

— Town Planning Framework —



CHAPTER 10

10. Town Planning Framework



VISION

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

KEY ISSUES

Municipal Growth Element Coordination

Availability of Adequate Public Facilities

Funding Needs to Maintain & Enhance Infrastructure

Municipal Annexation Considerations

Coordinated & Consistent Land Use Policies

PLAN THEMES



FISCAL RESPONSIBILITY

COG recommendations and cooperative agreements



SUSTAINABLE GROWTH

Direct growth to areas with adequate public facilities



COMMUNITY REVITALIZATION

Encourage development, redevelopment, and preservation appropriately



PRESERVATION & CONSERVATION

Coordinated resource protection efforts



HEALTH & RESILIENCE

Undertake strategic regional planning initiatives

RELEVANT STATE VISIONS



GOALS

The overarching goal for Town planning is to work collaboratively to direct a portion of the County's commercial and residential development to its incorporated municipalities.

10-1 Foster government cooperation and participation.

10-2 Direct growth to incorporated municipalities.

Maintaining connections from the past to the present to create the future is achieved through comprehensive, consistent, and continuous County and Town planning. Historically, the planning efforts have emphasized preservation of agricultural land, promotion of the historical settlement patterns found in Towns within the County, economic development compatible with community character, and innovation through design for the future. The County's Towns (i.e. Barclay, Centreville, Church Hill, Millington, Queen Anne, Queenstown, Sudlersville, and Templeville) have and will continue to play an important role in achieving the overall goal of maintaining the County as a quintessential rural community.

The Town Plans and the County Comprehensive Plan, through their implementation, strive to achieve the following:

- Improve quality of life
- Maintain small town/community atmosphere
- Develop partnerships
- Coordinate protection of resources
- Conduct strategic land use planning/regulation
- Provide efficient transportation solutions
- Provide cost-effective infrastructure

These plans are the foundation for current and future decision making by applying sound planning principles guided by sustainable smart growth management strategies. These strategies are dependent on a comprehensive, continuous, and collaborative relationship between the County and the Towns with respect to both planning and implementation.

GUIDING PRINCIPLES & LEGISLATION

GUIDING PRINCIPLES

The *Land Use Article* emphasizes establishing growth areas, community design, infrastructure placement, and stewardship while balancing growth with environmental protection. These visions provide the framework for planning at the community level consisting of incorporated towns, potential annexation areas, and lands immediately surrounding town boundaries. The following defines key County/Town planning terms:

- Growth Areas are designated, geographical areas defined in a comprehensive plan (see **Map 4-7, Growth & Priority Funding Areas**).
- Annexation Areas are identified in Town Plans and their accompanying Municipal Growth Element (MGE) and recognized by the County for short-term expansion of the incorporated Town boundary.
- Town Fringe is an area of transition between a Town boundary and the accompanying annexation areas, reflected in the MGE, and a rural buffer or greenbelt. This fringe contains land areas intended for long-term annexation to offer opportunities for future growth and development
- Greenbelts are areas of land consisting of agriculture, open space, and natural areas surrounding the Town Fringe, whose main purpose is to curb the outward expansion of

Town/suburban-style development and where development is strictly controlled.

Guiding principles for town planning include:

- Maintaining small town atmosphere
- Preserving agricultural lands outside Town Fringe areas
- Funding infrastructure costs
- Leveraging development impact fees
- Fostering Joint Planning Agreements, cooperation, and implementation
- Managing sustainable smart growth (e.g., timing, phasing, location) by directing growth to towns and providing adequate public facilities
- Maintaining desirable, walkable neighborhoods

Establishing rural buffers, greenbelts, and other preservation tools

POLICIES & LEGISLATION

The *Land Use Article* and 2009 Smart, Green and Growing legislation adopted by the Maryland General Assembly directs counties, municipalities, and the State to coordinate planning and development efforts to achieve established visions. State legislation adopted in 2006 (HB 1141) requires all jurisdictions to adopt a Water Resources Element (WRE), demonstrating how they intend to plan for smart growth in the context of protecting water resources and providing adequate water supply to meet current and future needs. It also requires municipalities to prepare an MGE to coordinate their

future growth and annexation plans with the County to examine the effects of growth on infrastructure.

State legislation outlines a number of tools and techniques that counties and towns can utilize to coordinate and manage growth:

- Joint Planning Agreements
- Adequate Public Facilities Ordinances (APFO)
- Municipal Growth Element (MGE)
- Enhance Transfer of Development Rights (TDRs) programs
- Reporting requirements that include monitoring and evaluating the effectiveness of County/Town planning

RELATIONSHIP OF COUNTY-TOWN PLANNING

The Growth Areas provide opportunities for the expansion and enhancement of existing communities that have been built around historic settlements, which reflect a variety of architectural styles and housing types, mix of land uses, employment opportunities, public facilities, and cultural and historic experiences. It is these historic settlements that have become established towns that provide a place for directing growth in concentrated areas, locating and expanding various public facilities, providing a place offering entertainment and recreation, and facilitating preservation of agricultural areas across the County.

COUNCIL OF GOVERNMENTS

In 2007, the County Commissioners established the Regional Council of Governments (COG) of Queen Anne's County for participation by the County and its eight incorporated municipalities including Barclay, Church Hill, Centreville, Millington, Queen Anne, Queenstown, Sudlersville, and Templeville to:

- Study governmental problems common to two or more participating towns or the County that affect health, environmental safety, welfare, education, economic conditions, and regional development
- Promote cooperative arrangements and coordinate action among its members
- Make recommendations for review and action to the members and other public agencies that perform functions within the region
- Adopt bylaws
- Accept funds from governmental agencies

TOWN PLAN CONSISTENCY

Working cooperatively was one of the key themes that emerged through the 2010 Plan's update process. Cooperation between the County and Towns occurs through interjurisdictional planning to provide necessary public facilities and services and implementing regional projects. The County works cooperatively with the Towns through an agreement to notify and review development projects within the Town Notification Area. The *Land Use Article* directs counties and towns to coordinate planning and development efforts to achieve established visions. The following benefits set the stage for enhanced interjurisdictional cooperation:

- Setting compatible interjurisdictional goals, objectives, and policies can result in guiding development, protecting natural resources, and supporting agricultural preservation
- Coordinating the provision of public services in an efficient and cost-effective manner can benefit both County and Town governments
- Saving time and resources spent on land use decisions (i.e. annexations)
- Establishing agreements for joint planning, coordination, and implementation opportunities to achieve higher levels of consistency

MUNICIPAL GROWTH ELEMENTS

The Municipal Growth Element (MGE) is a required element for Town comprehensive plans, per HB 1141. It requires a detailed and quantitative analysis of a municipality's anticipated expansion over the next 20 years based on a capacity analysis of the areas identified for growth. The element helps municipalities and counties fully consider the capacity of land use, public services, and infrastructure and the costs and financing associated with growth before committing resources. The legislation requires coordination between the County and Towns so they can attempt to reach consensus on the character, intensity, and timing of growth at the local level. The ultimate goal of the legislation is to help direct future growth at the local level in a rational, predictable manner. MGEs must consider:

- Anticipated future municipal growth areas
- Past municipal growth patterns
- The capacity of land areas available for development

- The land area needed to satisfy development demand at densities consistent with long-term development policy
- Public services and infrastructure needed to accommodate growth, including public; libraries; public safety; water and sewerage facilities; stormwater management systems; and recreation
- Anticipated financing mechanisms to support necessary public services and infrastructure
- Rural buffers and transition areas
- Any burden on services and infrastructure that the municipality would be responsible for
- Protection of sensitive areas that could be impacted by planned development
- The relationship of the long-term development policy to a vision of the municipality's future character

See **Appendix D—Water Resources Element, Table 1-12** for a summary of Municipal Growth Elements.

MUNICIPAL ANNEXATION

Municipal annexation is the process of legally including within the corporate limits of a town, an unincorporated area that is outside the municipality, which can play an important role in influencing the economic growth, environmental protection, quality of life, and municipal fiscal wellbeing.

There are many reasons for a town to annex land:

- To extend municipal services
- To expand the size, population, and assessable property tax base
- To ensure local input into and control over future development near existing boundaries
- To exact concessions to meet adequate public facility requirements and provide beneficial added amenities
- To support economic and community development goals
- To unify incorporated and fringe unincorporated areas that share common characteristics
- To achieve logical town growth

There are also reasons for a town not to annex:

- The town may lack adequate financial, personnel, or infrastructure resources
- Annexation may prove to be a fiscal drain where potential revenues from the area do not meet the costs to provide municipal services
- Residents may wish to maintain their separate community identity

- Residents may consider municipal government to be unneeded, undesirable, or duplicative and may not wish to pay for municipal services

THE FIVE-YEAR RULE

Towns that exercise planning and zoning powers under the State's *Land Use Article* have exclusive authority over planning and zoning in newly annexed areas; however, the *Local Governments Article* provides that no town may for five years following an annexation allow development of property within an annexed area if the development would be substantially different than the use authorized under County zoning at the time of the annexation. For five years following an annexation, development density of newly annexed property may not be more than 50% higher than would have been permitted under County zoning at the time of annexation; however, the County Commissioners may waive this requirement.

