



COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

JOINT PRESENTATION TO

PLANNING
COMMISSION &
BOARD OF COUNTY
COMMISSIONERS

SEPTEMBER 14, 2021

COMPREHENSIVE
PLAN UPDATE &
KEY ISSUES



JOINT MEETING – AGENDA

- Adequate Public Facility & Growth Area Discussion (PNZ & DPW)
- PlanQAC Project Status Update
- Chapter Overviews, Key Issues & Major Updates
- Public Outreach Overview
- Next Steps & Plan Adoption



ADEQUATE PUBLIC FACILITY & GROWTH AREA DISCUSSION





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



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

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.



PlanQAC PROJECT STATUS UPDATE





PlanQAC REVISED FRAMEWORK

WHY A NEW FRAMEWORK?

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

NEW FRAMEWORK INTENT

- Ensure PlanQAC is accessible, usable, effective, and builds on previous work
- Integrate 2010 Plan and appendices with 2 Community Plans
- Reflect some reorganization, but improve on existing framework to better serve the County *without losing substantive content*
- Address and incorporate new legislation



PlanQAC REVISED FRAMEWORK

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



COMPREHENSIVE PLANNING ROLES

- County Commissioners

Initiates plan update, reviews PC draft, holds public hearing, votes on draft (adopt in full, in part, or send back to PC with direction for revision) - Adopts Plan

- Planning Commission

Responsible for developing plan, reviews and comments on drafts, provides input and direction, contemplates any rezoning requests, holds public hearing, recommends approval

- Consultants

Contracted by the County Commissioners (via the PnZ Department) to manage the Plan Update. This entails the analyses, lead public discussions, incorporate input, prepare graphics, coordinate input from all sectors, and develop draft Plan Update

- QAC Planning & Zoning Staff

Oversees the coordination between the consultant and all partners (noted below), provides direction and input, and reviews and comments on drafts

- Stakeholders, Partners, Technical Committee

All provide comments and edits to particular elements or broad, overarching concepts

- The Public

Encouraged to engage in surveys, questions, direct inquiries, potential rezoning requests, visioning sessions, special topic sessions, public hearings



WHERE IS QAC IN THE OVERALL STATE OF MARYLAND COMPREHENSIVE PLANNING PROCESS?

- A total of five MD counties last updated their Comprehensive Plans in 2010
 - Queen Anne's
 - Baltimore
 - Caroline
 - Cecil
 - St. Mary's
- The State of Maryland requires the Plan to be updated every 10 years, putting all five counties on the same Comprehensive Plan cycle.
- Currently, of the five, Baltimore County is the only other county jurisdiction in the process of updating their Plan.
 - Baltimore County has projected that its Plan will be adopted in the Spring of 2022.
 - **QAC has projected that the Plan's anticipated adopted will occur in early 2022.**
- Anne Arundel adopted their previous Plan in 2009 and adopted its most current Plan in the Spring of 2021. The process began in 2017.



PROJECT STATUS

COMPLETED

- ✓ Community Survey
- ✓ 5 Visioning Workshops
- ✓ 8 Special Topic Workshops
- ✓ 8 Technical Committee Meetings
- ✓ Initial Drafts

Introduction; County Profile; Community Facilities & Services; Land Use; Transportation; Environmental Resources; Historic & Cultural Resources; Economic Development; Housing; Town Planning Framework; Community Plans; Implementation; Kent Narrows Community Plan



UPCOMING

- Revising All Drafts
Based on Technical Committee comments 9/13
- Full Draft & PC Review
- Official Comment
60-day Comment Period; Public, State Clearinghouse & Intergovernmental
- Joint PC/CC Update & Comment Response Recommendations
- PC Public Hearing & Recommendation
- CC Public Hearing & Adoption



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, determination of 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		3-7 Public Safety Facilities & Services	43		Elaborate		

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)

Resource Use
Tracking

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





CHAPTER OVERVIEWS



Key Issues & Major Updates



PlanQAC 2021

CHAPTER 1 INTRODUCTION

1. Introduction



WELCOME TO PlanQAC 2021

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

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

Figure 1-1. Regional Location



CONTENTS

- Welcome to PlanQAC
- Community Vision
- Guiding Principles
- Comprehensive Plan Role
- Policy & Legal Context
- Comprehensive Planning History
- Plan Update Process
- Community Outreach
- Plan Elements

KEY ISSUES & MAJOR UPDATES

- Updated Vision Statement & Guiding Principles



CHAPTER 1 – KEY ISSUES & MAJOR UPDATES

VISION STATEMENT

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

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

GUIDING PRINCIPLES

PlanQAC's emphasis is to preserve the County's connections to create a sustainable future by strengthening principles for planning and growth management. These guiding principles emphasize sustaining Queen Anne's County:

- As a predominantly rural agricultural community
- As a good steward by preserving and protecting the Chesapeake Bay and its tributaries
- By reducing the growth of new residential development in agricultural and rural areas
- By improving the overall quality of housing stock
- By addressing the relative lack of affordable housing
- By delivering adequate public services including transportation and other infrastructure through community planning and design
- By encouraging and directing growth to existing communities and within designated areas.



