Bridge – governments aren't listening. We can certainly improve pedestrian access, but the larger issue is still the Bay Bridge.

**DISCUSSION: WHAT TRANSPORTATION GOALS SHOULD BE ACCOMPLISHED OVER THE NEXT 10 YEARS? WHAT PROJECTS OR ACTIONS SHOULD TAKE PLACE?**

- County needs a plan and a funding source
- Infill is not appropriate without appropriate transportation/traffic and environmental infrastructure – something which does not currently exist.
- I'd love to see a cross County biking hiking trail that is an extension of what has been installed through Chester/Kent Island; economic tourism driver and would also open up public access to the waters.

- Need a transportation subcommittee that brings all stakeholders together to help develop a meaningful transportation plan

## **POLL: THINKING ABOUT ENVIRONMENTAL RESOURCES, WHAT RESOURCES ARE MOST IMPORTANT FOR QAC TO PROTECT?**

- Waterways and open space including forests
- Farms, soils, forests, waterways and wildlife.
- Waterways, wetlands, forests, buffers, fisheries
- watersheds, wetlands, ag priority soil lands, forests
- natural wetlands and buffers
- natural buffers including beaches, marshes, and trees
- water, storm water run-off management
- Water access, hiking trails, resiliency for marshes and flood control
- Our waterways
- Bay area, wildlife
- water quality, wildlife, and enough green space
- water quality and open space
- rivers and bay, wildlife, clean air
- water/shoreline/soil
- fresh water, riverways and Bay, forest farmland, natural resources, and air
- 1) Water/Stormwater runoff/flooding 2) Open areas from garbage
- Marshland, shoreline erosion, loss of farmland, “forest”, and water quality. Define environmental.
- Wetlands, ag lands, and established woodlands. Protection is just the first step, we must also be stewarding the land we are protecting to ensure species habitat growth, human health and ac
- shorelines - protect us from flooding and erosion

## **POLL: THINKING ABOUT TRANSPORTATION, OTHER THAN THE BAY BRIDGE AND RELATED TRAFFIC, WHAT IS QAC'S BIGGEST TRANSPORTATION ISSUE?**

- Extreme lack of mobility without a car, and sometimes even with a car! no transit! no real walkways or bikeways!
- Traffic and lack of public transport
- Congestion on local roads
- Pedestrian connectivity, especially on Kent Island as it is bisected by RT50 with basically no way for pedestrians to cross from North to South
- Walkways in Kent Narrows needed
- Encourage/develop greener methods of transportation
- More trucks coming from Delaware.
- Traffic back-ups in summer
- Better walkways, bike paths and using trees and plants to better buffer roadways.
- Rt. 301 corridor should be designated as a county supported Agricultural Scenic Byway as a means of protecting that corridor from development and the ancillary mess it would create.
- WALKABLE communities and public transportation
- No way to go across KI South of Rt. 50; Increased on-island volume (aprtments, developments, SKI without corresponding infrastructure improvements for capacity.
- Ability to add traffic control/ management systems to accommodate growth. And relationship to SHA

## STW #3 – HISTORIC & CULTURAL RESOURCES

The County held its third virtual STW on Thursday, March 4, 2021 from 1:30-3:00pm via WebEx and telephone call-in. The workshop focused on historic and cultural resources.

### SPECIAL TOPIC WORKSHOP HIGHLIGHTS – HISTORIC & CULTURAL RESOURCES

Opportunities	Challenges	Priorities
Historic Sites	Heritage taken for granted	Heritage Tourism & Education
Maritime Heritage	Loss of Historic Structures	Historic District Commission
Working Waterfronts	Preservation Progress & Accountability	Property Documentation

### DISCUSSION: WHAT ARE QAC'S GREATEST HISTORIC AND CULTURAL ASSETS? WHAT ARE QAC'S GREATEST HISTORIC AND CULTURAL NEEDS?

**ASSETS:** Our working waterfronts, our maritime heritage should have a greater emphasis placed on it. We should capture the culture and historic sites and aspects that we have as well. QAC is very rich with a lot of historic sites but one of the issues is that to keep these sites open and staffed as educational institutions would require the education system to understand that these sites are an important part of the educational system.

All of them—the variety of resources & their connections (and potential connections)

**NEEDS:** There is a lot of heritage here, it just has been taken for granted. Looking toward the future, there is danger in us losing that history. There's tremendous value in heritage tourism. When I look back at our '02 plan and what we recommended as well as our '10 plan, it still is in the form of recommendations of acknowledging the value but depending on the goodwill of property owners and citizens. We should take it from the form of recommendations and putting it in the form of regulations as part of our planning process. Want to be sure that our past plays a part in our future.

Volunteer to document properties during demolition; if there's ever going to be a regulation to have more emphasis during a demolition that we get involved closer to the beginning of the process. The demo permit process is too late to do any preservation or documentation; with regard to how we preserve or do salvage work—we have to start earlier in the permit process.

Important to think about historical resources in the 20th century

Historic resources need to be accessible—if people can't get to them they're not as valuable; Wanted to make a strong recommendation. Agree with [Verbal Commenter]. We now have a policy that gives 30 days. Would love to strongly recommend that we have actual strong guidelines. "Click and Burn" policy.

