

Queen Anne's County Comprehensive Plan

2010



Queen Anne's County Comprehensive Plan 2010 Connections

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Introduction

This Plan, as an update to the 2002 Queen Anne's County Comprehensive Plan, continues to reaffirm our land use ethic to ***maintain the County as a quintessential rural community***. The theme of this update is to ***preserve our connections from the past in order to create the future through sustainability***. A sustainable community consists of strong, attractive and economically thriving neighborhoods supporting all sectors of a community including our agricultural industry, residential neighborhoods, businesses, the government and our natural environment. This Plan builds upon the past ethic to assure the County's sustainability through enhanced preservation and conservation of agricultural land along with our cultural resources, while also managing growth in order to reduce sprawl by directing growth to locations in existing communities and designated planning areas, promoting economic development and protecting our sensitive natural resources.

This Plan strengthens the County's long-standing guiding principles, growth management policies and recommendations outlined since 1987. It supports creating sustainable communities consistent with the 2030 vision for the County and Maryland's ***smart growth*** goals and objectives. *This Plan strengthens the County's commitment to **sustainable smart growth management** in the context of the impact of existing and future land uses on the County's water resources.* In this Plan ***we looked through the "lens of water resources management"*** to determine appropriate use of land.

Figure 1: Queen Anne's County





Overall Community Vision

The overall vision for the future of Queen Anne's County was originally drafted by the County Commissioners and modified based upon community input received throughout the Plan update process. This vision for the County places emphasis on maintaining and enhancing Queen Anne's County character while ***maintaining a quintessential rural community***.

Overall Community Vision

The VISION is to continue the ethic that the County remains a quintessential rural community with the overall character of the County preserved as:

- *A predominantly rural county with small towns connected by creeks and county roads through fields and forest – **a great place to live**;*
- *A county that encourages agriculture, seafood and maritime industries, tourism and outdoor sports, small business and high tech enterprise – **a good place to work**;*
- *A county that is a faithful steward of its natural and cultural heritage – **a good neighbor for the Bay and other Eastern Shore counties**;*
- *A county in which development does not impair the quality of life enjoyed by all – **a community that protects the expectations and opportunities of all its citizens**.*
- *A county that supports the **highest quality of education** that seeks to fully prepare its citizens for the future.*

Our Unique Heritage and Setting

Located on Maryland's Eastern Shore, Queen Anne's County is comprised of approximately 238,337 acres or 373 square miles, with an estimated population of 48,650 people in the year 2010. Its topography is largely level to gently rolling farmland, all close to sea level, and 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. Queen Anne's County is located 34 miles from Baltimore, 48 miles from the nation's capital Washington, D.C., and 66 miles from Philadelphia. Major interstate highways traverse the County, providing easy, overnight access to approximately one third of the United States.

Queen Anne's County is one of the oldest sites of colonial settlement in the nation. 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 and sport shooting.

Background for Comprehensive Planning

This Comprehensive Plan will serve as a guide for future decisions about appropriate land uses. The process of creating the Plan included forecasting what may occur in the future based upon existing land use patterns and anticipated trends. This Plan and supporting documentation address environmental resources, population, demographics, land use, transportation, water and sewer, community facilities, housing, economic development, tourism, historic resources, growth management and inter-jurisdictional coordination between the County, the Towns and neighboring counties.

The Plan establishes priorities and a direction to achieve the desired future land use patterns for the County. It identifies goals, objectives and recommendations intended to guide County officials making decisions about future land use issues, prioritizing infrastructure needs and budgeting for capital projects, to achieve the Overall Community Vision.

Planning Objective

The primary objective of comprehensive planning is to anticipate, prepare for and plan for land use patterns over a long-term planning horizon. The emphasis of this planning effort is to **preserve connections to create the future by strengthening guiding principles for planning and growth management**. These guiding principles are: to sustain Queen Anne's County:

- As a predominantly rural agricultural community;
- As good stewards preserving and protecting the Chesapeake Bay and its tributaries;
- By reducing the growth in the number of new dwelling units in agricultural and rural areas;
- By improving the overall quality of housing stock;
- By addressing the relative lack of affordable housing;
- By providing adequate public services through aspects of community planning addressing land use, transportation, infrastructure and community design; and
- By encouraging and directing growth to existing communities and within designated Planning Areas.

It is these community values that are reinforced through study, analysis and recommendation in this Plan.

Plan Update Process

The process that crafted this Plan was unprecedented in the history of Queen Anne's County's Comprehensive Planning in that the County Commissioners invested heavily in creating a collaborative approach that actively engaged the community and many citizen participants. Throughout this endeavor there were numerous and varied opportunities for public participation. The collaborative process resulted in the participation of approximately 800 residents who responded to a countywide community survey, 300 persons from the general public that participated in Visioning Workshops, nearly 200 high school students involved in a Student in Government Day and over 100 individuals contributing as members of working committees that included a Citizen Advisory Committee and six Topic Committees.



The public participation process was designed for the purpose of obtaining a variety of community perspectives through:

- distribution of a newsletter to all households in the County;
- responses to a county-wide community survey;
- participation in Visioning Workshops –
 - Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis and
 - Visual Preference Survey;
- guidance from a Citizen Advisory Committee (CAC);
- input from six Topic Committees (TC);
- technical assistance from a Technical Advisory Committee (TAC);
- committee access to a communications portal to share information and to provide input;
- guidance from State resource agencies such as the Maryland Department of Planning (MDP), Maryland State Highway Administration (MSHA) and Maryland Department of the Environment (MDE);
- recommendations from CAC and TC Advisory Reports to the Planning Commission;
- recommendations from the Blue Ribbon Panel (BuRP);
- refined recommendations from Planning Commission;
- guidance from the Planning Commission; and
- input from a public review, State agencies and adjoining jurisdictions comment process.

Citizen Advisory Committee (CAC)

The CAC consisted of diverse membership with representation by citizens, business owners and farmers. Representatives from the CAC participated in the TC meetings.

Topic Committees (TC)

The TC consisted of diverse membership with representation by citizens, business owners and farmers on the following topic committees:

- ① Resource Conservation & Environment Protection
- ② Infrastructure
- ③ Town/County
- ④ Business & Economic Development
- ⑤ Agricultural & Rural Preservation
- ⑥ Historic & Cultural Preservation

Technical Advisory Committee (TAC)

The TAC consisted of representatives from all County Departments.

Blue Ribbon Panel (BuRP)

*A panel with diverse membership established by the County Commissioners to study various aspects of **smart growth** and issues associated with rural preservation and development for the purpose of providing recommendations to the Planning Commission.*

Opportunities for public involvement commenced in June of 2008 with the circulation of a newsletter to all citizens and County-wide community survey followed by a series of three Visioning Workshops held late summer of the same year. High school students were engaged during a Student in Government Day in the fall of 2008. The CAC and TC members participated in a kick-off meeting in October of 2008 followed by monthly and bimonthly meetings for various committees from November 2008 through September 2009. Committee Advisory Reports (CAC and TCs) were submitted to the Planning Commission in September 2009.

This collaborative planning process involved identification of community issues, goals and objectives with recommendations based upon a **community's perspective**. The community perspective is detailed in two key documents: the **Visioning Report, 2009** and **A Community Perspective, 2009** (CAC and TC

Advisory Reports). This Plan update process conducted over 24 months also included documentation of existing conditions, technical analysis, drafting of Plan Elements, and formal review and adoption of the County's Comprehensive Plan. Figure 2 below identifies the planning process implemented to allow for meaningful community participation in the update of this Plan while meeting technical requirements outlined by the State for a comprehensive plan.

Figure 2: Planning Process Diagram



Legend

CAC – Citizen Advisory Committee
TC – Technical Advisory Committees
BuRP – Blue Ribbon Panel

Plan Elements

The Plan outlines goals, objectives, principles, and recommendations to achieve the overall community vision for the future of Queen Anne's County through implementation of policies, regulations, programs and projects. The Plan provides direction, guidance, goals, strategies and recommendations for land use regulations such as zoning and development standards. This Plan has been prepared in accordance with the State requirement to review and update the Comprehensive Plan every six years. This 2010 Plan contains the following Elements that are outlined in Article 66B of the Annotated Code of Maryland, as amended:

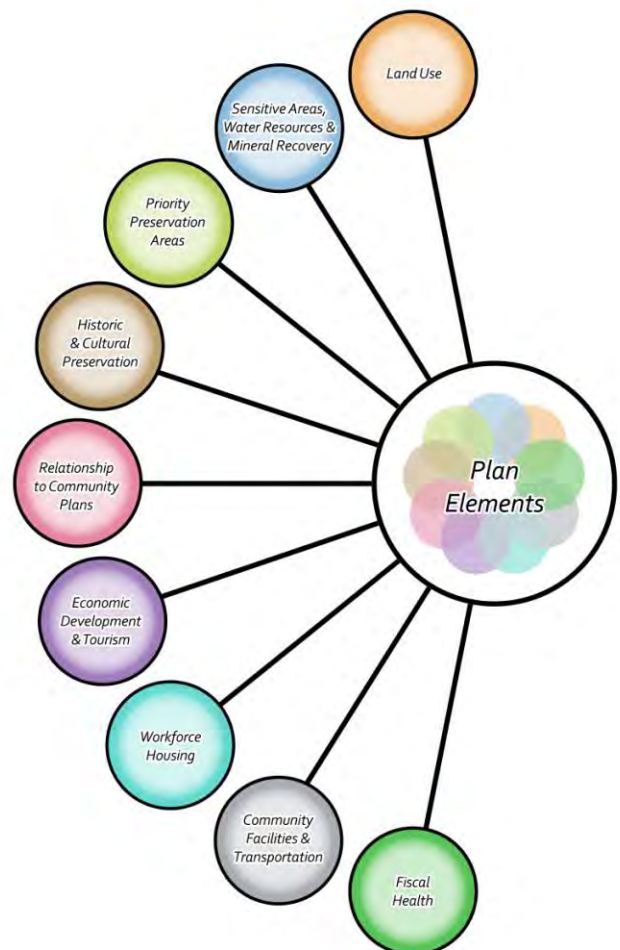
- Section 1.0 Land Use Element;
- Section 2.0 Sensitive Areas, Water Resource Element and Mineral Resource Recovery Element;
- Section 3.0 Priority Preservation Area Element;
- Section 4.0 Historic & Cultural Preservation Element;
- Section 5.0 County/Town Planning Framework Element;
- Section 6.0 Economic Development & Tourism Element;
- Section 7.0 Workforce Housing Element;
- Section 8.0 Community Facilities & Transportation Element; and
- Section 9.0 Fiscal Health Element.

The above Plan Elements are supported by a series of maps, technical analysis documentation contained in the Appendices of this Plan, and reference to the Community and Town Plans.

Plan Element Interrelationship

Planning to preserve connections from the past to create the future for the purpose of maintaining a *quintessential rural community* is the common theme of all Plan Elements. This emphasis is the cornerstone ethic for planning and decision making for the future of Queen Anne's County. All Plan Elements are focused to achieve this overall community goal, however, Section 1.0 Land Use Element, Section 3.0 Priority Preservation Area (PPA) Element, and Section 2.0 Sensitive Areas, Water Resources and Mineral Recovery Element, collectively provide the core policies and guiding principles for *Sustainable smart growth management strategies* to achieve:

- Directing growth to County and Town Planning Areas using a variety of land use regulations, tools and techniques;
- Preservation of agricultural lands applying a *rural land use preservation strategy* with the goal of preserving 95,203 acres of priority lands; and





- **Preservation of sensitive areas and protection of water resources** through **environmental stewardship** by reducing impacts of development on wetlands, forested lands and wildlife habitats along with reducing non-point source and point-source impacts on waterways.

These Elements are supported by a **County/Town Planning Framework** contained in Section 5.0. This framework is built around:

- Joint Planning Agreements;
- Encouraging Adequate Public Facilities Ordinances (APFOs) for the Towns;
- Municipal Growth Elements (MGE) to plan collaboratively and comprehensively for growth;
- Enhancing the County's Transfer of Development Rights (TDRs) program so that TDRs are directed to Community Planning Areas, which are designated as State Priority Funding Areas (PFAs) wherein development will meet the minimum density requirements for PFAs, accompanied by creating strategies for funding public facilities with an emphasis on water and wastewater systems, schools and educational facilities;
- Establishing a Town Fringe for short-term and long-term annexations; and
- Protecting of sensitive lands and Critical Areas.

The County's **sustainable smart growth management strategies** are further supported in Section 8 Community Facilities and Transportation Element and Section 6 Economic Development & Tourism Element by providing:

- Adequate **community facilities and transportation system** that address schools, water, wastewater, solid waste, emergency services, park and recreational facilities and available modes of transportation to meet the needs of current and future populations to ensure:
 - Facilities are designed and improved to meet current needs with the ability to be easily expanded to meet future needs as planned;
 - Facilities are appropriately designed and located to serve concentrated populations of today and tomorrow within County and Town Planning Areas;
 - Facilities utilize innovative technology and sustainable design to minimize impacts on the environment as well as to minimize fiscal impacts associated with long-term maintenance; and
 - Facilities are improved through public-private partnerships as well as public-public partnerships between the County and Towns.
- **Economic development and tourism strategies** to:
 - Create and sustain a balanced tax base;
 - Maintain an employed and trained workforce;
 - Understand the County's role in the context of a regional economy;
 - Address opportunities for retail, service and the hospitality industry;
 - Increase the supply of workforce housing based upon needs.

The **Historic and Cultural Preservation Element** emphasizes completing inventories of significant structures, properties and districts as well as creating an organizational structure to review projects and to pursue preservation funds.

All Plan Elements are evaluated through the **Fiscal Health Element** to ensure both **short-term and long-term sustainability** of the County."



History of Comprehensive Planning in Queen Anne's County

The County has a history of over 40 years of planning for its future starting as early as the 1965 Comprehensive Plan. The following provides brief highlights for each planning effort of yesterday, today and tomorrow.



1965 Comprehensive Plan (Establish Guiding Principles) – In 1965, it was recognized that the shores of the Chesapeake Bay and its tributaries were an important factor in attracting people to live and play in the County. At that time, it was determined that these areas in particular would require close watch and careful planning. The vision for the future was one of maintaining a predominantly rural agricultural community.

1987 Comprehensive Plan (Define Guiding Principles) – In 1987, the primary goals and objectives of the Plan were to preserve and protect the Chesapeake Bay and its tributaries and to maintain the rural character and protect large areas of the County for agricultural uses. This Plan proposed to meet those objectives by reducing the number of dwelling units in the agricultural and rural areas, improving the overall quality of housing stock and addressing the relative lack of affordable housing. This Plan also included a growth management component intended to limit urban sprawl by directing new growth into areas designated as growth nodes where adequate public facilities could be provided, thus protecting environmentally sensitive and rural areas.

1993 Comprehensive Plan (Confirm Guiding Principles) – The 1993 Plan was a major update confirming the guiding principles of the 1987 Plan and add policies to comply with the Maryland State 1992 Planning Act. This Plan recommended that specific plans should be prepared for the County's six designated Growth Areas. These Plans were required to address land use, transportation, infrastructure, and community design issues. Once adopted, these Community Plans became a part of the 1993 Comprehensive Plan.

2002 Comprehensive Plan (Enhance Guiding Principles) – The 2002 Comprehensive Plan continued to address and resolve two key themes, which enhanced the County's long-standing growth management policies and recommendations in effect since the 1987 Plan. Those themes included encouraging and directing growth to existing communities within Designated Growth Areas, discouraged development of rural areas, and encouraged the preservation of agricultural lands.