PlanQAC 2021

CHAPTER 2 COUNTY PROFILE

2. County Profile

OVERVIEW

Chapter 2 offers a geographic and demographic profile of Queen Anne's County. Most of the statistical data was drawn from U.S. Census products. Due to sampling and surveying error, the data cannot be construed as an irrefutable measure of existing conditions.

The U.S. Census Bureau has also changed the method it uses to collect and disseminate much of its information. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional 'long form' survey that historically provided enhanced data, published as Summary File 3 and Summary File 4. These included social statistics (e.g., educational attainment, household relationships, veteran status, disability status, ancestry, language spoken) and economic data (e.g., employment, occupation, income, poverty status). These summary files were replaced by American Community Survey (ACS) data, which are available in five-year estimates.

COUNTY GEOGRAPHY

LOCATION

Queen Anne's County is located on the Delmarva Peninsula in the State of Maryland. It is part of the Upper Eastern Shore Region, which comprises five counties: Caroline, Cecil, Kent, Queen Anne's, and Talbot. It is bounded in large part by water—to the north by the Chester River and Kent County, Maryland; to the east by Caroline County, Maryland and Kent County, Delaware; to the south by the Wye River and Talbot County, Maryland, and to the west by the Chesapeake Bay. The County has approximately 265 miles of waterfront, much of that being the shores of Kent Island.

HERITAGE

Queen Anne's County is one of the oldest sites of colonial settlement in the nation. It was named for Queen Anne of Great Britain, who reigned when the County was established in 1706. Today, traces of history can be found throughout the landscape as noted by hundreds of documented historic sites countywide. The community has been farming the land and harvesting the water since the early 18th century. Over time, farming practices have evolved to the point where farms within the County lead the State in production of corn, wheat and soybean crops.

From the time when vacationers arrived by steamboat and ferry service to Kent Island where they would make rail connections to the bay-side and ocean resorts, and continuing with the construction of the Chesapeake Bay Bridge so Western Shore vacationers can reach the beach by automobile, Queen Anne's County has been known as the

"Gateway to the Eastern Shore." Due to its location on the Chesapeake Bay, the County offers miles of scenic waterways, accompanied by acres of pastoral rural landscape, and a relaxing environment for working, living and recreation. It is this exceptional quality of life that residents and visitors enjoy through a variety of natural resources that support outdoor recreation, such as boating, fishing, golfing, bird watching, biking, hiking, hunting, and sport shooting.

See CHAPTER 7—HISTORIC & CULTURAL RESOURCES for additional information on the County's history.

TRANSPORTATION

Major highway access routes near or within Queen Anne's County include US 50, US 301, MD 213, and MD 404. State Routes serving the County include MD 8, MD 18, MD 19, MD 290, MD 300, MD 302, MD 304, MD 309, MD 313, MD 404, MD 405, MD 481, and MD 544. Every major city within the MidAtlantic region is located less than 300 miles from the County. The closest regional cities include Dover and Wilmington, Delaware; Annapolis and Baltimore, Maryland; and Washington, D.C., all of which are within two hours driving time of the County.

See CHAPTER 6—TRANSPORTATION for additional information on the County's transportation system.

CONTENTS

- Overview

- County Geography

Location, Heritage, Transportation, Geography & Resources, Incorporated Towns, Unincorporated Communities, Growth Areas

- Demographic Characteristics

Population, Population Projections, Race & Ethnicity, Age, Educational Attainment

KEY ISSUES & MAJOR UPDATES

- New summary chapter

- Updated statistics – incorporating 2020 Census & 2015-2019 American Community Survey data

- Brief information on unincorporated communities



PlanQAC 2021

CHAPTER 3 COMMUNITY FACILITIES & SERVICES

3. Community Facilities & Services

VISION

Plan, maintain, and enhance community infrastructure that enables the County to maintain present functions (e.g., quality of life, mobility, public safety, employment, environment, services), while accommodating future growth. Plan existing and potential new growth areas (as needed) to accommodate future growth requirements supported by adequate public facilities designed and improved to the highest standards.

KEY ISSUES

Adequate Public Facilities
High-Speed Telecommunications
Pedestrian & Bicycle Linkages
Impact of Traffic on Emergency Services Response Time
Park & Recreation Facilities for All Ages & Abilities

PLAN THEMES

FISCAL RESPONSIBILITY
Outlines regional collaboration to provide solid waste and recycling services

SUSTAINABLE GROWTH
Directs growth to areas of the County with adequate public infrastructure

COMMUNITY REVITALIZATION
Encourages deployment of high-speed broadband to underserved areas

RESOURCE PRESERVATION & CONSERVATION
Discusses strategic use of limited water resources

HEALTH & RESILIENCE
Encourages utilization of County park and recreation facilities

RELEVANT STATE VISIONS



GOALS

The overarching goal for community facilities is to meet the current and future facility and service needs of residents, businesses, and visitors.