I really support what [Verbal Commenter] said about using historic resources for education purposes. Also support what {Commenter} said but go a bit further. It's not just about the house/building. It's about the cemetery that almost always comes with it. And I want to see EQUITY. This county is not giving equal prominence to all individuals both present and past. We don't pay enough attention to the slave history – they get no credit. The plantations were great – maintained by slaves and they get no credit. Equity in the comp plan along with whatever appropriate ordinances come out of this. Sad situation is that there are a number of instances where slave cemeteries have been taken to the dump. When people come to do planning, they need to know in advance what the proper historic resources are on that property.

In reference to the working waterman – we need to find a way to keep this asset but make people aware of it so we keep them. Can we find ways to draw people into it, we may be able to get people to join in. We have great architecture and historic buildings in Kent Island, and we need to find a way to get people to realize what a great asset it is. We have churches dying in the African American community that we need to try and save. We need a way to connect them together as part of the learning system – the people running them are old. And we're at a risk of losing the people volunteering and running these sites.

Kent Island Heritage society could share something in terms of education. We've been blessed in developing a relationship with Kent Island High School. Presentations on Kent Island History and have gotten time with specific classes; The more we can do things like involve the youth the better things will be.

## DISCUSSION: HISTORIC & CULTURAL PRESERVATION VISION

**CURRENT:** The County is a faithful steward of its historical and cultural heritage, a County that pays attention to historical and cultural concerns when planning growth areas and transportation avenues. The County honors its past with a careful balance between smart growth and preservation that promotes a unique, predominantly rural, extensively agricultural, traditionally maritime, and always small-town way of life.

**COMMENTS:** Incorporating little bits of history along trails and in parks could go a long way to have more information as far as the educational component goes

Some of our places that have historic and heritage – if we make them easier to find/put signs with them it would make it easier to access

When you go out and you mention historical sites and societies you get cringe faces. If we advertised more about what and how we do what we do, we may be more well received. Be more public and open and supportive and not just show up at the end.

Need to find out how to get our younger citizens to find out about their historic and cultural heritage.

Is there a need to encourage visitors in this statement? Is that included under promoting as a part of that vision

The vision statement could incorporate more of a personal touch – it's more about the County and not the people

In reference to [Verbal Commenter] and people understanding what the heritage partners are doing. More support from the commissioners and county department heads about the historical work and recognition of it is needed. The County has Bloomfield (now Whitemarsh Park); there are hundreds if not thousands of kids a year that use Whitemarsh Park fields without knowing that 90 slaves used that property from the 1800's to the MD emancipation. We know ages and gender – never given their names. The County has never even put a sign up so that the kids know that the dirt their playing on has a history. Would like to see more recognition of our historic properties.

I'd like to see heritage specifically include native American, enslaved people, women, etc in addition to the more colonial history

## DISCUSSION: WHAT HISTORIC & CULTURAL PRESERVATION GOALS SHOULD BE ACCOMPLISHED IN THE NEXT 10 YEARS? WHAT PROJECTS/ ACTIONS SHOULD TAKE PLACE?

- There's been a limited adherence to the scenic byway designation objectives

- Potentially encourage more higher education studies; a bit of a disadvantage because we don't have a higher education facility with a history department
- Support for historic traded skill training/workforce development would go hand in hand with that effort
- In regard to the main street program – it may not be very strong in QAC and it may not be very strong within the state system. The four point approach and thought process around historic preservation in our historic downtown districts wasn't being practiced. Recommend strengthening those; Related to the NEPA study – we have been following that within the Kent Narrows Development foundation; great concern with how it will affect the Kent Narrows. A lot of tradesmen are not well schooled in historic preservation rehab methods. It's hard when you're restoring a historic building to know how much it will cost. Need for more helping mechanisms for rehabbing homes.
- Agree with [Verbal Commenter] in regard to the bridge issue. It's a big deal and has a massive impact on the Island and all of Queen Anne's County. Strongly recommend that we move forward with regulations within our comp plan dealing with archeological protection and preservation. County needs an appointed Historic paid County staff position
- Haven't heard anything about a digital footprint or digital sources like apps. We should consider some sort of digital presence. It would be a good way to tie in an educational component.
- Absolutely underline everything that [Verbal Commenter] has said. We have tried so long – been turned down by the Commissioners. We don't pay attention to what we DO have in terms of the effort that we've gone to. The war of 1812 – of all of the counties in the state – we have the most signs and the most sites. There is no signage on Rt. 50 for the 1812 park. One of only 2 parks that were done for commemoration. We need to start promoting what we have. Centreville has a historic trail – we've done a map, but it is almost gone. Until we get a staff person at Kennard, we are doing the African American community no good service in making sure that all of the effort that the group has gone through doesn't go to waste. We need a full time paid staffed person.