2010 Comprehensive Plan (Strengthen Guiding Principles) – This Plan strengthens the County's long-standing guiding principles, growth management policies and recommendations outlined since 1987 through creating sustainable communities consistent with the 2030 vision for the County and Maryland's *smart growth* goals and objectives.

Preserving Connections from the Past to the Future through Sustainability

A sustainable Queen Anne's County may be achieved if the County's short and long-term planning and decisions are based upon an understanding of the past and current conditions as well as assumptions about the future.

Utilizing a variety of trends and indicators an assessment of the County's sustainability was conducted as part of the Comprehensive Plan update. The diagram below identifies various Community Sustainability Indicators (CSIs) that were used to evaluate the health, safety and welfare of the County.

Tracking and evaluating these Community Sustainability Indicators will provide a quantitative and qualitative measure to determine how well the County is meeting **smart growth** goals and objectives contained within each Plan Element. These indicators can also be used to measure how the County is meeting State mandated **smart growth** goals.

Trends and Indicators

*Trends and indicators provide data, information and statistics to measure the progress the County is making toward achieving community goals and objectives with respect to desired levels of quality of life and sustainability as well as with respect to meeting statewide **smart growth** land use goals and objectives.*

***Indicators** are a tool for community assessment used as measurement of various aspects or factors of health, safety and welfare of our community.*

***Trends** track indicators by using past performance or conditions to predict the future.*

Refer to Trends & Indicators Report, 2010 and Economic Report, 2010.

Figure 3: Community Sustainability Indicators Diagram





Community Sustainability indicators identified on the diagram are described in this Plan and reference documents. Key reference documents include: the Trends & Indicators Report, 2010; the Economic Report, 2010; and the County's 2006 Housing Study prepared by the Louis Berger Group, Inc.

The Community Sustainability Indicators and measures identified in various elements of this Plan will be utilized to evaluate the success of implementation of policies, goals, objectives and recommendations with respect to achieving the overall community vision for the County and the Twelve Visions of Article 66B of the Annotated Code of Maryland, the State's **smart growth** goals and objectives and other applicable State legislation.

Policy & Guiding Principles

Queen Anne's County manages growth using a variety of land use regulations, tools and techniques based upon Article 66B, judicial precedent, past and present planning policies and decisions. Historically, the following State of Maryland planning directives have shaped planning goals and have provided a framework for developing and implementing growth management policies and regulations for the County.

- **1992 Economic Growth, Resource Protection and Planning Act** – In 1992, the Maryland General Assembly adopted the Economic Growth, Resource Protection and Planning Act (the 1992 Planning Act) as an amendment to Article 66B of the Annotated Code of Maryland. This Act required the County and other local governments across the State to reduce sprawl, concentrate growth in and around existing development areas, promote economic development and protect sensitive natural resources.
- **1997 Maryland's Smart Growth Initiative** – In 1997, the State of Maryland enacted **Smart Growth** legislation. This legislation gave the State programmatic and fiscal authority to encourage local jurisdictions to implement "**smart growth**" planning. This was accomplished through the State's directed programs and funding to support locally-designated growth areas and to protect rural areas. Subsequent to this legislation there were several initiatives defined by the Maryland Department of Planning (MDP) and various State agencies to provide resources, incentives and programs for the County and the development community to achieve **Smart Growth**.
- **2009 Smart, Green & Growing Planning Legislation** – The **Smart, Green & Growing** planning legislation was designed to protect the environment and natural resources and to promote sustainable growth across Maryland. As part of this package of legislation, three planning bills were passed and signed into law on May 7, 2009. Details of this legislation include:

Article 66B of Annotated Code of Maryland – Amended 2009

Article 66B of Annotated Code of Maryland, as amended, sets the standards for local jurisdictions that choose to exercise the authority to plan for the future of the community as well as regulate land use through zoning. While Article 66B delegates certain planning and zoning powers to the County, it also mandates specific items to be included in the County's Plans and ordinances. The Smart, Green & Growing legislation of 2009 amended Article 66B and its Visions, which were increased from eight to twelve, and also redefined the vision statements. These Twelve Visions provide guiding principles for the development of goals and objectives for the County's Comprehensive Plan. Those Visions include:



- ❶ **Quality of Life and Sustainability** – A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
- ❷ **Public Participation** – Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
- ❸ **Growth Areas** – Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
- ❹ **Community Design** – Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural and archeological resources.
- ❺ **Infrastructure** – Growth Areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
- ❻ **Transportation** – A well-maintained, multi-modal transportation system facilitates safe, convenient, affordable and efficient movement of people, goods, and services within and between population and business centers.
- ❼ **Housing** – A range of housing densities, types and sizes provides residential options for citizens of all ages and incomes.
- ❽ **Economic Development** – Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services and public facilities.
- ❾ **Environmental Protection** – Land and water resources, including the Chesapeake Bay, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
- ❿ **Resource Conservation** – Waterways, forest, agricultural areas, open space, natural systems and scenic areas are conserved.
- ⓫ **Stewardship** – Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with environmental protection.
- ⓬ **Implementation** – Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve, these Visions.

These Visions are addressed by Queen Anne's County through the various Plan Elements contained in this Plan.

Implementation of State Planning Visions through Local Smart Growth Goals

Because the Twelve Planning Visions are not likely to be realized unless local jurisdictions set their own goals, the General Assembly requires local jurisdictions to develop a percentage goal towards achieving the statewide goal. Effective July 1, 2009, the following annual reporting requirements must be met:

- The County Planning Commission is required to submit an Annual Report to the County Commissioners, which is then forwarded to the State.
- The Annual Report must identify which ordinances or regulations were adopted to implement the State's Planning Visions, as well as document changes in development patterns.



- The Annual Report must include smart growth information on growth and net density of growth both inside and outside PFAs, newly-created lots, residential and commercial building permits, development capacity analysis and the amount of preserved acreage using local agricultural preservation funding.
- The Annual Report must also include local goals to increase growth within the PFAs and decrease growth outside the PFAs, a timeframe for reaching that goal, and any incremental progress towards the local goal.
- Effective July 1, 2011, local jurisdictions are required to include uniform smart growth measures and indicators and identify a local growth goal in the Annual Report.

Other Planning Legislation

Since the County's adoption of the 2002 Comprehensive Plan, additional State legislation was passed that impacts local planning. House Bills 1141, 1160 and HB 2 from the 2006 session of the Maryland General Assembly identify requirements that significantly affect comprehensive plans, annexations and land preservation programs. The following briefly describes each of these Plan Elements.

- **Water Resource Element** – HB 1141 requires the County include a Water Resource Element (WRE) that addresses the relationship of planned growth to water resources for the following: wastewater treatment and disposal, safe drinking water, and non-point source pollution as it relates to nitrogen and phosphorus.
- **Municipal Growth Element** – HB 1141 requires each of the Towns to prepare a Municipal Growth Element (MGE) as part of their comprehensive plan. This element identifies areas for future Town growth through annexation as well as allows for the coordination of growth around the Town boundaries. The Municipal Growth Elements are used to assist with the development of the Water Resource Element in this Plan. This Plan references the Towns' Municipal Growth Elements.
- **Priority Preservation Area Element** – The Agricultural Stewardship Act of 2006, HB 2, added a Priority Preservation Area (PPA) Element to the list of additional plan elements that the County may include in the Comprehensive Plan. This element is required for the County to maintain its certified status through the Maryland Agricultural Land Preservation Foundation (MALPF) program.
- **Workforce Housing Element**– HB 1160 established a Workforce Housing Grant Program within the Maryland Department of Housing and Community development. In order to participate in this program the County must develop and adopt a Workforce Housing Element that contains an assessment of needs, goals, objectives and policies that preserve or develop workforce housing.



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Section 1.0 - Land Use Element

The allocation of land uses and their spatial relationship is a fundamental component of planning and affects the County's ability to maintain its community attributes that provide an exceptional quality of life. Universal stewardship of the land, water and air results in sustainable communities and protection of the environment within our community and will improve the quality of life for residents of Queen Anne's County. Land use analysis focuses on patterns of the built landscape and environmental trends as a result of historical settlements and current population needs as well as those future land use patterns that are representative of **smart growth** objectives in order to meet the needs of future populations.

The Land Use Element emphasizes **sustainable smart growth management** in the context of the natural environment while continuing the County's ethic of **maintaining a quintessential rural community** by preserving agricultural lands and environmentally sensitive areas. Land use policies impact all other aspects of community development addressed in the various Plan elements and as articulated through the Twelve Visions of Article 66B of the Annotated Code of Maryland.

This element has been developed considering all other plan elements. Land use decisions directly impact all aspects of community preservation and development such as preservation of priority areas and historic and cultural resources, provision of adequate community facilities such as water, sewer, recreation facilities, schools, transportation and other services managed, operated and expanded as needed to support communities as they grow.

Section 1.1 Legislative Background, Smart Green and Growing Initiative (SGG)

The current policy focus is on **smart, green and growing** planning initiatives. The Smart, Green & Growing Planning (SGG) legislation passed in 2009 by the Maryland General Assembly was designed to protect the environment and natural resources and to promote sustainable growth across the State. The following is a listing of other key legislation affecting land use planning.

- **Article 66B of Annotated Code of Maryland**, as amended - sets the standards for local jurisdictions that choose to exercise the authority to plan for the future of the community as well as regulate land use through zoning.

Article 66B Visions

1. Quality of Life

2. Public Participation

3. Growth Areas

4. Community Design

5. Infrastructure

6. Transportation

7. Housing

8. Economic Development

9. Environmental Protection

10. Resource Conservation

11. Stewardship

12. Implementation



- **Water Resource Element** – HB 1141 from the 2006 Legislative Session of the Maryland General Assembly requires local jurisdictions to include a Water Resource Element (WRE) that addresses the relationship of planned growth to water resources for wastewater treatment and disposal and safe drinking water as well as nitrogen and phosphorus nutrient loadings associated with stormwater runoff. Based upon these requirements, the County's approach to land use planning in this Plan is through the *lens of water resources management*. Refer to Appendix 3: Water Resource Analysis and Best Management Practices Toolkit and Section 2.0: Sensitive Areas, Water Resource and Mineral Resources Elements of this Plan.
- **Municipal Growth Element** – HB 1141 also requires each of the Towns to prepare a Municipal Growth Element (MGE) as part of their comprehensive plan. This element identifies areas for future Town growth through annexation as well as allows for the coordination of growth around the Town boundaries. The Municipal Growth Elements are used to assist with the development of the Water Resource Element in this Plan. This Plan references the Towns' Municipal Growth Elements. Refer to Section 5.0 County/Town Planning Framework in this Plan.
- **Priority Preservation Areas Element** – The Agricultural Stewardship Act of 2006, HB 2, added a Priority Preservation Area (PPA) Element to the list of additional plan elements that the County is required to include in the Comprehensive Plan. This element is required for the County based upon its certified status through the Maryland Agricultural Land Preservation Foundation program. Refer to Section 3.0 Priority Preservation Areas (PPA) Element in this plan.

The Queen Anne's County Planning Commission, consisting of seven members, has the powers necessary to enable it to fulfill its functions, promote planning and execute the requirements of Article 66B. The Commission makes and approves the County's Comprehensive Plan, County Planning Area Plans (also known as Community Plans), jointly adopted Plans in coordination with Towns, and other types of plans that are submitted to the Board of County Commissioners for adoption.

Section 1.1.1 County Land Use Planning Process

The County has a history of over 40 years of planning for its future starting as early as the 1965 Comprehensive Plan. The following provides brief highlights for each planning effort of yesterday, today and tomorrow:

- ◆ 1965 Comprehensive Plan – *(Establish Guiding Principles)*
- ◆ 1987 Comprehensive Plan – *(Define Guiding Principles)*
- ◆ 1993 Comprehensive Plan – *(Confirm Guiding Principles)*
- ◆ 2002 Comprehensive Plan – *(Enhance Guiding Principles)*
- ◆ 2010 Comprehensive Plan – *(Strengthen Guiding Principles)*



The planning process provides the mechanism for County government to actively engage the community to plan for the future. Both the planning process and this Plan are unprecedented in the history of Queen Anne's County's planning in that the County Commissioners invested heavily in implementation of a collaborative planning process engaging many participants.

Throughout this process, there were numerous and varied opportunities for public participation to provide input about future land use and a **Blue Ribbon Panel** was established to study various aspects of **smart growth** and issues associated with **rural preservation and development**. The Panel, diverse in representation, provided a series of recommendations to the Planning Commission for consideration and those recommendations have been woven into this Plan. These recommendations provide the basis for discussion of preservation of rural agricultural lands as well as how best to direct growth to existing and/or new County and Towns Planning Areas.

This process also actively engaged the Towns in a comprehensive, continuous and collaborative dialogue to plan and direct growth appropriately and to partner to provide adequate public facilities. This is detailed in Section 5.0: County/Town Planning Framework in this Plan.

Agricultural Preservation Recommendations

- *Expand the 2008 PPA to an area greater than the Rural Legacy Areas.*
- *Enhance the Purchase of Development Rights (PDRs) program through consideration of County bonding authority to purchase PDRs.*
- *Explore opportunity for creation of voluntary County agricultural districts as a mechanism to provide an inventory of potential applicants for easement acquisition.*
- *Continue to aggressively apply for preservation funding.*
- *Consider modifications of the Transfer of Development Rights (TDR) Program to include more tools for increased agricultural land preservation.*
- *Consider appropriate locations for new Planning Areas with development incentives.*
- *Review Zoning.*

Section 1.1.2 Land Use Planning versus Zoning

Comprehensive Planning is a process that identifies existing conditions, analyzes development capacity through use of build-out methodology and determines the desired land use patterns for the future. The 2010 Comprehensive Planning efforts have considered the impacts of land use on water resources when determining the desired future land use patterns. Appendix 3: Water Resources Analysis and Best Management Practices Toolkit provides the land use nitrogen and phosphorus loadings to the County's surface water resources and considers effects on wastewater treatment and drinking water resources with accompanying recommendations concerning the impacts of existing development and potential growth.

The identification of desired future land use patterns is further described by the allocation of types or classifications of land such as residential, rural agricultural, commercial and industrial. Land use planning takes into consideration various aspects of the past, present and projected conditions of a community. Some aspects of a community plan consider population and demographic data and information, along with existing and proposed land use, environmental resources, transportation, public facilities such as water and sewer, economic development, historic resources, recreation and housing.



The goals, objectives and recommendations of the Comprehensive Plan are implemented through tools such as zoning. Zoning and subdivision regulations typically include standards and limitations for permitted uses and densities, development plan approvals, parking requirements, landscaping requirements, private and community space, and forest conservation standards, consistent with the Comprehensive Plan. The Comprehensive Plan is the blueprint for where land use activities will occur while zoning is the tool that establishes precisely how it will occur.

On the following page, Table 1-1: Comparison of Comprehensive Plan and Zoning describes the differences and relationship between land use planning, referred to as a Comprehensive Plan, and zoning.

Table 1-1: Comparison of Comprehensive Plan and Zoning

Comprehensive Plan	Zoning
The Plan is a guide that expresses long-range goals and objectives, some of which may not be realized for years, even decades into the future.	Zoning regulations are related to the present and are detailed laws pertaining to the use of property.
The Plan is generalized and flexible in many respects.	Zoning is precise, especially with respect to the boundaries of the various zoning districts, permitted uses within those zones, allowed densities, setbacks, and regulations for new development.
The Plan addresses both private development and public need for community facilities and infrastructure.	Zoning primarily relates to the use of private property, but can accommodate public uses.
The Plan recommends the use of land, but not how the land will be developed.	When development is planned to occur, zoning is the law that determines what can be done in terms of type of use, density, setbacks, lot size, open space and other factors.