- 3-1 Reduce environmental impacts associated with community facilities.
- 3-2 Provide sustainable growth management inside and outside Planning Areas.
- 3-3 Provide infrastructure and services to support economic development.
- 3-4 Provide appropriate services, facilities, and amenities.

CONTENTS

- Governance & Administration
Government Structure, Elected Officials, Boards & Commissions, County Departments, Court System
- Public Safety
Emergency Services, Law Enforcement, Volunteer Fire Departments, Detention Center
- Utilities
Water Resources, Broadband, Solid Waste & Recycling
- Education
- Libraries
- Parks & Recreation

KEY ISSUES & MAJOR UPDATES

- Adequate Public Facilities discussion
- Public school enrollment projections
- Broadband needs





CHAPTER 3 – PUBLIC SCHOOL STATE RATED CAPACITY

School Name	Grades	SRC	2019-20 Enrollment	2019-20 % of SRC
Bayside Elementary	3-5	526	429	81.6%
Centreville Elementary	PK-2	581	552	95.0%
Centreville Middle	6-8	659	555	84.2%
Church Hill Elementary	PK-4	385	271	70.4%
Grasonville Elementary	PK-5	599	479	80.0%
Kennard Elementary	3-5	503	506	100.6%
Kent Island Elementary	PK-2	536	452	84.3%
Kent Island High	9-12	1,135	1,207	106.3%
Matapeake Elementary	PK-5	578	442	76.5%
Matapeake Middle	6-9	786	360	45.8%
Queen Anne's Co. High	9-12	1,263	1,184	93.7%
Stevensville Middle	6-8	712	547	76.8%
Sudlersville Elementary	PK-4	408	323	79.2%
Sudlersville Middle	5-8	583	509	87.3%

CHAPTER 3 – PUBLIC SCHOOL ENROLLMENT PROJECTIONS

School Name	2020-2021 Enrollment	2024-2025 Projection	24-25 Enrollment Change From 2020-2021		2029-2030 Projection	29-30 Enrollment Change From 2020-2021	
Elementary Schools	3,430	3,434	4	0.1%	3,382	-48	-1.4%
Bayside	425	397	-28	-6.6%	385	-40	-9.4%
Centreville	567	565	-2	-0.4%	569	2	0.4%
Church Hill	270	248	-22	-8.1%	244	-26	-9.6%
Grasonville	496	594	98	19.8%	618	122	24.6%
Kennard	483	498	15	3.1%	486	3	0.6%
Kent Island	433	438	5	1.2%	422	-11	-2.5%
Matapeake	422	365	-57	-13.5%	345	-77	-18.2%
Sudlersville	334	329	-5	-1.5%	313	-21	-6.3%
Middle Schools	1,952	1,903	-49	-2.5%	1,878	-74	-3.8%
Centreville	544	536	-8	-1.5%	532	-12	-2.2%
Matapeake	377	351	-26	-6.9%	318	-59	-15.6%
Stevensville	560	560	0	0.0%	597	37	6.6%
Sudlersville	472	457	-15	-3.2%	431	-41	-8.7%
High Schools	2,392	2,482	90	3.8%	2,430	38	1.6%
Kent Island	1,175	1,271	96	8.2%	1,248	73	6.2%
Queen Anne	1,217	1,211	-6	-0.5%	1,182	-35	-2.9%
TOTALS	7,774	7,819	45	0.6%	7,690	-84	-1.1%



PlanQAC 2021

CHAPTER 4 LAND USE

4. Land Use

VISION

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

KEY ISSUES

Limited Public Facility Capacity

Success of Preservation Programs

Preservation Funding Availability

Growth Management

Resiliency Planning

PLAN THEMES

FISCAL RESPONSIBILITY
Leverage State, federal, and other funding resources for preservation

SUSTAINABLE GROWTH
Direct growth to areas with adequate public facilities

COMMUNITY REVITALIZATION
Growth management strategy

PRESERVATION & CONSERVATION
Agricultural and forest land preservation

HEALTH & RESILIENCE
Integrate land use, environment, housing, and economic development needs

RELEVANT STATE VISIONS



GOALS

The overarching goal for land use is to adopt policies, legislation, regulations, enforcement, procedures, incentives and appropriate funding necessary to encourage infrastructure that will protect our waterways, conserve our natural resources and support sustainable and responsible agriculture. This includes supporting the existing urbanized areas and future growth through infill and redevelopment in the populated centers of Kent Island and the Kent Narrows.

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

4-2 Agricultural land preservation.