## POLL: THINKING ABOUT HISTORIC AND CULTURAL RESOURCES, WHAT RESOURCES ARE MOST IMPORTANT FOR QAC TO PROTECT?

- Landscape and historic structures
- Archaeology, historic buildings, marine resources, landscapes, etc.
- Landscape, access, and documentation to all
- All that can be so the next generation can know and enjoy!
- Agricultural, Women, Native American, maritime, African American, Revolutionary history
- Live Work and Play to meet the current needs of the virtual needs to counter the virus
- Natural resources and open spaces; historic homes and significant public buildings, neighborhoods, etc.
- Verified historical sites, residents and non-residents don't often enough consider the variances in age vs application when dealing with interfering in private property, technically historical
- Existing historic buildings and homes, historically significant properties, connections to people

## POLL: WHAT IS QAC'S BIGGEST COMMUNITY DESIGN ISSUE?

- New bridge
- Traffic
- Rt. 50

## STW #4 — HOUSING

The County held its fourth virtual STW on Wednesday, March 17, 2021 from 1:30-3:00pm via WebEx and telephone call-in. The workshop focused on housing.

### SPECIAL TOPIC WORKSHOP HIGHLIGHTS—HOUSING

Opportunities	Challenges	Priorities
Available Building Lots	Affordability	Diversify Housing
Future Housing Pattern Shifts	Entry Level Housing	Increase Rental Numbers
Housing Incentives	Overall Housing Shortage	Missing Middle Housing
Luxury Housing	Overwhelmed Public Housing	Pace Development with Infrastructure Availability
Rehabilitation, Renovation & Adaptive Reuse	Rental Availability	Simplify Land Use Policies
	Water Allocations	

### DISCUSSION: WHAT ARE QAC'S GREATEST HOUSING ASSETS? WHAT ARE QAC'S GREATEST HOUSING NEEDS?

**ASSETS:** Among the things that are of assets, is that we have luxury housing providing tax revenue. Not long ago there were 2,500 available lots IN the county that are basically waiting for a building permit. Those lots are in all four corners of the county to be exercised whenever they want. Some multi-family units have been built around Kent Island and have provided moderately priced units as part of those projects. We have a surprisingly high population and workforce density; there are cool opportunities to explore different types of housing; could we as a county take the lead on incorporating different types of housing? We have the opportunity to rehab some great houses that are already in the county.

**NEEDS:** There really is a need for housing that can be afforded by the folks who work here. People have to drive an hour to work because they cannot afford to live within the county. Need entry level housing for young professionals. The reality is that there is a housing shortage in QAC and have had that shortage for 30-40 years; we graduate 560 students annually; we've only built 142 houses, so no one who even LIVES within QAC can live there. Land use restrictions are making it hard for housing to be built. We have a homeless shelter; one of the difficulties is next step housing for shelter guests. We have case management services that help them get in touch with different resources but the housing stock to move them into is non-existent. Public housing is cumbersome and difficult to manage. Affordable housing is often the most expensive type of housing as far as what it costs the county – every time a new house is built it adds up to a tax increase. I hope that that is at least factored into the equation. Not all people who need a home are prepared to purchase a home or can afford to build a home. We have a shortage of lots in general across the country. We are always waitlisted for apartments because people don't have options. I disagree with the comment about it costing the county money because the fees raised around apartments – don't think it's a fair

statement. What can we do to make units affordable? Cost of construction is skyrocketing, so now is not a good time. Fee schedule was outrageous when building apartments previously. A 1 bedroom allocation is charged for 150 gallons when the national average is 50 gallons – we’re purchasing water allocation multiple more times than is necessary which makes the fees a challenge. Looking at our structure from a sanitary standpoint would be helpful. We provide moderately priced units with the QAC Housing Department – great program, but would make some sort of accommodation for the fees to help offset the fact that you won’t make the same amount of money on it. Code currently doesn’t allow for different types of housing (cottage vs. single family vs. apartment)

Commenter lives in Grasonville: after 11 years of renting just recently purchased finally. Almost impossible to find a rental unit that was reasonable. \$1500/month in rent for a two bedroom; A lot of building happening that doesn’t seem well thought out as far as environmentally safe or traffic concerns; what about mixed use housing?

## DISCUSSION: HOUSING VISION

**CURRENT:** The vision is that QAC consists of sustainable neighborhoods that are collectively economically diverse, provide living arrangement options and housing opportunities for all income levels and ages, with access to a variety of goods, services, transportation options, employment, public and private facilities, amenities and services.

**COMMENTS:** Walkability should be explicitly mentioned in the vision statement.

In some ways we have obtained this vision statement.

Governmental costs - sewer allocations, water, impact fees, excessive standards all make diverse choice difficult to accomplish. Luxury homes can pay enough for builders to be profitable, government subsidies at the lower end do the same - leaving out the middle.

Much of the housing here is in incorporated towns, which do not seem to be governed by the QAC Comprehensive Plan. For example, does the County Adequate Public Facilities Ordinance apply to those Towns? How can we ensure that those towns comply with the QAC Plan Visions and commitments?

## DISCUSSION: WHAT HOUSING GOALS SHOULD BE ACCOMPLISHED OVER THE NEXT 10 YEARS? WHAT PROJECTS OR ACTIONS SHOULD TAKE PLACE?