Section 1.2 Vision, Overarching Goals & Guiding Principles

Article 66B of Annotated Code of Maryland, as amended, sets the standards for local jurisdictions that choose to exercise the authority to plan for the future of the community as well as regulate land use through zoning. Those visions relevant to land use planning and development include:

- ① **Quality of Life and Sustainability** – A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
- ② **Public Participation** – Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
- ③ **Growth Areas** – Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
- ④ **Community Design** – Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural and archeological resources.



- ⑤ **Infrastructure** – Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
- ⑥ **Transportation** – A well-maintained, multi-modal transportation system facilitates safe, convenient, affordable and efficient movement of people, goods, and services within and between population and business centers.
- ⑦ **Housing** – A range of housing densities, types and sizes provides residential options for citizens of all ages and incomes.
- ⑧ **Economic Development** – Economic development and natural resource-based businesses that promote employment opportunities for all income levels are encouraged within the capacity of the State's natural resources, public services and public facilities.
- ⑨ **Environmental Protection** – Land and water resources, including the Chesapeake Bay and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
- ⑩ **Resource Conservation** – Waterways, forest, agricultural areas, open space, natural systems and scenic areas are conserved.
- ⑪ **Stewardship** – Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
- ⑫ **Implementation** – Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state and interstate levels to achieve, these visions.

Section 1.2.1 Overarching Goals

The **Overarching Goal** for the Land Use Element 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.

The **VISION** is that Queen Anne's County will be a 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 concentrated future growth in existing towns and population centers, and preserves the County's 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 to preserve the equity that exists in the agricultural lands.** 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.



Section 1.2.2 Guiding Principles

The **sustainable smart growth** guiding principles to support land use policy and regulation include the following:

- ① A balanced mix-of land use allocations.
- ② Utilization of compact community and building design.
- ③ Creation of a range of housing opportunities and choices.
- ④ Creation of walkable communities.
- ⑤ Foster distinctive, attractive communities with a strong sense of place.
- ⑥ Preservation of open space, farmland, natural beauty, and critical environmental areas.
- ⑦ Strengthen and direct development toward existing communities.
- ⑧ Provision of a variety of transportation choices.
- ⑨ Development decisions which are predictable, fair and cost-effective.
- ⑩ Encouragement of community and stakeholder collaboration in development decisions.



Section 1.3 Issues and Opportunities

The following community issues and opportunities were identified through the public involvement process with respect to community development and rural agricultural preservation. The following are the *community's perceptions of issues and opportunities* for the County.

Community Perception – Issues

- Need to preserve rural agricultural lands.
- Limited lands regulated by the County available for transfer of development rights or purchase of development rights.
- Perception of high density development based upon design of development and lack of amenities.
- Need for hospital and medical facilities.
- Insufficient lands zoned for businesses.
- Available land is inappropriately located for business development.
- Development in critical areas that impact natural resources.
- Crowded schools impact the quality of education.
- Need for additional stormwater management facilities.
- Need public access to beaches and waterfront.
- Need for community centers for youth.
- Traffic congestion on major transportation corridors.
- Sprawl in rural agricultural lands.

Community Perception – Opportunities

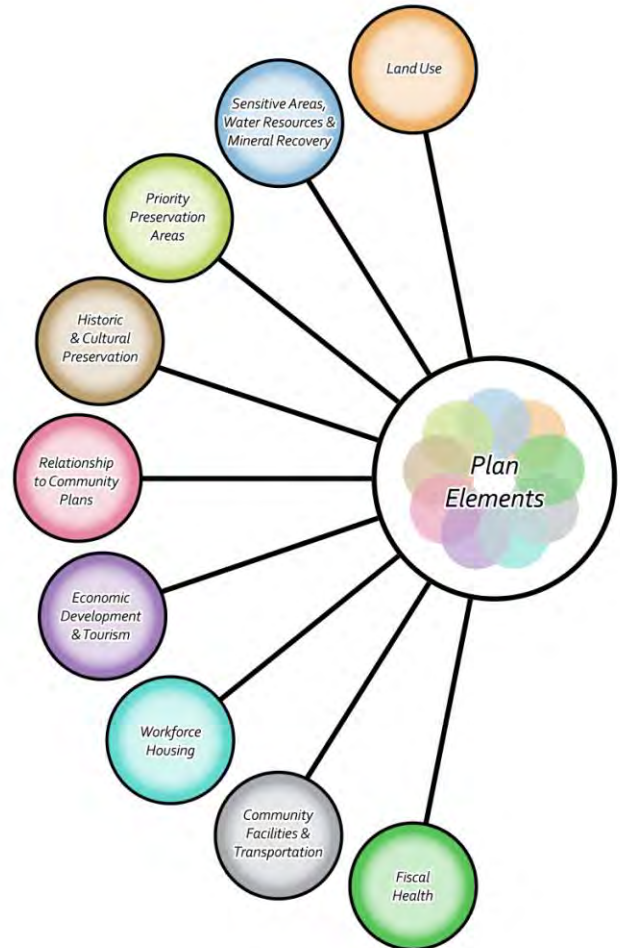
- Pursue more economic opportunities to create local jobs to reduce commuting outside of the County.
- Conduct joint planning efforts between the County and the Towns to further minimize sprawl in rural agricultural areas.
 - Provide incentives for infill development in Towns and County Planning Areas.
 - Collaboratively plan development standards for Town Fringe Areas and establish appropriate zoning and other regulations.
 - Collaborate to determine capacity of Towns.
 - Partner to provide adequate public facilities to support concentrated growth.
- Create a commercial town center for the County.
- Establish sustainable design standards for all types of development.
- Provide connections from residential neighborhoods to commercial and employment centers as well as provide for recreational opportunities such as paths and trails with connections to other amenities.
- Expansion of existing schools and placement of new schools to meet the needs of directed growth.
- Balance the mix of land use allocations to provide economic and fiscal sustainability.
 - Provide additional affordable housing utilizing various land use regulations, developer incentives and through County housing programs.
 - Provide for assisted living facilities to meet the needs of an aging population.
 - Provide additional indoor and outdoor entertainment facilities.
 - Provide incentives to attract technology and research based businesses and industries.
 - Promote agribusinesses, sustainable agriculture and ecotourism.
 - Provide life-long learning opportunities.
 - Provide economic incentives for resource-based industries.

- Expand existing Planning Areas and study the location of new Planning Areas.

Section 1.4 Relationship between Land Use and Other Plan Elements

The relationship between land use and other plan elements can be described by the following statements with respect to land use decisions:

- Influence the ability to achieve sustainability through **preservation of rural agricultural land uses and historic and cultural resources**, and community development.
- Influence the **amount and timing of infrastructure improvements and community facilities** such as schools, water, sewer and roadways.
- Influence the County's ability to **create a balanced tax base** through a mix of land uses at appropriate locations within the County.
- Impact the ability to preserve rural Agricultural (AG) and Countryside (CS) zoned land by **directing growth to County and Town Planning Areas** to achieve development at acceptable densities.
- Direct growth to Town Planning Areas that is supported by a **County/Town planning and implementation framework** consisting of joint-planning agreements and inter-jurisdictional cooperation and collaboration.
- Determine **impacts on water resources** with respect to non-point and point source pollutants **and sensitive areas** with respect to loss or impacts to forests, wetlands and wildlife habitats.
- Affect **business development opportunities** and contribute to determining the need for workforce housing.
- **Impact the fiscal health** of the County by the classification of land use in relationship to established levels of revenues generated through impact fees, taxation and user fees for public facilities.



Section 1.5 Population and Land Use Trends & Projections

The connection between the past and the present with respect to population and land use trends lay the groundwork for analysis of development capacity documented in Appendix 5: Build-out Analysis and the desired future land use as depicted in this Element. This section includes key demographics, results of analysis and an inventory of land use.

Section 1.5.1 State/Regional Population Trends

The following are key State and regional population trends:

- The State experienced an increase in population of 3.56% from 2002 to 2008 (growing from 5.4 million to 5.6 million people) with a projected population of 6.7 million people in the year 2030.



- From 2002 to 2008 the Upper Eastern Shore Region including Queen Anne's, Kent, Caroline, Talbot and Cecil counties experienced a 9.18% increase in population, growing from 216,628 to 236,521 people.
- According to State statistics, over the last several decades the region has seen significant outmigration from older suburban counties with migration to newer suburban counties.

Section 1.5.2 Queen Anne's County Growth and Preservation Trends & Projections

Indicators are detailed in the Queen Anne's County Trends and Indicators Report, 2009. They note a trend, based on existing land use distributions from the 2002 Comprehensive Plan and zoning from the 2004 comprehensive revisions to Chapter 18, Queen Anne's County Land Use and Development Code, for the amount of development within and outside of designated Planning Areas. The trend indicates an increase in lot size for units created inside and outside of designated Planning Areas (formerly known as Growth Areas) and also the County's incorporated towns that experienced growth. Additionally there is a significant increase in preservation trends as well as changes to land use trends. These trends are briefly referenced as follows.

Changes Inside/Outside of Planning Area (2003-2008)

- The majority of development is residential with lots averaging 0.22 to 0.93 acres in size.
- There were 569 new residential lots (accounting for approximately 177.2 acres) established inside of the Planning Areas. This is approximately 37% of all new lots created accounting for 10% of the total acreage of all new lots created. Lots within the Planning Area are smaller in size because of public water and sewer service availability, while lots outside of the Planning Area are typically 1 acre or greater, due to the sewerage reserve area and minimal separation distance between on-lot wells and septic systems.
- Municipal growth from 2002 to 2009 resulted in 1,405 acres of County land annexed into town boundaries. Over seven years, this was a 63.5% increase in municipal lands.
- The average density of residential development outside of County designated Priority Funding Areas (PFAs) is 1 dwelling unit per 1.8 acres and the average density inside the County PFAs is 2.8 dwelling units per acre. This development trend falls short of meeting the State's *smart growth goal* of 3.5 dwelling units per acre inside of PFAs.

Preservation/Conservation Trends

- The County's total land mass consists of 238,337 acres. Of this 206,736 acres (87%) are zoned Agricultural (AG) and Countryside (CS).
- The Agricultural (AG) and Countryside (CS) zoning districts both offer regulations to accommodate preservation of 85% of the total acreage involved with residential cluster subdivision techniques.
- A total of 78,847 acres (33% of the total land area) is preserved through a variety of temporary and permanent preservation programs. Of these lands, 23,445 acres of farmland are preserved in easements with the Maryland Agricultural Land Preservation Foundation (MALPF).
- According to MALPF, Queen Anne's County ranks third among Maryland Counties in the total number of MALPF acres preserved; behind only Carroll and Caroline Counties.
- In the last three years, the County spent approximately \$15 million for land preservation.
- Trends indicate an increase in interest from the farming community to submit applications for consideration for MALPF Easements and the Rural Legacy Program.



Land Use Trends

- The series of land use/land cover maps provided in this Plan depict changes over time that reflect land use patterns consistent with County planning and preservation efforts (refer to Maps LU-1 through LU-4).
- From 1997 to 2008, the greatest change in land use patterns was in residential and institutional land uses.
- Other changes in land use include land uses such as public parks and recreational land uses and other similar public uses.

Section 1.6 Sustainable Growth Management Strategy

In summary, the County's strategy is to reduce development encroachment in the rural areas by directing growth to existing population centers located in towns, villages, crossroads, planning areas (growth areas) and/or Priority Funding Areas. The intent is to concentrate growth in existing and new designated population centers with employment opportunities while providing cost effective public facilities and services to meet population needs, reducing impacts of traffic, and reducing impacts on the environment with emphasis on management of water resources.

Strategies for **Sustainable Smart Growth Management include:**

- Prevent destructive and costly rural sprawl;
- Protect rural agricultural and sensitive area lands
- Direct growth to Towns, Planning Areas and new designated population centers;
- Support the County's agricultural economy;
- Use a variety of land management tools and techniques to protect sensitive areas, including, but not limited to, ground and surface water resources; and
- Apply low-impact design or Environmental Site Design (ESD) standards to yield quality development.

Community Planning Areas are geographic areas defined by a community plan or comprehensive plan.

Growth Areas are identified as community planning areas as well as areas encompassing existing development within Town boundaries and surrounding their borders.

The County conducted a scenario planning exercise to identify a preferred future land use with minimal impacts on water resources, sensitive areas and priority agricultural lands within the PPA (Priority Preservation Areas). The results of the scenario planning identified **a**

rural agricultural area strategy with emphasis on preservation. This strategy is also identified and analyzed in Section 3.0: Priority Preservation Areas (PPA) Element in this Plan. The results of the scenario planning also suggest the **continuation of directing growth to the County and Town Planning Areas** supported by Priority Funding Area (PFA) designations as a means to fund a variety of community facilities and infrastructure such as water, sewer and roads.

Land use and water resources are unequivocally linked to the type of land and the intensity of its use will have a strong influence on the receiving surface water resource because of the nutrients and sediments associated with stormwater runoff. Depending upon the type of land use, the impacts on either the quantity or quality of water can be substantial. Increasing population, development pressures, lack of land use planning and competition for water resources can contribute to the



degradation of water resources. Therefore, the combination of regulations, best management practices and a strong sense of stewardship ethic is important in minimizing impacts of land use on water resources. However, in Queen Anne's County when discussing land use, agricultural land preservation is key to environmental, economic and social sustainability

The County's Maximum Capacity Build-Out to the year 2030 and beyond was studied to determine the impacts on environmentally sensitive areas, water resources and community facilities. Those impacts are detailed in Appendix 5: Build-Out Analysis Report. The following identifies those sustainability factors associated with the results of the maximum capacity build-out that should be of concern to the County and its citizens:

- Overall total population and increased number of school aged children;
- Potential loss of agricultural lands and forested lands;
- Increased demand consumption for ground water resources;
- Increasing number of on-lot septic systems;
- Demand for treatment of wastewater;
- Increasing amounts of impervious surfaces; and
- Impacts on community facilities.

Through this analysis of maximum capacity build-out, the County's **sustainable smart growth management strategy** emerged along with two options (Options 1 and 2) for preservation of priority agricultural and sensitive area lands further described in Section 1.6.7 of this element and in Section 3.0: Priority Preservation Areas (PPA) Element.

This **sustainable smart growth management strategy** applies the Twelve Visions of Article 66B, water resource protection strategies and **smart growth principles** that emphasize new growth is to be directed to towns and identified surrounding Planning Areas, County Planning Areas (also referred to as designated Growth Areas (DGAs)) and Priority Funding Areas (PFAs). This planning scenario used the results from the Capacity Analysis Report in Appendix 6 coupled with rural agriculture and sensitive areas preservation strategies to determine the amount of potential development that will need to be directed to existing planning areas to reduce impacts on sensitive areas and water resources as well as maximize preservation opportunities. This analysis and study of future land use takes into consideration the following key components of **sustainable smart growth management** as they relate to Queen Anne's County:

- **Protection of sensitive areas and water resources** applying a variety of tools and techniques such as restricting certain lands from consideration for development that contain features which include floodplains, stream buffers and environmentally sensitive areas;
- **Protection of agricultural lands** for the purpose of achieving the County's Priority Agricultural Land Preservation Goal identified in Section 3.0: Priority Preservation Areas (PPA) Element in order to maximize preservation opportunities. The analysis applies the **alternative rural land use preservation strategy**, which is identified as Option 2 and is outlined in Section 3.0: Priority Preservation Areas (PPA) Element, as part of this analysis. This option accounts for limited on-site development within the Agricultural (AG) and Countryside (CS) zoning districts while considering the Transfer of Development Rights (TDRs) to Planning Areas and other suitable areas where there is capacity or planned capacity for development.



