



COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO
PLANNING
COMMISSION

SEPTEMBER 9, 2021
CRR LAND USE
(CONTINUED)

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

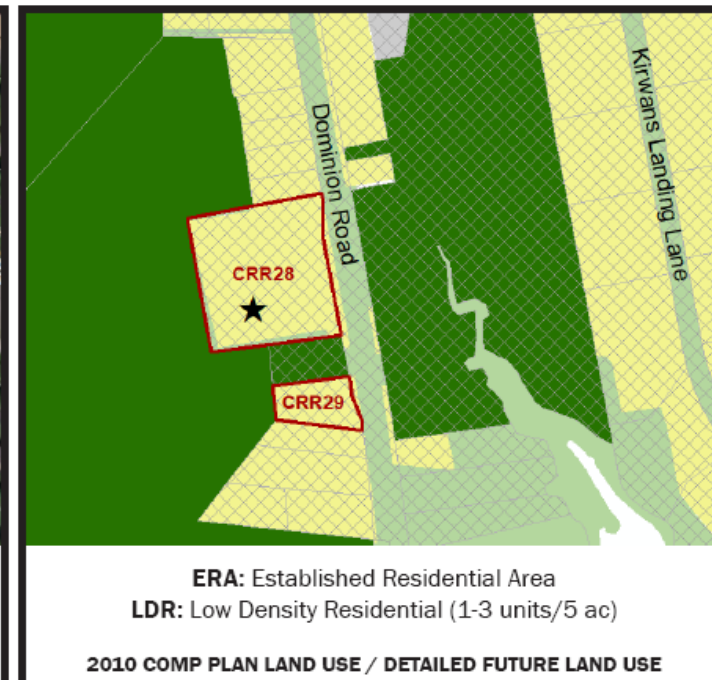
TC DISCUSSION/RECOMMENDATIONS

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.

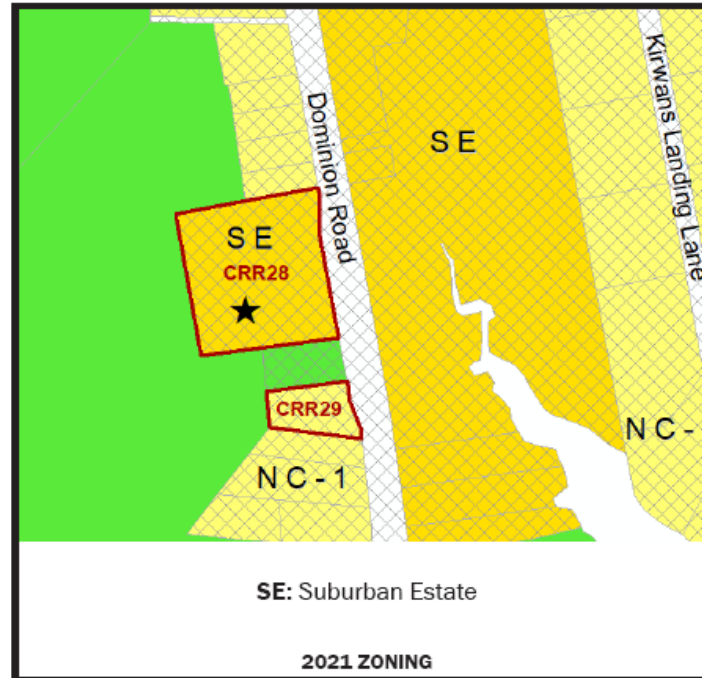


AERIAL LOCATION



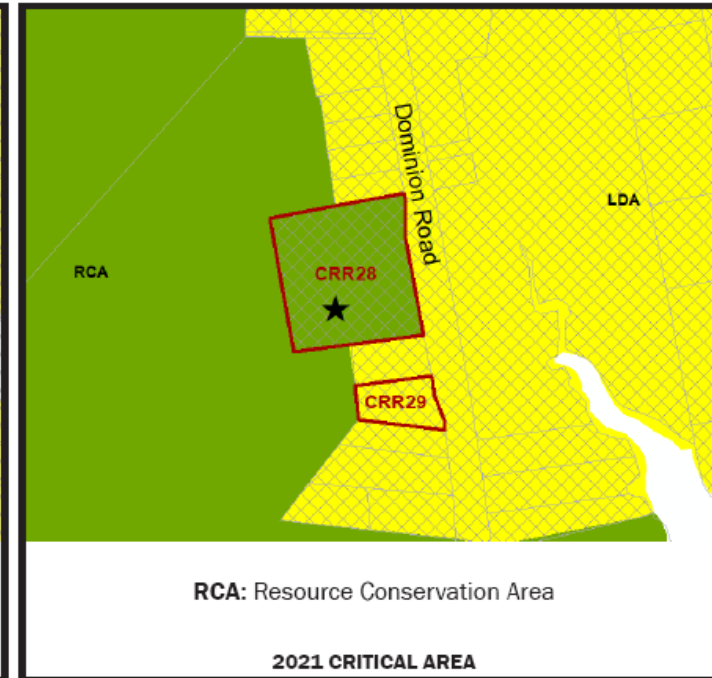
ERA: Established Residential Area
LDR: Low Density Residential (1-3 units/5 ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