CONTENTS

- Existing Land Use
- Priority Preservation
Issues & Opportunities, Priority Preservation Area, Preservation Programs, Agricultural & Forested Lands, Benefits & Challenges
- Future Land Use
Growth Areas, Rural Agricultural Area, Priority Funding Areas, Impacts on Water Resources, Priority Preservation Areas, Sensitive Areas & Water Resources, Land Use Allocations, Infill Development, Municipal Annexation Areas
- Zoning

KEY ISSUES & MAJOR UPDATES

- Adequate Public Facilities & Capacity Limitations
- Growth Management & Growth Areas
- Comprehensive Rezoning Requests
- MALPF Certification Goals
- “Agricultural” Scenic Byway Designation





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 is associated with the enactment of Comprehensive Plan strategies during the update of the Zoning Code and Zoning Maps.
- 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 Funding Area
- Priority Preservation Area
- Growth Area
- Chesapeake Bay Critical Area
- QAC Sea Level Rise & Coastal Vulnerability Plan and Viewer
- 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



CHAPTER 4 – PRESERVATION/CONSERVATION LANDS

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



CHAPTER 4 – PRESERVATION GOALS

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

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



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CHAPTER 5 ENVIRONMENTAL RESOURCES



CONTENTS

- Guiding Principles & Legislation
- Sensitive Areas & Natural Resources
Streams & Buffers, Chesapeake Bay Critical Area, Wetlands, Floodplain & Flood Hazards, Species Habitats, Conservation Lands, Hazard Mitigation, Climate Change
- Water Resources
Water, Wastewater, Stormwater
- Mineral Resources
- Fisheries Element
- BMPs, Tools & Techniques

KEY ISSUES & MAJOR UPDATES

- Sensitive Areas vs. Priority Preservation
- Adequate Public Facilities discussion
- Climate Change & Hazard Mitigation
- Impervious Surface Coverages





PlanQAC 2021

APPENDIX D WATER RESOURCES ELEMENT

APPENDIX D

2021-09-03 TO REVIEW DRAFT

INTRODUCTION

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

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

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

PURPOSE

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

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

REGIONAL & COUNTY/TOWN WATER RESOURCE ISSUES

During this planning cycle, the community finds itself nearing the limits of adequate public facilities including transportation infrastructure on its state and local roads, the Chesapeake Bay Bridge, local school capacity and sewerage capacity permit restrictions at the County's KNSG Wastewater Treatment Plant. In addition to these infrastructure challenges, the County must contemplate sustainable and resilient land use policies in the face of necessary hazard planning.

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

Water Resources Element

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CONTENTS

- Vision for Water Resources
- Water Resources Assessment

Groundwater/Drinking Water, Wastewater, Stormwater, Service Areas, Water & Wastewater Treatment Facilities, Determining Preferred Future Land Use, Resource Lands, Capacity Assessment, SKI, Best Management Practices, Sustainable Growth Management Strategies

- Existing & Projected Conditions

Population Projections, Watersheds, MS4 & NPDES, Anti-degradation Policy, Watershed-based Analysis, Tier II Waters, Impaired Water Bodies & TMDLs, Regional Groundwater, Surface Water

- Municipal Growth Elements



CHAPTER 5 – 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



WRE – 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 \$20M 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.



CHAPTER 5 – IMPERVIOUS SURFACE COVERAGES

Watershed	Total Acres	2008 Impervious	2016 Impervious	2008-2016 Change
Corsica River	23,922	3.6%	4.5%	25.0%
Eastern Bay	11,651	9.0%	10.4%	15.6%
Kent Island Bay	5,185	10.2%	11.8%	15.7%
Kent Narrows	6,940	5.6%	6.5%	16.1%
Lower Chesapeake Bay	3	2.6%	2.9%	11.5%
Lower Chester River	17,903	4.6%	5.3%	15.2%
Middle Chester River	7,872	3.1%	4.5%	45.2%
Southeast Creek	34,789	1.9%	2.5%	31.6%
Tuckahoe Creek	46,095	1.6%	2.0%	25.0%
Upper Chester River	52,079	2.1%	2.7%	28.6%
Upper Choptank	1,928	1.4%	1.3%	-7.1%
Wye River	29,671	2.8%	3.4%	21.4%
TOTAL WATERSHEDS	238,039	3.0%	3.7%	23.3%



PlanQAC 2021

CHAPTER 6 TRANSPORTATION

6. Transportation

VISION

Maintain and enhance a transportation system that accommodates visitors, residents, businesses, and commuters by:

- Coordinating with towns for new traffic patterns, safety concerns, and mobility through population centers to maintain a healthy balance between residents and business and vacationing travelers
- Continuing to improve and expand opportunities for all modes of travel
- Promoting walking and bicycling for outdoor recreation, fitness, and transportation
- Providing safe access to the local transportation system to make the County a better, safer, and more connected place to live, play, work, and visit

KEY ISSUES

Chesapeake Bay Bridge

Traffic & Congestion

Multimodal Connection Needs

Limited Public Transportation

Increased Safety

PLAN THEMES

FISCAL RESPONSIBILITY
Leverage State, federal, and other funding resources

SUSTAINABLE GROWTH
Encourage public transit and non-automotive transportation options

COMMUNITY REVITALIZATION
Promote bicycle and pedestrian connections

PRESERVATION & CONSERVATION
Publicize All American Road & Scenic Byway Designation

HEALTH & RESILIENCE
Support active and healthy transportation options

RELEVANT STATE VISIONS



GOALS

The overarching goal for the transportation system is to meet the current and future mobility needs of residents, businesses, and visitors with a balanced multimodal transportation system.

