



COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO

PLANNING COMMISSION OCTOBER 14, 2021

COMPREHENSIVE PLAN DRAFT RELEASE



CHAPTER 1

INTRODUCTION

1. Introduction



PlanOAC, 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 t 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 stainable future. A sustainable community consists of strong, attractive, and conomically thriving neighborhoods supporting all sectors including agricultural 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 economidevelopment, 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



PlanQAC 2021 TC REVIEW DRAFT 2021-08-31



CONTENTS

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

Elements Interrelationships, Preserving Connections through Sustainability, Plan **Themes**

MAJOR CHANGES

- Updated and expanded on information from 2010 Plan
- Added planning legislation enacted after Plan's adoption
- Included overview of community outreach process

KEY ISSUES

Updated Vision Statement & Guiding Principles





CHAPTER 2 COUNTY PROFILE

2. County Profile



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

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 shooting. by the Chesapeake Bay. The County has See CHAPTER 7-HISTORIC & CULTURAL being the shores of Kent Island

Queen Anne's County is one of the oldest sites of Major highway access routes near or within Queen colonial settlement in the nation. It was named for Anne's County include US 50, US 301, MD 213, and Queen Anne of Great Britain, who reigned when the MD 404. State Routes serving the County include County was established in 1706. Today, traces of MD 8, MD 18, MD 19, MD 290, MD 300, MD 302 history can be found throughout the landscape as MD 304, MD 309, MD 313, MD 404, MD 405, MD noted by hundreds of documented historic sites 481, and MD 544. Every major city within the countywide. The community has been farming the MidAtlantic region is located less than 300 miles land and harvesting the water since the early 18th from the County. The closest regional cities include century, Over time, farming practices have evolved Dover and Wilmington, Delaware; Annapolis and to the point where farms within the County lead the Baltimore Maryland; and Washington D.C. all of State in production of corn, wheat and soybean which are within two hours driving time of the

From the time when vacationers arrived by See CHAPTER 6-TRANSPORTATION for additional steamboat and ferry service to Kent Island where information on the County's transportation system. 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 Peninsula in the State of Maryland. It is part of the Upper Eastern Shore Region, which comprises five rural landscape, and a relaxing environment for Upper Eastern Shore Region, which comprises five counties: Caroline, Cecil, Kent, Queen Annes, and Taibot, It is bounded in large part by water—to the north by the Chester Riyer and Kent County. outdoor recreation, such as boating, fishing, golfing, bird watching, biking, hiking, hunting, and spor

approximately 265 miles of waterfront, much of that RESOURCES for additional information on the County's history

TRANSPORTATION

PlanQAC 2021 TC DRAFT 2021-08-31

CONTENTS

- Overview
- County Geography Location, Heritage, Transportation, Geography & Resources, Incorporated Towns, Unincorporated Communities, Growth Areas
- **Demographic Characteristics** Population, Population Projections, Race & Ethnicity, Educational Attainment, Age

MAJOR CHANGES

- New summary chapter
- Updated statistics incorporated 2020 Census and 2015-2019 American Community Survey data
- Included brief information about unincorporated communities

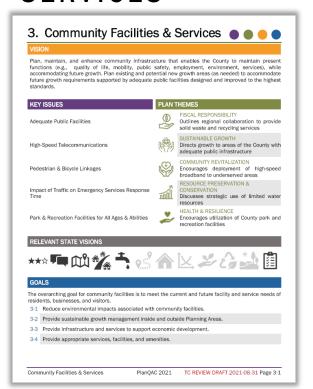






CHAPTER 3

COMMUNITY FACILITIES & SERVICES





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

 Public Schools, Projected Enrollment, Facility Needs
- Libraries
- Parks & Recreation

MAJOR CHANGES

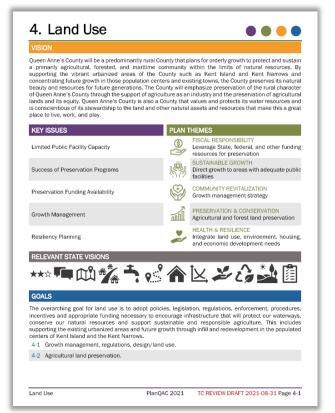
- Added discussion on adequate public facilities and impact fees
- Updated public school enrollment projections
- Included broader discussion of public safety facilities and services
- Condensed water/wastewater discussion