SE: Suburban Estate

2021 ZONING



RCA: Resource Conservation Area

2021 CRITICAL AREA

CRR28
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COMP REZONING REQUEST

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Neighborhood Conservation

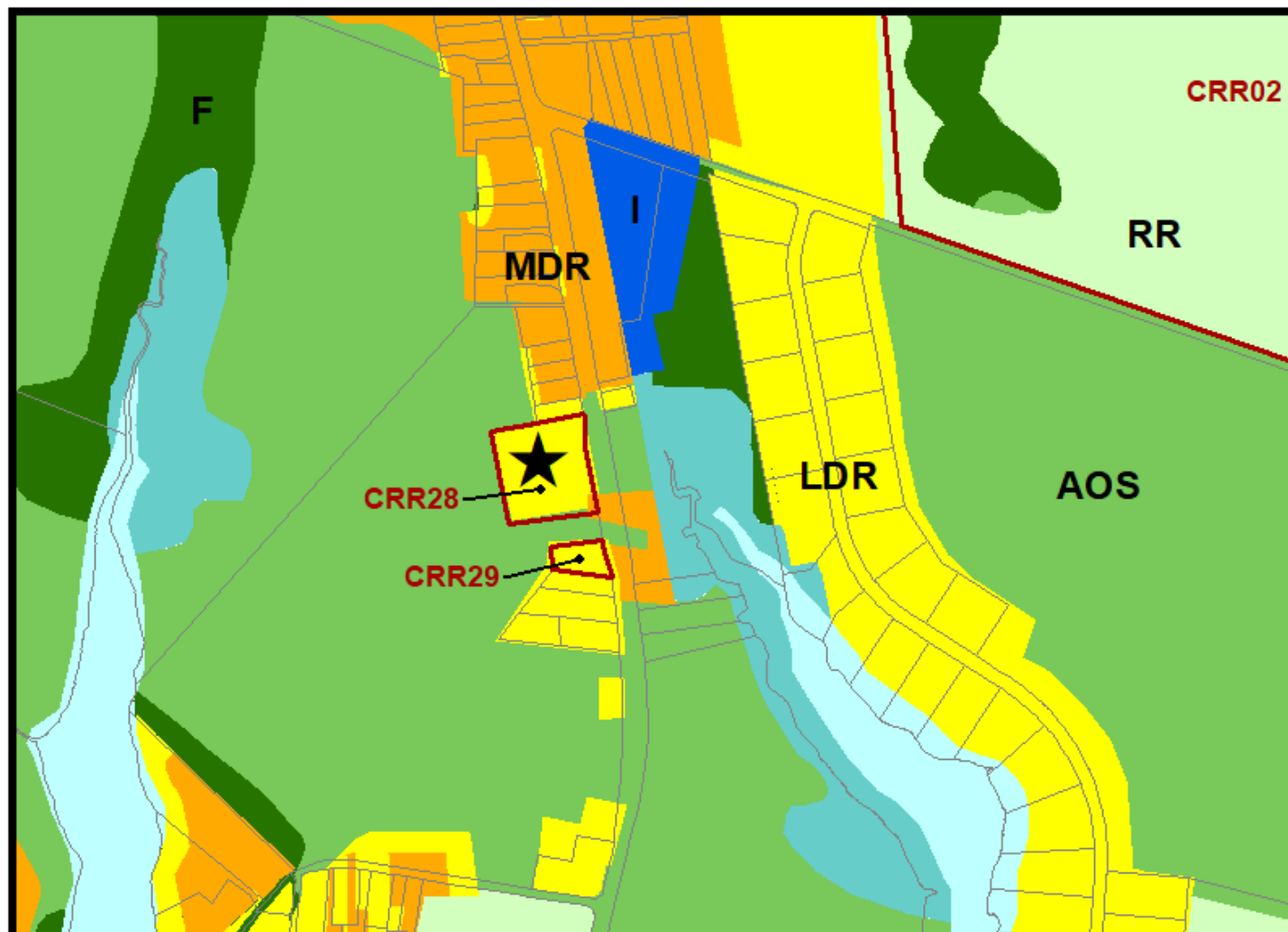
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 THESE CHANGES WOULD BE NEEDED**

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DETAILED FUTURE LAND USE	MDR
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

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

2010 DETAILED FUTURE LAND USE



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

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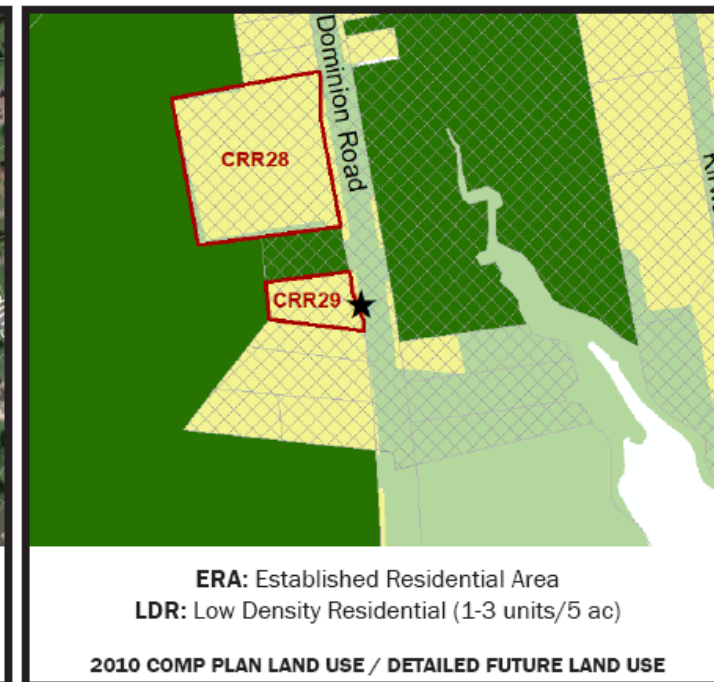
COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	MDR
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

