



# COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO  
PLANNING  
COMMISSION

JUNE 10, 2021

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*

- 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*

- 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*

- 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?

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- 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 our Plan will be adopted in the Winter of 2021.**
- 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
- ✓ 7 Special Topic Workshops
- ✓ 8 Technical Committee Meetings
- ✓ Initial Drafts
  - Introduction; County Profile; Community Facilities & Services; Transportation; Historic & Cultural Resources; Economic Development; Housing; Town Planning Framework; Community Plans; Kent Narrows Community Plan*

## IN PROCESS

- 1 Special Topic Workshop (6/15)
- 3 Technical Committee Meetings
- Working Drafts
  - Town Planning Framework; Community Plans; Kent Narrows Community Plan*

## UPCOMING

- Pending Drafts
  - Land Use; Environmental Resources; Implementation; Appendices*
- Full Draft & PC Review
- Official Comment
  - 60-day Comment Period; Public, State Clearinghouse & Intergovernmental*
- PC Public Hearing & Recommendation
- CC Public Hearing & Adoption



# VISIONING & SPECIAL TOPIC WORKSHOP ENGAGEMENT

## The County held 5 Visioning Workshops *227 Total Participants*

- VIS #1 Countywide & North County  
*44 Participants*
- VIS #2 Countywide & Chester/Stevensville  
*43 Participants*
- VIS #3 Countywide & Grasonville  
*58 Participants*
- VIS #4 Countywide & Kent Narrows  
*43 Participants*
- VIS #5 Countywide & North County  
*39 Participants*

## The County held 7 of 8 Special Topic Workshops *229 Total Participants*

- STW #1 Community Facilities, Open Space & Recreation  
*24 Participants*
- STW #2 Environment, Transportation  
*32 Participants*
- STW #3 Historic & Cultural Resources  
*32 Participants*
- STW #4 Housing  
*27 Participants*
- STW #5 Economic Development & Tourism, Town Planning  
*51 Participants*
- STW #6 Kent Narrows Community Plan  
*34 Participants*
- STW #7 Community Plans  
*29 Participants*
- STW #8 Land Use, Priority Preservation – June 15



## HOW DOES OUR OUTREACH STACK UP AGAINST OTHER MD COUNTIES?

(PERCENTAGES NOTED BELOW ARE BASED ON COUNTY POPULATION)

Queen Anne's Co. (pop. 49,632)	Anne Arundel Co. (pop. 571,275)	Calvert Co. (pop. 91,511)	Dorchester Co. (pop. 32,138)	Garrett Co. (pop. 29,235)	Washington Co. (pop. 150,109)
226 Surveys – <b>0.46%</b> (619 Comments)	2,102 Surveys– 0.37%	Survey Conducted	Survey Conducted		
5 Visioning Workshops– <b>0.46%</b> (227 Participants)	17 Visioning Forums – 0.09% (500 Participants)	4 Open Houses– 0.47% (430 Participants)	3 Workshops – 0.16% (50 Participants)	1 Visioning Workshop	6 Visioning Workshops – 0.03% (45 Participants)
7 Special Topic Workshops– <b>0.46%</b> (229 Participants)	8 Listening Sessions– 0.07% (400 Participants)	9 Issue/Topic Workshops – 0.63% (575 Participants)		3 Issue Workshops	7 Issue Workshops – 0.02% (33 Participants)
11 Technical Committee Mtgs.	Citizen Advisory Committee				6 Town PC Mtgs.
Stakeholder Interviews	Small Group Meetings		Stakeholder Interviews	Stakeholder Interviews	

## ●●●●● COMPARISON: QAC TO WASHINGTON COUNTY ENGAGEMENT

Washington Co. updated its Comprehensive Plan in 2015. Their Plan, the 2040 Comprehensive Plan, attempts to look ahead at a 20+ year planning timeframe. Their efforts were very similar to our current efforts.