- **Concentrating growth within Planning Areas** at an average density of 3.5 dwelling units per acre while preserving land with the rural agricultural areas using a variety of tools and techniques such as traditional zoning, Transfer of Development Rights (TDRs), Purchase of Development Rights (PDRs) and various preservation incentives as further described in Section 1.0: Land Use Element and Section 3.0: Priority Preservation Areas (PPA) Element.
- Consideration of **adequate public facilities** with respect to water, sewer and transportation improvements.

Section 1.6.1 Rural Agricultural Area Strategy

The County's **Sustainable smart growth management strategy** aims to reduce development encroachment in the **rural agricultural areas** by directing growth to existing population centers located in County and Town Planning Areas and/or Priority Funding Areas. This strategy emphasizes preservation of rural agricultural areas and sensitive areas, including water resources, using a variety of land use management tools and techniques listed below, and as further described in Appendix 3: Water Resources Analysis and Best Management Practices Tool Kit, Table 10-2:

- Designation of Priority Preservation Areas (PPA) that includes undeveloped lands zoned Agricultural (AG) and Countryside (CS), as identified in Section 3.0: Priority Preservation Areas (PPA) Element;
- The Transfer of Development Rights (TDRs) from undeveloped lands zoned Agricultural (AG) and Countryside (CS) to County and Town Planning Areas;
- Purchase of Development Rights (PDRs) from Agricultural (AG) and Countryside (CS) zoned lands;
- Land Preservation Programs to protect agricultural lands and sensitive areas;
- Resource Management Practices and Plans for a variety of natural resources such as wetlands, floodplains, waterways, forests and wildlife habitats;
- Floodplain Regulations that restrict development within the 100-year floodplain for the purpose of public safety as well as to reduce impacts on water quality and for improved stormwater management;
- Cluster Development Standards to preserve agricultural lands and sensitive areas;
- Conservation Easements to protect sensitive areas;
- Agricultural Best Management Practices to protect waterways and sensitive areas from non-point source pollutants and other impacts;
- Preservation and Restoration of Riparian Buffers to provide wildlife habitats and improve waterways as well as to utilize these areas to filter stormwater runoff; and
- Stormwater Management Environmental Site Design to reduce the volume of runoff and impacts to water quality.

PPA Preservation Goal & Key Tools

- Currently, the County has 78,847 acres of conserved land, and of that 69,093 acres are permanently preserved.
- 80% of undeveloped land that may have capacity for preservation within the PPA is approximately 95,203 acres.
- Preservation of a total of 100,000 acres by 2030 as stated in the County's MALPF Certification provided there are sufficient funds to purchase permanent easements augmented by other preservation tools to achieve this goal.
 - Use a variety of zoning techniques to protect priority lands from development.
 - Use new techniques such as voluntary County Agricultural Preservation Districts, the Critical Farms Program, and enhanced Purchase of Development Rights (PDR) program.



The emphasis of this strategy is to provide proper incentives and regulation to support the preservation and conservation of rural agricultural areas and to utilize transfer of development rights from rural agricultural areas to County and Town Planning Areas and Purchase of Development Rights (PDR) in order to meet County Priority Preservation Area goals and State sustainable smart growth goals.

Section 1.6.2 Planning Areas

The County and Town's designated Planning Areas provide opportunities for the expansion and enhancement of existing communities that grew around historic settlements. These historic settlement patterns reflect a variety of architectural styles and housing types, mix of land uses, employment opportunities, public facilities and cultural and historic experiences. It is these historic settlements referred to as communities and towns that provide an appropriate place in which to direct new growth supported by the location and expansion of various public facilities, providing a place offering entertainment and recreation, and that in so doing will facilitate preservation of the rural agricultural areas across the County. Section 5.0: County/Town Planning Framework Element describes in more detail the various strategies for Town/County collaboration, Joint Planning Agreements (JPAs) and participation.

The County's strategy is to work with the Towns to concentrate growth in existing and new population centers. The population growth would be accompanied by employment opportunities with the intent that cost effective public facilities and services will be provided to meet population needs, resulting in a reduction of traffic impacts, and reduction in the impacts on the environment with an emphasis on management and protection of water resources.

Queen Anne's County **sustainable smart growth management strategy** anticipates the projected increase in population will be accommodated through planning and implementation tools such as Joint Planning Agreements (JPAs) with the County's incorporated municipalities, Transfer Development Rights (TDR) program, Purchase Development Rights (PDR) program, Adequate Public Facilities Ordinance (APFO), Tax Incremental Financing (TIF), and the provision of cost effective infrastructure. Other tools will also be developed to assure that growth will not exceed the County's capacity to manage it sustainably.



Table 1-2: Planning Area Characteristics to Support Sustainable Smart Growth Strategy

Planning Area	Type of Development Pattern Characteristics
County Planning Areas	
Chester/Stevensville	Mixed Land Use Patterns (Infill, Redevelopment and Specified New Development)
Kent Narrows	Mixed Land Use Patterns (Infill and Redevelopment)
Grasonville	Growth & Development (Infill, Redevelopment and New Development)
Town Planning Areas	
Centreville	Growth & Development (Infill, Redevelopment and New Development)
Queenstown	Growth & Development (Infill, Redevelopment and New Development)
Church Hill	Growth & Development (Infill, Redevelopment and New Development)
Sudlersville	Growth & Development (Infill, Redevelopment and New Development)
Barclay	Growth & Development (Infill, Redevelopment and New Development)
Millington	Mixed Land Use Patterns (Infill and Redevelopment)
Templeville	Growth & Development (Infill, Redevelopment and New Development)
Queen Anne	Mixed Land Use Patterns (Infill and Redevelopment)

Source: County/Town Community Plans

Section 1.6.3 Priority Funding Areas (PFAs)

The State's "Smart Growth Area" Act of 1997 enables local jurisdictions to designate Priority Funding Areas (PFAs) with boundaries drawn on a PFA map using supporting zoning classifications that provide a minimum residential density of 3.5 dwelling units per acre, non-residential zoning, and public water and sewer service criteria as articulated in the Act. Locally designated PFAs require certification from the Maryland Office of Planning. Certified areas are included as part of the State PFA maps that are used by State funding agencies to determine State funding eligibility. Refer to Map LU-6: County/Town Planning Areas and Priority Funding Areas for the Queen Anne's County designated PFAs.

The following are key points with respect to PFAs and the **Relationship to Comprehensive Land Use Planning**. Local jurisdictions may designate PFAs based on land use, public water and sewer service, and the residential density criteria established in the Act. A PFA designation represents:

- A locally defined area (that can correspond to the boundaries of a Planning Area) which is determined by the County or municipality to be suitable for development in compliance with Article 66B, and as identified in a Comprehensive Plan.
- These areas:
 - Are determined to contain the amount of land needed to accommodate the projected population growth at densities consistent with the State's criteria of at least 3.5 dwelling units per acre.
 - Are identified in the Comprehensive Water and Sewerage Plan (CWSP) for service.
 - Are identified based upon projected population growth.
 - Are at a location, size, land use and zoning consistent with the Comprehensive Plan.
 - Are planned for a full range of public services.
 - Provide sufficient space, public facilities and amenities to discourage the expansion of sprawl and strip retail development.
- A long-term development policy for orderly growth and an efficient use of land and public services by directing growth to these designated areas.



The following PFAs located within the County were established shortly after the 1997 adoption of the Act.

Table 1-3: County and Town Priority Funding Areas (PFAs)

County Designated PFAs	Town Designated PFAs
Portions of Chester/Stevensville Planning Area	Queenstown
Portions of Kent Narrows Planning Area	Centreville
Portions of Grasonville Planning Area	Church Hill
Areas Zoned Industrial as of 1997 and in the CWSP	Sudlersville
	Queen Anne
	Templeville
	Millington
	Barclay

Section 1.6.4 Framework to Establish New Planning Areas

In creating this Plan, the results of community input from the Citizen Advisory Committee (CAC), Topic Committees and the Queen Anne's County Blue Ribbon Panel on Smart Growth and Rural Development were used to establish a framework for new Planning Areas. The following planning principles considers the County's policies for preservation of rural agricultural lands, sensitive areas and directing growth to Planning Areas that are supported by public facilities such as water, sewer, roads and other amenities.

- Preserving equity in farmland;
- Decreasing the number of new dwelling units in the Agricultural (AG) and Countryside (CS) districts; and
- Developing environmental and design standards.

Study and identification of new Planning Areas must be conducted within the framework for County/Town planning established in Section 5.0: County/Town Planning Framework Element based upon continuous, comprehensive and collaborative planning.



Section 1.6.5 Impacts on Water Resources

The analysis of the impacts on water resources from nitrogen and phosphorus nutrient loadings associated with stormwater runoff from various land use classifications is outlined in Appendix 3: Water Resource Analysis and Best Management Practices Toolkit. This analysis indicates that although agricultural uses result in greater nutrient loadings to surface water resources than very low and low density residential uses, the best comprehensive land use approach is to achieve a mix of uses at appropriate locations accompanied by the application of various agricultural best management practices, along with growth management practices, tools and techniques. These tools and techniques have been identified for various landscapes across the County. Proper application of these tools and techniques results in minimal impacts on water resources and sensitive areas. For example:

- A variety of land use management tools and techniques can result in compact quality development in County and Town Planning Areas resulting in higher levels of preservation of rural agricultural lands so that there is less impervious surface within a watershed and overall lower levels of stormwater runoff.
- A variety of stormwater best management practices such as use of non-structural solutions create less impervious surfaces resulting in improved water quality and reduction of runoff.
- A variety of innovative technology can be utilized for both on-lot septic systems and public sanitary sewer systems to reduce levels of nitrogen and phosphorus that adversely impact waterways.

Section 1.6.6 Preferred Land Use Allocations and Land Use Classifications

The preferred land use allocations presented in this Plan were created through a collaborative process with the community, accompanied by detailed planning analysis. This analysis included conducting a capacity calculation using a methodology to determine the maximum build-out capacity under current zoning. In reviewing this maximum capacity calculation, it was determined that adjustments were desired in order to preserve the **quintessential rural character of the County**. Additionally, with the use of sustainable planning techniques that were employed in the crafting of the Sensitive Areas and Water Resources Element and the Priority Preservation Element of this Plan, **sustainable smart growth management** could be achieved with the preferred land use allocation.

Sustainability factors include the County's agricultural land preservation goal, policies and programs identified in Section 3.0: Priority Preservation Areas (PPA) and protection of sensitive areas including but not limited to water resources identified in Section 2.0: Sensitive Areas, WRE and Mineral Recovery. Those factors include the following:

Priority Preservation Areas

The rural agricultural land use preservation strategy focuses on:

- Creating a strong, sustainable rural community, full of diverse agricultural opportunities including forest crops, row crop, viticulture and a wide array of agriculture alternatives;
- Promoting and protecting agriculture through rural preservation that sustains rural values and lifestyles;
- Maintaining the rural character of small towns, Country roads and open spaces;
- Retaining and protecting productive farmlands, historic farmsteads, coastal marsh and forested land and pristine landscapes throughout the county; and
- Advancing specialty farming industries and markets.



To implement this strategy consideration must be given to:

- Preservation of 80% of the remaining undeveloped and unencumbered lands contained within the Priority Preservation Area (PPA);
- The techniques utilized with development of rural agricultural areas, such as cluster development and the accompanying creation of deed restricted open space, as well as encumbering other land with preservation easements and through Transfer of Development Rights (TDRs) and Purchase of Development Rights (PDR). Rural agricultural areas are identified on Map LU-7A: Comprehensive Plan Map – Countywide Land Use.

Protection of Sensitive Areas (including water resources)

The strategy for protection of sensitive areas including water resources focuses on:

- Protection and preservation of sensitive lands such as: streams, wetlands and their buffers; 100 year floodplains; habitats of threatened and endangered species; steep slopes; agricultural and forest lands intended for resource protection or conservation; and other areas in need of special protection.
- Directing growth to the County and Town Planning Areas in order to minimize impacts on undisturbed sensitive areas contained within the rural agricultural areas and Critical Areas.
- Applying agricultural best management practices, land management and design tools and techniques to protect sensitive lands and to reduce impacts on water resources.
- Utilize low-impact design or Environmental Site Design (ESD) standards for development occurring in all landscapes across the County.

Comparison of Land Use Allocations

A comparison between the preferred Land Use Allocation as identified on Map LU-7A: Comprehensive Plan Map – Countywide Land Use of this Plan when compared to the related map in the 2002 Comprehensive Plan Map LU-1 (*refer to the 2002 Plan to view this map*) indicates changes for all land use allocations. This comparison reflects a continued transition of rural agricultural areas to established residential areas, rural business/employment areas and County/Town Planning Areas. This is in part because the 2002 allocation was based upon zoning while the 2010 allocation is based upon actual development along with zoning. Due to this method used in determining 2010 allocations, there are changes reflected in several of the allocation types.

Table 1-4: Comparison of Land Use Allocations 2002 - 2010

Land Use Allocations	2002 Future Land Use Allocations*	2010 Future Land Use Allocations**	Percent Change
Established Residential Areas	7%	8%	+1%
Rural Business / Employment Areas	1%	3%	+2%
Rural Agricultural Areas	61%	54%	-7%
Permanently Preserved Lands	25%	26%	+1%
County / Town Planning Areas	5%	8%	+3%
Incorporated Towns	1%	1%	0%
TOTAL	100%	100%	

*Refer to 2002 Comprehensive Plan, Map LU-1 – Land Use Allocation and 2010 Comprehensive Plan

**Refer to 2010 Comprehensive Plan, Map LU-7A – Comprehensive Plan Map: Countywide Land Use



Table 1-5: Description of Land Allocations using Land Use Classifications describes each of these allocations as they relate to land use classifications. Refer to Map LU-7A for planning areas and rural land use allocations.

Table 1-5: Description of Land Allocations using Land Use Classifications

Land Allocations	Land Use Classifications
Incorporated Towns	Residential – Low, Medium and High Densities
	Commercial
	Industrial
	Institutional
	Open Space/Recreation
County/Town Planning Areas	Residential – Low, Medium and High Densities
	Commercial
	Industrial
	Institutional
	Open Space/Recreation
	Agriculture within Town Fringe Area
Rural Business / Employment	Commercial
	Institutional
	Industrial
Established Residential Areas	Very Low – Low Density Residential
Permanently Preserved Lands	Agriculture
	Forest
	Environmentally Sensitive Areas
Rural Agricultural Lands	Agriculture
	Forest
	Residential – Very Low Residential



Section 1.6.7 Assessment of Capacity to Manage Growth

Achieving sustainable smart growth through preservation of rural agricultural land and protection of water resources and environmental sensitive lands can be accomplished through application of a variety of land use/land management strategies. These strategies emphasize infill and redevelopment opportunities, and rural land preservation using Purchase of Development Rights (PDR) and Transfer of Development Rights (TDRs) that directs development into future Town Annexation areas and County Planning Areas.

The dwelling unit capacity analysis is detailed in Appendix 6: Capacity Analysis for the Defined Planning Path. This analysis supports achieving the goal of *encouraging land uses and infrastructure improvements that will protect our waterways, conserve our natural resources and support sustainable and responsible agriculture* as identified on Map LU-7A: Comprehensive Plan Map: Countywide Land Use and quantified in Table 1-4. This analysis provides the basis for land use policies contained in this Plan Element and that are further supported by policies contained in other Elements.

