



# COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO

JULY 8, 2021

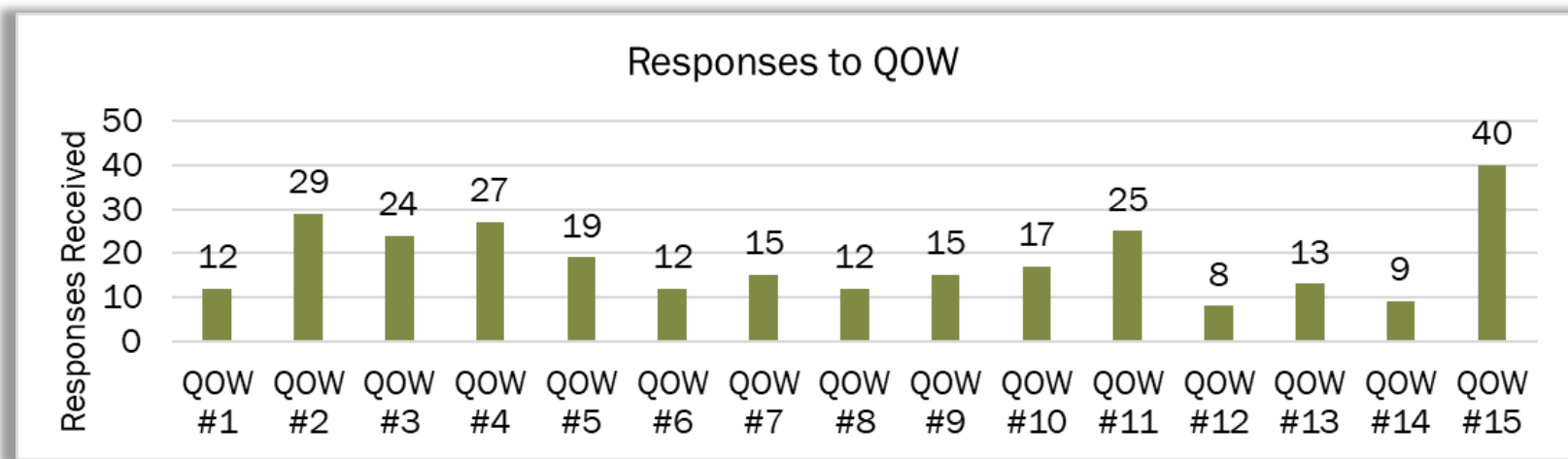
PLANNING  
COMMISSION

LAND USE, PRIORITY  
PRESERVATION, WRA &  
IMPLEMENTATION



# PROJECT OUTREACH – PROJECT WEBSITE INTERACTIONS

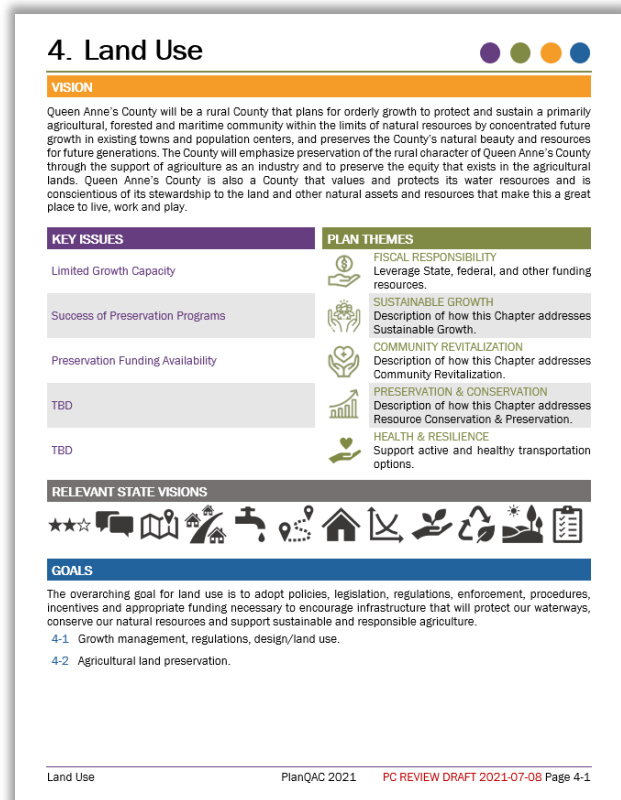
- 259 Total Update Subscribers + 322 Total County Staff & Organization Contacts
- 1,996 Total Project Website Users
  - 3,453 Total Sessions
  - 8,201 Total Page Views
- Top Origins:
  - Direct to Project Website
  - County Website
  - Google
  - Facebook
  - Yahoo
  - Bing
  - Nextdoor
  - DuckDuckGo





# PlanQAC 2021

## CHAPTER 4 LAND USE



## CONTENTS

### ■ Guiding Principles & Legislation

*Legislation, Land Use Planning Process, Land Use & Zoning Connection*

### ■ Public Input

### ■ Existing Land Use

### ■ Priority Preservation

*Issues & Opportunities, Priority Preservation Area, Preservation Programs, Agricultural & Forested Lands, Benefits & Challenges, Scenic Byway Designation*

### ■ Future Land Use

*Planning Areas, Rural Agricultural Area, Priority Funding Areas, Impacts on Water Resources, Priority Preservation Areas, Sensitive Areas & Water Resources, Land Use Allocations, Infill Development, Municipal Annexation Areas*

### ■ Zoning

### ■ BMPs, Tools & Techniques

### ■ Strategies & Actions





# PlanQAC 2021

## CHAPTER 4 LAND USE

### 4. Land Use

**VISION**

Queen Anne's County will be a rural County that plans for orderly growth to protect and sustain a primarily agricultural, forested and maritime community within the limits of natural resources by concentrated future growth in existing towns and population centers, and preserves the County's natural beauty and resources for future generations. The County will emphasize preservation of the rural character of Queen Anne's County through the support of agriculture as an industry and to preserve the equity that exists in the agricultural lands. Queen Anne's County is also a County that values and protects its water resources and is conscientious of its stewardship to the land and other natural assets and resources that make this a great place to live, work and play.

KEY ISSUES	PLAN THEMES
Limited Growth Capacity	<b>FISCAL RESPONSIBILITY</b> Leverage State, federal, and other funding resources.
Success of Preservation Programs	<b>SUSTAINABLE GROWTH</b> Description of how this Chapter addresses Sustainable Growth.
Preservation Funding Availability	<b>COMMUNITY REVITALIZATION</b> Description of how this Chapter addresses Community Revitalization.
TBD	<b>PRESERVATION &amp; CONSERVATION</b> Description of how this Chapter addresses Resource Conservation & Preservation.
TBD	<b>HEALTH &amp; RESILIENCE</b> Support active and healthy transportation options.

**RELEVANT STATE VISIONS**

☆☆☆☆

**GOALS**

The overarching goal for land use is to adopt policies, legislation, regulations, enforcement, procedures, incentives and appropriate funding necessary to encourage infrastructure that will protect our waterways, conserve our natural resources and support sustainable and responsible agriculture.

4-1 Growth management, regulations, design/land use.

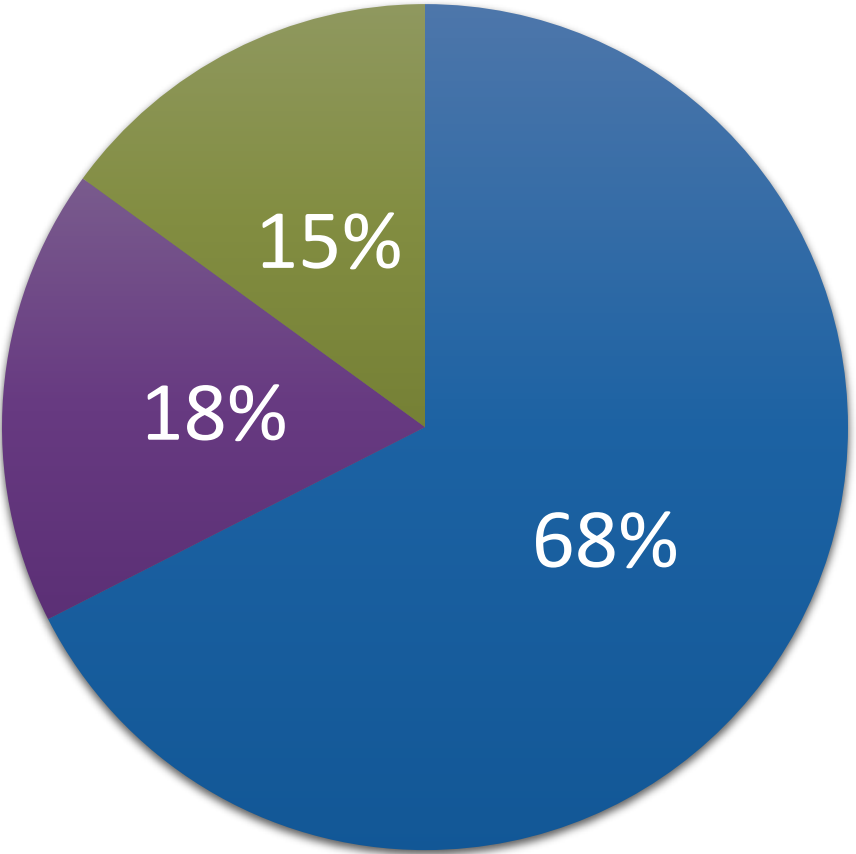
4-2 Agricultural land preservation.

- Scenic Byway Designation
- Priority Preservation  
*Preservation & Conservation Lands, Preservation Programs, Preservation Goals*
- Comprehensive Rezoning Requests
- Growth Management



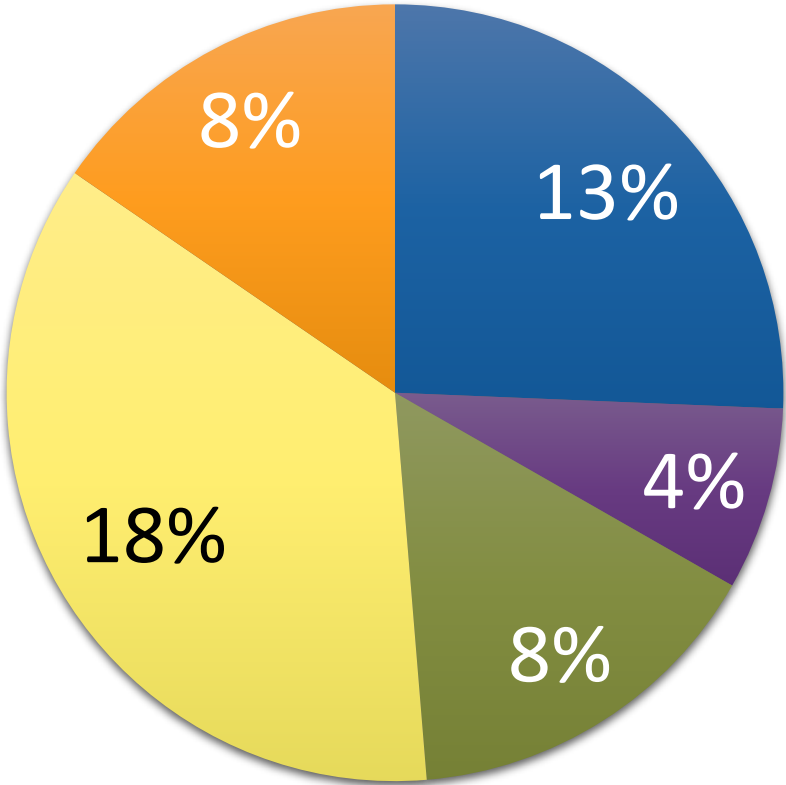
# CHAPTER 4 – AGRICULTURAL INDUSTRY QUESTIONNAIRE

Are you satisfied with the agricultural industry currently?



■ Yes ■ No ■ Other

Under the current Comprehensive Plan, has the County maintained the viability of the agricultural industry?

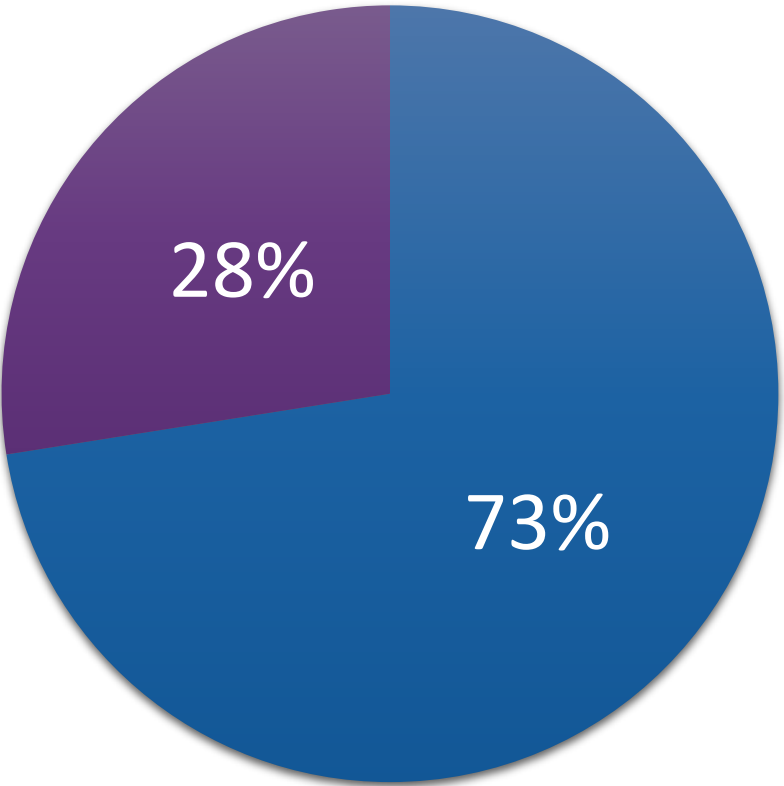


■ Strongly Agree ■ Agree ■ No Opinion ■ Disagree ■ Strongly Disagree



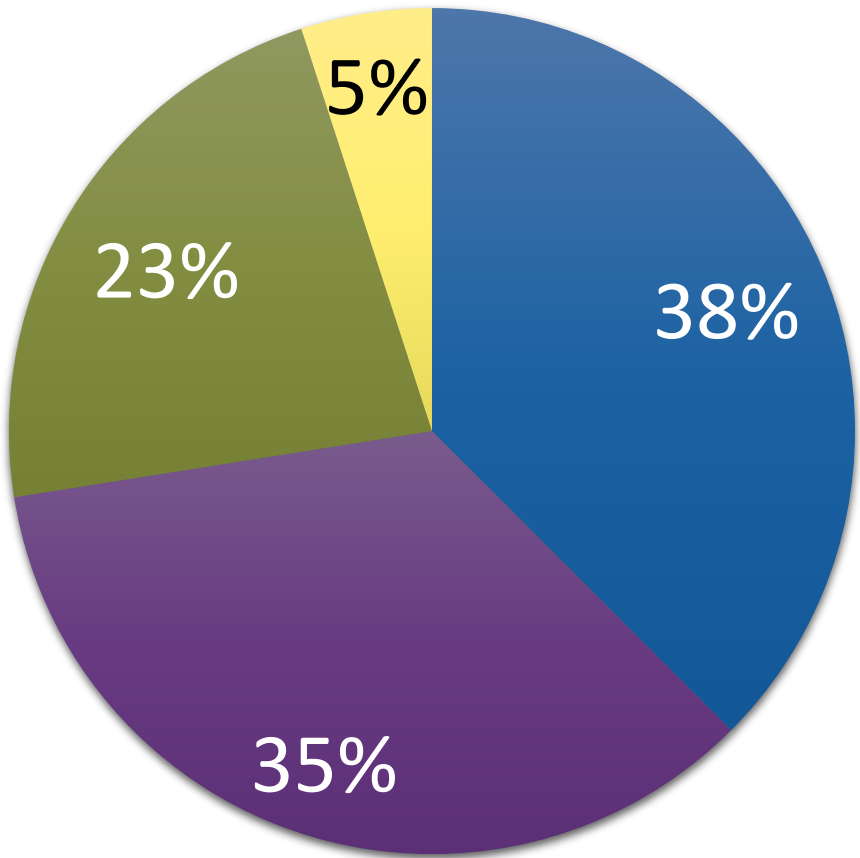
# CHAPTER 4 – AGRICULTURAL INDUSTRY QUESTIONNAIRE

Are you or a member of your household currently involved in the agricultural industry?



■ Yes ■ No

Do you see agri-tourism playing a vital role in the industry?

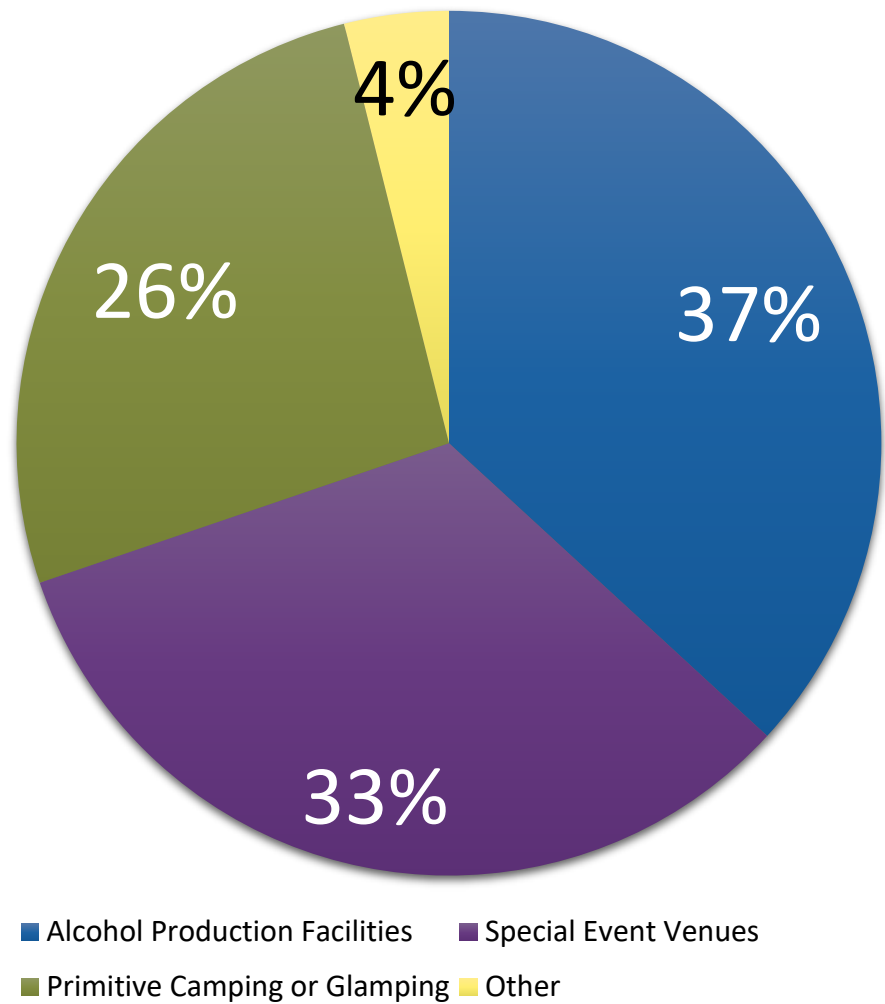


■ Strongly Agree ■ Agree ■ No Opinion ■ Disagree ■ Strongly Disagree

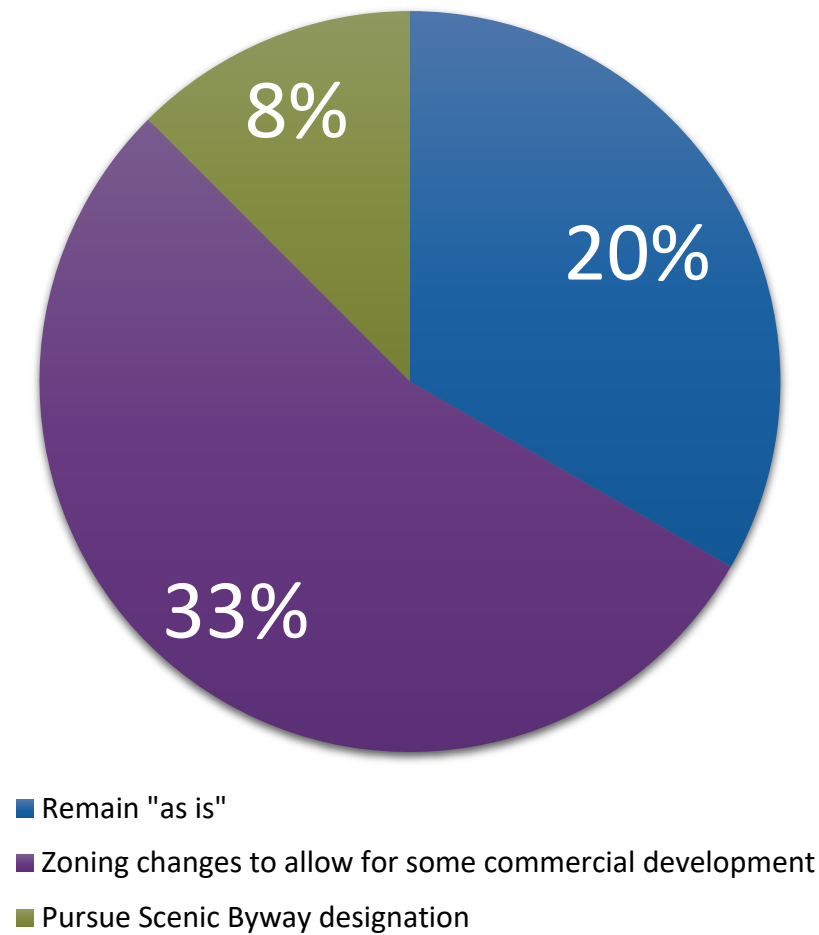


# CHAPTER 4 – AGRICULTURAL INDUSTRY QUESTIONNAIRE

Do you see opportunities for:



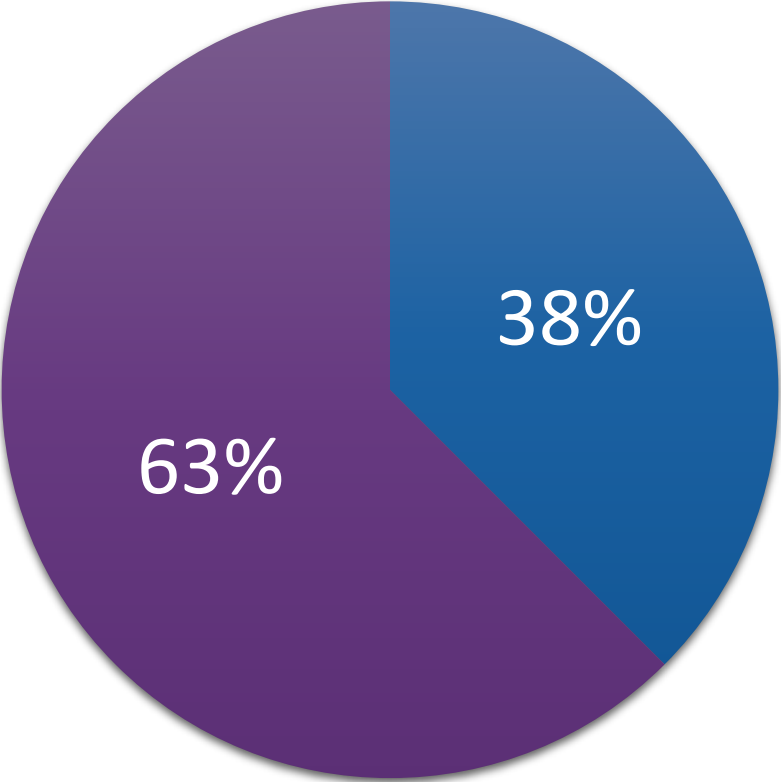
Which option do you favor for the Northern Route 301 corridor in the future?