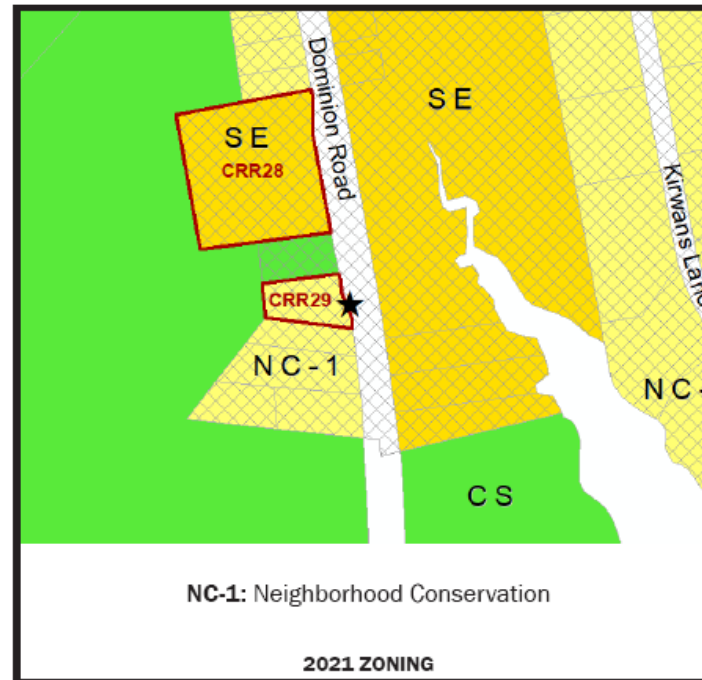
While the LU may be consistent, the proposed change may or may not be consistent with Critical Area regulations depending on the intent of the change.



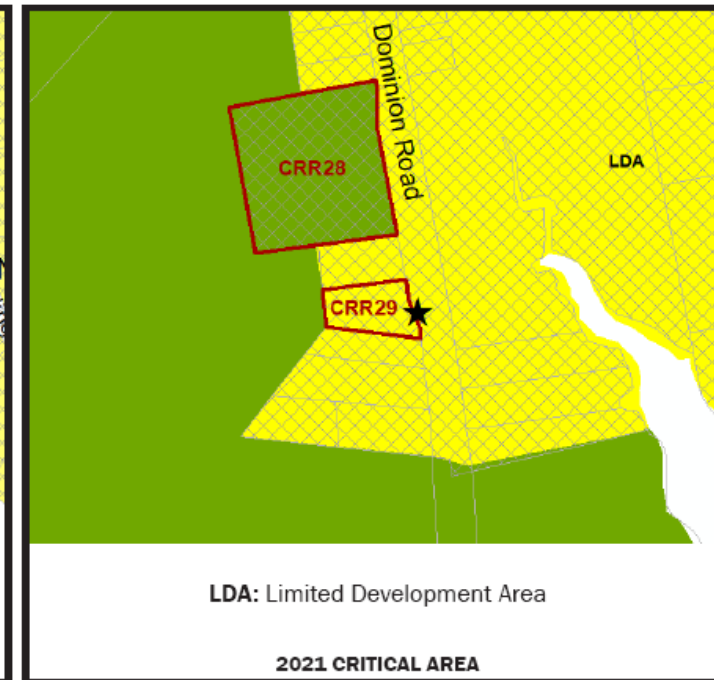
AERIAL LOCATION



2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



2021 ZONING



2021 CRITICAL AREA

CRR29
620 Dominion Road, Chester

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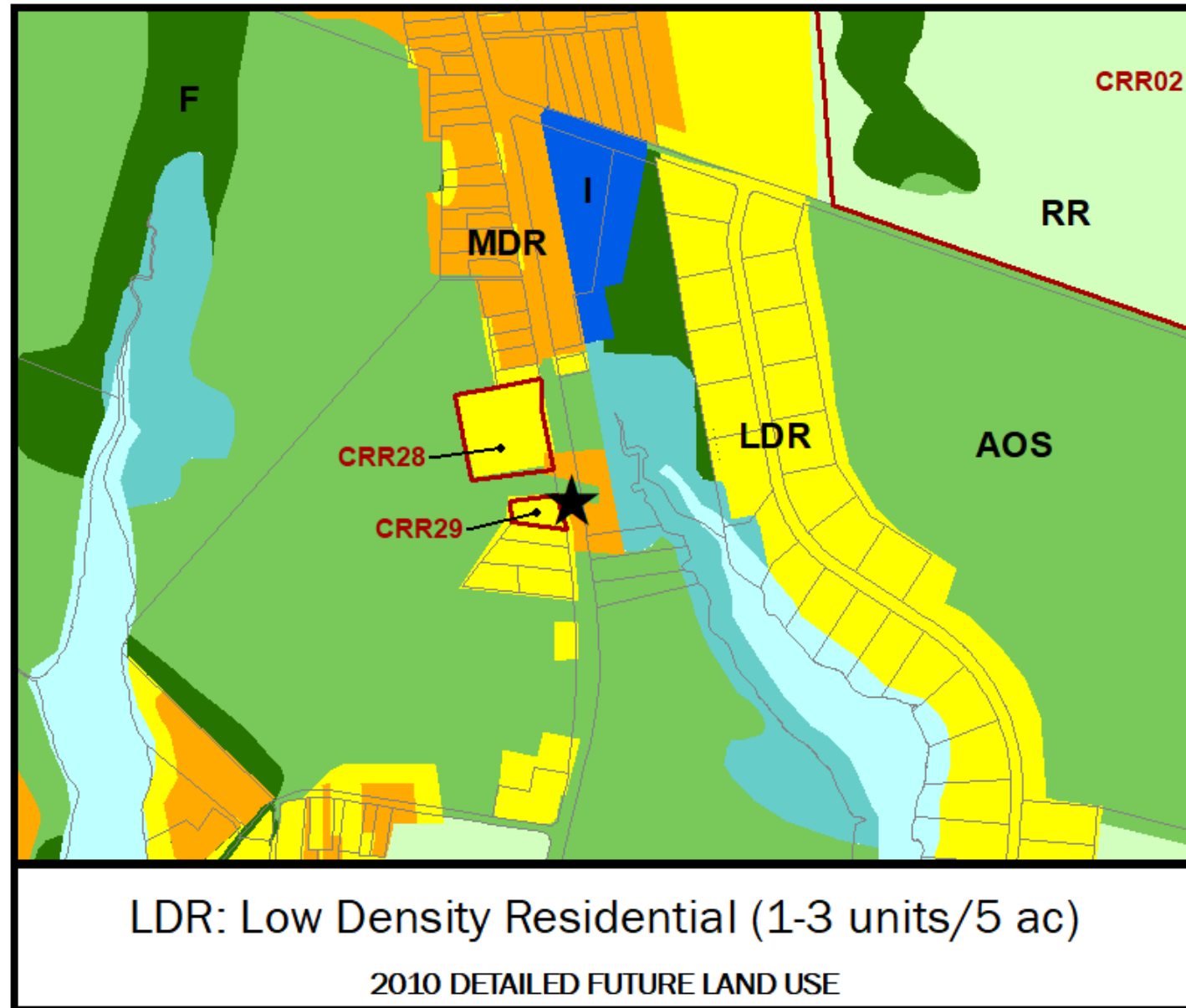
NC-8
Neighborhood Conservation