Section 1.6.7.1 Infill Development Strategy

Infill development strategies support the goal to direct growth in County Planning Areas where public investment has been made for infrastructure. These Planning Areas are also designated as State Priority Funding Areas (PFAs), where the zoning must allow a minimum density of 3.5 dwelling units per acre. In order to meet the County's agricultural preservation goals outlined in Section 3.0: Priority Preservation Area (PPA), future development in these Planning Areas must at least meet the minimum density standard. Infill development is development that takes place on vacant, undeveloped or underutilized parcels within an area that is already characterized by development, such as the County's Planning Areas.

Under current zoning in the County Planning Areas, the estimated potential infill dwelling unit capacity is identified in Table 1-6 on the following page. This infill dwelling unit capacity accounts for development within County Planning Areas on vacant and unimproved lots in approved subdivisions, and estimates build-out on the remaining undeveloped land by applying the highest permitted density under the existing zoning. This analysis indicates the potential for 1,917 dwelling units as infill development in existing approved subdivisions and the potential for 2,208 new dwelling units on undeveloped land with a total of 4,125 dwelling units in the County Planning Areas of Chester/Stevensville, Kent Narrows and Grasonville. Refer to Map 1 in Appendix 6.

Infill development strategies include redevelopment opportunities. The Dwelling Unit Infill Development Capacity Analysis that generated the data for this Table does not include redevelopment opportunities, for which such projects could exceed the existing densities on improved parcels.



Table 1-6: County Planning Area Infill Dwelling Unit Capacity

County Planning Areas	Planning Area Characteristics	Planning Area Potential Based Upon Current Zoning			
		Vacant Lots in Subdivisions Platted Prior to 2002*	Unimproved Lots in Subdivisions Approved Since 2002*	Potential New Dwelling Units on Undeveloped Land	Acres Available for New Subdivision on Undeveloped Land
Chester/Stevensville	Mixed Land Use Patterns (Infill, Redevelopment and Specified New Development)	94	1,769**	941	306.39
Kent Narrows	Mixed Land Use Patterns (Infill and Redevelopment)	0	0	11	1.05
Grasonville	Growth & Development (Infill, Redevelopment and New Development)	21	33	1,256	424.01
Total Capacity of County Planning Areas		115	1,802	2,208	731.45

*Vacant lots in subdivisions and unimproved acre lots of record.

**Four Season's Development Proposal – 1,350 Units are included in the total count.

Notes: Dwelling units can consist of apartments, single-family dwellings, townhouses and condominiums.

•All vacant properties associated with subdivisions were estimated to have one development right.

•Properties that were improved and less than 0.5 acre after wetlands were removed were not considered to have further development potential.

•Redevelopment was not considered in this analysis.

•Improved properties with split zoning would be considered to be improved twice. (Approximately 20 split zoned properties).

Section 1.6.7.2 Rural Land Preservation Strategy Using TDRs & PDRs

In order to achieve the preservation goals established in Section 3.0 Priority Preservation Area (PPA), an assessment of the ability to successfully manage growth using a viable TDR and PDR program considers the following:

- The potential number of TDRs within the PPA which is based on the remaining undeveloped lands, which are thus available for preservation, and are zoned Agricultural (AG) and Countryside (CS) comprises approximately 119,004 acres, as identified in Table 1-7;
- The potential capacity within Town Planning Areas to receive TDRs is identified in Table 1-8;
- The establishment of minimum build-to densities for zoning districts in County and Town Planning Areas;
- The capacity for development in County Planning Areas where investment of infrastructure has been made;
- The capacity for municipal growth based upon annexation and the expansion of infrastructure; and
- The potential for a new Planning Area(s) where additional infrastructure investment will occur.



Preservation of rural agricultural lands may be achieved through various options that make use of different ratios for utilizing TDRs to send development rights to County Planning Areas provided that smart growth Priority Funding Area (PFA) densities of 3.5 dwelling units per acre are achieved. For example, a scenario may use a ratio wherein new construction on lands within the Planning Areas would be permitted 50% by-right development based on their current zoning and have to obtain the remaining 50% development by acquiring TDRs, or the requirement may be 60% by right units and 40% TDRs. Nevertheless, to achieve the rural agricultural land preservation goals of this Plan, no dwelling units may be developed without employing a ratio of by-right development rights and TDR development rights.

This approach requires refinement of the County's current TDR and PDR program in conjunction with the potential use of additional tools in order to achieve the land preservation goals. These tools include, but are limited to:

- Joint Planning Agreements with Towns to establish TDR receiving areas accompanied by the provision of public facilities and infrastructure to support development;
- Land banking of receiving areas;
- Continued use of the PDR Program and Critical Farms Program to purchase and retire development rights;
- Continued use of MALPF funds for preservation; and
- Enhanced PDR and TDR Programs.

The following summarizes the assumptions used to determine the potential number of TDRs for rural agricultural lands zoned Agricultural and Countryside under two preservation options:

- **Option 1** – Application of **rural land use preservation strategy** using a cluster development technique:
 - 85% of property is preserved by deed restricted open space;
 - 1 dwelling unit per 8 acres up to 5 units is clustered on 15% of the parcel, with new lots varying in size due to environmental constraints and Environmental Health Department requirements for on-site sewerage disposal systems; and
 - All development rights may be transferred from the parcel.
- **Option 2** – Application of **alternative rural land use preservation strategy** with the following assumptions:
 - on-site development density at 1 dwelling unit per 20 acres on parcels up to 100 acres, with a limit of 5 units, which includes any existing dwellings;
 - farm employee dwelling units are excluded;
 - new lots are clustered, with an average minimum lot size that meets the Environmental Health Department requirements for on-site sewerage disposal systems, and the remaining portion of the parcel is placed in deed restricted open space; and
 - for parcels that are greater than 100 acres, after on-site development at 1 unit per 20 acres, the remaining acreage is calculated at a density of 1 unit per 8 acres for TDRs in keeping with the PPA Preservation Goal.

Note: The above are assumptions for the purpose of calculating various rural land use preservation strategy options as further described in Section 3.0: Priority Preservation Areas Element. The assumption for average size of new lots (approximately 1.25 acres) is for purposes of assessing Option 2 and is not an existing or recommended zoning regulation.



Table 1-7: Potential Number of TDRs for Areas within the Designated PPA

Preservation Option	Area Description	Acres	Maximum TDR Sending Rural Agricultural Lands	TDR Sending Rural Agricultural Lands Preservation
Option 1	Acres within Entire Designated PPA Available for TDRs utilizing 1 unit/8 acres	119,004	14,876 DUs	NA
Option 2	Acres Available for TDRs after each parcel utilizes available 1 unit /20 acre development rights (equaling approximately 2,674 development rights with each parcel having a maximum of five rights in AG/CS Districts)	42,498*	NA	5,266 DUs

**Utilizes a TDR density calculation of 1 unit/8 acres. DU=Dwelling Units.*

Note: The 2,674 development rights were calculated using the County's GIS data including the parcel layer based upon assumptions presented in Option 2. Refer to Map ESA-10: Designated Priority Preservation Areas.

Table 1-7 identifies the number of potential TDRs within the County's designated PPA based upon the previously described strategy options for preservation of rural lands. Table 1-8, on the following page, identifies the potential for TDR receiving capacity within the areas identified by incorporated Towns for annexation. Map LU-6 identifies current incorporated Town boundaries as well as identified annexation areas within Town Fringe Areas.

Section 1.6.7.3 Development in Future Town Annexation Areas Strategy

Future Town Annexation Areas are identified in Town Municipal Growth Areas for the purpose of managing future growth. These areas have been identified as the Town Fringe or areas for future upzoning (an increase in density associated with zoning from County's Agricultural (AG) or Countryside (CS) Districts to a Town Zoning District). In order for the County to implement a viable TDR Program, these lands need to be designated as TDR Receiving Areas. Table 1-8 identifies the potential development capacity or TDR receiving capacity within the Town Fringe (future annexation areas).

When comparing the potential TDRs sending from rural agricultural lands applying the options for land preservation in the previous section, the opportunity to receive TDRs within the Town Fringe Annexation Areas depends upon a development density and zoning density of 3.5 units per acre. The Town Fringe Areas as identified in Town Municipal Growth Elements can easily accommodate the potential 5,266 dwelling units that could be transferred under Option 2. The maximum estimated TDR dwelling units to be received within the Town Fringe Areas is approximately 9,318 dwelling units, which falls short of the potential 14,876 dwelling units if all rights are transferred from rural agricultural lands under Option 1. If the desire is to reach the maximum amount of preserved rural land under Option 1, the County's Planning Areas would need to receive approximately 3,879 TDRs, or there would be a need to explore further expansion of Planning Areas, or creation of additional Planning Areas; or achieve densities higher than 3.5 dwelling units per acre within Planning Areas.

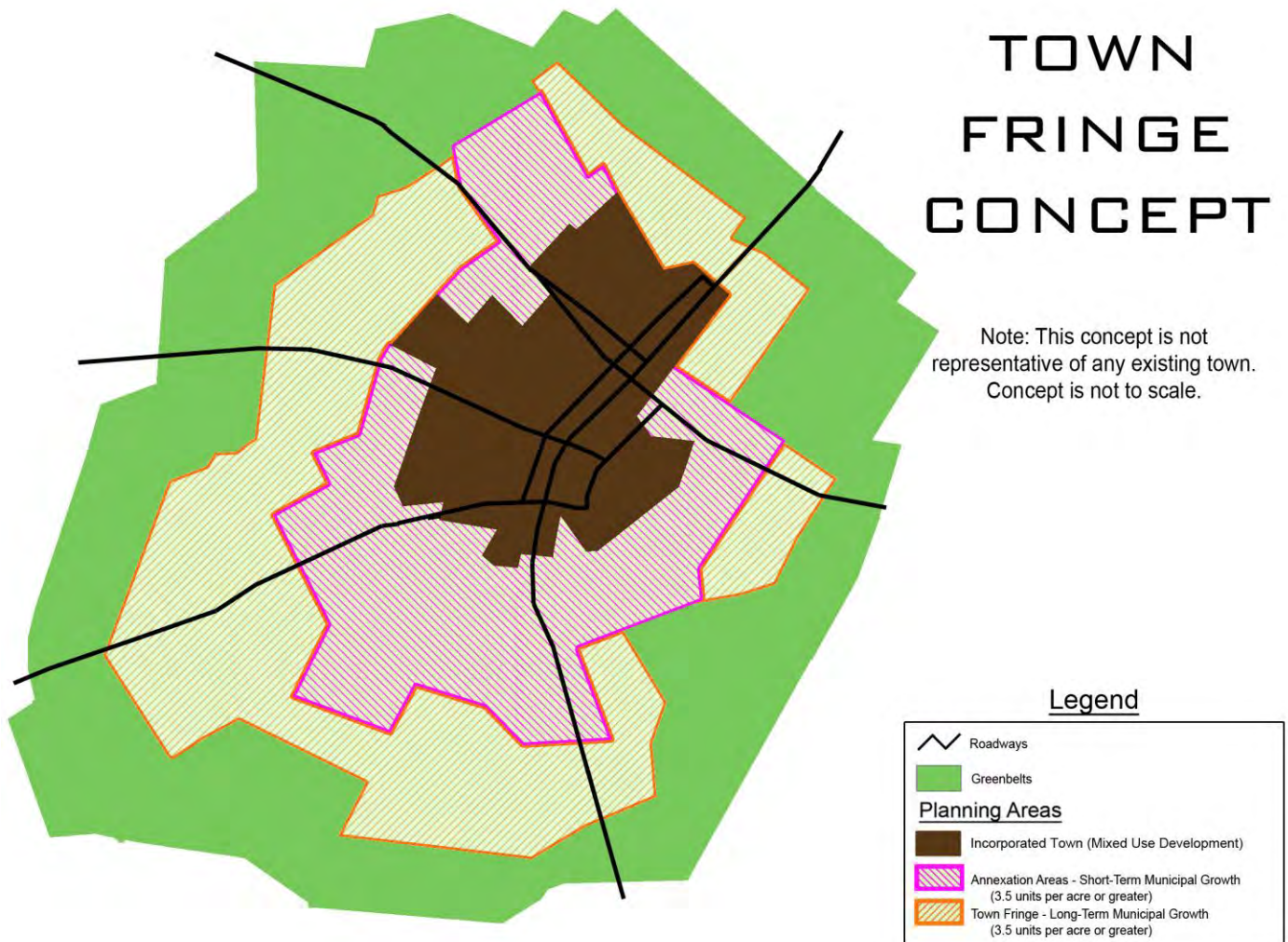


Table 1-8: Potential Development Capacity or TDR Receiving Capacity in Future Annexation Areas and Town Fringe

Planning Area and Municipality	Column A: Planning Area and Municipal Growth Strategies	Acres in Annexation Areas and Town Fringe	Column B: Capacity Applying Smart Growth Density of 3.5 Units/Acre (Town Fringe or Annexation Area)	Column C: Development Capacity Allowed under County Density 1 Unit / 8 Acres*	Column D: Net (Column B-C) Dwelling Units
<i>Incorporated Towns</i>					
Centreville	Capacity to receive growth is planned.	1,720 acres	4,967 units*	215 units	4,752 units
Queenstown	Capacity to manage growth is based upon transfer of development rights within Planning Area.				
Church Hill	Capacity to receive growth is planned.	226 acres	791 units	28 units	763 units
Sudlersville	Capacity to receive growth is planned.	345 Acres Inner Loop	1,208 units	43 units	1,165 units
		675 acres Outer Loop	2,363 units	84 units	2,279 units
Millington	No capacity to receive growth is planned in Queen Anne's County. Town is also in Kent County.				
Templeville	Limited capacity to receive growth is planned in Queen Anne's County. Town is also in Caroline County.	30 acres	105 units	3 units	102 units
Barclay	Capacity to receive growth is planned.	76 acres	266 units	9 units	257 units
Queen Anne	No growth is planned in Queen Anne's County.				
TOTAL CAPACITY		3,072 acres	9,700 units	382 units	9,318 units

**Column C reflects the number of potential dwelling units based upon existing density for County zoned land prior to annexation and Town upzoning. (Refer to Section 3.5, Goal 2, Objective 2, Recommendation 2.b.)*

Figure 1-1: Town Fringe Concept Diagram



The following provides key terms when interpreting Table 1-7 and relevant maps and figures.

- **County/Town Planning Area** (also known as *Growth Area* and/or *Community Planning Area*) is a geographical area defined as the “designated growth area” in a community plan or comprehensive plan (Refer to Map LU-6: County/Town Planning Areas and Priority Funding Areas).
- **Annexation Areas** are areas identified in the Town Plans and their accompanying Municipal Growth Element (MGE) and recognized by the County for short-term expansion of the incorporated Town boundary (Refer to Figure 1-1).
- **Town Fringe** is an area of transition between a Town boundary along with its accompanying annexation areas and a rural buffer or greenbelt. This fringe is intended to be reserved for long-term annexation to protect opportunities for future growth and development (Refer to Figure 1-1).



Section 1.7 Sustainable Indicators and Measures

The following is a comprehensive listing of sustainable indicators and measures as they relate to the Land Use Element and its relationship to other Plan Elements. These sustainability indicators should be measured and evaluated over time to determine community impact with respect to meeting the Land Use vision and goals.

Resource Conservation & Environmental Protection

- Surface water quality, and the quality and quantity of drinking water sources.
- Percentage of environmentally sensitive lands preserved and conserved.
- Loss of agricultural lands.
- Loss of wetlands.
- Development within Critical Areas.

