



COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO

AUGUST 12, 2021

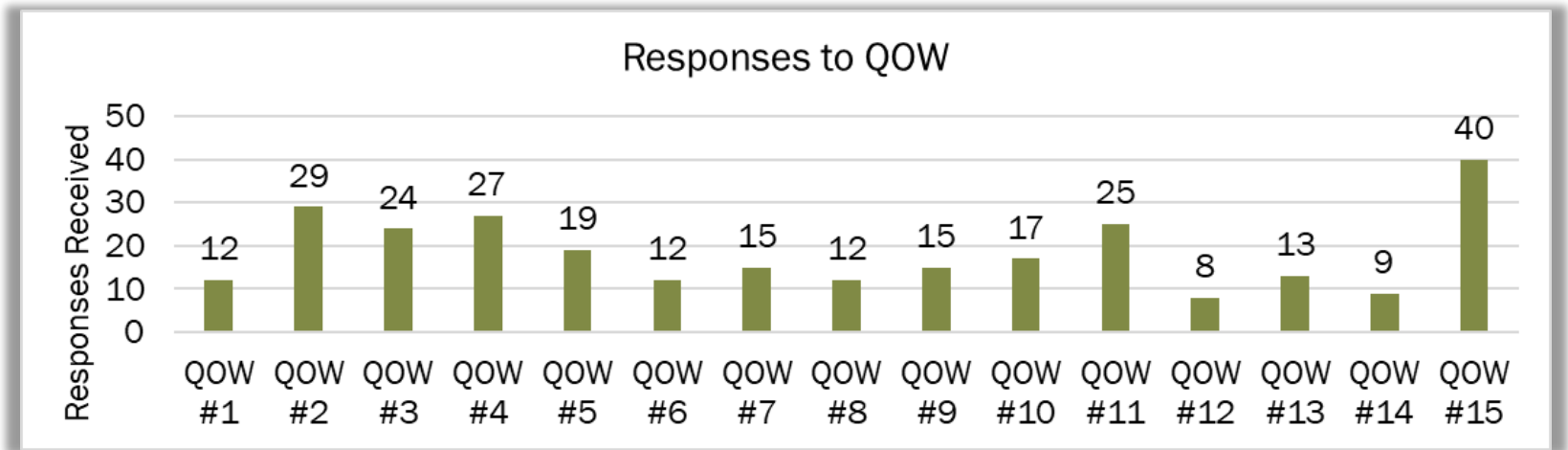
PLANNING
COMMISSION

CRR LAND USE, GROWTH
CAPACITY OPTIONS,
IMPLEMENTATION



PROJECT OUTREACH – PROJECT WEBSITE INTERACTIONS

- 263 Total Update Subscribers + 322 Total County Staff & Organization Contacts
- 2,274 Total Project Website Users
 - 3,887 Total Sessions
 - 9,296 Total Page Views
- Top Origins:
 - Direct to Project Website
 - Google
 - County Website
 - Facebook
 - Yahoo
 - Bing
 - Instagram
 - Corsica River Conservancy website redirect





PLAN DRAFT REVISIONS – COMMENT TRACKING

PLANNING COMMISSION, TECHNICAL COMMITTEE, STAFF, RESIDENT & OTHER STAKEHOLDER COMMENTS

QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN
CHAPTER 03 COMMUNITY FACILITIES & SERVICES
COMMENT AND RESPONSE SHEET

Last Updated: 8/9/2021

LINE NUMBERS

No.	Commenter	Organization	Source	Date	Page	Section	Line	Column	Comment	WM Notes	Addressed
1	Stephanie Jones	QAC PNZ	DOCK Comment	2021-02-01		3-1 Relevant State Visions			Please provide a legend.	Providing in Chapter 1	
2	Stephanie Jones	QAC PNZ	DOCK Comment	2021-02-01		3-3 Adequate Public Facilities & Impact Fees	1	Left	I like changing up the layout, but my eyes get a little lost as to where to go the previous page has a bulleted list with 2 columns and then this page has layouts.		
3	Stephanie Jones	QAC PNZ	DOCK Comment	2021-02-01		3-7 Boards & Commissions	12	Left	Elaborate		
4	Amy Moredock	QAC PNZ	DOCK Comment	2021-02-01		3-7 County Departments	7	Right	Need to add the Climate Resilience Planning and Financing - QAC Workgroup before this one. Tasked with the understanding of county assets, determining goals and objective, development of a Plan, and establishing financing mechanism to implement Resiliency Planning review.		
5	Stephanie Jones	QAC PNZ	DOCK Comment	2021-02-01		3-7 County Departments	25	Right	This should be elaborated on to be consistent with other departments		
6	Stephanie Jones	QAC PNZ	DOCK Comment	2021-02-01		3-7 County Departments	31	Right	This should be elaborated on to be consistent with other departments		
7	Stephanie Jones	QAC PNZ	DOCK Comment	2021-02-01		3-8 Public Safety Facilities & Services	1	Left	Please provide a legend.		

QAC 2021 COMPREHENSIVE PLAN DATA INVENTORY

Queen Anne's County Data

- ☒ Affordable Housing Assessment (2016)
- ☒ Annual Report (2010-2018, 2020)
- ☒ Baltimore Metropolitan Council UPWP FY21 Contract (6/9/2020)
- ☒ Baltimore Metropolitan Council UPWP FY22 Contract (06/08/2021)
- ☒ Bay Bridge Airport Final EA for Airfield Improvements (6/2020)
- ☒ Beach to Bridge Traffic Plan (2018)
- ☒ Bicycle & Pedestrian Advisory Committee Connectivity & Safety Recommendations (2020)
- ☒ Bicycle & Pedestrian Advisory Committee Connectivity & Safety Recommendations (2021)

CAPITAL IMPROVEMENTS

The Queen Anne's County Public Schools Five-Year Program Requests were developed of the Strategic Plan. The Plan includes improvement recommendations for public school facilities:

- Centreville Middle School feasibility study in FY20; construction in FY22-23
- Kent Island High School Addition

RESOURCE USE
TRACKING



CAPACITY LIMITATIONS





CAPACITY LIMITATIONS

LIMITATIONS

- Nearing limits of adequate public facilities:
 - Transportation infrastructure on state and local roads
 - Chesapeake Bay Bridge
 - Local school capacity
 - Sewerage capacity permit restrictions at KNSG Wastewater Treatment Plant

KNSG LIMITATIONS

- Existing 3 MGD capacity nearly fully obligated by estimated existing and future capacity commitments
 - Estimated using actual hydraulic flow and reserved flow allocations for unbuilt development
- Maximum discharge restricted by nutrients allocated by the Chesapeake Bay TMDL and NPDES permit
 - Nitrogen - 36,547 lbs (*primary constraining factor*)
 - Phosphorous - 2,741 lbs
- Permit renewal may result in modest re-rating based on nutrient removal performance
 - Essential to realistically prioritize any performance re-rating capacity
 - Likely not feasible to add additional capacity without reduction in Federal/EPA and State water quality discharge standards associated with NPDES



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 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

SCHEDULE A: KNSG Sewer Capacity Estimate *(for planning purposes only)*— June 2021

PURPOSE: To provide an approximation of existing and future sewer treatment capacity available based on current data and information. The projections herein are subject to variation on a monthly schedule resulting from actual flow determinations at the KNSG Plant and to the changing status of projects as listed. This information is for planning purposes only and does not guarantee sewer allocation to any specific project unless expressly indicated below as a commitment.

ASSUMPTIONS: Residential Average Daily Flow = 200 gpd/dwelling

*** Paid in full
** 10% deposit
* 0% deposit

ESTIMATED EXISTING CAPACITY¹	659,000 gpd
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EXISTING CAPACITY COMMITMENTS

RESIDENTIAL COMMITMENTS²

VACANT LOTS

***	Cloverfields Subdivision	14	2,800 gpd	
***	Bay City Subdivision	12	2,400 gpd	
***	Prospect Bay Subdivision	5	1,000 gpd	
***	The Tides	15	3,000 gpd	
***	Hilton Inn Phase 2 Condos	4	800 gpd	
***	Enclave at Prospect Bay	14	2,800 gpd	
**	Chesterhaven Beach	180	36,000 gpd	
**	Perry's Retreat	156	31,200 gpd	
***	Four Seasons (Phase 1A + 25)	105	21,000 gpd	
***	Existing Miscellaneous Residential Infill ³	71	14,200 gpd	115,200 gpd

SCHEDULE A: KNSG Sewer Capacity Estimate *(for planning purposes only)*— June 2021

EXISTING CAPACITY COMMITMENTS *(cont'd)*

COMMERCIAL COMMITMENTS⁴

***	Matapeake Professional Park – Penguin	1,890	gpd	
***	Holiday Inn Expansion	1,250	gpd	
***	Chesapeake Village – Phase 2	1,241	gpd	
***	Slippery Hill (Phase 2)	15,299	gpd	
***	KN Redevelopment	2,250	gpd	
***	Fisherman's Village Hotel (revised)	8,511	gpd	
***	Kent Manor Inn – Proposed	2,419	gpd	
***	KRM-Sisk (Bldg 2)	1,323	gpd	
**	Grasonville Hospitality (2 nd Restaurant Pad)	4,052	gpd	
***	214 Pier One (Toll Manor)	7,025	gpd	
**	Postal Road Apartments	7,150	gpd	
***	Existing Commercial Not Flowing ⁵	25,000	gpd	77,410 gpd

*** Paid in full
 ** 10% deposit
 * 0% deposit

SCHEDULE A: KNSG Sewer Capacity Estimate *(for planning purposes only)*— June 2021

EXISTING CAPACITY COMMITMENTS *(cont'd)*

MULTI-USE COMMITMENTS⁶

** Four Seasons:

Dwellings (Phase 1B)	213	homes	42,600	gpd	
Clubhouse (Phase 1B)			5,000	gpd	47,600 gpd
Dwellings (Phase 2)	679	homes	135,800	gpd	
Assisted Living (Phase 2)	88	units	4,400	gpd	140,200 gpd

*** Ellendale Subdivision:

Dwellings	83	homes	16,600	gpd	
Community Center			500	gpd	17,100 gpd

*** Gibson's Grant:

Dwellings	18	homes	3,600	gpd	3,600 gpd
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*** Cloisters:

Dwellings	124	homes	24,800	gpd	24,800 gpd
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*** Paid in full
 ** 10% deposit
 * 0% deposit

SCHEDULE A: KNSG Sewer Capacity Estimate *(for planning purposes only)* — June 2021

ESTIMATED EXISTING CAPACITY¹

659,000 gpd

Existing Capacity Commitments

Residential Commitments	576	vacant lots	115,200	gpd
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Commercial Commitments			77,410	gpd
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Multi-Use Commitments	1,205	homes/units	233,300	gpd
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ESTIMATED EXISTING CAPACITY REMAINING

233,090 gpd

Reserve for SKI Failing Septic Areas ⁷	<i>(includes new homes flowing)</i>	284,755	gpd [†]	<i>(reflects 665 flowing)</i>
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Reserve for Commercial/Industrial Use ⁸		58,720	gpd	
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ESTIMATE REMAINING @ 3 MGD

— 110,385 gpd

NOTES:

¹ Estimated existing capacity is computed as the 36-month rolling average of actual MDE reported plant discharge quantities.

² Residential Commitments - Vacant Lots of Record that already hold sewer allocation or have placed a 10% deposit.

³ Existing and currently vacant building lots that hold a sewer account.

⁴ Commercial Commitments - Commercial / Other Projects that hold allocation for vacant lots or have placed a 10% deposit.

⁵ Estimated commercial properties holding excess allocation not currently being used (not connected or flowing).

⁶ Multi-Use Commitments - Projects that hold allocation for vacant lots, or have placed a 10% deposit, or have an executed DRRA, or other legal obligation. Numbers represent as yet unbuilt units.

⁷ Includes Kent Island Estates, Romancoke and other Route 8 subdivisions as detailed in the SKI Sanitary Project Report and 540 vacant lots.

⁸ In accordance with Resolution 04-68 - 200,000 gpd less any Commercial Commitments listed and less any commercial constructed and flowing since 2014.

MONTHLY FLOWS BY YEAR — June 2021

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
JAN	2.35	2.14	2.51	2.01	1.67	1.68	2.09	2.20	1.84	1.93	1.61	2.10
FEB	2.61	2.20	2.58	2.58	1.70	2.03	1.94	2.38	1.72	1.70	1.87	2.34
MAR	2.42	2.10	2.62	2.41	1.85	1.85	2.42	2.33	2.10	1.96	2.09	2.21
APR	2.12	2.24	2.48	2.34	1.95	1.79	2.26	2.27	2.08	1.72	2.03	1.98
MAY	2.13	2.21	2.57	2.62	2.02	2.16	2.17	2.28	2.14	1.90	1.89	1.90
JUN		2.15	2.25	2.38	1.82	1.92	2.21	2.00	2.40	1.70	1.80	2.12
JUL		2.15	2.17	2.32	1.76	1.93	2.10	2.11	2.29	1.82	1.71	1.65
AUG		2.63	2.15	2.23	1.96	1.79	1.94	2.23	2.05	1.91	1.96	1.53
SEP		2.53	2.15	2.38	1.86	1.66	1.83	2.16	1.99	1.88	2.26	1.50
OCT		2.54	2.09	2.36	1.70	1.71	1.76	1.88	2.05	1.94	1.82	1.63
NOV		2.58	1.94	2.63	1.90	1.57	1.50	1.81	1.87	2.01	1.93	1.48
DEC		2.65	2.05	2.64	1.95	1.62	1.67	1.96	2.11	2.13	2.11	1.55
AVG	2.326	2.343	2.297	2.408	1.845	1.809	1.991	2.134	2.053	1.883	1.923	1.833
3-YEAR AVERAGE		2.340			WETTEST YEAR ON RECORD!							
RAINFALL	14.20	47.39	37.30	74.50	24.40	45.20	44.00	44.00	40.90	38.70	49.00	29.80

ANNUALIZED RAINFALL (2021): 34.08

PROJECTED RAINFALL SURPLUS (DEFICIT): (14.50)

COMMERCIAL FLOWS – June 2021

RESOLUTION NO. 04-68 RESERVED 200,000 GPD FROM 1 MGD EXPANSION FOR COMMERCIAL
FLOWS CONSUMED ORIGINAL 2 MGD IN 2013

BELOW ARE ALL COMMERCIAL ALLOCATIONS 2014-PRESENT THAT SHOULD BE DEDUCTED FROM ABOVE 200,000 GPD

2014	KRM – Lot 8	2,706 gpd	2018	Maryland General Land – Bada Bean	329 gpd
	Penguin Ventures Building 3	1,296 gpd		Wye Bible Church	105 gpd
	Kaplanges	800 gpd		TC Shopping – Starbucks	875 gpd
	Nesbit – UMMS	6,750 gpd		Juleo LLC – Blackheart Distillery	444 gpd
	MD General Apts – Bldg D – Commercial	474 gpd		Chick-fil-a	161 gpd
	MD General Apts – Bldg E – Commercial	474 gpd	2019	Fox Point Properties	541 gpd
	MD General Apts – Bldg D	4,575 gpd		Sealing Trust Building 2	450 gpd
	MD General Apts – Bldg E	4,350 gpd		Chesapeake Village	93 gpd
	VJ Ventures Apt	5,727 gpd		Narrows Restaurant	104 gpd
	KN Redevelopment	2,250 gpd		PRS Realty	1,920 gpd
	The Vineyards – Phase 2	7,699 gpd	2020	Slippery Hill – Phase 1	11,946 gpd
	Kent Manor Inn – Existing	2,663 gpd		Bayside Auto	263 gpd
2016	Patriot Fire	1,113 gpd		Kaplanges	788 gpd
2017	Gardens at QA – Phase 2	1,150 gpd	2021	Queenstown Assisted Living – Phase 1	3,825 gpd
TOTAL FLOWS					63,871 GPD



SEWER CAPACITY LIMITATIONS

TECHNICAL COMMITTEE RECOMMENDATIONS

1. Affirm that County sewer capacity largely has been obligated for existing and future projects. Recommendations will not promote policies that cannot be implemented due to lack of capacity or that create unrealistic development expectations.
 - a) Resolution 04-68 should be updated to clearly address the current sewer capacity limitation and define timeframes and reservations for the use of any remaining permit capacity additions.
 - b) Acknowledged limited sewerage treatment capacity at KNSG needs to be rationed and strategically managed over the Comprehensive Plan's planning period.
 - c) Recognize that existing infill opportunities are sufficient to consume all available sewer capacity and promote infill, renovation, and revitalization strategies as alternatives to new development. Consider incentivizing infill development.
 - d) Recognize that a portion of any increase in sewer capacity that may be achieved via a re-rating needs to be managed and reserved to address existing subdivisions that have longstanding documented public health concerns (i.e. failing septic systems) within the County's Comprehensive Water and Sewerage Plan (e.g., Marling Farms, Dominion).
 - e) Reserve remaining sewer capacity for commercial uses, institutional uses and other economic development endeavors.
 - f) Recognize the location and large amount of approved but unbuilt residential development that can be constructed to full buildout using existing capacity commitments.



SEWER CAPACITY LIMITATIONS TECHNICAL COMMITTEE RECOMMENDATIONS

2. Acknowledge that the Adequate Public Facilities Ordinance will remain in use and Future Land Use decisions will be based on available capacity for sewer, water, schools, and roads.
3. Direct new growth to incorporated towns that have sewer capacity (as well as other adequate public facilities) to accommodate.
4. Include recommendations that focus on business retention, promoting existing business and tourism opportunities.



SEWER CAPACITY LIMITATIONS

TECHNICAL COMMITTEE RECOMMENDATIONS

5. Evaluate existing Growth Areas as follows:

- a) Prioritize commercial and/or redevelopment opportunities.
- b) Streamline zoning to limit residential development. Prohibit additional large-scale residential developments by removing large vacant parcels from Growth Areas, recommending rezoning as required, and recommending removal of large S-3 parcels from the Sewer Service Area.
- c) As part of this recommendation, the Comprehensive Plan will allow minor residential development in the form of minor subdivisions of 7 or fewer lots (or their allocation equivalent) and infill development that should already hold a service commitment.
- d) The Comprehensive Plan will also recommend reviewing densities in all zoning districts and adjusting, if necessary, to reflect State minimums, as well as appropriate uses.



SEWER CAPACITY LIMITATIONS TECHNICAL COMMITTEE RECOMMENDATIONS

6. Spotlight changes and other plans that have developed since the 2010 Plan's adoption that work to limit the impacts of new growth and promote environmental protection (e.g., WIP, MS4 Permit, QAC Vulnerability Assessment, Septic Bill, more restrictive State Critical Area regulations, agricultural preservation).
7. Continue to provide the public with guidance and education regarding sewer capacity and all infrastructure thresholds when inquiring about possible development proposals.



COMPREHENSIVE REZONING REQUESTS

LAND USE





COMPREHENSIVE REZONING REQUESTS

LAND USE & ZONING

EXISTING LAND USE

Describes (or depicts on a map) how land is being used at a certain point in time.

ZONING

A system of classifications (districts) and regulations designating permitted land uses.

- Zoning Map – Shows zoning district assigned to a parcel of land.
- Zoning Code – Written regulation describing permitted uses, minimum lot sizes, setbacks, etc. associated with a particular zoning district.

FUTURE LAND USE

Describes (or depicts on a map) County determined most desirable use type for a particular area.

- Meant to guide general type of future development in those areas.

The Future Land Use Map will not change existing zoning classifications but is considered by the County when making future rezoning recommendations.



COMPREHENSIVE REZONING REQUESTS

REZONING OVERVIEW

MAP AMENDMENT

- Applicant can apply only during first 10 business days in the month of February of each calendar year
 - Puts more difficult burden of proof on the applicant
 - County must find:
 - Rezoning is consistent with the Comprehensive Plan
- AND
- Current zoning was applied in error
- OR
- Change in neighborhood occurred since current zoning was adopted

COMPREHENSIVE REZONING

- Requested by property owners, those with proprietary interest in land, elected governing body
- Occurs due to policy change and usually associated with adoption or amendment of the Comprehensive Plan
- Based on thorough, comprehensive assessment of the area



COMPREHENSIVE REZONING REQUESTS

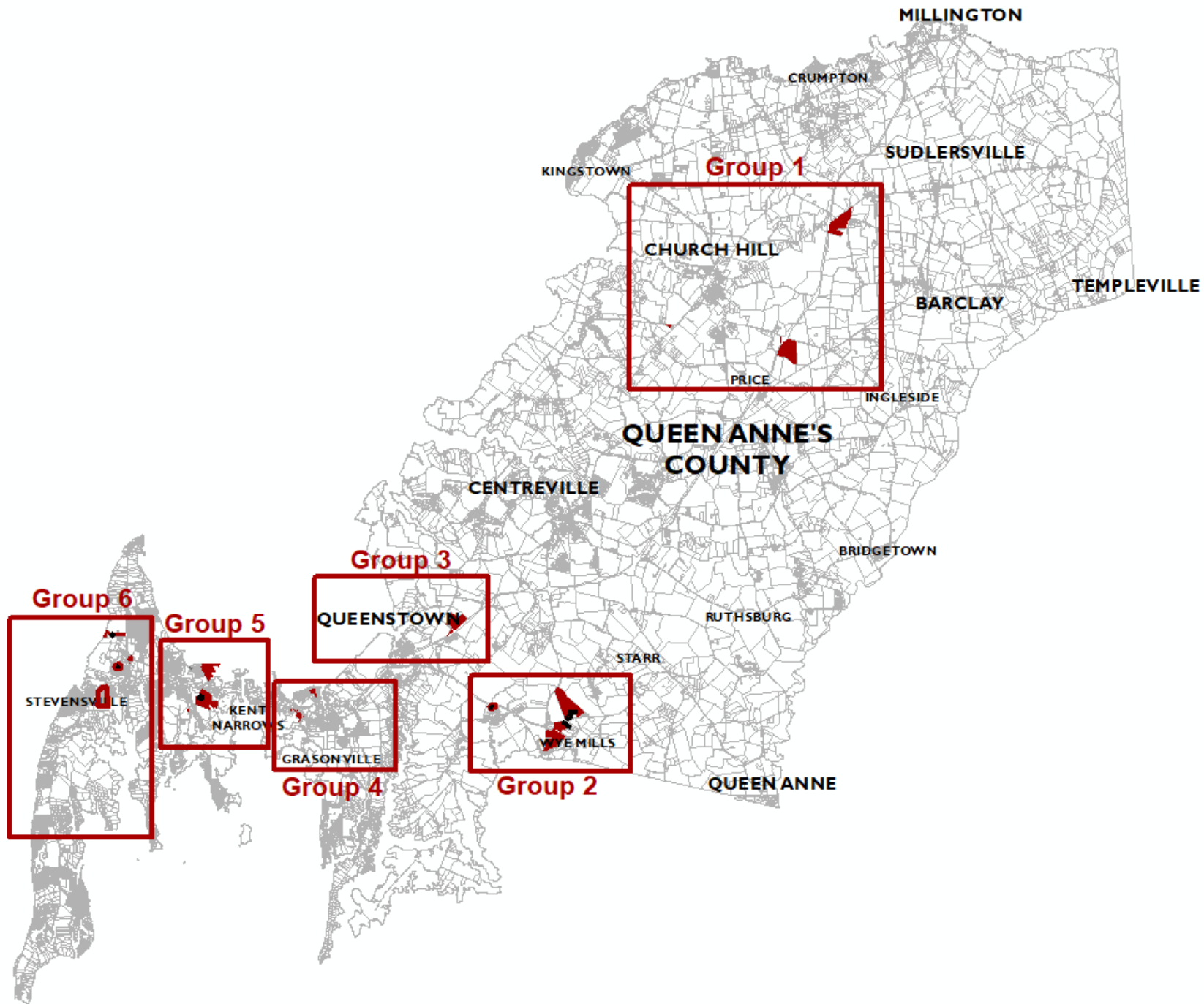
TECHNICAL COMMITTEE REVIEW – DISCUSSION FRAMEWORK

RESOURCES

- Zoning Map
- Sewer Service Area
- Water Service Area
- Priority Preservation Area
- Growth Area
- Chesapeake Bay Critical Area
- Adequate Public Facilities Ordinance
- Community Plans

REVIEW CONSIDERATIONS

- Development potential for a parcel should the land use change (consideration given to available or already established sewer capacity and allocations based on Schedule A)
- Expansion of an existing business or economic development
- Expansion or creation of a nonconformity
- Frequency and similarity of requests within a similar geographic region (i.e. establishment of change in character of a neighborhood or a public need)
- Consistency with zoning district (purpose statement, permitted uses, bulk standards)
- Identified future annexation and growth areas of incorporated towns
- Condensing of zoning districts
- Aerial photography of existing land use

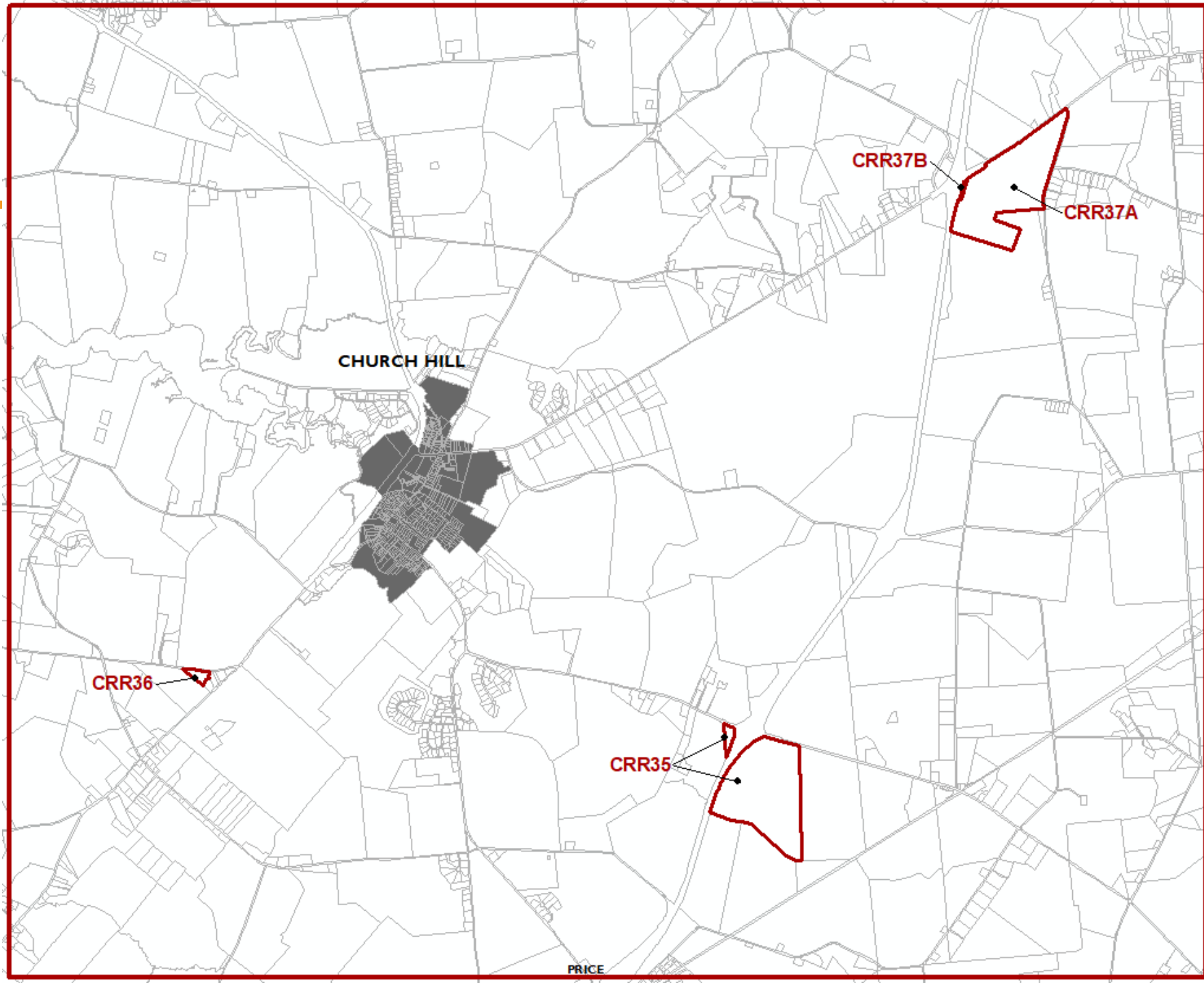




COMPREHENSIVE REZONING REQUESTS

GROUP 1

CRR35
CRR36
CRR37A
CRR37B



CRR36

812 Island Creek Road, Church Hill

TAX ID: 1802014440
TAX MAP # 22, PARCEL 21

CURRENT STATISTICS

TOTAL ACRES	6.74
ACRES PART OF REQUEST	6.74
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

AG
Agriculture

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RAA
DETAILED FUTURE LAND USE	AOS
GROWTH AREA	n/a

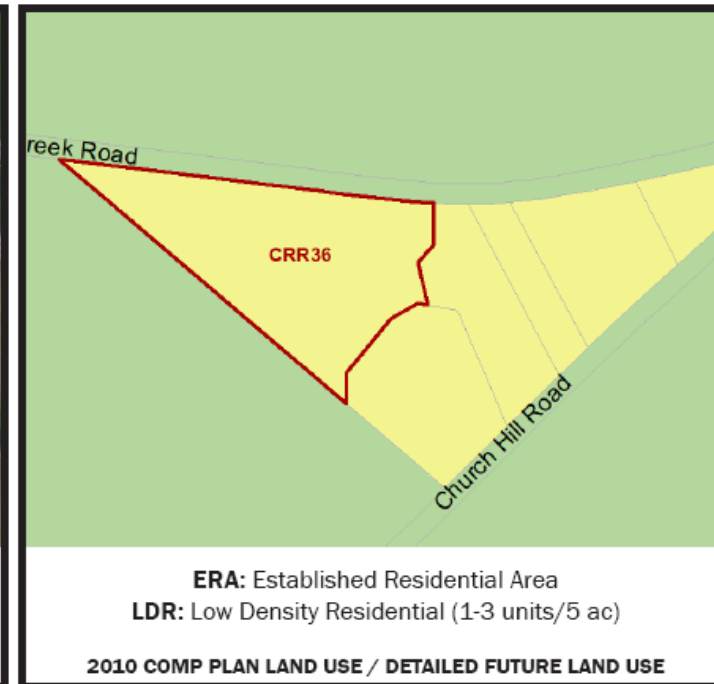
TC DISCUSSION/RECOMMENDATIONS

Support Land Use Change

Consistent with draft Comprehensive Plan policy to encourage agricultural uses.

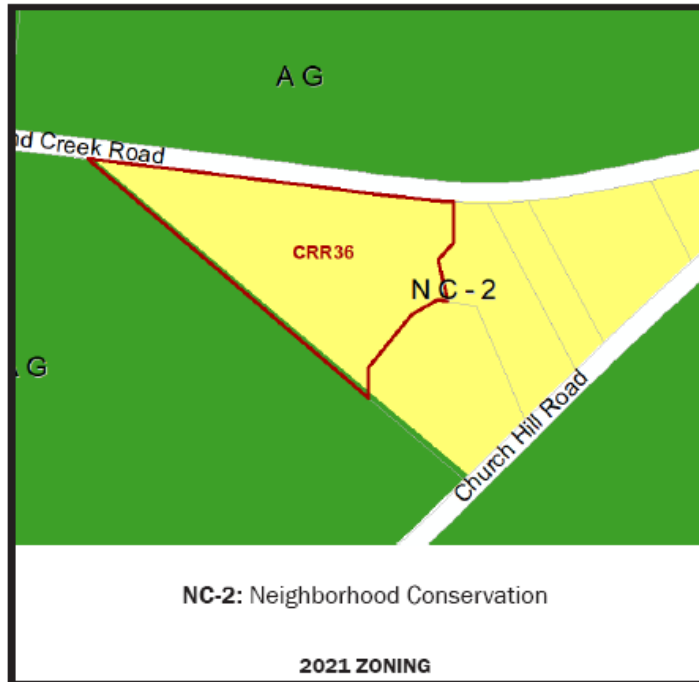


AERIAL LOCATION



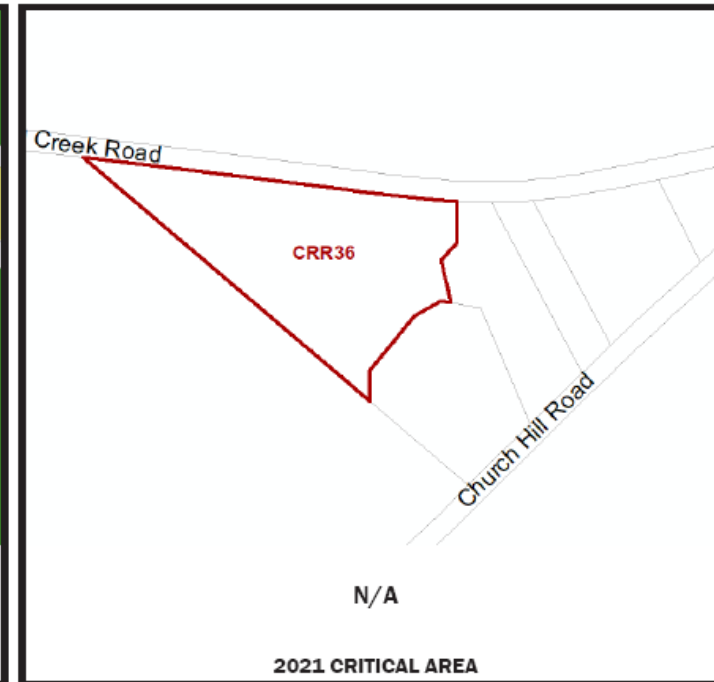
ERA: Established Residential Area
LDR: Low Density Residential (1-3 units/5 ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



NC-2: Neighborhood Conservation

2021 ZONING



N/A

2021 CRITICAL AREA

CRR35
826 Roberts Station Road, Church Hill

TAX ID: 1802009609
TAX MAP # 23, PARCEL 26

CURRENT STATISTICS

TOTAL ACRES	183.63
ACRES PART OF REQUEST	40.26
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

SC - Suburban Commercial (5.40 ac)

LIHS - Light Industrial Highway Service (34.86 ac)

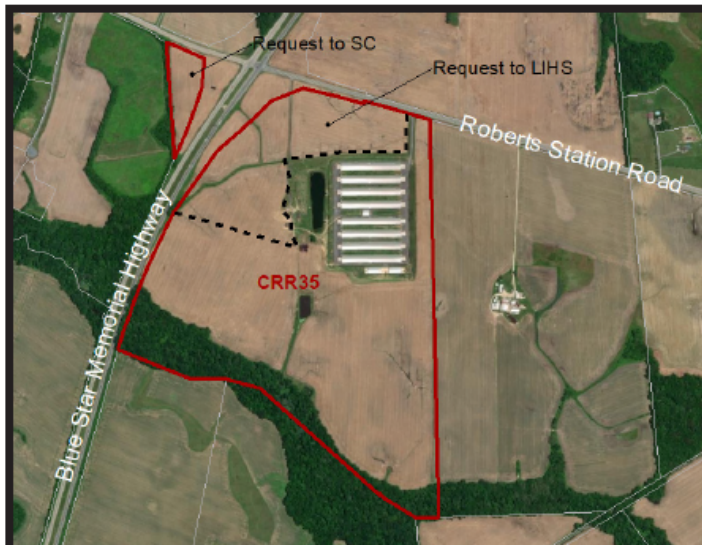
**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

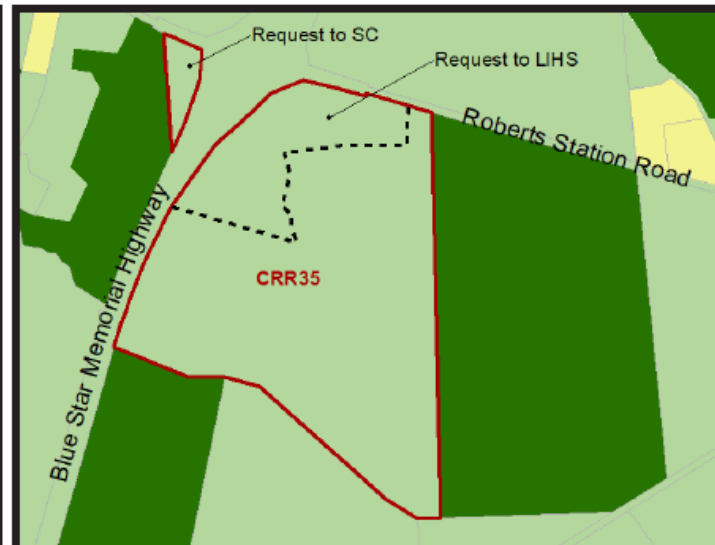
TC DISCUSSION/RECOMMENDATIONS

For both portions of request, Oppose Land Use Change

Inconsistent with APF guidance principles outlined in legend(**) and surrounding land use. For request to LIHS, additionally inconsistent with LIHS Purpose statement as follows: The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S. Routes 50/301 split north to Kent County. The LIHS District is limited to those principal intersections that are planned to be upgraded or can provide safe access/egress to sites along the Route 301 corridor that have intermodal transportation access. Extensive landscaping and screening is required within the LIHS District in order to mitigate off-site impacts on less intensive uses.