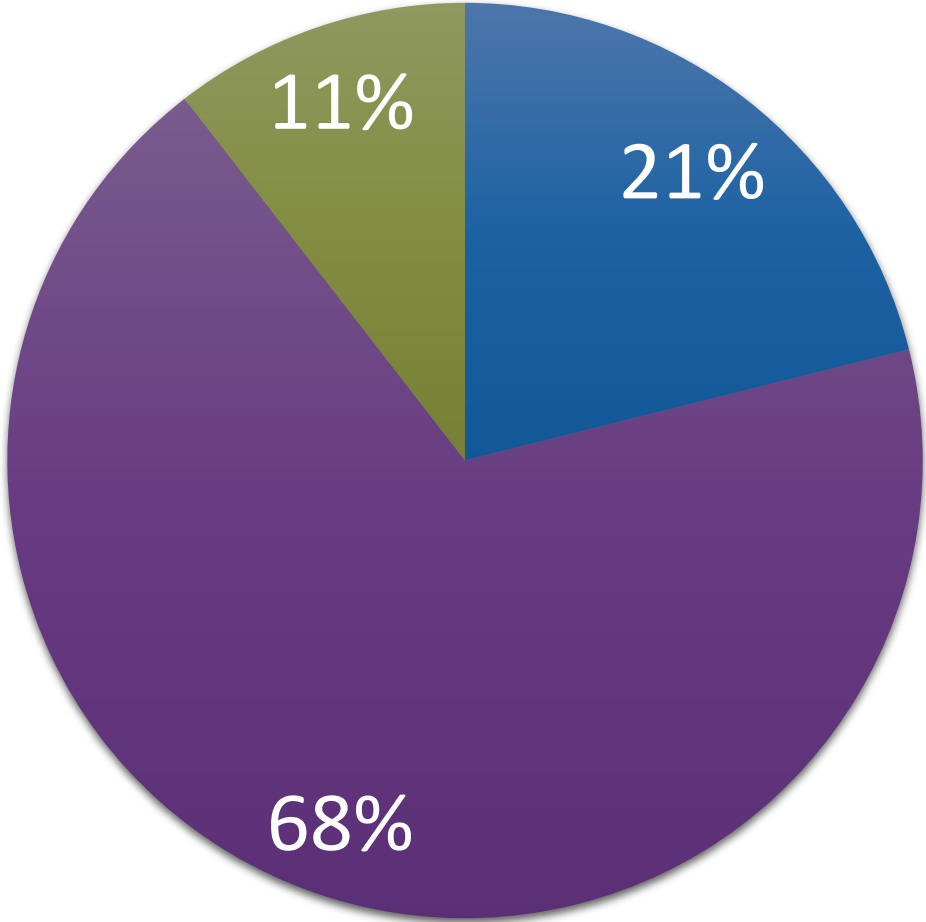
# CHAPTER 4 – AGRICULTURAL INDUSTRY QUESTIONNAIRE

Do you have wire or fiber optic internet access to support your daily agricultural operations?



■ Yes ■ No

What preservation goal do you prefer?

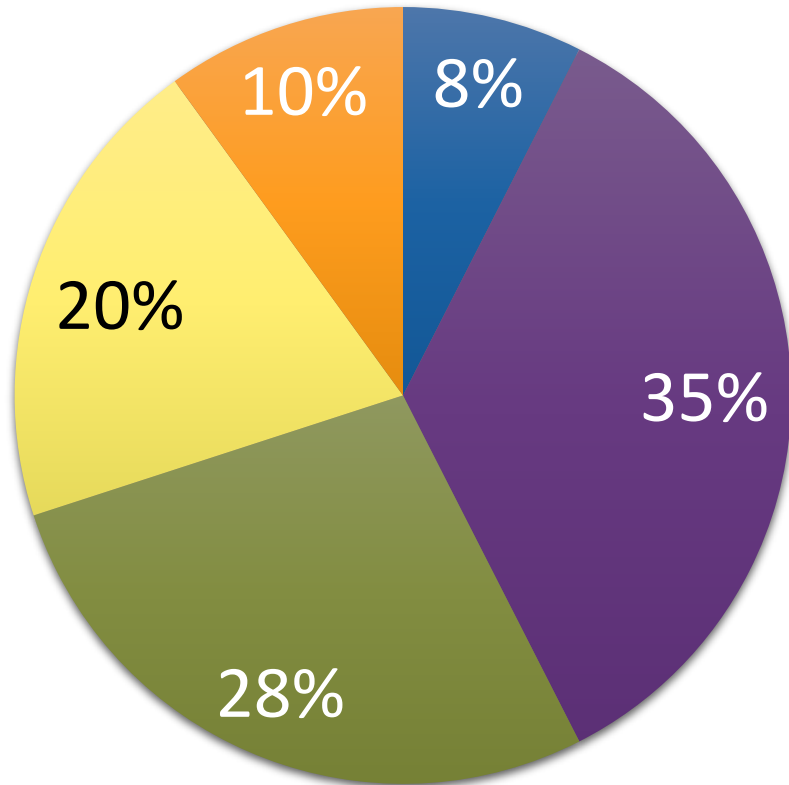


■ Remain the same ■ Increase ■ Decrease



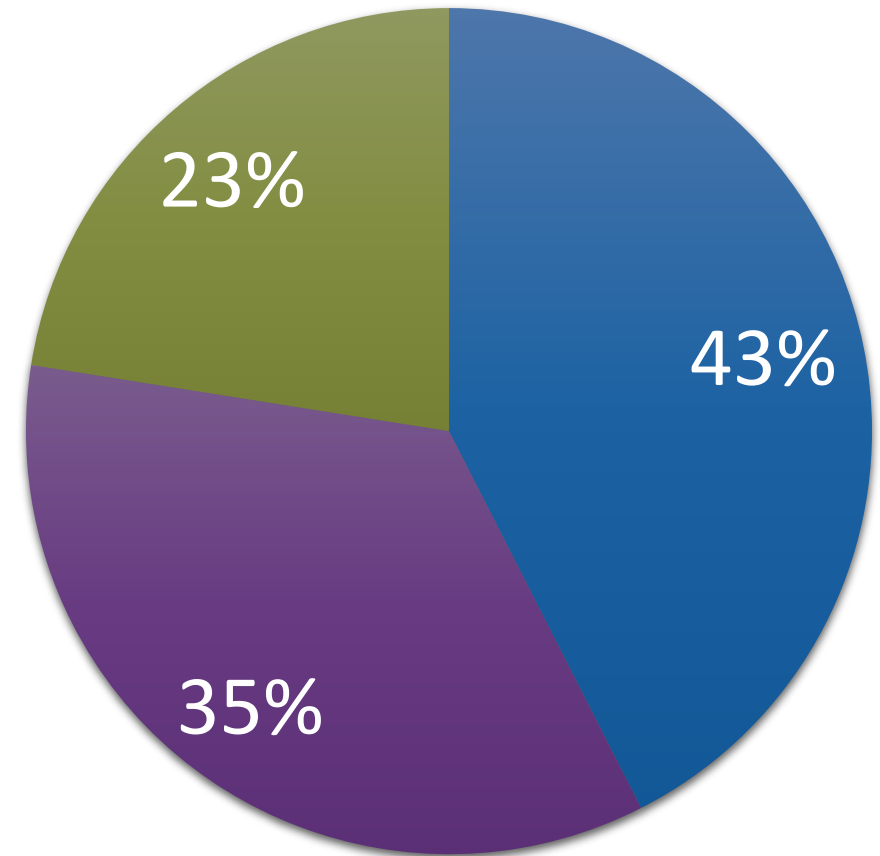
## CHAPTER 4 – AGRICULTURAL INDUSTRY QUESTIONNAIRE

**Do current zoning regulations within the AG & CS Districts provide flexibility while encouraging agricultural preservation?**



■ Strongly Agree ■ Agree ■ No Opinion ■ Disagree ■ Strongly Disagree

**How many agricultural support services do you utilize?**



■ 0-3 ■ 3-6 ■ 6 or more



## CHAPTER 4 – PRESERVATION/CONSERVATION LANDS

Program	Acres 2009	Acres 2021	Change Acres	Change %
MALPF Districts (not permanent)	9,754	-	-	-
MALPF Easements	23,445	32,034	8,589	36.6%
MALPF/Greenprint Easements	519	522	3	0.1%
MET	8,254	9,188	934	11.3%
Rural Legacy Easements	5,405	8,171	2,766	51.2%
TDR Sending Areas	2,664	3,605	941	35.3%
Private Conservation Easements	1,061	1,104	43	4.1%
CREP	216	598	382	176.9%
County Parks	2,409	2,877	468	19.4%
State Owned Land	5,356	6,878	1,522	28.4%
Deed Restricted Open Space	11,421	10,700	(721)	(6.3%)
Non-Contiguous Open Space	8,559	8,226	(333)	(3.9%)
Total Acres Preserved/Conserved	78,847	83,903	5,056	6.4%
% of County Total	33.1%	35.2%	238,038 Total Acres	



## CHAPTER 4 – PRESERVATION GOALS

MALPF Preservation Potential	Acres
2030 Preservation Goal*	100,000
Current Acreage Permanently Preserved (6/2021)—Countywide	83,903
Preservation Yield to Meet Goal	16,097

Current Permanently Preserved Land	Targeted Annual Average Acreage*	Projected MALPF 2030 Certification Goal
83,903 acres	1,789 acres/year	100,000 acres



# COMPREHENSIVE REZONING REQUESTS – OVERVIEW

## WHAT IS ZONING?

- Divides all land into districts based on primary uses
- Can establish an ideal property size for each district
- Provides for setbacks based on ideal property size
- Places every property into a district using a map

## WHAT IS COMPREHENSIVE REZONING?

- A review of the Zoning Map
- Any property owner can request a new zoning district

## WHY NOW?

- CRR follows adoption of a new Comprehensive Plan
- Current process evaluates Future Land Use and potential changes only
- CRR and zoning review to begin after Plan adoption



## CURRENT STATISTICS

ACRES	0.59
ZONING	NC-20
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W1

## COMP REZONING REQUEST

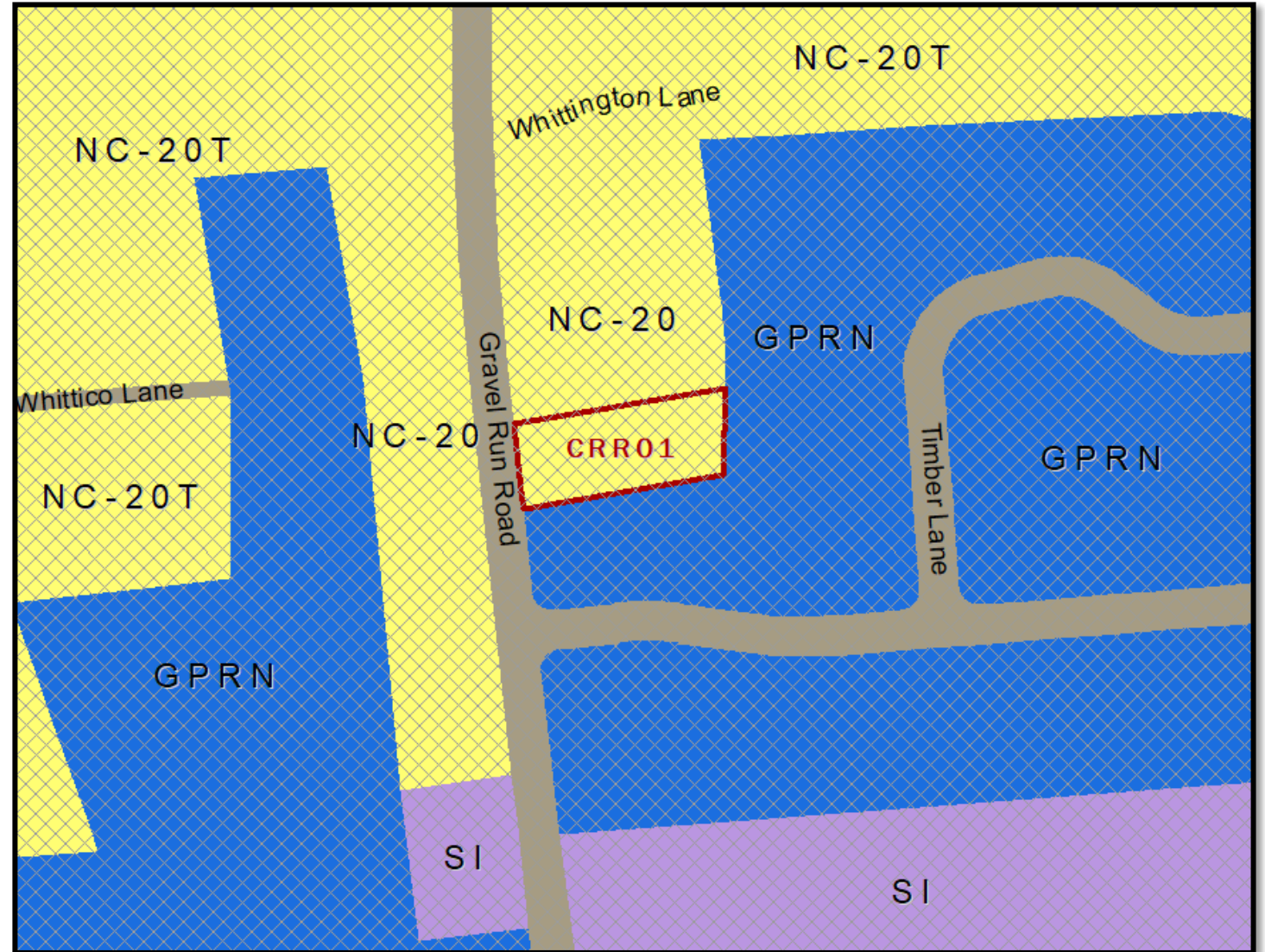
GPRN

Grasonville Planned Residential Neighborhood

## CONSISTENCY COMMENTS

Would need to change GCP land use to  
Planned Neighborhood

# CRR01 211 Gravel Run Road Grasonville





## CURRENT STATISTICS

ACRES	154.03
ZONING	CRR02
2010 CP LAND USE	PA-AOS/R-RAA
PLANNING AREA	Chester (partial)
CRITICAL AREA	RCA
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	S3 (part)
WATER SERVICE AREA	W3 (part)

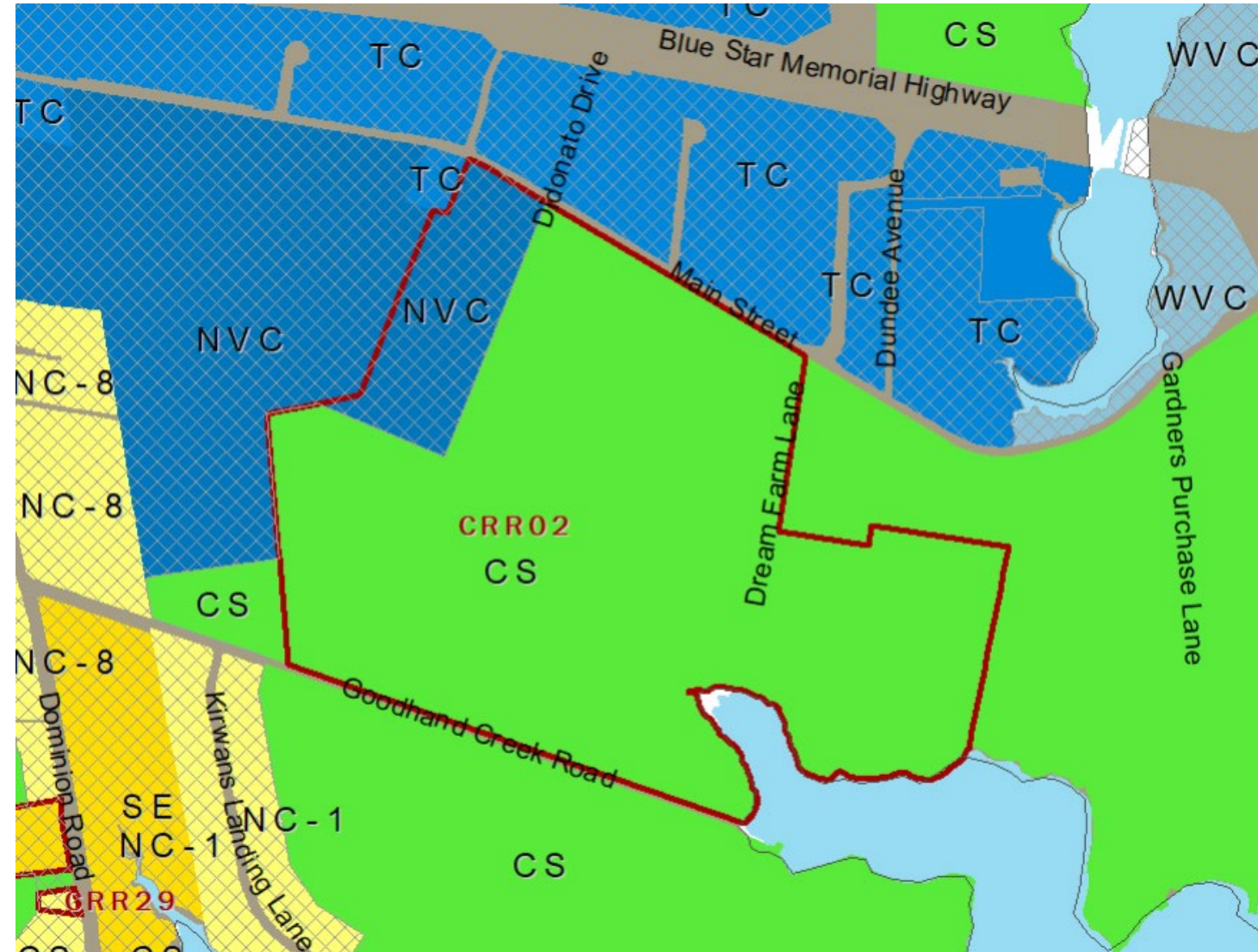
## COMP REZONING REQUEST

NVC, TC

## CONSISTENCY COMMENTS

Would need expansion of Chester Growth Area, land use change to PA-HDR or PA-CMU

# CRR02 200 Dream Farm Lane Chester





## CURRENT STATISTICS

ACRES	13.57
ZONING	CRR03
2010 CP LAND USE	R-RBEA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

## COMP REZONING REQUEST

SI

## CONSISTENCY COMMENTS

Consistent with 2010 Comprehensive  
Plan Land Use

# CRR03 437 Grange Hall Road Centreville





## CURRENT STATISTICS

ACRES	0.43
ZONING	CRR04
2010 CP LAND USE	R-ERA
PLANNING AREA	n/a
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2
WATER SERVICE AREA	n/a

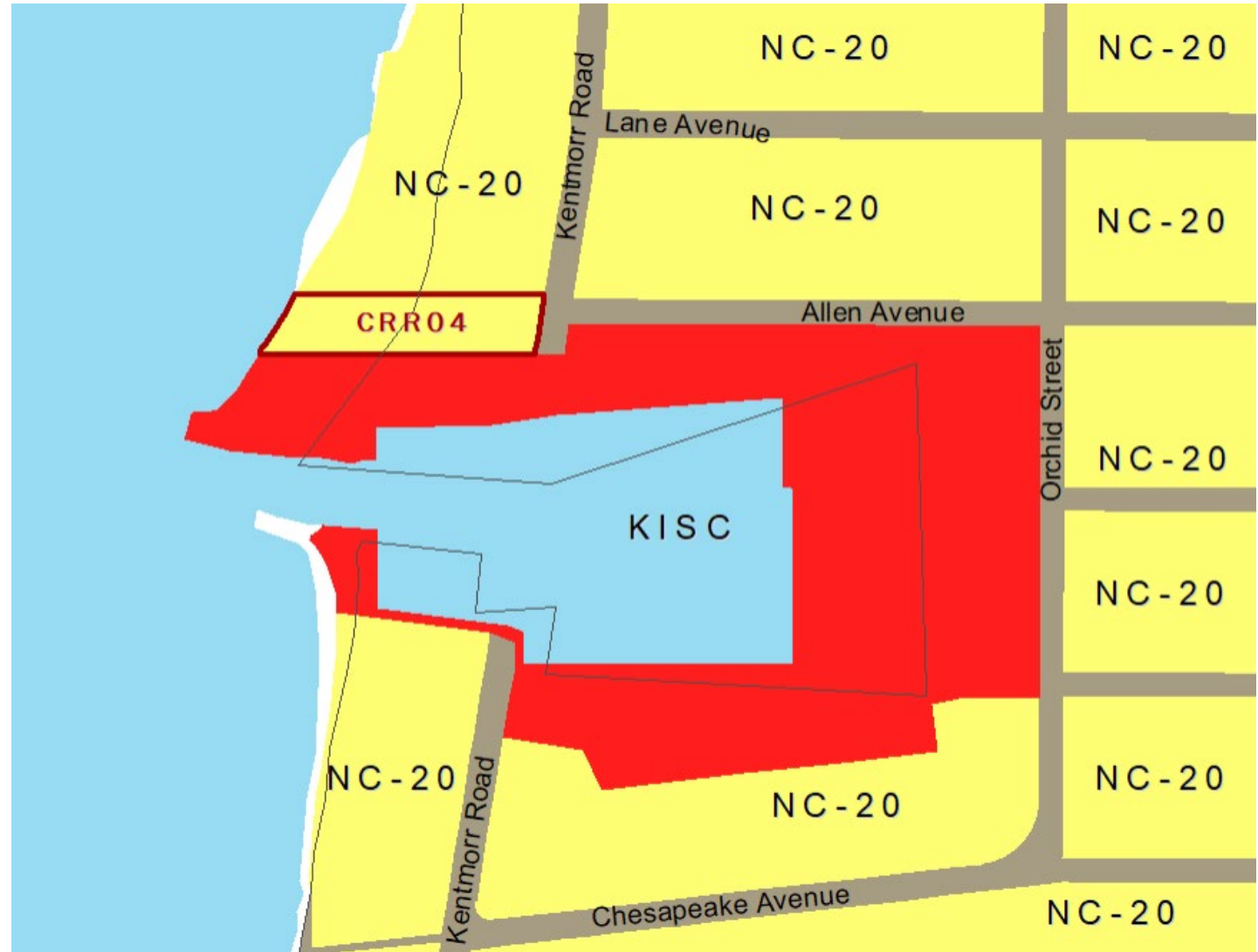
## COMP REZONING REQUEST

KISC

## CONSISTENCY COMMENTS

Would need land use change to R-RBEA (present on adjacent properties)

# CRR04 908 Kentmorr Road Stevensville





## CURRENT STATISTICS

ACRES	101.49
ZONING	CRR05
2010 CP LAND USE	R-RAA
PLANNING AREA	n/a
CRITICAL AREA	RCA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	n/a

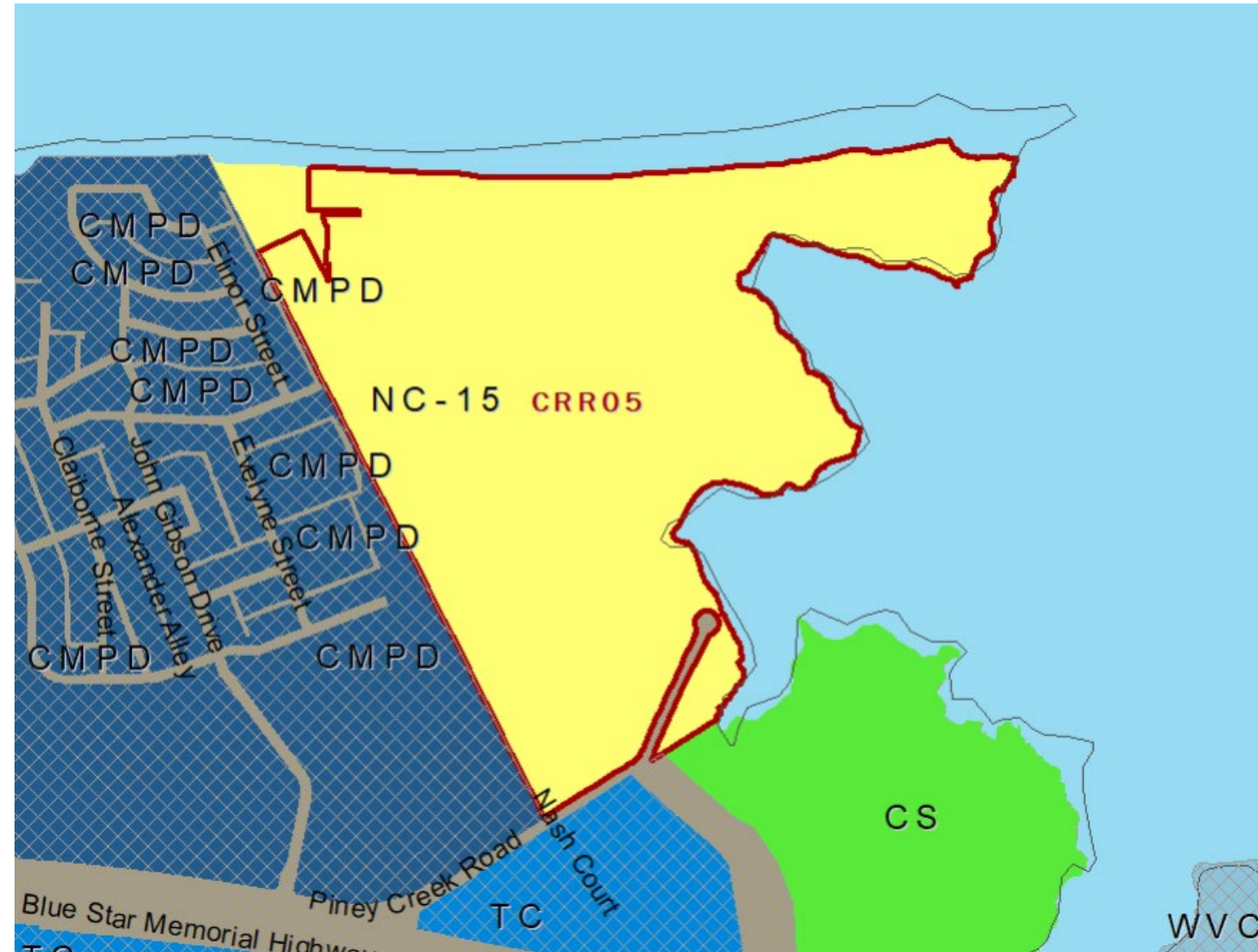
## COMP REZONING REQUEST

CMPD

## CONSISTENCY COMMENTS

Would need expansion of Chester Growth Area, change land use to PA-MDR (consistent with S1 SSA)