- Our county really needs a shelter. Haven Ministries operates out of a church. The need for helping folks within our community is huge. This past year, 95 people received help, 36 of them children.
- Simplify our land use policy.
- We need to reconsider infrastructure if we’re going to build in the towns.

## POLL: WHAT KIND OF HOUSING IS NEEDED IN QAC? WHERE?

- Middle housing! Things other than apartments and single family homes—things like fourplexes, courtyard buildings, cottage homes, etc.
- Workforce housing. Grasonville, Chester, North County.
- Rental properties for all income levels located in all parts of the County.
- Reuse existing housing as much as possible.
- Housing for workers in our QAC service industry, such as restaurant and hotel workers.
- Assisted living.

## STW #5 — ECONOMIC DEVELOPMENT & TOURISM, TOWN PLANNING

The County held its fifth virtual STW on Thursday, April 1, 2021 from 1:30-3:00pm via WebEx and telephone call-in. The workshop focused on economic development and tourism and town planning.

### SPECIAL TOPIC WORKSHOP HIGHLIGHTS—ECONOMIC DEVELOPMENT & TOURISM

Opportunities	Challenges	Priorities
Agriculture	Employment Outflow	Connectivity
Business Variety	Housing Affordability	High-speed Internet
Expanded Tourism	Inconsistent Telecommunications	Increased Non-residential Tax Base
Location	Kent Narrows Access/Parking	Workforce Development
Professional Services	Water/Sewer Capacity	Workforce Housing
Watermen/Maritime Focus		

### DISCUSSION: WHAT ARE QAC'S GREATEST ASSETS IN TERMS OF ECONOMIC DEVELOPMENT AND TOURISM? WHAT ARE QAC'S GREATEST NEEDS?

**ASSETS:** Location, variety of businesses

**NEEDS:** There is a need for more affordable housing options – specifically workforce housing.

We should place a greater emphasis on history-based tourism, supporting what we have in terms of historic sites as well.

More options for internet services as well as better broadband

We need to re-iterate the importance of the waterman business as a basis for other businesses – they contribute to a lot of other systems that make our County unique

Increase availability/access to Kent Narrows environmental “attractions” by means of fishing, bird watching, hiking, etc.

Agri-tourism/eco-tourism: try to cater to wedding/special event industry.

### DISCUSSION: ECONOMIC DEVELOPMENT VISION

**CURRENT:** Life in Queen Anne’s County will offer a variety of opportunities for family living, business development and employment with an economic balance between residential and non-residential land uses. Economic prosperity will be achieved through a mix of commercial, industrial, maritime, agricultural and tourism endeavors, each undertaken with sensitivity to the natural environment. The high quality of life expected by residents will be realized through attracting and retaining businesses that encourage agriculture, seafood and maritime industries, tourism and outdoor sports, small businesses and high-tech enterprises. Our rural character will be maintained by directing housing and business growth to existing communities allowing the preservation of agriculture, trees, parks, open space and environmentally sensitive and natural areas consistent with other Plan Elements.

**COMMENTS:** Define “tourist” in a clearer/more accurate way

We could do a better job of balancing residential and non-residential

Agriculture should be on the top of the list as far as support from economic development

## DISCUSSION: WHAT ARE QAC'S GREATEST NEEDS IN TERMS OF TOWN PLANNING?

- NEEDS:**
- Town Centers need more focus
  - Infrastructure needs to be expanded
  - Workforce and employment within Towns needs improvement

## DISCUSSION: TOWN PLANNING VISION

**CURRENT:** The vision for the future of incorporated municipalities within Queen Anne's County is to maintain and enhance communities across the County as great places to live and work through working collaboratively for the purpose of: improving the quality of life in all communities through effective and strategic land use planning and regulation; developing partnerships, in the area of shared resources, that identify and implement solutions in the best interest of residents and other stakeholders; providing and maintaining adequate community facilities, infrastructure and services; and maintaining small town/community atmosphere.

**COMMENTS:** Need to allow for more mixed zoning use. Allowing the landowner to use small portions of their land to do something other than farm it would allow them to keep the operation moving instead of selling.

## DISCUSSION: WHAT PROJECTS/GOALS SHOULD BE FOCUSED ON OVER THE NEXT 10 YEARS IN REGARD TO ECONOMIC DEVELOPMENT AND TOWN PLANNING?

- What role does safety play in Economic Development?
- No hotels are available in Centreville – seems like a serious miss.
- Dedicate lodging to support tourism
- Increase the business tax base
- High speed internet

## POLL: WHAT TYPE OF BUSINESSES OR TOURIST ATTRACTIONS WOULD YOU LIKE TO SEE IN QAC?

- Outdoor festivals, sports fields for youth sports for tournaments, etc.
- Amphitheater at Jamal Property
- Museums, bookstores, wider variety of restaurants, public gardens, everyday necessities
- Outdoor recreation supplies, guide services, bike shops, paddle shops, etc.
- Would like to see more grocery options: Trader Joe's
- Agribusiness, environmentally friendly manufacturing companies, wineries and breweries, healthcare services, elder care
- Performing arts
- Anything that creates jobs for residents of Queen Anne's County

## STW #6 — KENT NARROWS COMMUNITY PLAN

The County held its sixth virtual STW on Thursday, April 29, 2021 from 9:00-10:30am via WebEx and telephone call-in. The workshop focused on the Kent Narrows Community Plan. Following is a summary of the STW's discussions and participant questions.