As a practical matter, the impact of this provision is to give county governments a major role in municipal annexations where substantial changes in land use are anticipated. Development projects dependent upon annexation and annexations themselves cannot be just delayed but derailed by action (or inaction) of the County to withhold approval of land use changes in some circumstances. For this reason, it is important that the towns coordinate with the County early in the annexation process to negotiate these issues when the possibility of such changes is under consideration.

The Maryland Municipal League (MML) has included reviewing this provision as part of its legislative priorities and strategic initiatives.

TOWN PROFILES

Broad national and regional demographic and economic trends will affect the County's labor force and economy to varying degrees. Nationally, the population is aging, and new generations are coming into the mainstream. The nature of work has changed with automation causing dramatic shifts in employment opportunity. New generations challenge many traditional employer expectations. Seniors also challenge older assumptions, with 90% of those aged 50 and above planning to work past the traditional retirement age of 65. Longer life spans and longer work lives will mean increased tax generation and consumerism. Many of the County's young adults leave after completing their education, in search of alternative housing, economic, social, and cultural opportunities. It is important to retain

young citizens by creating jobs that provide a living wage and suitable career opportunities.

The Towns play an important role in contributing to successful achievement of the County's vision and goals. Brief profiles are provided in the following sections, including key information from the MGE of each Town. This information identifies planned growth demonstrating the need for continuous, coordinated, and comprehensive planning and collaboration between County and Town governments for the purpose of maintaining the County as a quintessentially rural community through sustainable smart growth management.

Please note that "Key Facts" reflect data from the 2015-2019 American Community Survey. For those towns that straddle County boundaries, data reflects that of the entire town, not just the Queen Anne's County portion.

BARCLAY

The Town of Barclay is a small family community in northern Queen Anne’s County at the crossroads of MD 313 and MD 302. The community was founded in 1873 as Merrikton, renamed Barclay in 1890, and incorporated as the “Town of Barclay” 1931. It is comprised mostly of single-family homes and has a diverse and multi-generational population. Barclay is home to several businesses; the largest employer is REEB Millwork Corp. Two state highways and a short line railroad run through the Town, which makes it a prime logistics location.



TOWN COMPREHENSIVE PLAN

The Town adopted the *2006 Barclay Community Land Use Plan* in August 2006 and most recently amended in 2017 to reflect a change to the Growth Area. It combines a vision by Barclay residents and officials, which is supported by a number of goals and strategies to ensure the Town’s positive characteristics are preserved and enhanced for residents and visitors. As growth occurs in the area surrounding the Town, the community wants to maintain its history and local traditions, sharing those values with new residents and businesses.

The mission and goal of the Town’s Plan is to encourage the community to remain a village by promoting growth that is consistent with the traditions and history of Barclay:

“To preserve the Village of Barclay as an attractive rural community within the broader setting of managed growth in Queen Anne’s County, while at the same time, ensure that any growth and development that occurs is consistent with the “Village of Barclay” in scale and scope with existing development.”

The Plan notes that coordinated County and Town land use policies are necessary since Barclay and all the towns in the County play an important role in the County’s growth management strategies. It also recognizes that, as designated growth centers, the towns are the preferred location for future population growth and economic activity in the region. Continued cooperation with the County is required to build the community resources necessary to effectively implement growth management and revitalization strategies.

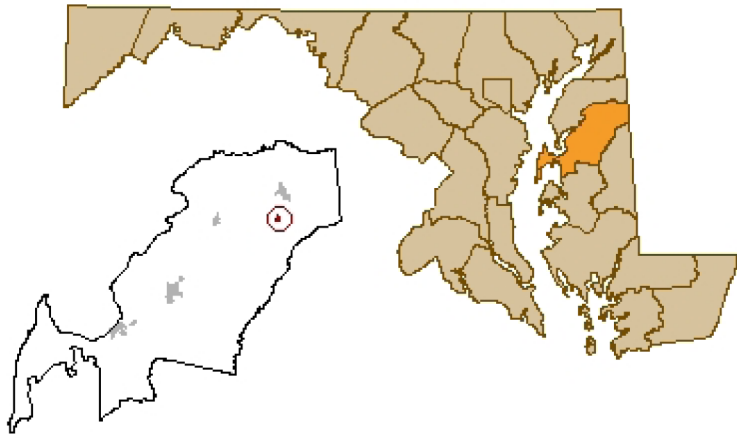
The Town identified a Growth Area that includes existing developed areas adjacent to Barclay—it is the Town’s planned, long-range build-out limit. Emphasis was placed on ensuring orderly expansion of the Town and its infrastructure, coordinating County and Town land use policies, and promoting high-quality development. Designating key growth areas in and near Barclay was an important growth management objective. A key infrastructure issue is the provision of public water. The Town is in the process of an upgrade to the sewer service with a connection to the Sudlersville Wastewater Treatment Plant.

Barclay’s size has grown little over the last several decades, due in part to natural soil limitations (e.g., high water table, slow percolation rates) and the lack of public water and wastewater facilities; its population decreased to 128 per the 2020 Census. The potential exists for the Town to grow in size if water and public sewer are made available to landowners who seek annexation as a means of acquiring such infrastructure.






Table 10-1. Summary of Barclay Municipal Growth Element

Element	Barclay Summary
Existing Growth Area	Barclay identified a Growth Area of approximately 76 acres to the east and west of Goldsboro Road.
Change in Incorporated Boundary (Annexation)	No immediate annexations are anticipated. Properties in the Growth Area may be annexed subject to sewer availability supplied by Sudlersville through agreement.

KEY FACTS: BARCLAY

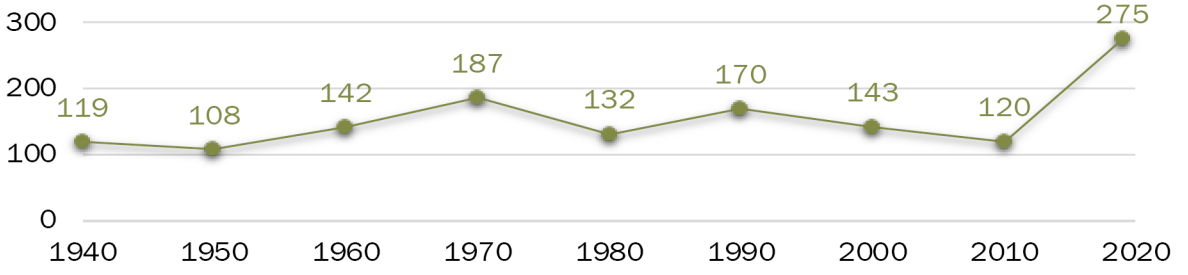
275	64	25.3	
POPULATION	HOUSEHOLDS	MEDIAN AGE	
75	75.0%	10.9%	
HOUSING UNITS	INTERNET AT HOME	NO VEHICLE HOUSEHOLDS	
4.30	0.0%	39.2	
AVERAGE SIZE OF HOUSEHOLD	UNEMPLOYMENT RATE	AVERAGE COMMUTE (MIN)	
			LOCATION MAP

INCOME

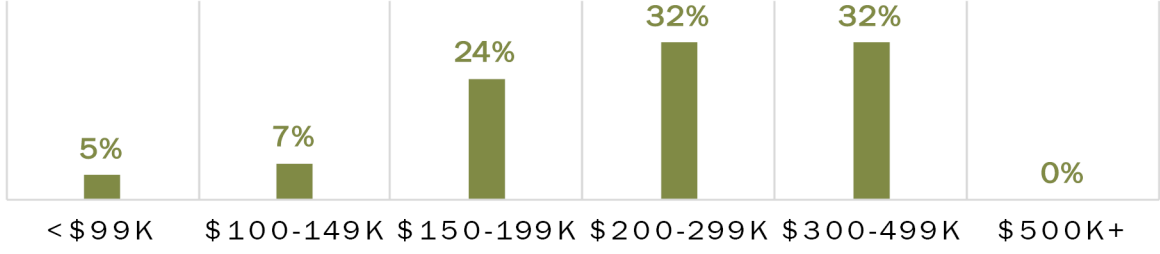
				
\$74,833	\$81,875	\$26,927	29.5%	13.6%
MEDIAN INCOME: HOUSEHOLD	MEDIAN INCOME: FAMILY	PER CAPITA INCOME	PEOPLE BELOW POVERTY	FAMILIES BELOW POVERTY

HOUSING

HISTORICAL POPULATION

14.7%	
VACANCY RATE	
64.1%	
OWNER OCCUPIED	

HOME VALUE

\$234,400	
MEDIAN VALUE	
\$1,058	
MEDIAN RENT	

CENTREVILLE

The Town of Centreville is the County seat and its largest incorporated municipality. It hosts State, County, and municipal services as well as many historic sites, shops, service businesses, and unique restaurants, serving local residents as well as transient and a rural regional clientele. The Town is located at the head of navigation of the Corsica River; the Centreville Wharf and Waterfront provide public access.

Centreville evolved as a traditional small town with public buildings and school facilities, a compact central business district, quiet tree-lined residential neighborhoods, parks, and commercial/industrial uses along the railroad spur and major roadways. Its Historic District was included in the National Register of Historic Places in 2004.