# CRR05 2501 Piney Creek Road Chester





## CURRENT STATISTICS

ACRES	9.70
ZONING	CRR06
2010 CP LAND USE	PA-CMU/PA-F
PLANNING AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W1

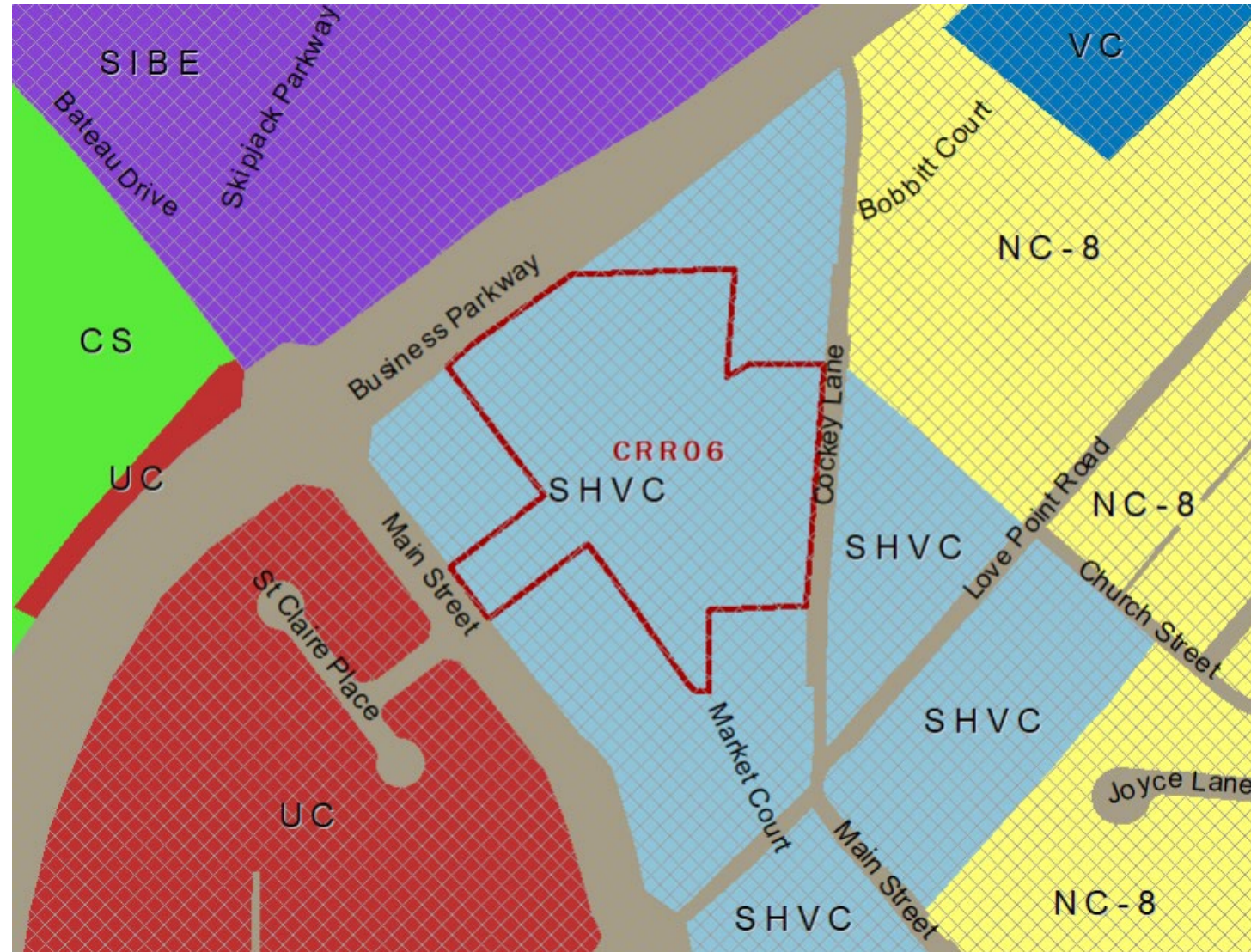
## COMP REZONING REQUEST

UC

## CONSISTENCY COMMENTS

Would require land use change of requested portion to PA-CMU (present on adjacent); modification to request area pending/expected by EOW

# CRR06 Benton's Crossing Stevensville



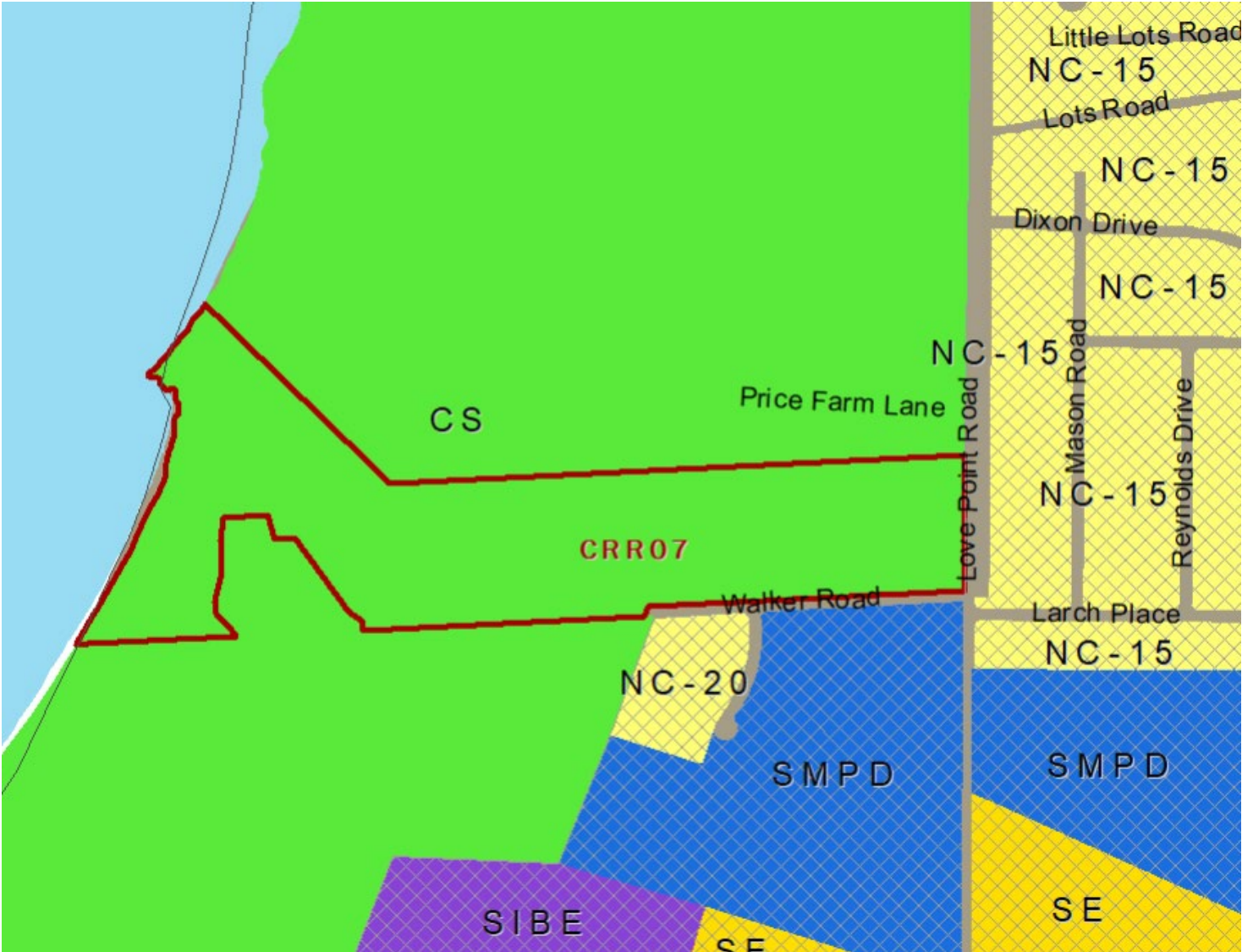


CURRENT STATISTICS	
ACRES	23.00
ZONING	CRR07
2010 CP LAND USE	R-RAA
PLANNING AREA	n/a (Stvnville REQ)
CRITICAL AREA	RCA
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	n/a (REQ)
WATER SERVICE AREA	n/a
COMP REZONING REQUEST	
CS	
CONSISTENCY COMMENTS	
Would require expansion of Stevensville Growth Area	

# CRR07

## 0 Walker Road

## Stevensville





CURRENT STATISTICS

ACRES	128.59
ZONING	CRR08A
2010 CP LAND USE	R-RAA/R-PPL
PLANNING AREA	n/a
CRITICAL AREA	RCA
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

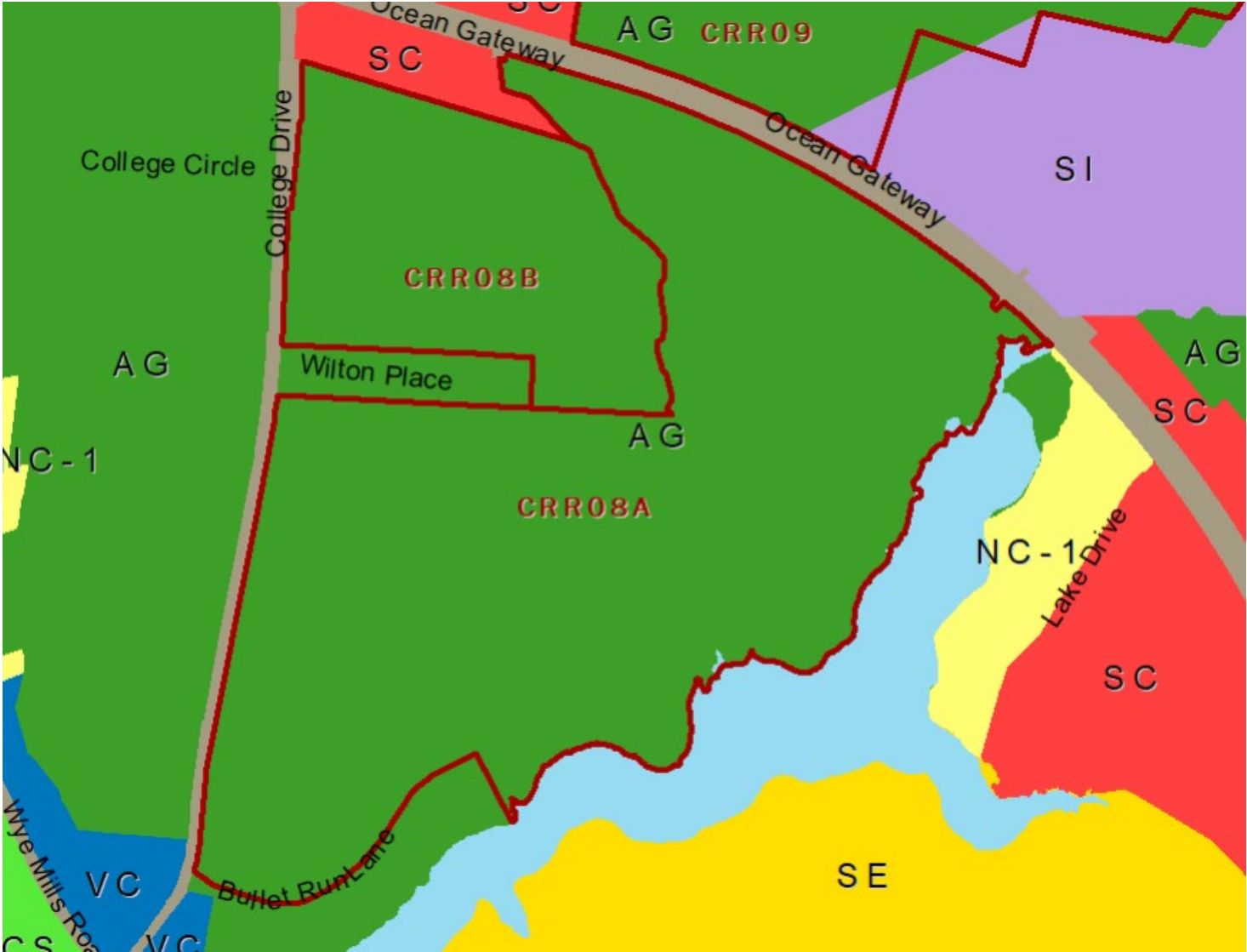
COMP REZONING REQUEST

SE

CONSISTENCY COMMENTS

Consistent with 2010 Comprehensive Plan Land Use

CRR08A  
420 College Drive  
Queenstown





CURRENT STATISTICS

ACRES	36.00
ZONING	CRR08B
2010 CP LAND USE	R-RAA
PLANNING AREA	n/a
CRITICAL AREA	RCA
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

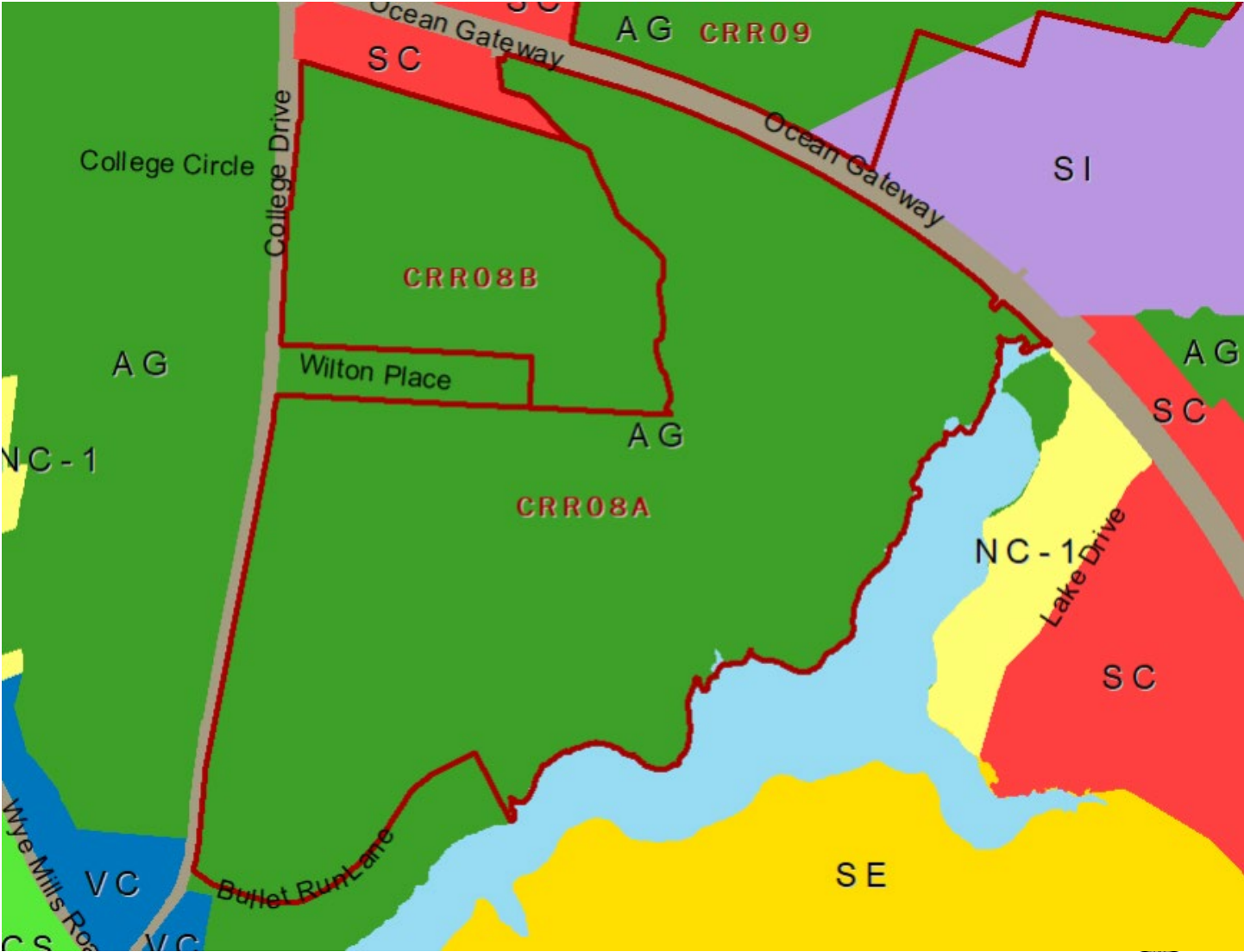
COMP REZONING REQUEST

SC

CONSISTENCY COMMENTS

Would require land use change to R-RBEA

CRR08B  
Bullet Run Lane  
Queenstown





## CURRENT STATISTICS

ACRES	73.36
ZONING	CRR09
2010 CP LAND USE	R-RAA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

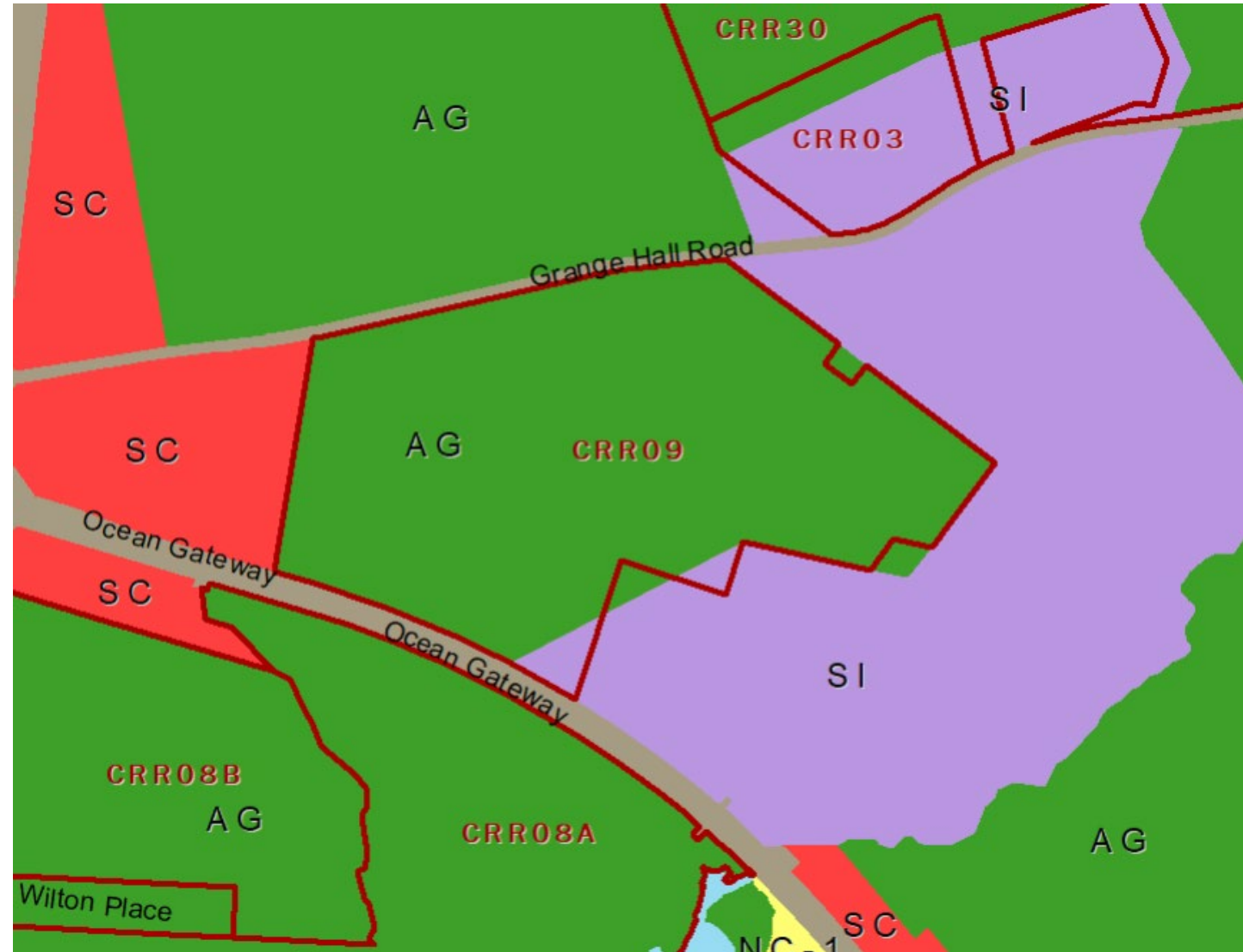
## COMP REZONING REQUEST

SI (part)

## CONSISTENCY COMMENTS

Would require land use change (partial)  
to R-RBEA (adjacent)

# CRR09 ~350 Grange Hall Road Centreville





## CURRENT STATISTICS

ACRES	0.53
ZONING	CRR10
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

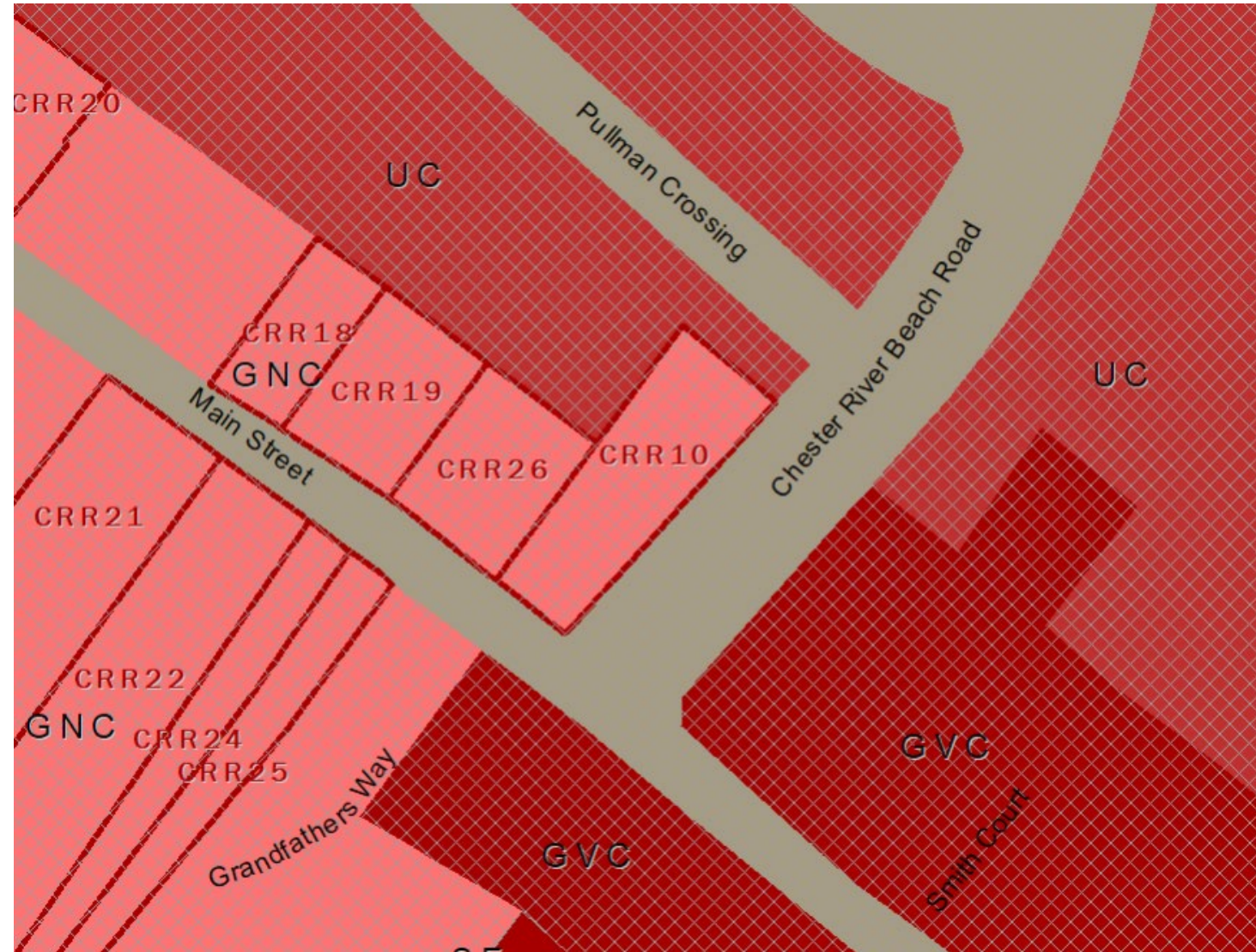
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR10 4045 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.40
ZONING	CRR11
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