## DISCUSSION: COMMUNITY ASSETS. DO YOU AGREE OR DISAGREE? WHAT'S MISSING FROM THIS LIST?

**CURRENT:** Access to Water & Land, Aesthetic Diversity, Boating Environment & Character, Boat Slips, Building Height, Eastern Shore Character, Live Entertainment, Natural Beauty, Open Spaces,

Preserved Land, Recreational Boating, Restaurants, Scale of Development, Seafood, Slower Pace, Summer Activity Diversity, Vistas from Land & Water, Walking, Biking & Water Trails, Water Currents, Waterfowl, Waterfront Amenities, Wildlife Refuges, Working Waterfront

**COMMENTS:** A sense of place – some sort of boundary signage would be good. You do not know when you're in Kent Narrows or when you're leaving.

### **DISCUSSION: PRIORITY ISSUES. ARE THESE STILL RELEVANT? WHAT'S MISSING?**

**CURRENT:** Infrastructure Needs (Water/Sewer Capacity; Parking Capacity; Route 18 Accessibility; Safe Bike & Ped Facilities and Connections; High Tax & Infrastructure Costs; Traffic), Lack of Attractions (Lack of Varied Activities; Need Destination Marketing; Need Downtown or Business District), Preservation of Natural Amenities (Preserve/Enhance Atmosphere (e.g., boats, open water, watermen heritage); Preserve Natural Splendor of Water & Waterfowl; Balance Preservation & Community Development Goals; Enhance with Appropriate Amenities; Coastal Resilience), Coordination of Waterway Activities with Special Events, Place of Community – Not Just Tourist Attraction

**COMMENTS:** We have underutilized properties and it would be great to have them cleaned up

There is a need for a conference/community center

Kent Narrows should be viewed/treated/developed as a prime destination

The Jamal property should be addressed – wasted space/opportunity

Potential for a traffic circle

### **DISCUSSION: COMMUNITY PREFERENCES. ARE THESE STILL APPLICABLE? WHAT SHOULD CHANGE?**

**CURRENT:** Preservation/conservation of current scenic, natural, and environmental beauty and quality is paramount.

Watermen heritage must be part of future community development and redevelopment.

A community-wide understanding and shared vision about development scale, type, and character is lacking (architectural style unique to KN).

Importance of serving the current population while maintaining water-based heritage and enhancing qualities as a year-round destination.

Maximize every opportunity for visitors and residents to enjoy its character, including unique water and land features.

Community development efforts focused on opportunities for vacant land, redevelopment, rehabilitation, and revitalization of abandoned/dilapidated structures and underutilized sites.

Improve signage system to guide visitors to and within Kent Narrows.

Provide year-round attractions and activities for all ages of diverse interests that sustain or enhance the natural environment

**COMMENTS:** Shuttle service around the Narrows; would help with reducing traffic congestion

Different methods of getting around would require investment in the Narrows and its sidewalks/bikeways. Would like to see the County push towards investing in this area in a planned manner so that some progress is made

Environmental protections should be put in place before we start looking at other factors. Kent Narrows is the primary destination of the eastern shore and should be treated that way.

Taxes generated by businesses do not seem to be going back into the Kent Narrows area. The funding for the visitor amenities is not there and it's very important that we have that available.

**DISCUSSION: DEVELOPMENT OBJECTIVES. ARE THESE STILL RELEVANT? WHAT SHOULD CHANGE?**

- CURRENT:**
- Establish KN as a year-round destination through visitor-attracting mixture of uses.
  - Link quadrants for pedestrian access, parking, and public water access.
  - Ensure architectural design sensitive to KN character.
  - Establish incentives for on/offsite public improvements.
  - Allow flexibility in development standards.
  - Continue the Kent Narrows Development Foundation.
  - Encourage local reinvestment of room and special district taxes.
  - Discourage highway service-oriented uses.
  - Further enhance KN's unique waterfront experience.
  - Evaluate County-owned/leased land for highest and best use.

- COMMENTS:**
- Bonus density provision is complicated and hard to work through. In general, a lot of the zoning needs to be looked at, and a lot of it is outdated.
  - Need to be proactive and keep the ball rolling on the old outlets and re-purposing them
  - How is Kent Narrows going to be implemented into the Plan? Will we have our own plan?
  - Both State and County owned maintenance and landscaping and ongoing collection of trash should be a focus throughout the four quadrants
  - The Kent Narrows Community Plan itself stays it will serve as the official comprehensive plan for the Kent Narrows growth area. The Kent Narrows plan is very different than the other plans – we have a major highway coming through and we are very different than some of the other places and deserve our own community plan that continues to be managed through the Kent Narrows Development Foundation.

**STW #7 – COMMUNITY PLANS**

The County held its seventh virtual STW on Wednesday, May 5, 2021 from 1:30-3:30pm via WebEx and telephone call-in. The workshop focused on the community plans for Chester/Stevensville, Grasonville, and Kent Narrows.