**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.



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

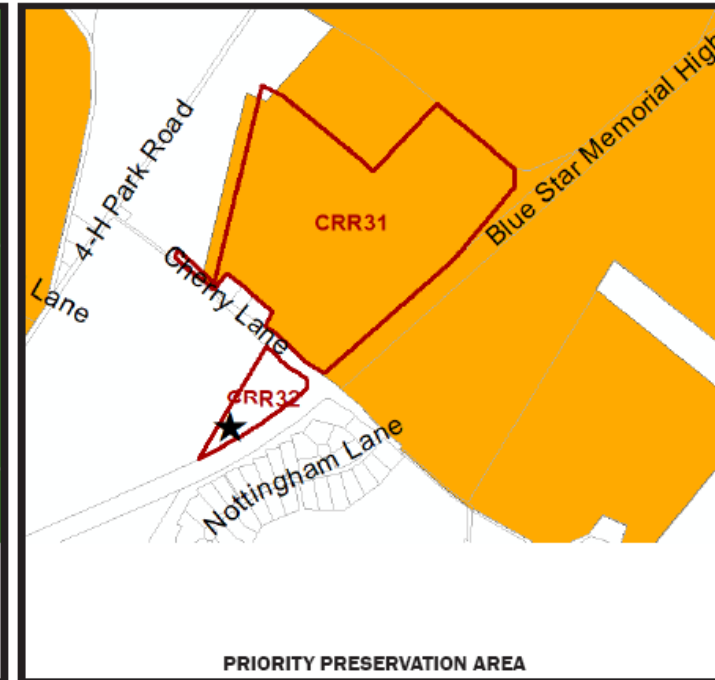
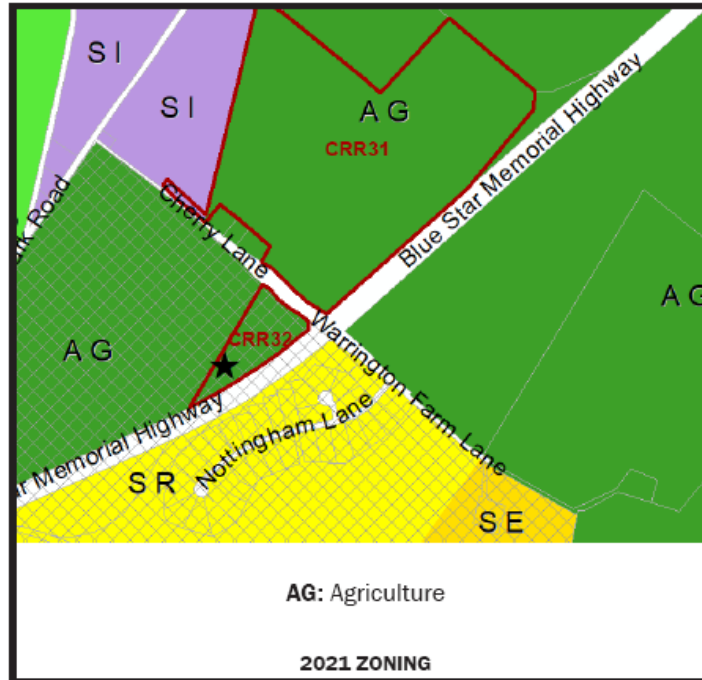
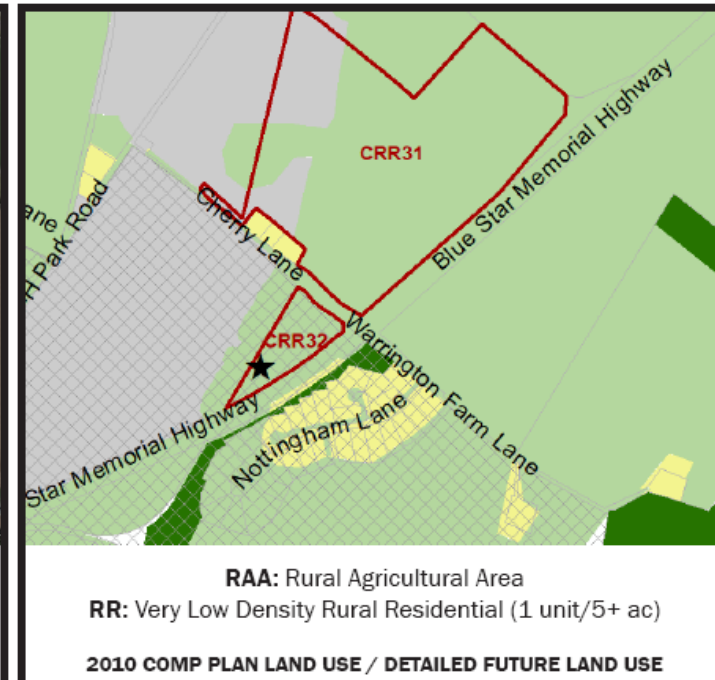
SC
Suburban Commercial