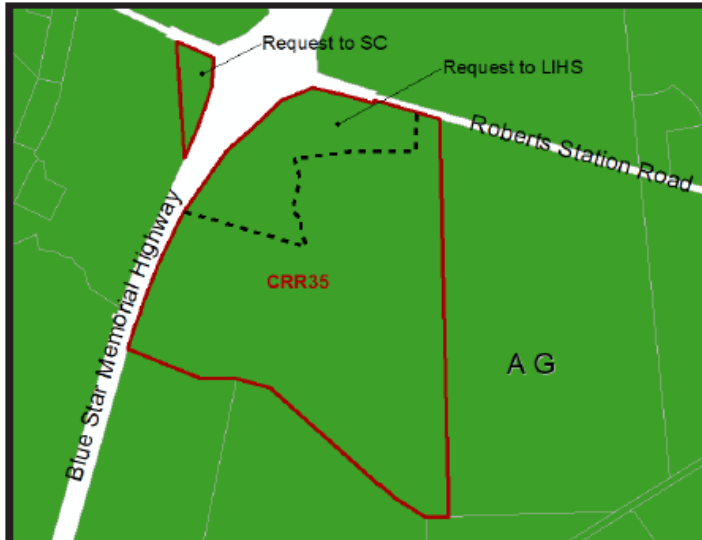


AERIAL LOCATION



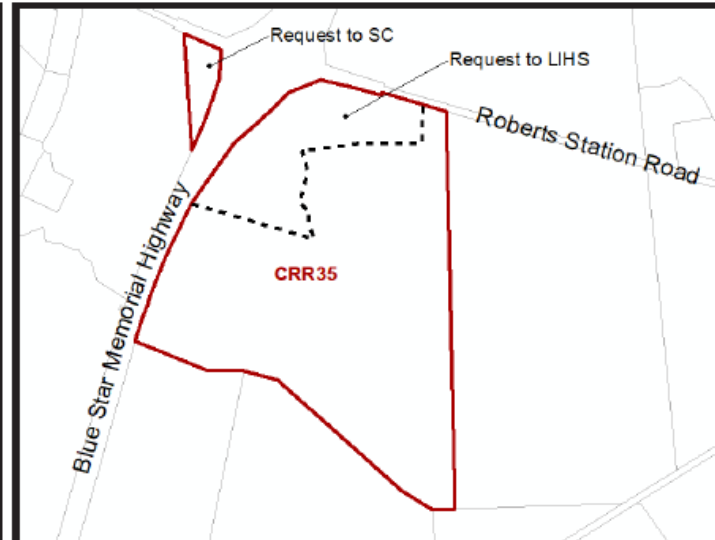
RAA: Rural Agricultural Area
RR: Very Low Density Rural Residential (1 unit/5+ ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

2021 ZONING



N/A

2021 CRITICAL AREA

Light Industrial Highway Service District Purpose

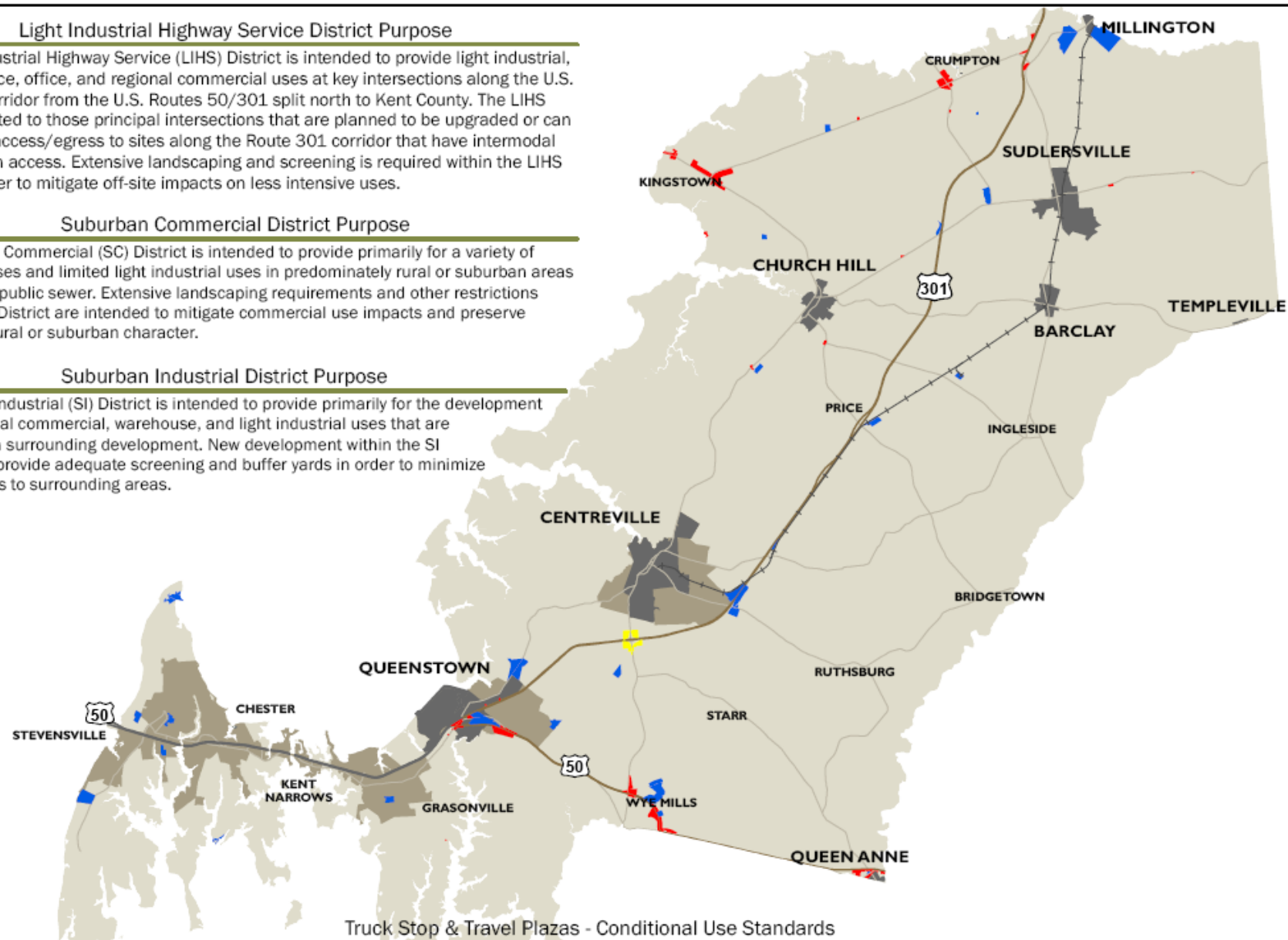
The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S. Routes 50/301 split north to Kent County. The LIHS District is limited to those principal intersections that are planned to be upgraded or can provide safe access/egress to sites along the Route 301 corridor that have intermodal transportation access. Extensive landscaping and screening is required within the LIHS District in order to mitigate off-site impacts on less intensive uses.

Suburban Commercial District Purpose

The Suburban Commercial (SC) District is intended to provide primarily for a variety of commercial uses and limited light industrial uses in predominately rural or suburban areas not served by public sewer. Extensive landscaping requirements and other restrictions within the SC District are intended to mitigate commercial use impacts and preserve surrounding rural or suburban character.

Suburban Industrial District Purpose

The Suburban Industrial (SI) District is intended to provide primarily for the development of office, regional commercial, warehouse, and light industrial uses that are compatible with surrounding development. New development within the SI District should provide adequate screening and buffer yards in order to minimize adverse impacts to surrounding areas.



Truck Stop & Travel Plazas - Conditional Use Standards

- (1) A truck stop or travel plaza:
 - (a) May not locate any building or parking area within 200 feet of any residentially zoned district;
 - (b) May not be located on a parcel that is less than 25 acres; and
 - (c) Shall include architectural design features that provide compatibility between the proposed buildings and other commercial buildings in the area.
- (2) All on-site lighting at a truck stop or travel plaza shall be sized and directed to provide for minimal light spillage onto adjacent properties.
- (3) The Board of Appeals may require additional landscaping, screening, and berming as necessary to minimize the visual and noise impact of the truck stop or travel plaza on adjacent properties.

CRR EXHIBIT

Light Industrial Highway Service (LIHS) Suburban Commercial (SC) Suburban Industrial (SI) Zoning District Locations

- Queen Anne's County
- Incorporated Towns
- Growth Areas
- Rail
- Major Roads
 - Interstates
 - US Highways
 - State Routes
- Zone
 - Light Industrial Highway Service
 - Suburban Commercial
 - Suburban Industrial

CRR37A

2430 Sudlersville Road, Sudlersville

TAX ID: 1802003953
TAX MAP # 18, PARCEL 28

CURRENT STATISTICS

TOTAL ACRES	186.00
ACRES PART OF REQUEST	186.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

UC
Urban Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

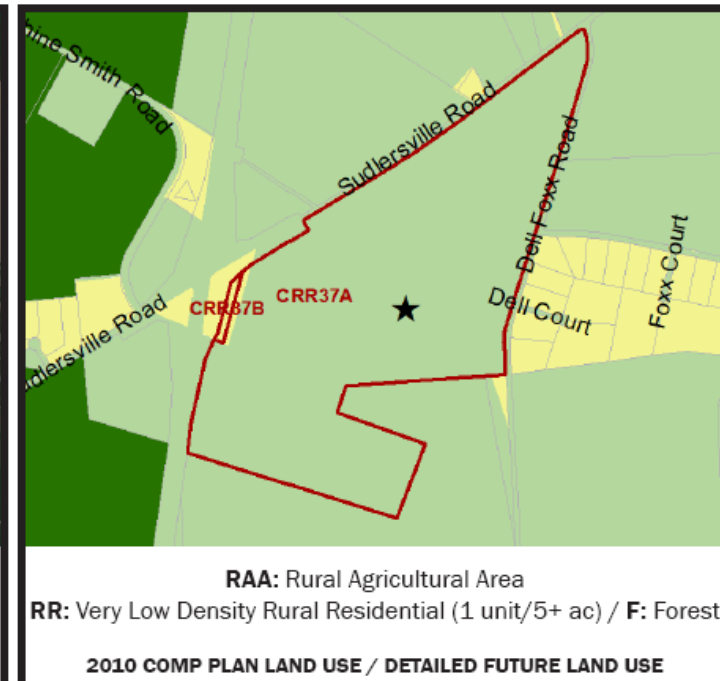
TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

Inconsistent with APF guidance principles outlined in legend (**); no planned water or sewer service to this area; no UC zoning located outside of Kent Island area; inconsistent with surrounding land use.



AERIAL LOCATION



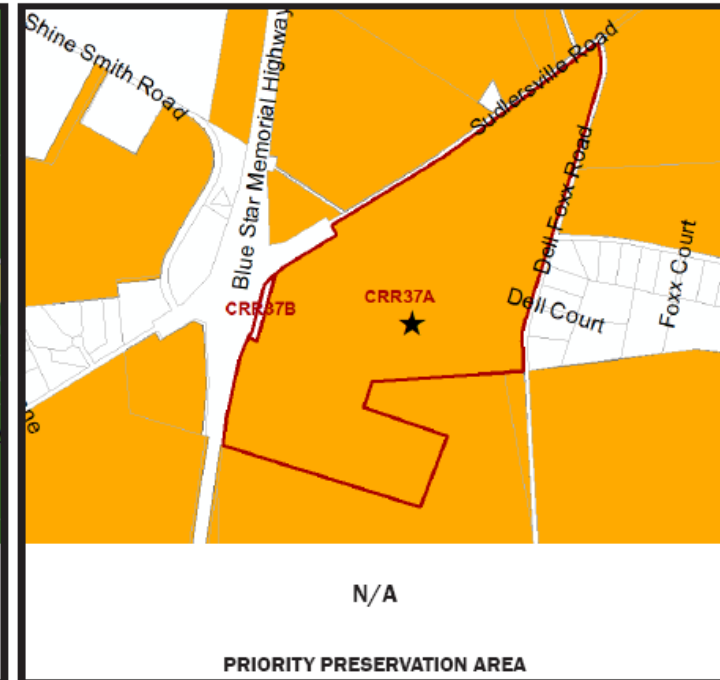
RAA: Rural Agricultural Area
RR: Very Low Density Rural Residential (1 unit/5+ ac) / **F:** Forest

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

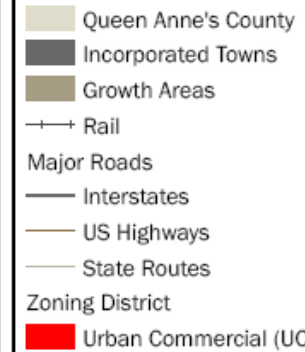
2021 ZONING



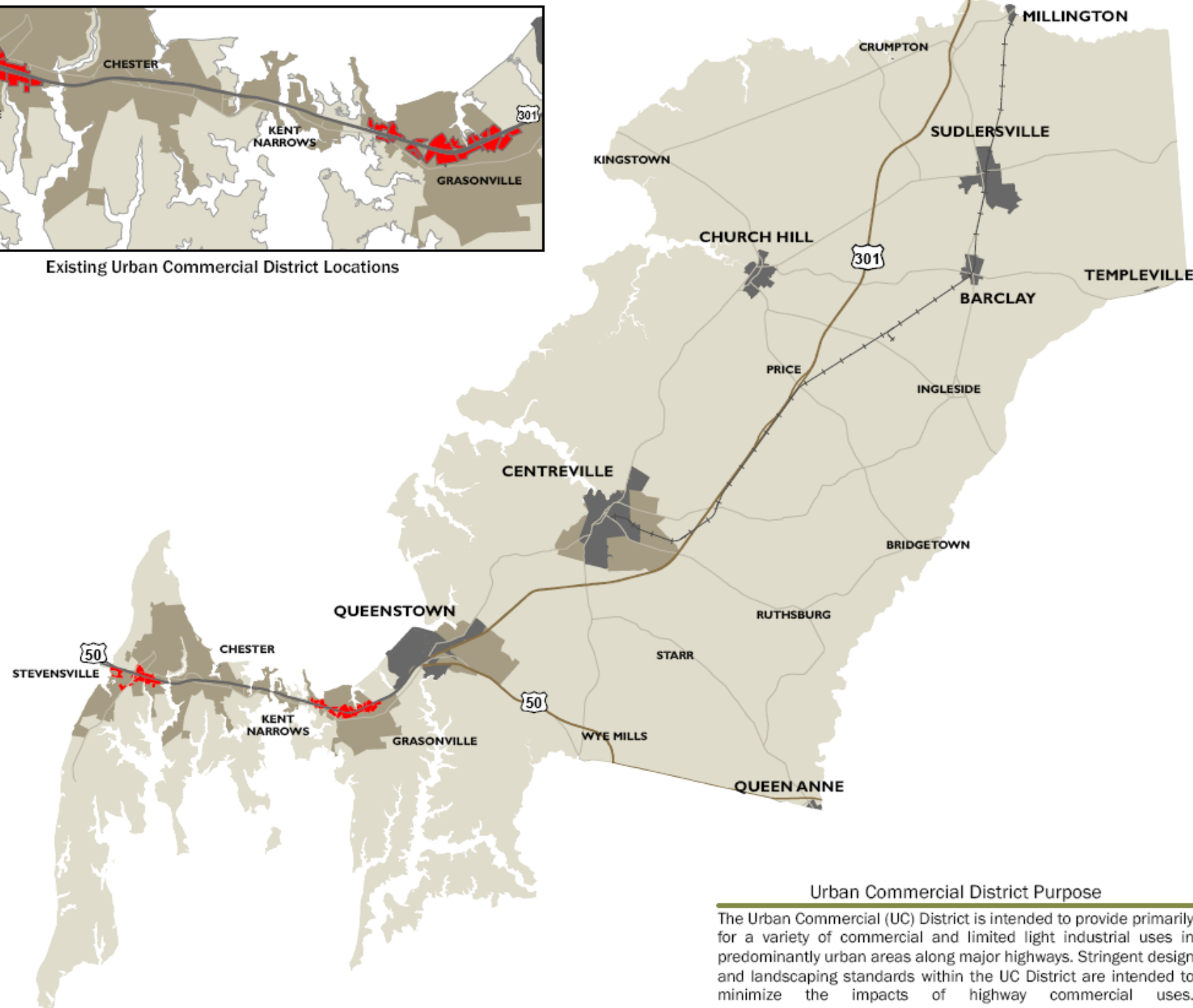
N/A

PRIORITY PRESERVATION AREA

Urban Commercial (UC) Zoning District Locations



Existing Urban Commercial District Locations



Urban Commercial District Purpose

The Urban Commercial (UC) District is intended to provide primarily for a variety of commercial and limited light industrial uses in predominantly urban areas along major highways. Stringent design and landscaping standards within the UC District are intended to minimize the impacts of highway commercial uses.

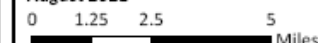


This exhibit was prepared to facilitate August 12, 2021 Planning Commission discussions.



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

August 2021



CRR37B

0 Blue Star Memorial Highway, Sudlersville

TAX ID: 1802003961
TAX MAP # 18, PARCEL 94

CURRENT STATISTICS

TOTAL ACRES	2.68
ACRES PART OF REQUEST	2.68
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

UC
Urban Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

Inconsistent with APF guidance principles outlined in legend (**); no planned water or sewer service to this area.

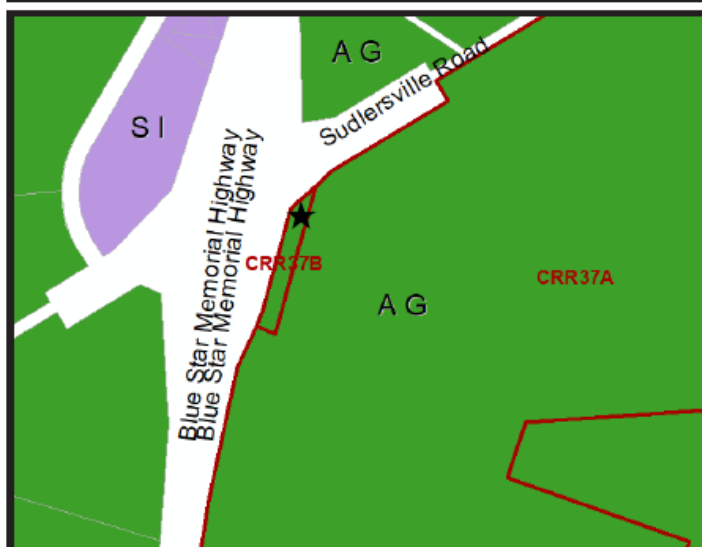


AERIAL LOCATION



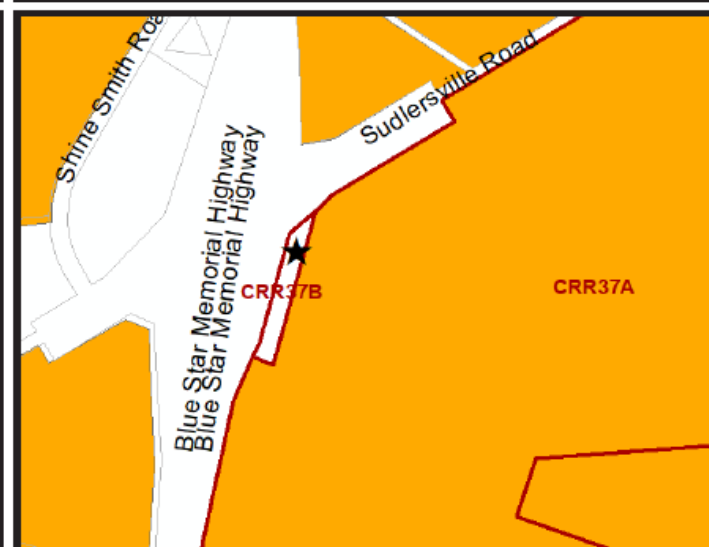
ERA: Established Residential Area
LDR: Low Density Residential (1-3 units/5 ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

2021 ZONING



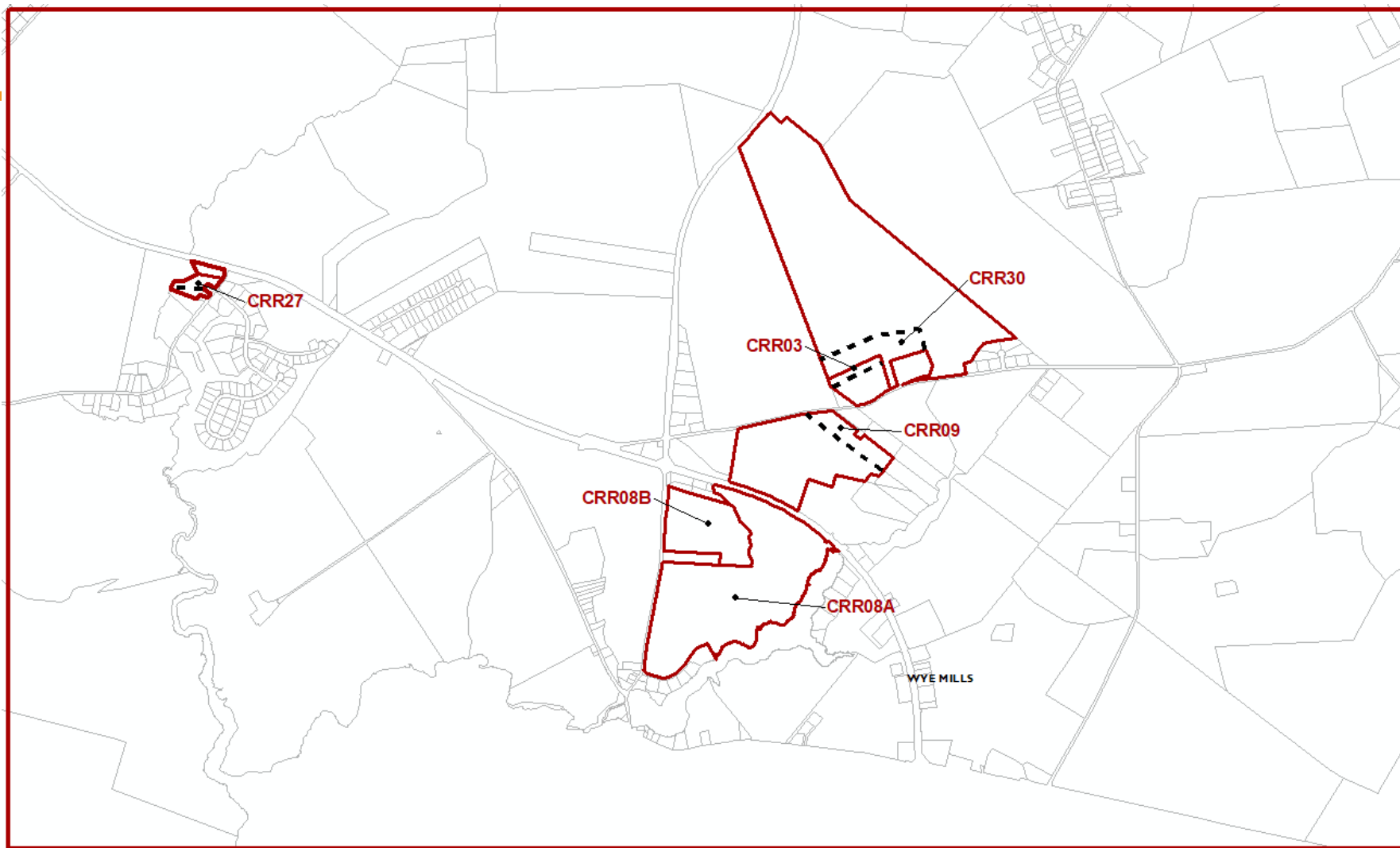
PRIORITY PRESERVATION AREA



COMPREHENSIVE REZONING REQUESTS

GROUP 2

CRR03
CRR08A
CRR08B
CRR09
CRR27
CRR30



CRR03
437 Grange Hall Road, Centreville

TAX ID: 1803024644
TAX MAP # 60, PARCEL 108

CURRENT STATISTICS

TOTAL ACRES	13.57
ACRES PART OF REQUEST	3.54
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	S6 (No Planned Service)
WATER SERVICE AREA	W6 (No Planned Service)

COMP REZONING REQUEST

SI
Suburban Industrial

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,
THESE CHANGES WOULD BE NEEDED**

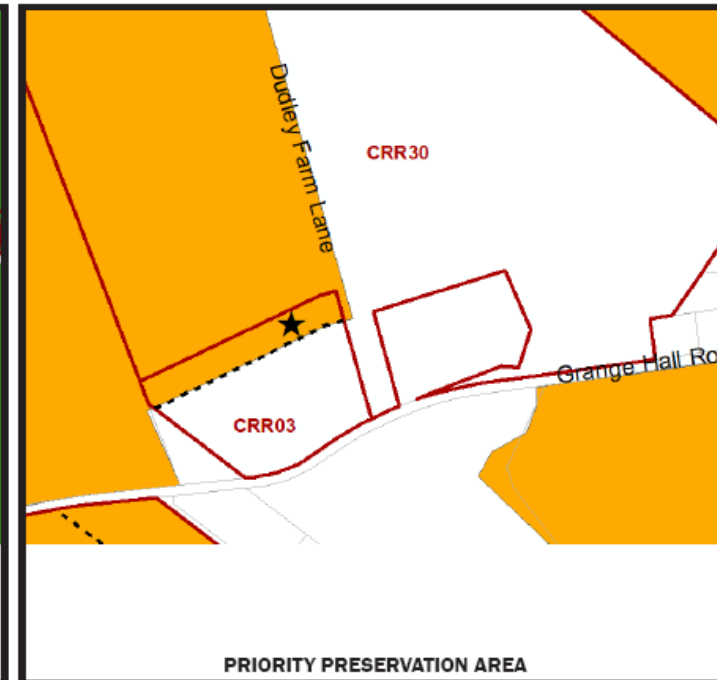
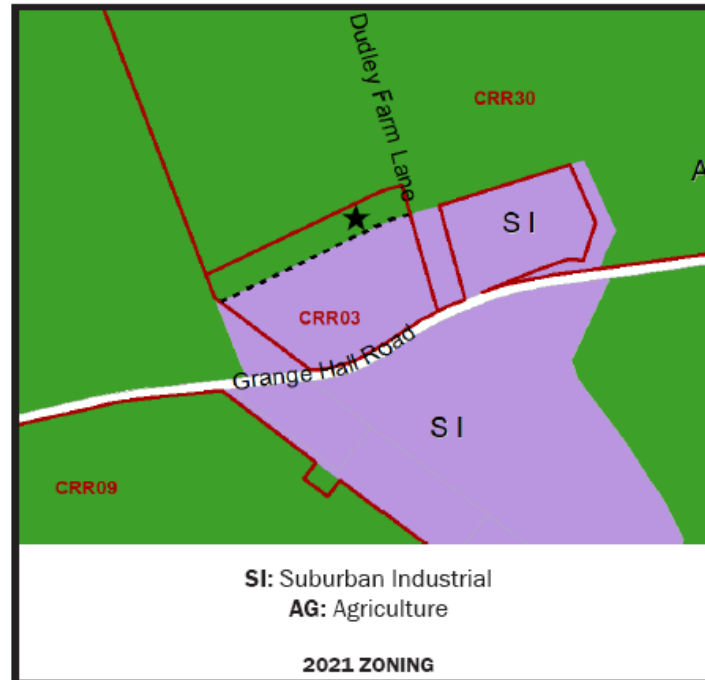
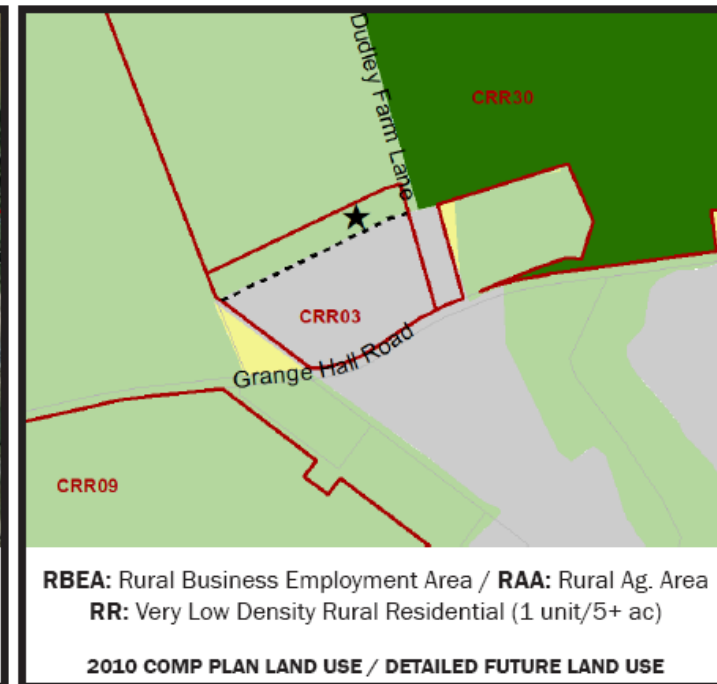
COMPREHENSIVE PLAN LAND USE	RBEA (full parcel)
DETAILED FUTURE LAND USE	CMU (full parcel)
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

Support Land Use Change

Request cleans up split parcel land use/zoning reflecting current use; draft recommendations support expansion of existing established businesses; may or may not be eligible depending on whether this open space has been reconfigured in the past—the administrative subdivision required to enact this proposed change is dependent on there being no previous reconfiguration (may only reconfigure open space once per Code).

See partner request: CRR30.



CRR30

400 Dudley Farm Lane, Centreville

TAX ID: 1803026663
TAX MAP # 60, PARCEL 3, LOT 11

CURRENT STATISTICS

TOTAL ACRES	237.00
ACRES PART OF REQUEST	15.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

SI (partial)
Suburban Industrial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

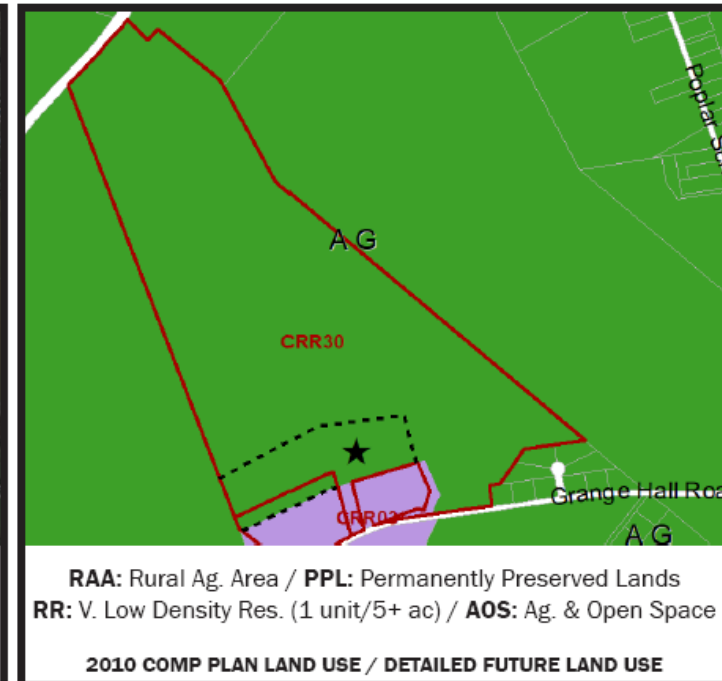
Support Land Use Change

Supports existing business; however, may or may not be eligible depending on whether this OS has been reconfigured in the past-the administrative subdivision required to enact this proposed change is dependent on there being no previous reconfiguration (may only reconfigure once per Code).

See partner request: CRR3.

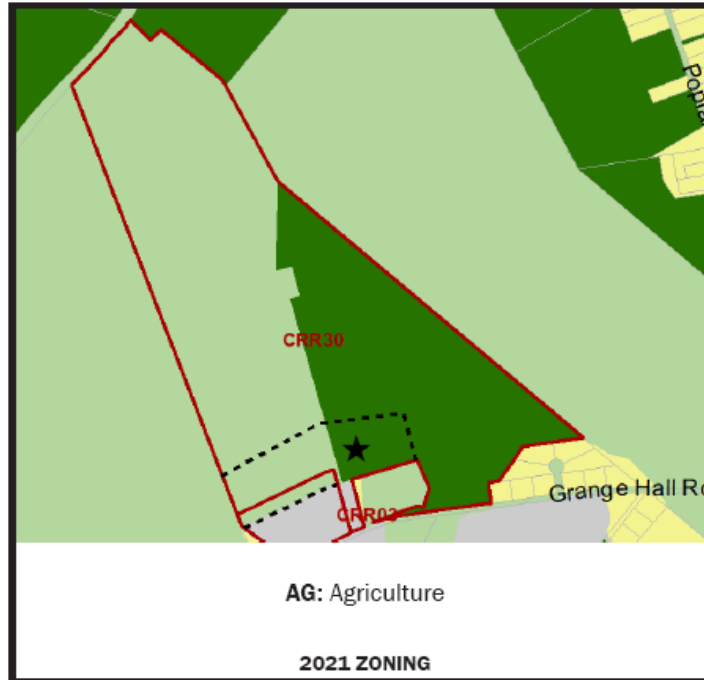


AERIAL LOCATION



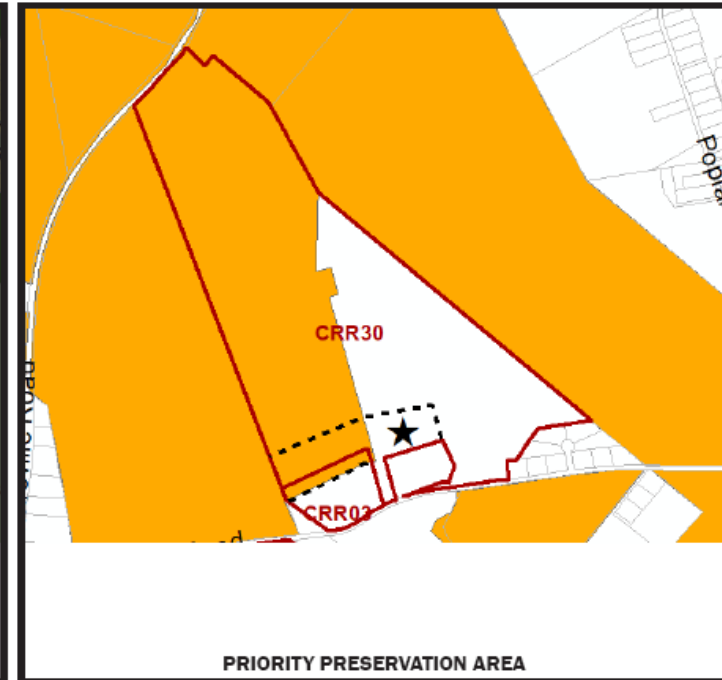
RAA: Rural Ag. Area / PPL: Permanently Preserved Lands
RR: V. Low Density Res. (1 unit/5+ ac) / AOS: Ag. & Open Space

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

2021 ZONING



PRIORITY PRESERVATION AREA

CRR08A

420 College Drive, Queenstown

TAX ID: 1803005151
TAX MAP # 67, PARCEL 7

CURRENT STATISTICS

TOTAL ACRES	128.59
ACRES PART OF REQUEST	128.59
GROWTH AREA	n/a
CRITICAL AREA	Yes (partial)
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

SE
Suburban Estate

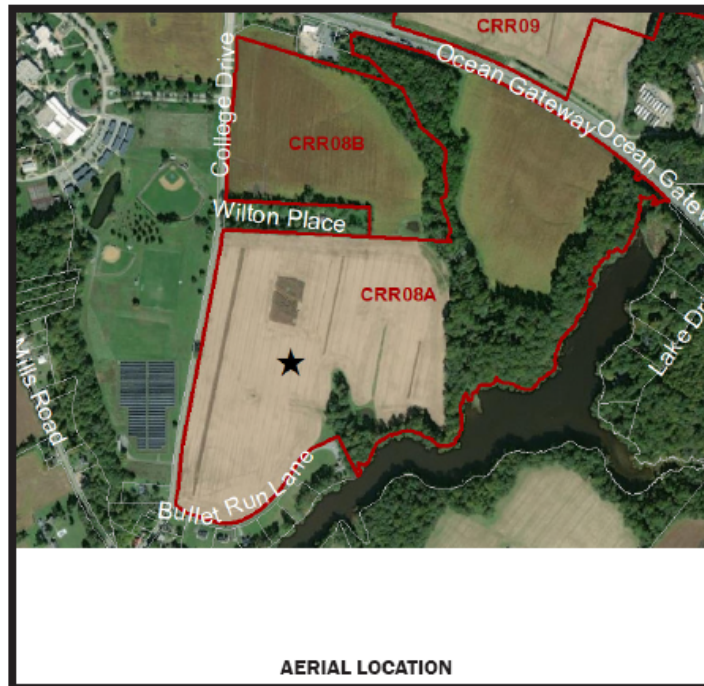
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	ERA
DETAILED FUTURE LAND USE	LDR
GROWTH AREA	n/a

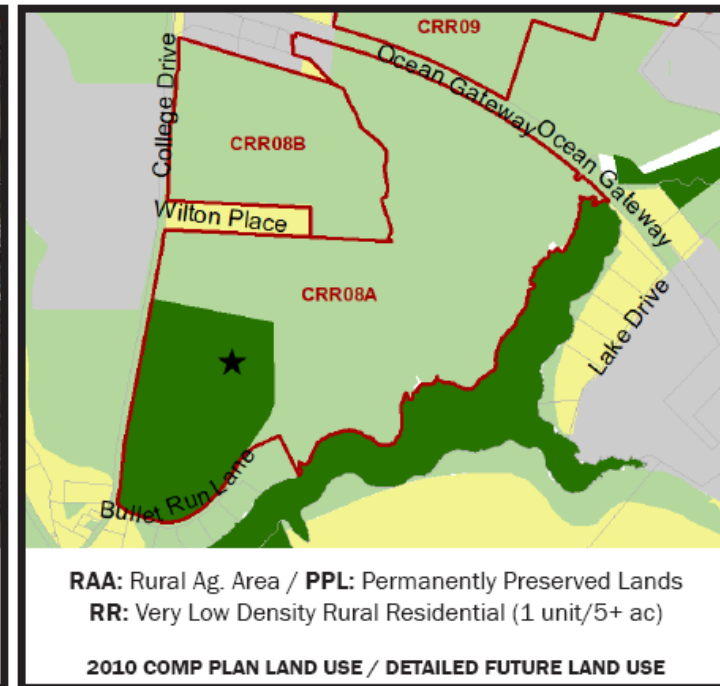
TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

Inconsistent with APF guidance principles outlined in Legend (**);
inconsistent with PPA.