SPECIAL TOPIC WORKSHOP HIGHLIGHTS		
Opportunities	Challenges	Priorities
Connectivity	Citizen Involvement	Climate Change
	Traffic	Community Parks
	Limited Medical Facilities	Streetscape Design

**DISCUSSION: CHESTER/STEVENSVILLE UPDATED VISION**

- CURRENT:**
- The vision for the Chester/Stevensville Community Planning Area is to will 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.

**UPDATED:** The Chester/Stevensville Community will provide opportunities for families of all shapes, sizes, and income levels to obtain secure, affordable housing; maintain decent employment and education; access useful, safe, and varied transportation options; enjoy a variety of park, recreation, and historic/cultural facilities; and preserve the community's environmental resources and become resilient in the face of climate change impacts.

**COMMENTS:** Feel strongly that original vision and input provided for the 2007 update should be revisited and incorporated into the current update.

Important if not crucial to focus on the environmental element because climate change is starting to effect Chester/Stevensville now.

Need for more citizen input and involvement. County and the community need to do a better job of making sure that their involvement and words matter.

### **DISCUSSION: CHESTER/STEVENSVILLE—WHAT WE'VE HEARD**

**CURRENT:** Affordable Housing; Community Connectivity; Emphasize Quality of Life; Encourage Small/Local/Independent Businesses; Entry-Level Housing; Health/Condition of Bay & Waterways; Lack of Youth Activities; Limited Medical Facilities; Potential Third Bay Bridge Span; Public Access; Resiliency in Face of Climate Change & Rising Sea Levels; Roadway Infrastructure; Sewer Capacity; Sprawl & High-Density Growth; Traffic; Vibrant & Walkable Downtown; Waterway Importance; Workforce Development

**COMMENTS:** Really need to focus on the impact to the environment these proposed changes and updates will have through these community plans. We do not want to allow for continued development without taking environmental stresses into consideration.

County has a greater ability to control what happens in these communities – is there potential for advisory committees that would prevent the County from “steamrolling” these smaller towns?

### **DISCUSSION: GRASONVILLE UPDATED VISION**

**CURRENT:** 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.

**UPDATED:** With forward thinking and community involvement, Grasonville will: embody responsible growth that recognizes the character of the area and the needs of its citizens, now and in the future; enhance the quality of life for its citizens, while accommodating the area's appropriate growth and development; protect its open areas, natural resources, and scenic beauty; provide for increased connectivity; and encourage a balance between the needs of local residents, employees, and visitors to the community.

**COMMENTS:** Focus really should be on community parks and connectivity that allow residents to access them easily and promote a sense of community within our towns.

Grasonville has lost its identity—suggest re-establishing the former character/sense of place

### **DISCUSSION: GRASONVILLE—WHAT WE'VE HEARD**

**CURRENT:** Affordable Housing; Attract High Value Jobs; Built Environment Aesthetics; Diversify Housing Types/Communities; Farmland & Agricultural Protection; Improve Green Spaces; Incentivize Mixed-use Buildings; Leverage Travelers; Litter Problems; Keep Small Town Feeling; Maintain/Enhance Quality of Life; Natural Resource & Open Area Protection; Responsible

Growth; Revitalize Main Street & Vacant Businesses; Sea Level Rise Susceptibility; Sidewalks & Pedestrian/Bike Connectivity; Traffic; Trail Extension/Connectivity; Waterway Health

**COMMENTS:** More potential if better design guidelines implemented for pedestrian-oriented movement

Assist business owners with façade design assistance program

Infill development of commercial businesses adjacent to residential neighborhoods should be appropriately scaled and fit with surrounding character

**DISCUSSION: KENT NARROWS UPDATED VISION**

**CURRENT:** 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.

**UPDATED:** The shared community vision for Kent Narrows hopes to: establish the area as a year-round destination for local residents and visitors; highlight community history and the heritage of the traditional working waterfront and its character; balance appropriate economic growth and community redevelopment; expand public access to the waterfront and its amenities and increase trail connectivity; and preserve environmentally sensitive areas.

**COMMENTS:** Add “to include commercial and residential uses” after community development

**DISCUSSION: KENT NARROWS—WHAT WE’VE HEARD**

**CURRENT:** Area Investment; Balance Preservation & Community Development Goals; Coastal Resilience; Coordinate Waterway Activities & Special Events; Gateway Signage; High Tax & Infrastructure Costs; Importance of KN as a Community, Not Just Tourist Attraction; Lack of Varied Activities; Local Transportation Options; Parking Capacity/Location; Preserve/Enhance Waterfront Character & Heritage; Preserve the Natural Environment; Provide Community Center/Conference Facility; Redevelop Underutilized Property; Revisit Zoning Code & Requirements; Safe Bike & Ped Facilities/Connections; Traffic; Water/Sewer Capacity

**COMMENTS:** Needs to strengthen connectivity to adjacent neighborhoods/communities.

Height restrictions needed to prevent becoming “Ocean City West” and high rise capacities.

Improve streetscape design, taking into account vehicular and pedestrian safety.