- Adequate public facilities
- High-speed telecommunications
- Pedestrian and bicycle linkages
- Impact of traffic on emergency services response time
- Park and recreation facilities for all ages and abilities





CHAPTER 4 LAND USE





CONTENTS

- Existing Land Use
- Priority Preservation
 Issues & Opportunities, Priority Preservation Area, Preservation Programs, Agricultural & Forested Lands, Benefits & Challenges, Scenic Byway
- Future Land Use
 Growth Management Strategy, Preferred Allocation
- Zoning

MAJOR CHANGES

- Broadly discussed adequate public facilities & capacity limitations
- Outlined plan for growth in light of limited adequate public facilities
- Sustained and projected MALPF certification goals
- Focused on incentivizing infill and redevelopment

- Limited public facility capacity
- Success of preservation programs
- Preservation funding availability
- Growth management
- Resiliency planning



CHAPTER 5 ENVIRONMENTAL RESOURCES



CONTENTS

- 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

MAJOR CHANGES

- Sensitive areas vs. priority preservation
- Adequate public facilities discussion
- Incorporation of climate change and hazard mitigation
- Discussions of impervious surface coverages

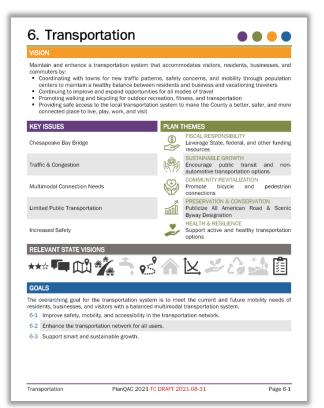
- Adequate public facilities capacity limitations
- Climate change, sea level rise, and increased storm severity
- Impervious surface impacts to watershed health
- NPDES and MS4 permit requirements
- Hazard identification and mitigation







CHAPTER 6 TRANSPORTATION





CONTENTS

- Transportation Connections
 Land Use, Economic Development, Land Preservation
- Roadway System

Functional Classification, Maintenance & Operations, Traffic Volumes, Complete Streets, Non-Automotive Facilities, Bikeways & Pedestrian System, Transit Service, Waterways, Freight Systems, Air Transportation, Scenic Byway

Network Improvements

State Capital Programming, Highway Needs Inventory, Transportation Studies, Chesapeake Bay Crossing Study

MAJOR CHANGES

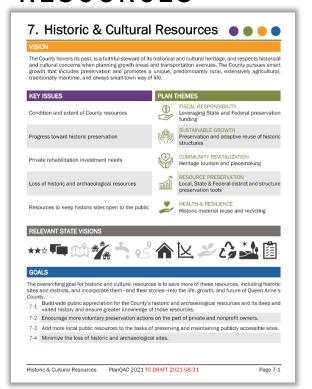
- Incorporation of Bay Bridge Crossing Study
- Identification of multimodal connection needs
- Discussion of Improved Public Water Access
- Recognition of Priority Projects not Advancing by MDOT SHA
- Seasonal Traffic, Congestion & Safety

- Chesapeake Bay Bridge
- Traffic and congestion
- Multimodal connection needs
- Limited public transportation
- Increased safety



CHAPTER 7

HISTORIC & CULTURAL RESOURCES





CONTENTS

- County History
- Guiding Principles & Legislation
 Preservation Principles, Smart Growth Context, Statewide Preservation Context,
 Legislation & Programs, Preservation in the County Code
- Benefits of Historic Preservation
 Relationships to Jobs, Economic Development & Sustainability, Heritage Tourism & Placemaking, History & Community Connections, Environmental Benefits
- Historic & Cultural Resources

 Historic Sites Inventory; National Register; MHT Easements; Districts; Chesapeake