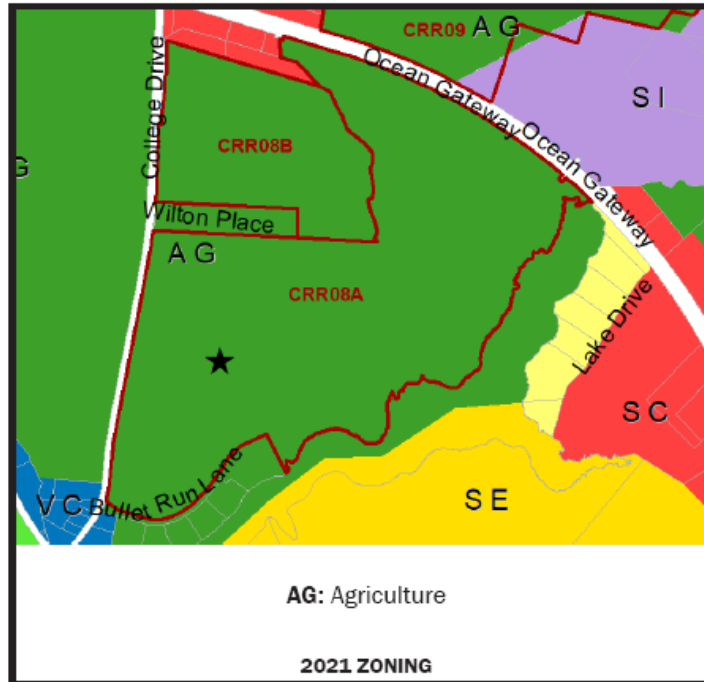


AERIAL LOCATION



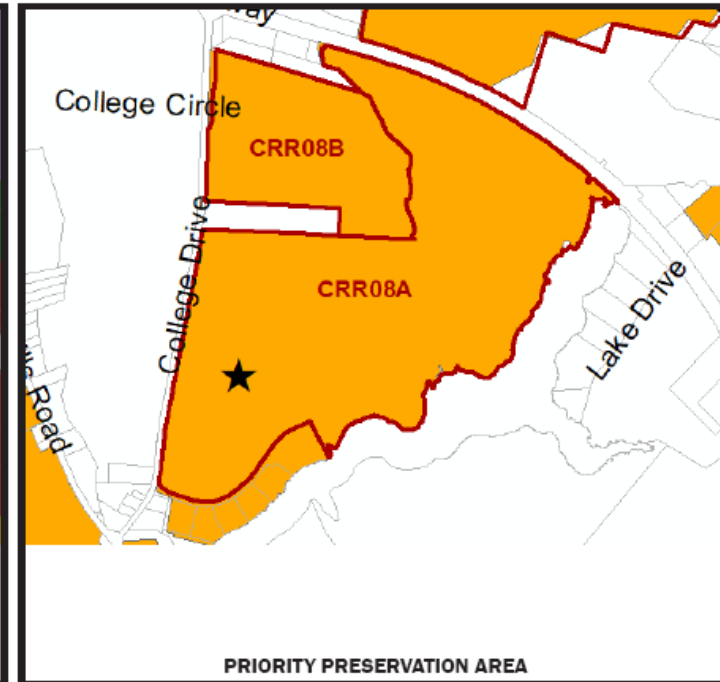
RAA: Rural Ag. Area / **PPL:** Permanently Preserved Lands
RR: Very Low Density Rural Residential (1 unit/5+ ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

2021 ZONING



PRIORITY PRESERVATION AREA

CRR08B

Bullet Run Lane, Queenstown

TAX ID: 1803125413
TAX MAP # 67, PARCEL 7

CURRENT STATISTICS

TOTAL ACRES	36.00
ACRES PART OF REQUEST	36.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

SC
Suburban Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

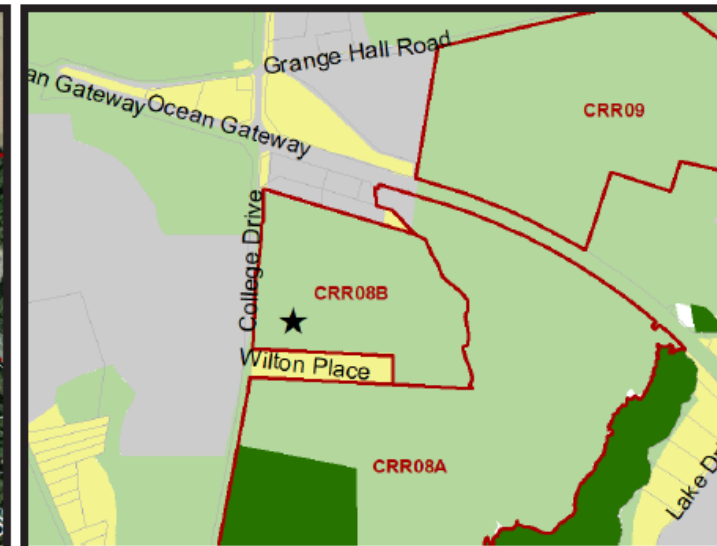
TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

Inconsistent with APF guidance principles outlined in Legend (**);
inconsistent with PPA; outside Growth Area; future intersection needs/
transportation improvements

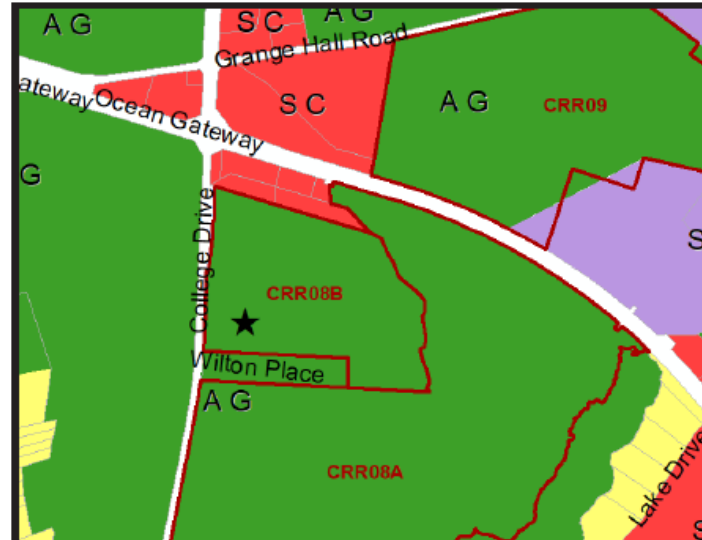


AERIAL LOCATION



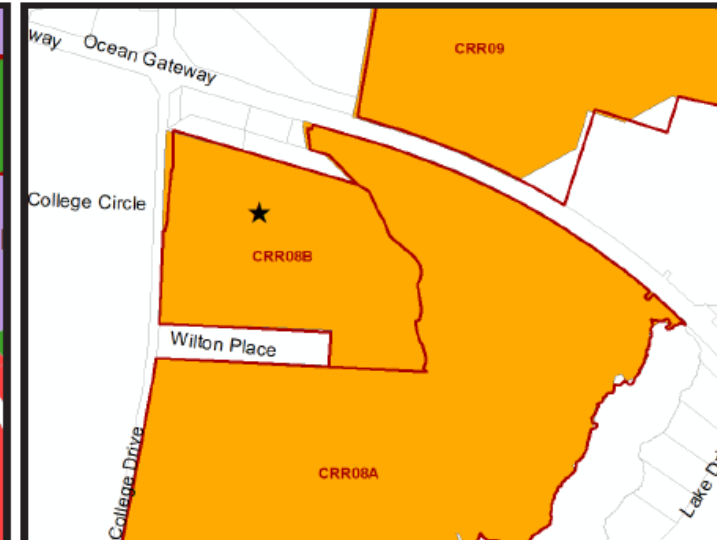
RAA: Rural Agricultural Area
RR: Very Low Density Rural Residential (1 unit/5+ ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agricultural

2021 ZONING



PRIORITY PRESERVATION AREA

CRR09

Near 350 Grange Hall Road, Centreville

TAX ID: 1805018196
TAX MAP # 58H, PARCEL 456

CURRENT STATISTICS

TOTAL ACRES	73.36
ACRES PART OF REQUEST	11.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

SI (partial ~11 acres)
Suburban Industrial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

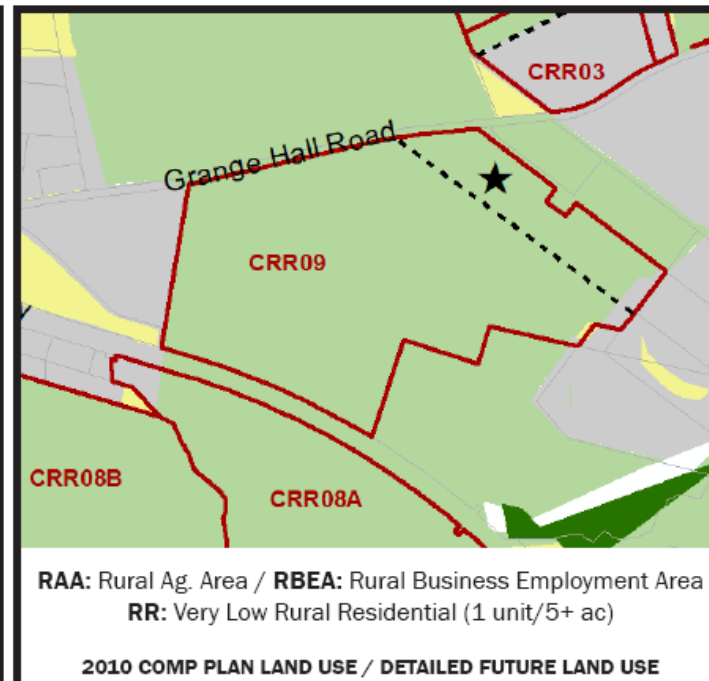
TC DISCUSSION/RECOMMENDATIONS

Support Land Use Change

Supports expansion of existing agricultural business.



AERIAL LOCATION



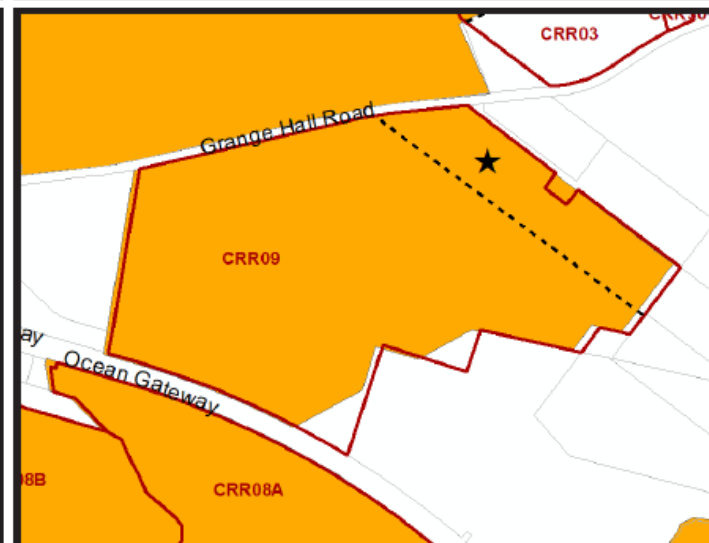
RAA: Rural Ag. Area / RBEA: Rural Business Employment Area
RR: Very Low Rural Residential (1 unit/5+ ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agricultural

2021 ZONING



PRIORITY PRESERVATION AREA

CRR27

100 Arrington Road, Queenstown

TAX ID: 1805003970
TAX MAP # 60, PARCEL 37

CURRENT STATISTICS

TOTAL ACRES	7.50
ACRES PART OF REQUEST	7.50
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

SI - Suburban Industrial; NC-1T - Neighborhood Conservation
Requesting split zone location change

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	Move location of split; 2.33 ac for
DETAILED FUTURE LAND USE	NC-1T - no changes needed; 5.17 ac
GROWTH AREA	for SI - CPLU to RBEA, DFLU to CMU

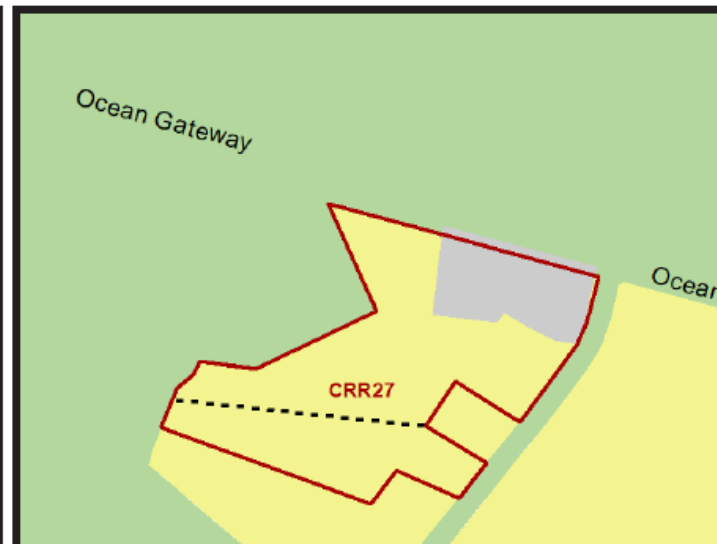
TC DISCUSSION/RECOMMENDATIONS

Support Land Use Change

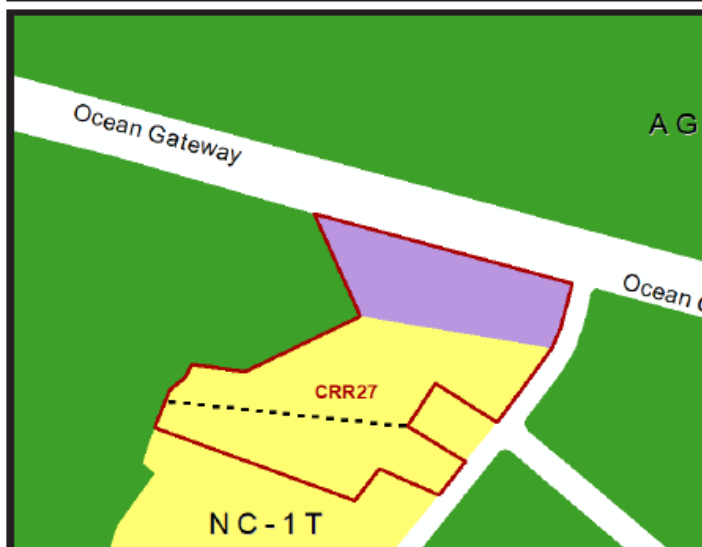
Cleans up parcel land use/zoning split based on current land use; provides support for an existing business.



AERIAL LOCATION

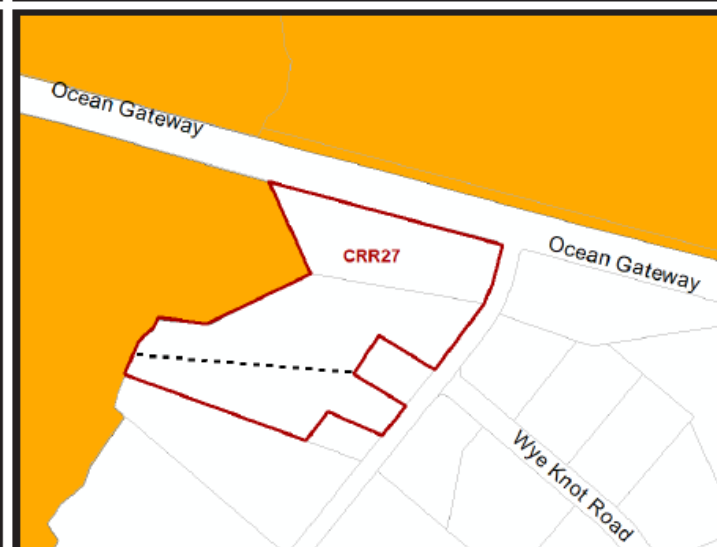


ERA: Established Res. Area / **RBEA:** Rural Bus. Employment Area
LDR: Low Dens. Res. / **RR:** V. Low Dens. Rural Res. /
MDR: Medium Density Residential (5-8 units/ac)
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



SI: Suburban Industrial
NC-1T: Neighborhood Conservation

2021 ZONING



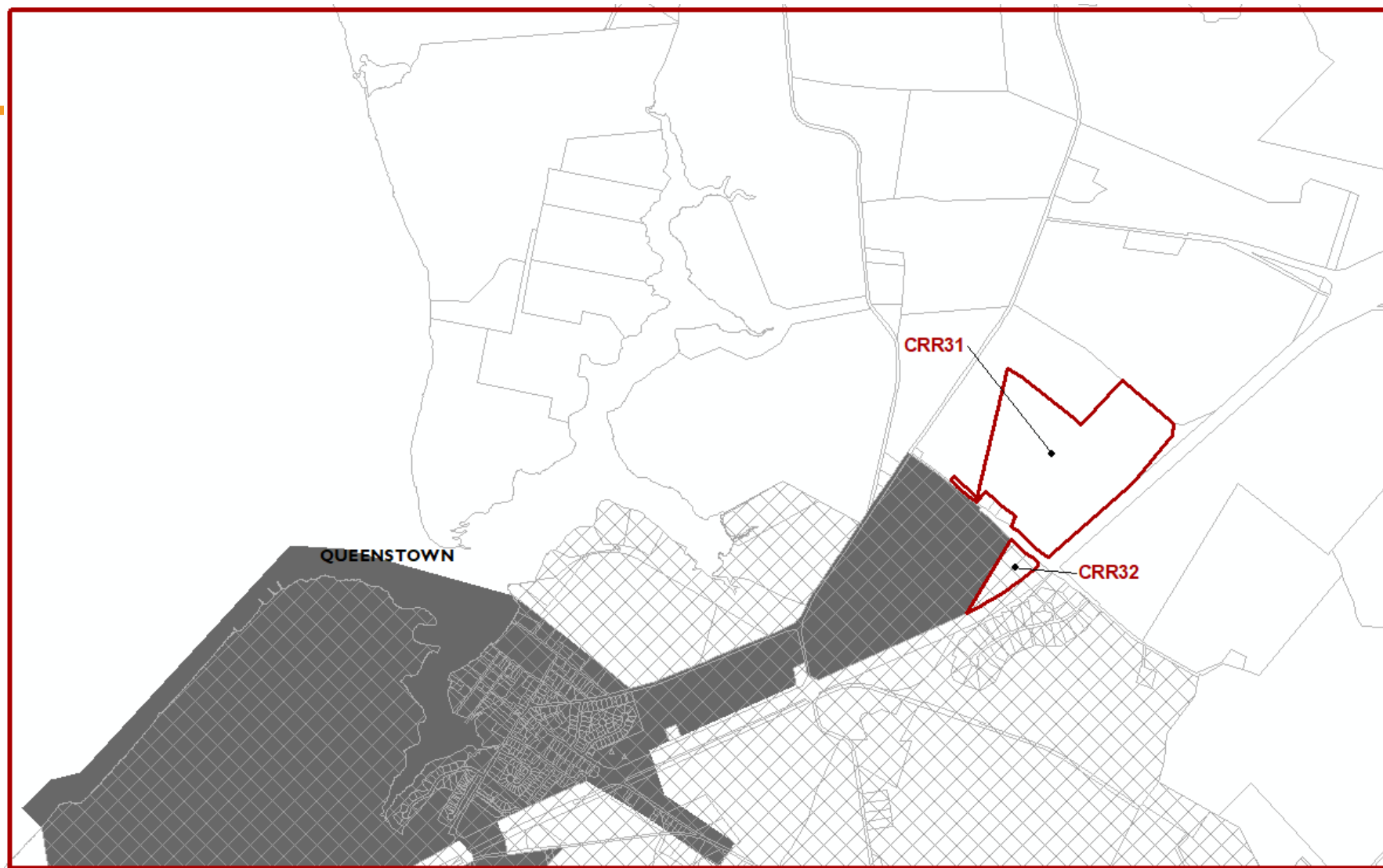
PRIORITY PRESERVATION AREA



COMPREHENSIVE REZONING REQUESTS

GROUP 3

CRR31
CRR32



CRR31

311 Cherry Lane, Queenstown

TAX ID: 1805000580
TAX MAP # 51, PARCEL 7

CURRENT STATISTICS

TOTAL ACRES	115.00
ACRES PART OF REQUEST	115.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

LIHS

Light Industrial Highway Service

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA (full)
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

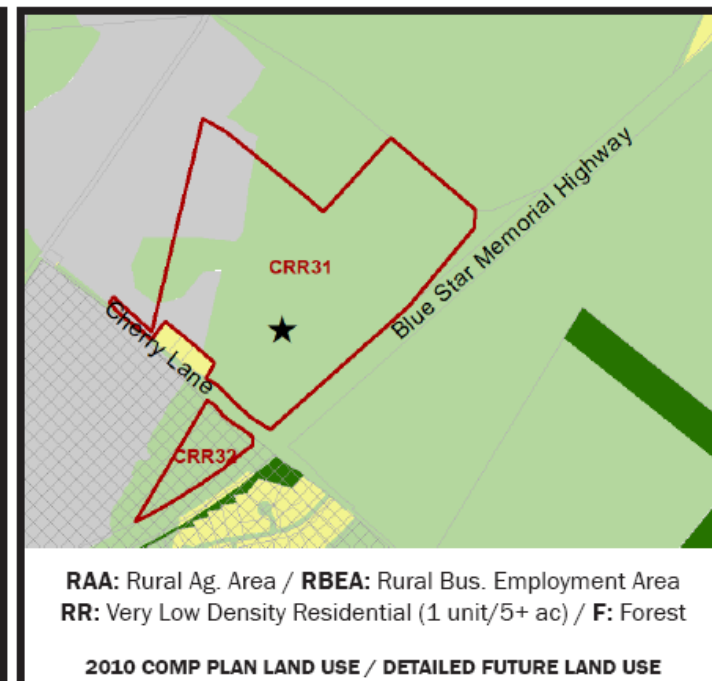
TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

Inconsistent with APF guidance principles outlined below (**), outside Queenstown's long-range growth area, surrounding LU, and LIHS Purpose statement as follows: The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S. Routes 50/301 split north to Kent County. The LIHS District is limited to those principal intersections that are planned to be upgraded or can provide safe access/egress to sites along the Route 301 corridor that have intermodal transportation access. Extensive landscaping and screening is required within the LIHS District in order to mitigate off-site impacts on less intensive uses.



AERIAL LOCATION



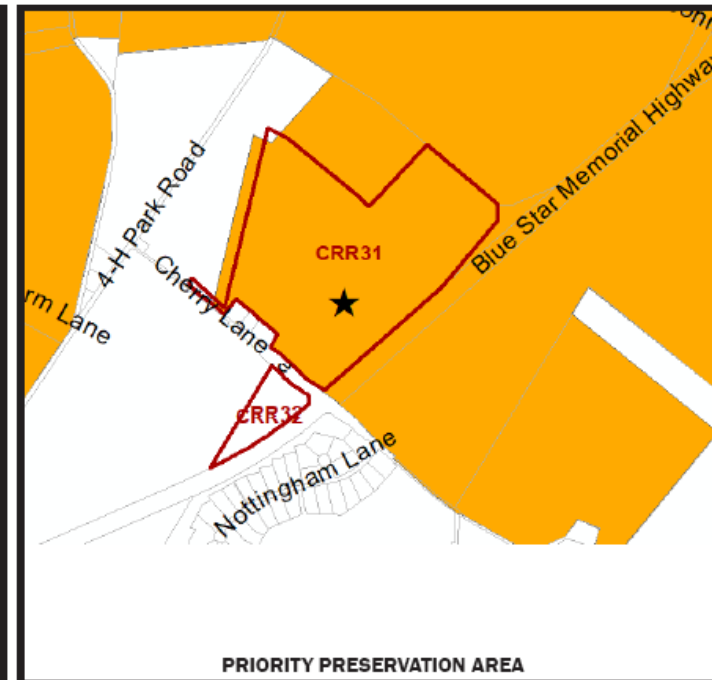
RAA: Rural Ag. Area / RBEA: Rural Bus. Employment Area
RR: Very Low Density Residential (1 unit/5+ ac) / F: Forest

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

2021 ZONING



PRIORITY PRESERVATION AREA

Light Industrial Highway Service District Purpose

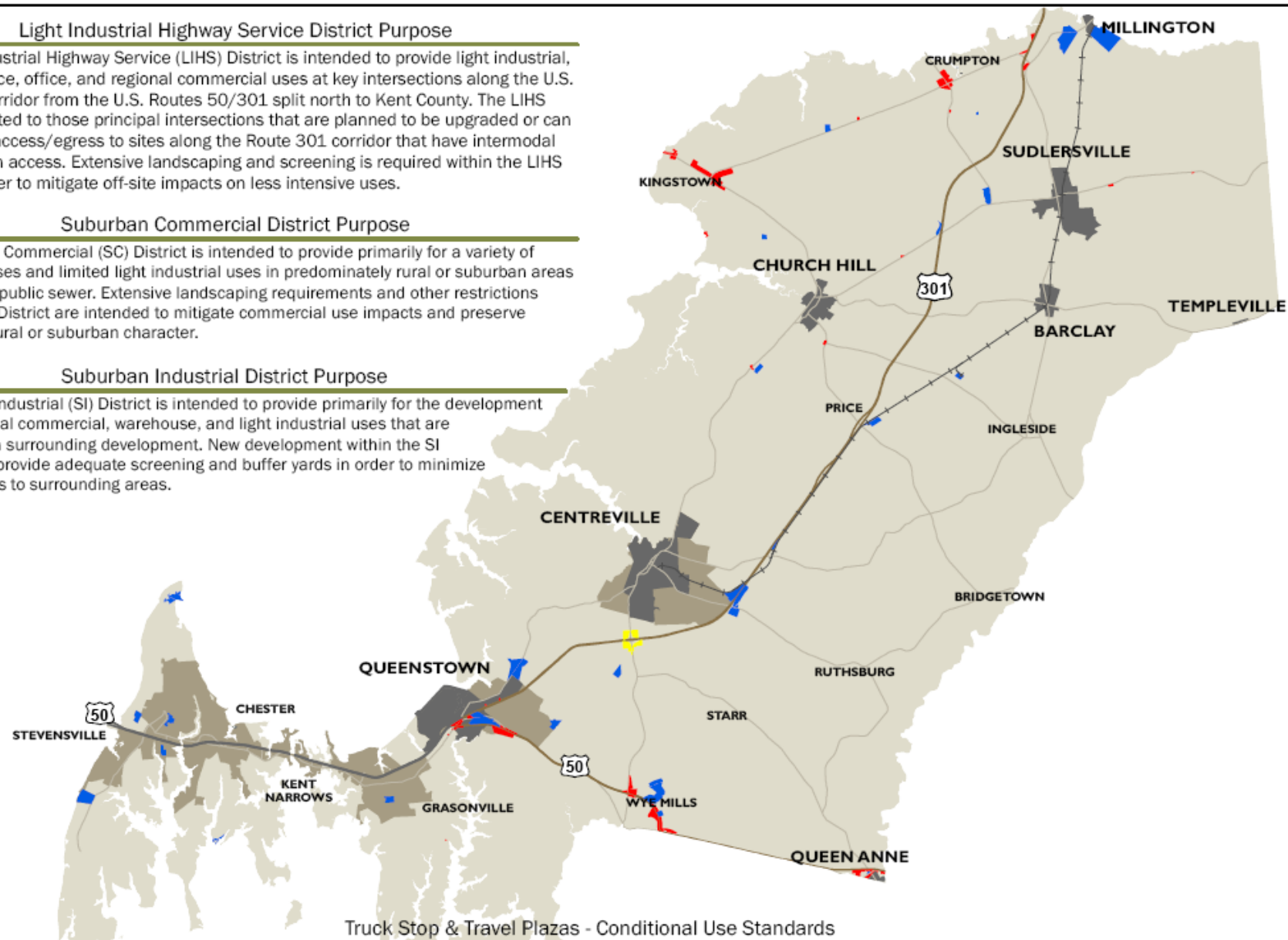
The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S. Routes 50/301 split north to Kent County. The LIHS District is limited to those principal intersections that are planned to be upgraded or can provide safe access/egress to sites along the Route 301 corridor that have intermodal transportation access. Extensive landscaping and screening is required within the LIHS District in order to mitigate off-site impacts on less intensive uses.

Suburban Commercial District Purpose

The Suburban Commercial (SC) District is intended to provide primarily for a variety of commercial uses and limited light industrial uses in predominately rural or suburban areas not served by public sewer. Extensive landscaping requirements and other restrictions within the SC District are intended to mitigate commercial use impacts and preserve surrounding rural or suburban character.

Suburban Industrial District Purpose

The Suburban Industrial (SI) District is intended to provide primarily for the development of office, regional commercial, warehouse, and light industrial uses that are compatible with surrounding development. New development within the SI District should provide adequate screening and buffer yards in order to minimize adverse impacts to surrounding areas.

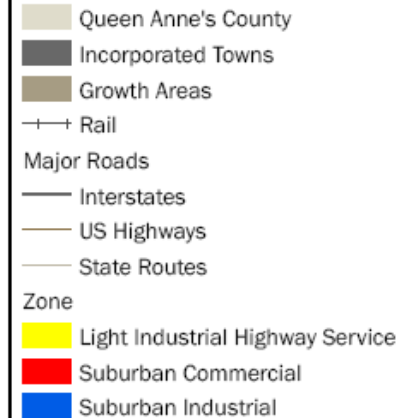


Truck Stop & Travel Plazas - Conditional Use Standards

- (1) A truck stop or travel plaza:
 - (a) May not locate any building or parking area within 200 feet of any residentially zoned district;
 - (b) May not be located on a parcel that is less than 25 acres; and
 - (c) Shall include architectural design features that provide compatibility between the proposed buildings and other commercial buildings in the area.
- (2) All on-site lighting at a truck stop or travel plaza shall be sized and directed to provide for minimal light spillage onto adjacent properties.
- (3) The Board of Appeals may require additional landscaping, screening, and berming as necessary to minimize the visual and noise impact of the truck stop or travel plaza on adjacent properties.

CRR EXHIBIT

Light Industrial Highway Service (LIHS) Suburban Commercial (SC) Suburban Industrial (SI) Zoning District Locations



This exhibit was prepared to facilitate
August 12, 2021 Planning Commission discussions.



Wallace Montgomery created this map for planning purposes
from a variety of sources. It is neither a survey nor a legal
document. Information provided by other agencies should be
verified with them where appropriate.

August 2021

0 1.25 2.5 5
Miles



CRR32
328 Cherry Lane, Queenstown

TAX ID: 1805011329
TAX MAP # 51, PARCEL 28

CURRENT STATISTICS

TOTAL ACRES	10.08
ACRES PART OF REQUEST	10.08
GROWTH AREA	Queenstown
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

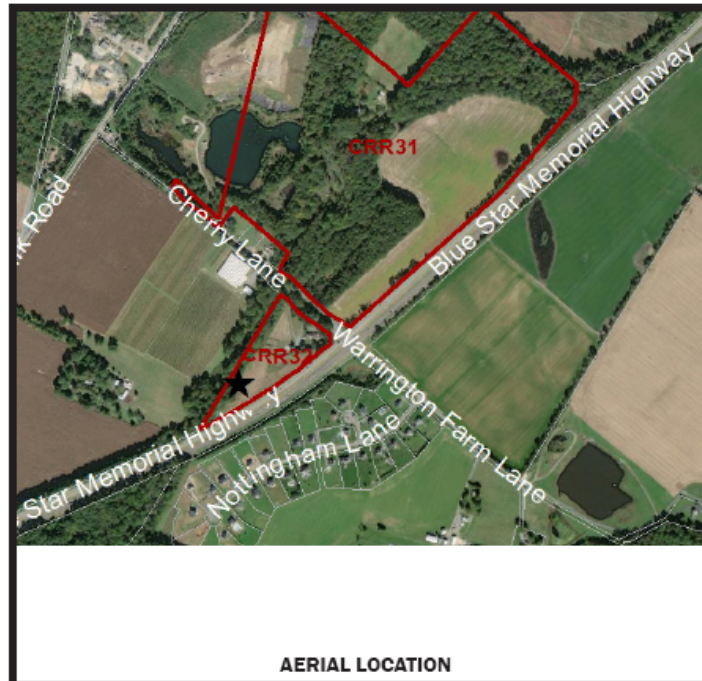
SC
Suburban Commercial

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,
THESE CHANGES WOULD BE NEEDED**

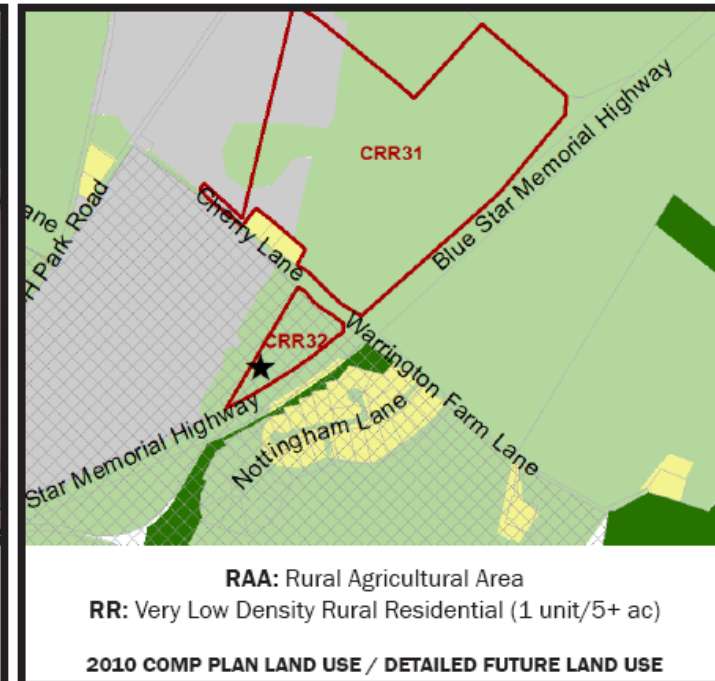
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

Not consistent with Queenstown Comp Plan; must consult with the Town.
Staff recommends supporting their position.