Community split when overpasses put in; resulting transportation patterns hurt businesses

**STW #8 — LAND USE, PRIORITY PRESERVATION**

The County held its last virtual STW on Tuesday, June 15, 2021 from 6:30-8:00pm via WebEx and telephone call-in, and also offered the option to view the presentation in person at the Sudlersville Fire Hall. The workshop focused on land use and priority preservation within the County.

SPECIAL TOPIC WORKSHOP HIGHLIGHTS		
Opportunities	Challenges	Priorities
Waterfront Farms	Affordable Housing Jobs	Preservation Funding

**DISCUSSION: WHAT ARE QAC’S GREATEST ASSETS IN TERMS OF PRIORITY PRESERVATION? WHAT ARE QAC’S GREATEST NEEDS AS THEY RELATE TO PRIORITY PRESERVATION?**

- critical mass that exists in agriculture

- funding for preservation could be offset by other development fees; raise capital – make it easier to develop; will spur focus on preservation funding; NO incentive to fund the program today
- greatest assets in terms of priority preservation – large waterfront farms
- greatest needs – ability to correctly manage the impacts (negative and positive) associated with the traveling public and with sprawl;
- I am all for land preservation as long as it is voluntary on the part of the landowner. There should not be any further restrictions placed on landowners.
- Greatest need: funding
- Asset – State program – farmland – willingness to put acres in
- Needs – money to fund MALPF, affordable housing, jobs

### **DISCUSSION TOPIC: PRIORITY PRESERVATION UPDATED VISION**

- Future of Agribusiness should be a focus – but that comes with other demands for services, housing, etc.
- Economics transfer to farmers/families for agricultural land – whether preserved or sold for development

### **DISCUSSION TOPIC: WHAT ARE QAC'S GREATEST ASSETS IN TERMS OF LAND USE? WHAT ARE QAC'S GREATEST NEEDS AS THEY RELATE TO LAND USE?**

- Preserve, preserve, preserve! Once farmland is gone, it is gone and cannot be replaced
- Ag needs to be economically sustainable
- Affordable housing for people that live here especially our children
- Agri-tourism – too restrictive now. Need to be able to have events, short term camping, etc. on our farms (produce markets, pumpkin patch)
- Need for funding for MALPF
- Assets – large blocks of prime farmland
- Needs – more preservation funding
- Needs – special housing, short term housing; need to address prime farmland and solar fields

### **DISCUSSION TOPIC: LAND USE UPDATED VISION**

- Sounds great; need to keep rural character through support of agriculture; need to protect our water resources
- Current vision is excellent – leave it as it is
- Keep as is – preservation of rural farms
- Question the use of rural County when the Southern end of the County is now defined by the Balt. MPO and through census data as non-rural.
- Keep the land use vision as it is! Don't weaken it.

### **POLL RESPONSE: IF THERE WAS ONE THING YOU WANTED THE COUNTY TO KNOW ABOUT AGRICULTURE AND AGRICULTURAL PRESERVATION, WHAT WOULD IT BE?**

- How is agri-business going to change in the future and is QAC prepared for these changes? Preserving agriculture also means preserving jobs in Ag going forward.
- It is a cornerstone of QAC's economy
- Preservation of rural character of County should be sustained while not initially destroying or ignoring already building that could be used before building new.
- Queen Anne's County should create more funding to preserve as much farm land as possible.
- Please help us preserve the Rt. 301 corridor – a gateway through our farmland
- Ag preservation is critical for our County. We are excited there is more money available for this venue of preserving land in our County. Open land and furthering agriculture for a big Ag community is critical for future generations

- The County has been successful in preserving ag land through both development & easement programs. It needs to continue to be a choice for the landowner.

## POLL RESPONSE: WHAT ONE LAND USE WOULD YOU LIKE TO SEE IN QAC? WHAT ONE LAND USE DO YOU NOT WANT TO SEE IN QAC?

- Keep smart growth in towns – our farms are our #1 assets
- Do NOT want to see sand pits mining
- Inventory emerging businesses in the North County and determine which ones are most compatible with the agriculture Community. Allow those that create the least amount of disruption for the farmers
- Would like to see agriculture
- Would not like to see gas stations, quick food, low income housing
- Would not like to see solar farms
- One land use want to see – short term housing on farms by right – 1 or 2 campsites, cabins
- No one wants to see sprawl – but we have existing towns & crossroads that can be redeveloped for a range of housing & services to meet needs of those who work here but may not own a farm (transfer rights?)