 Country National Scenic Byway; Historic Train Facilities

MAJOR CHANGES

- Discussion of preservation progress and loss of resources
- Documentation needs of historic resources in advance of demolition
- Identification of need for a Historic Preservation Commission
- Outline of preservation funding opportunities

- Condition & Extent of County Resources
- Promotion of Historic Preservation
- Private Rehabilitation Investment Needs
- Loss of Historic & Archaeological Resources
- Resources to Keep Historic Sites Open



CHAPTER 8

ECONOMIC DEVELOPMENT & TOURISM





CONTENTS

- Related Planning Documents
 EDC Strategic Action Plan, US 301 Economic Implications
- Economic Characteristics

 Employment, Commuting, Income & Poverty, Tax Base
- Industries

Major Employers; Resource-Based Industries; Maritime Industry; 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

MAJOR CHANGES

- Identification of emerging niche markets
- Discussion of preferred location for commercial growth in light of limited adequate public facilities
- Incorporation of Sage Group Economic Study

- Priority Industries & Sectors
- Business Retention & Expansion
- Workforce Retention, Attraction & Development
- Infrastructure Needs
- Emerging Markets



CHAPTER 9 HOUSING





CONTENTS

- Housing Inventory
 - Housing Stock; Unit Projections; Occupancy & Tenure; Age & Condition; Value & Affordability; Housing Challenges
- Affordable & Workforce Housing
 - Affordable Housing; COVID-19 Impacts; Workforce Housing; Attainable Housing; Public & Assisted Housing; Special Needs Housing; Maryland Stability Indices
- Housing Pipeline & Needs Analysis
 Regional Housing Market; Land Use Development Policies; Development Incentives
- Organizations & Resources

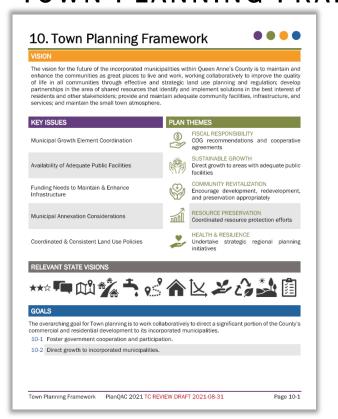
MAJOR CHANGES

- Need for housing diversification
- Incorporation of recent Housing Study
- Discussions on affordable, missing middle & workforce housing
- Identification of homeless shelter needs

- Affordable Housing
- Workforce Housing
- Multi-family Housing
- Bonuses & Incentives
- Aging in Place



CHAPTER 10 TOWN PLANNING FRAMEWORK



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

MAJOR CHANGES

- Broader discussion of relationship between County and Town planning efforts
- Incorporation of Town profiles
- Updated information relating to Municipal Growth Elements

- Municipal Growth Element Coordination
- Availability of Adequate Public Facilities
- Funding Needs to Maintain & Enhance Infrastructure
- Municipal Annexation Considerations
- Coordinated & Consistent Land Use Policies





CHAPTER 11 COMMUNITY PLANS

Kent Narrows

public hearings, modifications, and approval and adoption by the County Board of Commissioners

11. Community Plans

The vision for Planning Areas within Queen Anne's County is to maintain and enhance the communities a 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

Maintaining connections from the past to the Implementation of previous County Comprehensive present to create the future is achieved through Plans resulted in the development of three comprehensive, consistent, and continuous County Community Plans for County designated Planning planning. Historically, planning efforts emphasized Areas: preservation of agricultural land, promotion of development compatible with community character, and innovation through design. The The planning processes involved coordination to draft Community Plans and the County Comprehensive Community Plans for public and State agency review, Plan, through their implementation, strive to

- Maintain community atmosphere
- Develop partnerships Coordinate protection of resources
- Conduct strategic land use planning
- · 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



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CONTENTS

- Community Planning Relationship
- Community Plans Background
- Community Profiles Growth Area Descriptions; Demographics; Land Use; Environmental Resources; Economic Development
- Community Planning Issues Chester/ Stevensville; Grasonville; Kent Narrows

MAJOR CHANGES

- Integrated Chester/Stevensville and Grasonville Plans; Kent Narrows Plan remains standalone
- Identification of need for Main Street Corridor Redevelopment among all Community Growth Areas