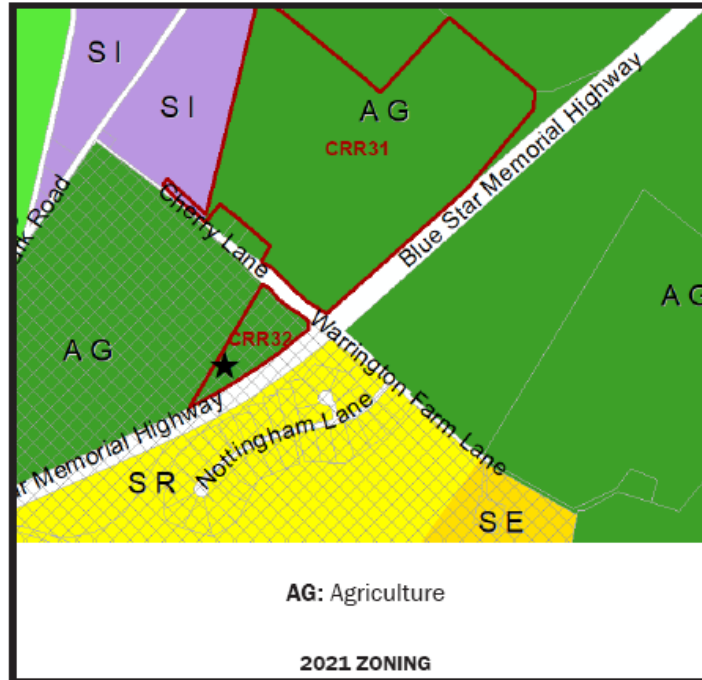


AERIAL LOCATION



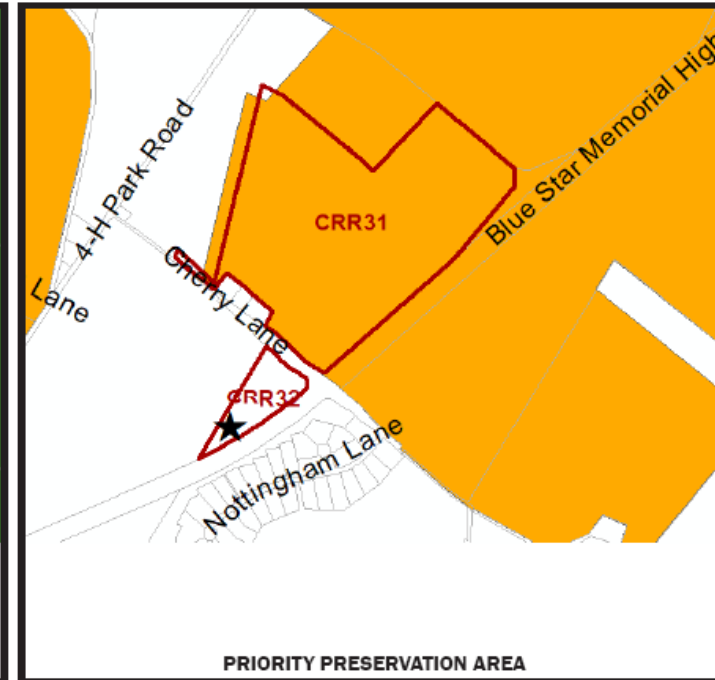
RAA: Rural Agricultural Area
RR: Very Low Density Rural Residential (1 unit/5+ ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

2021 ZONING



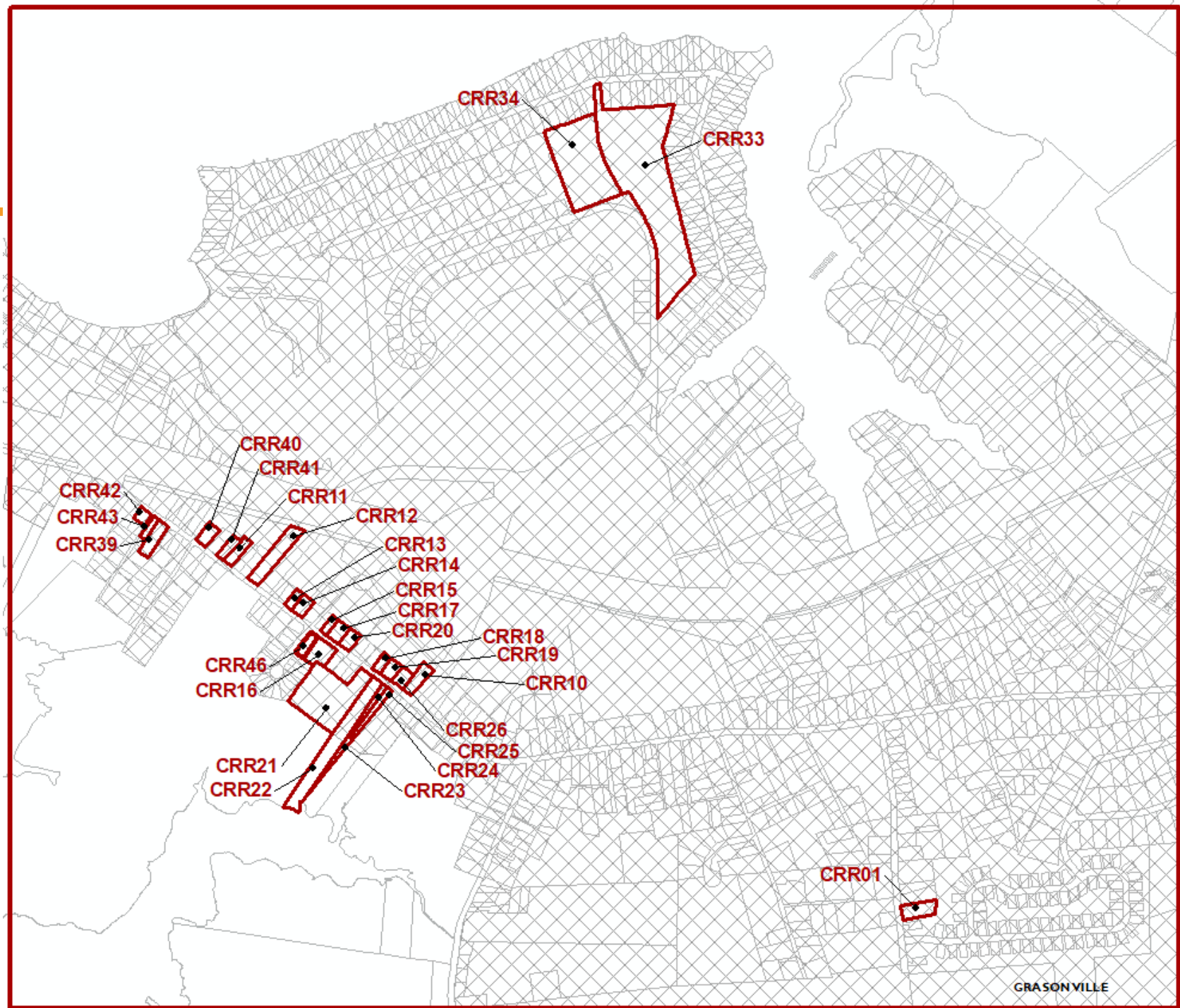
PRIORITY PRESERVATION AREA



COMPREHENSIVE REZONING REQUESTS

GROUP 4

CRR01	CRR24
CRR10	CRR25
CRR11	CRR26
CRR12	CRR33
CRR13	CRR34
CRR14	CRR39
CRR15	CRR40
CRR16	CRR41
CRR17	CRR42
CRR18	CRR43
CRR19	CRR46
CRR20	
CRR21	
CRR22	
CRR23	



CRR01

211 Gravel Run Rd, Grasonville

TAX ID: 1805018196
TAX MAP # 58H, PARCEL 456

CURRENT STATISTICS

TOTAL ACRES	0.59
ACRES PART OF REQUEST	0.59
GROWTH AREA	Grasonville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)

COMP REZONING REQUEST

GPRN

Grasonville Planned Residential Neighborhood

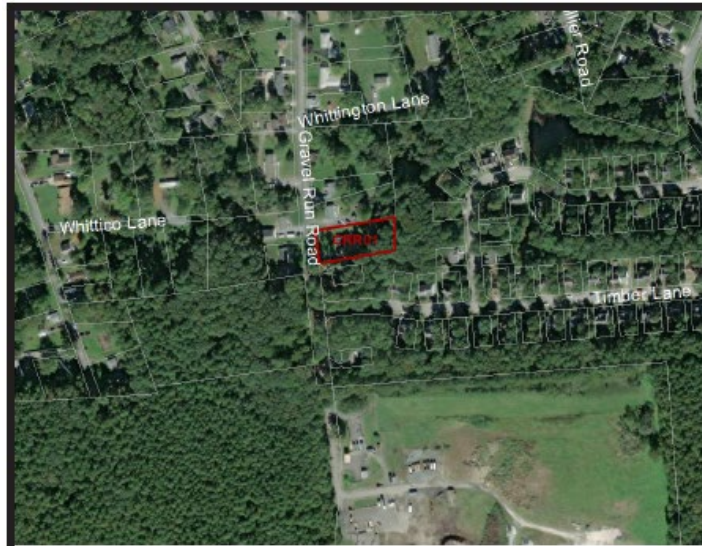
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	Expand Grasonville Community Plan "Planned Neighborhood" area
DETAILED FUTURE LAND USE	
GROWTH AREA	

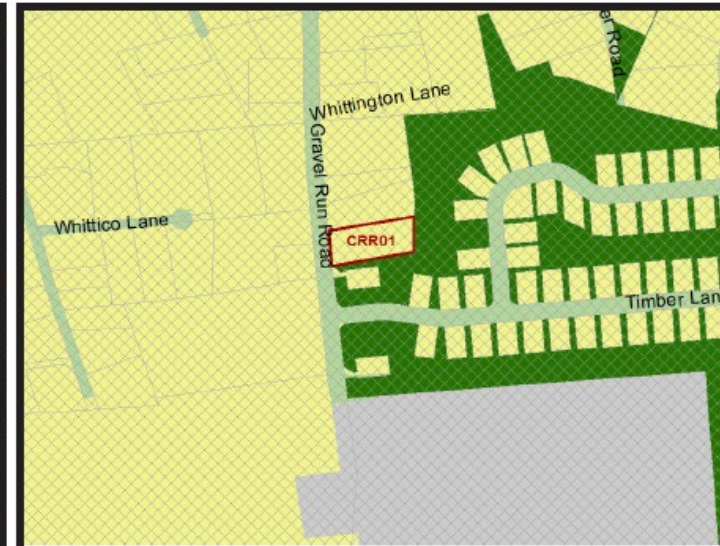
TC DISCUSSION/RECOMMENDATIONS

Oppose Expansion of GPRN

Inconsistent with APF guidance principles outlined in Legend (**); single parcel planned neighborhood inconsistent with intent established in Grasonville Community Plan.



AERIAL LOCATION



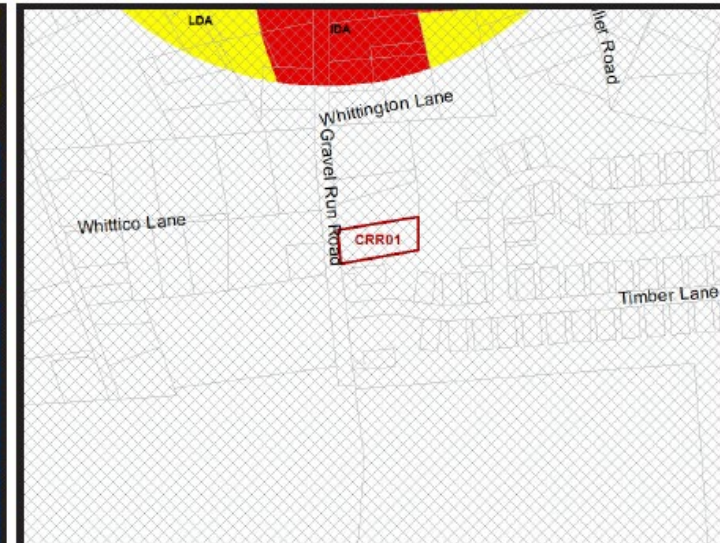
ERA: Established Residential Area
LDR: Low Density Residential (1-2 units/5 ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



NC-20: Neighborhood Conservation

2021 ZONING



N/A

2021 CRITICAL AREA

CRR10

4045 Main Street, Grasonville

TAX ID: 1805013798
TAX MAP # 58H, PARCEL 161

CURRENT STATISTICS

TOTAL ACRES	0.53
ACRES PART OF REQUEST	0.53
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

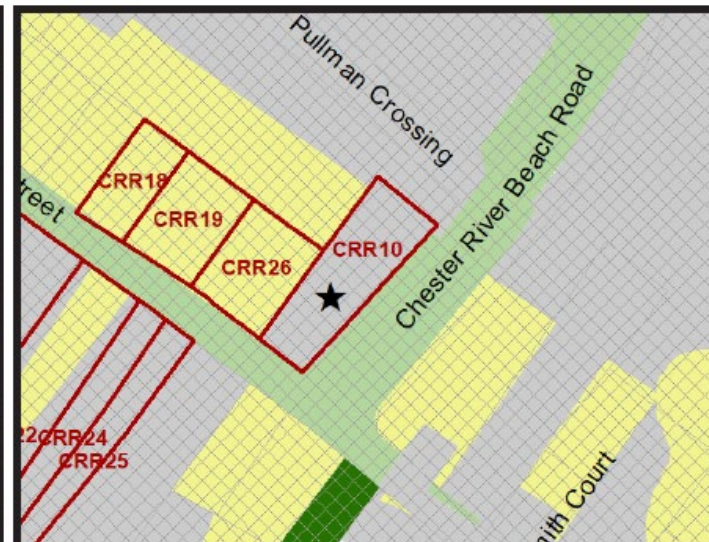
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

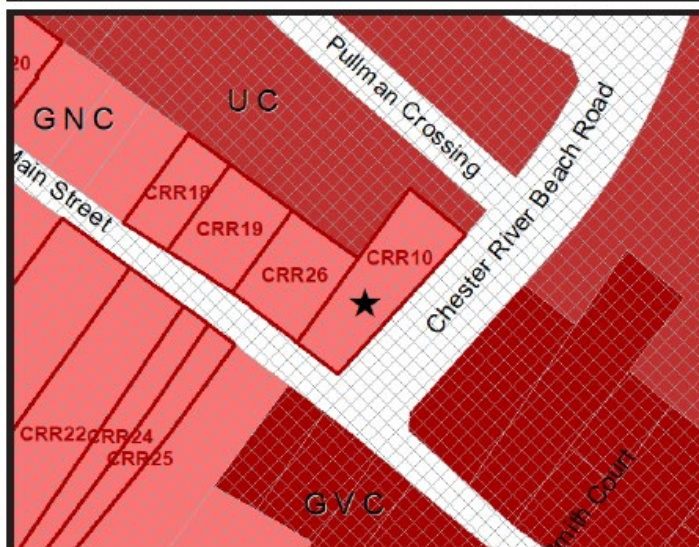


AERIAL LOCATION



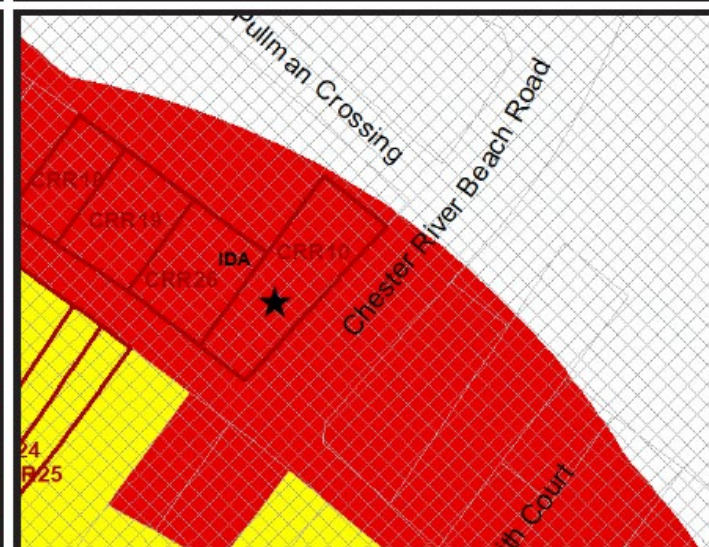
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR11

3913 Main Street, Grasonville

TAX ID: 1805051967
TAX MAP # 58E, PARCEL 122, LOT 2

CURRENT STATISTICS

TOTAL ACRES	0.40
ACRES PART OF REQUEST	0.40
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

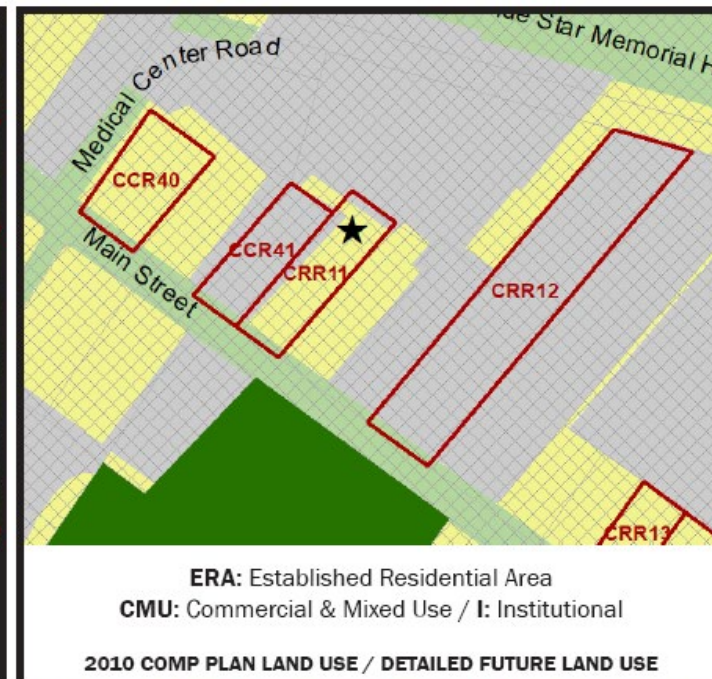
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

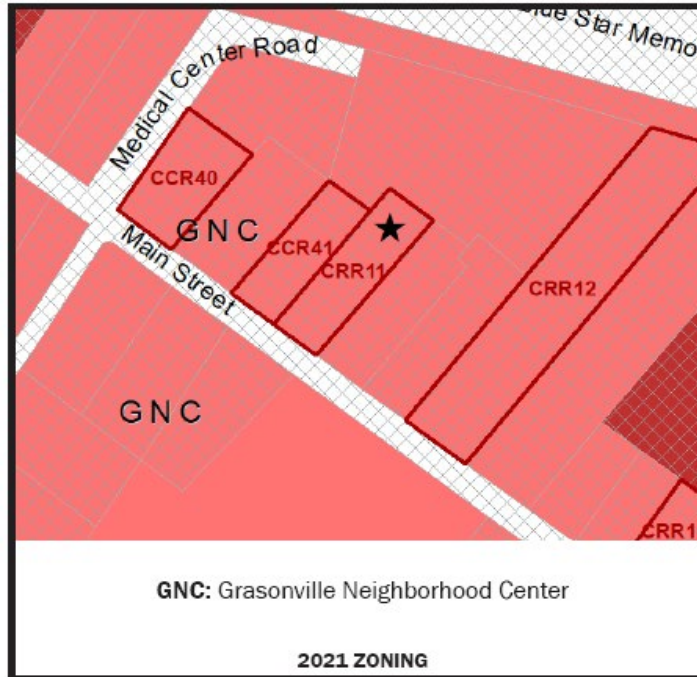
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



AERIAL LOCATION

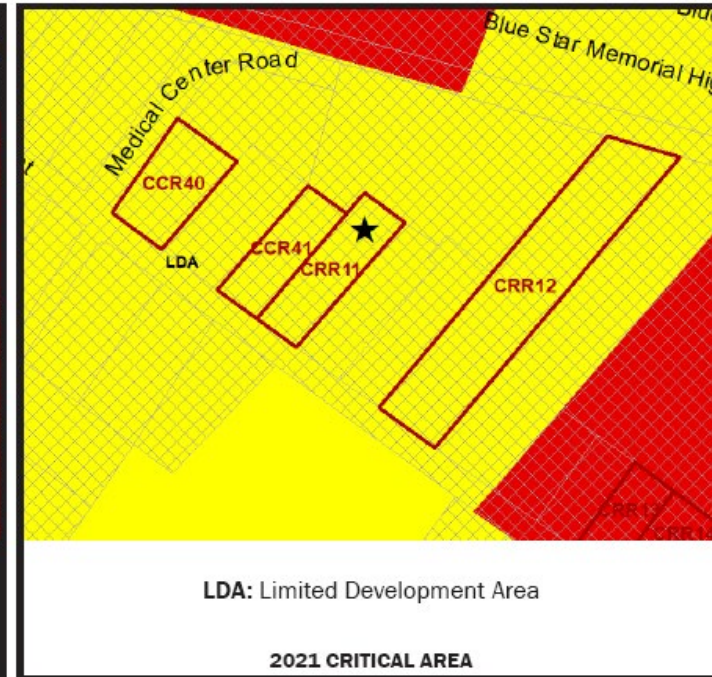


ERA: Established Residential Area
CMU: Commercial & Mixed Use / I: Institutional
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR12

3925 Main Street, Grasonville

TAX ID: 1805000750
TAX MAP # 58E, PARCEL 141

CURRENT STATISTICS

TOTAL ACRES	1.22
ACRES PART OF REQUEST	1.22
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

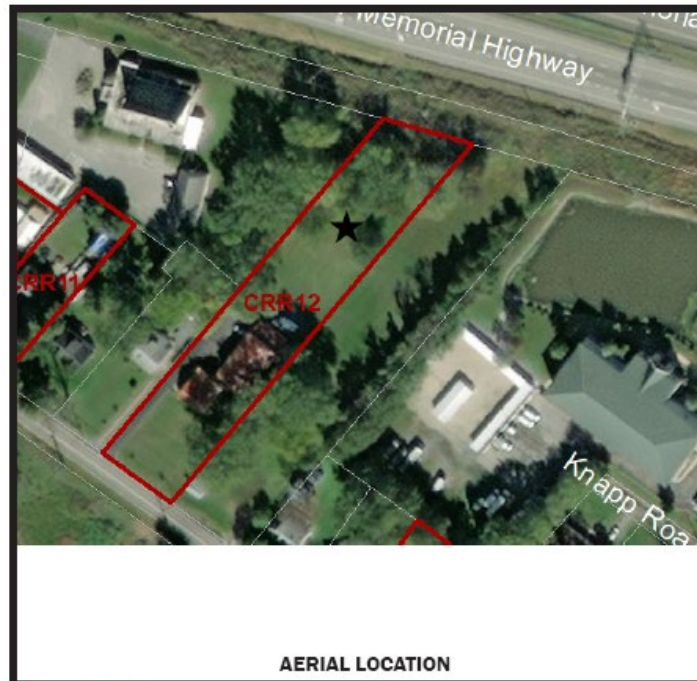
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

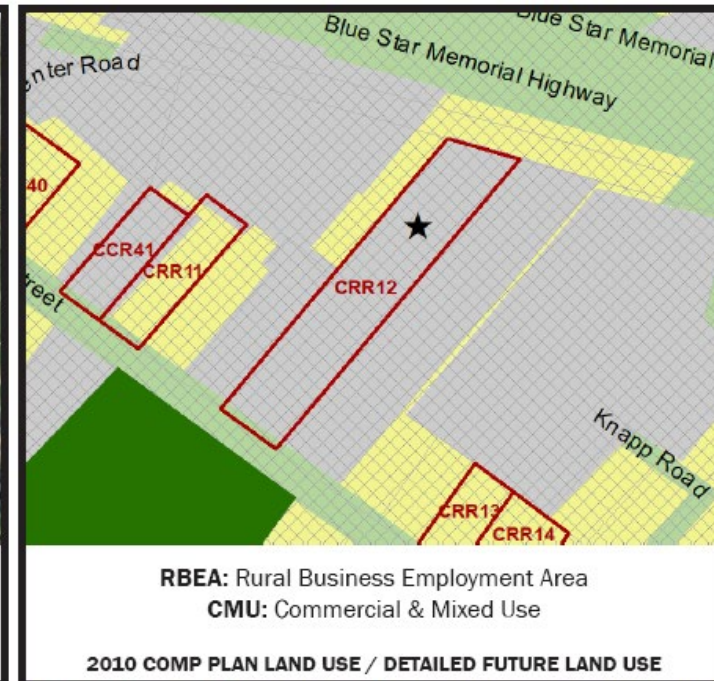
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

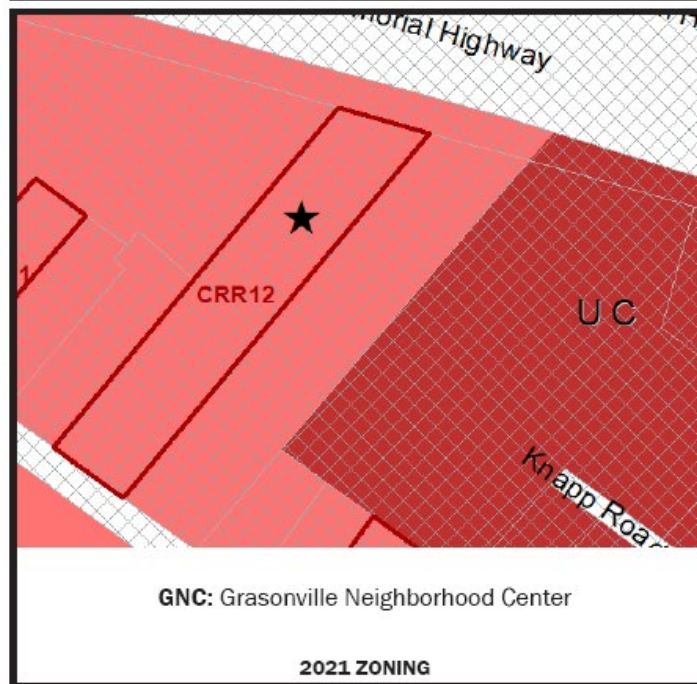


AERIAL LOCATION



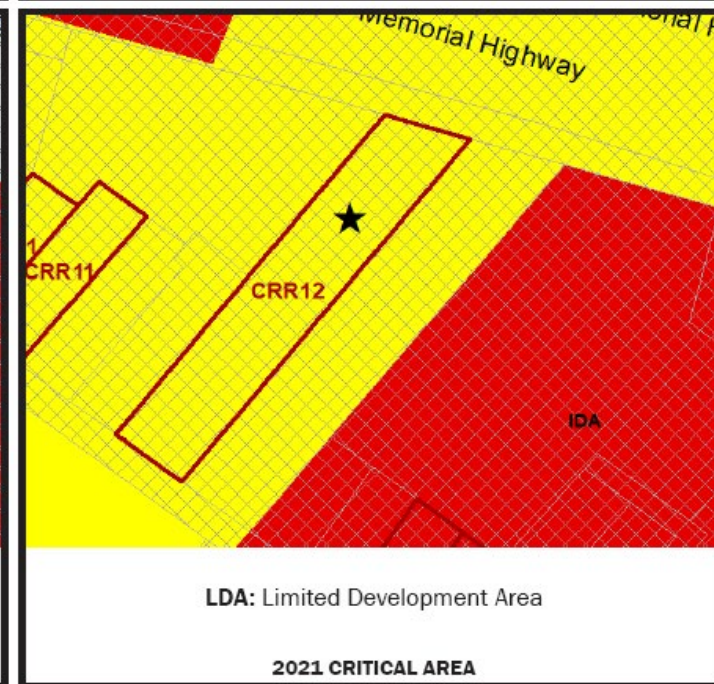
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR13

3943 Main Street, Grasonville

TAX ID: 1805016916
TAX MAP # 58H, PARCEL 145

CURRENT STATISTICS

TOTAL ACRES	0.24
ACRES PART OF REQUEST	0.24
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

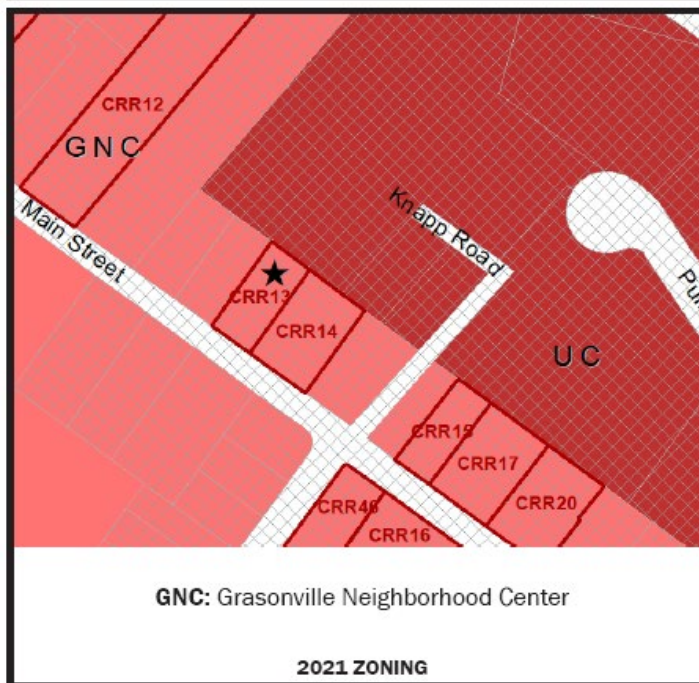


AERIAL LOCATION



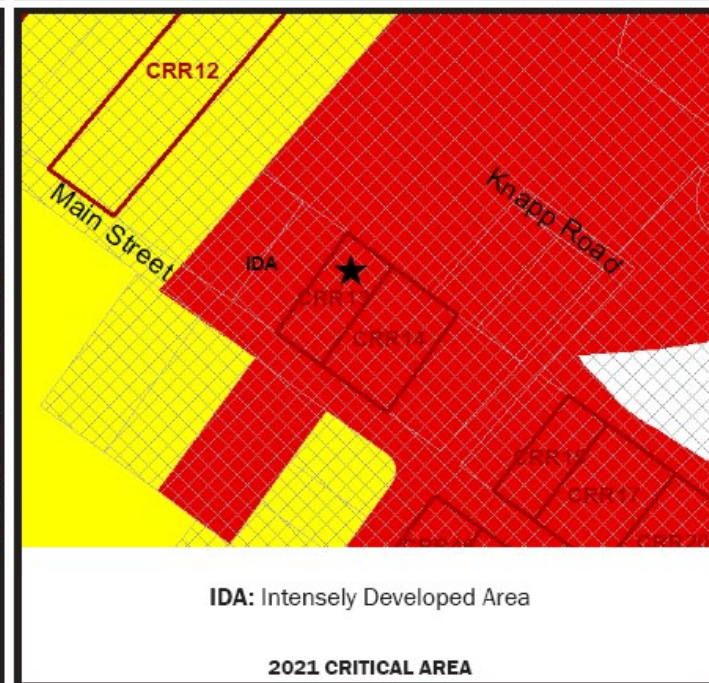
ERA: Established Residential Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR14

3947 Main Street, Grasonville

TAX ID: 1805016010
TAX MAP # 58H, PARCEL 146

CURRENT STATISTICS

TOTAL ACRES	0.34
ACRES PART OF REQUEST	0.34
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

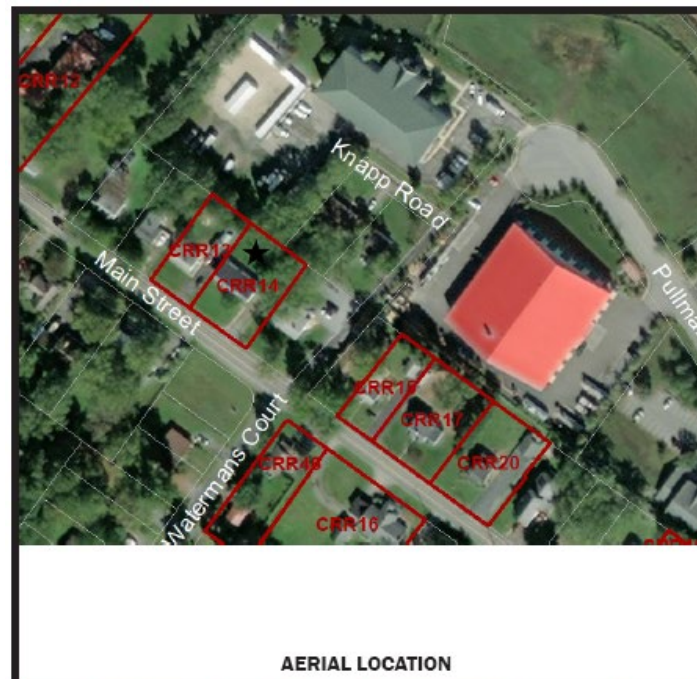
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

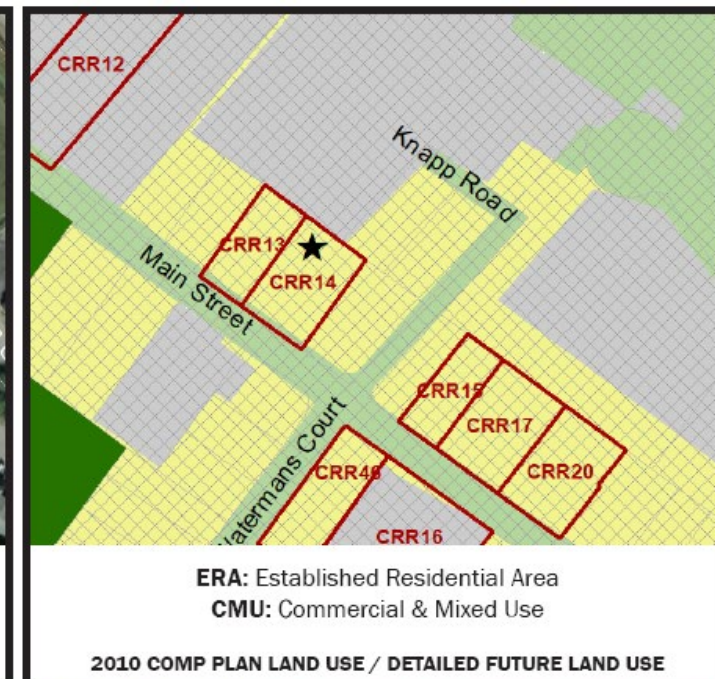
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

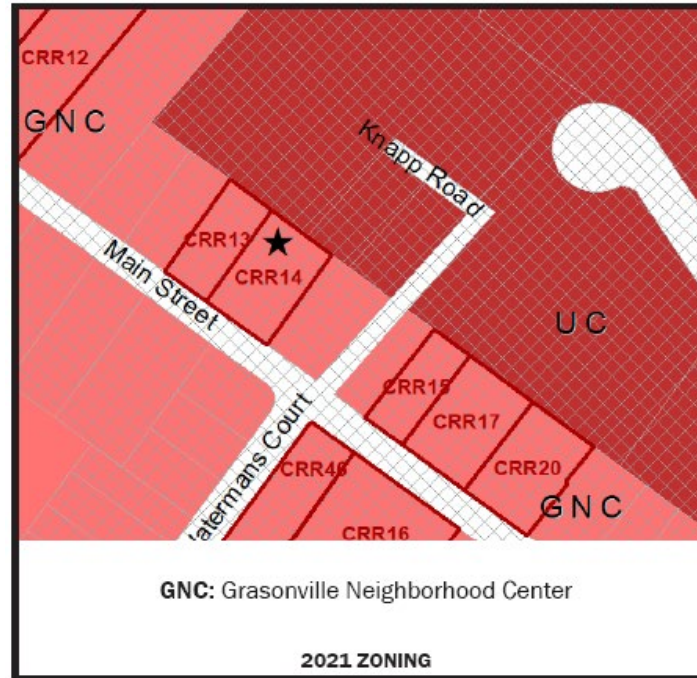
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



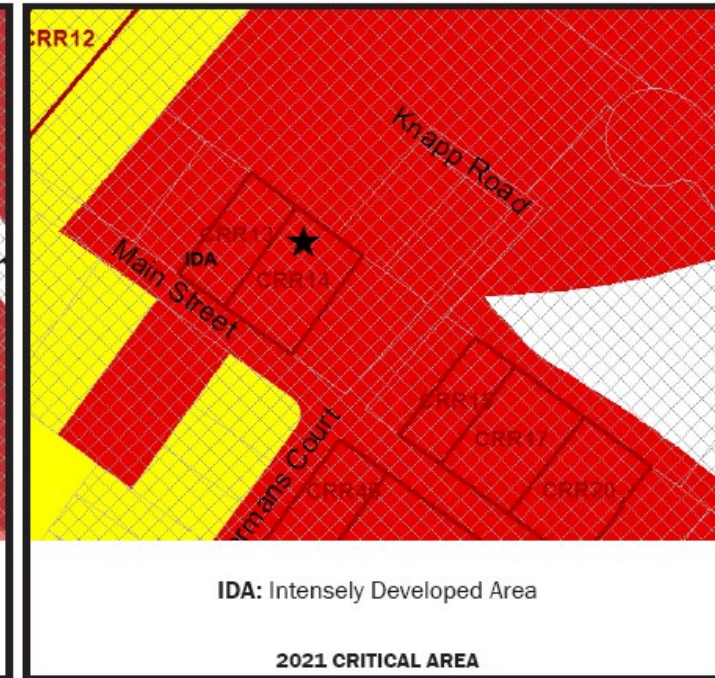
AERIAL LOCATION



2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



2021 ZONING



2021 CRITICAL AREA

CRR15

4003 Main Street, Grasonville

TAX ID: 1805002184
TAX MAP # 58H, PARCEL 152

CURRENT STATISTICS

TOTAL ACRES	0.23
ACRES PART OF REQUEST	0.23
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

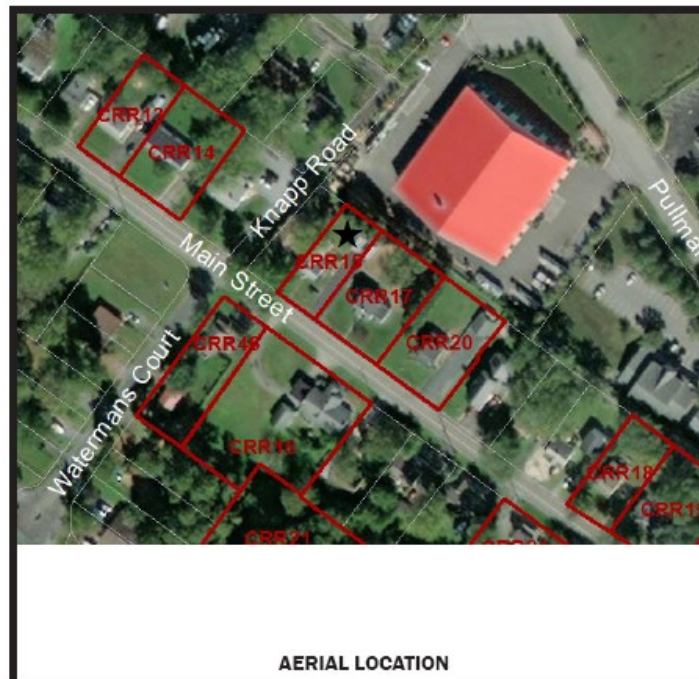
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

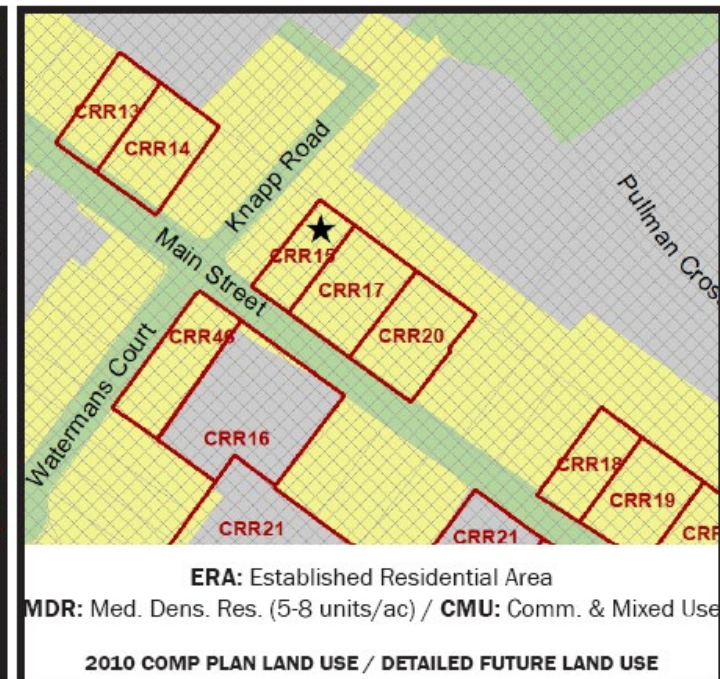
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



AERIAL LOCATION



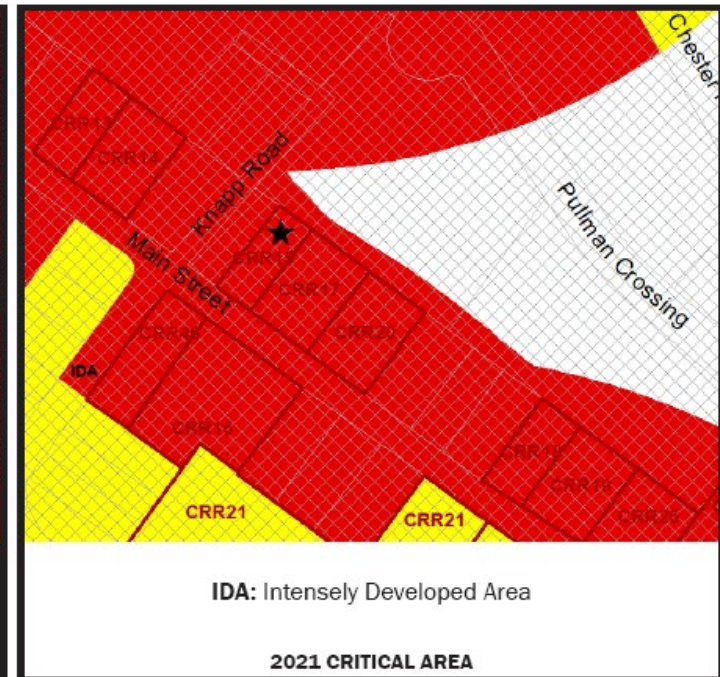
ERA: Established Residential Area
MDR: Med. Dens. Res. (5-8 units/ac) / CMU: Comm. & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR16