Agricultural & Rural Preservation

- Interest of residents and County to support the allocation of annual funding for agricultural land preservation (general society willing to pay fair share).
- Percentage of designated agricultural land that is permanently preserved.
- Reduced environmental impacts on waterways due to technology, best management practices and agricultural practices.
- Achieving the goal to preserve at least 80% of the agricultural lands available for preservation, with the potential for a maximum of 85%, in designated Priority Preservation Areas (PPAs).

Business & Economic Development

- Evaluation of total amount of commercial/industrial taxes paid annually.
- Assessment of tax base through County Income Tax and County Business Tax.
- Diversified employment opportunities which provide a steady County economy during a variety of economic climates.
- Reduction in commuters going out of the County for employment.
- Unemployment rates and changes over/time less than the region and state.
- Median household income comparable to the region and state.
- Educational levels that meet the needs of local and regional employers.
- Tracking of the number of business and number of employees across various employment sectors.

Town/County

- Number or percent (%) of residential permits issued in Priority Funding Areas (PFAs) and Designated Growth Areas (DGAs) versus other areas of the County.
- Square footage of commercial space built within PFAs and DGAs versus the rest of the County.
- Preservation of farmland outside of PFAs and DGAs.
- At least 80% of growth in PFAs and DGAs.
- Review and evaluate through Annual Reporting.



Section 1.8 Goals, Objectives and Recommendations

This section identifies various goals, objectives and recommendations that will contribute to smart growth management, land preservation of agricultural and forested lands, green building, and Town/County government collaboration to achieve the land use vision for the County.

*The **Overarching Goal** for the Land Use Element 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.*

Goal 1: Growth Management, Regulations, Design/Land Use

Objective 1: Review current site design standards to further promote environmental protection, landscaping and aesthetics as well as seeking to preserve scenic beauty, vistas, viewsapes, and un-fragmented forestland and farmland through compact residential design.

Recommendations:

1. Continue to promote “scenic byways” with consideration of land use and design tools to ensure the corridors retain their beauty and scenic characteristics (potentially US 301 and MD 544, currently MD 213 and MD 18 are Scenic Byways) and continue to participate in the State’s Scenic Byways Program.
2. Establish design standards that will preserve vistas, viewsapes, and un-fragmented farmland that include:
 - a. Screening;
 - b. Setbacks;
 - c. Sign guidelines to preserve scenic appearance of the corridor;
 - d. Enhanced buffer yard requirements along major transportation corridors;
 - e. Contiguous clustered lots and provide for efficient road and lot design;
 - f. Open space required by subdivisions to remain viable for agricultural practices.
3. Create a Route 50 Corridor Plan that considers buffer, signage and architectural standards.
4. Develop Eastern Shore vernacular design standards for highway/retail commercial. Identify vernacular and create pattern book.
5. Utilize innovative stormwater management techniques that incorporate Environmental Site Design (ESD).
6. Develop conservation-by-design standards consistent with public safety standards.
7. Discourage residential development along major transportation corridors.
 - a. Noise is inappropriate for residents.
 - b. Traffic congestion is greater.
8. Review interrelation of forest protection, forest mitigation and landscape requirements to improve residential and non-residential site design.



Objective 2: Allow growth in existing Planning Areas and provide for the designated new Planning Area(s) for purposes of preserving equity in farmland, decreasing the potential number of new units in the AG and CS districts, and developing environmental and site design standards.

Recommendations:

1. Promote planned neighborhood development as a village that results in reduced environmental impacts.
2. The following items a, b, c and d shall be considered holistically. Existing zoning and other laws remain in place before any changes are made to land use or code while a new Transfer of Development Rights (TDR) program is planned, approved, and implemented, and functional receiving areas are established.
 - a. Designate new County Planning Area(s) or other Planning Area around existing towns with the following characteristics:
 - i. Development in New Planning Area(s) shall require the purchase of TDRs or Noncontiguous Development Rights (NCDs);
 - ii. New Planning Area(s) shall be planned, in coordination with recommendations already approved, in terms of size and the number of TDR's required for different types of residences, to have the capacity to absorb the TDRs or NCDs confirmed for Agricultural (AG) and Countryside (CS) zoned properties not including rights that may be transferred using other means such as Maryland Agricultural Land Preservation Foundation (MALPF), Rural Legacy, Purchase of Development Rights (PDR), etc.;
 - iii. New Planning Area(s) shall be planned to respect greenbelt and open space commitments of towns, while appropriately linked to towns to give New Planning Area(s) residents access to businesses, schools and public services;
 - iv. New Planning Area(s) shall be planned to respect scenic vista set-backs from highways and shall require community designs consistent with the rural, small town character of the Eastern Shore; and
 - v. Conduct a cost/benefit analysis which considers shared government financing options for the necessary infrastructure including water, sewer, roads and schools.
 - b. Confirm TDRs, PDRs and NCDs on the basis of 1 dwelling unit per 8 acres for all Agricultural (AG) zoned land and all Countryside (CS) zoned land not in the Critical Area.
 - c. Review the need to eliminate the ability to transfer NCDs in the Agricultural (AG) and Countryside (CS) zoning districts.
 - d. The total number of units eligible for development in the AG and CS zoning districts shall not exceed the number of units that otherwise could be developed as minor subdivisions using a density calculation of 1 dwelling per 20 acres. Major subdivisions may be permitted in the AG and CS districts, only if the development rights in excess of minor subdivision limits are transferred from those otherwise eligible for minor subdivisions.
3. To promote the prompt implementation of these recommendations, the Planning Commission commits itself to recommend the adoption of a new TDR Program within eighteen months of the date of the adoption of this Plan.



Objective 3: Support family farming by continuing to implement the zoning tools for lot line adjustments and sliding scale subdivision.

Recommendations:

1. Continue to allow sliding scale subdivision at the current allowed density of 1 lot per 100 acres or part thereof.
2. Continue to allow administrative subdivisions that permit adjusting lot lines that do not create new lots.

Objective 4: Seek to protect Critical Areas.

Recommendations:

1. Do not allow classification changes in Critical Areas except for:
 - a. designated Planning Areas;
 - b. a public service need is demonstrated;
 - c. existing and future institutional uses; or
 - d. where there is no net increase in intensity.
2. Establish shoreline buffers on Critical Area parcels in accordance with State legislation and requirements.
3. Within the Agricultural (AG) and Countryside (CS) zoning districts, no new development within the 300 foot buffer is permitted, except where grandfathered by provisions in Chapter 14, or unless a hardship is demonstrated.
4. When Critical Area Transfer of Development Rights (TDRs) is used, both sending and receiving parcels must provide established buffer areas consistent with adopted State regulation.
5. No growth allocation granted, outside of designated Planning Areas, to create Intensely Developed Areas (IDA), except for institutional and public service uses.

Objective 5: Promote energy efficient buildings.

Recommendations:

1. Consider State and National standards for constructing green buildings when promulgated.
2. Consider the application of Leadership in Energy and Environmental Design (LEED®) standards or other innovative energy saving technologies for public and commercial buildings.

Objective 6: Improve design standards to include innovative energy and environmentally sustainable elements.

Recommendations:

1. Explore and research sustainable and resource conservation codes to identify opportunities appropriate for use in Queen Anne's County.
2. Create a vision of desirable types of innovative energy and environmentally sustainable developments.
3. Consider increased density rewards for innovative and environmentally sustainable residential and commercial developments.



Objective 7: Explore the prospect of creating a pilot project using a shared wastewater system to achieve better rural design as well as concentrated development in any new Planning Areas.

Recommendations:

1. Any such pilot project would need to be a public utility operated by a government entity.
2. A shared facility ordinance may be required.

Objective 8: Proactively manage growth that reflects the County's vision and adequately provides for thoughtful growth.

Recommendations:

1. Zoning densities in the Countryside (CS) zoning district be made consistent with the current Agricultural (AG) zoning cluster density. Downzone Countryside (CS) from 1 dwelling unit per 5 acres to 1 dwelling unit per 8 acres for cluster subdivision techniques.
2. Focus on attracting businesses that have the least impact on the environment.
3. Seek to increase facilities and residential opportunities for low income, seasonal workers and the elderly.
4. Be a conscientious steward of land and waterways as well as natural assets through a variety of protection measures.

Objective 9: Ensure that sufficient commercially zoned lands exist and those lands are appropriately located and provided with infrastructure.

Recommendations:

1. Create a database of commercially developable land that accounts for sewer or septic limitations and availability, non-tidal and tidal wetlands, environmental buffers, and other limitations so that the County has an inventory of commercially developable land.
 - a. Maintain an inventory of existing commercial and residential space as a means to encourage infill development and revitalization where there is existing infrastructure.
 - b. The database should include a map of the undeveloped commercial land contiguous to the US 50 corridor from Kent Island to the US 50/301 split.
 - c. The database should not include tax exempt properties such as churches, governmental buildings, and schools.
2. Expand the provision of infrastructure to support the establishment of employment centers.
3. Promote the development of Business Parks and Commercial Centers at key locations that support sustainable smart growth.
4. Encourage commercial zoning around towns and established Planning Areas.



Objective 10: As part of the refining of the Transfer of Development Rights (TDR) Program consider how TDRs are utilized in non-residential projects.

Recommendations:

1. Consider the use of TDRs for increases in building height in non-residential projects.
2. Consider modifications to the TDR Program for floor area and impervious coverage in non-residential projects.

Objective 11: Incorporate economic centers as part of the development pattern to support Planning Areas.

Recommendations:

1. Designation of new Planning Areas should include analysis of citing new economic centers that support sustainable smart growth.

Objective 12: Seek to preserve unique community identities.

Recommendations:

1. Encourage infill development compatible with existing historic architecture that contributes to maintaining community identity.
2. Consider a variety of land-use tools that promote preservation of historic sites and structures.

Objective 13: Support the establishment of greenbelts to define the boundary of Planning Areas and in coordination with Towns, as appropriate.

Recommendations:

1. Promote the designation of greenbelts as part of the County's Priority Preservation Area (PPA). (Refer to Section 3.0: Priority Preservation Areas Element, of this Plan).

Objective 14: Understand the fiscal consequences of implementing the Comprehensive Plan.

Recommendation:

1. Analyze the cost of achieving the goals and recommendations of this plan and the revenues it will produce.

Objective 15: In order to insure that the Sustainable Smart Growth Management Strategy is achieved and that the county remains a quintessential rural community provide for the adequacy of facilities in the county.

Recommendation:

1. Maintain the Adequate Public Facilities Ordinance to insure that growth management is achieved as prescribed in the 2010 Comprehensive Plan and to maintain a quintessential rural county.

MARYLAND

LAND USE - LAND COVER
1973

Legend

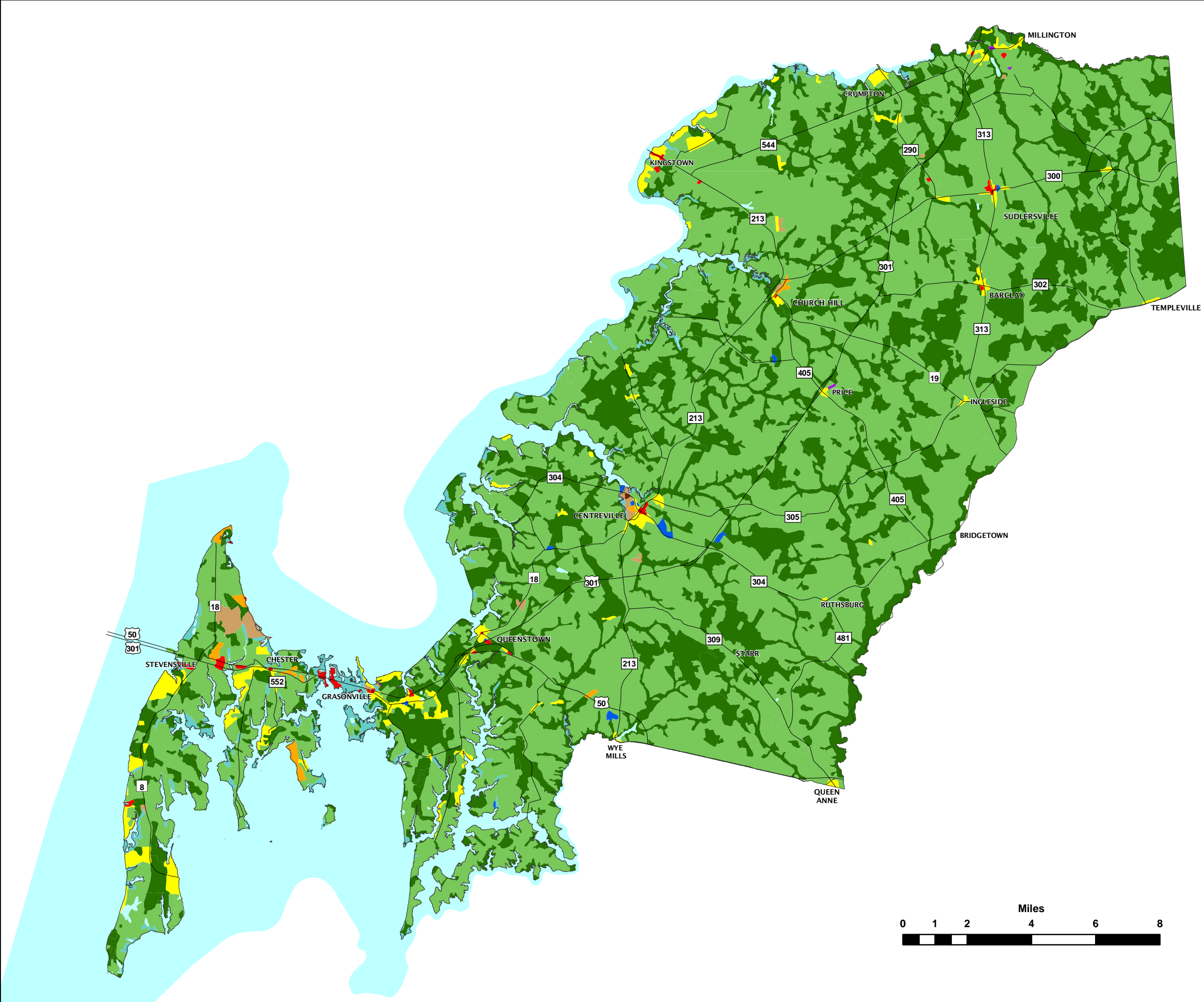
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- Roadways
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Other Developed Land
- Agriculture
- Forest
- Water
- Wetlands

NOTE: LAND USE CATEGORIES BASED ON MARYLAND DEFINITIONS, NOT QUEEN ANNE'S COUNTY OR LOCAL ZONING DEFINITIONS.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, AND MARYLAND DEPARTMENT OF PLANNING.