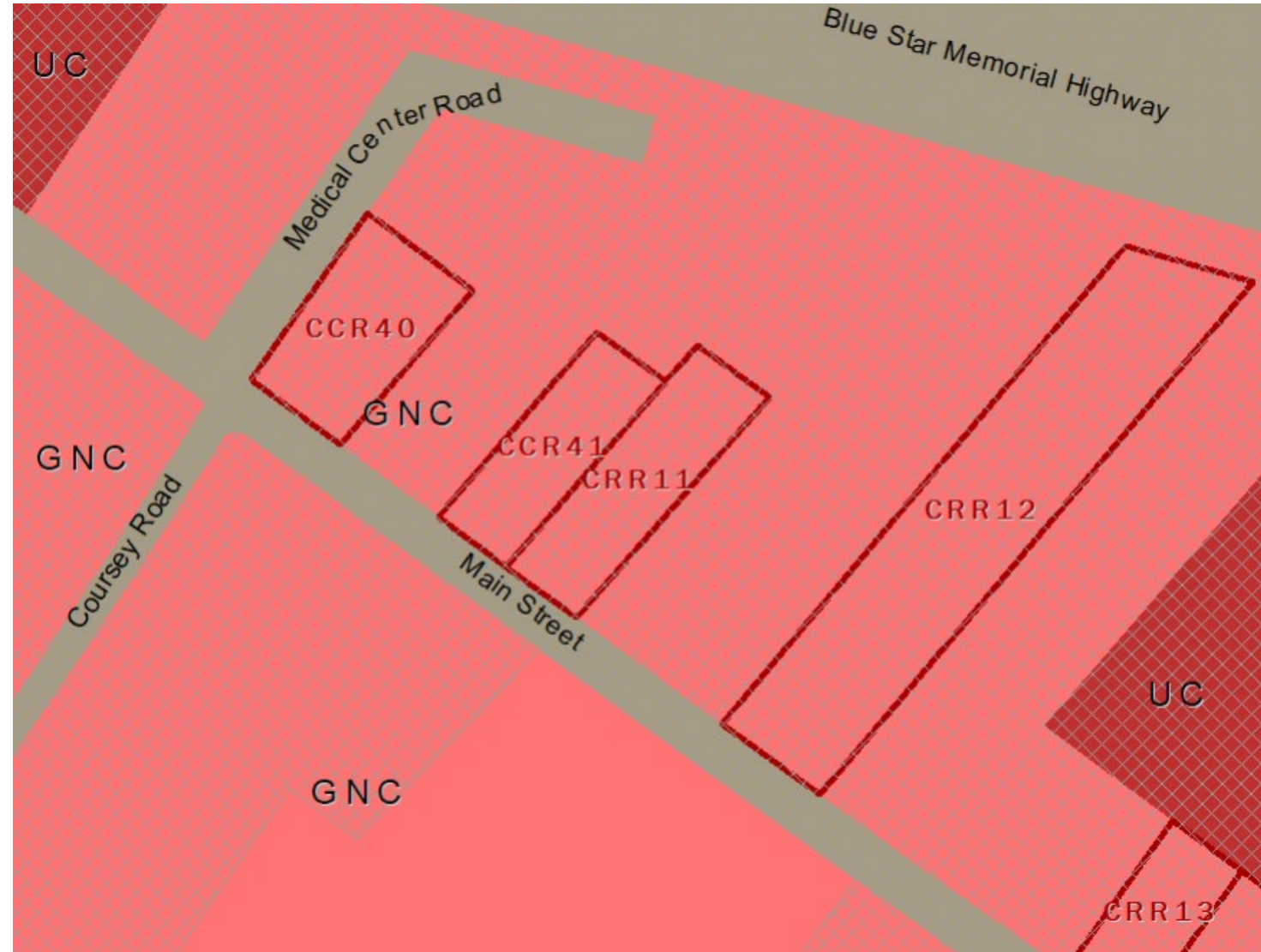
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR11 3913 Main Street Grasonville





## CURRENT STATISTICS

ACRES	1.22
ZONING	CRR12
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

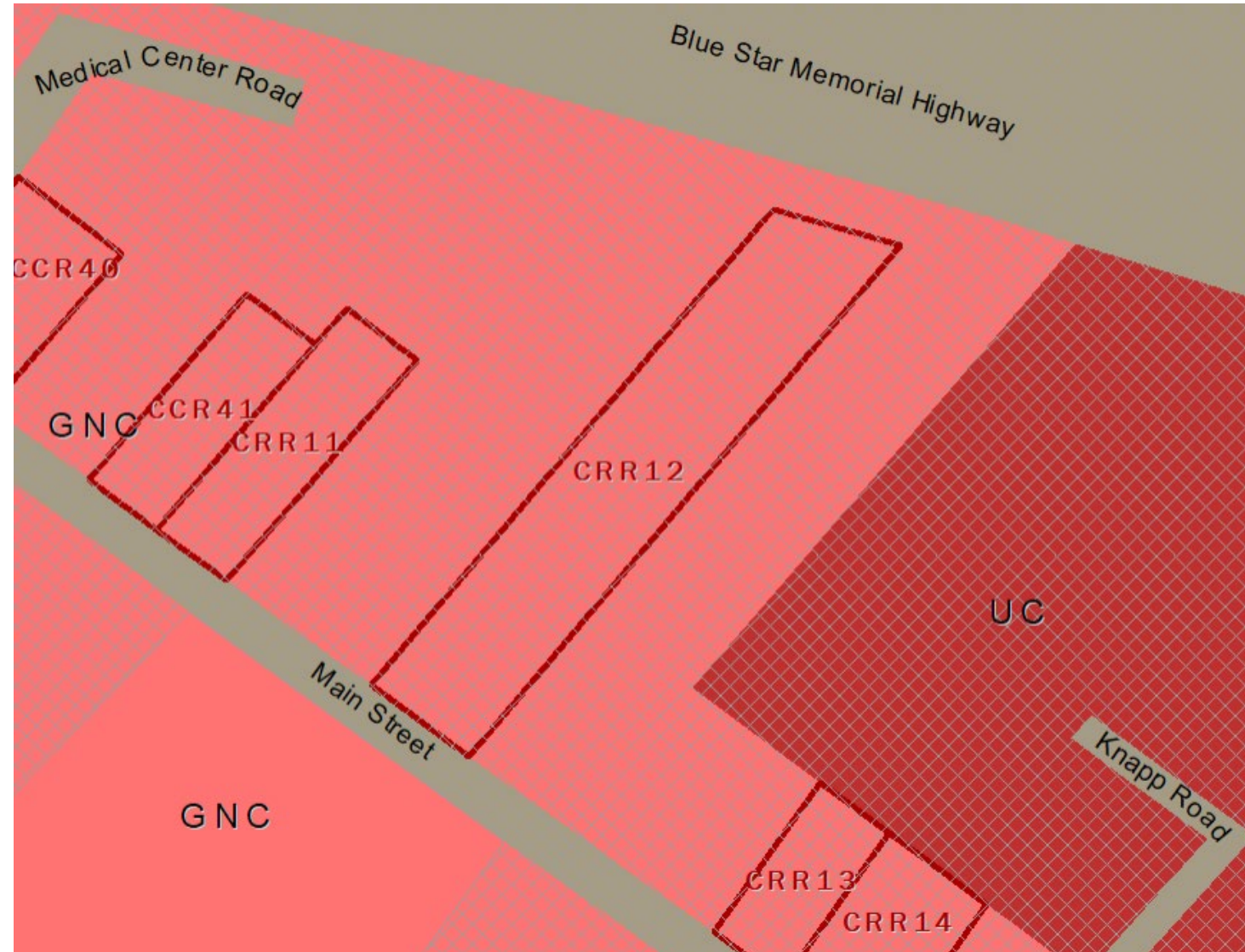
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR12 3925 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.24
ZONING	CRR13
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

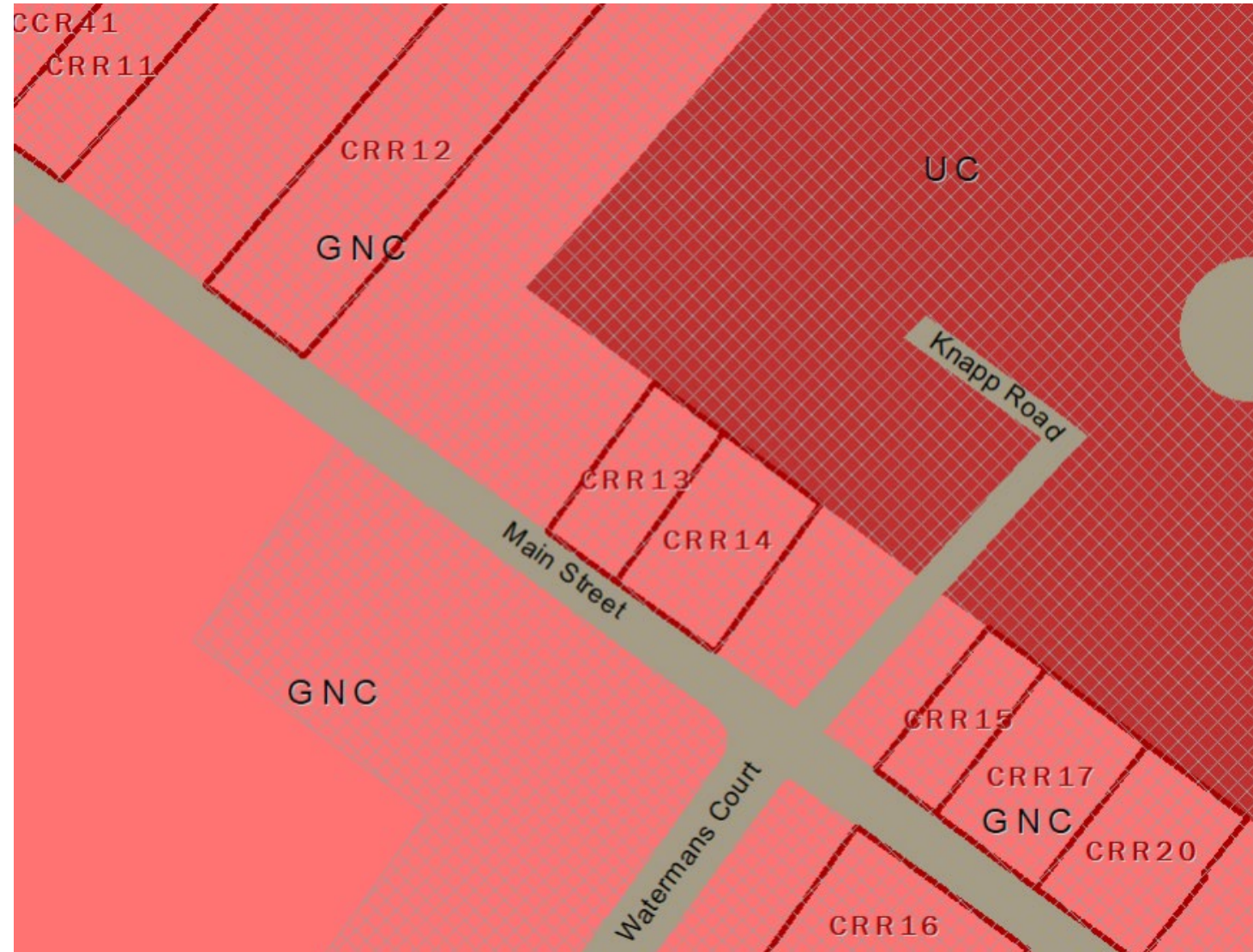
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR13 3943 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.34
ZONING	CRR14
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

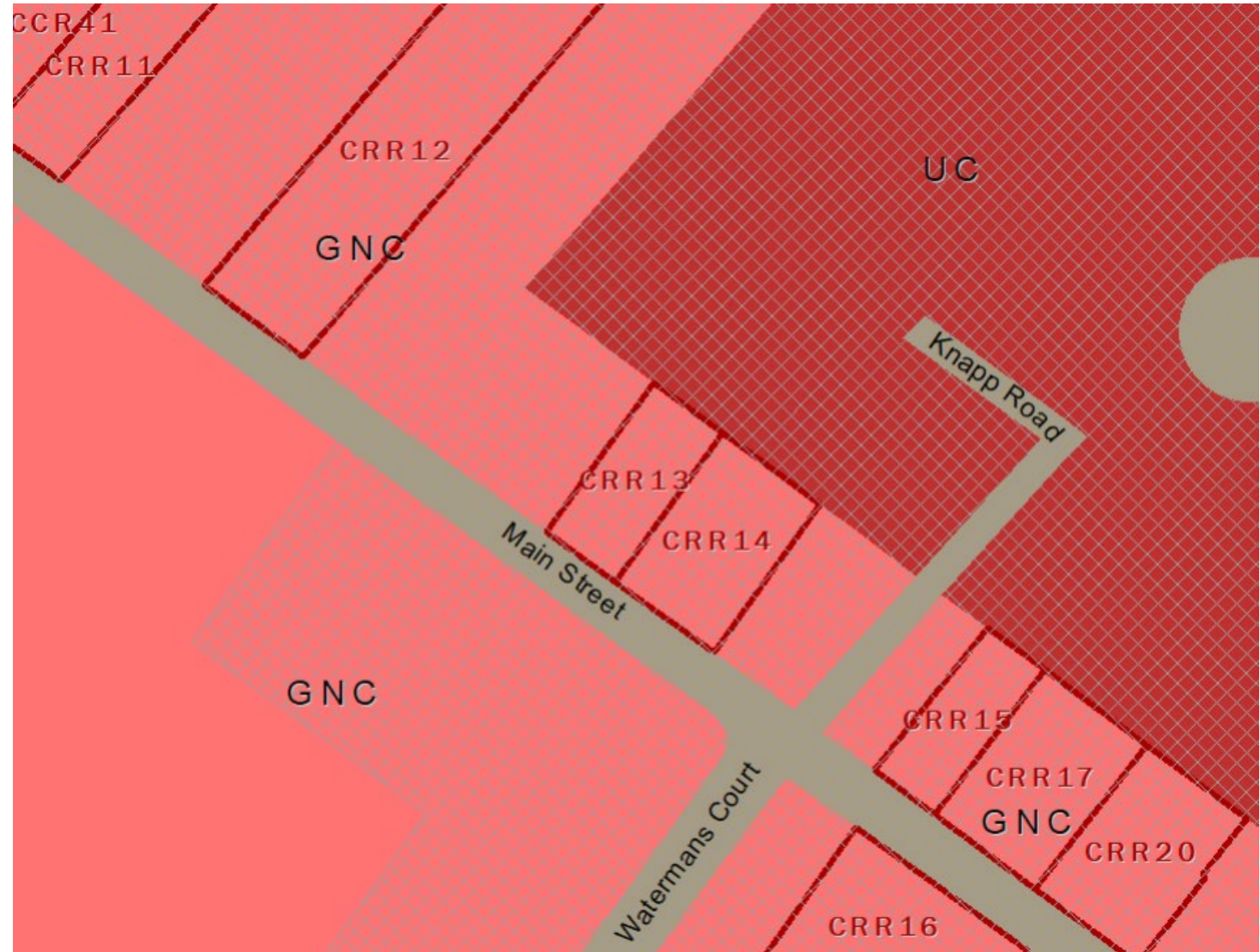
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR14 3947 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.23
ZONING	CRR15
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

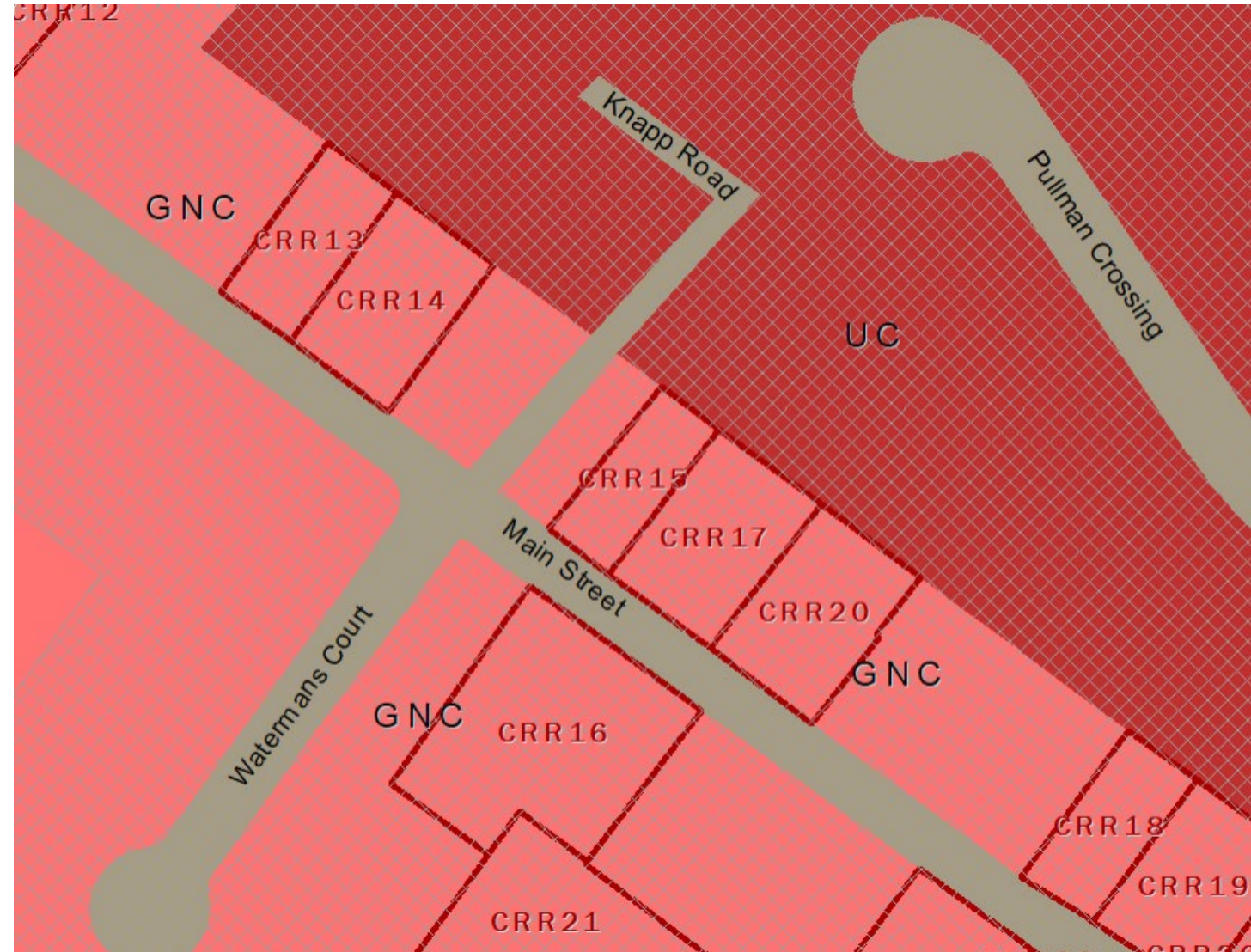
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR15 4003 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.76
ZONING	CRR16
2010 CP LAND USE	PA-LDR/PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

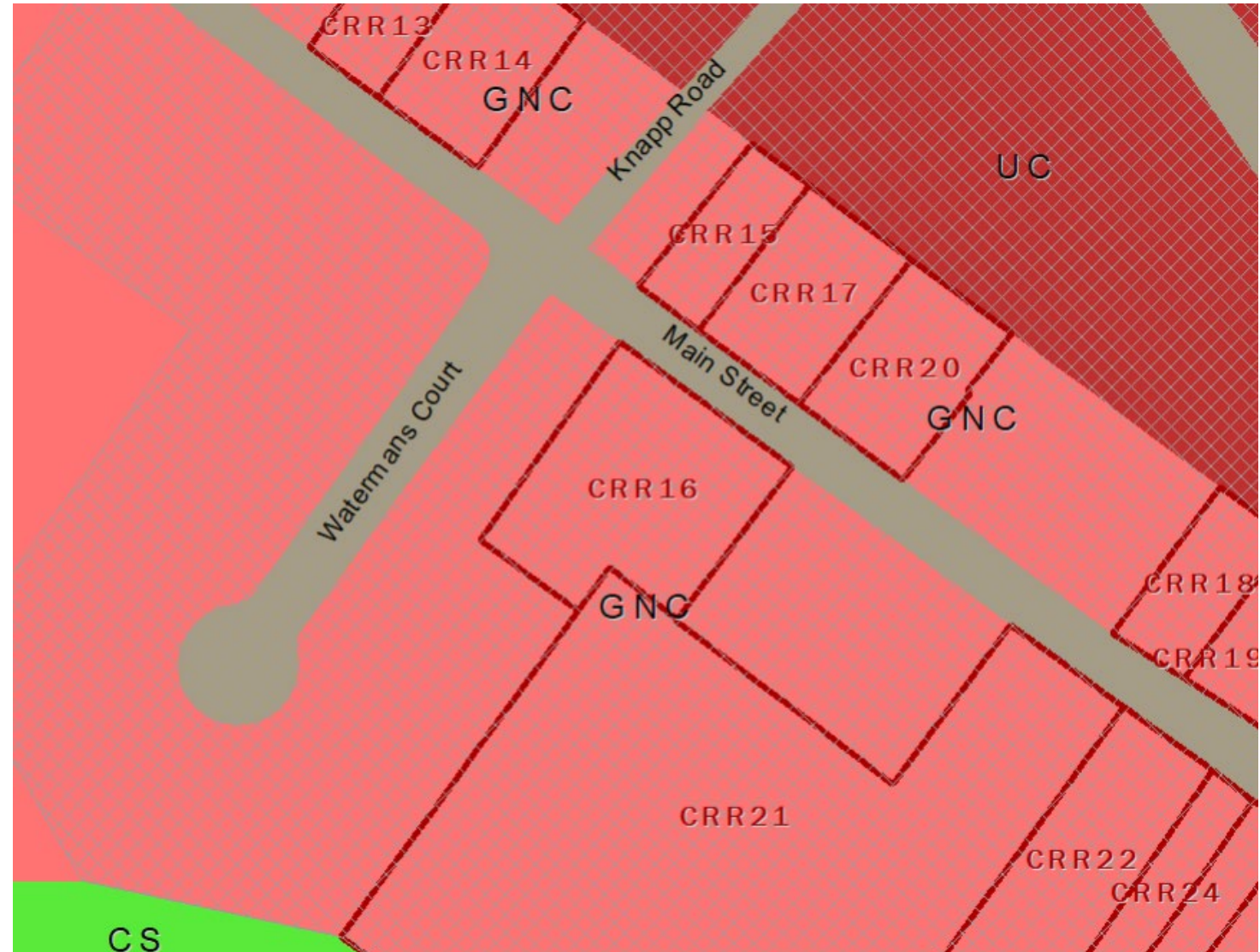
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR16 4004 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.36
ZONING	CRR17
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

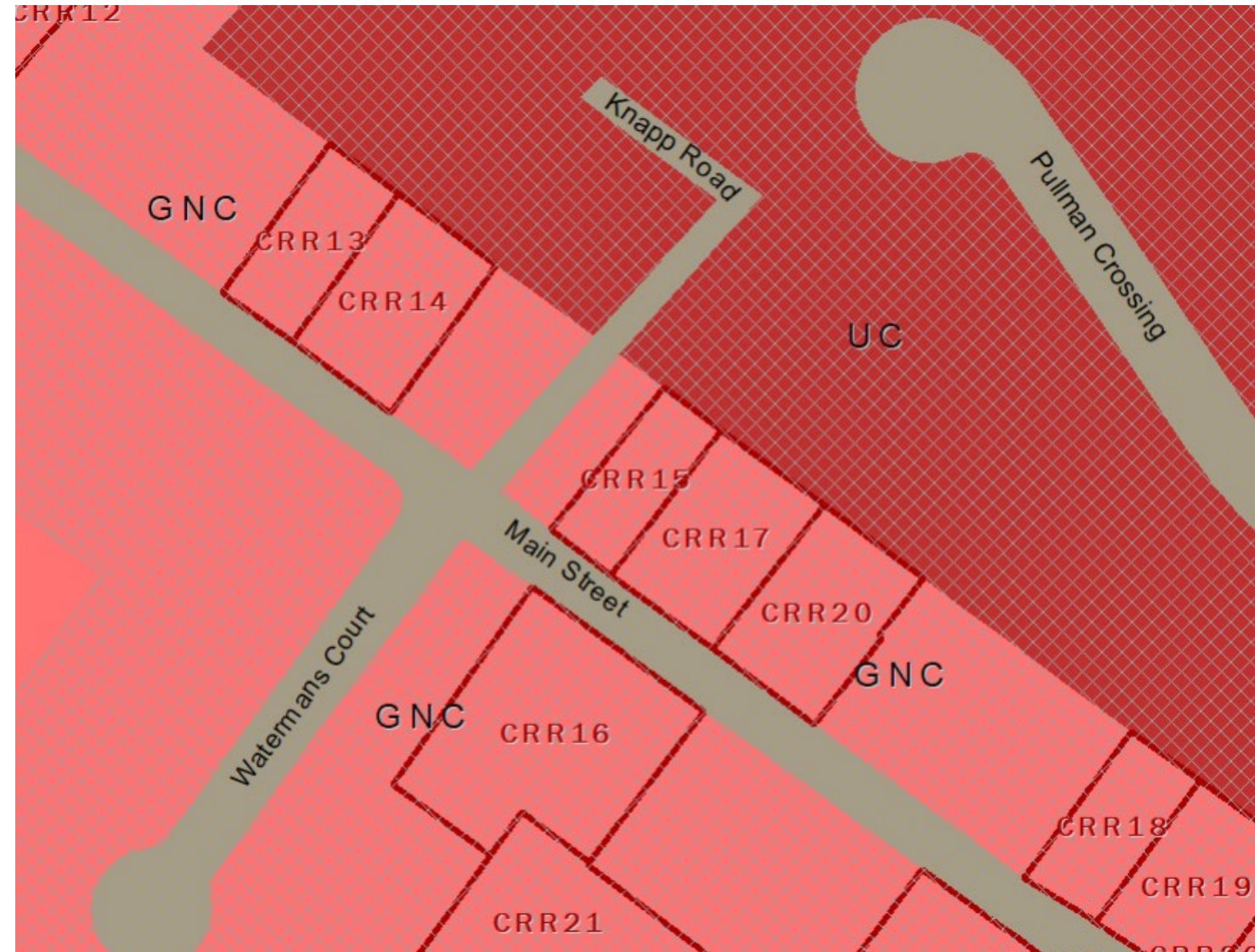
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR17 4007 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.24
ZONING	CRR18
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