**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.



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
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SEWER SERVICE AREA	S6 (no planned service)
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COMP REZONING REQUEST

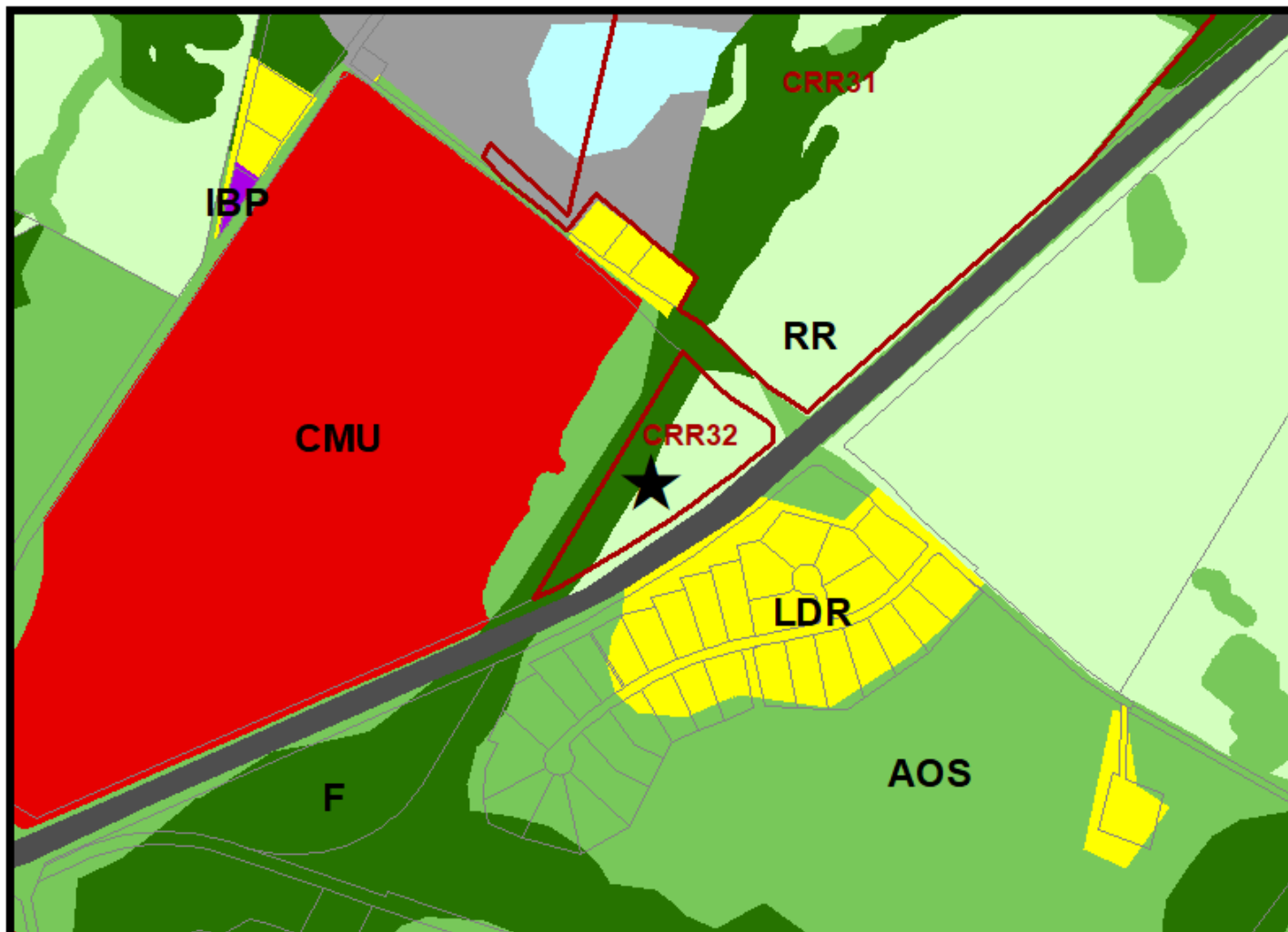
SC
Suburban Commercial

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 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.



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

2010 DETAILED FUTURE LAND USE



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

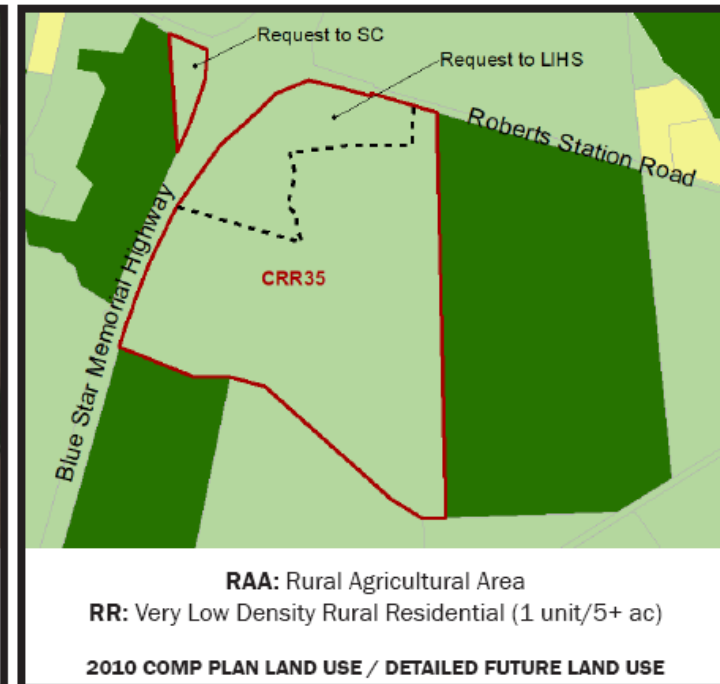
TC DISCUSSION/RECOMMENDATIONS

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.