6-1 Improve safety, mobility, and accessibility in the transportation network.

6-2 Enhance the transportation network for all users.

6-3 Support smart and sustainable growth.

CONTENTS

- Guiding Principles & Legislation
- Transportation Connections
Land Use, Economic Development, Land Preservation
- Roadway System
Functional Classification, Maintenance & Operations, Traffic Volumes, Complete Streets, Bikeways & Pedestrian System, Transit Service, Rail System, Water Trails, Air Transportation, Bridges, Scenic Byway, Welcome Center & Rest Stops
- Network Improvements
State Capital Programming, Highway Needs Inventory, Transportation Studies, Chesapeake Bay Crossing Study

KEY ISSUES & MAJOR UPDATES

- Bay Bridge Crossing Study
- Multimodal Connection Needs
- Improved Public Water Access
- Priority Projects not Advancing by MDOT SHA
- Seasonal Traffic/Congestion/Safety





PlanQAC 2021

CHAPTER 7 HISTORIC & CULTURAL RESOURCES

7. Historic & Cultural Resources

VISION

The County honors its past, is a faithful steward of its historical and cultural heritage, and respects historical and cultural concerns when planning growth areas and transportation avenues. The County pursues smart growth that includes preservation and promotes a unique, predominantly rural, extensively agricultural, traditionally maritime, and always small-town way of life.

KEY ISSUES	PLAN THEMES
Condition and extent of County resources	FISCAL RESPONSIBILITY Leveraging State and Federal preservation funding
Progress toward historic preservation	SUSTAINABLE GROWTH Preservation and adaptive reuse of historic structures
Private rehabilitation investment needs	COMMUNITY REVITALIZATION Heritage tourism and placemaking
Loss of historic and archaeological resources	RESOURCE PROTECTION Local, State & Federal district and structure preservation tools
Resources to keep historic sites open to the public	HEALTH & RESILIENCE Historic material reuse and recycling

RELEVANT STATE VISIONS

☆☆☆

GOALS

The overarching goal for historic and cultural resources is to save more of these resources, including historic sites and districts, and incorporate them—and their stories—into the life, growth, and future of Queen Anne's County.

- 7-1 Build wide public appreciation for the County's historic and archaeological resources and its deep and varied history and ensure greater knowledge of those resources.
- 7-2 Encourage more voluntary preservation actions on the part of private and non-profit owners.
- 7-3 Add more local public resources to the tasks of preserving and maintaining publicly accessible sites.
- 7-4 Minimize the loss of historic and archaeological sites.

Historic & Cultural Resources | PlanQAC 2021 TO DRAFT 2021-09-31 | Page 7-1

CONTENTS

- County History
- Legislation & Programs
- Benefits of Historic Preservation
Relationship to Economic Development, Heritage Tourism & Placemaking, Community Connections, Environmental Benefits
- Historic & Cultural Resources
Historic Sites Inventory, National Register, MHT Easements, Districts, Chesapeake Country National Scenic Byway
- Preservation Organizations

KEY ISSUES & MAJOR UPDATES

- Preservation Progress & Loss of Resources
- Historic Preservation Commission
- Historic Property Inventory
- Preservation Funding Opportunities





PlanQAC 2021

CHAPTER 8 ECONOMIC DEVELOPMENT & TOURISM



CONTENTS

- Related Planning Documents
- Economic Characteristics
Employment, Commuting, Tax Base
- Industries
Economic Base, Major Employers, Resource-Based Industries, Retail & Service, Construction, Manufacturing, Hospitality & Tourism
- Economic Centers
Business Parks, Town Centers & Growth Areas, Business Incentive Zones
- Workforce Development
Business Retention & Expansion, Business Attraction, Small Business, Skilled Workforce, Workforce Readiness

KEY ISSUES & MAJOR UPDATES

- Emerging Niche Markets
- Commercial Growth
- Workforce Attraction & Development
- Land/Agricultural Preservation
- Differences due to Geography





PlanQAC 2021

CHAPTER 9 HOUSING

9. Housing

VISION

The County will consist of sustainable, walkable neighborhoods that collectively are economically diverse; provide living arrangement options and housing opportunities for all income levels and ages; with access to a variety of goods, services, transportation options, employment opportunities, public and private facilities, amenities, and services.