## GENERAL COMMENTS RECEIVED:

- Make Rt. 301 a priority agricultural scenic byway. No new commercial development along Rt. 301.
- I think the current zoning is working; maybe a little fine tuning but nothing major
- One issue that should be considered is the conversion of Ag farms into solar farms. Preserve the land for food, NOT energy.
- We can't ignore the people that are already coming here (tourism) and/or working here. We just need to be aware of the possibility of unintended consequences of putting restrictions on use & viewsheds ag land. Land owners should be able to provide for family members with other Ag enterprises (other than grain/chicken). This can help balance the business tax base as well.
- Is a commercial business like Chik-Fil-A or Wawa permitted on a agriculturally zoned property?
- If sewer and water are not available on a farm can there be a truck stop, gas station, or other businesses that have a lot of traffic?
- Last year proved how important food was, and we need to preserve land to be able to continue to provide for the community.
- Create ways for ag. Tourism on farms. Also agri-business to help funding
- I support the [Agricultural Community] Petition to preserve the QA farmland. Some of the most productive farm land is in the Queenstown and Wye Mills area, yet, there is a “bull's eye” painted around that part of the County for future development. Please preserve our bucolic county.
- We are a seventh generation Queen Anne's Co. farming family tilling several thousand acres with children all involved. We are hopeful with the outlook of our County, to keep agriculture thriving.
- Our County has one of the finest ag. Preservation initiatives I have ever encountered. They seem very well informed and dedicated to their jobs.
- I'm on the board of the Old Wye Mill in Wye Mills. We emphasize the importance agriculture has played in the history and development of Queen Anne's County. We are proud that the Old Wye Mill, thanks to the farmers in this region, was able to provide flour to George Washington's troops during the revolutionary war. We, the Eastern Shore, was called the Breadbasket of the U.S. Our agricultural lands are unique on the entire east coast of the U.S. We need to preserve this heritage and the food security our region provides. We MUST preserve our farms and un-developed land.
- The old plan doesn't need much change in my opinion. I would like to see no development – model the plan after Kent County. Nothing changes – heavy on agriculture.
- Greater effort needs to be made in preserving farmland – encouraging both County & State for more funding.
- No more commercial growth on agricultural lands
- Need to address the conversion of prime agricultural lands to solar farms.

- Lack of incentives/funds to put property in preservation; farmers need to be compensated for preservation or be allowed to develop.
- Offsets should be considered – for approved re-developments, funding could be provided in the priority preservation fund
- Even if we become a “commuter” County, services & housing are still needed & scarcity will bid up the existing housing assets with no new housing.
- First & foremost, a traffic plan for North County needs to be developed in advance of “smart growth” initiatives with 301 overpasses and by-pass (Sudlersville).
- Traffic planning now could help preserve/achieve pedestrian/walkable communities in North County; hearing complaints from Kent Island residents of traffic planning after the fact
- Goals should be (traffic plan around these goals): Jobs, Agribusiness/Agriculture, Housing, Services, Quality of Life, Pedestrian Village Centers
- Developments should be thoughtfully considered generally outside of town centers (infill will occur)
- Finally, 2017 Tax Act that authorized opportunity zones, resulted in designated OZ area in North County that has major economic incentives for development which could include agribusiness and general commercial development.

## COMMUNITY SURVEY

### INTRODUCTION

A thorough understanding of citizen attitudes toward growth and development provides a strong foundation upon which to build policy for **PlanQAC**. In October 2019, the County released a community survey as part of its efforts to solicit public input into the development of the comprehensive plan update. The survey was designed and launched using the website SurveyMonkey.com. This approach helped the County offer a cost-effective means to gather feedback from residents and stakeholders online. The survey was also made available in print, at several locations throughout the County. The survey serves as a key public participation component of **PlanQAC**.

The survey sought input from community members to identify what issues respondents felt were most important to the preservation, enhancement, and physical development of the County. A total of 250 responses were received through the end of February 2020.

This survey was qualitative in nature, meaning that the results do not represent a statistically significant cross-section of County residents; however, the results do provide a snapshot of the concerns and priorities of County stakeholders in late 2019/early 2020. The survey included 9 content questions and 3 demographic questions to help the project team understand who was taking the survey. It is important to note that the online access and informal design of the survey resulted in a large number of responses that were incomplete. Although 250 responses were submitted, question responses were not mandatory so the actual number ranged from 250 on some questions down to 83 for the final question that asked participants for additional issues or opportunities the County should take into consideration. Most questions, however, were completed by over 240 respondents. The number of respondents for each question and answer are included in the following summary. Detailed responses are on file with the Planning & Zoning Department.

## QUESTIONS OF THE WEEK

To obtain some additional input on a variety of topics, **PlanQAC** asked a series of short survey questions on the project website. The series of questions were intended to elicit responses on the following topics:

- Response to the COVID-19 pandemic
- Factors considered when visiting a park or recreation facility
- Characteristics important to the respondent when choosing to Queen Anne's County as their residence
- Priorities related to transportation
- Role of Queen Anne's County related to management and conservation of water resources
- Importance of historic preservation
- Priorities related to housing provision
- Businesses desired within the County
- Attributes that make commercial development appealing
- Desired land uses
- Importance of community agriculture

Detailed responses are on file with the County Planning & Zoning Department.

## AGRICULTURAL SURVEY

To obtain some additional input on topics related to the agricultural industry, **PlanQAC** asked a series of short survey questions during STW #8 and on the project website. These questions were drafted in coordination with the agricultural community and were crafted to obtain the current pulse of farmers in the County including possible future opportunities, views on development, preservation, employment, and the utilization of agri-services. Questions posed addressed the current state of and the future needs of the industry to ensure viability. Detailed responses are on file with the County Planning & Zoning Department.