TOWN COMPREHENSIVE PLAN

The 1993 *Queen Anne's County Comprehensive Plan* designated the Town and surrounding area as a Growth Sub-Area. The *Centreville Community Plan* was jointly adopted by the County and Town in 2009 and identified a number of recommendations for the designated Growth Area; implementation was outlined in phases to support necessary infrastructure investments. Planned growth and development was expected to occur in phases starting from the Town Center and extending beyond the Town limits. The Town envisions new growth to be consistent with existing traditional style development.

Growth Area and infill strategies include:

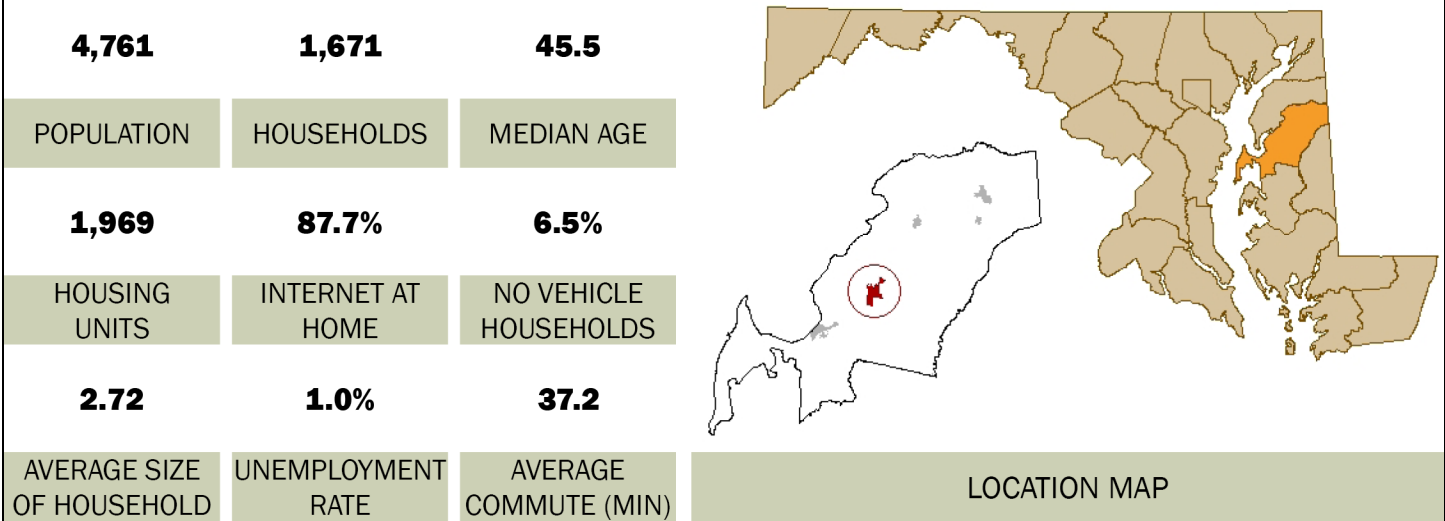
- Infill, Redevelopment & Adaptive Reuse Opportunities
- Establishing Greenways & Greenbelts
- Creating Compatible New/Infill Development
- Increase Densities
- Promote Mixed-Use Development
- Establish Design Criteria for Redevelopment
- Create Affordable/Workforce Housing
- Develop the Centreville Business Park
- Revitalize & Enhance Central Business District
- Improve & Maintain Parking/Lot/Garage
- Create a Phased Annexation Plan
- Develop within the Growth Area
- Conserve/Preserve Environmentally Sensitive Features & Open Space
- Preserve Historic Character
- Consider Impact Fees
- Enhance Streetscape & Community Design Standards
- Plan Infrastructure & Public Facilities Improvement

Table 10-2. Summary of Centreville Municipal Growth Element

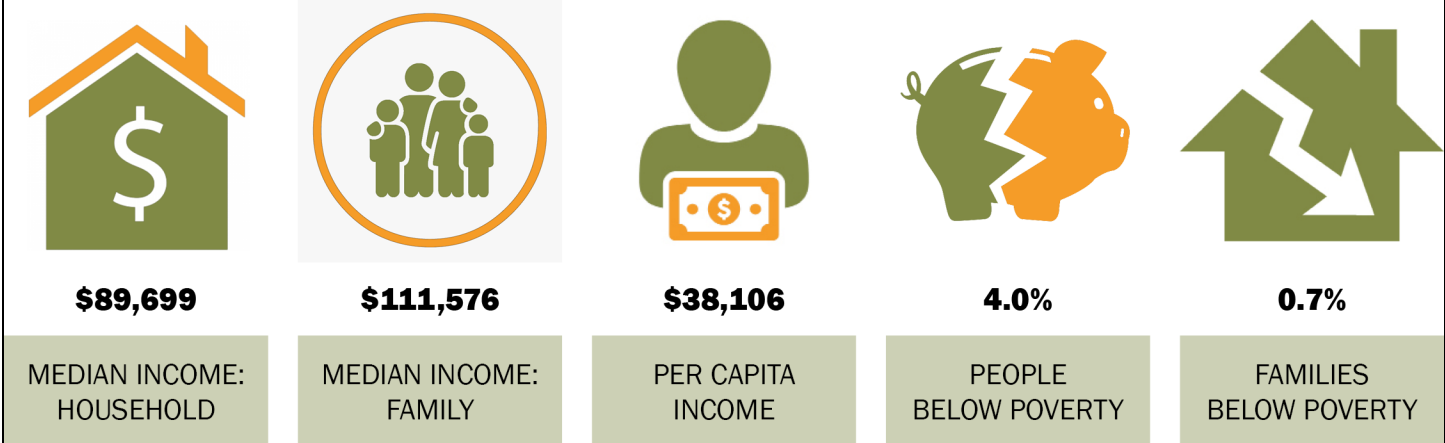
Element	Centreville Summary
Existing Growth Area	The Centreville Growth Area was previously expanded to include Greenbelt Areas and the County Business Park; current Growth Area is approximately 2,010 acres to the east and southwest of Town boundary (1,720 acres excluding Greenbelt Areas and Business Park).
Future Growth Area	See updated Centreville Comprehensive Plan (in progress) for proposed changes.
Change in Incorporated Boundary (Annexation)	See updated Centreville Comprehensive Plan (in progress) for proposed changes.

The Town is currently updating its Comprehensive Plan; however, the Municipal Growth Element is not expected to be developed until early 2022.

KEY FACTS: CENTREVILLE

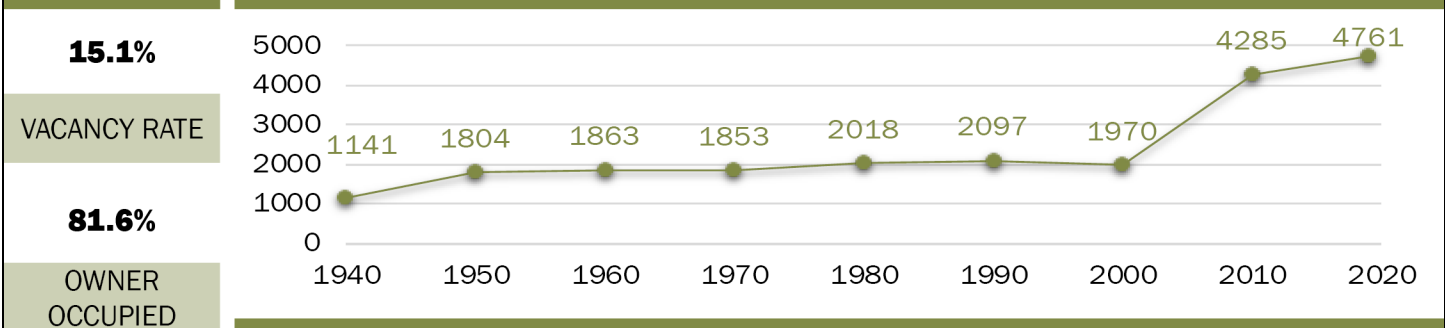


INCOME

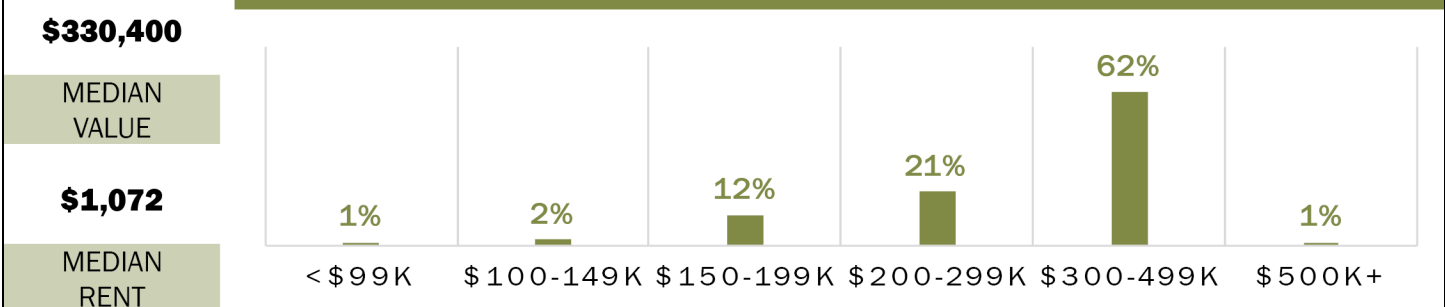


HOUSING

HISTORICAL POPULATION



HOME VALUE



CHURCH HILL

The Town of Church Hill has a rich historical past and offers a unique opportunity to experience small town life. The Town was incorporated in 1876 and named after St. Luke's Episcopal Church, referred to as "Church on the Hill," which was erected in 1732 near the Town's center. Church Hill is predominately residential, with a linear mixed-use corridor along Main Street (MD 19). Institutional uses in this corridor include the Town Hall, local churches, the post office, and Church Hill Elementary School. Church Hill is surrounded by agricultural land; however, some of that land is fragmented by large lot residential subdivisions, which have altered the Town's rural farming-based character.



