



COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO
PLANNING
COMMISSION

JANUARY 14, 2021
CHAPTERS
1 & 2



SCHEDULE

Updating on
biweekly basis
(as needed).

Latest schedule
available on
Project Website.



Schedule updated January 4, 2021

Dates may change at the direction of QAC Staff or Planning Commission.

Biweekly schedule updates will be issued noting any changes to the schedule.

2021

January						
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26	27	28	29	30	31	

SCHEDULE

■	Jan 14	PC #2	Introduction, County Profile, Plan Reorganization
■	Jan 27	TC #1a	Community Facilities, Open Space & Recreation
■	Jan 27	TC #1b	Transportation, Town Planning
■	Jan 27	VIS #1	Countywide & North County
■	Jan 28	VIS #2	Countywide & Chester/Stevensville
■	Feb 03	VIS #3	Countywide & Grasonville
■	Feb 04	VIS #4	Countywide & Kent Narrows
■	Feb 10	ST #1	Transportation, Community Facilities
■	Feb 11	PC #3	Community Facilities, Towns, Open Space & Recreation
■	Feb 11	VIS #5	Countywide & North County
■	Feb 17	TC #2a	Environment, Water Resources
■	Feb 17	TC #2b	Historic & Cultural Resources
■	Feb 24	ST #2	Environment, Open Space & Recreation
■	Mar 04	ST #3	Historic & Cultural Resources
■	Mar 11	PC #4	Environment, Water Resources, Transportation
■	Mar 11	TC #3	Housing
■	Mar 17	TC #4	Economic Development & Tourism
■	Mar 17	ST #4	Housing
■	Apr 01	ST #5	Economic Development & Tourism, Town Planning
■	Apr 08	PC #5	Housing, Historic & Cultural Resources
■	Apr 14	TC #5	Community Plans
■	Apr 27	ST #6	KNDF/Kent Narrows Community Plan
■	May 05	ST #7	Community Plans
■	May 13	PC #6	Economic Development & Tourism
■	May 13	TC #6	Land Use, Priority Preservation
■	Jun 03	ST #8	Land Use, Priority Preservation
■	Jun 10	PC #7	Community Plans
■	Jun 16	TC #7	Implementation
■	Jul 08	PC #8	Land Use, Priority Preservation, Implementation
■	Jul 27	PC #9/BCC #2	Draft Presentation
■	Sep 29	TC #8	Recommendations to Address Public Comments
■	Oct 14	PC #10	Public Hearing
■	Oct 26	BCC #3	Public Hearing (or additional review, if needed)
■	Nov 09	PC #11/BCC #4	Additional Meeting, if needed
■	Nov 23	PC #12/BCC #5	Additional Meeting, if needed

■	PC	Planning Commission Workshop	■	ST	Special Topic Workshop
■	TC	Technical Committee Meeting	■	BCC	Board of County Commissioners Meeting
■	VIS	Visioning Workshop			



PROJECT WEBSITE

WEBSITE RELEASE



<https://www.qacplan2021.com>

- Launched November 30, 2020
- Project Overview
- Plan Resources
- Working Schedule
- Upcoming Events
- FAQs
- Listserv Sign-up
- Contact/Feedback Form



PROJECT WEBSITE – QUESTION OF THE WEEK #1

How has your employment changed since the COVID-19 Pandemic began?

Response	%
I am still going to my workplace for the same number of hours as before the pandemic.	40%
I am still going to my workplace but am working reduced hours.	-
I am working from home.	60%
I lost my job.	-
I had to quit my job because I need to take care of people who depend on me.	-
Total Responses	10

In the coming months and years, what do you think will change because of COVID-19?

Jobs in jeopardy

More full-time teleworkers

Greater demand for outdoor recreation

Transition to cashless environment

Shopping local

Multimodal commutes

Mostly outdoor activities

Virtual schooling

Emphasis on technical skills

Less dining out



REVIEW

COMMISSION HOMEWORK

THE CURRENT COMP PLAN
WAS ADOPTED IN 2010.
HOW HAS THE COUNTY
CHANGED SINCE THEN OR
WHAT IS DIFFERENT NOW?