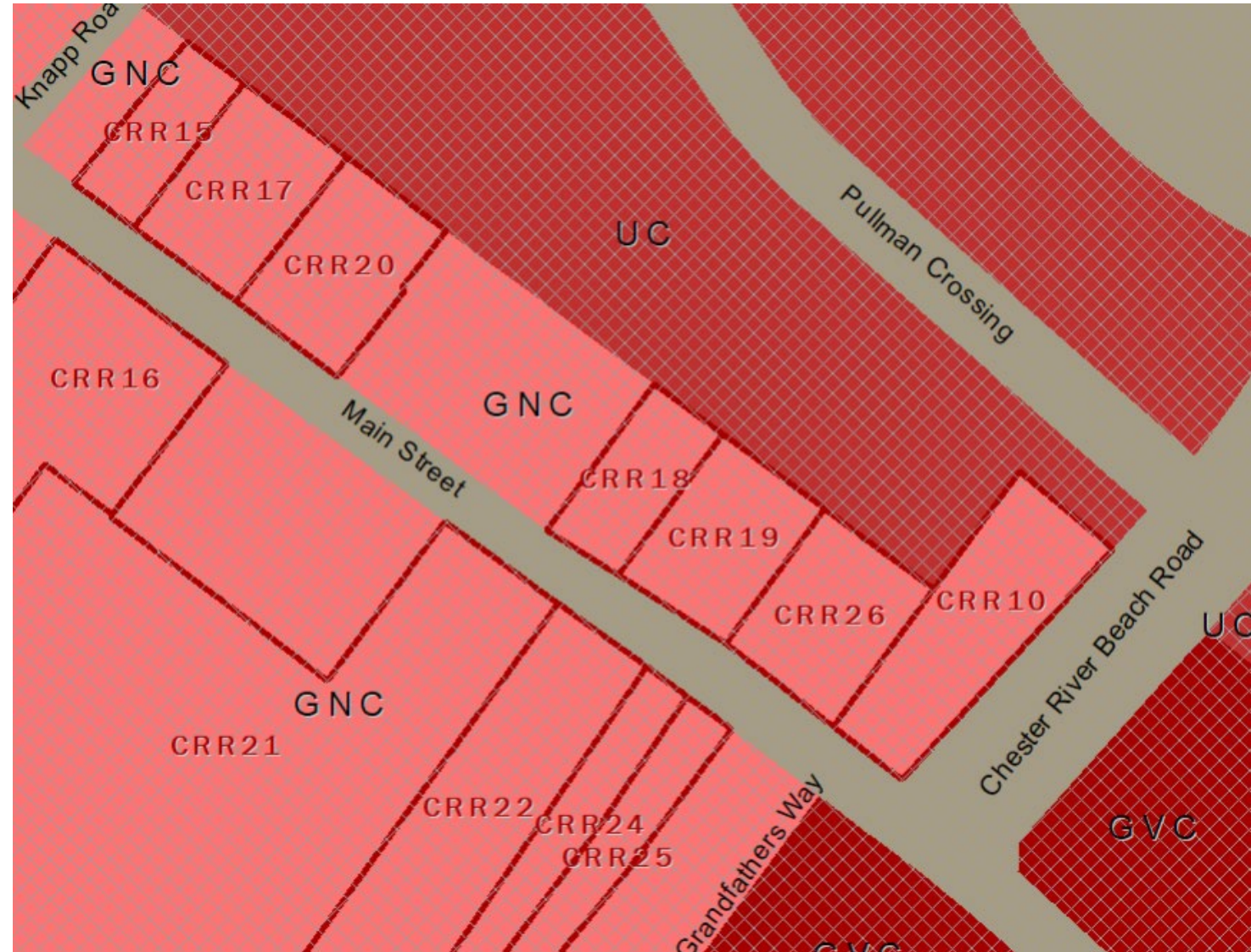
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR18 4029 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.36
ZONING	CRR19
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

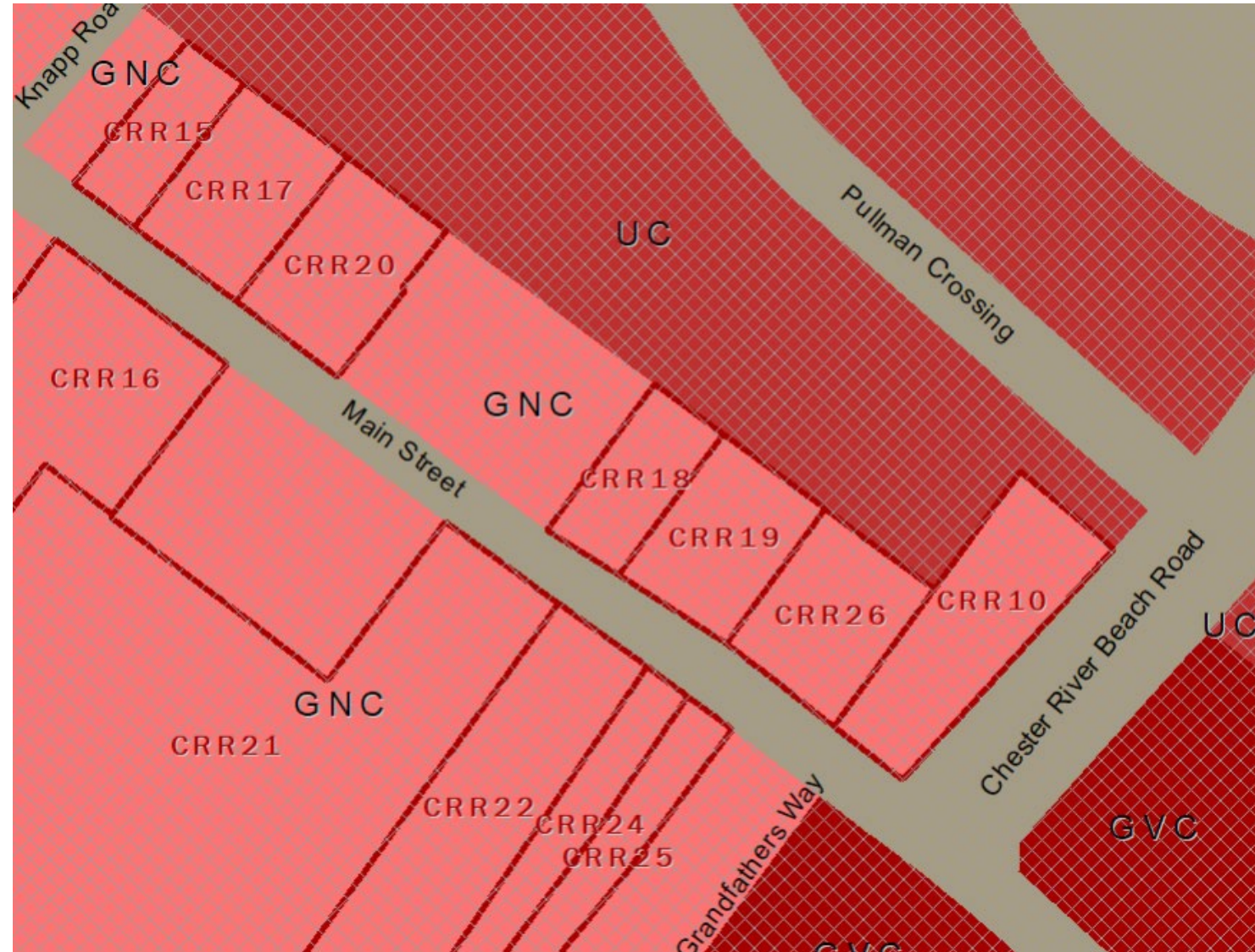
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR19 4033 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.36
ZONING	CRR20
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

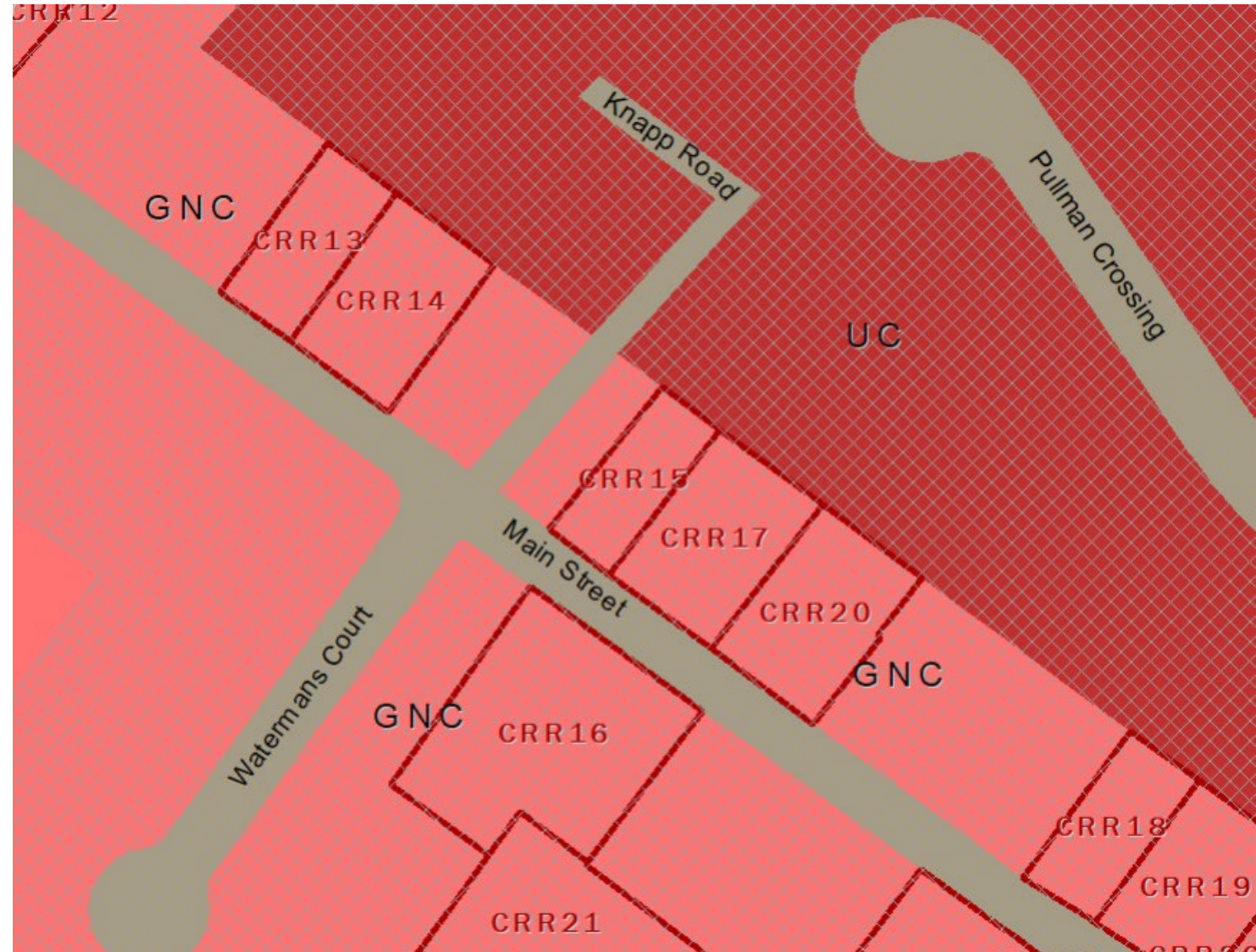
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR20 4013 Main Street Grasonville





## CURRENT STATISTICS

ACRES	3.83
ZONING	CRR21
2010 CP LAND USE	PA-LDR/PA-F
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

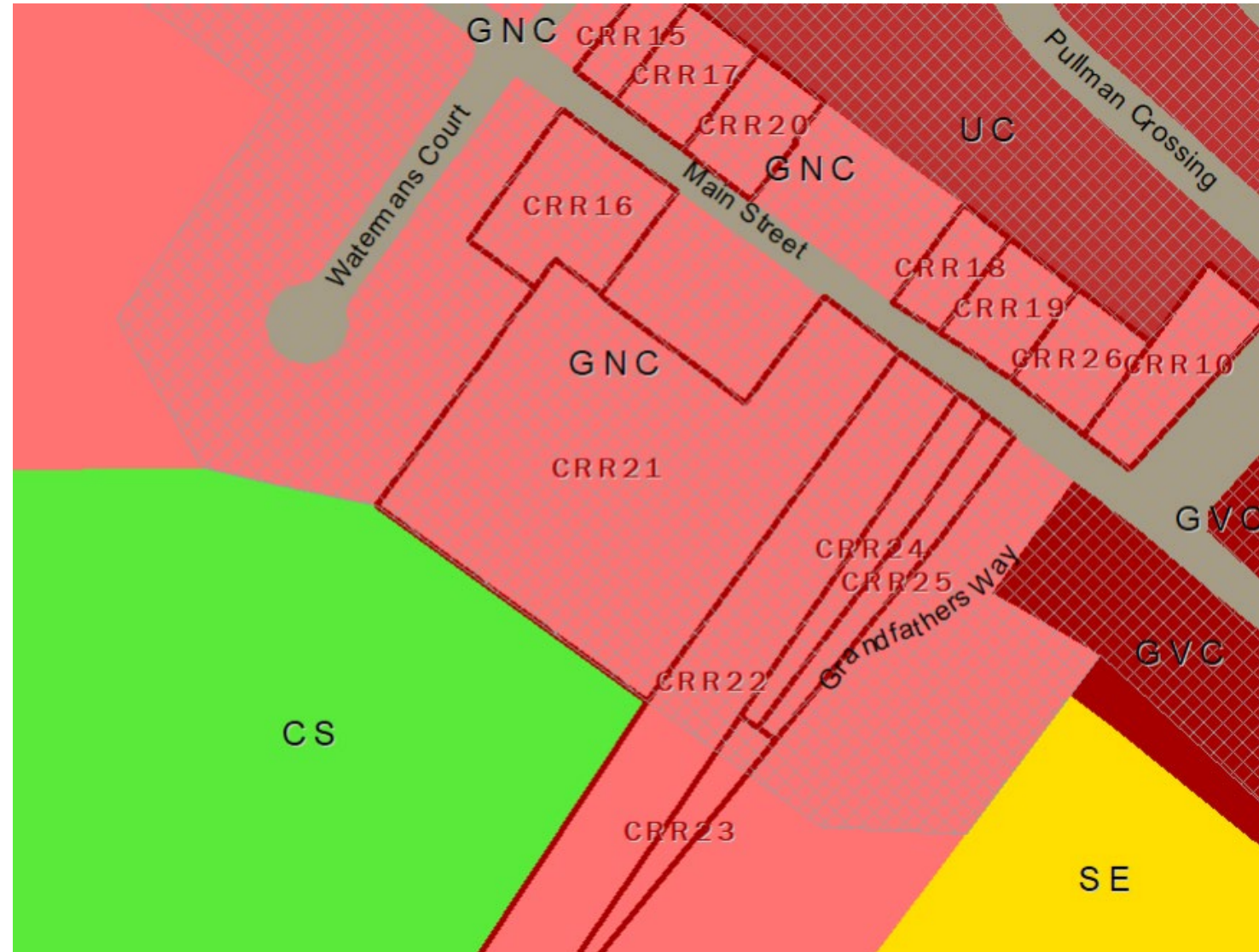
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR21 4020 Main Street Grasonville





## CURRENT STATISTICS

ACRES	3.00
ZONING	CRR22
2010 CP LAND USE	PA-LDR/R-RAA
PLANNING AREA	Grasonville (part)
CRITICAL AREA	LDA, RCA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (part)
WATER SERVICE AREA	W3 (Part)

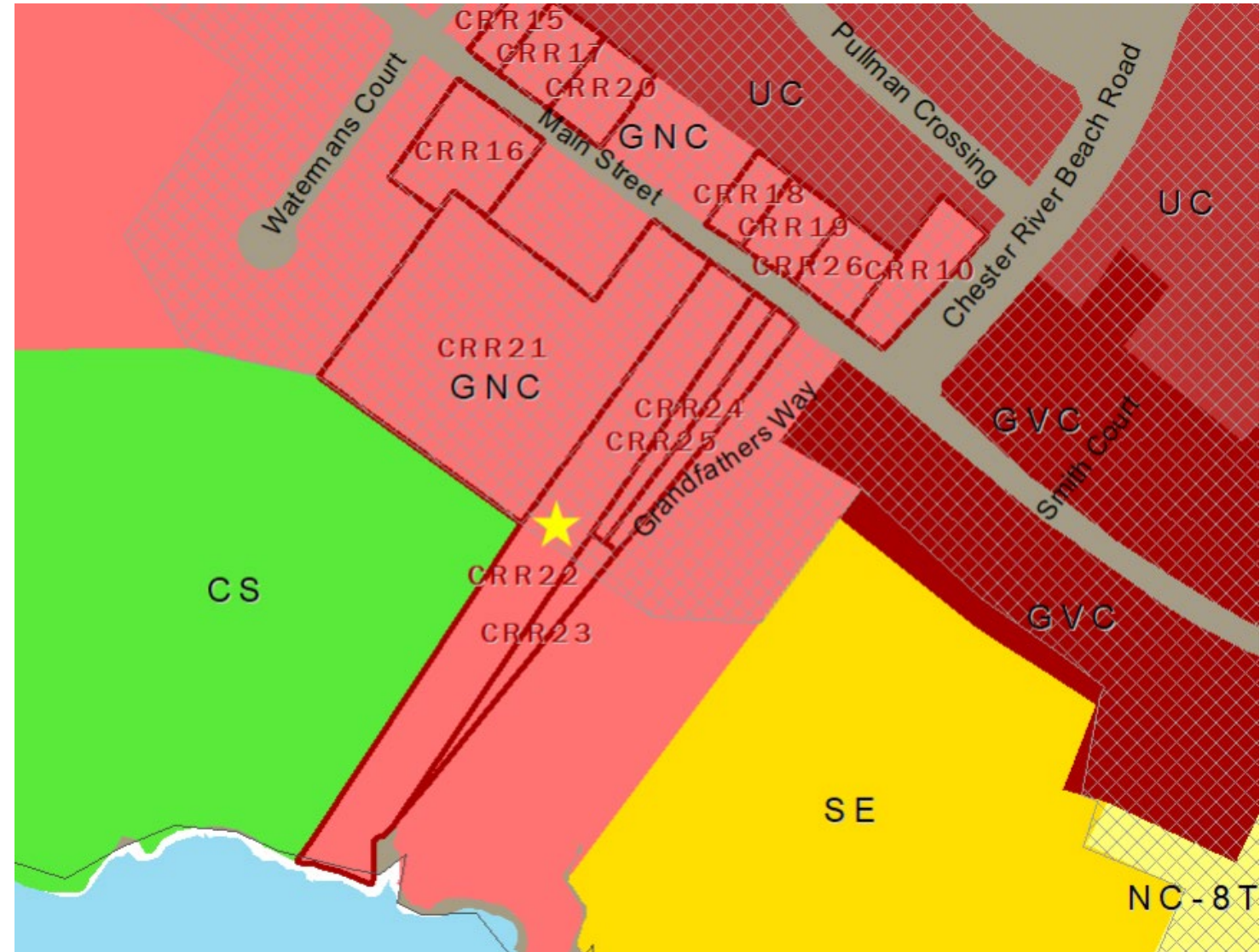
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require possible expansion of Growth Area, land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use)

# CRR22 4024 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.34
ZONING	CRR23
2010 CP LAND USE	PA-F/R-RAA
PLANNING AREA	Grasonville (part)
CRITICAL AREA	LDA, RCA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (part)
WATER SERVICE AREA	W3 (Part)

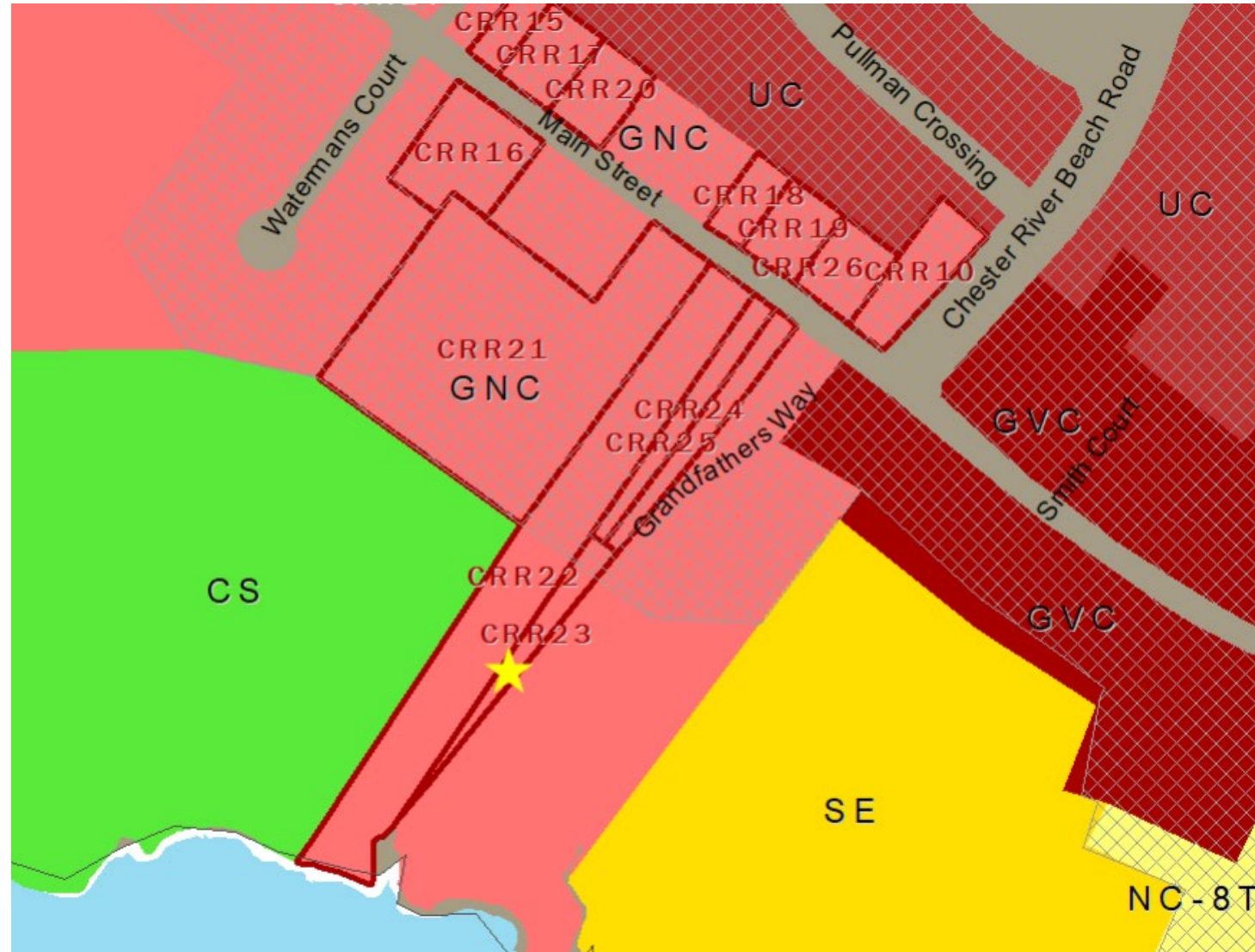
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require possible expansion of Growth Area, land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use)