MARCH 2010



MARYLAND

LAND USE - LAND COVER
1997

Legend

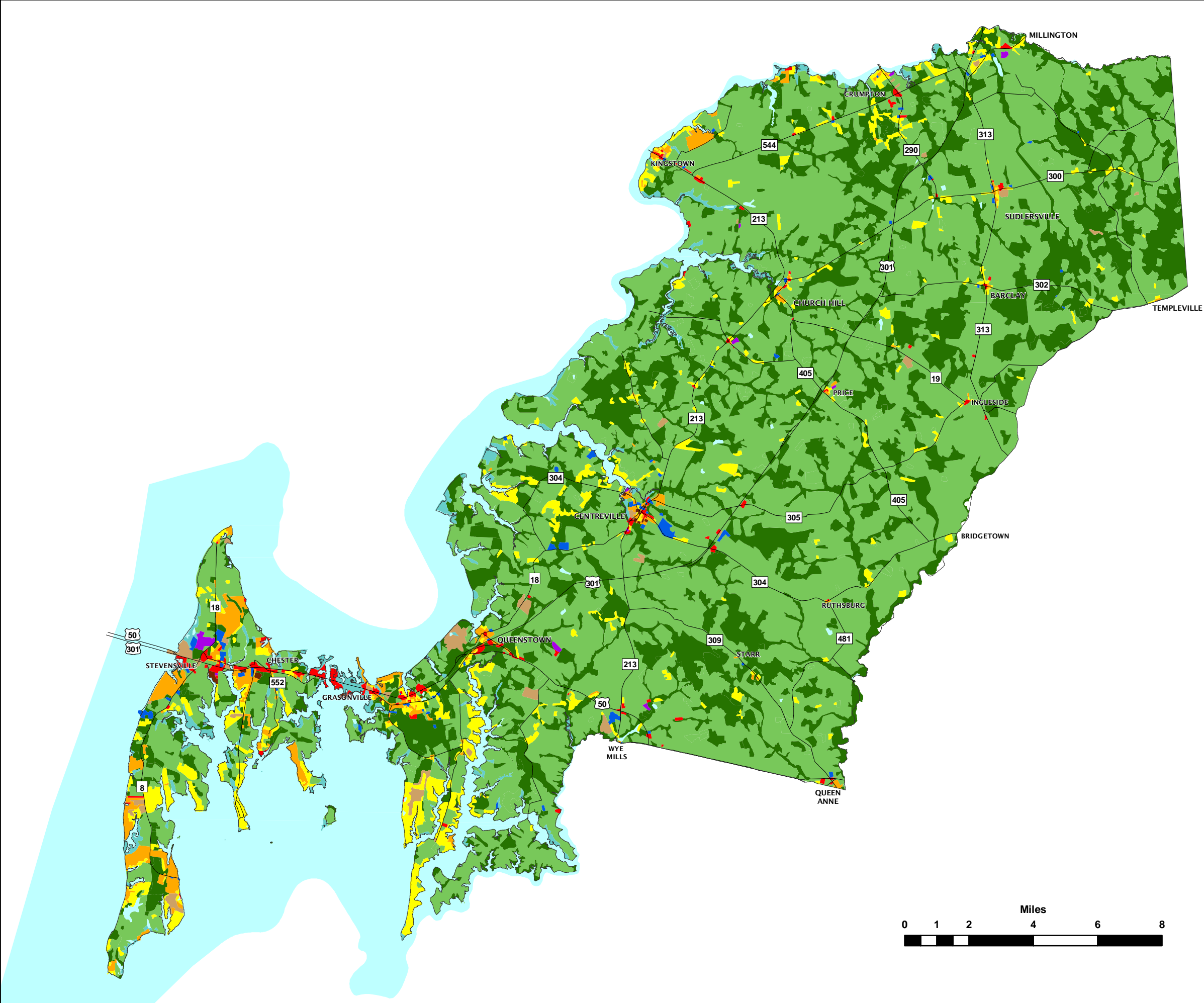
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SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, AND MARYLAND DEPARTMENT OF PLANNING.


MARCH 2010





MARYLAND


LAND USE - LAND COVER
2002


Legend


 County Boundary


 Roadways


 Incorporated Towns


 Low Density Residential


 Medium Density Residential


 High Density Residential


 Commercial


 Industrial


 Institutional

 Other Developed Land

 Agriculture

 Forest

 Water

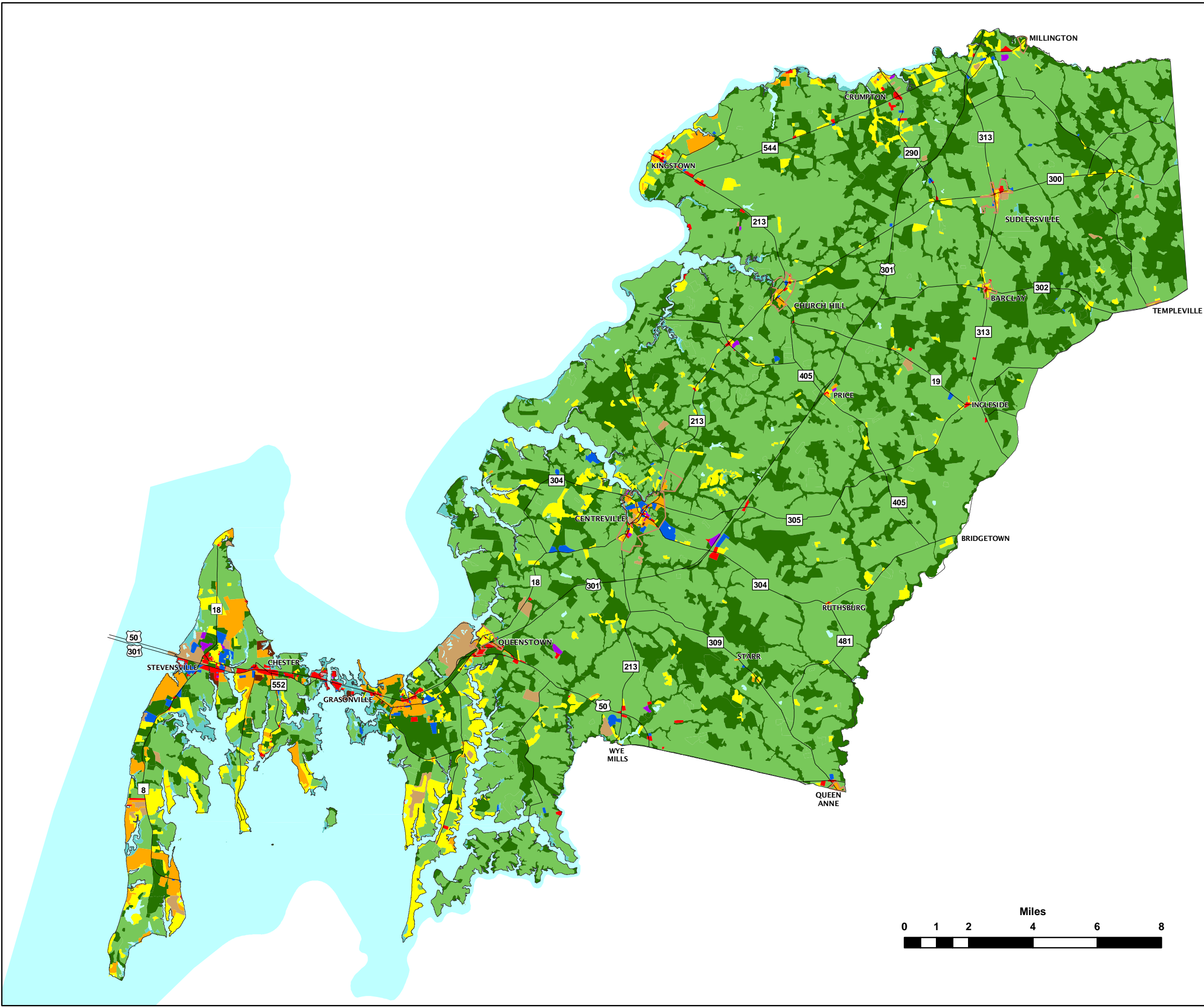
 Wetlands

NOTE: LAND USE CATEGORIES BASED ON MARYLAND DEFINITIONS, NOT QUEEN ANNE'S COUNTY OR LOCAL ZONING DEFINITIONS.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, AND MARYLAND DEPARTMENT OF PLANNING.

MARCH 2010



QUEEN ANNE'S COUNTY
COMPREHENSIVE PLAN UPDATE

MARYLAND

LAND USE - LAND COVER
2008

- Legend
- County Boundary
 - Roadways
 - Incorporated Towns
 - County / Town Planning Areas
 - Parks

November 2008 Land Use Land Cover

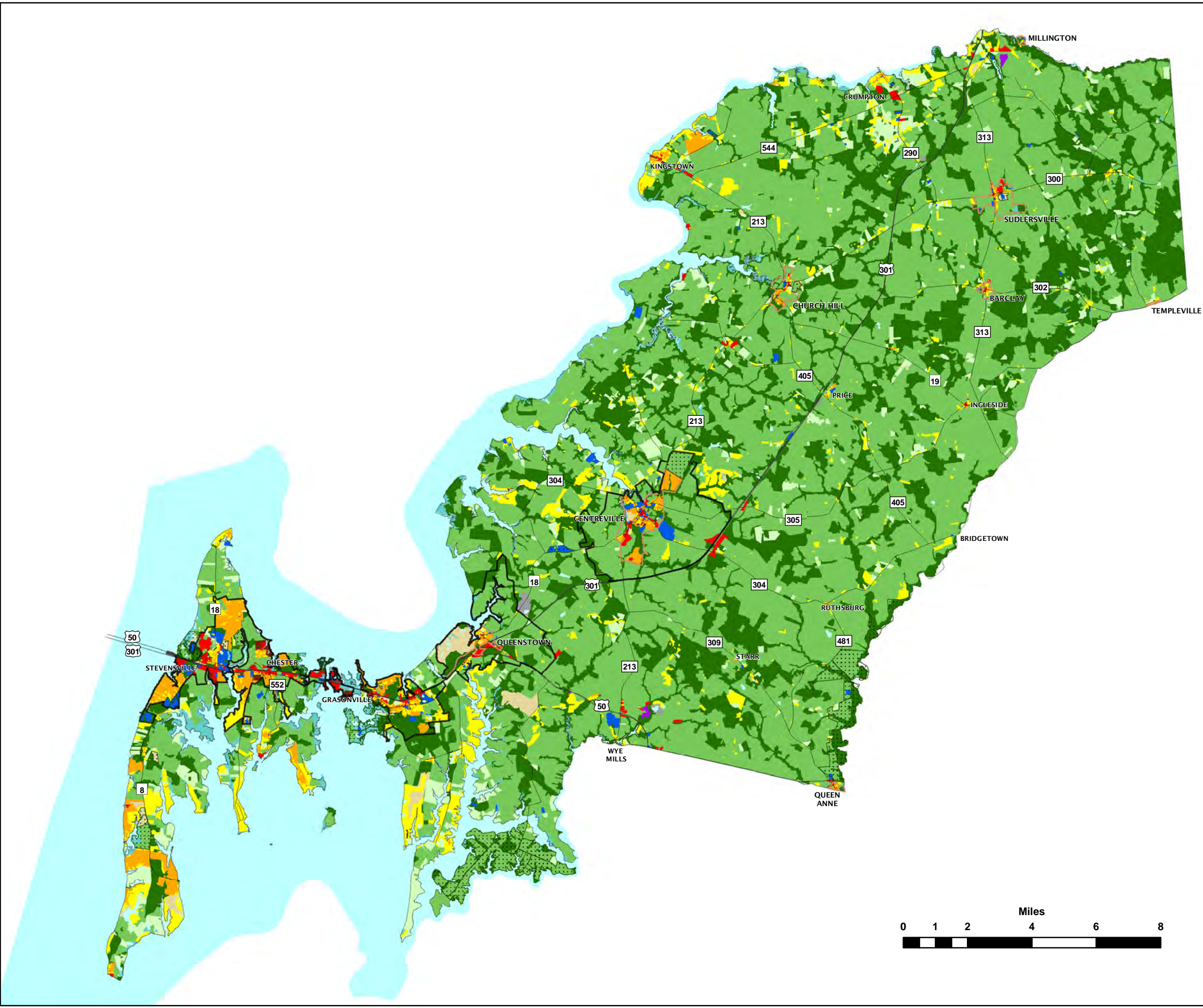
- Low Density Residential (1 to 2 units per 5 acres)
- Medium Density Residential (2 to 8 units per acre)
- High Density Residential (8+ units per acre)
- Commercial
- Mixed Commercial - Residential
- Industrial
- Institutional
- Surface Mining
- Agricultural & Very Low Density Rural Residential
(1 unit per 5+ acres)
- Recreation (Private & Public)
- Agriculture
- Forest
- Water
- Wetlands
- Transportation

NOTE: LAND USE CATEGORIES BASED ON MARYLAND DEPARTMENT OF PLANNING DEFINITIONS, NOT QUEEN ANNE'S COUNTY OR TOWN ZONING DEFINITIONS. LAND USE / LAND COVER DATASETS WERE CREATED BY THE MARYLAND DEPARTMENT OF PLANNING (MDP). FOR 2002 & 2008 MDP USED AERIAL IMAGERY AND PARCEL INFORMATION FROM MARYLAND PROPERTY VIEW. A DRAFT LAND USE / LAND COVER ORIGINATED AT MDP BASED ON 2007 DATA WHICH WAS REVIEWED AND REFINED BY THE COUNTY. THIS COMPREHENSIVE PLAN UTILIZED DATA FINALIZED AS OF NOVEMBER 2008, HOWEVER, SINCE THEN FURTHER REFINEMENTS HAVE BEEN SENT TO MDP. THE RESIDENTIAL DENSITIES ARE NOT REFLECTIVE OF QAC ZONING DISTRICT DENSITIES.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT AND MARYLAND DEPARTMENT OF PLANNING.


MARCH 2010





MARYLAND


CURRENT GENERALIZED
ZONING AREAS


Legend

 County Boundary


 Roadways


 County / Town Planning Areas


 Incorporated Towns


 Water


Generalized Zoning


 Residential


 Commercial

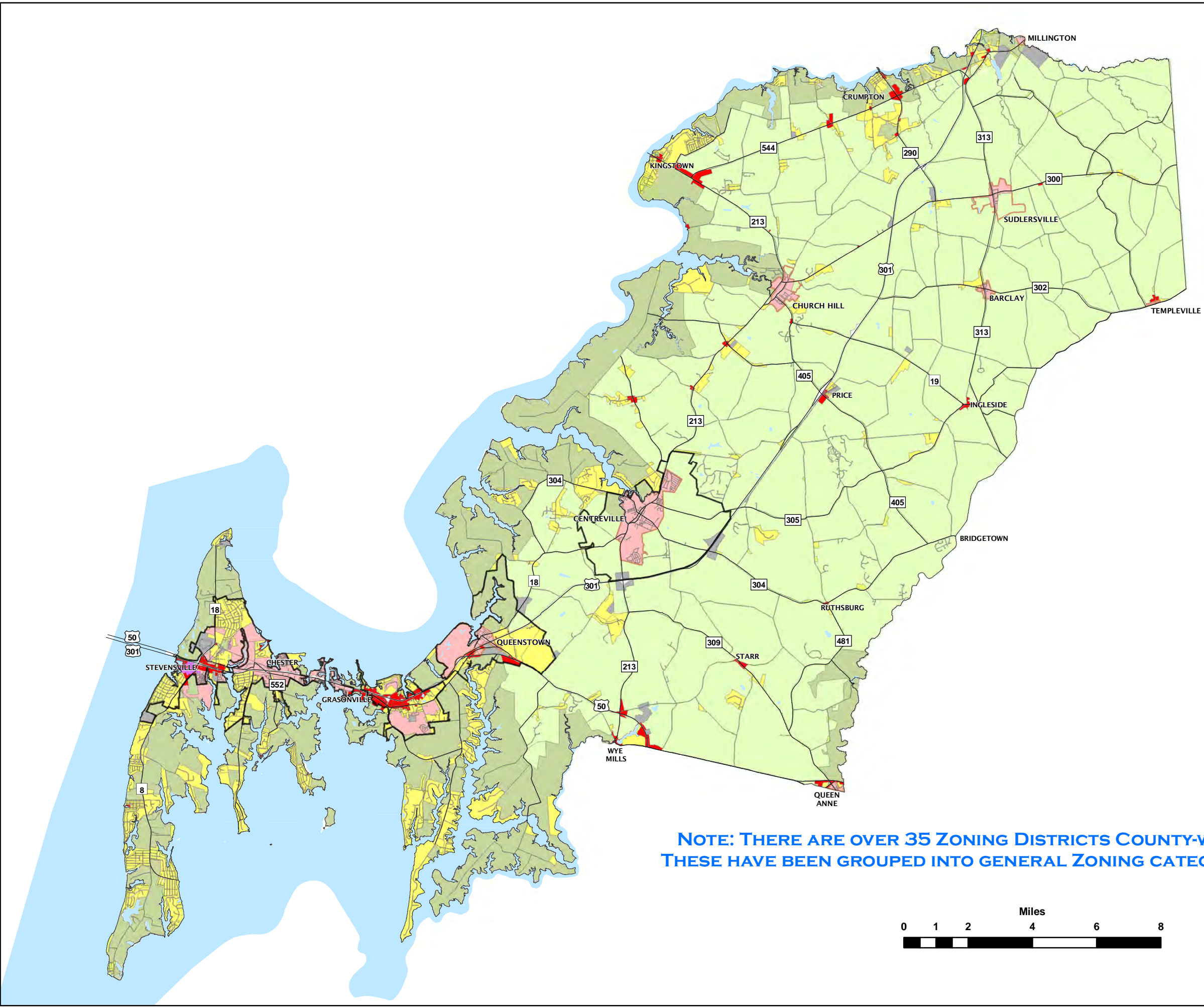
 Mixed Use (Residential / Commercial)

 Industrial

 Agriculture

 Countryside

 Airport District



NOTE: THERE ARE OVER 35 ZONING DISTRICTS COUNTY-WIDE,
THESE HAVE BEEN GROUPED INTO GENERAL ZONING CATEGORIES



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT
OF LAND USE, GROWTH MANAGEMENT &
ENVIRONMENT.