KEY ISSUES

Affordable Housing

Workforce Housing

Multi-family Housing

Bonuses & Incentives

Aging in Place

PLAN THEMES

FISCAL RESPONSIBILITY
Leverage local, State, and federal funding opportunities

SUSTAINABLE GROWTH
Encourage aging-in-place opportunities

COMMUNITY REVITALIZATION
Alternatives to traditional single-family detached housing

RESOURCE PRESERVATION
Appropriate residential land use development policies

HEALTH & RESILIENCE
Avenues for workforce and affordable housing

RELEVANT STATE VISIONS



GOALS

The overarching goal for housing is to encourage the increased supply of housing of diverse types and price points to help sustain the County's economic vitality.

9-1 Create a variety of housing types that are affordable to residents of all needs, ages, life stage, and income levels.

9-2 Promote opportunities and programs to increase housing affordability for all County citizens.

9-3 Preserve the County's existing housing stock.

CONTENTS

- Housing Inventory
Housing Stock, Housing Unit Projections, Occupancy & Tenure, Age & Condition, Value & Affordability, Housing Challenges
- Affordable & Workforce Housing
Affordable Housing, Workforce Housing, Attainable Housing, Public & Assisted Housing, Special Needs Housing, Stability Indices
- Housing Pipeline & Needs Analysis
Regional Housing Market, Land Use Development Policies, Development Incentives
- Organizations & Resources

KEY ISSUES & MAJOR UPDATES

- Housing Diversification
- Affordable, Missing Middle & Workforce Housing
- Homeless Shelter



PlanQAC 2021

CHAPTER 10 TOWN PLANNING FRAMEWORK

10. Town Planning Framework

VISION

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

KEY ISSUES

Municipal Growth Element Coordination

Availability of Adequate Public Facilities

Funding Needs to Maintain & Enhance Infrastructure

Municipal Annexation Considerations

Coordinated & Consistent Land Use Policies

PLAN THEMES

FISCAL RESPONSIBILITY
COG recommendations and cooperative agreements

SUSTAINABLE GROWTH
Direct growth to areas with adequate public facilities

COMMUNITY REVITALIZATION
Encourage development, redevelopment, and preservation appropriately

RESOURCE PRESERVATION
Coordinated resource protection efforts

HEALTH & RESILIENCE
Undertake strategic regional planning initiatives

RELEVANT STATE VISIONS



GOALS

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

10-1 Foster government cooperation and participation.

10-2 Direct growth to incorporated municipalities.

CONTENTS

■ Relationship of County-Town Planning

Council of Governments, Town Plan Consistency, Municipal Growth Elements, Municipal Annexation

■ Town Profiles

Barclay, Centreville, Church Hill, Millington, Queen Anne, Queenstown, Sudlersville, Templeville

KEY ISSUES & MAJOR UPDATES

■ Relationship of County-Town Planning

■ Town Plan Consistency

■ Municipal Growth Elements





PlanQAC 2021

CHAPTER 11 COMMUNITY PLANS

11. Community Plans

VISION

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

OVERVIEW

Maintaining connections from the past to the present to create the future is achieved through comprehensive, consistent, and continuous County planning. Historically, planning efforts emphasized preservation of agricultural land, promotion of historical settlement patterns, economic development compatible with community character, and innovation through design. The Community Plans and the County Comprehensive Plan, through their implementation, strive to achieve the following:

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

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

RELEVANT STATE VISIONS



COMMUNITY PLANNING PROCESS

Implementation of previous County Comprehensive Plans resulted in the development of three Community Plans for County designated Planning Areas:

- Chester/Stevensville
- Grasonville
- Kent Narrows

The planning processes involved coordination to draft Community Plans for public and State agency review, public hearings, modifications, and approval and adoption by the County Board of Commissioners.





PlanQAC 2021

CHAPTER 11 COMMUNITY PLANS

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RELEVANT STATE VISIONS



CONTENTS

- Community Planning Relationship
- Community Plan Background
Plan History, Public Input, Growth Area Vision
- Community Profiles
Growth Area Descriptions, Demographics, Land Use & Zoning, Environmental Resources (Chesapeake Bay Critical Area, Forest Protection, Wetlands, Floodplain), Economic Development
- Community Planning Issues
Future Growth, Infill Areas, Village Centers, Main Street Corridor Redevelopment, Neighborhood Enhancement, Un(der)developed Sites, Land Conservation, Climate Change & Sea Level Rise, Gateways & Scenic Corridors, Appearance, Transportation System Improvements, Water & Sewerage Needs

OVERALL KEY ISSUES & MAJOR UPDATES

- Integration of Chester/Stevensville & Grasonville Plans
(Kent Narrows Plan remains standalone)
- Community Planning Relationship
- Sewer Capacity & APFO Limitations
- Growth Area Changes
- Main Street Corridor Redevelopment





COMMUNITY PLANS – SPECIFIC KEY ISSUES & MAJOR UPDATES

CHESTER/STEVENSVILLE

- Affordable Housing
- Bay Bridge Traffic
- Climate Change & Sea Level Rise Resiliency
- Community Connectivity
- Maintaining Community Character
- Public Water Access
- Vibrant & Walkable Downtown

GRASONVILLE

- Affordable Housing
- Built Environment Aesthetics
- Leveraging Traveling Public
- Pedestrian & Bike Connectivity
- Reestablish Character & Sense of Community
- Revitalizing Main Street
- Workforce Education & Development



CONTENTS

PlanQAC 2021

CHAPTER 12

IMPLEMENTATION

- Plan Relationships & Coordination
- Implementation Matrix

Lead Agency & Implementation Partners, Capital Item

12. Implementation

To accomplish the goals, objectives, and strategies 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 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, the Technical Committee, community leaders, and concerned citizens. Continued action to implement PlanQAC will be needed for it to have a lasting impact.