# CRR23 4028 Main Street Grasonville



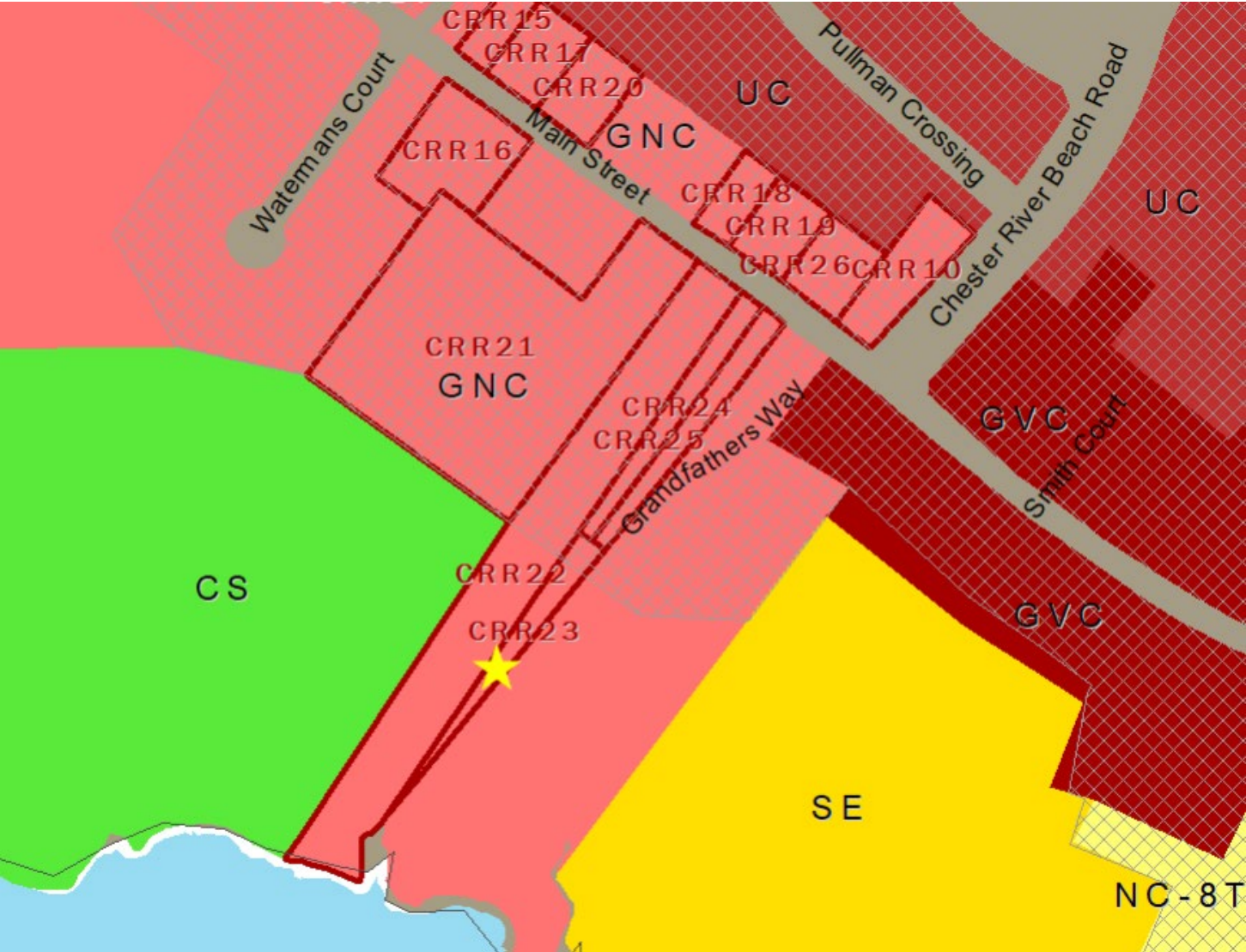


CURRENT STATISTICS	
ACRES	0.40
ZONING	CRR24
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3
COMP REZONING REQUEST	
GVC	
CONSISTENCY COMMENTS	
Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)	

# CRR24

## 4030 Main Street

### Grasonville





## CURRENT STATISTICS

ACRES	0.40
ZONING	CRR25
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

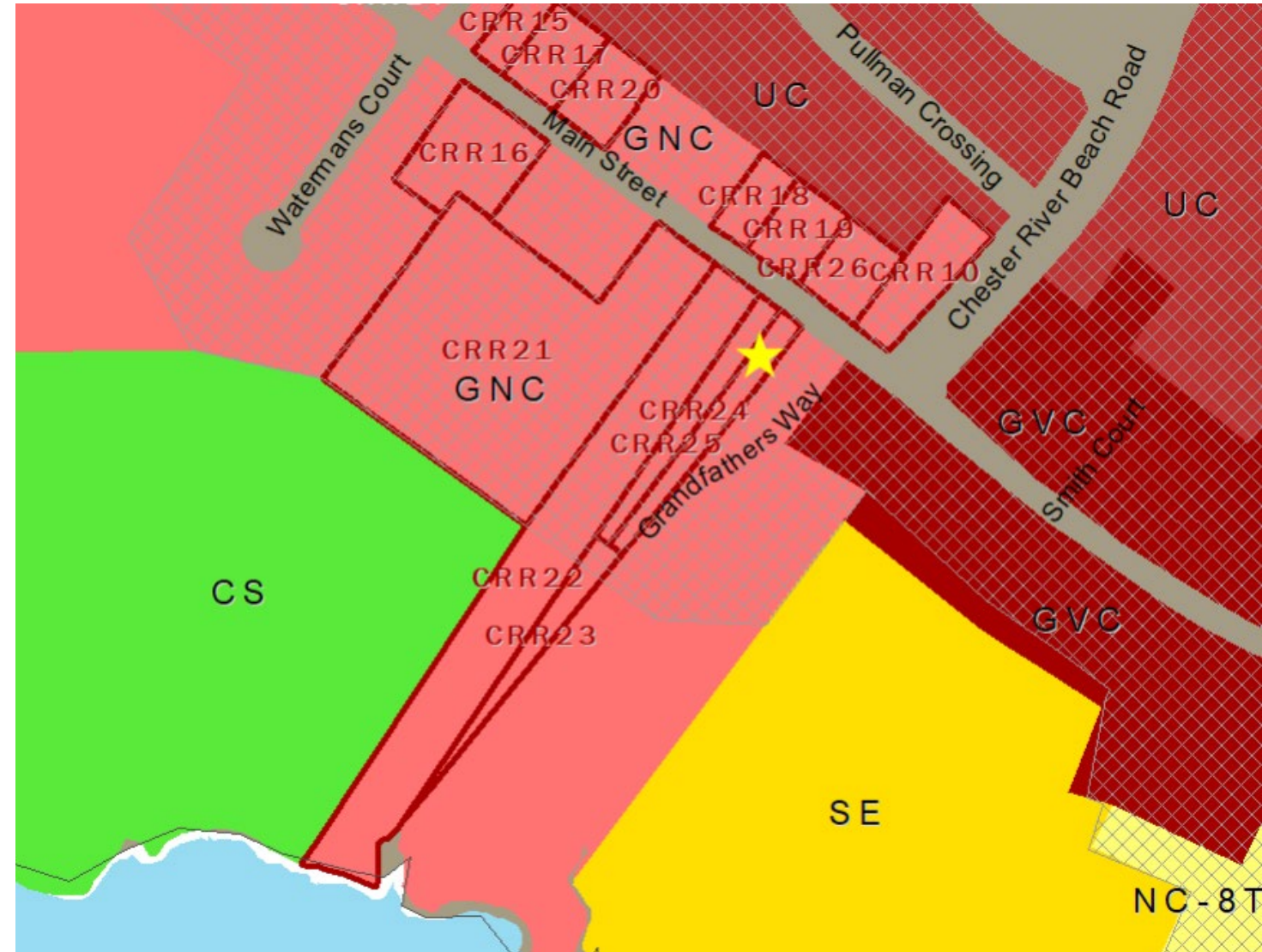
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR25 4032 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.36
ZONING	CRR26
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

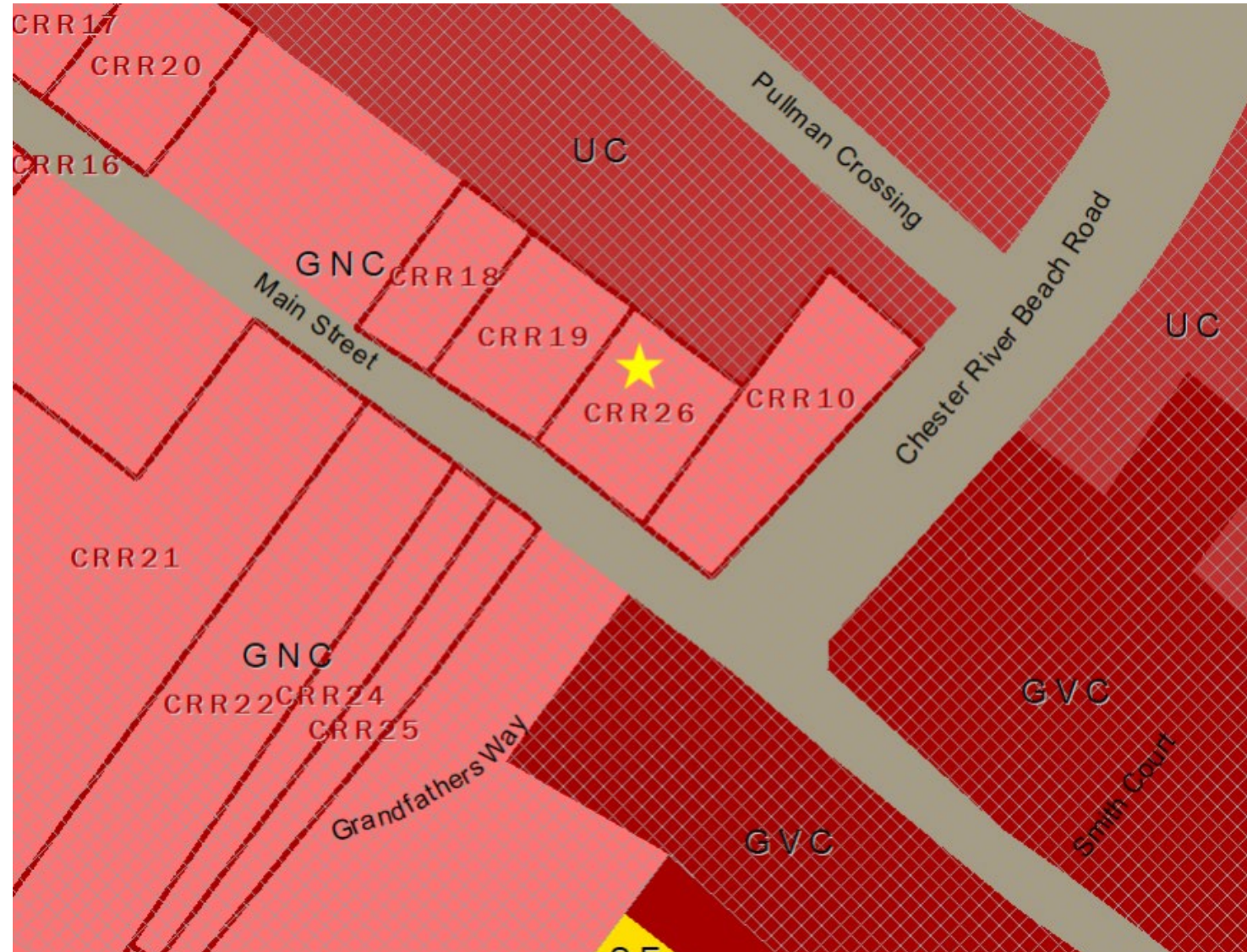
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR26 4041 Main Street Grasonville



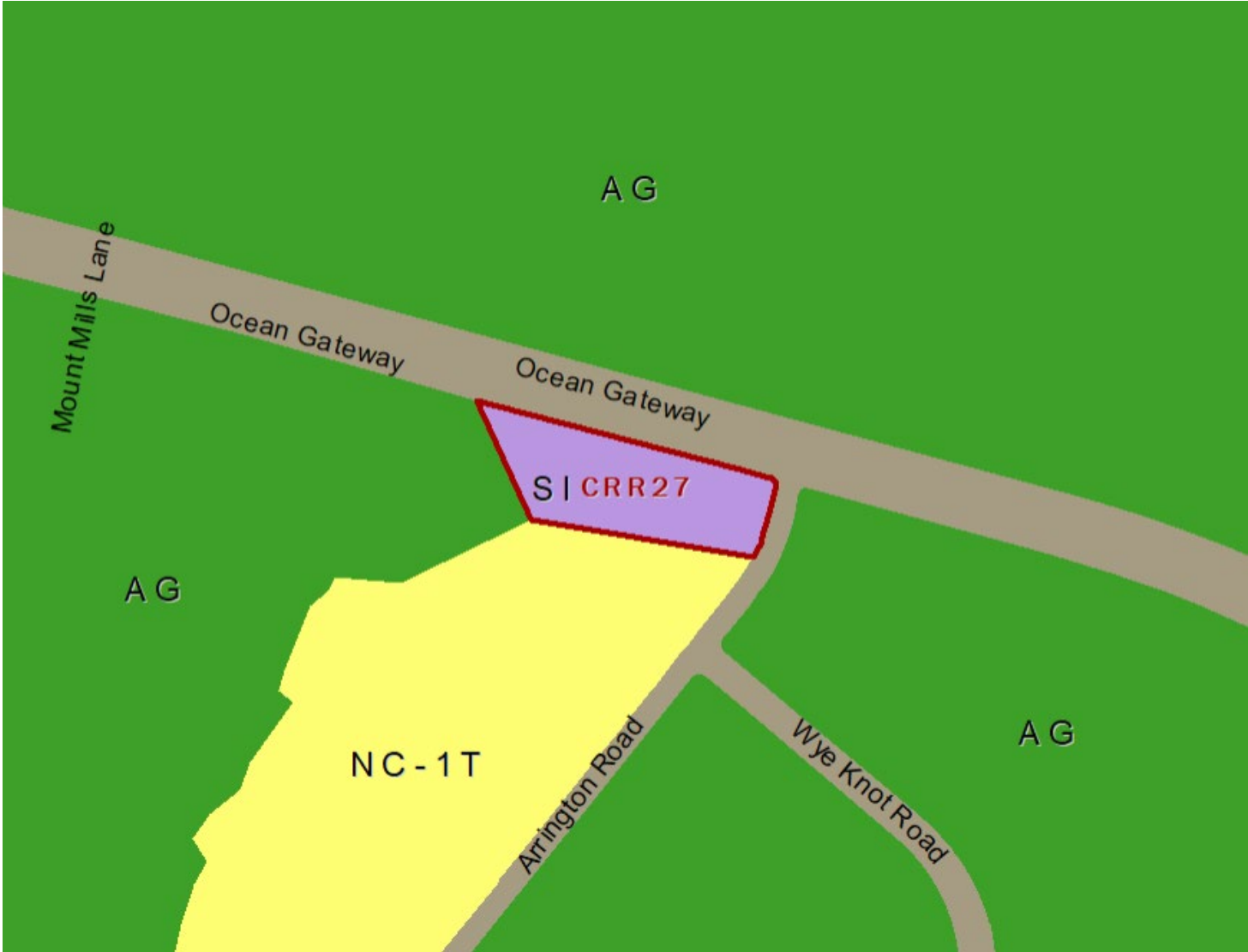


CURRENT STATISTICS	
ACRES	7.50
ZONING	CRR27
2010 CP LAND USE	R-RBEA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a
COMP REZONING REQUEST	
SI, NC-1T	
CONSISTENCY COMMENTS	
Moving location of split consistent with 2010 Comprehensive Plan Land Use	

# CRR27

## 100 Arrington Road

## Queenstown





## CURRENT STATISTICS

ACRES	2.50
ZONING	CRR28
2010 CP LAND USE	PA-AOS
PLANNING AREA	Chester
CRITICAL AREA	RCA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2
WATER SERVICE AREA	W3

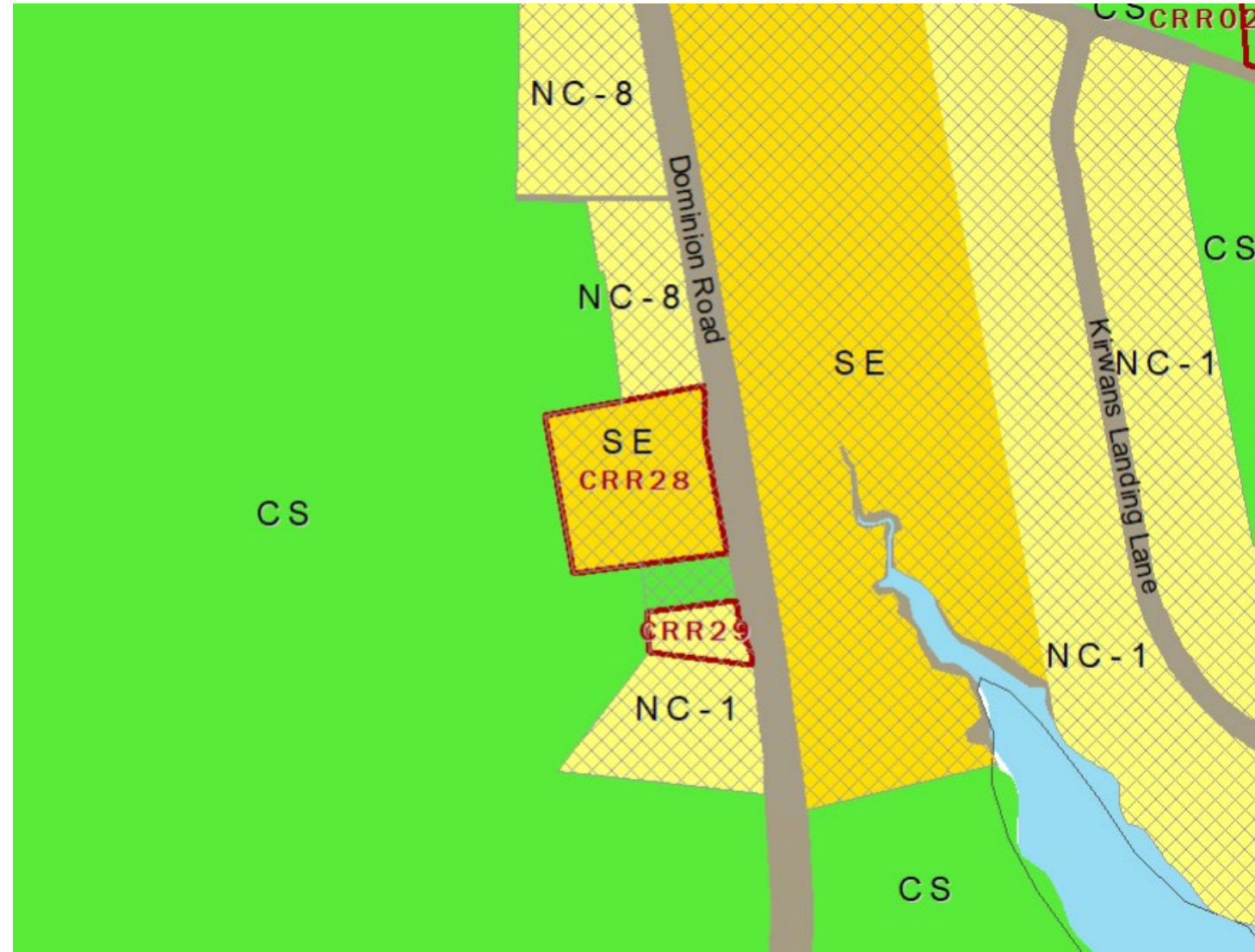
## COMP REZONING REQUEST

NC-8

## CONSISTENCY COMMENTS

Would require land use change  
to PA-MDR (adjacent)

# CRR28 0 Old Dominion Road Chester





## CURRENT STATISTICS

ACRES	0.48
ZONING	CRR29
2010 CP LAND USE	PA-MDR/PA-AOS
PLANNING AREA	Chester
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2
WATER SERVICE AREA	W3

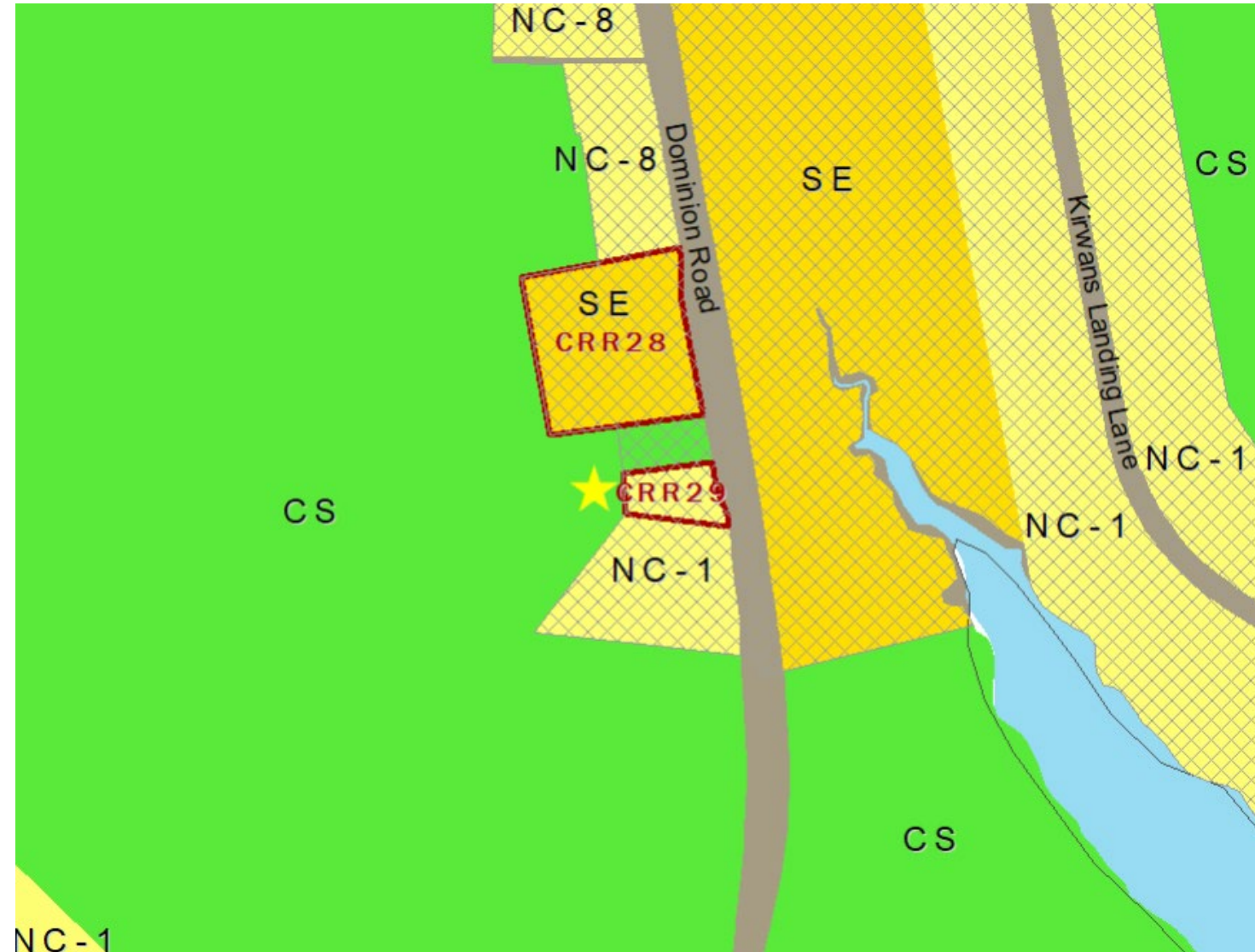
## COMP REZONING REQUEST

NC-8

## CONSISTENCY COMMENTS

Consistent with 2010 Comprehensive Plan Land Use

# CRR29 620 Dominion Road Chester





CURRENT STATISTICS

ACRES	237.00
ZONING	CRR30
2010 CP LAND USE	R-RAA/R-PPL
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

COMP REZONING REQUEST

SI (part)

CONSISTENCY COMMENTS

Would require land use change from R-PPL to R-RBEA (adjacent)

CRR30  
400 Dudley Farm Lane  
Centreville





## CURRENT STATISTICS

ACRES	115
ZONING	CRR31
2010 CP LAND USE	R-RAA/R-RBEA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

## COMP REZONING REQUEST

LIHS

## CONSISTENCY COMMENTS

Would require land use change to R-RBEA and probable change to SSA/WSA, possible expansion of Queenstown Growth Area