### Washington Co. Stakeholder Meetings *33 Total Participants*

- Agriculture  
*9 Participants*
- Community Facilities  
*10 Participants*
- Economic Development  
*2 Participants*
- Environmental  
*5 Participants*
- Housing  
*1 Participant*
- Parks & Recreation  
*4 Participants*
- Transportation  
*2 Participants*

<https://comprehensive-plan-washcomd.hub.arcgis.com/pages/documents>

### QAC Special Topic Workshops (to date) *229 Total Participants*

- STW #1 Community Facilities, Open Space & Recreation  
*24 Participants*
- STW #2 Environment, Transportation  
*32 Participants*
- STW #3 Historic & Cultural Resources  
*32 Participants*
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## PROJECT OUTREACH – RECENT OUTREACH EFFORTS

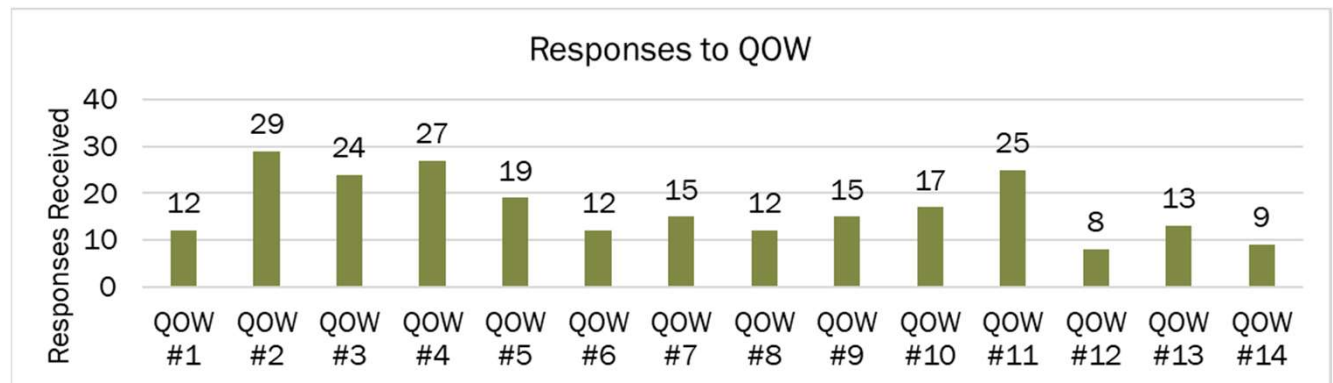
- Special Topic Workshops, Reminders & Updated County Spotlight
  - #8 – Land Use & Priority Preservation
- Technical Committee Meetings
  - #5a – Town Planning
  - #5b – Community Plans
- Hardcopy Presentations Available
- Social Media Posts
- Interviews with various QAC staff and community stakeholders
- Project Email Updates
- Project Website Updates
  - Meeting materials
  - QOW Updates
  - Draft Chapters





## PROJECT OUTREACH – PROJECT WEBSITE INTERACTIONS

- 240 Total Update Subscribers + 322 Total County Staff & Organization Contacts
- 1,599 Total Project Website Users
  - 2,865 Total Sessions
  - 6,901 Total Page Views
- Top Origins:
  - Direct to Project Website
  - Google
  - County Website
  - Yahoo
  - Instagram
  - Facebook
  - Chamber of Commerce





# 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

ISSUE  
See pages [to be added for final]

ISSUE  
See pages [to be added for final]

ISSUE  
See pages [to be added for final]

ISSUE  
See pages [to be added for final]

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See pages [to be added for final]

ISSUE  
See pages [to be added for final]

#### PLAN THEMES

FISCAL RESPONSIBILITY  
Description of how this Chapter addresses Fiscal Responsibility.

SUSTAINABLE GROWTH  
Description of how this Chapter addresses Sustainable Growth.

COMMUNITY REVITALIZATION  
Description of how this Chapter addresses Community Revitalization.

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

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

#### RELEVANT STATE VISIONS



#### GOALS

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

10-1. Foster government cooperation and participation.

10-2. Direct growth to incorporated jurisdictions.