TOWN COMPREHENSIVE PLAN

Church Hill's latest comprehensive plan was adopted in 2010, focusing on broad arrangements of land use, transportation, and environmental resources.

The Town proposed a growth area plan for the land around its boundaries to accommodate its growth forecast and to guide and direct development into compact, thoughtful patterns that reflect small town development patterns. The Plan anticipates that full build-out of the Town and its growth area will occur at some point well beyond the year 2030.

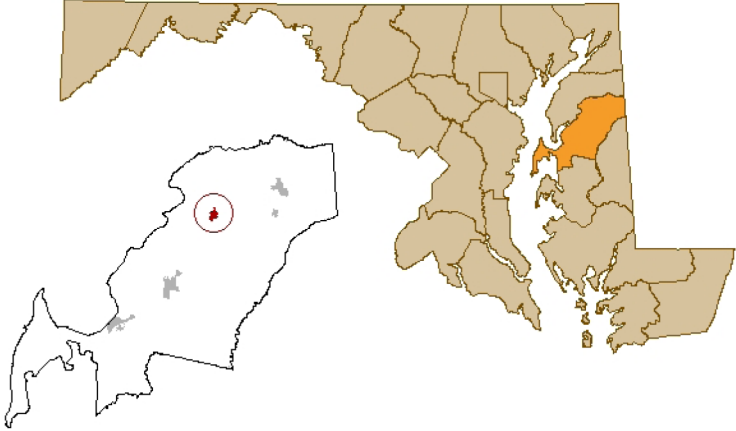
The Town identified the following goals regarding municipal growth, development, and conservation:

- Farmlands, open space, and natural areas define the edges of the Town. Beyond this edge, resource and agricultural preservation is of utmost importance.
- Church Hill is the center of growth and development for the Southeast Creek Watershed, allowing for the most efficient use of available land while allowing for preservation of open space in rural areas of the watershed. Town Growth will consider not only those areas to be developed, but also those areas to be preserved for their resource value.
- Church Hill's growth enhances the common good through its contributions to the continuation of a unified Town design, expansion of the Town's recreational network, and its focus on preservation of the natural environment.
- No urban development should take place and no municipal services, including water and sewer, should be extended to the west side of MD 213.
- Development within the Growth Area should only occur in conjunction with annexation. When a parcel is annexed, associated sensitive areas should be annexed as well and preserved in perpetuity; streams and wetlands should be protected, buffered, and linked to the Town's open space network, becoming focal points for the surrounding development.
- Public facilities should be adequate to support municipal growth. Existing residents should not bear the quality of service or financial burden for new development—as development is proposed, the Town will work with community service providers to ensure that development can be adequately served without negative impacts to existing residents.






Table 10-3. Summary of Church Hill Municipal Growth Element

Element	Church Hill Summary
Existing Growth Area	226-acre Growth Area to the north and east of current boundaries.
Change in Incorporated Boundary (Annexation)	No immediate annexations are anticipated. The Growth Area includes 7 subareas used to estimate and communicate where and how much development might occur.

KEY FACTS: CHURCH HILL

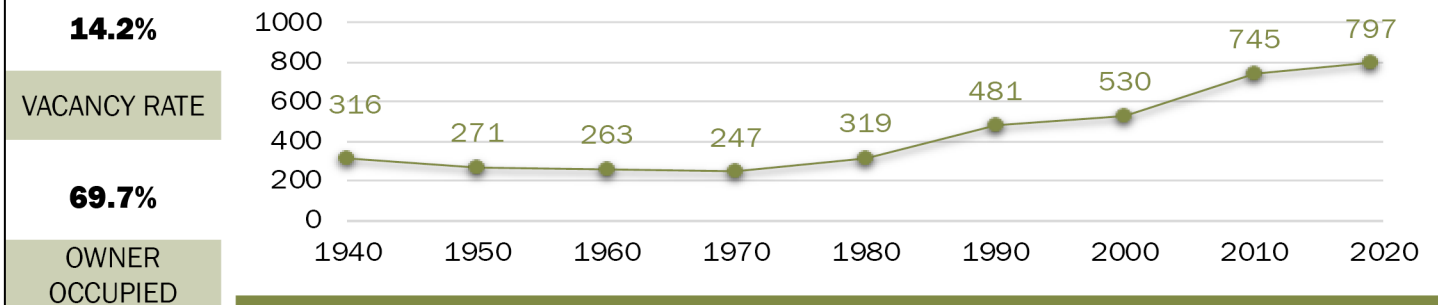
797	284	32.5	
POPULATION	HOUSEHOLDS	MEDIAN AGE	
331	75.7%	3.5%	
HOUSING UNITS	INTERNET AT HOME	NO VEHICLE HOUSEHOLDS	
2.74	3.6%	38.9	LOCATION MAP
AVERAGE SIZE OF HOUSEHOLD	UNEMPLOYMENT RATE	AVERAGE COMMUTE (MIN)	

INCOME

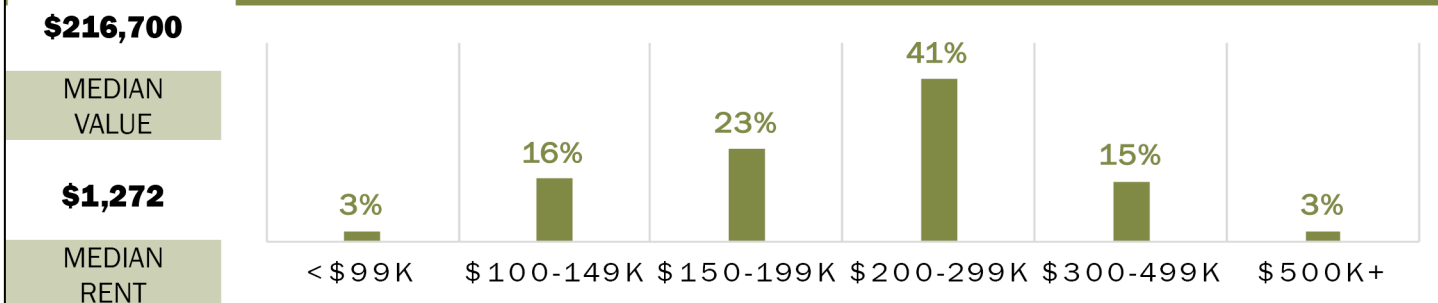
				
\$68,125	\$84,500	\$29,895	14.7%	14.1%
MEDIAN INCOME: HOUSEHOLD	MEDIAN INCOME: FAMILY	PER CAPITA INCOME	PEOPLE BELOW POVERTY	FAMILIES BELOW POVERTY

HOUSING

HISTORICAL POPULATION



HOME VALUE



MILLINGTON

The Town of Millington was originally chartered in 1798 and incorporated in 1890. Millington grew up as a small village located on the Chester River, sharing shores with both Kent and Queen Anne's County. The land on which it is located was settled in the late 17th century. Over the years, its name has changed, from Head of Chester to Bridgetown around 1724 and, finally in 1818, becoming the Town of Millington. Millington is still a small town with strong echoes from the past. It is walkable and self-contained with clear rural character and atmosphere. The town has two public parks within the town limits. The head of the Chester River runs through the Town, offering public fishing areas.



TOWN COMPREHENSIVE PLAN

The Town adopted its latest comprehensive plan in 2018. Its Annexation Plan includes areas originally identified in the Town's 2009 Comprehensive Plan, and also adds land south of MD 291 along the Chester River and west of Town, properties to the north of MD 291 and south of Chesterville-Millington Road, and the area known as Sandfield located to the east of Town. The proposed annexation area also includes the Mountaire grain facility located adjacent to the corporate area along the railroad. The proposed annexation area extends the corporate limits west beyond the interchange at US 301 and MD 291, linking the Town to a potentially important highway corridor. Altogether, these properties would increase the corporate area by over 677 acres, not including land in road rights-of-way, land encompassing the US 301 and MD 291 interchange that would have to be included in an annexation to reach parcels located west of US 301, and land under the Chester River that may be included in an annexation.