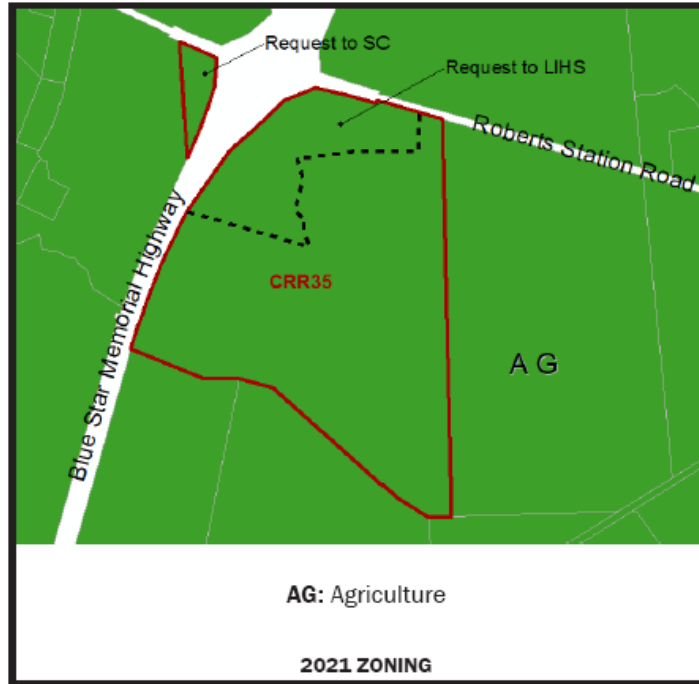


AERIAL LOCATION



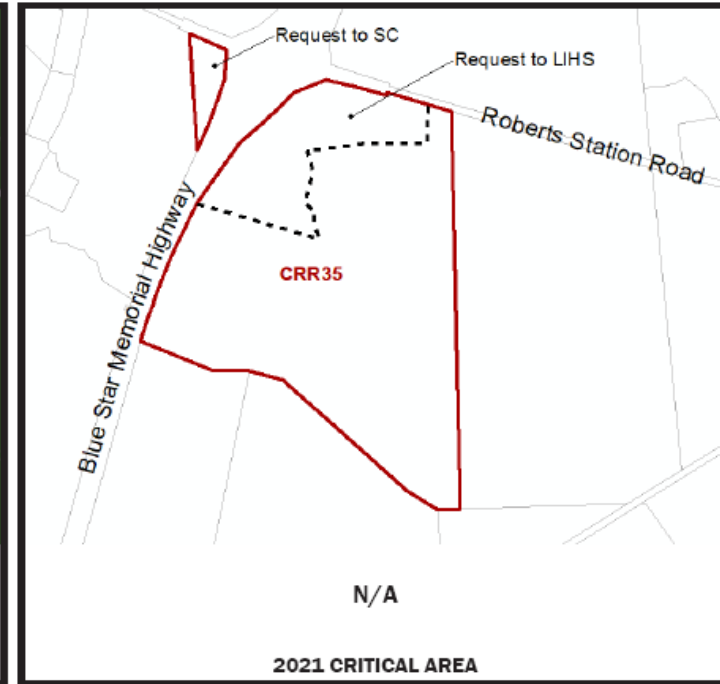
RAA: Rural Agricultural Area
RR: Very Low Density Rural Residential (1 unit/5+ ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



AG: Agriculture

2021 ZONING



N/A

2021 CRITICAL AREA

CRR35
826 Roberts Station Road, Church Hill

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COMP REZONING REQUEST

SC - Suburban Commercial (5.40 ac)

LIHS - Light Industrial Highway Service (34.86 ac)