## CONTENTS

- Guiding Principles & Legislation
- Relationship of County-Town Planning
- Town Profiles
- BMPs, Tools & Techniques
- Strategies & Actions

## KEY ISSUES FOR DISCUSSION

- Relationship of County-Town Planning
- Town Plan Consistency
- Municipal Growth Elements
- Municipal Annexation





# 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/regulation
- 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.

#### 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.

#### RELEVANT STATE VISIONS





# PlanQAC 2021

## CHAPTER 11 COMMUNITY PLANS

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#### RELEVANT STATE VISIONS



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## CONTENTS

- Guiding Principles & Legislation
- Community Planning Relationship
- Community Plan Background
- Community Profiles
- Community Planning Issues
- BMPs, Tools & Techniques
- Strategies & Actions

## OVERALL KEY ISSUES FOR DISCUSSION

- Community Planning Relationship
- Sewer Capacity & APFO Limitations



# COMMUNITY PLANS – COMMUNITY ISSUES FOR DISCUSSION

## 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



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# KENT NARROWS

## COMMUNITY PLAN



## CONTENTS

- Guiding Principles & Legislation
- Planning Process
- Community Profile
  - Planning Area & Regional Context; Demographics; Land Use; Environmental Resources; Transportation; Economic Development*
- Community Planning Issues
  - Strengths & Assets; Weaknesses & Concerns; Planned/Pending Development; Parking & Storage; Special Taxing District; Public Lands, Parks & Open Space; Marinas; Niche Markets; Opportunity Sites; Infrastructure Improvement Needs*
- Planning Recommendations
  - Recommendations; Design & Architectural Guidelines; Viewscape Preservation & Enhancement; Signage & Gateways; Streetscape Concepts*





PlanQAC 2021

# KENT NARROWS

COMMUNITY PLAN



## KEY ISSUES FOR DISCUSSION

- Additional KNDF Technical Review
- Sewer Capacity & APFO Limitations
- Property Redevelopment
- Water-based Heritage
- Niche Markets & Tourism
- Pedestrian & Bicycle Facilities
- Parking
- Marinas & Amenities
- Design & Architectural Guidelines
- Gateway Enhancement



# NEXT STEPS

## UPCOMING DATES & PC REVIEW TOPICS

### Special Topic Workshops

A9

JUN 15 Land Use (incl. Priority Preservation)

### Planning Commission Meetings

A10

JUN 24 Workshop – Environment, Community Facilities  
& Services

JUL 8 Workshop – Land Use (incl. Priority  
Preservation), Implementation



## Slide 16

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**A9**      please mention specific details!  
Author, 6/9/2021

**A10**     What are the topics? put the PC stuff all together  
Author, 6/9/2021



## NEXT STEPS

### SPECIAL TOPIC WORKSHOPS

#### Land Use (incl. Priority Preservation)

Tuesday, June 15

6:30pm – 8:00pm

Virtual Workshop

In-person Viewing Option  
at Sudlersville Fire Hall

### PLANNING COMMISSION MEETINGS

June 24, 2021

Environment  
Community Facilities

July 8, 2021

Land Use (incl. Priority Preservation)  
Implementation



## NEXT STEPS – PROPOSED ADOPTION TIMELINE

### PLANNING COMMISSION DRAFT REVIEW

August 12 (normal meeting)

- *Review full draft plan*
- *Schedule public hearing*
- *Open for written testimony*

### PUBLIC REVIEW

August 12-PC Public Hearing

- *Written testimony accepted*
- *Submit draft to State Clearinghouse*

### JOINT PC/CC UPDATE & COMMENT REVIEW

October 26

- *Project update* A11
- *Public comment review*
- *No discussion at this time*

### PLANNING COMMISSION PUBLIC HEARING

November 11

- *Public hearing*
- *Recommendation to County Commissioners*

### COUNTY COMMISSIONER INTRODUCTION

November 23

- *Introduce adoption ordinance*
- *Schedule public hearing*

### COUNTY COMMISSIONER PUBLIC HEARING

December 14

- *Public hearing*
- *Commissioner vote (adopt in whole, adopt in part, return to Planning Commission)*

## Slide 18

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**A11** project update, no discussion at this time  
Author, 6/9/2021



# QUESTIONS OR COMMENTS



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