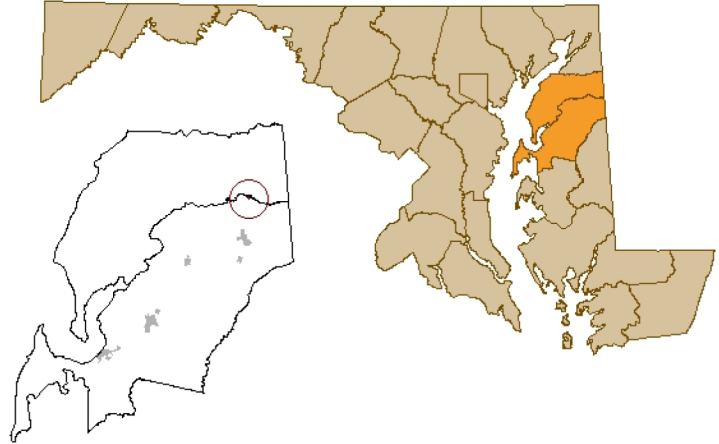
Town officials do not expect to add the entire planned annexation area at one time—a more likely scenario is that targeted properties will be annexed when conditions indicate it would be advantageous for the respective parties to enter into an annexation agreement and complete the annexation process. Staged annexations also are consistent with the Town's ability to plan for and execute capacity increases in critical public facilities and services.

The Town recognized the critical need to coordinate with both Kent and Queen Anne's Counties, noting that a future growth will depend on sound strategies to address increased demand for public facilities, services, and their related fiscal implications.






Table 10-4. Summary of Millington Municipal Growth Element

Element	Millington Summary
Existing Growth Area	All of the Millington Growth Area is in Kent County.
Change in Incorporated Boundary (Annexation)	No planned changes are within Queen Anne's County.

KEY FACTS: MILLINGTON

695	241	38.3	
POPULATION	HOUSEHOLDS	MEDIAN AGE	
274	71.0%	12.9%	
HOUSING UNITS	INTERNET AT HOME	NO VEHICLE HOUSEHOLDS	
2.88	10.3%	22.2	
AVERAGE SIZE OF HOUSEHOLD	UNEMPLOYMENT RATE	AVERAGE COMMUTE (MIN)	LOCATION MAP

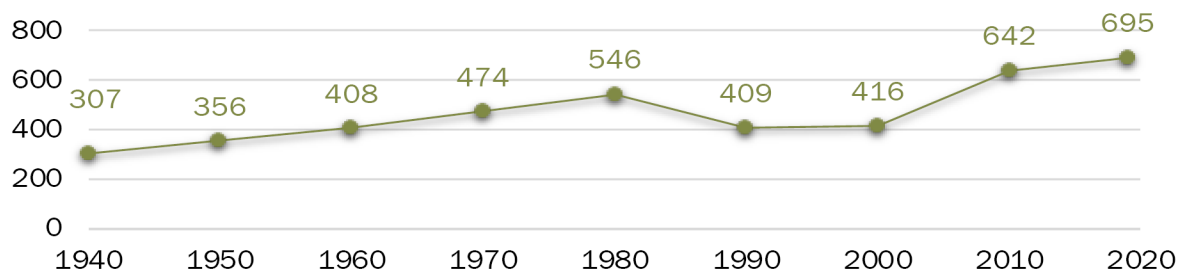
INCOME

				
\$52,292	\$50,417	\$22,754	24.2%	22.8%
MEDIAN INCOME: HOUSEHOLD	MEDIAN INCOME: FAMILY	PER CAPITA INCOME	PEOPLE BELOW POVERTY	FAMILIES BELOW POVERTY

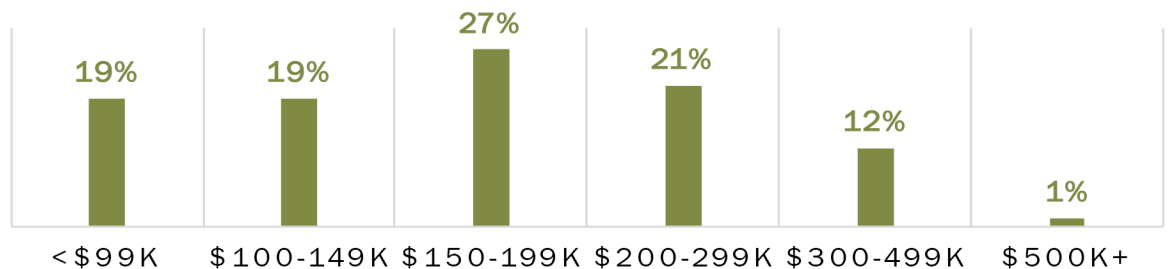
HOUSING

12.0%
VACANCY RATE
66.4%
OWNER OCCUPIED
\$177,700
MEDIAN VALUE
\$1,292
MEDIAN RENT

HISTORICAL POPULATION



HOME VALUE



QUEEN ANNE

In the 1850s, the area that is now the Town of Queen Anne was part of a 225-acre farm owned by Jacob Morgan. Initially, its nucleus was nothing but a 1½ story dwelling but, in 1864 Morgan built a more substantial place that was known locally as “The Mansion House,” and the locale was known as Morgansville. In 1878, the railroad purchased a site for a station on Tuckahoe Creek in Queen Anne’s County and named it Queen Anne when the station was finally put into service about 1882—this was the genesis of the Town known today as Queen Anne. It grew quickly, becoming an important commercial center for the Maryland, Delaware, and Virginia Railroad. Queen Anne today is a town of residences and local rural commerce, situated in two counties—Queen Anne’s and Talbot—and borders on Caroline County.



TOWN COMPREHENSIVE PLAN

The Town’s most recent Comprehensive Plan was adopted in August 2006. It attempts to safeguard quality of life concerns for present and future residents, with three primary focus areas:

- Residents are happy with the small size of the Town, its quiet atmosphere, the clean air, and friendly people. Attractive older homes and established residential character are prime attributes to maintain.
- The Town’s natural scenic beauty is an irreplaceable asset that should be maintained at all costs.
- Redevelopment provides an opportunity for enhancing economic development and a challenge to ensure proposed uses are environmentally and aesthetically compatible, particularly in terms of scale, bulk, design, and site planning.

In accordance with these goals, the Plan did not suggest radical departures from how land use and development were supervised in the past; rather, it presented a series of recommendations design to protect—and where possible, enhance—Queen Anne’s small town atmosphere and the natural beauty of the Tuckahoe Creek.

The Plan notes that landowners adjacent to the Town may request to be annexed into its corporate limits; however, there are no incentives, such as public water or sewer, for adjacent landowners to request annexation. The Town currently has no plans to pursue annexation of adjacent lands.

The Plan also provided a number of specific goals to achieve the desired vision:

- **Land Use.** Preserve the small town atmosphere and qualities that make Queen Anne a desirable place in which to live.
- **Development.** Ensure that all new development and redevelopment is compatible with the existing character of the Town.
- **Community Character.** Maintain and improve community character and quality of life for all residents.


In 2011, the Town subsequently developed a draft Municipal Growth Element, Water Resources Element, and Sea Level Rise/Environmental Changes Study; however, these appendices were not formally adopted.

Table 10-5. Summary of Queen Anne Municipal Growth Element*






Element	Queen Anne Summary
Existing Growth Area	No Growth Area has been identified.
Future Growth Area	Not served by public water or sewer; significant future growth unlikely.
Change in Incorporated Boundary (Annexation)	No immediate annexations are anticipated.

*The Town’s 2011 Draft Municipal Growth Element was not formally adopted.

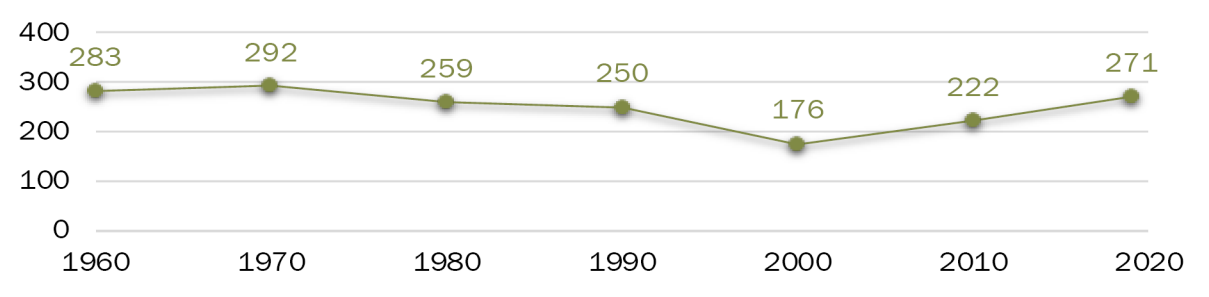
KEY FACTS: QUEEN ANNE

271	100	35.4	
POPULATION	HOUSEHOLDS	MEDIAN AGE	
107	85.0%	0.0%	
HOUSING UNITS	INTERNET AT HOME	NO VEHICLE HOUSEHOLDS	
2.41	7.0%	42.0	
AVERAGE SIZE OF HOUSEHOLD	UNEMPLOYMENT RATE	AVERAGE COMMUTE (MIN)	LOCATION MAP