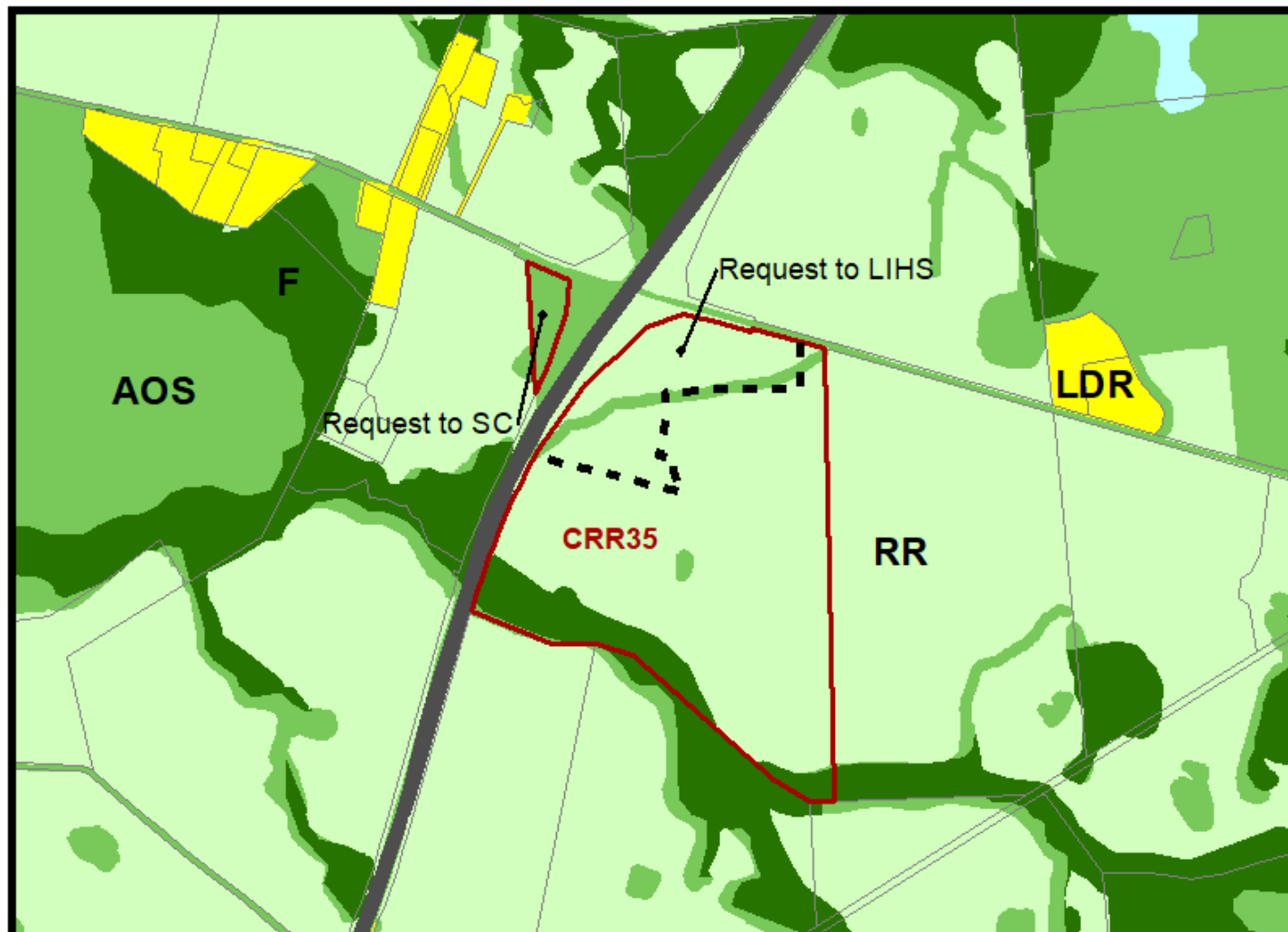
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COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

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.



RR: Very Low Density Rural Residential (1 unit/5+ ac) (eastern portion)
AOS: Agriculture & Open Space (western portion)
2010 DETAILED FUTURE LAND USE



Light Industrial Highway Service District Purpose

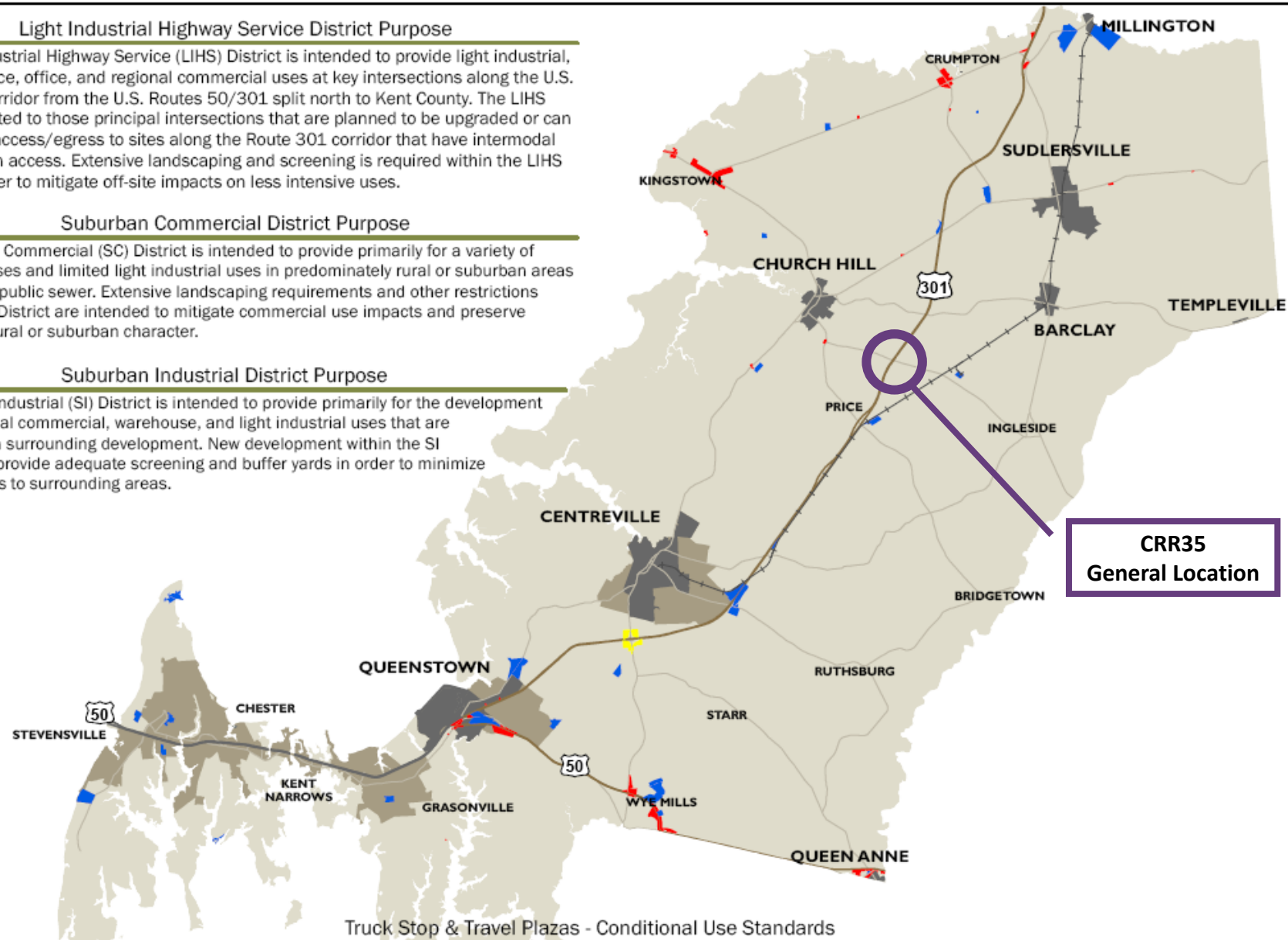
The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S. Routes 50/301 split north to Kent County. The LIHS District is limited to those principal 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