- Affordable housing remains a concern
- Growth outpacing infrastructure
- Increase in median age/55+ population resulting in changing service needs
- Increase in wineries, breweries, and farmers' markets
- Sanitary system provided in lower Kent Island
- Traffic is a continued concern and is increasing



REVIEW

COMMISSION

HOMEWORK

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

- Affordable housing
- Agritourism initiatives
- Commercial development (e.g., retail stores, restaurants, hotels, local attractions)
- Environmental protections
- New Bay Bridge Crossing
- Senior housing, nursing homes, assisted living, and related amenities
- Vocational/technical school option
- Walkable waterfront
- Zoning classification consolidation



REVIEW

COMMISSION HOMEWORK

SWOT ANALYSIS

STRENGTHS	WEAKNESSES
Agriculture	Affordable Housing
Location	Educated Workforce
Open Space	Vacancies
Quality of Life	Job Opportunities
School System	Senior Facilities
Waterways	Traffic



REVIEW

COMMISSION HOMEWORK

SWOT ANALYSIS

OPPORTUNITIES

Bay Bridge

Beach Gateway

Workforce Housing

Leverage Traffic

Proximity to City

THREATS

Bay Bridge

COVID-19

Increased Traffic

Sewer Capacity

Climate Change



PlanQAC 2021

REVISED FRAMEWORK

WHY A NEW FRAMEWORK?

- The existing plan is voluminous: 1,125 pages + 92 maps!
- Multiple plans have inconsistent structures and are not user-friendly
- Supporting work has been completed in last 10 years, in addition to new legislation and requirements



PlanQAC 2021

REVISED FRAMEWORK

NEW FRAMEWORK INTENT

- Ensure PlanQAC is accessible, usable, effective, and builds on previous work
- Integrate 2010 Plan and appendices with 3 Community Plans
- Involve some shuffling and reorganization, but improve on existing framework to better serve the County *without losing substantive content*
- Address and incorporate new legislation



REVISED FRAMEWORK

STREAMLINED COMPONENTS	TOPIC ELEMENTS
One-Page Snapshot	Community Facilities & Services
Legislative & Regulatory Background	Land Use
Organizations, Programs & Resources	Environmental Resources & Protection
BMPs, Tools & Techniques	Transportation
Strategies & Actions	Historic & Cultural Resources
	Economic Development & Tourism
	Housing
	Town Planning Framework
	Community Plans



FRAMEWORK CONTEXT

COUNTY VISIONS	MARYLAND'S 12 VISIONS		PLAN THEMES
A Great Place to Live A Good Place to Work A Good Neighbor A Protective Community A Supportive County	Quality of Life & Sustainability Public Participation Growth Areas Community Design Infrastructure Transportation	Housing Economic Development Environmental Protection Stewardship Resource Conservation Implementation	Fiscal Responsibility Sustainable Growth Community Revitalization Resource Preservation & Conservation Health & Resilience



PREVIEW OF DRAFT CHAPTERS

2010 PLAN ELEMENTS		PlanQAC CHAPTERS
Introduction	➡	1. Introduction
	➡	2. County Profile
8.0 Community Facilities & Transportation	➡	3. Community Facilities & Services
1.0 Land Use + 3.0 Priority Preservation	➡	4. Land Use
2.0 Sensitive Areas, Water Resource & Mineral Recovery	➡	5. Environmental Resources & Protection
8.0 Community Facilities & Transportation	➡	6. Transportation
4.0 Historic & Cultural Preservation	➡	7. Historic & Cultural Resources
6.0 Economic Development & Tourism	➡	8. Economic Development & Tourism
7.0 Workforce Housing	➡	9. Housing
5.0 County/Town Planning Framework	➡	10. Town Planning Framework
Chester/Stevensville, Grasonville & Kent Narrows Plans	➡	11. Community Plans
A1 Plan Implementation & Streamlining	➡	12. Implementation



PREVIEW OF CHAPTER LAYOUT

1. CHAPTER TITLE

VISION

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KEY ISSUES

KEY ISSUE #1
Brief description of this Chapter's Key Issue #1, identified through public outreach and data analysis.

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PLAN THEMES

FISCAL RESPONSIBILITY
Description of how this Chapter addresses Fiscal Responsibility.

SUSTAINABLE GROWTH
Description of how this Chapter addresses Sustainable Growth.

COMMUNITY REVITALIZATION
Description of how this Chapter addresses Community Revitalization.

RESOURCE PRESERVATION & CONSERVATION
Description of how this Chapter addresses Resource Conservation & Preservation.

HEALTH & RESILIENCE
Description of how this Chapter addresses Health & Resilience.

GOALS

1-1 Identification of this Chapter's Goal #1.