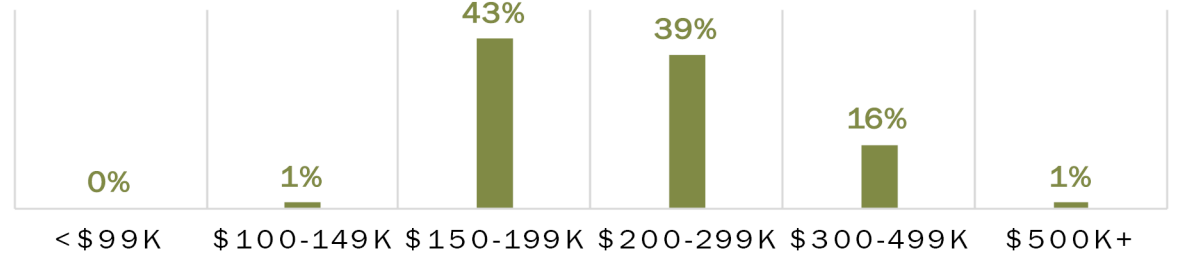
INCOME

				
\$63,000	\$84,792	\$30,014	14.4%	0.0%
MEDIAN INCOME: HOUSEHOLD	MEDIAN INCOME: FAMILY	PER CAPITA INCOME	PEOPLE BELOW POVERTY	FAMILIES BELOW POVERTY

HOUSING

6.5%	
VACANCY RATE	
75.0%	
OWNER OCCUPIED	

HOME VALUE

\$214,100	
MEDIAN VALUE	
\$736	
MEDIAN RENT	

QUEENSTOWN

The birth of Queenstown in Queen Anne’s County took place in 1707 and, at that time, was named “Queen Anne’s Towne.” In 1710, the name changed to “Queen’s Towne” and many years later the “e” was dropped, becoming one word. Queenstown was the home of the first County seat from 1707 to 1782.

In the early to mid-1850s, Queenstown was a stop for many steamboats, which would bring goods to the Town and carry passengers up and down the Chester River and to Baltimore. Today, agriculture and seafood harvesting are the dominant economic factors. Retail shopping outlets and Queenstown Harbor are thriving and bring many visitors to the Town.



TOWN COMPREHENSIVE PLAN

The Town adopted its latest comprehensive plan in December 2017, with revisions adopted in 2019. It has a goal to ensure the Town’s orderly growth and development through the wise allocation of land to the various uses based on the anticipated needs of the current and expected population, with attention in planning and implementation to protection of the existing developed environment, conservation of natural resources, transportation accessibility, the availability of utilities and public facilities, and financial resources.

The Town’s Plan highlights the critical need for interjurisdictional coordination and cooperation with the County, citing Queenstown’s need for Critical Area Growth Allocation to fully implement its growth plan. Approximately 180 acres of Queenstown’s Growth Area are located in the Chesapeake Bay Critical Area and are designated Resource Conservation Areas (RCA). For these areas to be developed as planned, Critical Area Growth Allocation would be required. The County has already set aside 200 acres of Growth Allocation for Queenstown; however, the Town notes that this amount would not be sufficient to enable full development of Queenstown’s planned Growth Area. Queenstown is interested in negotiating a joint planning agreement with the County to:

- Ensure the County Comprehensive Plan recognizes Queenstown’s revised Growth Areas and annexation plan;
- Request the County to set aside adequate Critical Area Growth Allocation to fully support Queenstown’s growth plans;
- Ensure the County’s concerns for potential impacts on County facilities and services are addressed in annexation agreements; and
- Establish reasonable mechanisms and rates of exchange for transferring development rights.

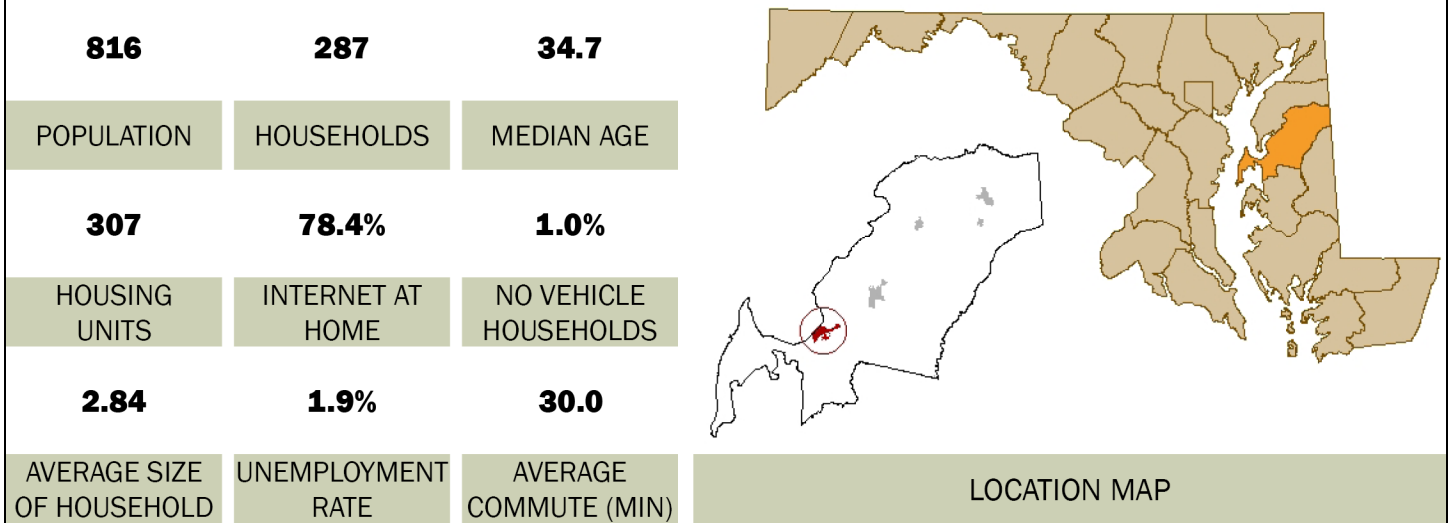
In addition to the recent update of the Town’s Comprehensive Plan, Queenstown also adopted a *Trails Master Plan* in August 2021. The Plan focuses on identifying and enhancing existing trails and identifies locations for new trails linked to pedestrian bridge infrastructure improvements, which would allow residents and visitors to safely cross major highways on foot or by other non-motorized means.

Table 10-6. Summary of Queenstown Municipal Growth Element

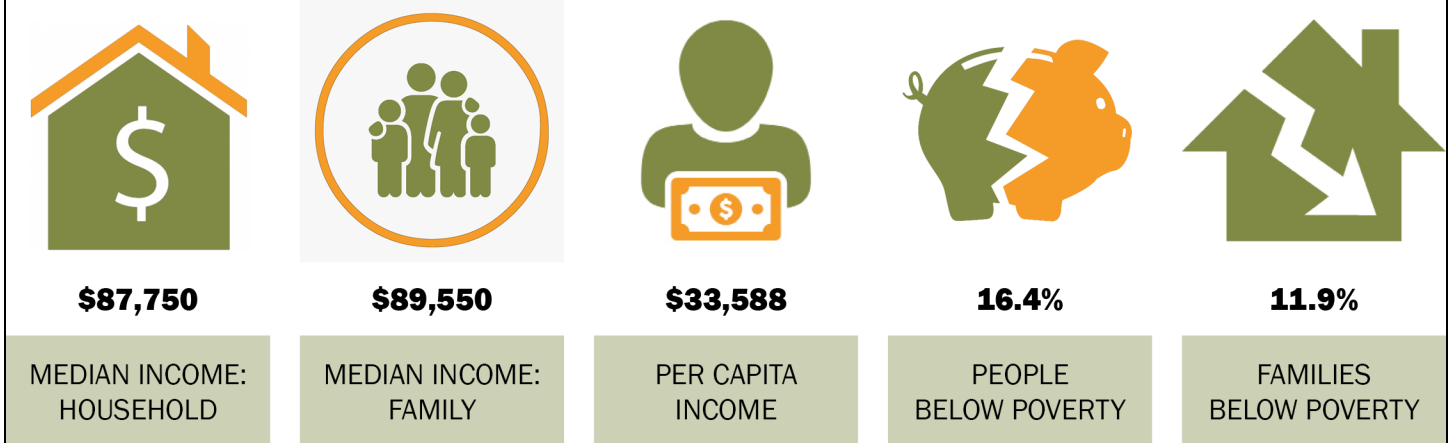
Element	Queenstown Summary
Existing Growth Area	Growth Area of approximately 810 acres to the east of current Town boundaries.
Change in Incorporated Boundary (Annexation)	Annexation is anticipated; however, improvements may be needed before long-term plans are achieved.

While Queenstown is obviously interested in growth and obtaining additional growth allocation, the County’s current capacity is limited. See **Chapter 4—Land Use** and **Chapter 5—Environmental Resources**, for further discussions of the County’s capacity and growth restraints.