# CRR31 311 Cherry Lane Queenstown





## CURRENT STATISTICS

ACRES	10.08
ZONING	CRR32
2010 CP LAND USE	PA-RR
PLANNING AREA	Queenstown
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

## COMP REZONING REQUEST

SC

## CONSISTENCY COMMENTS

Would require land use change to R-RBEA (none adjacent)

# CRR32 328 Cherry Lane Queenstown





## CURRENT STATISTICS

ACRES	12.34
ZONING	CRR33
2010 CP LAND USE	PA-MDR/PA-F
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2
WATER SERVICE AREA	W5

## COMP REZONING REQUEST

NC-15

## CONSISTENCY COMMENTS

Consistent with 2010 Comprehensive  
Plan Land Use

# CRR33 Chester River Beach Road Grasonville





## CURRENT STATISTICS

ACRES	3.61
ZONING	CRR34
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2
WATER SERVICE AREA	W5

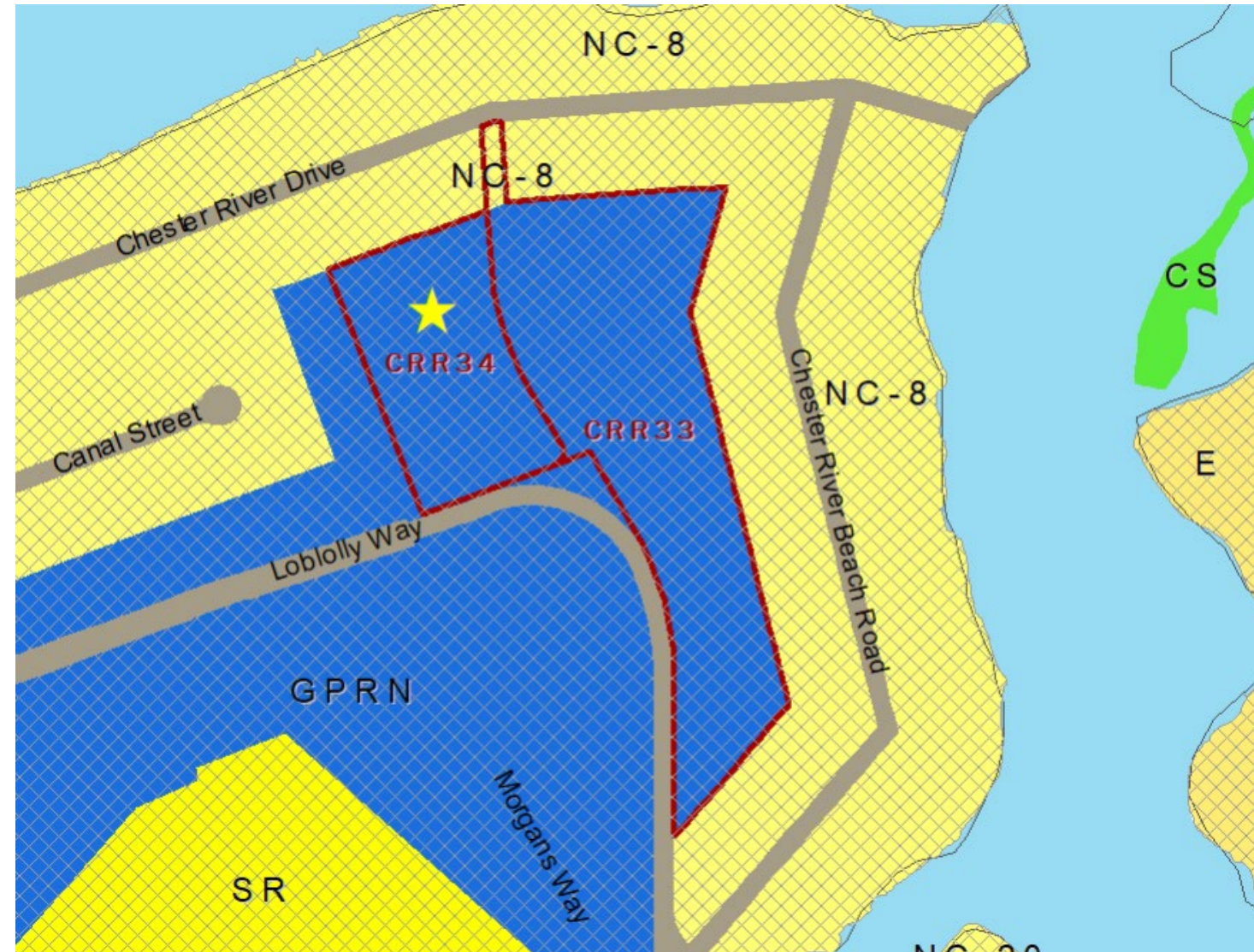
## COMP REZONING REQUEST

NC-15

## CONSISTENCY COMMENTS

Consistent with 2010 Comprehensive Plan Land Use

# CRR34 Chester River Beach Road Grasonville





## CURRENT STATISTICS

ACRES	183.63
ZONING	CRR35
2010 CP LAND USE	R-RAA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

## COMP REZONING REQUEST

SC, LIHS

## CONSISTENCY COMMENTS

Would require land use change  
to R-RBEA

# CRR35 826 Roberts Station Road Church Hill





CURRENT STATISTICS	
ACRES	6.74
ZONING	CRR36
2010 CP LAND USE	R-RAA/R-ERA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a
COMP REZONING REQUEST	
AG	
CONSISTENCY COMMENTS	
Consistent with 2010 Comprehensive Plan Land Use	

# CRR36

## 812 Island Creek Road

## Church Hill





## CURRENT STATISTICS

ACRES	186.00
ZONING	CRR37A
2010 CP LAND USE	R-RAA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

## COMP REZONING REQUEST

UC

## CONSISTENCY COMMENTS

Would require land use change to  
R-RBEA (present diagonal across  
US 301 only)

# CRR37A 2430 Sudlersville Road Sudlersville





## CURRENT STATISTICS

ACRES	2.68
ZONING	CRR37B
2010 CP LAND USE	R-RAA
PLANNING AREA	n/a
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	n/a
WATER SERVICE AREA	n/a

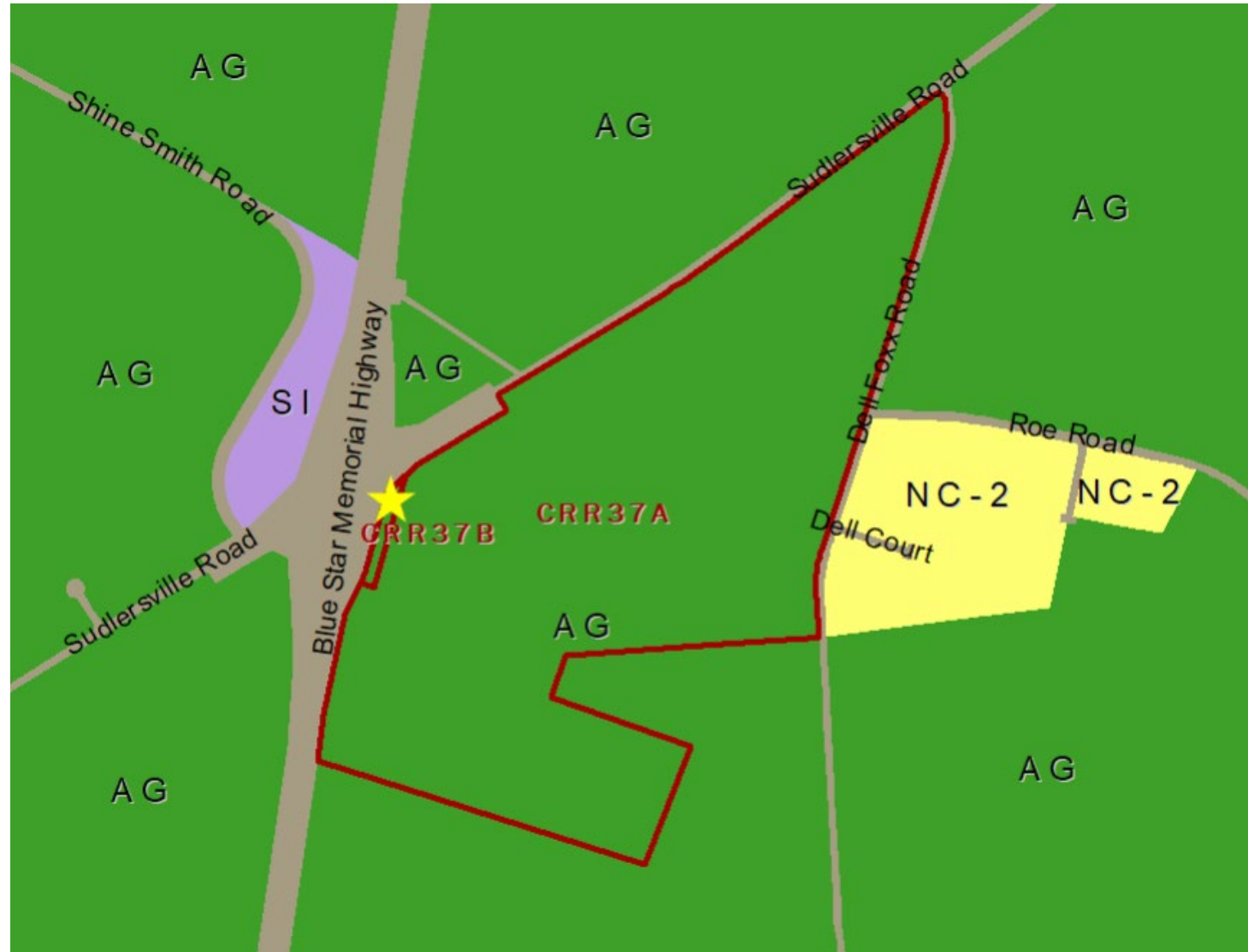
## COMP REZONING REQUEST

UC

## CONSISTENCY COMMENTS

Would require land use change to R-RBEA (present diagonal across US 301 only)

# CRR37B Blue Star Memorial Highway Sudlersville





## CURRENT STATISTICS

ACRES	0.36
ZONING	CRR38
2010 CP LAND USE	PA-CMU/PA-IBP
PLANNING AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W1

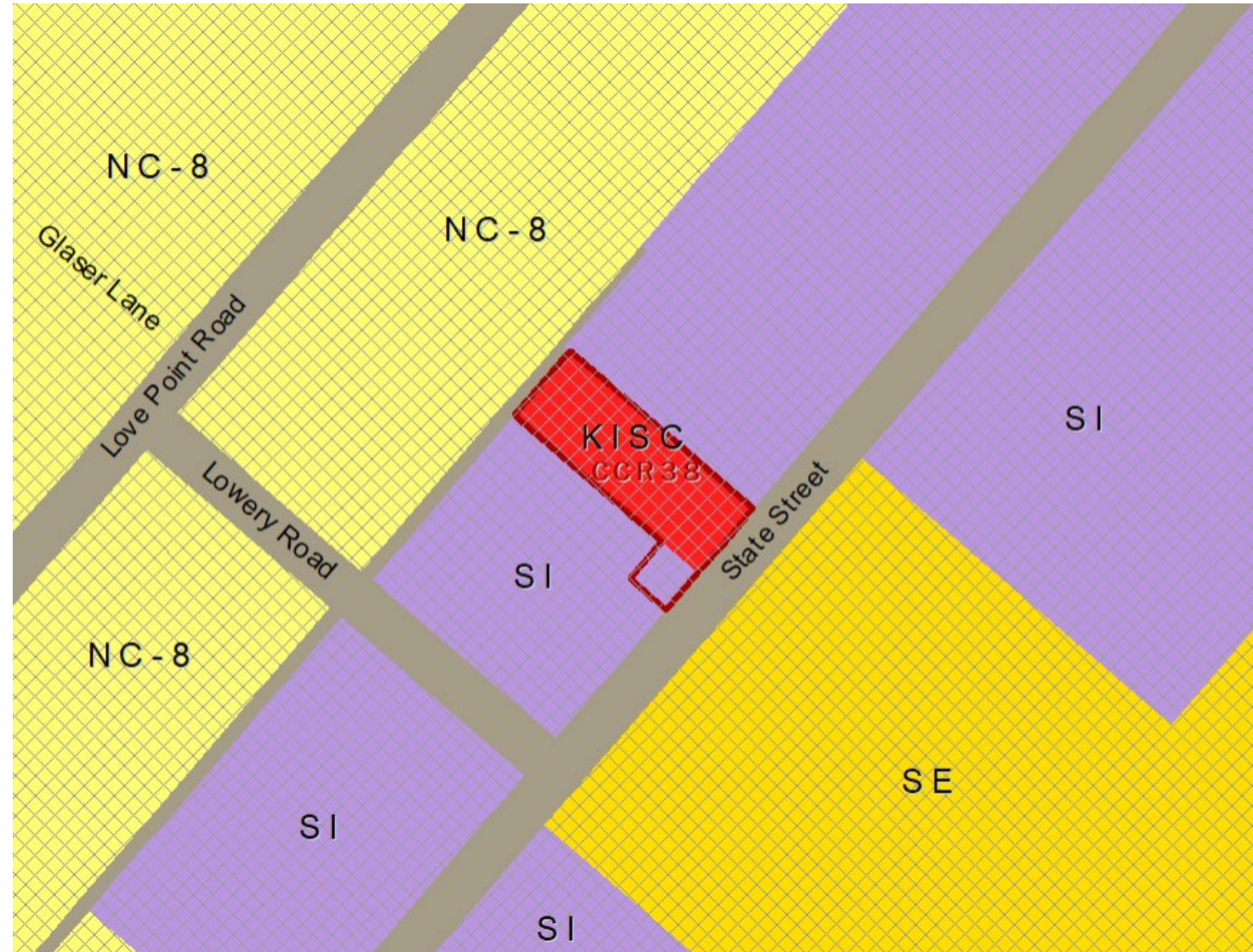
## COMP REZONING REQUEST

SI

## CONSISTENCY COMMENTS

Consistent with 2010 Comprehensive  
Plan Land Use

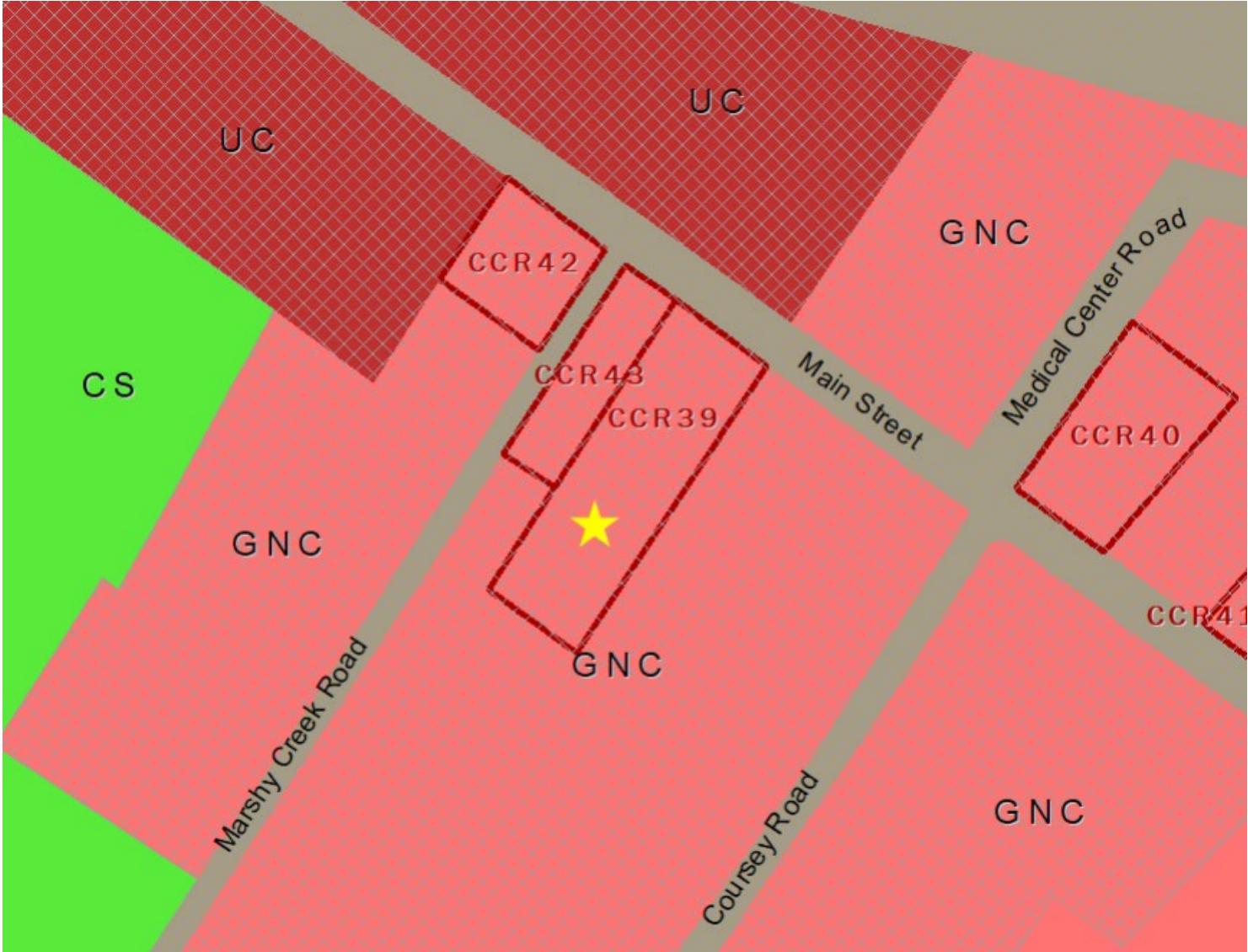
# CRR38 307 State Street Stevensville





CURRENT STATISTICS	
ACRES	0.59
ZONING	CRR39
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3
COMP REZONING REQUEST	
GVC	
CONSISTENCY COMMENTS	
Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)	

CRR39  
3802 Main Street  
Grasonville





## CURRENT STATISTICS

ACRES	0.38
ZONING	CRR40
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

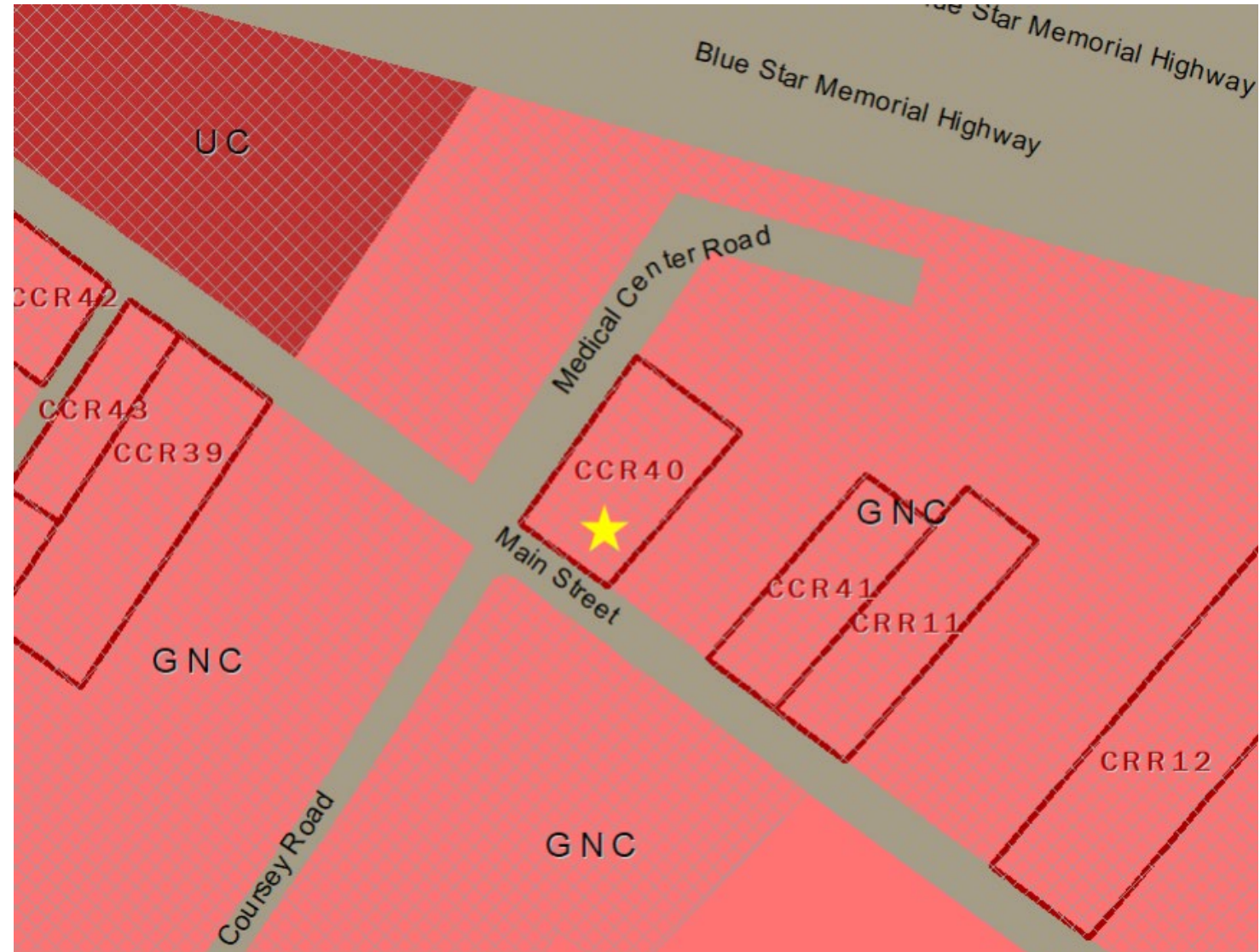
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR40 3901 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.32
ZONING	CRR41
2010 CP LAND USE	PA-LDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

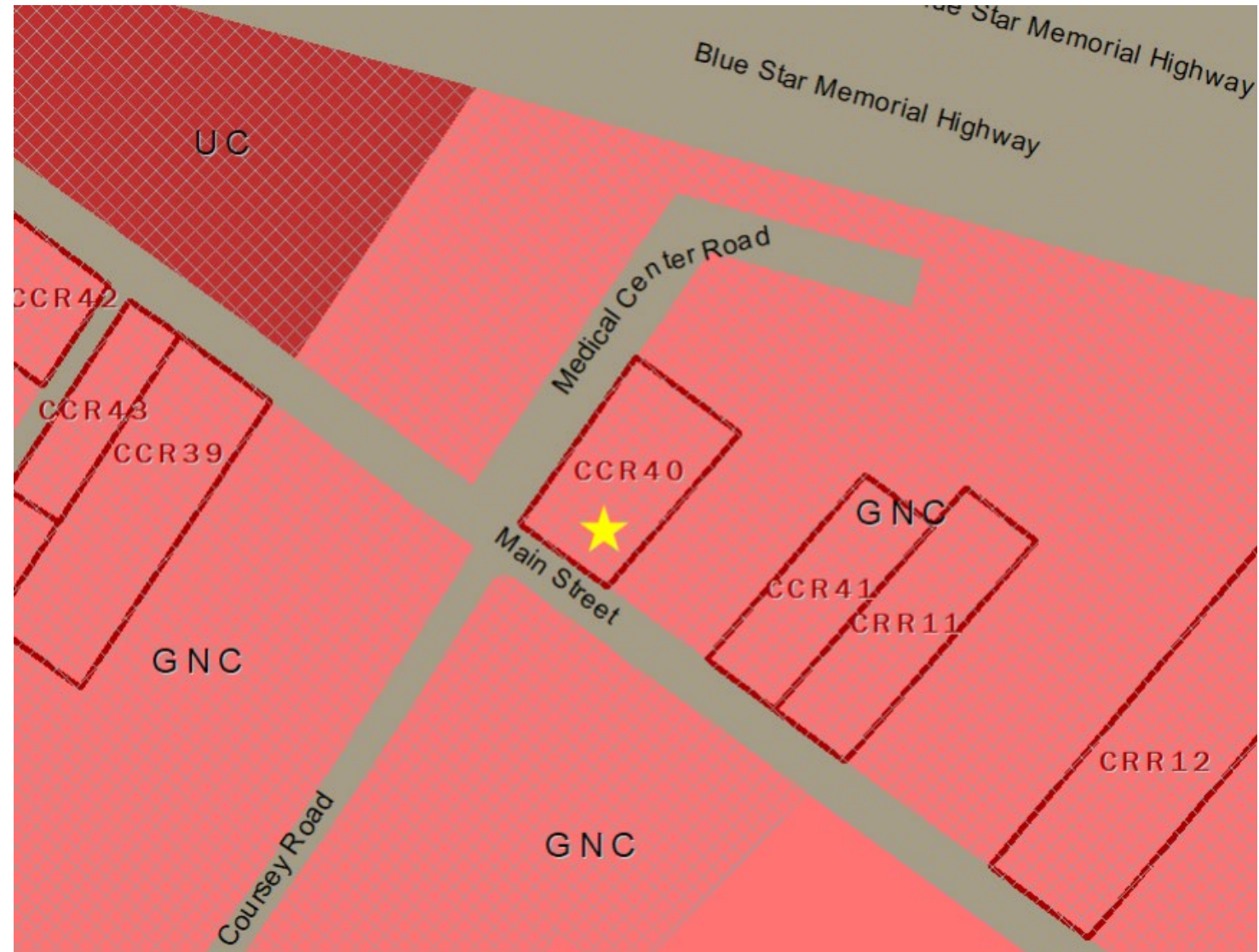
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR41 3911 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.23
ZONING	CRR42
2010 CP LAND USE	PA-CMU/PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA, IDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