4004 Main Street, Grasonville

TAX ID: 1805034523
TAX MAP # 58H, PARCEL 754

CURRENT STATISTICS

TOTAL ACRES	0.76
ACRES PART OF REQUEST	0.76
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

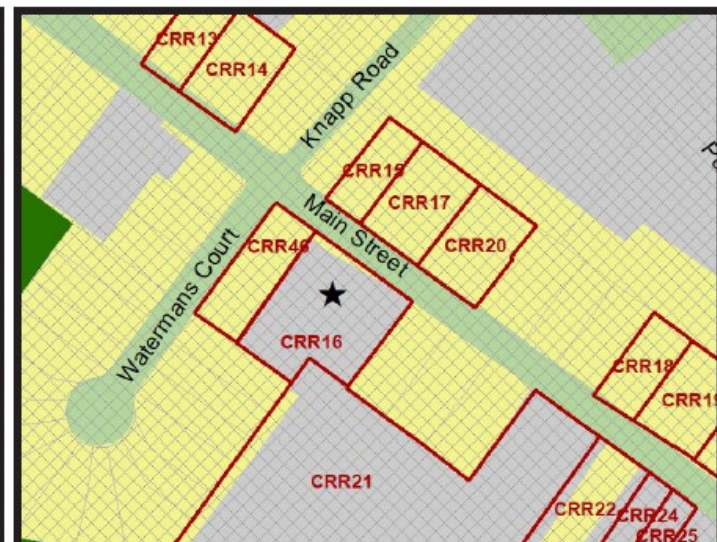
COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

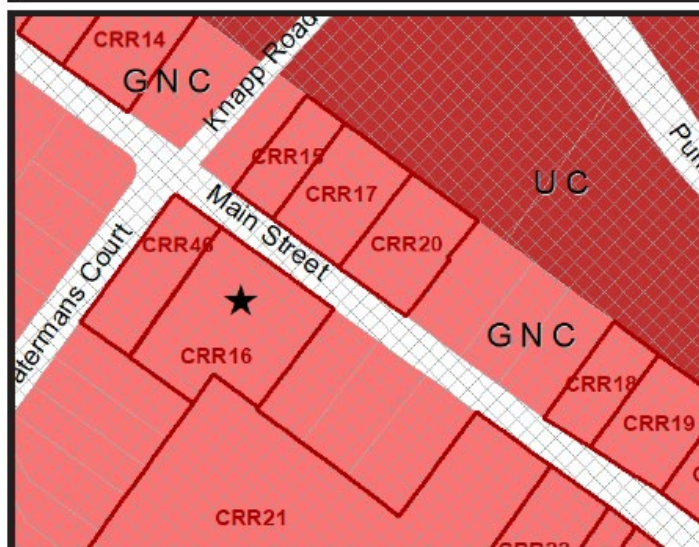


AERIAL LOCATION



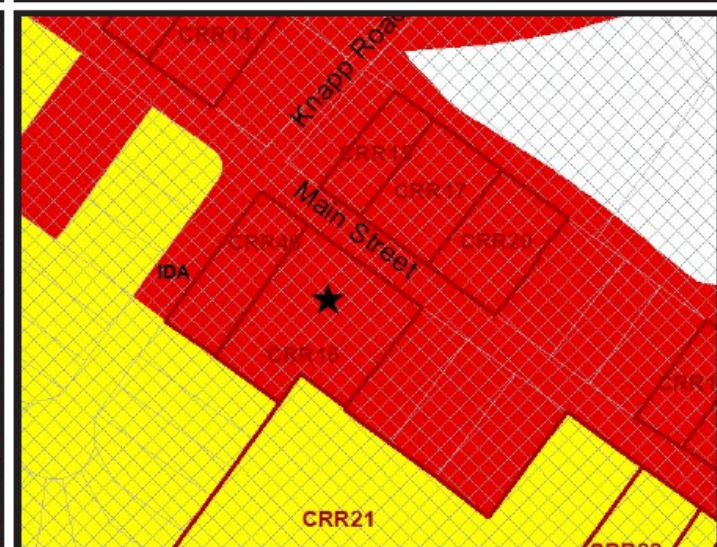
RBEA: Rural Business Employment Area
MDR: Med. Dens. Res. (5-8 units/ac) / **CMU:** Comm. & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR17

4007 Main Street, Grasonville

TAX ID: 1805015316
TAX MAP # 58H, PARCEL 151

CURRENT STATISTICS

TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

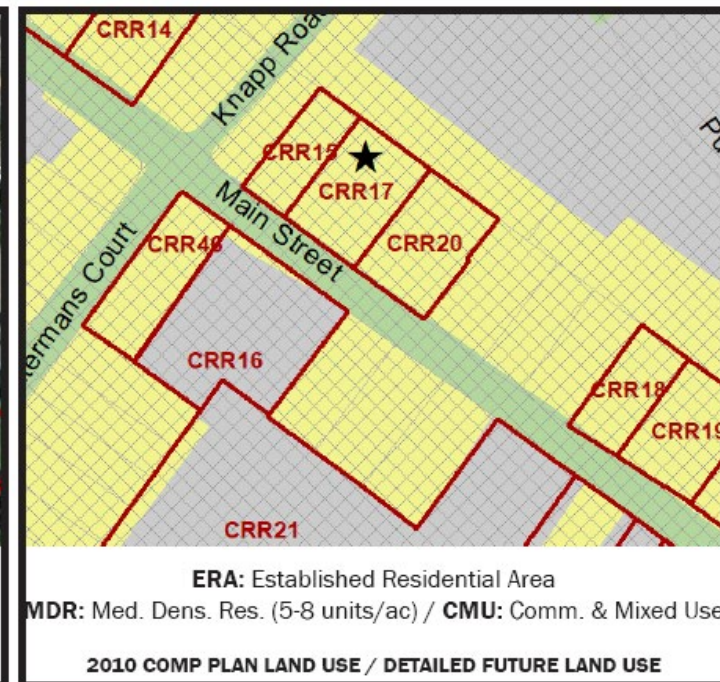
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

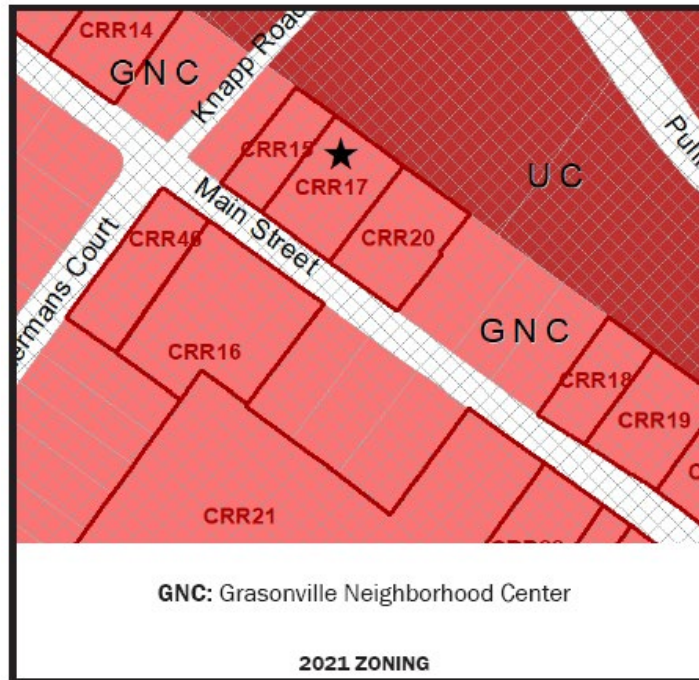


AERIAL LOCATION



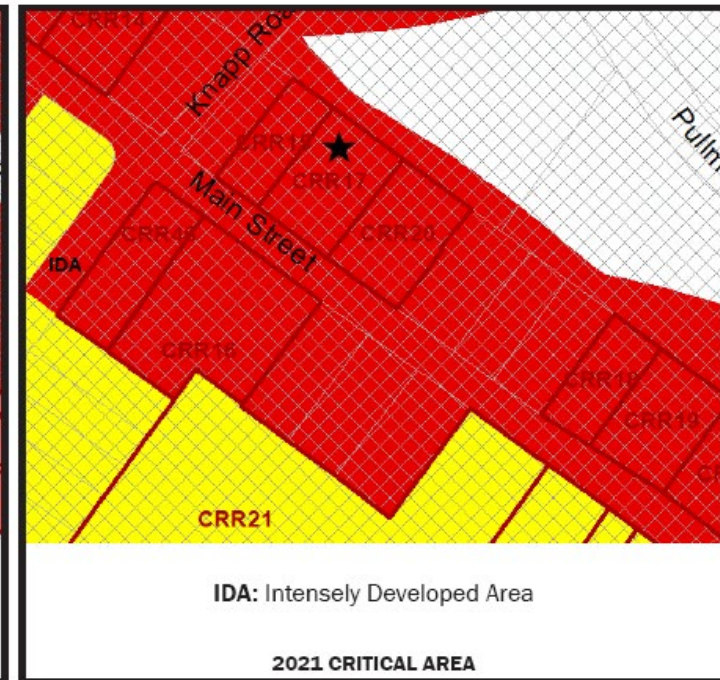
ERA: Established Residential Area
MDR: Med. Dens. Res. (5-8 units/ac) / CMU: Comm. & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR18

4029 Main Street, Grasonville

TAX ID: 1805003555
TAX MAP # 58H, PARCEL 157

CURRENT STATISTICS

TOTAL ACRES	0.24
ACRES PART OF REQUEST	0.24
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

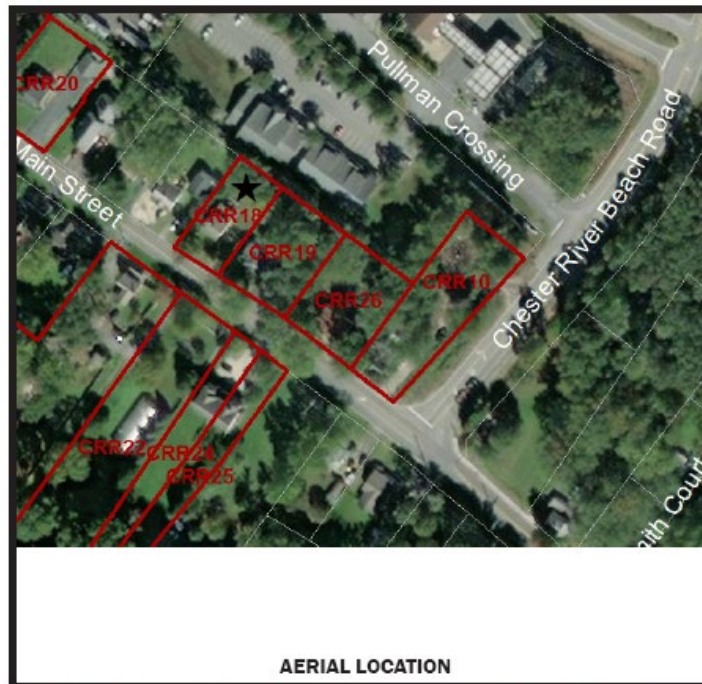
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

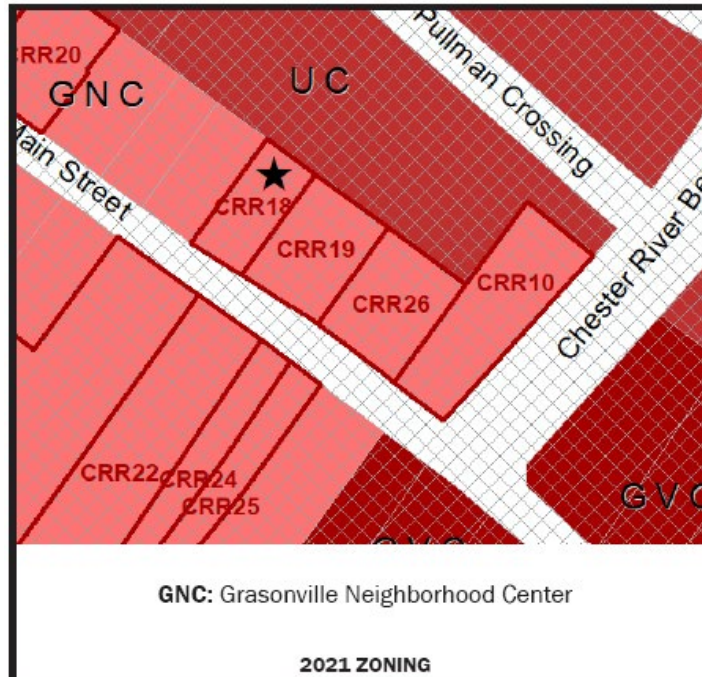
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



AERIAL LOCATION

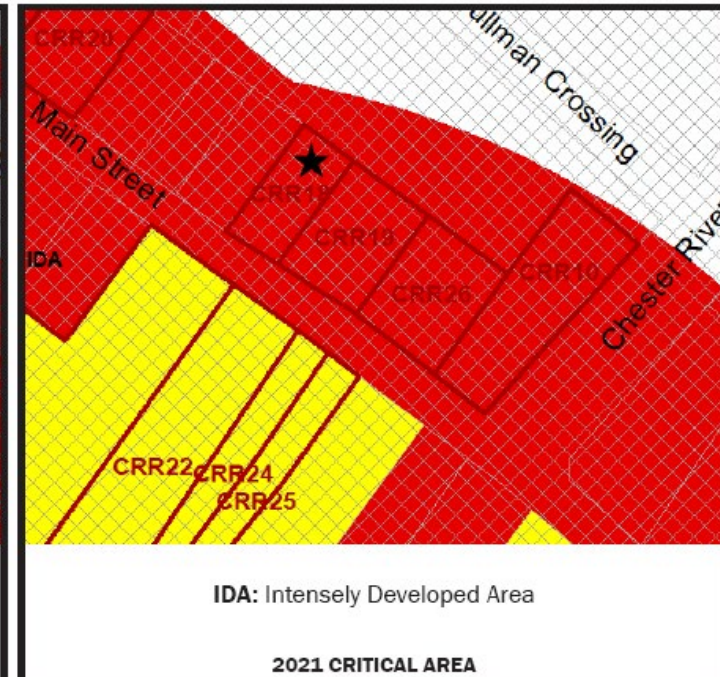


ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR19

4033 Main Street, Grasonville

TAX ID: 1805013003
TAX MAP # 58H, PARCEL 158

CURRENT STATISTICS

TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

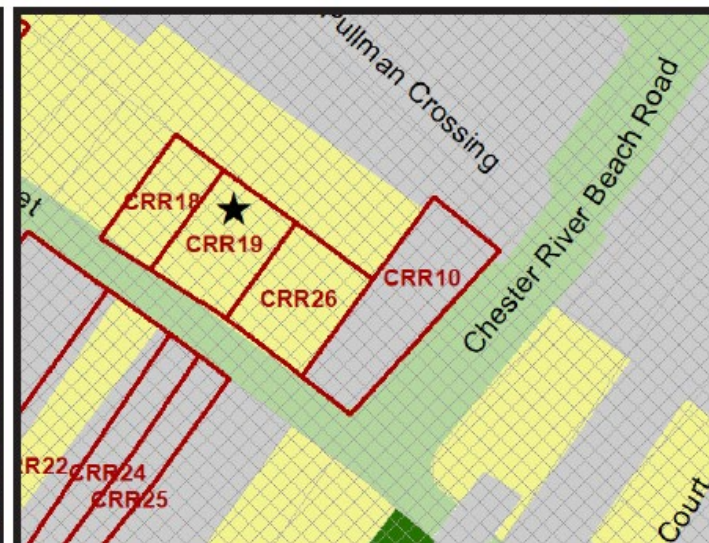
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

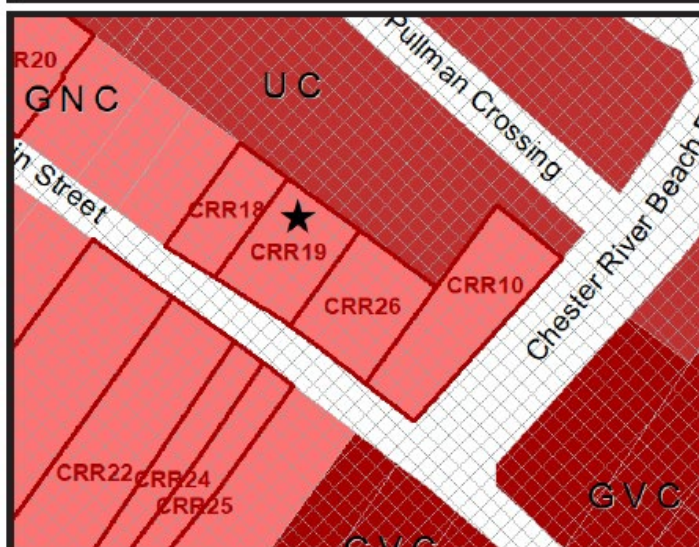


AERIAL LOCATION



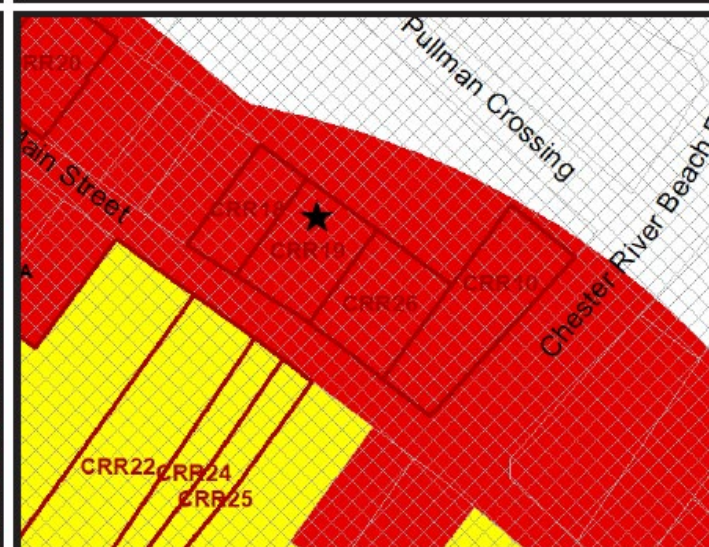
ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR20

4013 Main Street, Grasonville

TAX ID: 1805000386
TAX MAP # 58H, PARCEL 153

CURRENT STATISTICS

TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

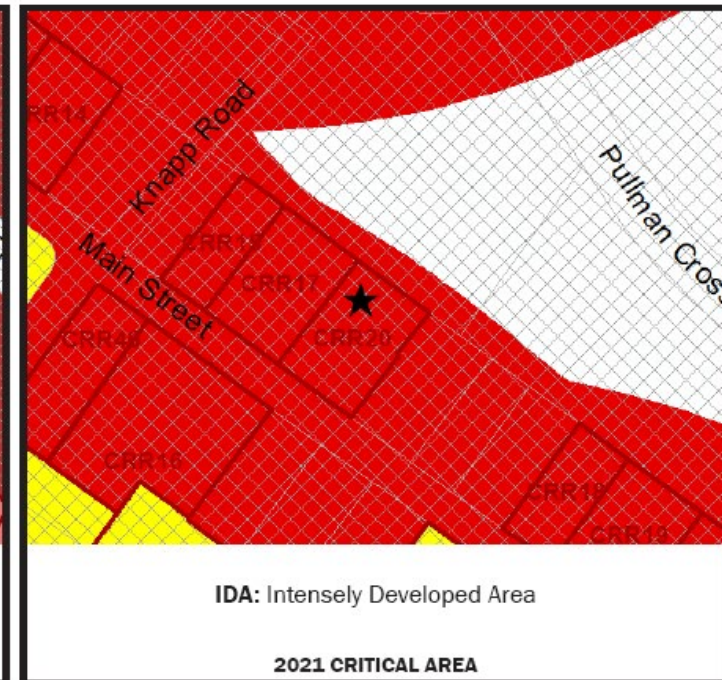
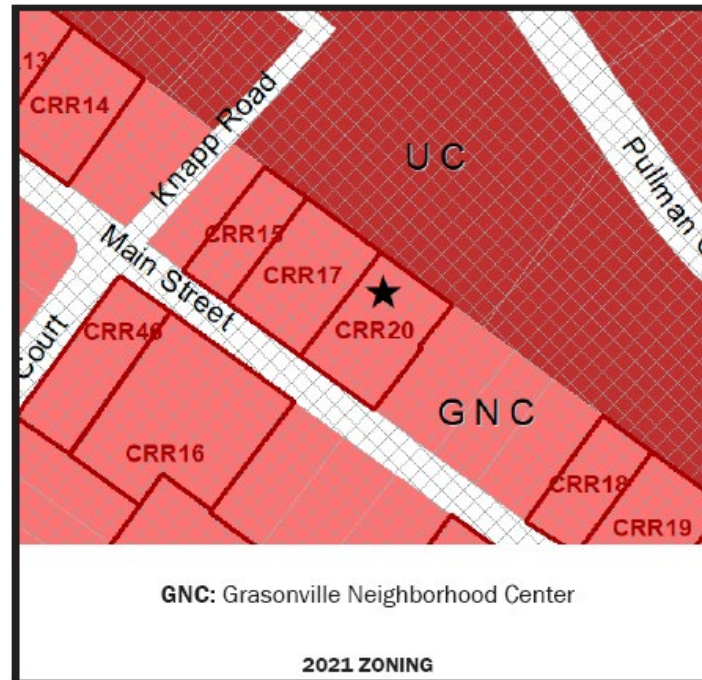
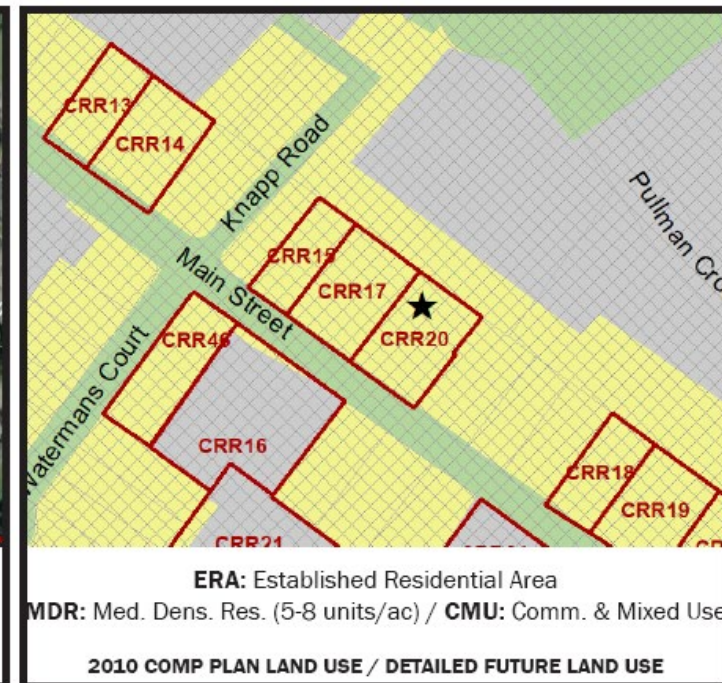
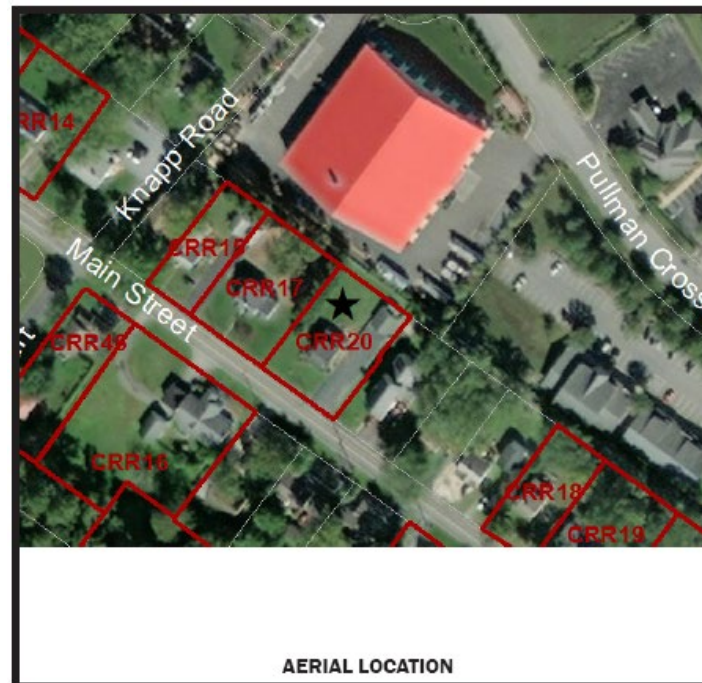
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



CRR21

4020 Main Street, Grasonville

TAX ID: 1805003482
TAX MAP # 58H, PARCEL 128

CURRENT STATISTICS

TOTAL ACRES	3.83
ACRES PART OF REQUEST	3.83
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

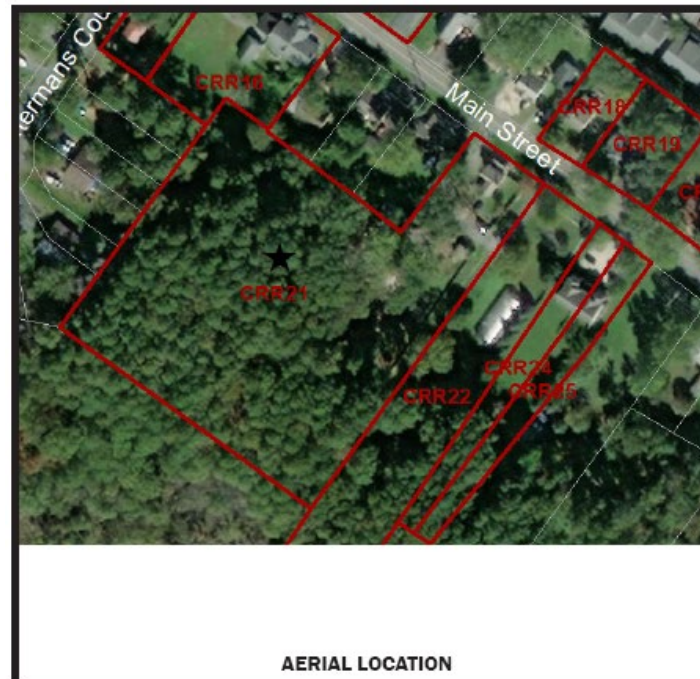
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

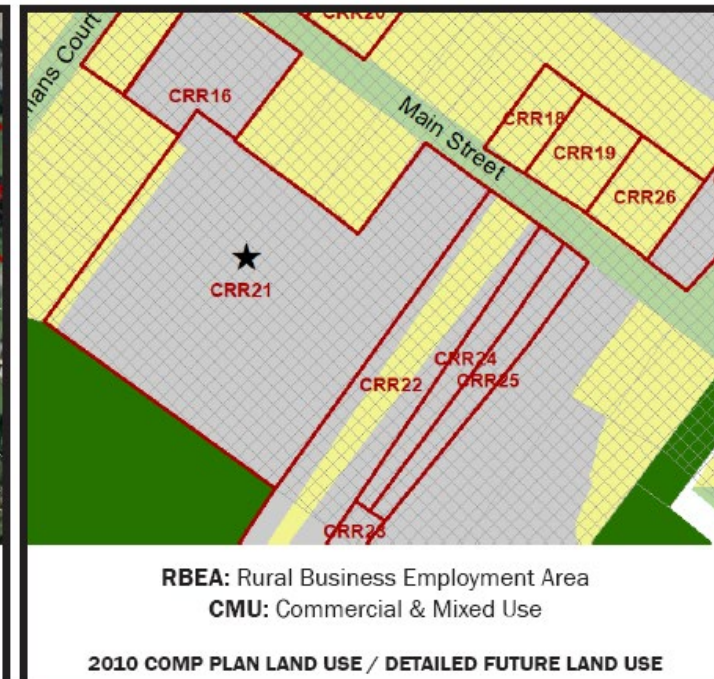
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

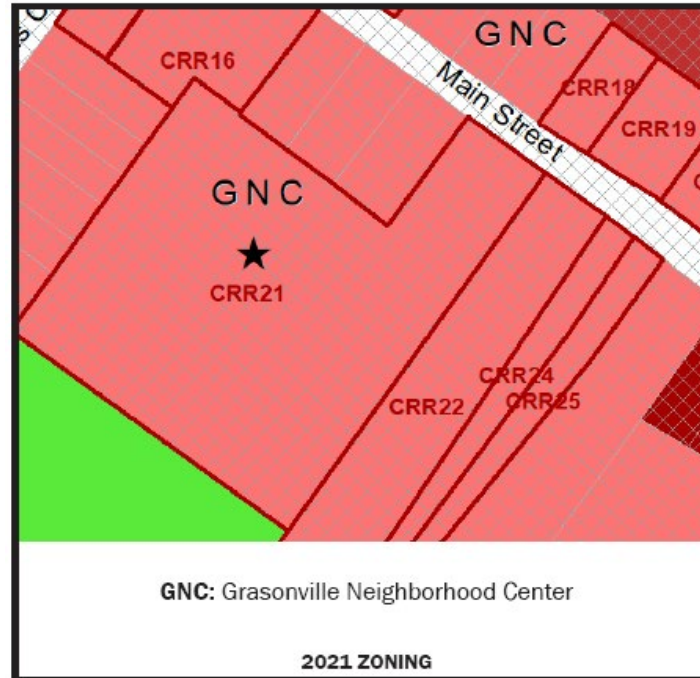


AERIAL LOCATION



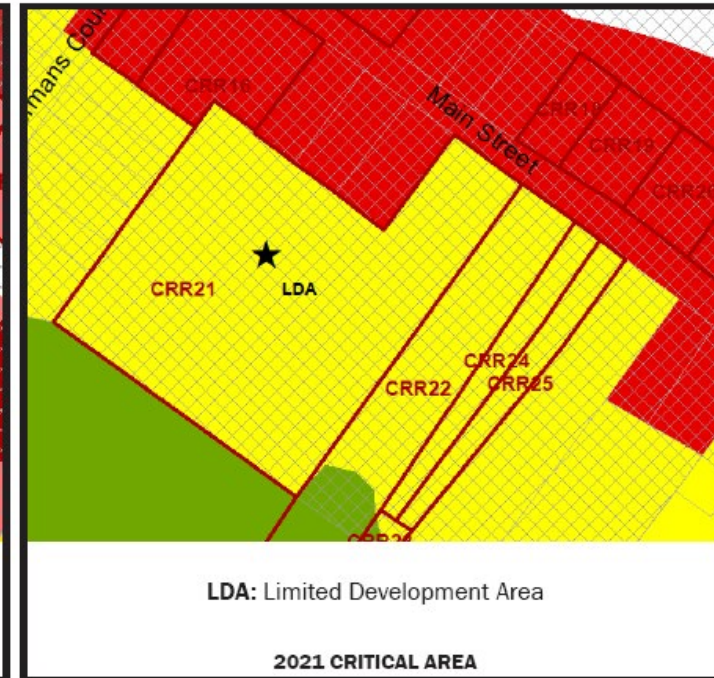
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR22

4024 Main Street, Grasonville

TAX ID: 1805003873
TAX MAP # 58H, PARCEL 722

CURRENT STATISTICS

TOTAL ACRES	3.00
ACRES PART OF REQUEST	3.00
GROWTH AREA	Grasonville (partial)
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service) (partial)
WATER SERVICE AREA	W3 (4-10 years) (partial)

COMP REZONING REQUEST

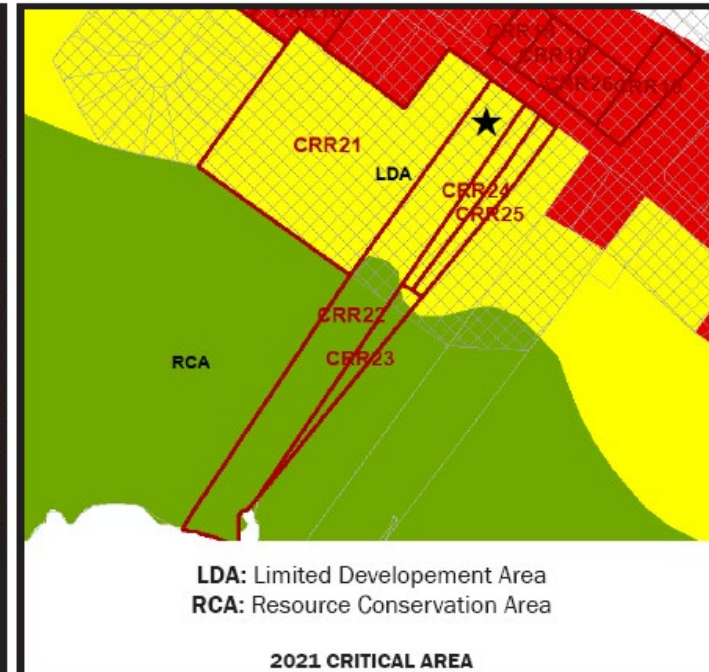
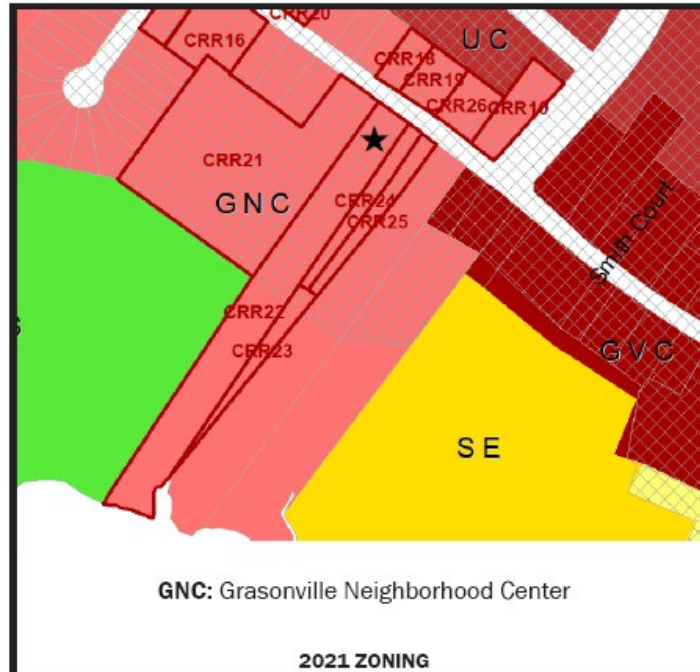
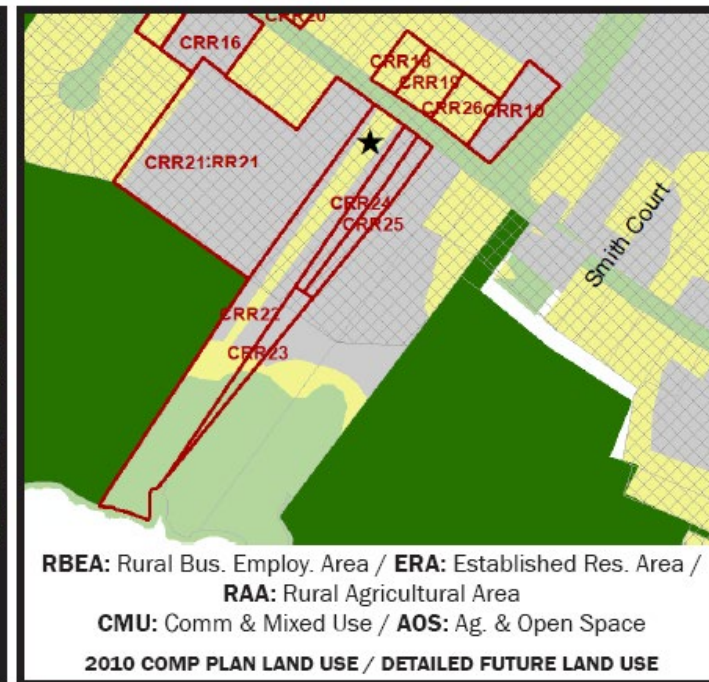
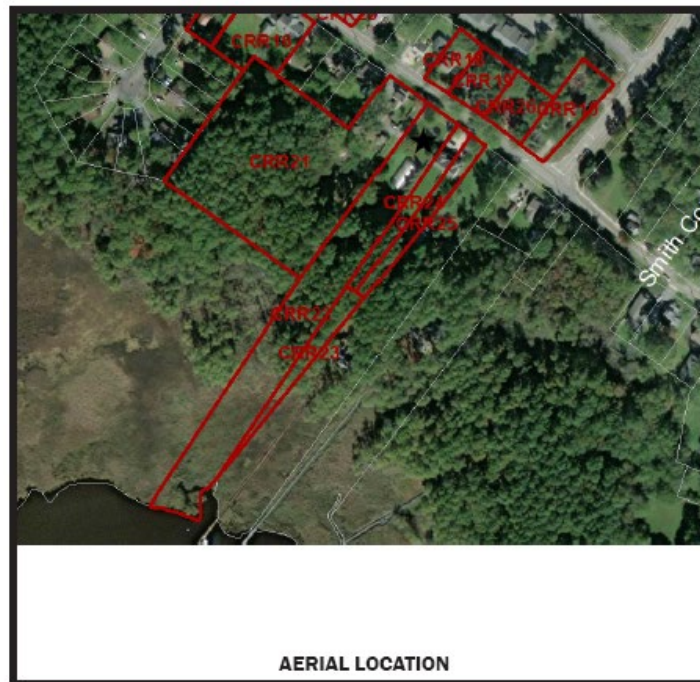
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