1-2 Identification of this Chapter's Goal #2.

1-3 Identification of this Chapter's Goal #3.

1-4 Identification of this Chapter's Goal #4.

1-5 Identification of this Chapter's Goal #5.

Chapter Title

Queen Anne's County 2021 Comprehensive Plan

Page 1-1

Level 1 Header

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Examples provided for layout only!

Housing Characteristics

Units

The 2010 ACS identified 19,824 housing units in the County. Compared to the 2000 U.S. Census, which listed 16,674 housing units, the County added 3,150 units, or increased housing units by 18.9%. Error! Reference source not found. shows the number of housing units and percent change from 1950 through 2019.

Housing Type	2000		2010		2019		Change		
	No.	%	No.	%	No.	%	'00-'10	'10-'19	'00-'19
Single-Family Detached	13,873	83.2%	16,651	84.0%	17,743	83.8%	+20.0%	+6.6%	+27.9%
Single-Family Attached	925	5.5%	1,217	6.1%	1,147	5.4%	+31.6%	-5.8%	+24.0%
Boat, RV, Van, etc.	4	0.0%	0	0.0%	0	0.0%	-100.0%	—	-100.0%
Totals	16,674		19,824		21,184		+18.9%	+6.9%	+27.0%

Occupancy & Tenure

Out of the 15,046 housing units in the County listed in the 2019 ACS, 18,577 units (or 87.7%) are occupied. Figure 1-1 compares the proportion.

Figure 1-1. Occupancy Rates, 2019



Category	Owner-Occupied	Renter-Occupied	Vacant
County	71.0%	16.7%	12.3%
State	60.2%	29.8%	9.9%
Nation	56.2%	31.6%	12.1%

Age & Quality

In the County, 25.7% of the housing stock (5,451 units) was built since 2000, 61.4% since 1980 (12,999 units), and 89.2% since 1950 (18,892 units). Additional information on this topic can be found in Chapter 7—Historic & Cultural Resources.

Figure 1-2. Housing Age, 2019



Age Group	County	State	Nation
2010 or later	6.6%	4.9%	5.2%
2000 to 2009	19.1%	11.4%	14.0%
1990 to 1999	18.4%	14.3%	13.9%
1980 to 1989	17.3%	15.3%	13.4%
1970 to 1979	16.0%	14.1%	15.2%
1960 to 1969	5.5%	11.5%	10.6%
1950 to 1959	6.3%	11.4%	10.3%
1940 to 1949	2.5%	5.2%	4.9%
1939 or earlier	8.4%	11.8%	12.6%

Chapter Title

Queen Anne's County 2021 Comprehensive Plan

Page 1-4

 QUEEN ANNE'S COUNTY
1795



PlanQAC 2021

PLAN THEMES OVERVIEW



FISCAL RESPONSIBILITY

Includes providing infrastructure and services to citizens so that tax rates can remain low through cost-efficient growth and policies.



SUSTAINABLE GROWTH

Includes the wise use of physical resources, which allows the County to meet current and projected needs, while conserving resources for future generations.



COMMUNITY REVITALIZATION

Includes infill development of vacant parcels within developed areas and the redevelopment of existing sites.



RESOURCE PRESERVATION & CONSERVATION

Includes the protection or saving of resources in the present for the purpose of using them in the future, as well as the reduction or more efficient use of natural resources, specifically non-renewable resources.



HEALTH & RESILIENCE

Includes increasing the health, vitality, and resilience of the community through the improvement of the natural, built, and social environment, as well as responding to and accounting for the impacts of climate change.

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Chapter Title

Queen Anne's County 2021 Comprehensive Plan

Page 1-1



PlanQAC 2021

CHAPTER 1 INTRODUCTION

1. INTRODUCTION



Welcome to PlanQAC 2021

PlanQAC, the 2021 update to the 2010 Queen Anne's County Comprehensive Plan (2010 Plan), continues to reaffirm the County's land use ethic to maintain it as a quintessential rural community. The 2010 Plan's theme carries through to this update: preserving the County's connections from the past to create a sustainable future. A sustainable community consists of strong, attractive, and economically thriving neighborhoods supporting all sectors including agricultural industry, residential neighborhoods, businesses, local government, and the natural environment. **PlanQAC** builds on the past ethic to ensure the County's sustainability through enhanced preservation and conservation of agricultural land and cultural resources, managing growth to reduce sprawl by directing it to existing communities and designated planning areas, promoting economic development, and protecting sensitive natural resources.