- Community Planning Relationship
- Sewer Capacity & Adequate Public Facility Limitations
- Affordable Housing
- **Bay Bridge Traffic**
- Climate Change & Sea Level Rise Resiliency
- Community Connectivity
- Public Water Access





CHAPTER 12

IMPLEMENTATION

12. Implementation



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

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 These and other planning documents must be in supported by (and, in turn supports) the following conformance with PlanQAC; however, as with any related planning documents:

- Conservation Act, Development Impact Fees)
- Environmental Protection Regulations (e.g., Chesapeake Bay Critical Area Act, Erosion and Management Ordinance)
- Adequate Public Facilities Ordinance
- Comprehensive Water and Sewerage Plan
- Land Preservation, Parks and Recreation Plan development of the County.
- Building and Housing Codes Broadband Strategic Plan
- Kent Narrows Community Plan
- Economic Development Commission Strategic
- · 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

update or revision of a major planning document Land Use and Development Ordinance (e.g., Zoning and Subdivision Regulations, Forest Conservation Act Development manat Fees and guidelines contained within PlanQNE supersede any conflicting policies or guidelines contained in the above mentioned plans.

Sediment Control Ordinance, Floodplain PlanQAC takes into consideration the Management Ordinance, Stormwater 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

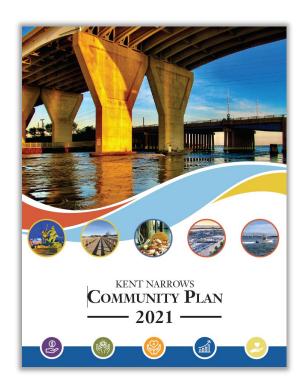
Implementation PlanQAC 2021 TC DRAFT REVIEW 2021-08-31 Page 12-1

CONTENTS

- Plan Relationships & Coordination
- Implementation Matrix Lead Agency & Implementation Partners, Capital Item

	TC REVIEW DRAFT 2021-08-31		
	Action	Lead Agency & Implementation Partners	Capital Item
	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 Comprehensive Solid Waste Plan for the Mid-Shore Regional Landfill.	1	
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	nent needs of the County's po	pulation.
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.	i	
12	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			

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

MAJOR CHANGES

- Updated facts and figures to be consistent with existing conditions
- Encouraged detailed strategies to be developed as part of KNDF annual strategic planning
- Removed detailed Design & Architectural Guidelines, instead referring to standalone document or incorporation into County Code

- Sewer Capacity & APFO Limitations
- Multimodal Connections





NEXT STEPS & PLAN ADOPTION





QUEENSTOWN COMMENTS RECEIVED

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 REZON	COMP REZONING REQUEST						

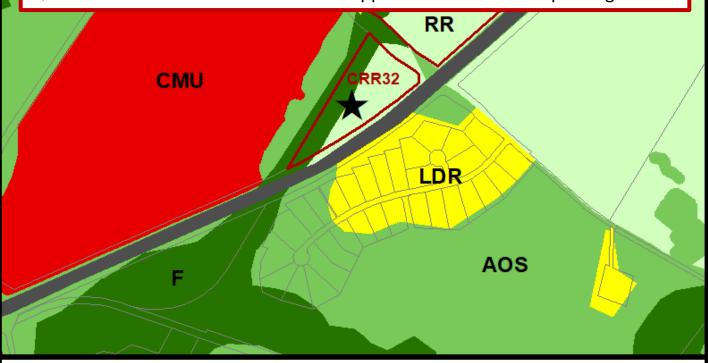
SC Suburban Commercial

•	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.

9/9 Planning Commission Motion:

Because this property is uniquely situated within the long-range planning area of the Town of Queenstown's Comprehensive Plan, the Planning Commission does not support the Technical Committee's recommendation and does endorse the applicant's land use map request, provided that the Town of Queenstown is consulted and does not oppose the Land Use Map change.