CRR23

4028 Main Street, Grasonville

TAX ID: 1805003822
TAX MAP # 58H, PARCEL 129

CURRENT STATISTICS

TOTAL ACRES	0.34
ACRES PART OF REQUEST	0.34
GROWTH AREA	Grasonville (partial)
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service) (partial)
WATER SERVICE AREA	W3 (4-10 years) (partial)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

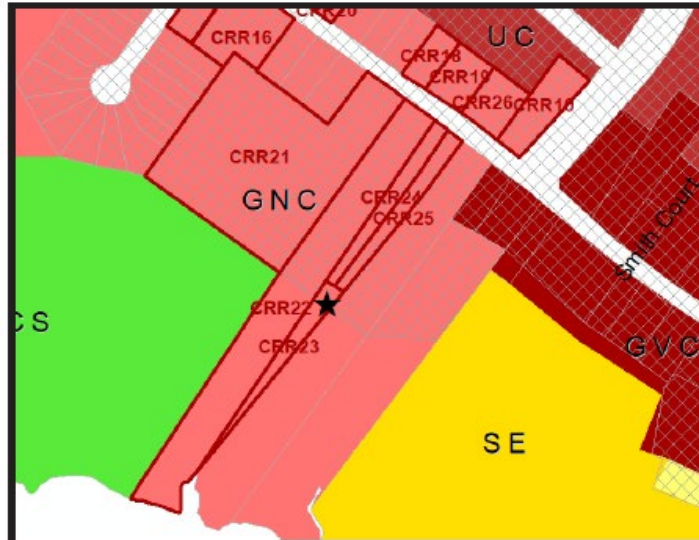
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



AERIAL LOCATION

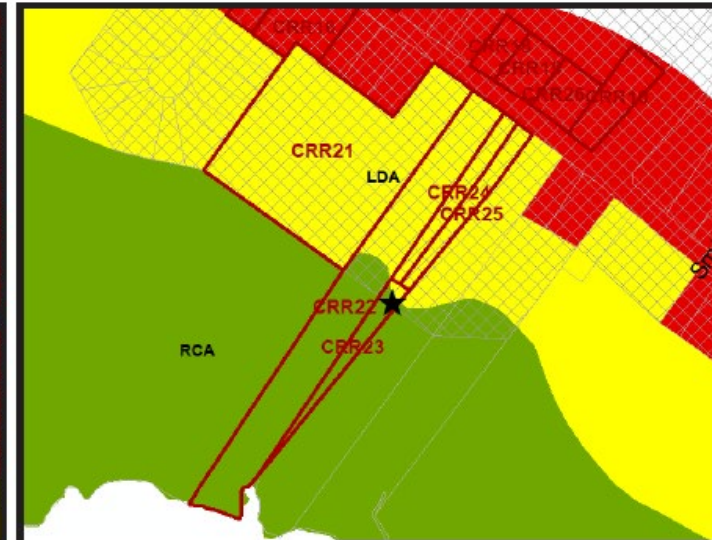


RBEA: Rural Bus. Employ. Area / **ERA:** Established Res. Area /
RAA: Rural Agricultural Area
CMU: Comm & Mixed Use / **AOS:** Ag. & Open Space
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



LDA: Limited Development Area
RCA: Resource Conservation Area

2021 CRITICAL AREA

CRR24

4030 Main Street, Grasonville

TAX ID: 18050518274
TAX MAP # 58H, PARCEL 129, LOT 2

CURRENT STATISTICS

TOTAL ACRES	0.40
ACRES PART OF REQUEST	0.40
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

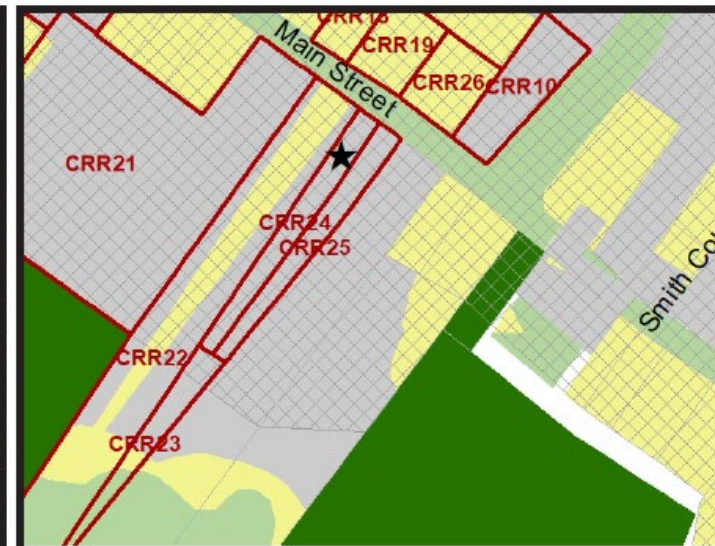
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

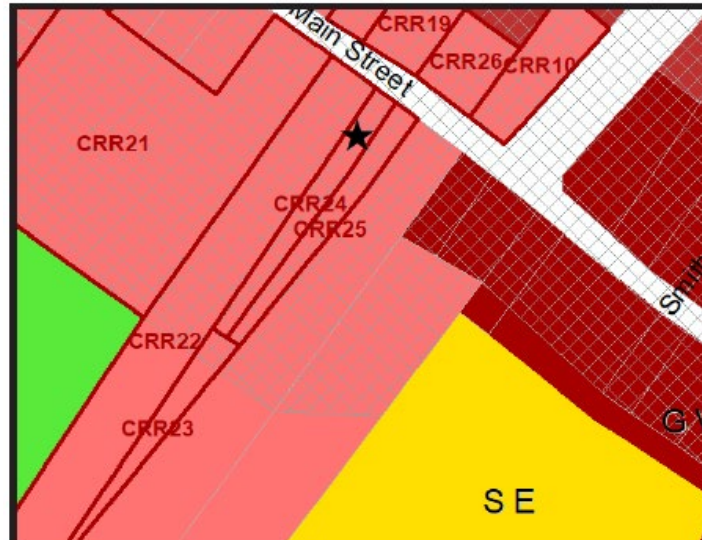


AERIAL LOCATION



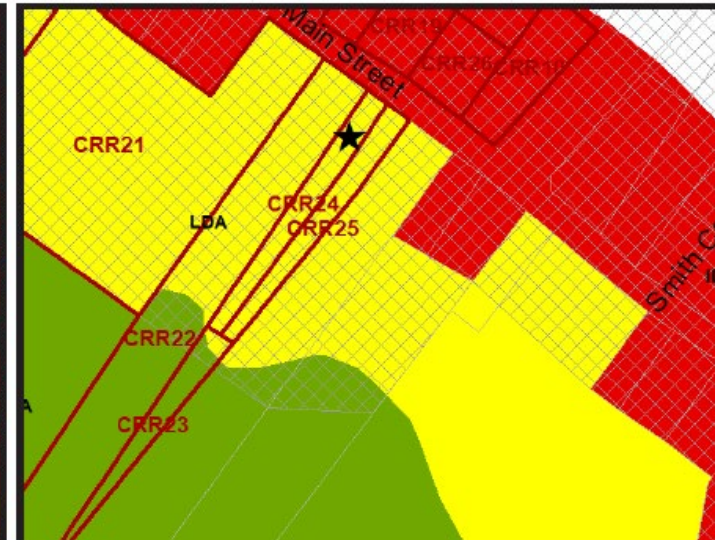
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR25

4032 Main Street, Grasonville

TAX ID: 1805051819
TAX MAP # 58H, PARCEL 129, LOT 1

CURRENT STATISTICS

TOTAL ACRES	0.40
ACRES PART OF REQUEST	0.40
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

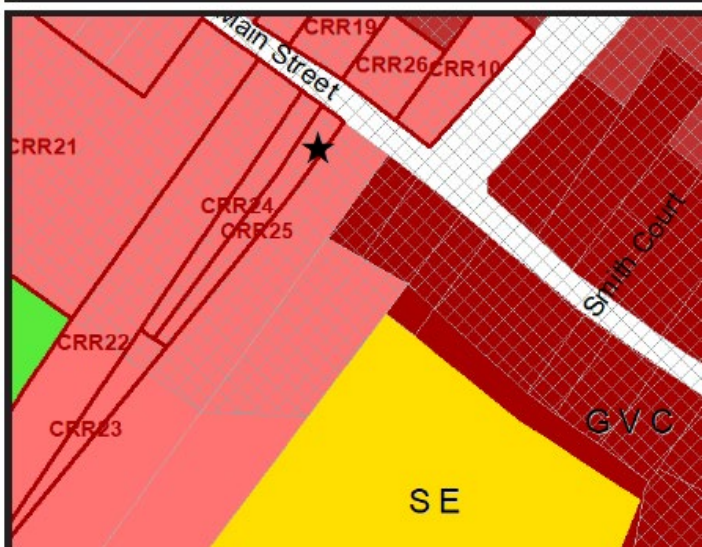


AERIAL LOCATION



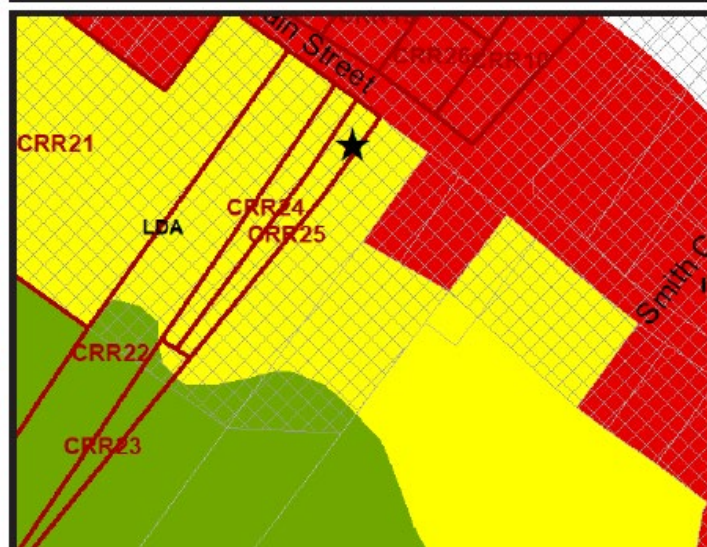
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR26

4041 Main Street, Grasonville

TAX ID: 1805007151
TAX MAP # 58H, PARCEL 160

CURRENT STATISTICS

TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

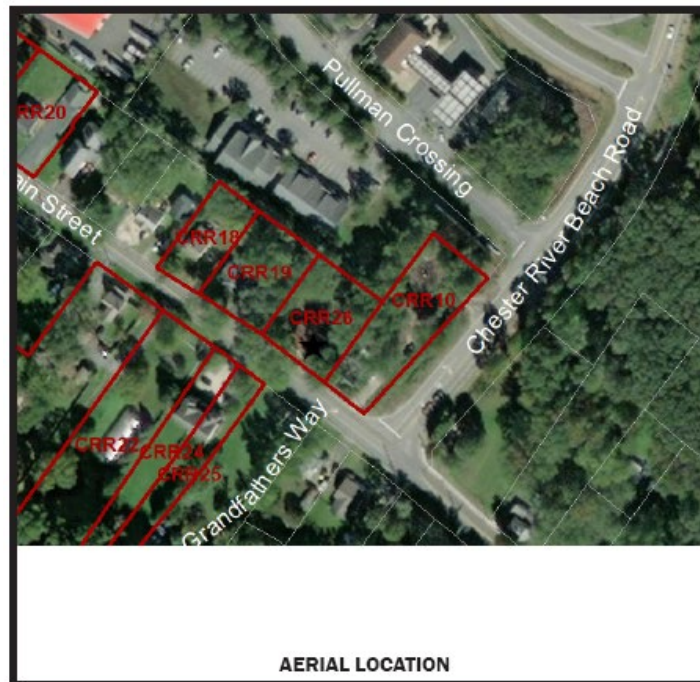
GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

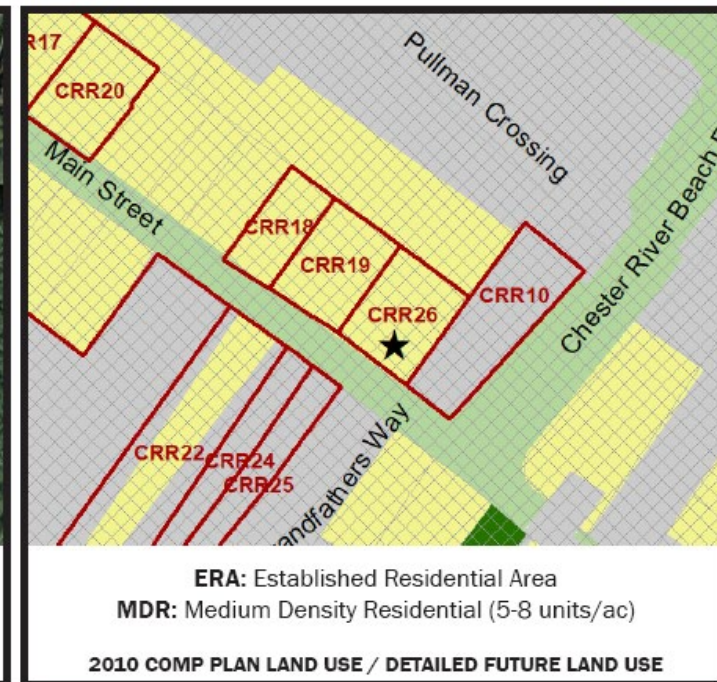
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

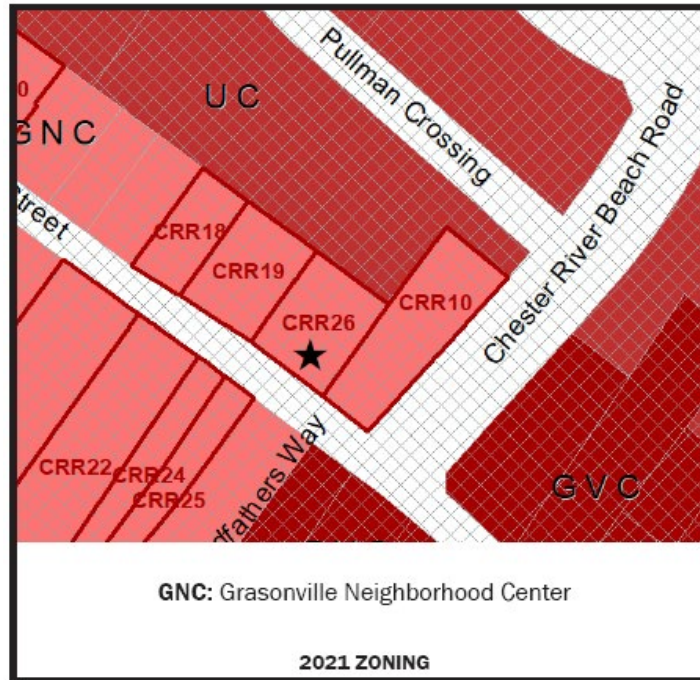
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



AERIAL LOCATION

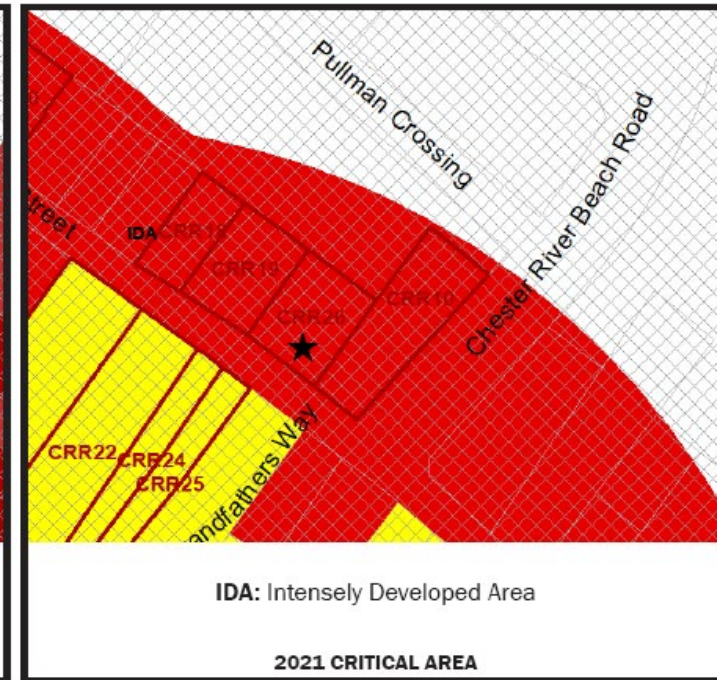


ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING



IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR39

3802 Main Street, Grasonville

TAX ID: 1805008425
TAX MAP # 58D, PARCEL 95

CURRENT STATISTICS

TOTAL ACRES	0.59
ACRES PART OF REQUEST	0.59
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

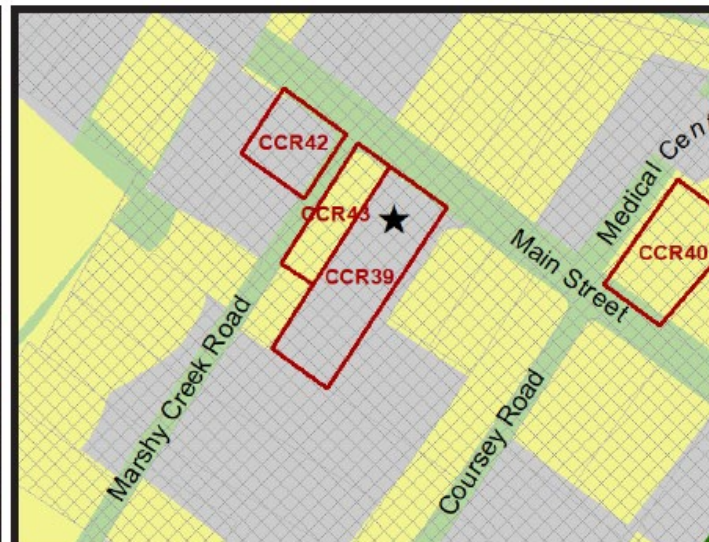
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

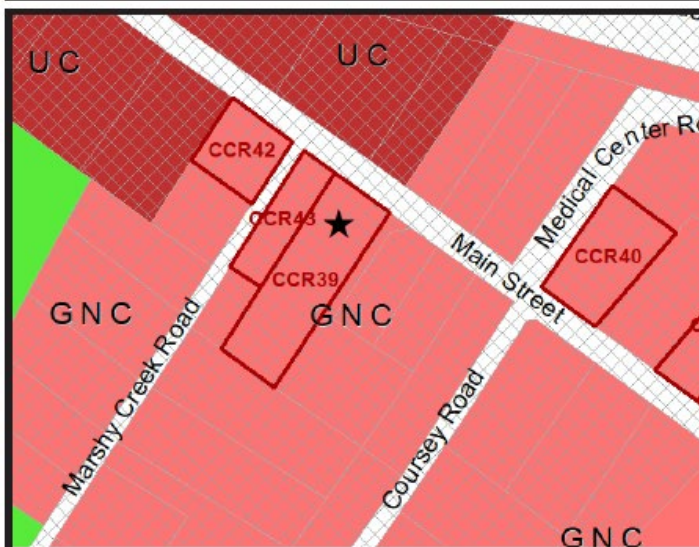


AERIAL LOCATION



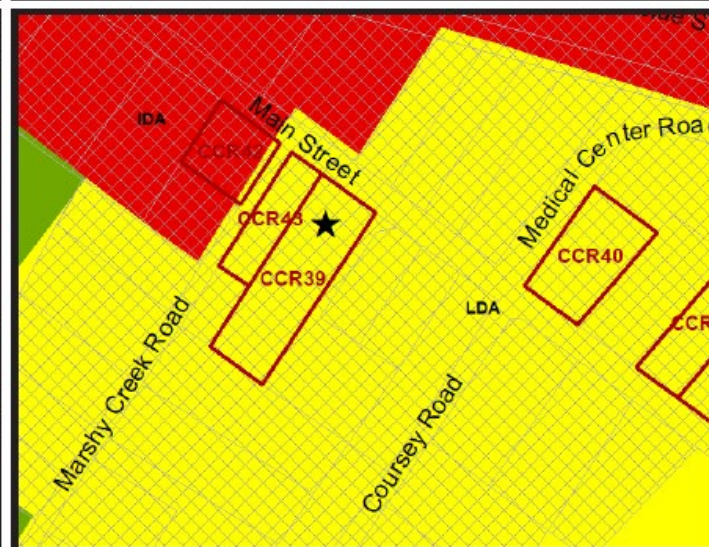
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Commercial

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR40

3901 Main Street, Grasonville

TAX ID: 1805013038
TAX MAP # 58E, PARCEL 563

CURRENT STATISTICS

TOTAL ACRES	0.38
ACRES PART OF REQUEST	0.38
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC

Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

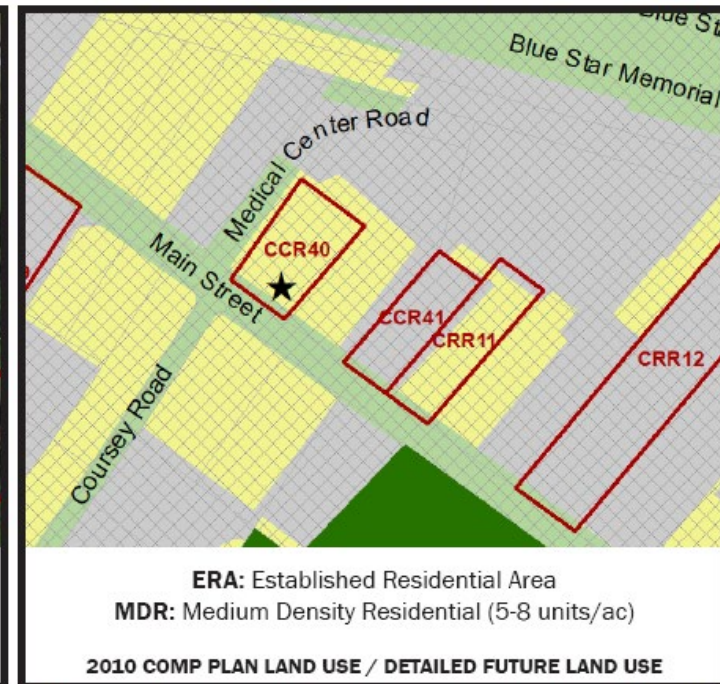
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

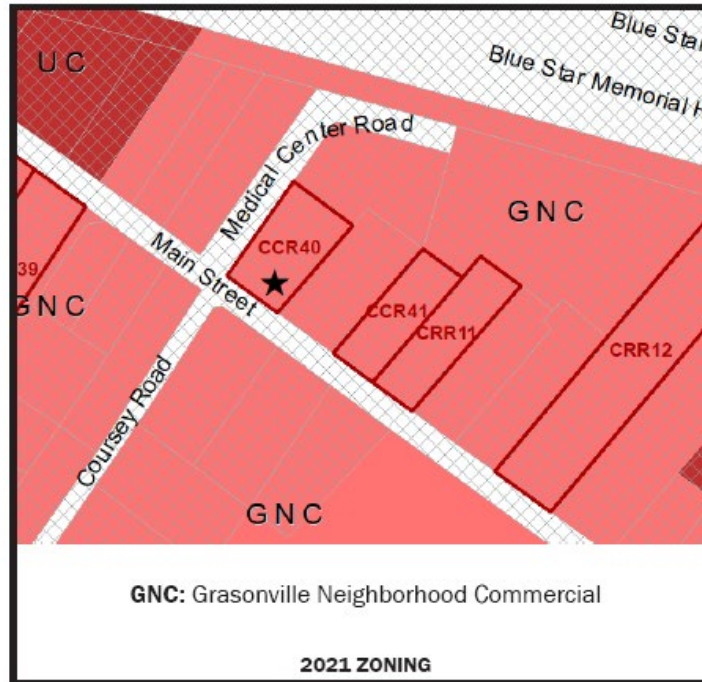
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



AERIAL LOCATION

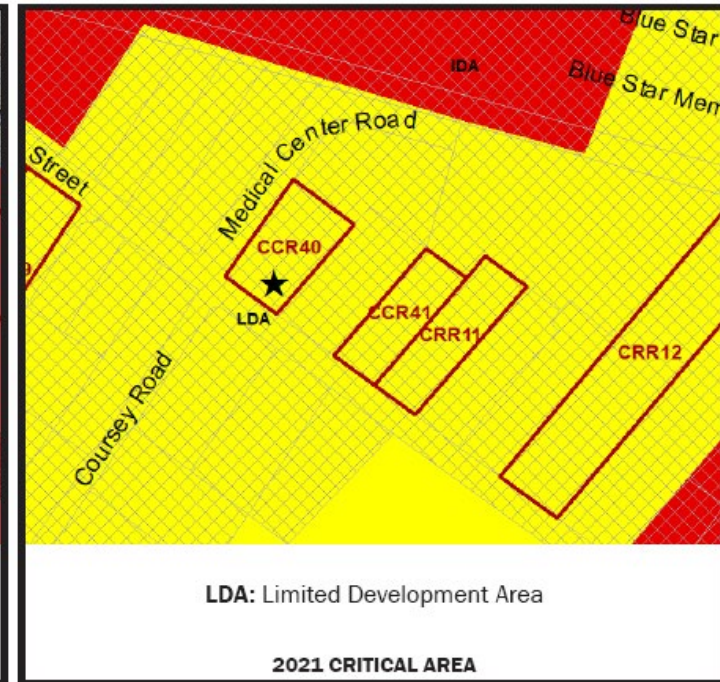


ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Commercial

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR41

3911 Main Street, Grasonville

TAX ID: 1805018072
TAX MAP # 58E, PARCEL 121

CURRENT STATISTICS

TOTAL ACRES	0.32
ACRES PART OF REQUEST	0.32
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

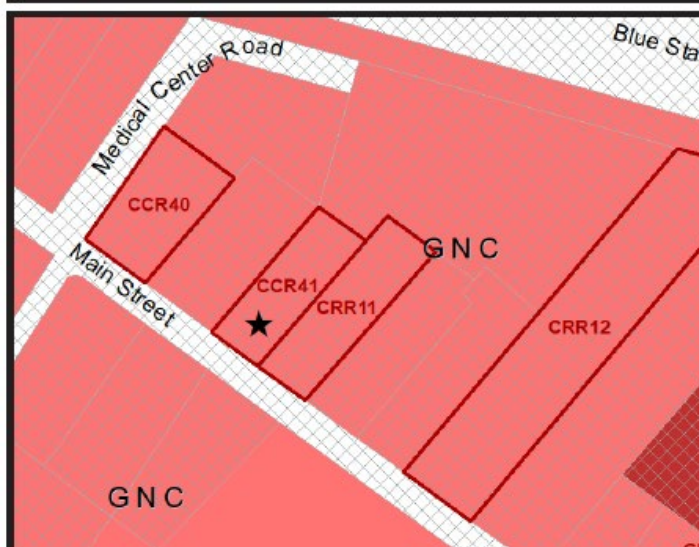


AERIAL LOCATION



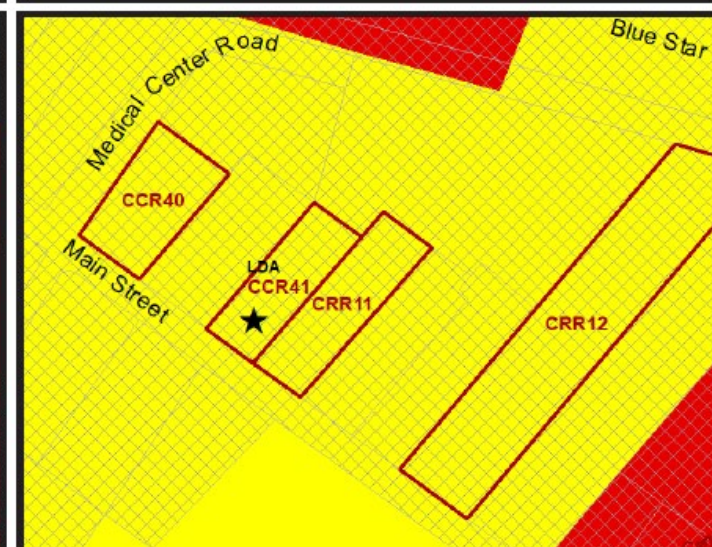
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Commercial

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR42

3724 Main Street, Grasonville

TAX ID: 1805125844
TAX MAP # 58D, PARCEL 87

CURRENT STATISTICS

TOTAL ACRES	0.23
ACRES PART OF REQUEST	0.23
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

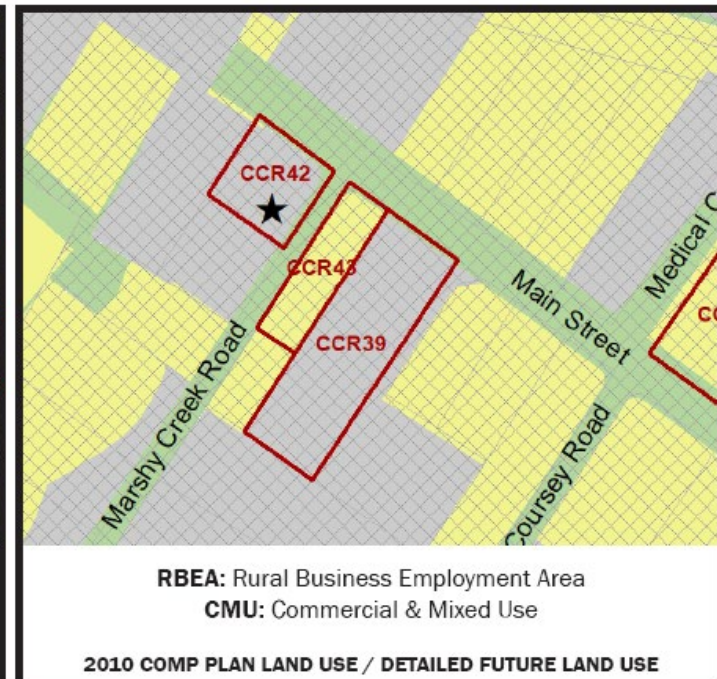
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

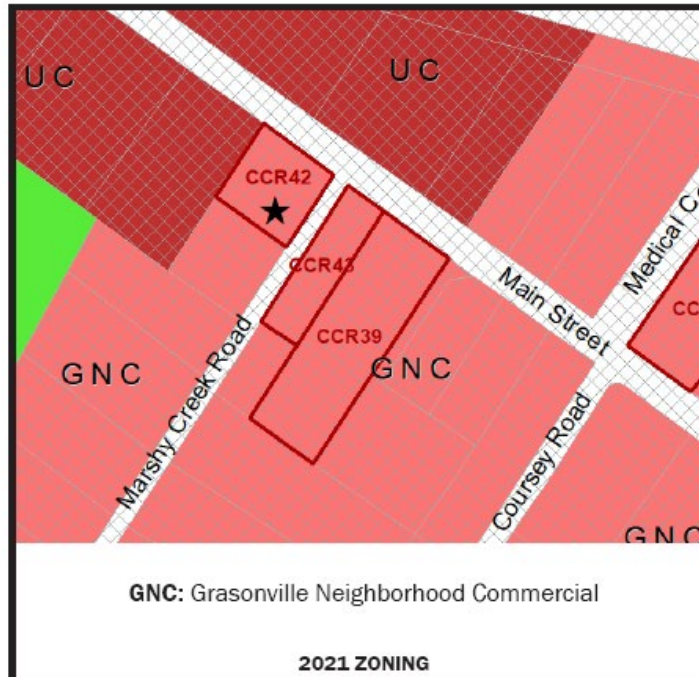


AERIAL LOCATION



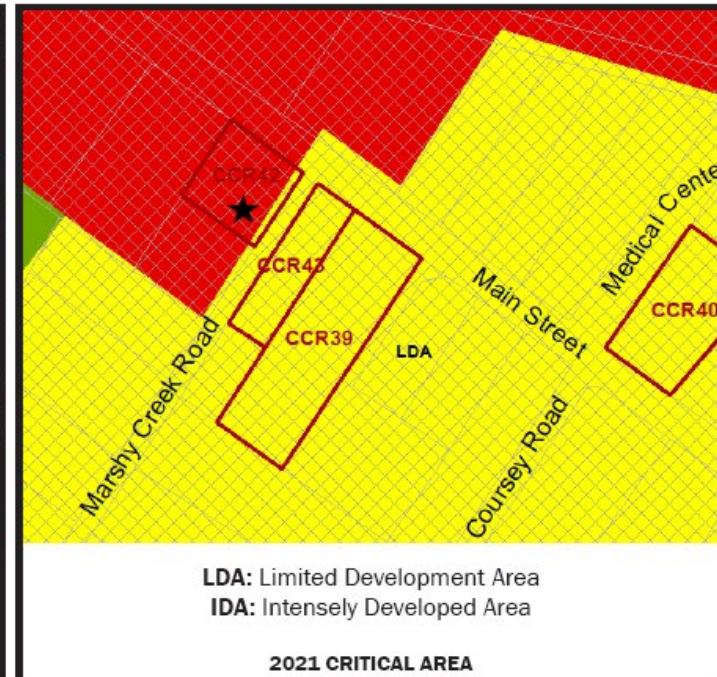
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Commercial

2021 ZONING



LDA: Limited Development Area
IDA: Intensely Developed Area

2021 CRITICAL AREA

CRR43

3800 Main Street, Grasonville

TAX ID: 1805015685
TAX MAP # 58D, PARCEL 96

CURRENT STATISTICS

TOTAL ACRES	0.22
ACRES PART OF REQUEST	0.22
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC
Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

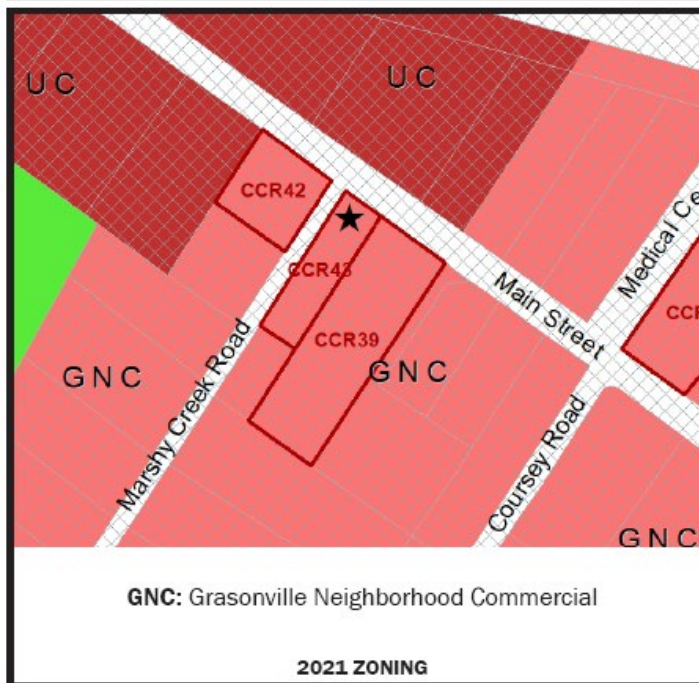


AERIAL LOCATION



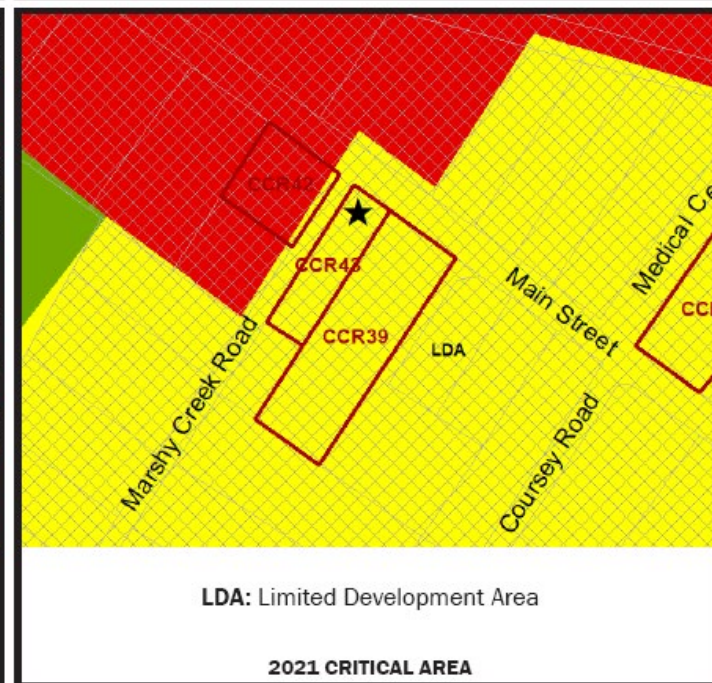
ERA: Established Residential Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Commercial

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR46 4000 Main Street, Grasonville

TAX ID: 180500985
TAX MAP # 58H, PARCEL 124

CURRENT STATISTICS

TOTAL ACRES	0.34
ACRES PART OF REQUEST	0.34
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

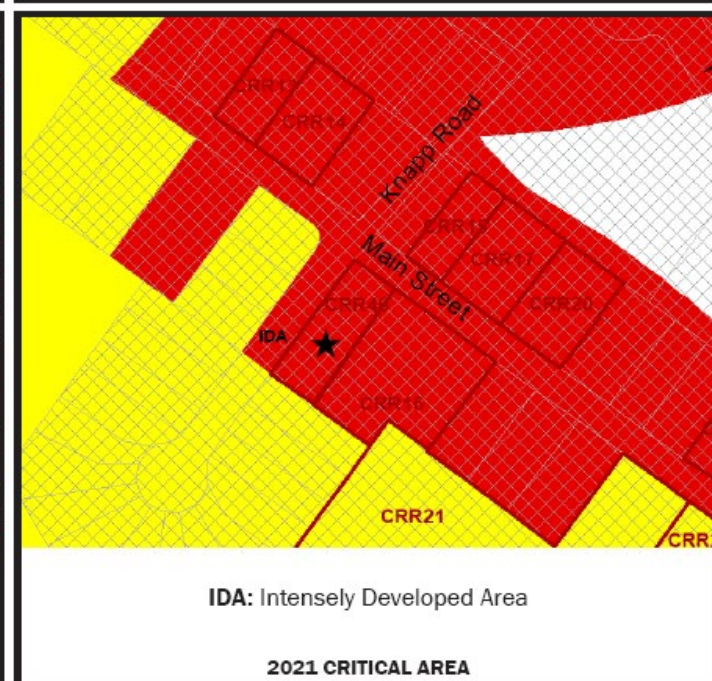
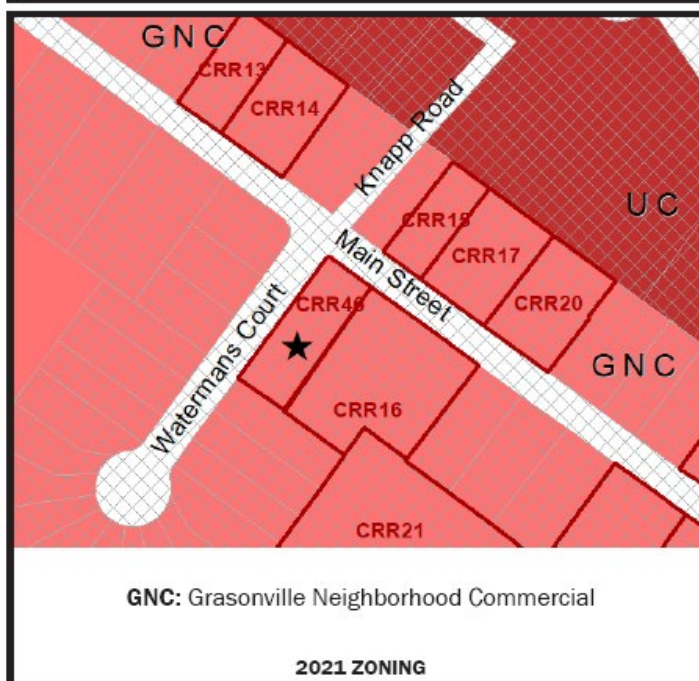
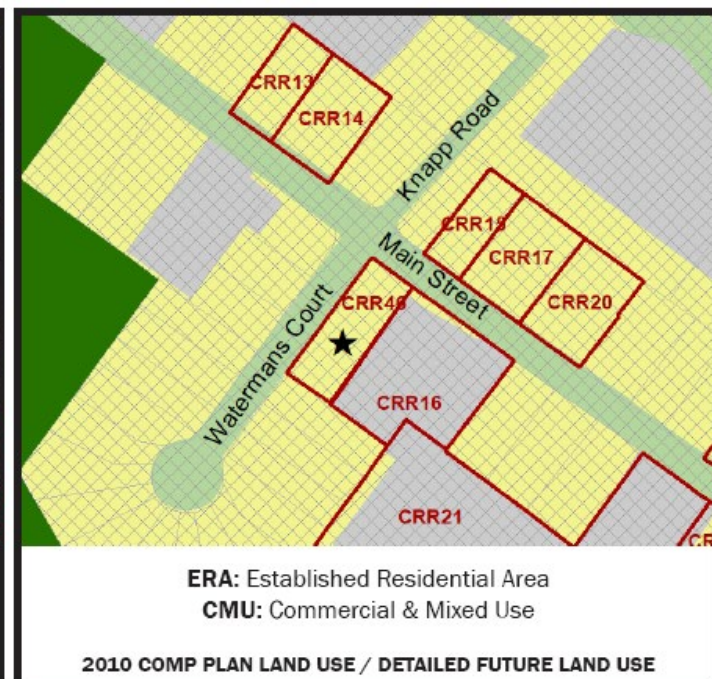
UC
Urban Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.