PlanQAC strengthens the County's long-standing guiding principles, growth management policies, and recommendations first outlined in 1987. It supports creating sustainable communities consistent with the County's vision and Maryland's smart growth goals and objectives and strengthens the County's commitment to sustainable smart growth management.

Community Vision

The County Commissioners originally drafted the overall vision for the future of Queen Anne's County. **PlanQAC** updates this vision, based on community input. This vision emphasizes preserving and enhancing the County's character while maintaining a quintessential rural community. In addition to the overall community vision, **PlanQAC** introduces five themes linking its various elements.

Vision Statement

PlanQAC's vision is to preserve the County as a quintessential rural community whose overall character exemplifies it as:

- A GREAT PLACE TO LIVE—Queen Anne's County is a predominantly rural county with small towns connected by creeks and county roads through fields and forests
- A GOOD PLACE TO WORK—Queen Anne's County encourages agriculture, seafood and maritime industries, tourism and outdoor sports, and small business and high-tech enterprise
- A GOOD NEIGHBOR—Queen Anne's County is a faithful steward of its natural and cultural heritage for the Bay and other Eastern Shore counties
- A PROTECTIVE COMMUNITY—Queen Anne's County cultivates its citizens' expectations and opportunities, emphasizing development should not impair the quality of life enjoyed by all
- A SUPPORTIVE COUNTY—Queen Anne's County supports the highest quality of education for its citizens, seeking to fully prepare them for the future.

- Welcome to PlanQAC 2021
- Community Vision
- Heritage & Setting
- Comprehensive Plan Role
- Policy & Legal Context
- County Comprehensive Planning History
- Plan Update Process
- Community Outreach
- Plan Elements





PlanQAC 2021

CHAPTER 2 COUNTY PROFILE

2. COUNTY PROFILE

Overview

Chapter 2 offers a demographic, housing, and economic profile of Queen Anne's County. Most of the data was drawn from U.S. Census products. Due to sampling and surveying error, the data cannot be construed as an irrefutable measure of existing conditions. The U.S. Census Bureau has also changed the method it uses to collect and disseminate much of its information. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional 'long form' survey that historically provided enhanced data, published as Summary File 3 and Summary File 4. These included social statistics (e.g., educational attainment, household relationships, veteran status, disability status, ancestry, language spoken) and economic data (e.g., employment, occupation, income, poverty status). These summary files were replaced by American Community Survey (ACS) data, which are available in five-year estimates.

Figure 2-1. Population Trends—County

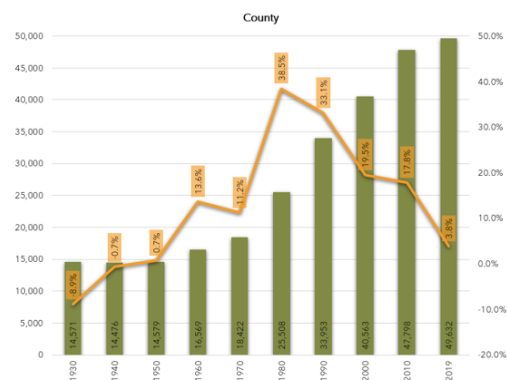


Figure 2-2. Population Trends—State

County Profile

Queen Anne's County 2021 Comprehensive Plan

Page 2-1

- Overview
- Demographic Characteristics
Population, Race & Ethnicity, Age, Educational Attainment
- Housing Characteristics
Units, Housing Types, Occupancy & Tenure, Age & Quality, Value & Affordability
- Economic Characteristics
Employment, Income & Poverty



NEXT STEPS

UPCOMING DATES

Visioning Workshops

JAN 27 Countywide & North County

JAN 28 Countywide & Chester/Stevensville

FEB 3 Countywide & Grasonville

FEB 4 Countywide & Kent Narrows

FEB 11 Countywide & North County

Special Topic Workshops

FEB 10 Transportation, Community Facilities

Planning Commission Workshops

FEB 11 Planning Commission Workshop

UPCOMING PC REVIEW TOPICS

February 2021

Chapter 3 – Community Facilities & Services

Includes Open Space & Recreation

Chapter 10 – Town Planning Framework

March 2021

Chapter 5 – Environmental Resources & Protection

Includes Water Resources

Chapter 6 - Transportation



QUESTIONS OR COMMENTS



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