RR: Very Low Density Rural Residential (1 unit/5+ ac)
2010 DETAILED FUTURE LAND USE

UPON REVIEW AND DISCUSSION, THE QUEENSTOWN PLANNING COMMISSION HAS NO OBJECTION WITH A COMPREHENSIVE PLAN LAND USE CHANGE TO RURAL BUSINESS EMPLOYMENT AREA AND A DETAILED LAND USE CHANGE TO COMMERCIAL MIXED USE.

INCORPORATING PLAN STYLE WITH NEW COUNTY BRANDING













NEXT STEPS - MEETING & ADOPTION TIMELINE



OCTOBER 14, 2021 - DECEMBER 13, 2021

60-DAY OFFICIAL PUBLIC REVIEW PERIOD

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

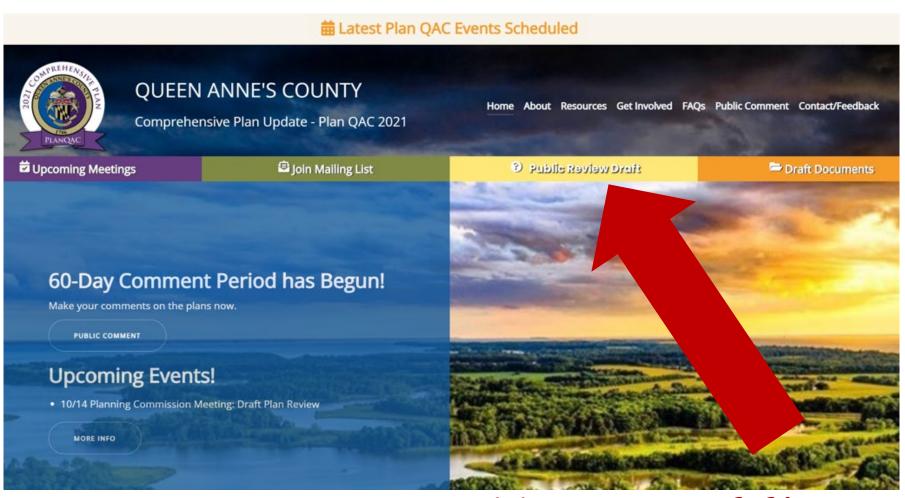
Land Use Article requires

"...at least 60 days before the Public Hearing, the Planning Commission shall provide copies of the recommended plan...to (1) adjoining jurisdictions; and (2) State units, regional units, and local jurisdictions responsible for financing or constructing public improvements necessary to implement the plan."



- State Agencies via State Clearinghouse/Maryland Intergovernmental Review & Coordination
- Adjacent Counties: Kent County (MD), Caroline County, Talbot County, Kent County (DE)
- Incorporated Towns: Barclay, Centreville, Church Hill, Millington, Queen Anne, Queenstown, Sudlersville, Templeville

WHERE CAN I VIEW A COPY OF THE DRAFT PLANS?



Hardcopies also available for in-person review:

Planning & Zoning Office (110 Vincit Street)

County Commissioner's Office (107 N Liberty Street)

Centreville Branch Library (121 Commerce Street)

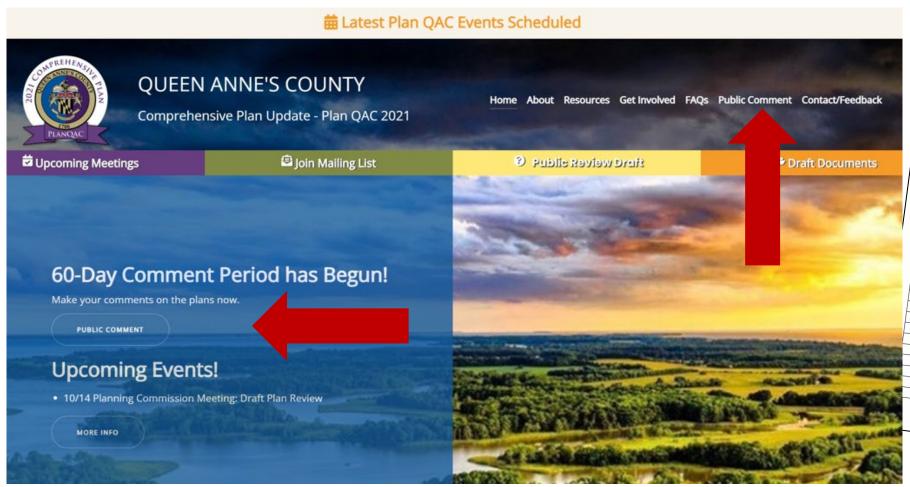
Kent Island Branch Library (200 Library Circle)





HOW DO I SUBMIT COMMENTS?