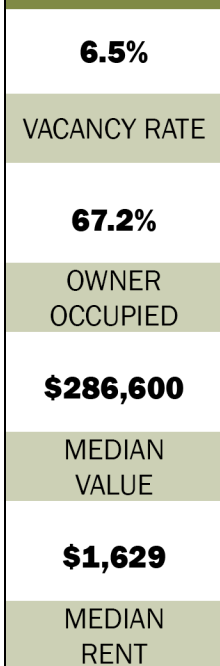
KEY FACTS: QUEENSTOWN



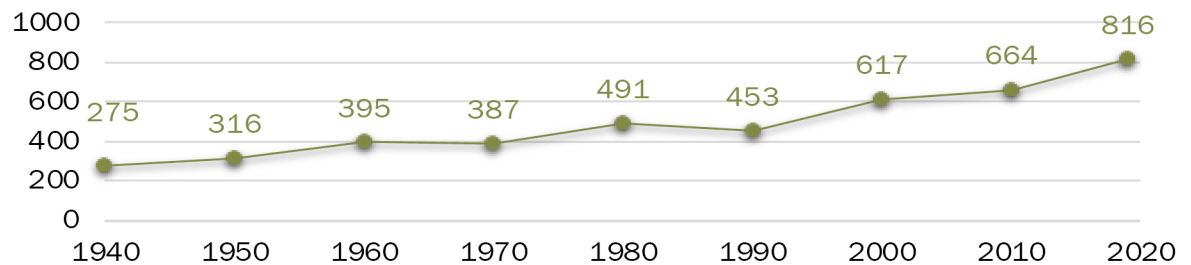
INCOME



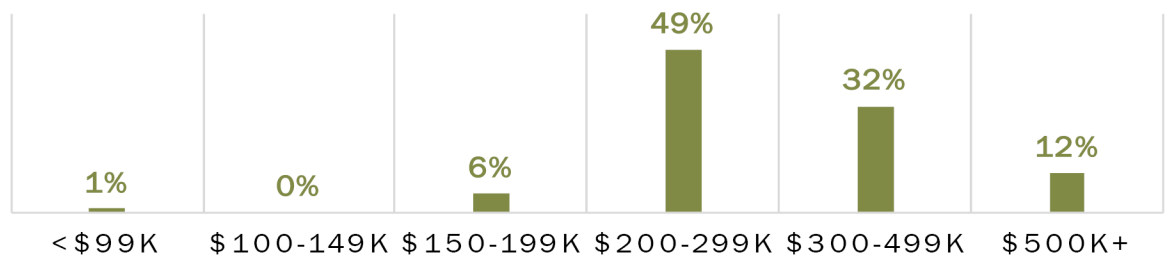
HOUSING



HISTORICAL POPULATION



HOME VALUE



SUDLERSVILLE

The community that was to become Sudlersville took root in 1740 when Joseph Sudler, a Kent Island land owner, purchased 800 acres “south of the Chester River.” The land included the homestead known as Sledmore. In 1811, Dixon’s Tavern and a post office were established near Sledmore in the village called Sudler’s Cross Roads; that name was changed to Sudlersville in 1839. At the end of that century, there were about 40 houses and an assortment of commercial, ecclesiastical, and educational institutions.



TOWN COMPREHENSIVE PLAN

The Town adopted its latest comprehensive plan in 2014. It envisions Sudlersville as a vibrant community center that:

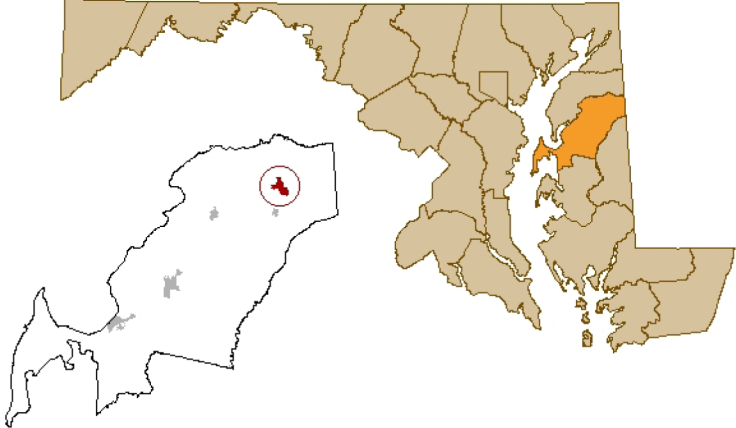
- provides safe and pleasant neighborhoods meeting the day-to-day needs of its residents;
- enables a strong local economy serving the needs of residents and the surrounding market while also providing employment opportunities for residents;
- provides the basic services and facilities its residents require to protect their health, safety, and welfare;
- sensitively fits itself within the surrounding natural environment; and
- never losses site of its heritage.

The Plan noted that the Town has adequate land capacity within its corporate limits to accommodate expected growth over the next few decades. Providing water supply and wastewater treatment for the growth that could occur within the existing corporate limits, even under modest growth projections, will present challenges. The Town has no current plans to annex land areas outside its current corporate boundaries; however, the Town annexation policies outline how it intends to address service, infrastructure, and environmental protection needs for growth areas and surrounding environs at such time as it decides to annexation land. Future growth will depend on sound strategies to address such issues as water quality and quantity, school capacity, demand on emergency services, public infrastructure, and transportation facilities.






Table 10-7. Summary of Sudlersville Municipal Growth Element

Element	Sudlersville Summary
Existing Growth Area	Growth Area of approximately 640 acres to the north and west of current Town boundaries, identified as Inner- and Outer-Loops.
Change in Incorporated Boundary (Annexation)	Sudlersville anticipates annexation of Inner-Loop properties as water and sewer become available and development is proposed.

KEY FACTS: SUDLERSVILLE

435	222	40.6	
POPULATION	HOUSEHOLDS	MEDIAN AGE	
238	68.0%	6.8%	
HOUSING UNITS	INTERNET AT HOME	NO VEHICLE HOUSEHOLDS	
1.91	2.8%	30.6	
AVERAGE SIZE OF HOUSEHOLD	UNEMPLOYMENT RATE	AVERAGE COMMUTE (MIN)	LOCATION MAP

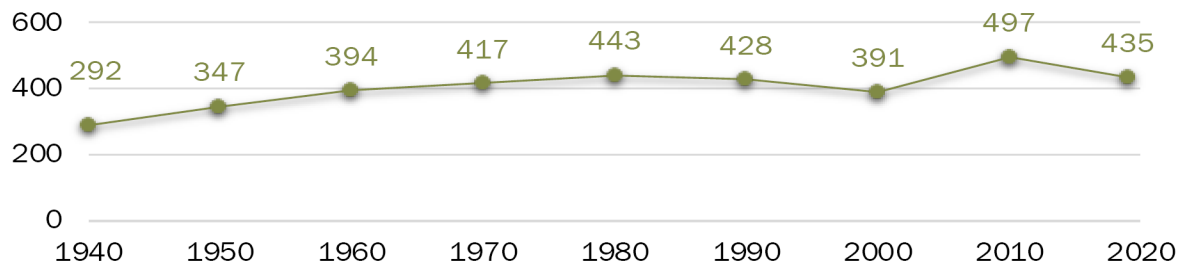
INCOME

				
\$37,500	\$67,679	\$25,184	16.3%	15.9%
MEDIAN INCOME: HOUSEHOLD	MEDIAN INCOME: FAMILY	PER CAPITA INCOME	PEOPLE BELOW POVERTY	FAMILIES BELOW POVERTY

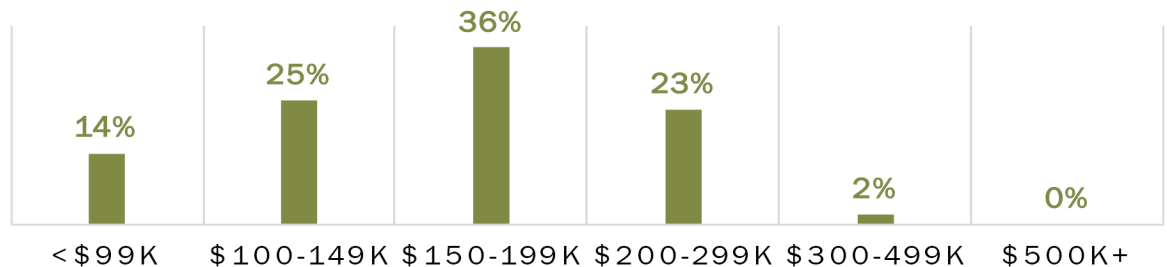
HOUSING

6.7%
VACANCY RATE
46.8%
OWNER OCCUPIED
\$162,500
MEDIAN VALUE
\$550
MEDIAN RENT

HISTORICAL POPULATION



HOME VALUE



TEMPLEVILLE

Templeville is a small country village. It lies along MD 302; the north side of the road is in Queen Anne's County and the south side is in Caroline County. Residents look out of their windows upon fields being planted in the spring and harvested in the fall. Just outside the Town are several old cemeteries. One that dates back to the 1700s is the resting place of members of the Temple family for whom the town is named.

TOWN COMPREHENSIVE PLAN

The Town adopted its latest comprehensive plan in 2009 to direct the future of the Town by ensuring coordinated and harmonious development, while preserving its natural village setting.