CRR33

0 Chester River Beach Road, Grasonville

TAX ID: 1805025710
TAX MAP # 58E, PARCEL 643

CURRENT STATISTICS

TOTAL ACRES	12.34
ACRES PART OF REQUEST	12.34
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W5 (beyond 20 years)

COMP REZONING REQUEST

NC-15 Neighborhood Conservation

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

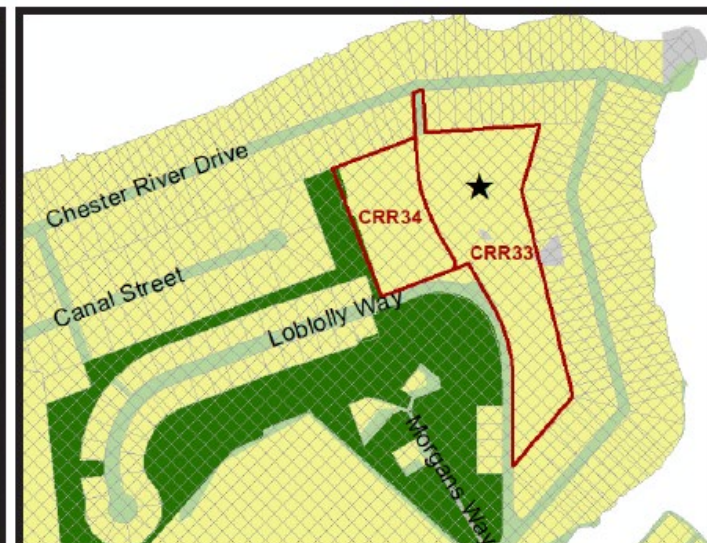
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

No changes needed - consistent with draft Plan.



AERIAL LOCATION

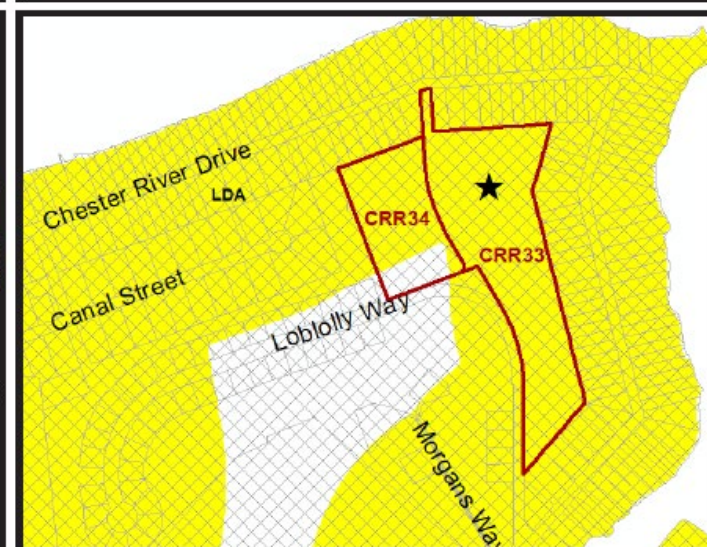


ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GPRN: Grasonville Planned Residential Neighborhood

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR34

0 Chester River Beach Road, Grasonville

TAX ID: 1805011329
TAX MAP # 51, PARCEL 28

CURRENT STATISTICS

TOTAL ACRES	3.62
ACRES PART OF REQUEST	3.62
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W5 (beyond 20 years)

COMP REZONING REQUEST

NC-15
Neighborhood Conservation

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

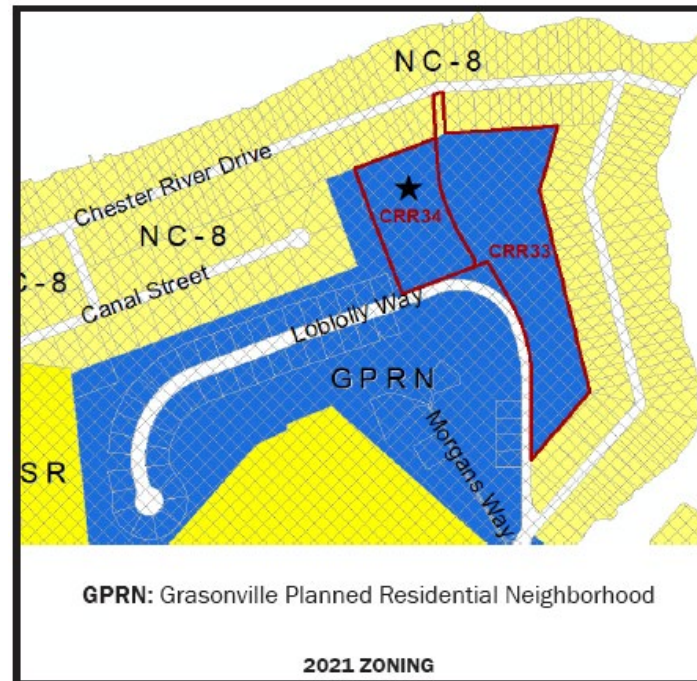
No changes needed - consistent with draft Plan.



AERIAL LOCATION

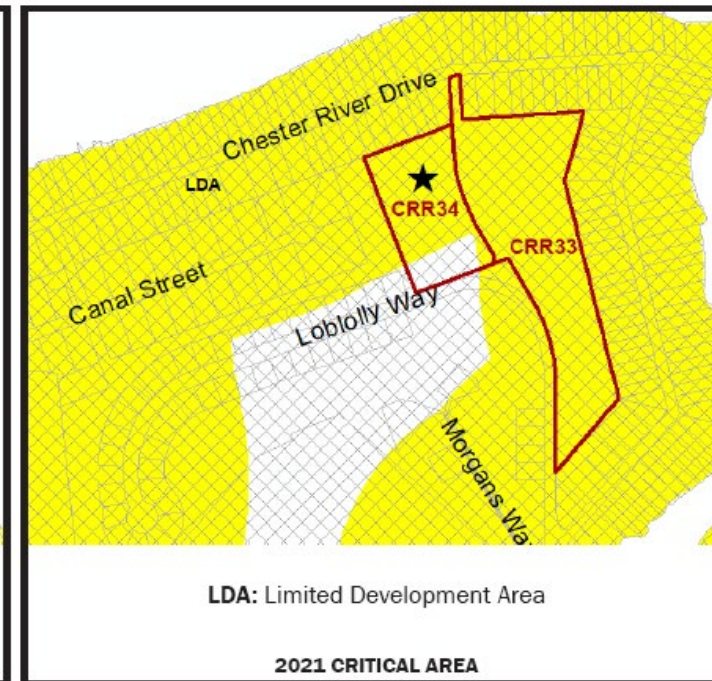


ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GPRN: Grasonville Planned Residential Neighborhood

2021 ZONING



LDA: Limited Development Area

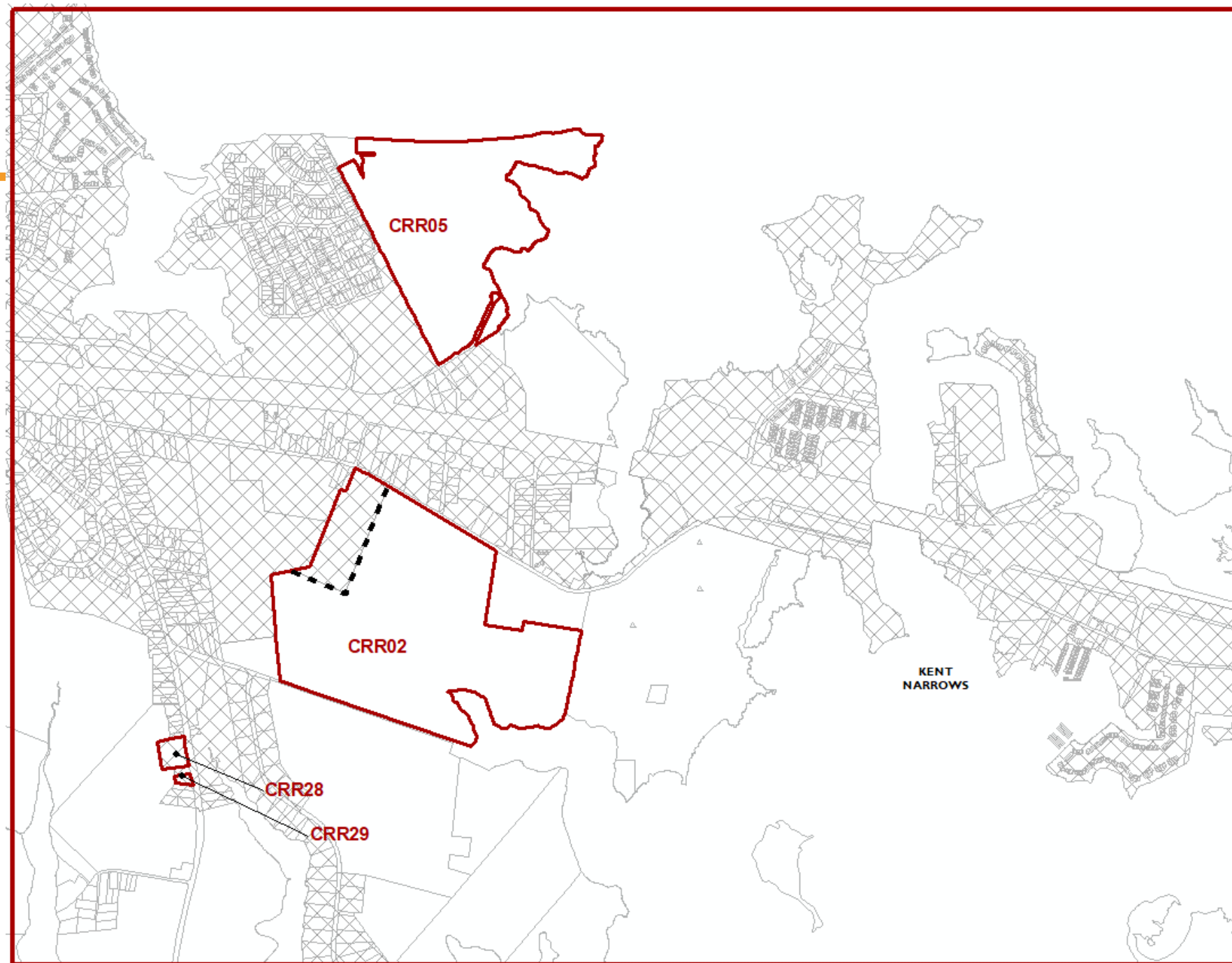
2021 CRITICAL AREA



COMPREHENSIVE REZONING REQUESTS

GROUP 5

CRR02
CRR05
CRR28
CRR29



CRR02

200 Dream Farm Lane, Chester

TAX ID: 180405181
TAX MAP # 57, PARCEL 68

CURRENT STATISTICS

TOTAL ACRES	154.03
ACRES PART OF REQUEST	138.19
GROWTH AREA	Chester (partial - NVC portion)
CRITICAL AREA	Yes (partial - section of CS portion)
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	S3 (4-10 years) (partial)
WATER SERVICE AREA	W3 (4-10 years) (partial)

COMP REZONING REQUEST

**NVC Neighborhood Village Center or
TC Town Center**

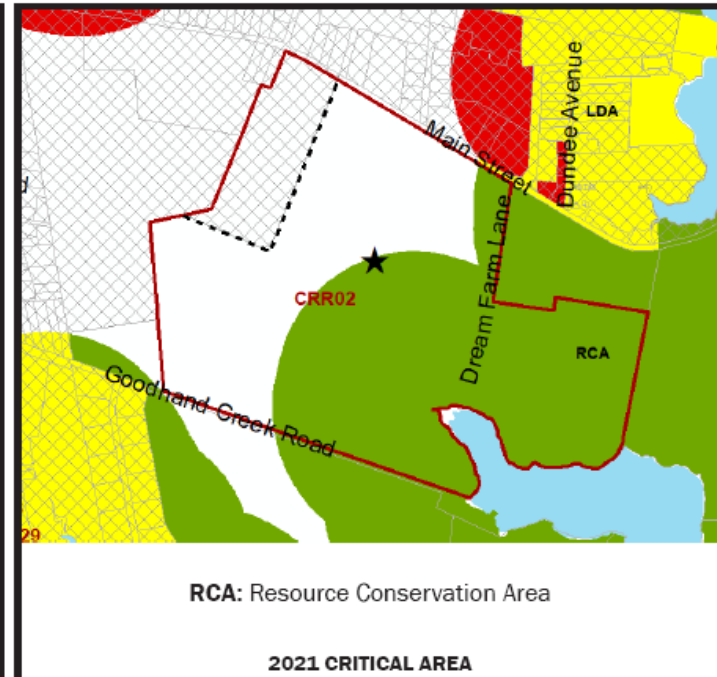
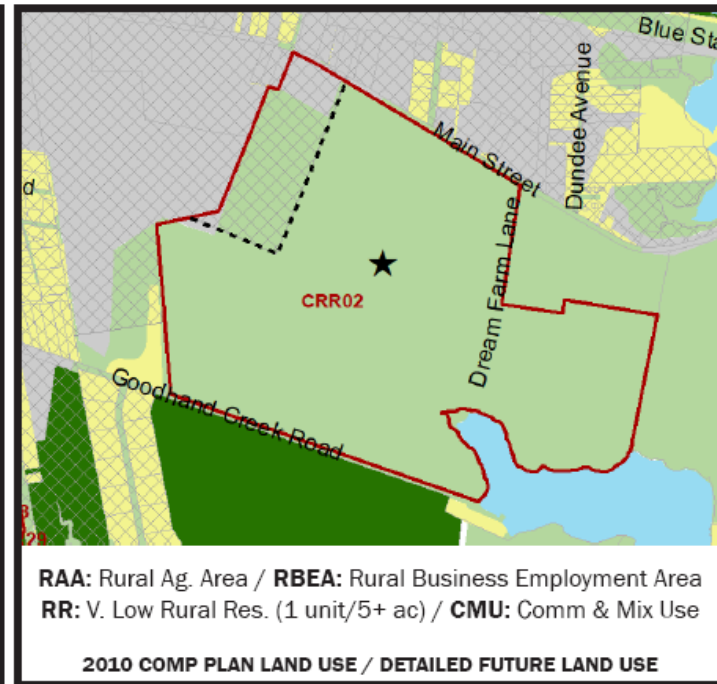
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	ERA
DETAILED FUTURE LAND USE	MDR or CMU
GROWTH AREA	Expand Chester

TC DISCUSSION/RECOMMENDATIONS

Oppose Expansion & Land Use Change

Inconsistent with APF guidance principles outlined in Legend (**); no available sewer capacity for potential growth that could be possible with land use/zoning change; inconsistent with Critical Area mapping of RCA.



CRR05

2501 Piney Creek Road, Chester

TAX ID: 1804009797
TAX MAP # 57, PARCEL 25

CURRENT STATISTICS

TOTAL ACRES	101.49
ACRES PART OF REQUEST	101.49
GROWTH AREA	n/a
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

CMPD: Chester Master Planned Development
Expand Chester Growth Area

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	Expand Chester

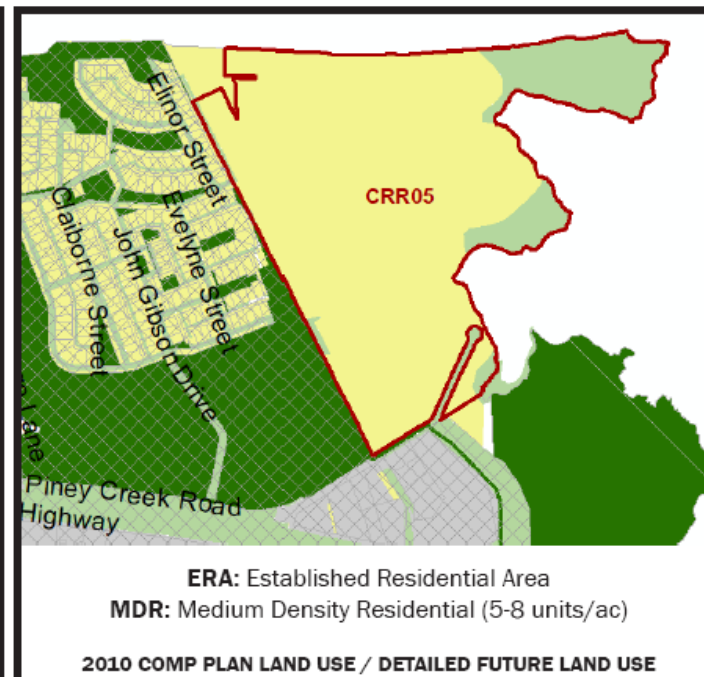
TC DISCUSSION/RECOMMENDATIONS

Oppose Growth Area Expansion

Inconsistent with APF guidance principles outlined in Legend (**); nothing has materially changed since original removal from Growth Area in the Chester/Stevensville Community Plan in 2007, though transportation and infrastructure have changed for the worse.

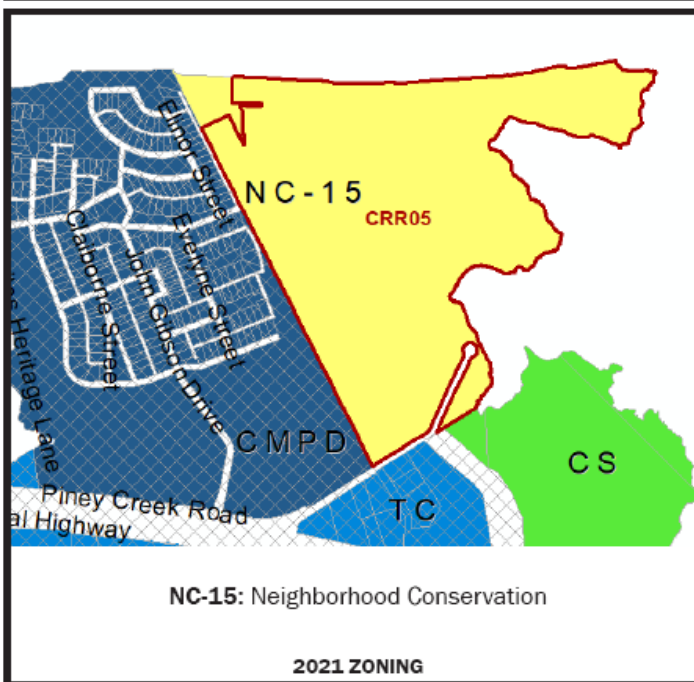


AERIAL LOCATION



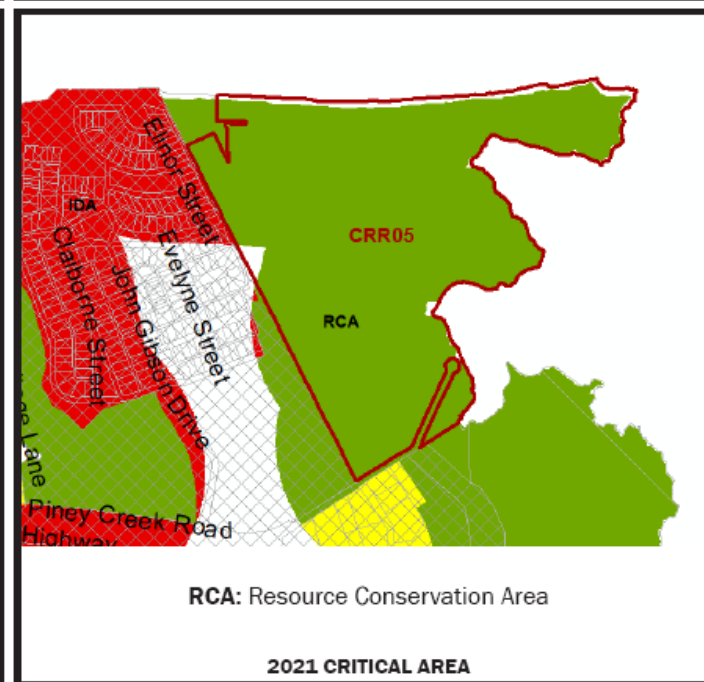
ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



NC-15: Neighborhood Conservation

2021 ZONING



RCA: Resource Conservation Area

2021 CRITICAL AREA

CRR28

0 Old Dominion Road, Chester

TAX ID: 1804102509
TAX MAP # 57, PARCEL 501

CURRENT STATISTICS

TOTAL ACRES	2.50
ACRES PART OF REQUEST	2.50
GROWTH AREA	Chester
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

NC-8
Neighborhood Conservation

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	MDR
GROWTH AREA	n/a

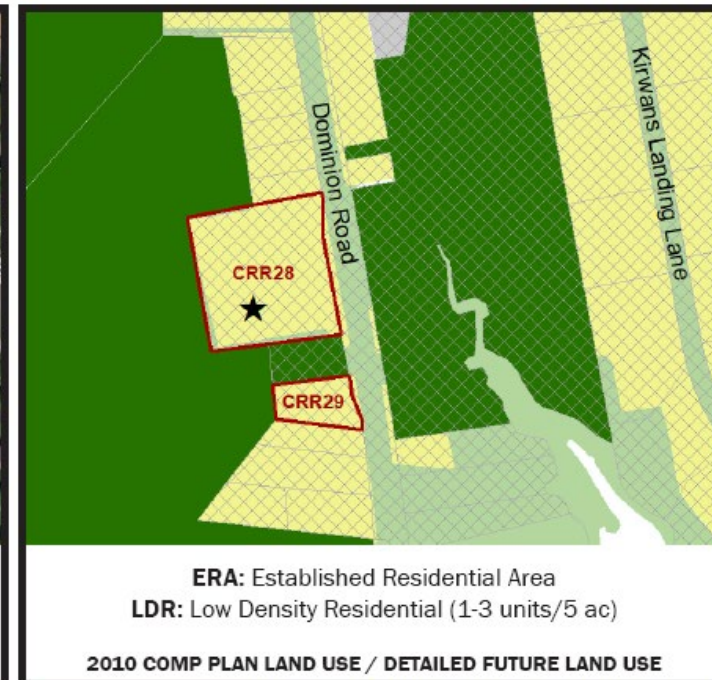
TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

While the LU may be consistent, the proposed change would require Critical Area Growth Allocation and the land use would be subject to consistency review with RCA standards. RCA Critical Area density requirement of 20 acres will not allow for greater density.

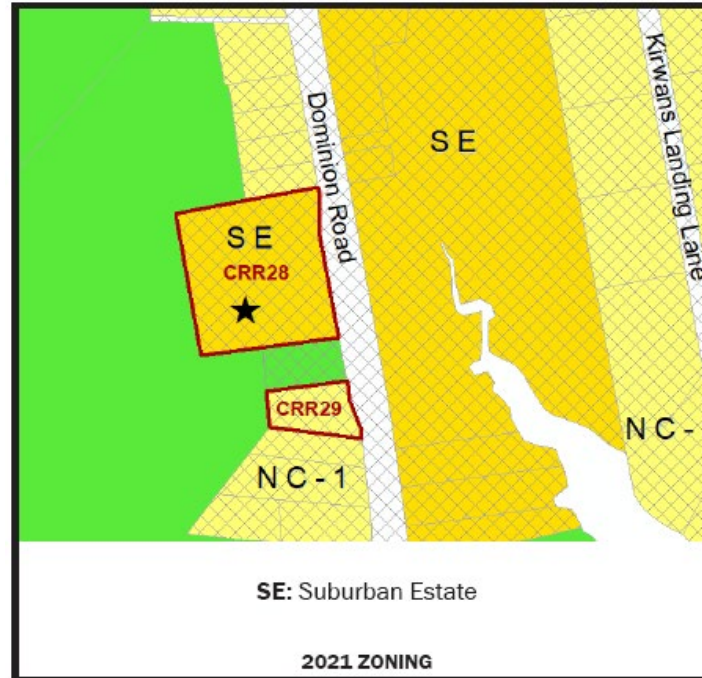


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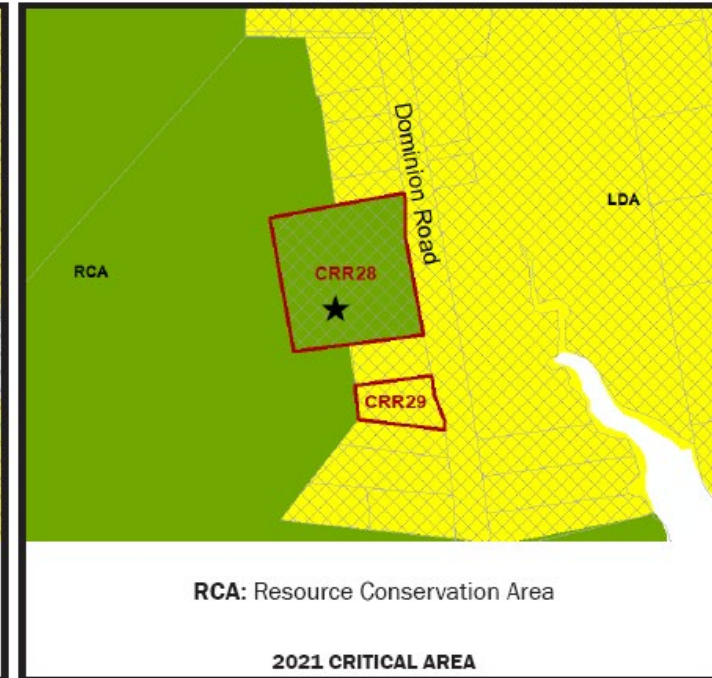
ERA: Established Residential Area
LDR: Low Density Residential (1-3 units/5 ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



SE: Suburban Estate

2021 ZONING



RCA: Resource Conservation Area

2021 CRITICAL AREA

REVISED

CRR29
620 Dominion Road, Chester

TAX ID: 1804053931
TAX MAP # 57, PARCEL 210

CURRENT STATISTICS

TOTAL ACRES	0.48
ACRES PART OF REQUEST	0.48
GROWTH AREA	Chester
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

NC-8
Neighborhood Conservation

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,
THESE CHANGES WOULD BE NEEDED**

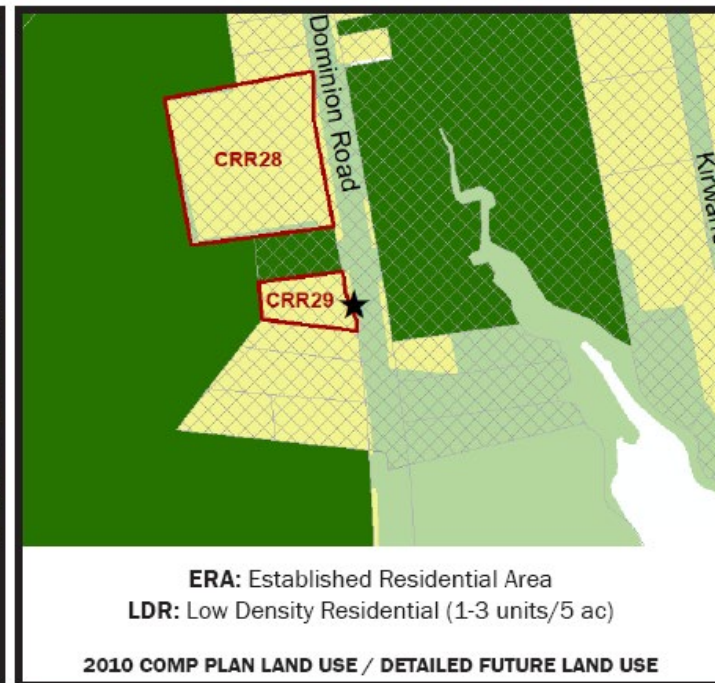
COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	MDR
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

While the LU may be consistent, the proposed change may or may not be consistent with Critical Area regulations depending on the intent of the change.



AERIAL LOCATION

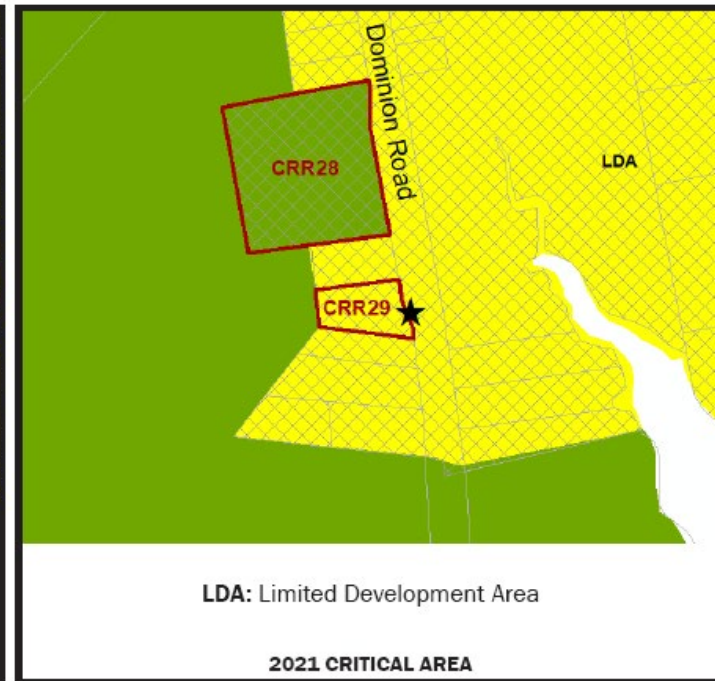


ERA: Established Residential Area
LDR: Low Density Residential (1-3 units/5 ac)
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



NC-1: Neighborhood Conservation

2021 ZONING



LDA: Limited Development Area

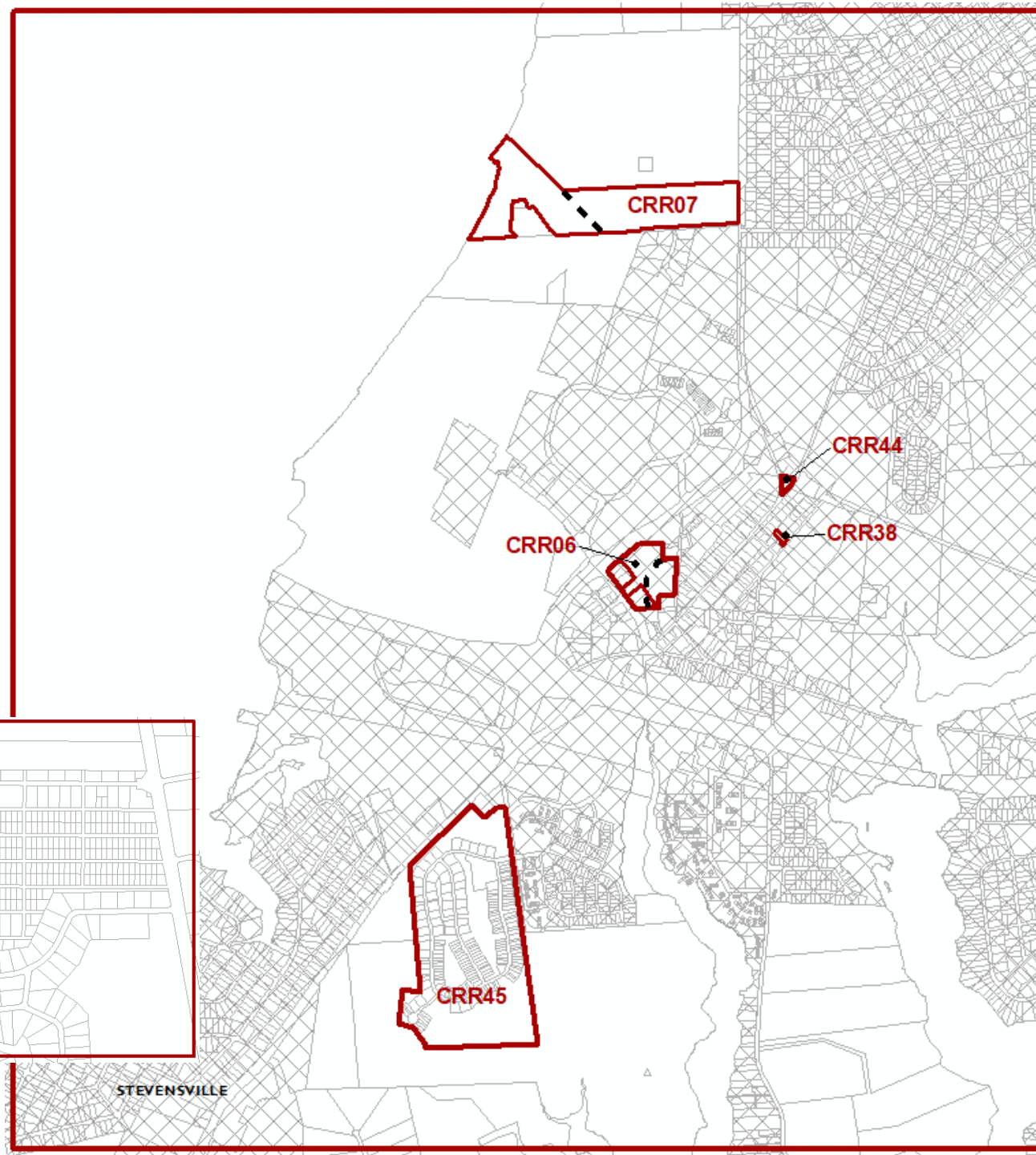
2021 CRITICAL AREA



COMPREHENSIVE REZONING REQUESTS

GROUP 6

CRR04
CRR06
CRR07
CRR38
CRR44
CRR45



CRR04 **908 Kentmorr Road, Stevensville**

TAX ID: 1804030931
TAX MAP # 70, PARCEL 24, LOT 17/PART OF 18

CURRENT STATISTICS

TOTAL ACRES	0.43
ACRES PART OF REQUEST	0.43
GROWTH AREA	n/a
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

KISC
Kent Island Suburban Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

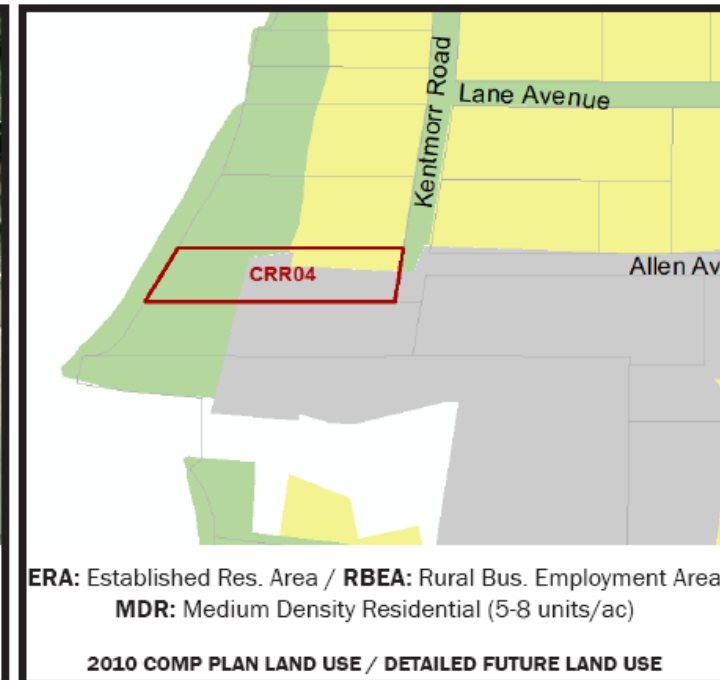
TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

Not consistent with Critical Area designation; not consistent with KISC and would create a nonconforming single-family dwelling in the district; expansion would have a negative impact on neighborhood.