SUBMIT ONLINE USING WEBFORM, EMAIL COPY OF COMMENT FORM, SUBMIT HARDCOPY OF FORM TO PLANNING & ZONING, LEAVE COMMENT FORM AT LOCATIONS WITH PLAN HARDCOPIES







HTTPS://WWW.QACPLAN2021.COM

HOW DO I SUBMIT COMMENTS?

SUBMIT ONLINE USING WEBFORM, EMAIL COPY OF COMMENT FORM, SUBMIT HARDCOPY OF FORM TO PLANNING & ZONING, LEAVE COMMENT FORM AT LOCATIONS WITH PLAN HARDCOPIES

	PLANCE	DR	AFT COMPR	NNE'S COU EHENSIVE PLAN REVIEW & COMM		
p p iii p P re	ommunity presentation a providing valuate our com- presented coll please be spe- eview for cogood@wallace	PLAN on and both able writte ment trace ectively for cific in you onsideration	October 14, 20 plans are located on comments in the ching database, or consideration in the comments and on. All comments	21 for public review and d on the project website a his format, it easily allows reviewed for inclusion, in the final drafts. provide detailed recomme is should be entered or lay, December 13, 2021 a	PLAN and DRAFT KENT NARROWS comment. The Planning Commission at https://www.qacplan2021.com. by every comment received to be entered esearched for recommendations, and endations to ensure accuracy during our in the project website or emailed to at 5:00pm. Your input is appreciated in	
ı	Name:			Address:		
ı	Email:			Organization:		П
L	Comments fo	r (select 1	L): County Dr	aft Comprehensive Plan	☐ Kent Narrows Community Plan	П
Н	CHAPTER #	PAGE #	PARAGRAPH #		COMMENT	П
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Name:			Address:		
Email:			Organization:		
Comments for (select 1): County Draft Comprehensive Plan Kent Narrows Community Plan					
CHAPTER #	PAGE #	PARAGRAPH #		COMMENT	

Please utilize the Comment Form:

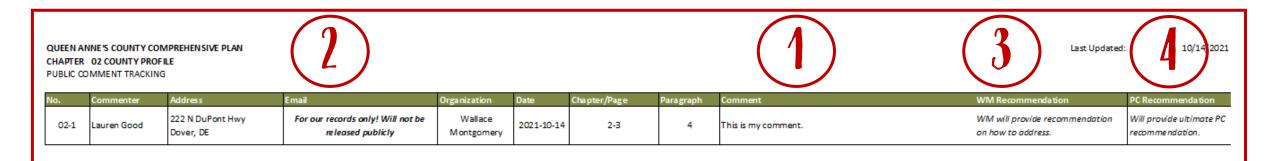
- Online form available on Project Website
- Digital (MS Word) version available on Project Website
- Hardcopy forms available in Draft Plan binders





HOW WILL COMMENTS BE TRACKED?

Name:			Address: Organization:	
Comments fo	r (select 1	.): 🗆 County Dr	aft Comprehensive Plan	☐ Kent Narrows Community Plan
CHAPTER #	PAGE #	PARAGRAPH #		COMMENT



- All comments will be entered and provided to Planning Commission for their consideration in addition to Public Hearing comments before final recommendations and decision to recommend adoption to the County Commissioners
- 2. Email addresses will not be released publicly for our records only (and if needed for clarification)
- 3. WM will provide recommendations on how to address each comment received
- 4. Final Comment Tracking spreadsheet will include Planning Commission's recommendations







QUESTIONS OR COMMENTS

Lauren Good

Wallace Montgomery | Project Manager

Igood@wallacemontgomery.com | https://www.qacplan2021.com