The Town's proposed Growth Area provides a concept that represents its long-range growth expectations and designated priorities for annexation. The "Town Expansion Area" consists of 48 parcels totaling 324 acres in land area and is divided into short-term and long-term growth areas. The Town Expansion Area strives to:

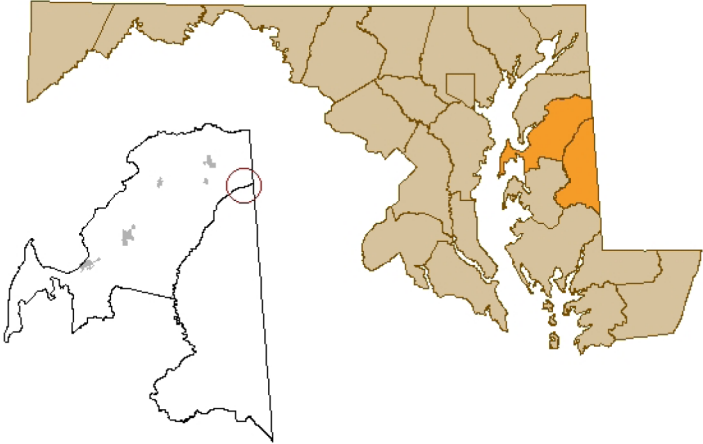
- Identify areas most suitable for growth and where the most cost-effective infrastructure improvements can be made
- Ensure development occurs in a serviceable form
- Build a pattern of contiguous development in keeping with current Town character and scale and foster a future development form that is consistent with other traditional small town communities on the Eastern Shore
- Adequately and appropriately guide the timing, character, and pattern of growth by preventing spot development that is not contiguous with existing density and highway infrastructure
- Support a land base for phased residential development within a greenbelt designed to provide a hard edge and long-term definition of the Town

Templeville is expected to remain a largely residential community with limited employment opportunities locally. Its crossroads nature will continue to provide convenient access to towns and areas east and west along MD 452 and MD 302. In addition, the proximity to Dover will provide convenient access to large employment centers and consumer services. The areas around Templeville are expected to remain agriculturally oriented, due in large part to participation in agricultural preservation programs.






Table 10-8. Summary of Templeville Municipal Growth Element

Element	Templeville Summary
Existing Growth Area	Growth Area of approximately 324 acres (approximately 105 acres in Queen Anne's County; remaining Growth Area within Caroline County).
Change in Incorporated Boundary (Annexation)	Templeville anticipates annexation of parcels that are currently split between the County and Town jurisdiction. Growth will be subject to provision of water and sewer from Caroline County. Templeville is currently 48 acres in size, 30 of which are in Queen Anne's County.

KEY FACTS: TEMPLEVILLE

237	48	21.5	
POPULATION	HOUSEHOLDS	MEDIAN AGE	
53	62.5%	2.1%	
HOUSING UNITS	INTERNET AT HOME	NO VEHICLE HOUSEHOLDS	
4.94	0.0%	32.2	
AVERAGE SIZE OF HOUSEHOLD	UNEMPLOYMENT RATE	AVERAGE COMMUTE (MIN)	LOCATION MAP

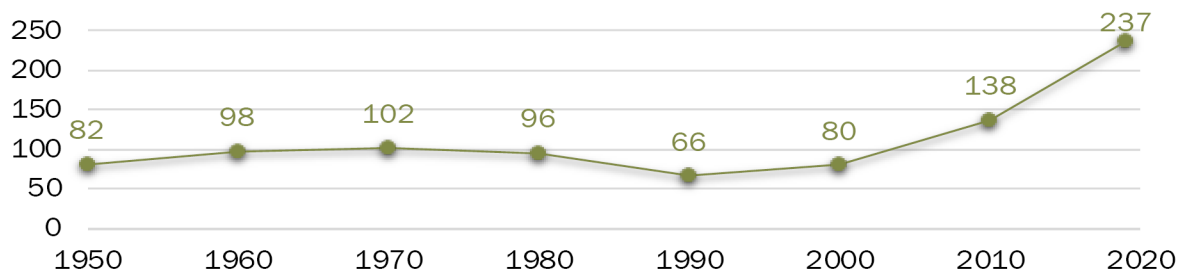
INCOME

				
\$34,643	\$59,500	\$15,171	22.4%	23.3%
MEDIAN INCOME: HOUSEHOLD	MEDIAN INCOME: FAMILY	PER CAPITA INCOME	PEOPLE BELOW POVERTY	FAMILIES BELOW POVERTY

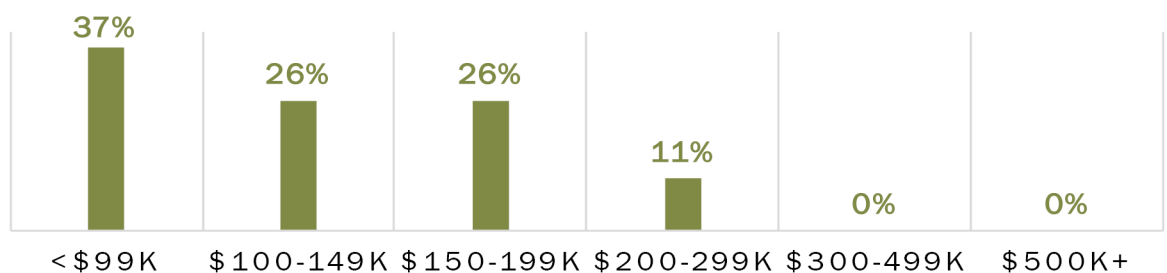
HOUSING

9.4%
VACANCY RATE
39.6%
OWNER OCCUPIED
\$115,600
MEDIAN VALUE
\$1,547
MEDIAN RENT

HISTORICAL POPULATION



HOME VALUE



BMPs, TOOLS & TECHNIQUES

SUSTAINABLE SMART GROWTH

The County's sustainable smart growth management strategy aims to reduce development encroachment in rural agricultural areas by directing growth to existing population centers—primarily towns. The intent is to concentrate growth in existing population centers that have employment opportunities while providing cost-effective public facilities and services to meet population needs, reduce impacts of traffic, and reduce impacts on the environment (particularly water resources).

INDICATORS & MEASURES

Planning and implementing sustainable smart growth management strategies that direct growth to the Towns provides the basis for measuring success of the County to remain a quintessential rural community. Those sustainability indicators and measures include:

- Number of subdivisions inside/outside Towns
- Number of residential and commercial building permits issued inside/outside Towns
- Average lot size inside/and outside Towns
- Infrastructure investment inside Towns
- Permanently preserved greenbelt acreage

STRATEGIES & ACTIONS

The overarching goal for Town planning is to work cooperatively to direct a portion of the County's commercial and residential development to its incorporated municipalities.

GOAL 10-1: Foster government cooperation and participation.

STRATEGY 1: Promote interjurisdictional cooperation with respect to planning and growth related issues to sustainably manage growth.

RECOMMENDATIONS:

1. Establish joint planning agreements where appropriate.
2. Continue participation in, and support of, the Council of Governments (COG).
3. Joint Planning Agreements that provide County funding for Town infrastructure should consider compliance with the County's Adequate Public Facilities Ordinance (APFO).

STRATEGY 2: Initiate joint planning opportunities between the County, Towns, and surrounding counties.

RECOMMENDATIONS:

1. Include representatives of Towns and bordering counties in comprehensive plan updates to encourage cooperation.
2. Encourage joint Planning Commission meetings with Towns and bordering counties to discuss planning issues.

STRATEGY 3: Encourage State coordination with the County and the Towns.

RECOMMENDATIONS:

1. Utilize the Upper Shore Regional Council, Maryland Association of Counties (MACO), or the Maryland Municipal League (MML) as the organizational structure to facilitate collaboration and cooperation.

STRATEGY 4: Attract State resources to match County and local resources to support Town infrastructure improvements.

RECOMMENDATIONS:

1. Assist Towns to utilize a variety of tools to establish eligibility for State funds.

STRATEGY 5: Support funding initiatives for more parks, recreation, and open space within Towns.

RECOMMENDATIONS:

1. As the State provides funds to the County, the County and Towns should coordinate project details and priorities to ensure the appropriate location and development of public facilities to meet both Town and County needs.

STRATEGY 6: Support Town planning by offering County resources for technical and professional services and planning assistance as incentives to achieve responsible smart growth.

RECOMMENDATIONS:

1. Share County resources with Towns supported by fees for service, as appropriate.
2. Provide technical assistance as appropriate to municipalities for infrastructure and other planning issues.

STRATEGY 7: Support Town initiatives that utilize innovative energy and environmentally sustainable technologies or strategies.

RECOMMENDATIONS:

1. Identify State and federal funding mechanisms for innovative energy and environmentally sustainable technology.

STRATEGY 8: In accordance with the *Land Use Article*, establish Town and County planning processes that foster implementation of community and comprehensive plans.

RECOMMENDATIONS:

1. Utilize the adopted plans to establish indicators and performance measures that comply with the annual reporting requirements of the *Land Use Article*.

GOAL 10-2: Direct growth to incorporated municipalities.

STRATEGY 1: Direct County growth to existing Towns to help maintain the County's wastewater treatment capacity and flows, preserve agricultural lands, and focus development in areas with existing infrastructure.

RECOMMENDATIONS:

1. Through mutual agreement, coordinate Municipal Growth Elements (MGE) through meetings between the County and Towns and continued planning and implementation coordination.
2. Work with Towns to provide and plan appropriate greenbelts.