Throughout PlanQAC, each chapter presents suggested strategies to accomplish future goals on individual topics. This chapter compiles those strategies and identifies 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) the following related planning documents:

- 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 Ordinances, 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 Strategy for Queen Anne's County
- Nuisance Flood Plan
- Multi-Jurisdictional Hazard Mitigation Plan
- County Watershed Improvement Plans
- Sea Level Rise and Coastal Vulnerability Assessment & Implementation Plan
- Comprehensive Plans of Incorporated Towns

These and other planning documents 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.

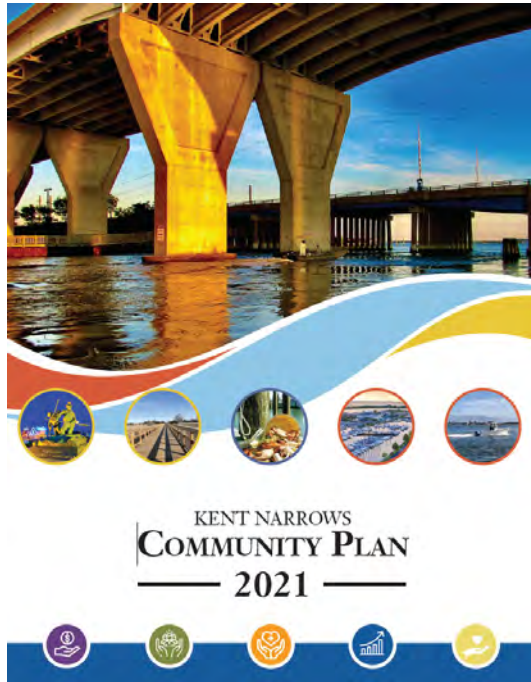
PlanQAC takes into consideration the comprehensive development plans and ordinances of the incorporated municipalities within County boundaries. It also refers to applicable State plans and ordinances that affect the growth and development of the County.

No. Action		Lead Agency & Implementation Partners	Capital Item
CHAPTER 3—COMMUNITY FACILITIES & SERVICES			
GOAL 3-1: Reduce environmental impacts associated with community facilities.			
Strategy 1	Seek to increase recycling rates through improved recycling programs.		
1.1	Modify existing recycling programs.		
1.2	Explore single stream recycling.		
1.3	Explore more efficient and available ways to collect household hazardous waste.		
1.4	Support private and non-profit organization efforts to promote recycling and coordinate with private industry recyclers.		
1.5	Explore innovation and creative ways to recycle.		
1.6	Encourage private industry and non-profit efforts to use recycled materials.		
Strategy 2	Mid-Shore Regional Landfill.		
2.1	Review the County's <i>Comprehensive Solid Waste Plan</i> for the Mid-Shore Regional Landfill.		
GOAL 3-2: Provide sustainable smart growth management inside and outside Growth Areas.			
Strategy 1	Develop affordable, reliable, and state-of-the-art infrastructure and community facilities/services that meet the safety, transportation, communication system, and entertainment needs of the County's population.		
1.1	Ensure the Adequate Public Facilities Ordinance (APFO) and impact fee ordinance are maintained and improved through annual review to provide adequate public facilities as part of development proposals.		
1.2	Infrastructure improvements should be planned and implemented to control the rate and timing of development, with a focus on the timing of when infrastructure is provided, which may require projects to be included in the capital budget.		
1.3	Adequate Public Facilities testing of all municipal developments should be part of Annexation Agreements.		
1.4	Support private and non-profit organization efforts to promote recycling and coordinate with private industry recyclers.		
Strategy 2	Plan, design, improve, manage, maintain, and expand infrastructure and community facilities and services responsibly to meet the needs of residents and businesses.		
2.1	Expand the County's trail system to connect towns and recreation areas.		
Strategy 3	Encourage development of medical facilities.		
3.1	Identify key locations for medical facilities with sufficient access to roads and infrastructure.		
3.2	Encourage public/private partnerships to support development of community facilities and services.		
Strategy 4	Encourage development of medical facilities.		