CRR35
General Location



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



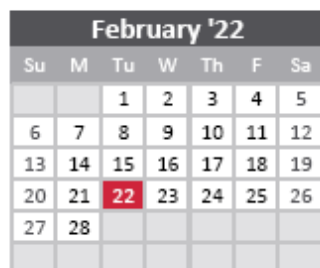
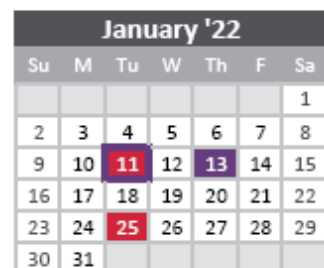
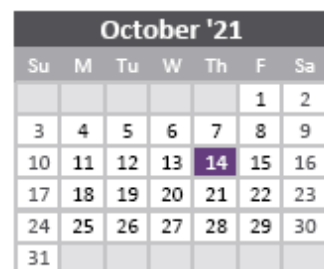
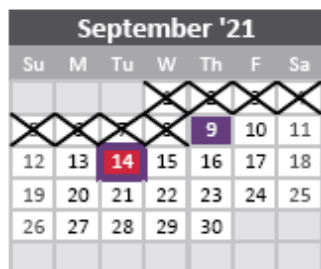
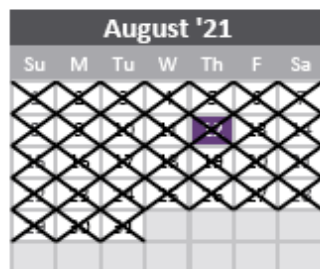
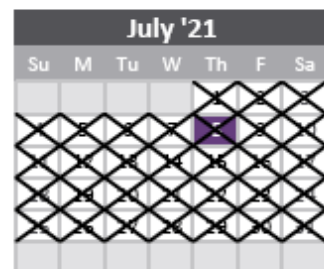
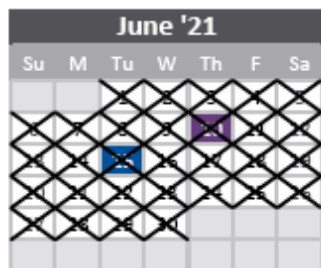
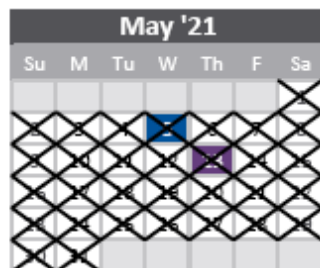
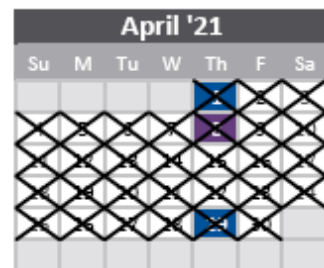
Wallace Montgomery created this map for planning purposes
from a variety of sources. It is neither a survey nor a legal
document. Information provided by other agencies should be
verified with them where appropriate.

August 2021

0 1.25 2.5 5
Miles



2021-2022

































Schedule updated September 8, 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 08	COG #1	7:00-Unk. PM	Status Update & Town Planning Framework Review
	Sep 09	PC #11	8:45-Unk. AM	Comprehensive Rezoning Land Use Review Continued
	Sep 14	PC #12/BCC #2	4:30-Unk. PM	Joint Update & Work Session
	Oct 14	PC #13	8:45-Unk. AM	Draft Plan Review
	Jan 11	PC #14/BCC #3	5:30-Unk. PM	Draft Update Presentation, Comment Review
	Jan 13	PC #15	8:45-Unk. AM	Public Hearing & Recommendation
	Jan 25	BCC #4	TBD	Overview & Plan Introduction
	Feb 22	BCC #5	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.
■ QAC Council of Governments Meetings	Open to COG members.
■ County Commissioners Meetings	Open to public. Specifics TBD.

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



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■	Sep 14	PC #12/BCC #2	4:30-Unk. PM	Joint Update & Work Session
■	Oct 14	PC #13	8:45-Unk. AM	Draft Plan Review
■	Jan 11	PC #14/BCC #3	5:30-Unk. PM	Draft Update Presentation, Comment Review
■	Jan 13	PC #15	8:45-Unk. AM	Public Hearing & Recommendation
■	Jan 25	BCC #4	TBD	Overview & Plan Introduction
■	Feb 22	BCC #5	TBD	Public Hearing & Vote

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QUESTIONS OR COMMENTS



Lauren Good

Wallace Montgomery | Project Manager

lgood@wallacemontgomery.com | <https://www.qacplan2021.com>