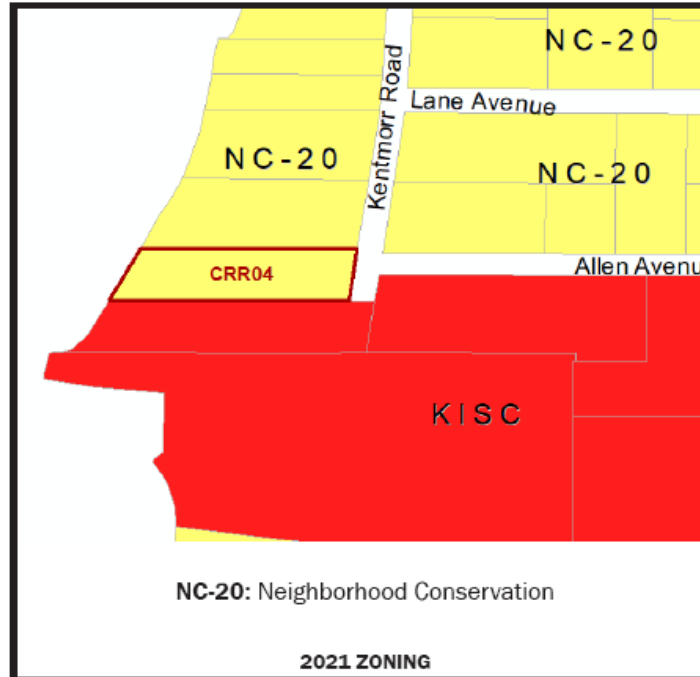


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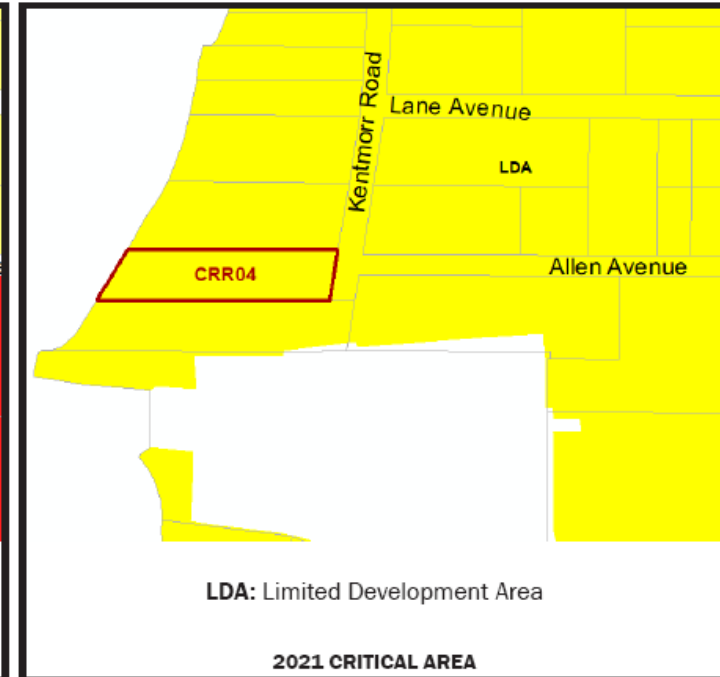
ERA: Established Res. Area / RBEA: Rural Bus. Employment Area
MDR: Medium Density Residential (5-8 units/ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



NC-20: Neighborhood Conservation

2021 ZONING



LDA: Limited Development Area

2021 CRITICAL AREA

CRR06

Benton's Crossing, Stevensville

TAX ID: 1804093089, TAX MAP # 56, PARCEL 324, LOT 2

TAX ID: 1804105346, TAX MAP # 56, PARCEL 427, LOT 1

TAX ID: 1804114175, TAX MAP # 56, PARCEL 324, LOT 3

TAX ID: 1804093089, TAX MAP # 56, PARCEL 324, LOT 4

CURRENT STATISTICS

TOTAL ACRES	13.19
ACRES PART OF REQUEST	8.49 (see detail)
GROWTH AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)

COMP REZONING REQUEST

UC
Urban Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

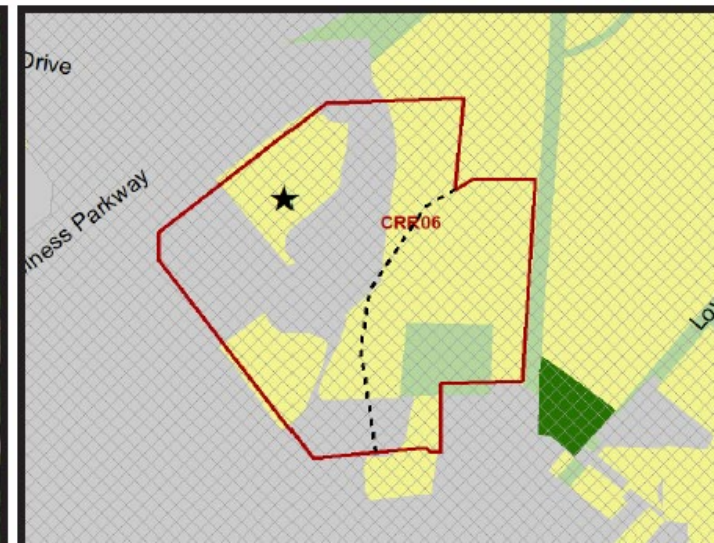
TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

Should honor Chester/Stevensville Community Plan transportation strategies including key intersection improvements, Cockey Lane Connector, and pedestrian/greenway connections.



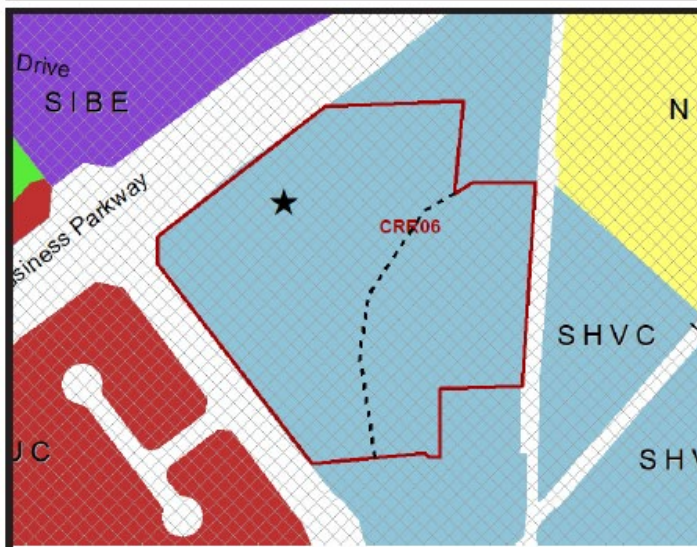
AERIAL LOCATION



ERA: Established Res. Area / RBEA: Rural Bus. Employment Area

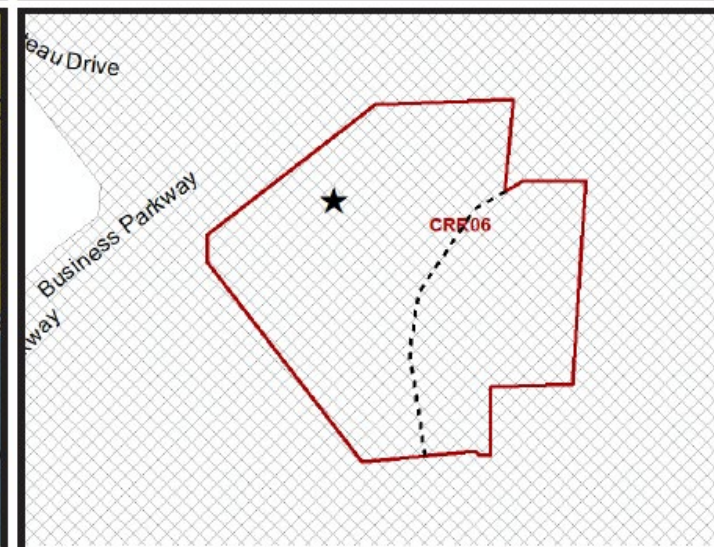
MDR: Medium Density Residential (5-8 units/ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



SHVC: Stevensville Historic Village Center

2021 ZONING



N/A

2021 CRITICAL AREA

CRR07

0 Walker Road, Stevensville

TAX ID: 1804061381
TAX MAP # 48, PARCEL 11, LOT 11

CURRENT STATISTICS

TOTAL ACRES	57.31
ACRES PART OF REQUEST	28.50
GROWTH AREA	n/a
CRITICAL AREA	Yes (partial)
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)

COMP REZONING REQUEST

Include eastern portion of parcel in Stevensville Growth Area to obtain sewer service; no rezoning requested

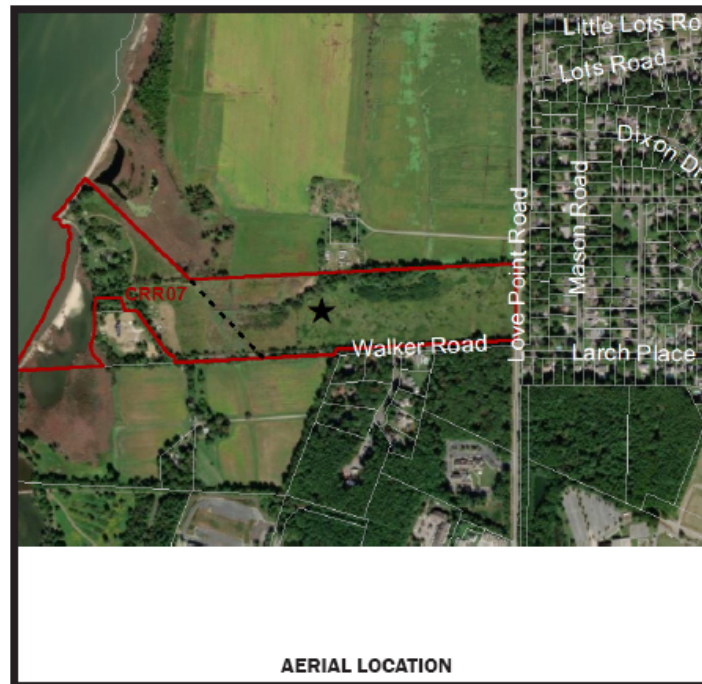
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	Expand Stevensville

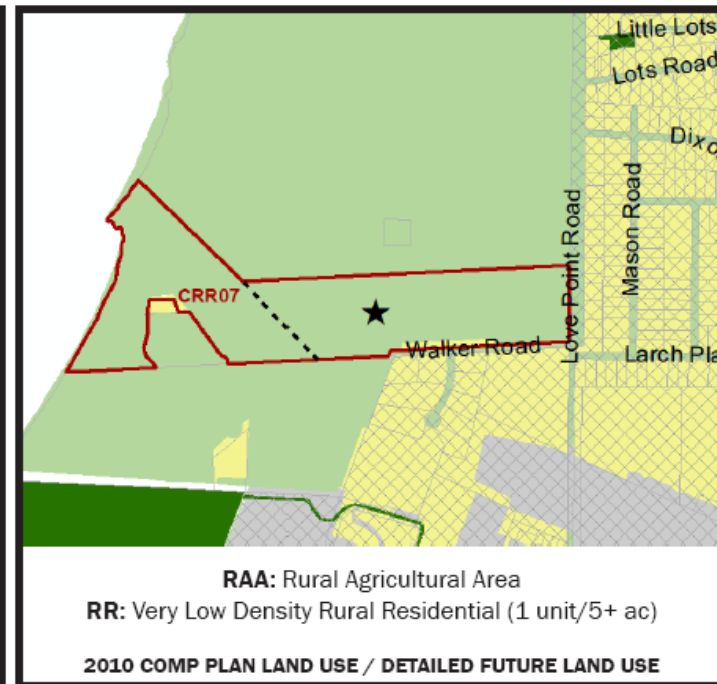
TC DISCUSSION/RECOMMENDATIONS

Oppose Growth Area Expansion

Inconsistent with APF guidance principles outlined in Legend (**).

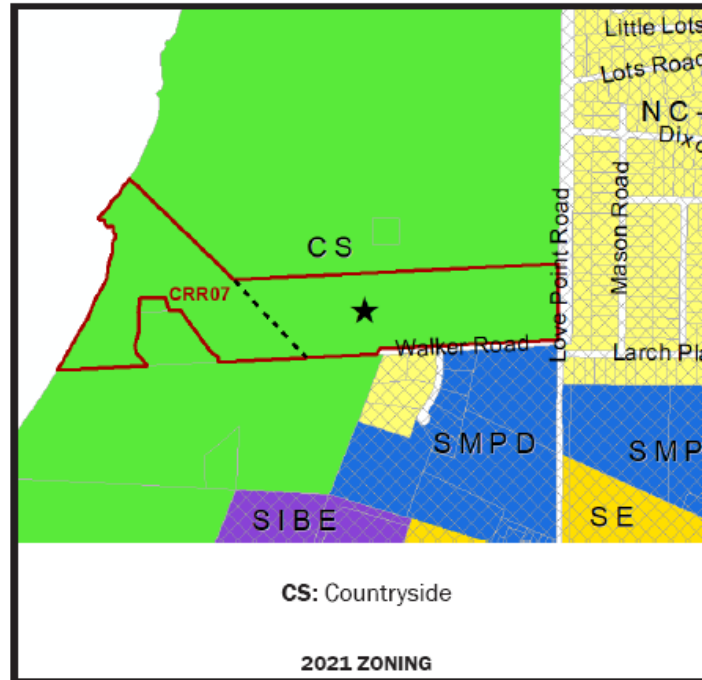


AERIAL LOCATION



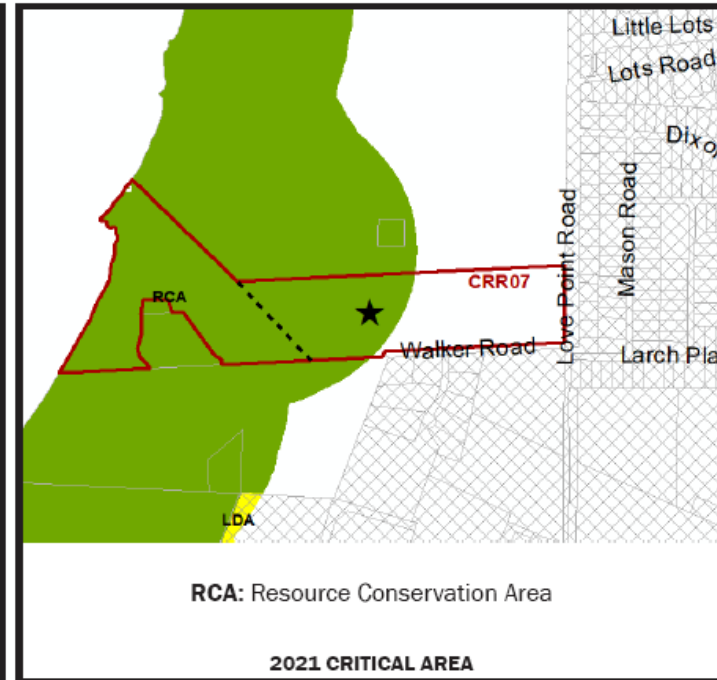
RAA: Rural Agricultural Area
RR: Very Low Density Rural Residential (1 unit/5+ ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



CS: Countryside

2021 ZONING



RCA: Resource Conservation Area

2021 CRITICAL AREA

CRR38

307 State Street, Stevensville

TAX ID: 1804038800
TAX MAP # 56, PARCEL 77

CURRENT STATISTICS

TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.30
GROWTH AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)

COMP REZONING REQUEST

SI
Suburban Industrial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

No Changes Needed

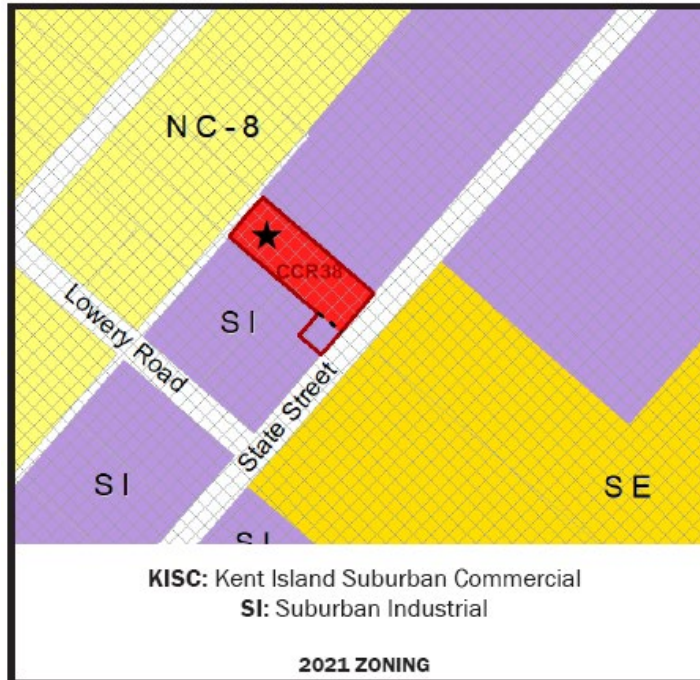


AERIAL LOCATION



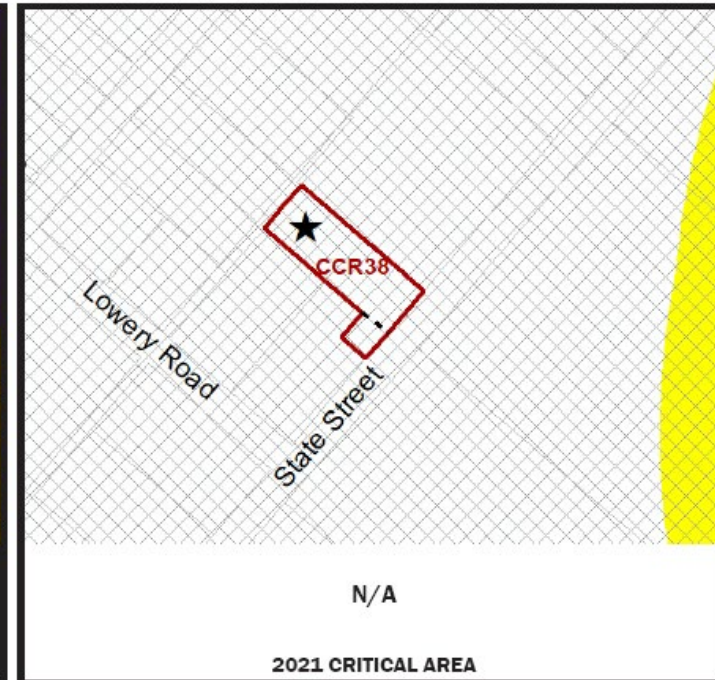
RBEA: Rural Business Employment Area
CMU: Commercial & Mixed Use

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



KISC: Kent Island Suburban Commercial
SI: Suburban Industrial

2021 ZONING



N/A

2021 CRITICAL AREA

CRR44
201 Old Love Point Road, Stevensville

TAX ID: 1804041224
TAX MAP # 48, PARCEL 29, LOT 4

CURRENT STATISTICS

TOTAL ACRES	0.29
ACRES PART OF REQUEST	0.29
GROWTH AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

VC
Village Center

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

No Changes Needed



AERIAL LOCATION



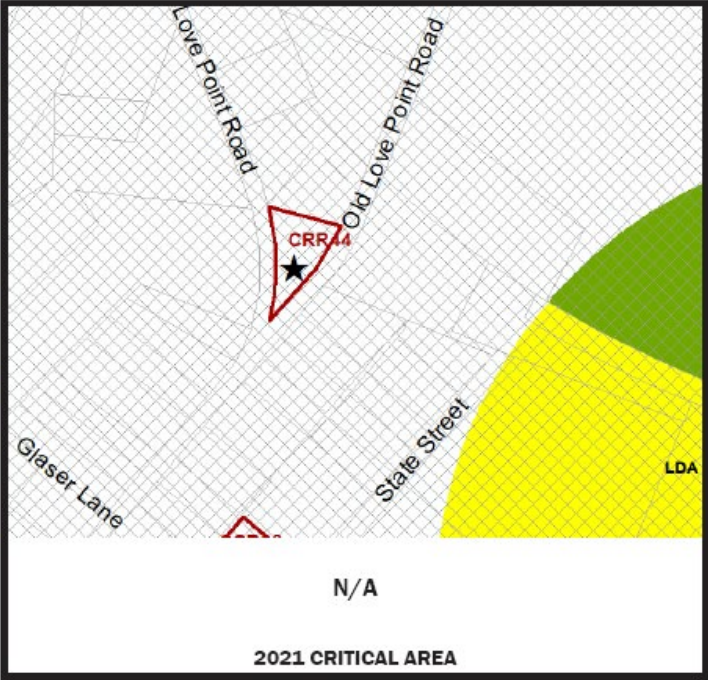
ERA: Established Residential Area
MDR: Medium Density Residential (5-8 units/ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



NC-8: Neighborhood Conservation

2021 ZONING



N/A

2021 CRITICAL AREA

CRR45

Bay Bridge Cove (Kent Manor Drive), Stevensville

TAX ID: Multiple
TAX MAP # Multiple, PARCEL Multiple

CURRENT STATISTICS

TOTAL ACRES	104.50
ACRES PART OF REQUEST	86.4 (see detail)
GROWTH AREA	n/a
CRITICAL AREA	Yes (partial)
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)

COMP REZONING REQUEST

SMPD - Stevensville Master Planned Development (83.00 ac)

UC - Urban Commercial (3.40 ac)

Requesting addition to Stevensville Growth Area

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	ERA, RBEA
DETAILED FUTURE LAND USE	CMU, AOS
GROWTH AREA	Expand Stevensville

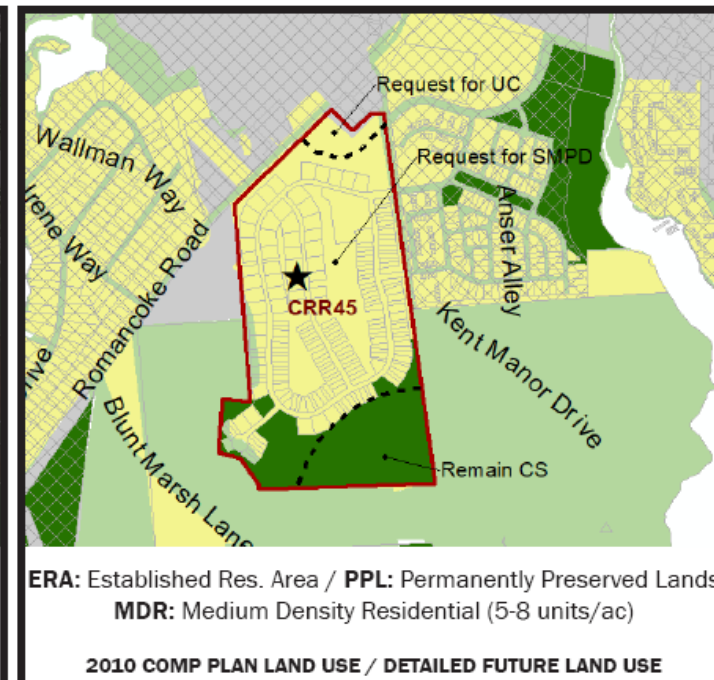
TC DISCUSSION/RECOMMENDATIONS

Support Land Use Change & Growth Area Expansion

Addresses litigation history

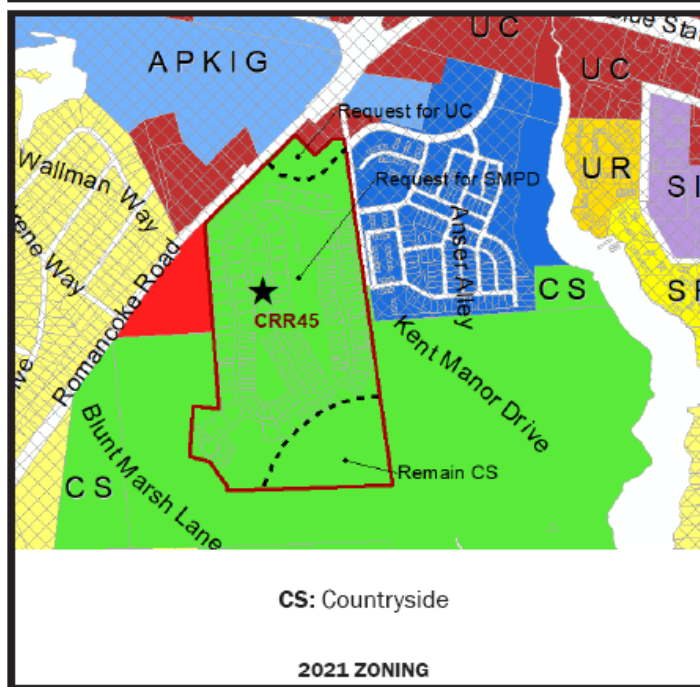


AERIAL LOCATION



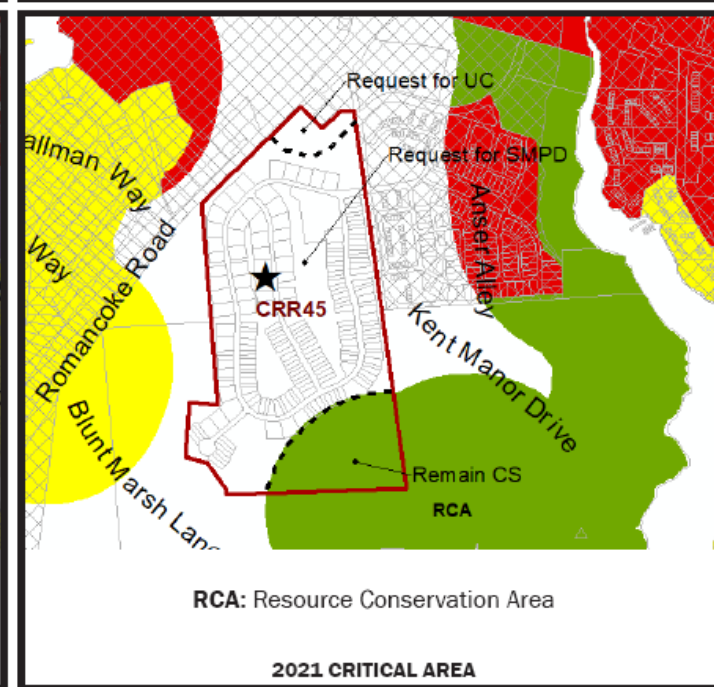
ERA: Established Res. Area / PPL: Permanently Preserved Lands
MDR: Medium Density Residential (5-8 units/ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



CS: Countryside

2021 ZONING



RCA: Resource Conservation Area

2021 CRITICAL AREA



REMAINING ITEMS

IMPLEMENTATION CHAPTER, COVER, ADOPTION SCHEDULE





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.

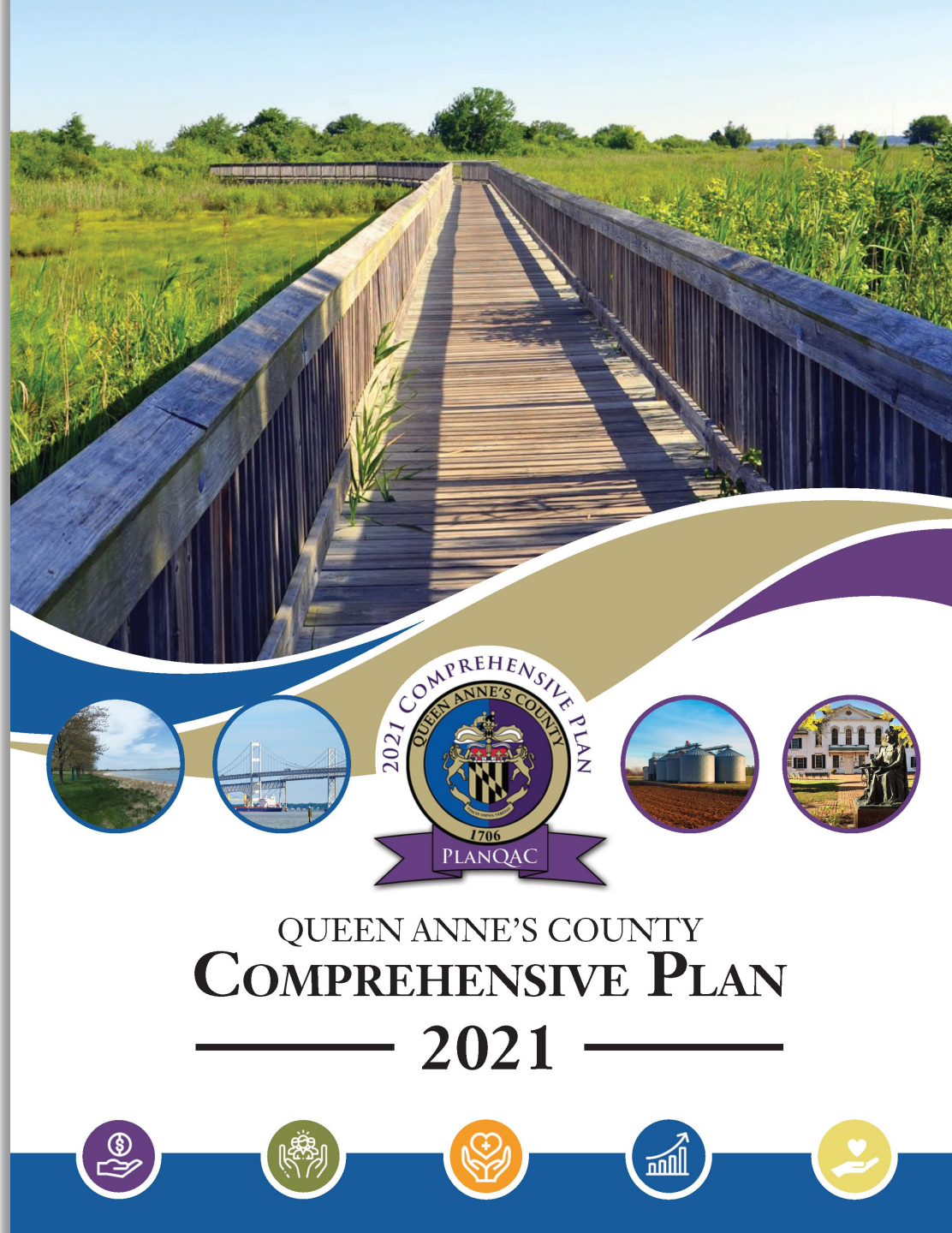
TC REVIEW DRAFT 2021-07-08

No.	Action	Responsible Agencies	Action Type	Capital Item
CHAPTER 4—LAND USE				
GOAL 4-1: Growth management, regulations, design/land use.				
Strategy 1	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 un-fragmented 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
Strategy 2	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
Strategy 3	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

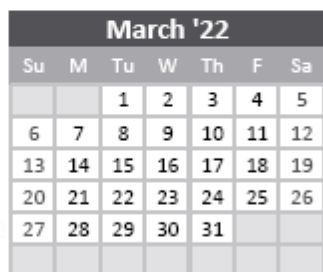
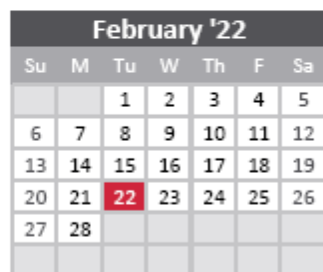
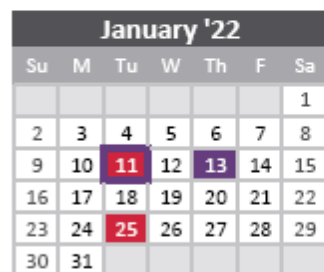
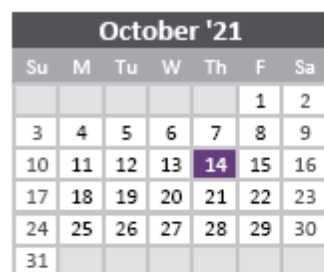
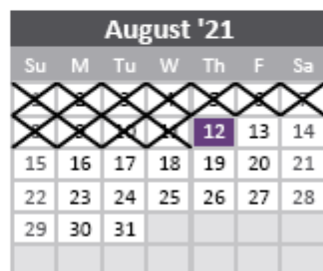
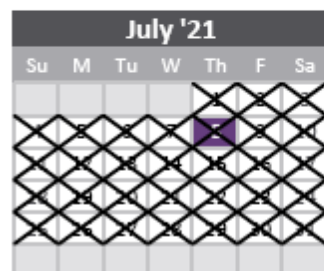
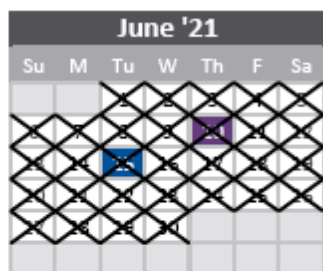
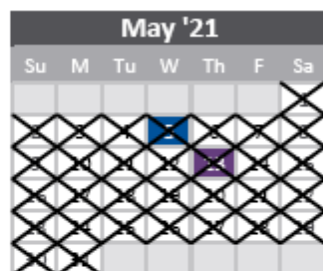
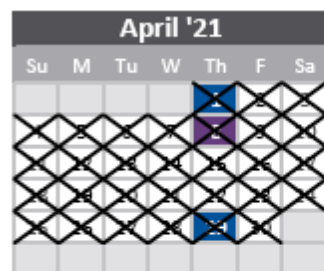


PlanQAC 2021

COVER



2021-2022
































Schedule updated August 11, 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.

SCHEDULE

	Jan 14	PC #2	8:45-Unk. AM	Introduction, County Profile, Plan Reorganization
	Jan 27	VIS #1	5:30-7:00 PM	Countywide & North County
	Jan 28	VIS #2	5:30-7:00 PM	Countywide & Chester/Stevensville
	Feb 03	VIS #3	5:30-7:00 PM	Countywide & Grasonville
	Feb 04	VIS #4	5:30-7:00 PM	Countywide & Kent Narrows
	Feb 10	ST #1	1:30-3:00 PM	Community Facilities (incl. Open Space & Recreation)
	Feb 11	PC #3	8:45-Unk. AM	Community Facilities (incl. Open Space & Recreation)
	Feb 11	VIS #5	5:30-7:00 PM	Countywide & North County
	Feb 24	ST #2	9:00-10:30 AM	Environment, Transportation
	Mar 04	ST #3	1:30-3:00 PM	Historic & Cultural Resources
	Mar 11	PC #4	8:45-Unk. AM	Transportation
	Mar 17	ST #4	1:30-3:00 PM	Housing
	Apr 01	ST #5	1:30-3:00 PM	Economic Development & Tourism, Town Planning
	Apr 08	PC #5	8:45-Unk. AM	Housing, Historic & Cultural Resources
	Apr 29	ST #6	9:00-10:30 AM	KNDF/Kent Narrows Community Plan
	May 05	ST #7	1:30-3:00 PM	Community Plans
	May 13	PC #6	8:45-Unk. AM	Economic Development & Tourism
	Jun 10	PC #7	8:45-Unk. AM	Town Planning, Community Plans
	Jun 15	ST #8	6:30-8:00 PM	Land Use (incl. Priority Preservation)*
	Jun 24	PC #8	8:45-Unk. AM	Environment (incl. WRE), Community Facilities (<i>revisited</i>)
	Jul 08	PC #9	8:45-Unk. AM	Land Use (incl. Priority Preservation), Implementation
	Aug 12	PC #10	8:45-Unk. AM	Comprehensive Rezoning Land Use Review & Recommendations
	Sep 14	PC #11/BCC #2	4:30-Unk. PM	Joint Update & Work Session
	Sep 14	BCC #3	5:30-Unk. PM	Public Update
	Oct 14	PC #12	8:45-Unk. AM	Draft Plan Review
	Jan 11	PC #13/BCC #4	5:30-Unk. PM	Draft Update Presentation, Comment Review
	Jan 13	PC #14	8:45-Unk. AM	Public Hearing & Recommendation
	Jan 25	BCC #5	TBD	Overview & Plan Introduction
	Feb 22	BCC #6	TBD	Public Hearing & Vote

■ Planning Commission Workshops	Open to public. Part of regular meeting.
■ Visioning Workshops	All workshops open to public. Being held virtually.
■ Special Topic Workshops	All workshops open to public. Being held virtually.
■ County Commissioners Meetings	Open to public. Specifics TBD.

Technical Committee (working sessions with County Staff) were also held.



■	Aug 12	PC #10	8:45-Unk. AM	Comprehensive Rezoning Land Use Review & Recommendations
■	Sep 14	PC #11/BCC #2	4:30-Unk. PM	Joint Update & Work Session
■	Sep 14	BCC #3	5:30-Unk. PM	Public Update
■	Oct 14	PC #12	8:45-Unk. AM	Draft Plan Review
■	Jan 11	PC #13/BCC #4	5:30-Unk. PM	Draft Update Presentation, Comment Review
■	Jan 13	PC #14	8:45-Unk. AM	Public Hearing & Recommendation
■	Jan 25	BCC #5	TBD	Overview & Plan Introduction
■	Feb 22	BCC #6	TBD	Public Hearing & Vote

**MARK YOUR
CALENDARS!**

MORE DETAILS TO FOLLOW!



QUESTIONS OR COMMENTS



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