PlanQAC 2021

KENT NARROWS COMMUNITY PLAN



CONTENTS

- Introduction
Guiding Principles & Legislation, Planning Process, Development Objectives
- Community Profile
Growth Area & Regional Context, Demographics, Land Use, Zoning, Environmental Resources, Transportation, Economic Development
- Community Planning Issues
Strengths & Assets, Weaknesses & Concerns, Community Opportunities, Infrastructure Improvement Needs, Summary of Identified Needs
- Planning Recommendations
Plan Concepts, Recommendations, Waterfront Village Design & Architectural Guidelines, Implementation Strategies

KEY ISSUES & MAJOR UPDATES

- Sewer Capacity & APFO Limitations
- Niche Markets & Tourism
- Multimodal Connections
- Design & Architectural Guidelines



PUBLIC OUTREACH OVERVIEW





PUBLIC OUTREACH – WORKSHOPS

The County held 5 Visioning Workshops

227 Total Participants

- Countywide & North County
January 27, 2021 – 44 participants
- Countywide & Chester/Stevensville
January 28, 2021 – 43 participants
- Countywide & Grasonville
February 3, 2021 – 58 participants
- Countywide & Kent Narrows
February 4, 2021 – 43 participants
- Countywide & North County
February 11, 2021 – 39 participants

The County held 8 Special Topic Workshops

282 Total Participants

- Community Facilities, Recreation
February 10, 2021 – 24 participants
- Environment, Transportation
February 24, 2021 – 32 participants
- Historic & Cultural Resources
March 4, 2021 – 32 participants
- Housing
March 17, 2021 – 27 participants
- Economic Development, Town Planning
April 1, 2021 – 51 participants
- Kent Narrows Community Plan
April 29, 2021 – 34 participants
- Community Plans
May 5, 2021 – 29 participants
- Land Use (incl. Priority Preservation)
June 15, 2021 – 53 participants



PROJECT WEBSITE

WEBSITE

RELEASE



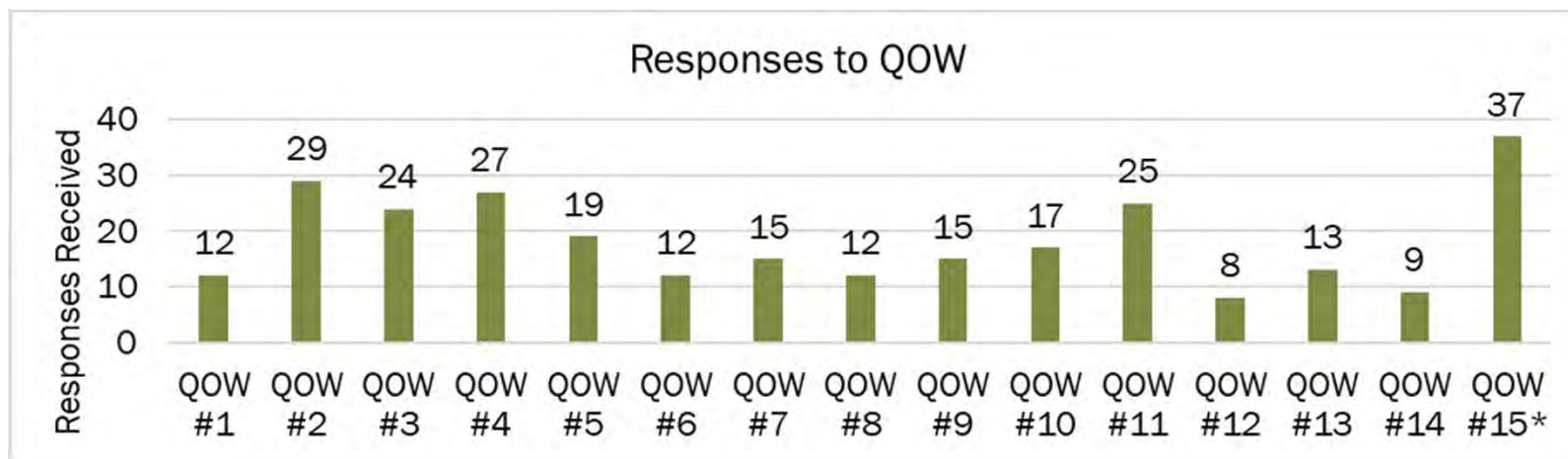
<https://www.qacplan2021.com>

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



PROJECT 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
 - County Website
 - Bing
 - DuckDuckGo
 - Facebook
 - Google
 - Instagram
 - NextDoor
 - Yahoo
 - Other Website Redirects





NEXT STEPS & PLAN ADOPTION



2021-2022

SCHEDULE



Jan 14	PC #3	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 & Graisonville
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 29	PC #8	8:45-Unk. AM	Environment (incl. WRE), Community Facilities (revised)
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 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.
■ County Commissioners Meetings	Open to public. Specifics TBD.

Schedule updated August 25, 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.

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



NEXT STEPS – MEETING & ADOPTION TIMELINE

Mark your
calendars!

■	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

More details on official Public Comment Period to be discussed during October Planning Commission meeting!



QUESTIONS OR COMMENTS



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