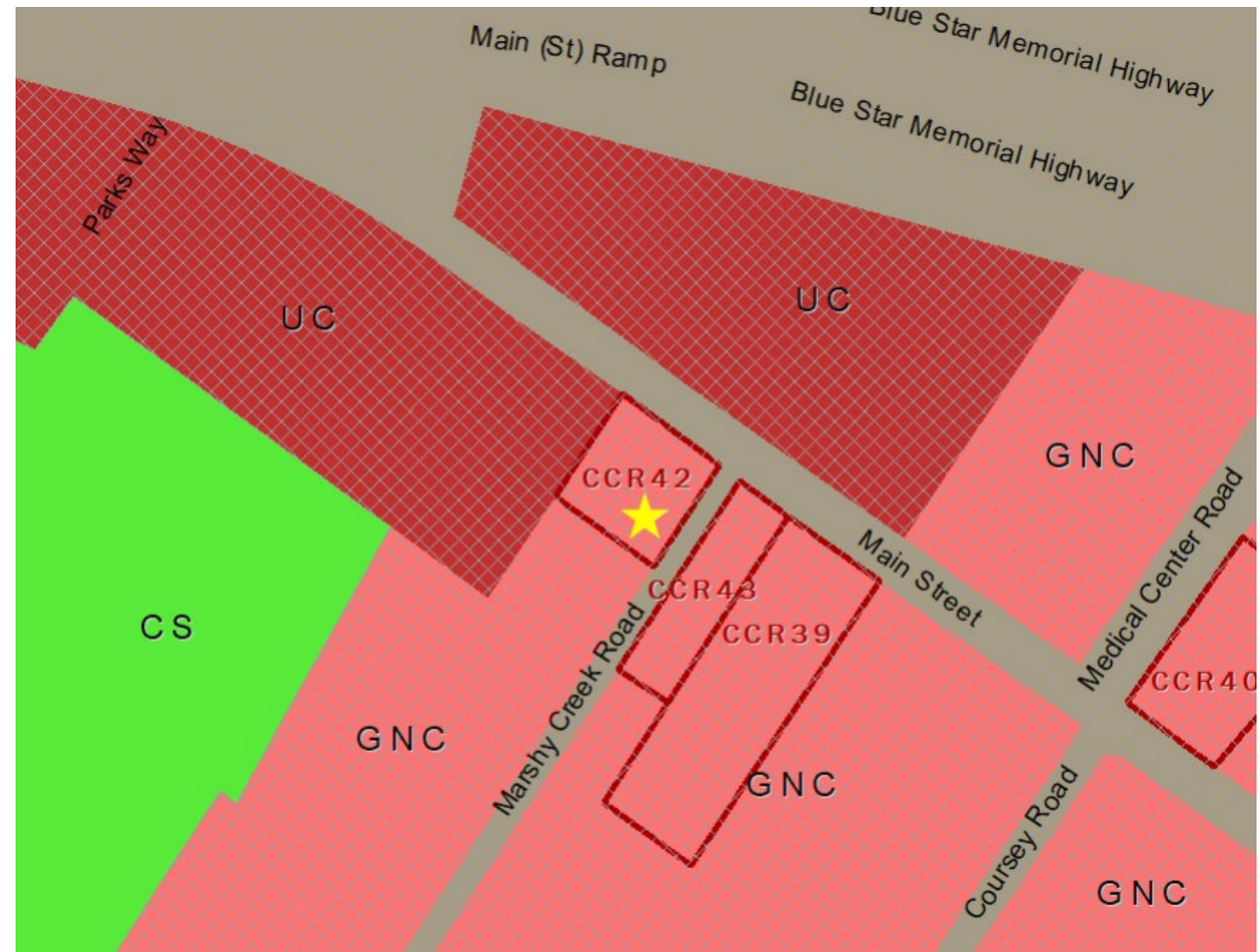
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change of whole parcel to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of MRNC)

# CRR42 3724 Main Street Grasonville





## CURRENT STATISTICS

ACRES	0.22
ZONING	CRR43
2010 CP LAND USE	PA-MDR
PLANNING AREA	Grasonville
CRITICAL AREA	LDA
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1
WATER SERVICE AREA	W3

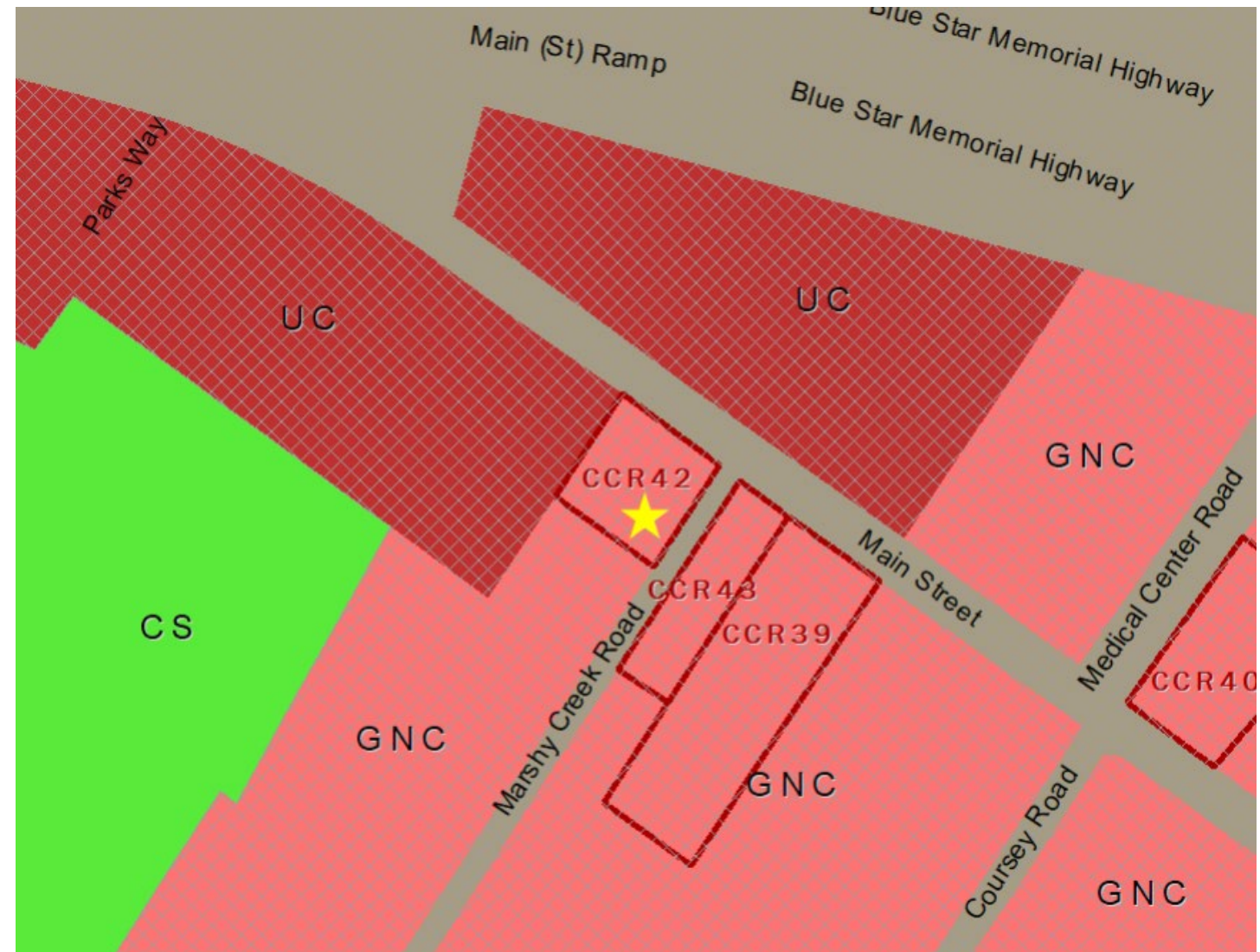
## COMP REZONING REQUEST

GVC

## CONSISTENCY COMMENTS

Would require land use change to PA-CMU (consistent with Grasonville Comprehensive Plan Land Use of Mixed Residential Neighborhood Center)

# CRR43 3800 Main Street Grasonville





# PlanQAC 2021

## APPENDIX D WATER RESOURCES ANALYSIS

APPENDIX D

2021-07-08 PC REVIEW DRAFT

### INTRODUCTION

This report is an Appendix to PlanQAC, the County's 2021 Comprehensive Plan. It provides an assessment of impacts of existing and projected growth on the County's water resource limitations, challenges, and solutions summarized in CHAPTER 5 – ENVIRONMENTAL RESOURCES. This report addresses the requirements for the Water Resource Element (WRE). The WRE analysis considers:

- Land use planning in a geographical context of watersheds.
- Estimated nutrient discharges for total nitrogen and phosphorus.
- Total Maximum Daily Loadings (TMDLs) for total phosphorus and total nitrogen by eight digit watersheds.
- Drinking Water supply to support current and future populations.
- Drinking Water treatment plant capacity.
- Wastewater capacity to support current and future populations.
- Wastewater treatment plant capacity.
- Stormwater impacts on water resources with respect to total nitrogen and phosphorus.
- Best Management Practices Toolkit.
- Conclusions and recommendations.

This WRE assessment provides a complete assessment of projected growth and public facility availability. In addition, the Towns of Centerville, Queenstown, and Church Hill have prepared assessments with respect to water resources within their jurisdictions as part of their Comprehensive Plans. This WRE analysis incorporates those assessments. This Appendix may be incorporated by reference into each Town Comprehensive Plan.

### PURPOSE

The purpose of the WRE is to ensure that the future development considered in the County's Comprehensive Plan and Town Comprehensive Plans reflect the opportunities and limitations presented by local and regional water resources. Local and regional water supply sources are predominantly the Aquia, Matawan, Magoth, and Upper and Lower Patapsco aquifers, and local and regional receiving waters for stormwater are within the Chester River watershed, Choptank River watershed, and the Eastern Bay watershed. The WRE also identifies suitable strategies to reduce nutrients to these local and regional receiving waters. Planning and assessment for the WRE is done at the eight-digit watershed level.

This assessment provides the basis for future collaboration with others in the region on a watershed basis. HB 1141, passed in 2006, encourages counties and local municipalities to consider water availability and source water protection issues when determining land use and zoning, and to involve state agencies early in the development process, in order to avoid situations where development may be impacted due to water-related issues.

### REGIONAL & COUNTY/TOWN WATER RESOURCE ISSUES

Many of the County's waterbodies are impaired. Impairments can be the result of one or more pollutant levels that exceed established thresholds for the waterbody. Impairments can be result of local conditions and/or regional conditions that may share the water resource. Adequate steps must be taken at the regional and County/Town level to ensure that pollutant loadings are minimized. Total Maximum Daily Load (TMDLs) results for total nitrogen and total phosphorus have been completed for several watersheds in the County.

Surface and groundwater supplies on the Eastern Shore are generally sufficient; however, they are facing increasing demand from growing population and land irrigation. With growth and development comes a variety of impacts on the region's water resources. Regional issues include:

Water Resources Analysis

PlanQAC 2021

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## CONTENTS

- Vision for Water Resources
- Water Resources Assessment
  - Groundwater/Drinking Water, Wastewater, Stormwater, Resource Lands, Best Management Practices, Sustainable Growth Management Strategies*
- Existing & Projected Conditions
  - Population Projections, MS4 & NPDES, Watershed-based Analysis*

*Detailed analysis for  
Water Resources Element (WRE) included as part of  
Chapter 5 – Environmental Resources*



# WRA – RESOURCE LANDS

Select Resource Land Use Classifications	Acreage					Change 2008-2019	
	1973	1997	2002	2008	2019	Acres	%
Agricultural	155,014.8	151,335.3	150,107.2	142,962.6	133,077.2	-9,885.4	-6.9%
Forested	72,110.3	63,664.6	63,069.5	59,742.8	72,588.4	+12,845.6	+21.5%
Wetlands	3,664.6	3,760.4	3,839.7	3,609.1	3,498.3	-110.8	-3.1%
Total County Acreage	238,337 Total Acres						
Calculated from Datasets	230,789.8	218,760.3	217,016.4	206,314.6	209,163.9	+2,849.3	+1.4%

Critical Areas	Total Acres	Impervious Surface		Undeveloped Land	
		Acres	%	Acres	%
IDA—Intensely Developed Area	1,567.6	499.3	31.9%	1,068.3	68.1%
LDA—Limited Development Area	8,417.9	1,357.8	16.1%	7,060.1	83.9%
RCA—Resource Conservation Area	31,852.1	767.8	2.4%	31,084.3	97.6%
Total Critical Areas	41,837.6	2,624.9		39,212.7	



## WRA – IMPERVIOUS SURFACE COVERAGES (2016)

Watershed	Total Watershed Acres*	Impervious Surface Acres	2016 % Impervious Surface
Corsica River Watershed	23,922.1	1,085.9	4.5%
Eastern Bay Watershed	11,650.6	1,216.0	10.4%
Kent Island Bay Watershed	5,184.5	613.3	11.8%
Kent Narrows Watershed	6,940.2	453.8	6.5%
Lower Chesapeake Bay Watershed	3.4	0.1	2.9%
Lower Chester River Watershed	17,902.7	942.2	5.3%
Middle Chester River Watershed	7,871.7	352.1	4.5%
Southeast Creek Watershed	34,789.0	867.3	2.5%
Tuckahoe Creek Watershed	46,095.3	931.7	2.0%
Upper Chester River Watershed	52,079.3	1,413.7	2.7%
Upper Choptank Watershed	1,928.4	25.2	1.3%
Wye River Watershed	29,671.4	1,021.4	3.4%
Total	238,038.7	8,922.7	3.7%



## WRA – PUBLIC SEWER DEMAND & CAPACITY

Facility	Million Gallons per Day (MGD)			Comments
	Design Capacity	Avg Daily Flow	Remaining Capacity	
KNSG WWTP	3.000	2.183	(0.110)	Includes commitments of 425,910 gpd, 284,755 gpd reserve for SKI failing septic, 58,720 gpd reserve for commercial/institutional use.
Queenstown	0.200	0.107	0.093	Max capacity not adequate to service full build-out of 511,813 gpd: actual versus design flow, real development vs. assumed affects conclusion. Not expected to occur by 2040, alternatives consideration to address capacity limitations left to future planning processes.
Centreville	0.542	0.484	0.058	Can be expanded to treat 750,000 gpd with minor improvements; more substantial improvements could expand to 1,000,000 gpd. Capacity provided will directly impact development accommodation. Capacity currently restricted due to available spray irrigation lands.
Church Hill	0.080	0.051	0.029	Will need to be expanded by 2030 to provide service for the 2030 forecast and of the full development of the Town, as well as improve quality of treatment.
Sudlersville WWTP & Barclay*	0.200	0.087	0.113	40,000 gpd of remaining capacity reserved for connection to Town of Barclay. Anticipated flow associated with growth will require expansion of plant capacity.



# WRA– SEWER CAPACITY LIMITATIONS

Estimated Existing Capacity			659,000 gpd
Existing Capacity Commitments			
Residential Commitments	576 vacant lots	115,200 gpd	
Commercial Commitments		77,410 gpd	
Multi-Use Commitments	1,205 dwelling units	233,300 gpd	
ESTIMATED EXISTING CAPACITY REMAINING			233,090 gpd
Reserve for SKI Failing Septic Areas		284,755 gpd	
Reserve for Commercial/Institutional Use		58,720 gpd	
ESTIMATE REMAINING @ 3 MGD			(110,385 gpd)



# CONTENTS

## PlanQAC 2021

# CHAPTER 12

## IMPLEMENTATION

- Plan Relationships & Coordination
- Implementation Matrix  
*Action Type, Lead Agency*

### 12. Implementation

To accomplish the goals and objectives of **PlanQAC**, a wide range of implementation measures are recommended. The implementation measures recommended should be viewed as positive instruments, which will guide the future growth and development of Queen Anne's County. The recommended implementation measures involve agencies at all levels of government, private organizations, developers, and the public; however, the final responsibility for the implementation of **PlanQAC** lies with the County's citizens and elected officials.

The adoption of **PlanQAC** is the first step in the implementation process. It is the product of considerable effort on the part of Queen Anne's County and its County Commissioners, Planning Commission, Department of Planning and Zoning, as well as many other County departments, community leaders, and concerned citizens. Continuing action to implement **PlanQAC** will be needed for it to have lasting impact.

Throughout **PlanQAC**, each chapter presented future goals for individual topics and suggested strategies that should be implemented to meet those goals. This chapter compiles the strategies from each of those individual elements and provides additional strategies, projects, programs, or services to guide implementation.

#### PLAN RELATIONSHIPS & COORDINATION

**PlanQAC** is not a standalone document, but is supported by (and, in turn supports) related planning program documents including:

- Land Use and Development Ordinance (e.g., Zoning and Subdivision Regulations, Forest Conservation Act, Development Impact Fees)
- Environmental Protection Regulations (e.g., Chesapeake Bay Critical Area Act, Erosion and Sediment Control Ordinance, Floodplain Management Ordinance, Stormwater Management Ordinance)
- Adequate Public Facilities Ordinance
- Comprehensive Water and Sewerage Plan
- Land Preservation, Parks and Recreation Plan
- Building and Housing Codes
- Broadband Strategic Plan
- Kent Narrows Community Plan
- Economic Development Commission Strategic Plan
- Housing Study
- Nuisance Flood Plan
- Multi-Jurisdictional Hazard Mitigation Plan
- County Watershed Improvement Plans
- Sea Level Rise and Coastal Vulnerability Assessment & Implementation Plan

These and other plans and ordinances must be in conformance with **PlanQAC**, however, as with any update or revision of a major planning document, conflicts may arise between previously adopted policies and newly proposed policies. The policies and guidelines contained within **PlanQAC** supersede any conflicting policies or guidelines contained in the above mentioned plans.

**PlanQAC** takes into consideration the comprehensive development plans and ordinances of the incorporated municipalities within County boundaries. It also refers to applicable State plans and ordinances that affect the growth and development of the County.

TC REVIEW DRAFT 2021-07-08

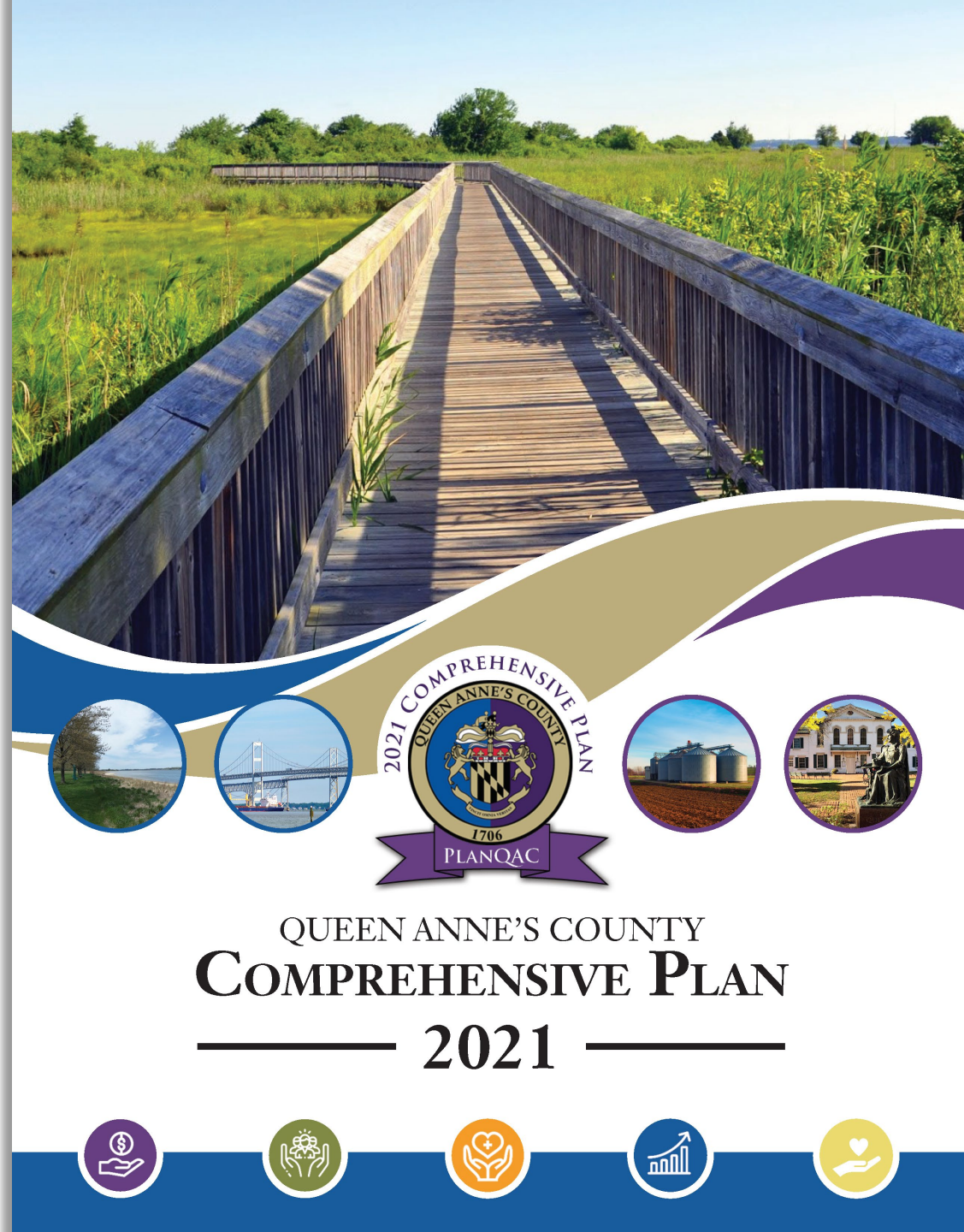
No.	Action	Responsible Agencies	Action Type	Capital Item
<b>CHAPTER 4—LAND USE</b>				
<b>GOAL 4-1: Growth management, regulations, design/land use.</b>				
<b>Strategy 1</b>	Review current site design standards to further promote environmental protection, landscaping and aesthetics as well as seeking to preserve scenic beauty, vistas, views, and un-fragmented forestland and farmland through compact residential design.			
1.1	Implement existing Chesapeake Country Scenic Byway Corridor Management Plan.	EDT, PNZ, SHA	Support	Yes
1.2	Establish design standards that will preserve vistas, views, and unfragmented farmland, which may include screening, setbacks, sign guidelines, enhanced buffer yard requirements, contiguous clustered lots, and open space.	PNZ	Regulations	No
1.3	Evaluate creating a US 50 Corridor Plan that considers buffer, signage, and architectural standards.	PNZ, DPW, SHA	Study/Plan	No
1.4	Identify Eastern Shore vernacular, create a pattern book, and develop design standards for highway/retail commercial.	PNZ, HCS, AB	Study/Plan	No
1.5	Discourage residential development along major transportation corridors.	PNZ	Regulations	No
<b>Strategy 2</b>	Only as capacity allows, funnel growth to Planning Areas to preserve equity in farmland, decrease the potential number of new units in the AG and CS districts, and develop environmental and site design standards.			
2.1	Review, reduce/condense, and modify existing zoning districts with similar traits and needs.	PNZ	Regulations	No
2.2	Modify infill development standards to achieve desired minimum densities.	PNZ	Regulations	No
2.3	Through mutual agreement, coordinate Municipal Growth Elements (MGE) through face-to-face meetings between the County and Towns and continued planning and implementation coordination.	PNZ, AB, COG, EDT	Study/Plan	No
2.4	Conduct a analysis of benefits of TDRs to Planning Areas and Municipal Growth Areas and evaluate the County's Noncontiguous Development Rights (NCD) program.	PNZ, EDT	Study/Plan	No
<b>Strategy 3</b>	Proactively manage growth that reflects the County's vision and adequately provides for thoughtful growth.			
3.1	Establish incentives for low-impact businesses.	EDT, PNZ	Regulations	No
3.2	Review regulations to ensure minimal environmental impacts.	PNZ, EDT	Regulations	No
3.3	Strengthen the County's Housing Programs through funding, partnering, and implementation.	HCS, PNZ, HA	Program	No
3.4	Provide public education on the importance of stewardship and measures individual property owners can take above and beyond regulations.	PNZ, CAC, DPW, MDE, SCD	Outreach	No





# PlanQAC 2021

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# QUESTIONS OR COMMENTS



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