MARCH 2010



MARYLAND

COUNTY / TOWN
PLANNING AREAS AND
PRIORITY FUNDING AREAS

Legend

- County Boundary
- Roadways
- Waterways
- County / Town Planning Areas
- Town Future Annexation Areas
- Incorporated Towns*
- Priority Funding Areas
- Suburban Industrial Priority Funding Areas
- Water

NOTE: PRIORITY FUNDING AREAS ARE EXISTING COMMUNITIES AND PLACES WHERE LOCAL GOVERNMENTS WANT STATE INVESTMENT TO SUPPORT FUTURE GROWTH.

COUNTY / TOWN PLANNING AREA:
A GEOGRAPHICAL AREA, DEFINED BY THE PLANNING COMMISSION, TO BE CONSIDERED IN THE DEVELOPMENT OF A COMMUNITY PLAN OR COMPREHENSIVE PLAN.

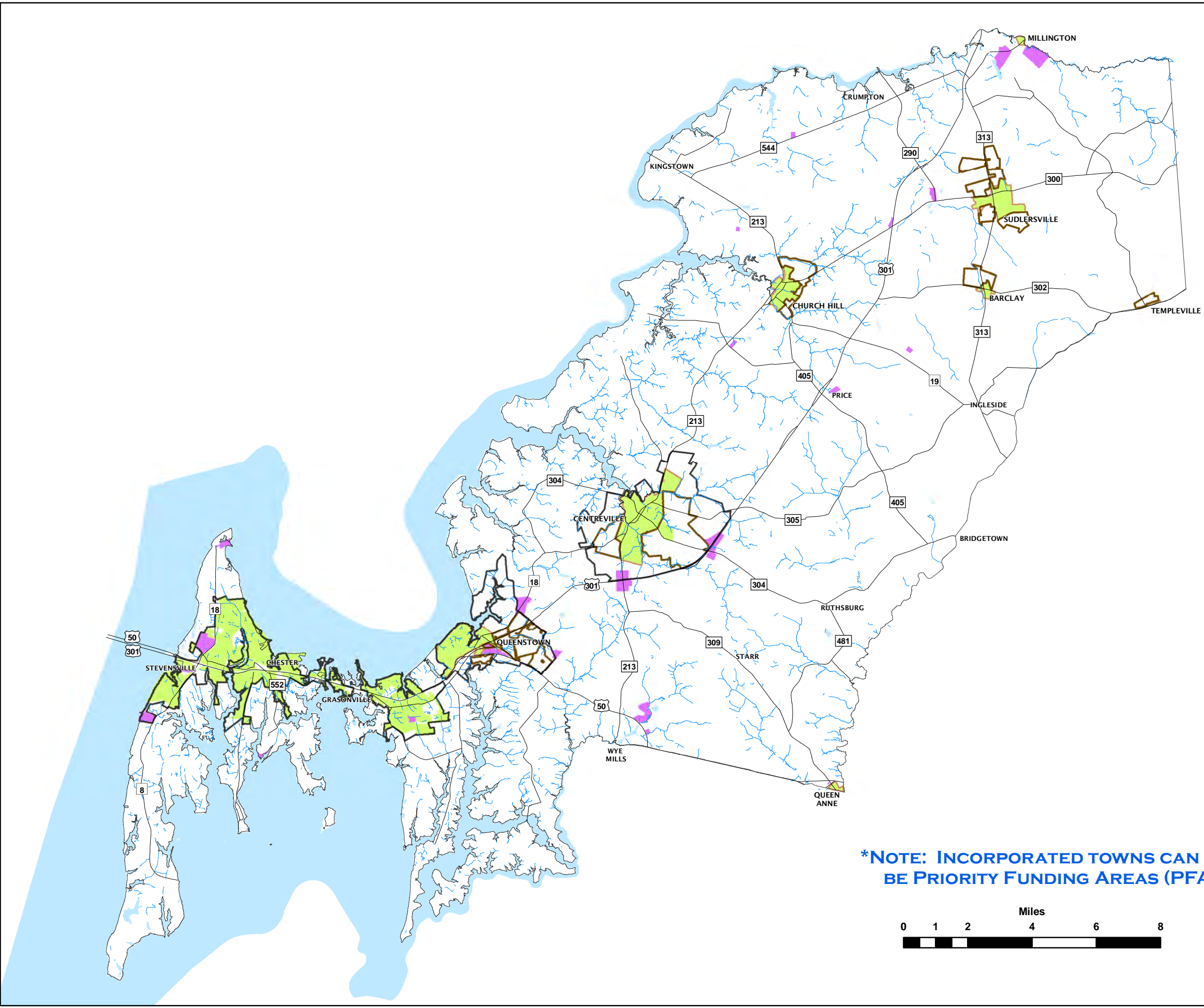
PRIORITY FUNDING AREAS:
EXISTING COMMUNITIES AND PLACE WHERE LOCAL GOVERNMENTS WANT STATE INVESTMENT TO SUPPORT FUTURE GROWTH. AS PER THE 1997 PRIORITY FUNDING AREAS ACT, BEGINNING OCTOBER 1, 1998, THE STATE OF MARYLAND DIRECTED FUNDING FOR PROJECTS THAT SUPPORT GROWTH IN PRIORITY FUNDING AREAS (PFAS). PFAS ARE AREAS IDENTIFIED BY THE COUNTY AND DESIGNATED BY THE STATE WHERE THE STATE, COUNTY AND MUNICIPALITIES WANT TO TARGET THEIR EFFORTS TO ENCOURAGE AND SUPPORT ECONOMIC DEVELOPMENT AND NEW GROWTH.

SUBURBAN INDUSTRIAL PRIORITY FUNDING AREA:
AREAS DESIGNATED AS INDUSTRIAL PRIOR TO JANUARY 1, 1999 THAT WOULD QUALIFY AS A PRIORITY FUNDING AREA.



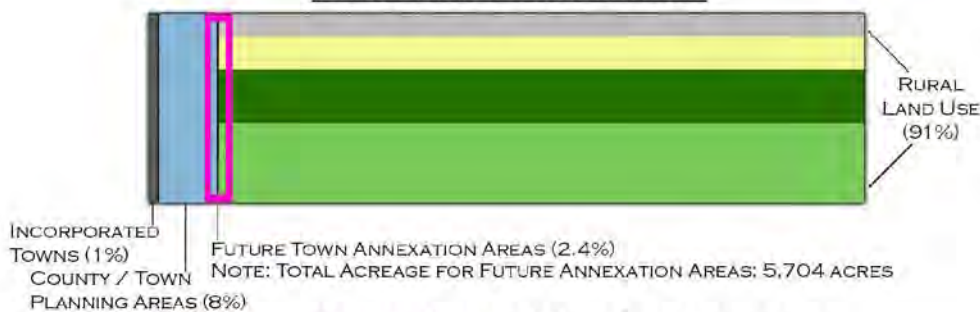
SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT AND MARYLAND DEPARTMENT OF PLANNING.

MARCH 2010

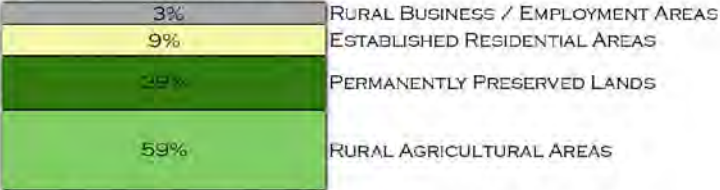


*NOTE: INCORPORATED TOWNS CAN ALSO
BE PRIORITY FUNDING AREAS (PFAS)

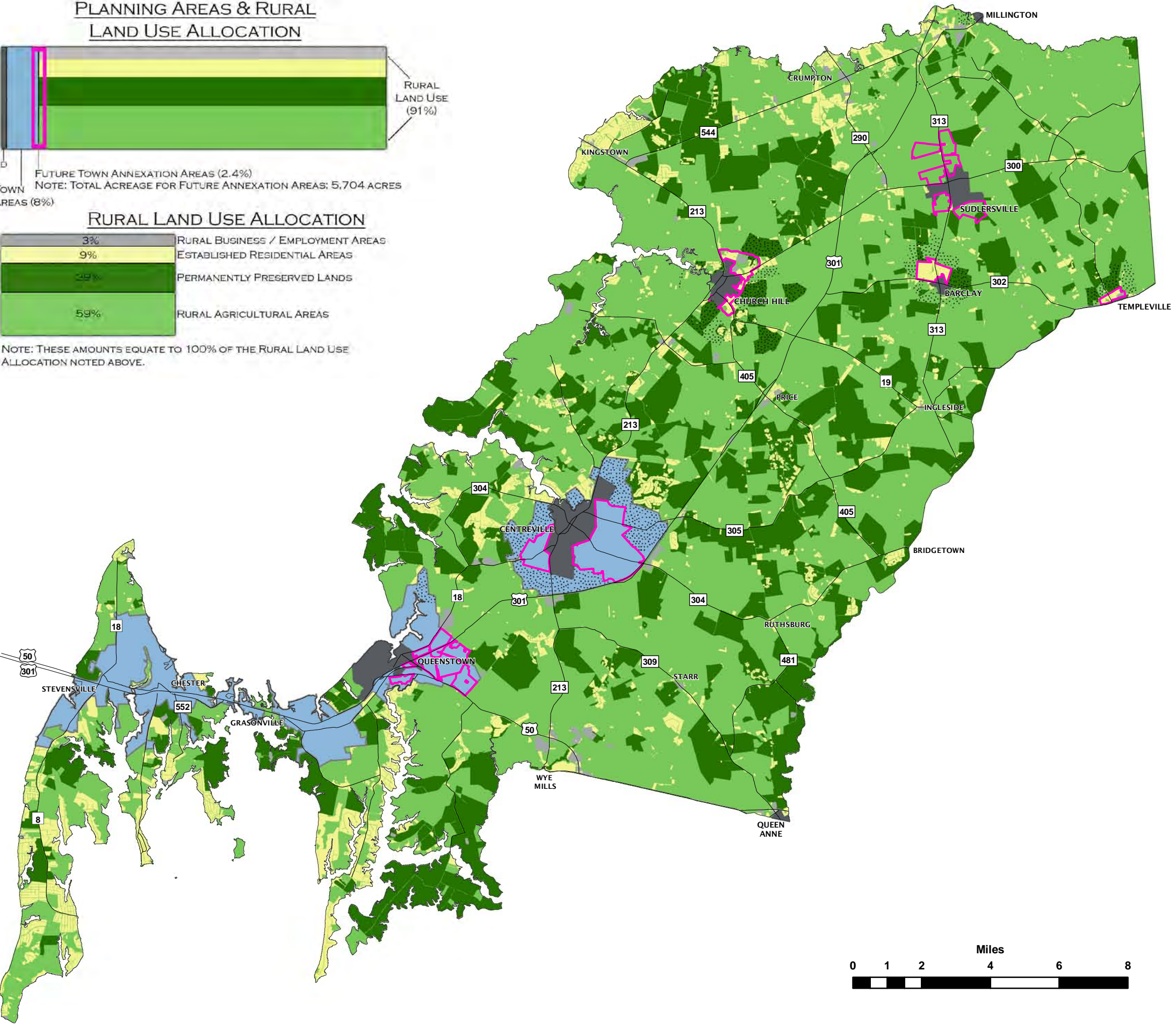
PLANNING AREAS & RURAL
LAND USE ALLOCATION



RURAL LAND USE ALLOCATION



NOTE: THESE AMOUNTS EQUATE TO 100% OF THE RURAL LAND USE ALLOCATION NOTED ABOVE.



QUEEN ANNE'S COUNTY
COMPREHENSIVE PLAN UPDATE

MARYLAND

COMPREHENSIVE PLAN MAP:
COUNTYWIDE LAND USE

- Rural Land Use**
- Established Residential Areas
 - Rural Business Employment Areas
 - Rural Agricultural Areas
 - Permanently Preserved Lands
 - Greenbelts
- Planning Areas**
- County / Town Planning Areas*
 - Incorporated Towns
 - Town Future Annexation Areas

NOTE:
THIS MAP IS TO BE USED IN CONJUNCTION WITH
THE COMPREHENSIVE PLAN TEXT AND OTHER PLAN
MAPS.

REFER TO TABLE 1-4 FOR LAND USE ALLOCATIONS.

*DETAILED LAND USE CLASSIFICATIONS SEE
MAP LU-7B.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT
OF LAND USE, GROWTH MANAGEMENT AND
ENVIRONMENT AND MARYLAND DEPARTMENT
OF PLANNING.

MARCH 2010



**COMPREHENSIVE PLAN MAP:
COUNTY/TOWN PLANNING
AREAS**

Detailed Land Use Classification

- Low Density Residential (1 to 2 units per 5 acres)
- Medium Density Residential (2 to 8 units per acre)
- Industrial / Business Park
- Commercial & Mixed Use
- Institutional
- Agricultural & Very Low Density Rural Residential
(1 unit per 5+ acres)
- Forest
- Greenbelts
- Agriculture & Open Space

Planning Areas

- County / Town Planning Areas
- Town Future Annexation Areas
- Incorporated Towns

NOTE:
GREENBELT: A BELT OF PARKS, OPEN SPACE AND
RURAL LAND SURROUNDING A TOWN.

*PER PLANS PENDING MARCH 2010

THIS MAP IS TO BE USED IN CONJUNCTION WITH
THE COMPREHENSIVE PLAN TEXT AND OTHER PLAN
MAPS.

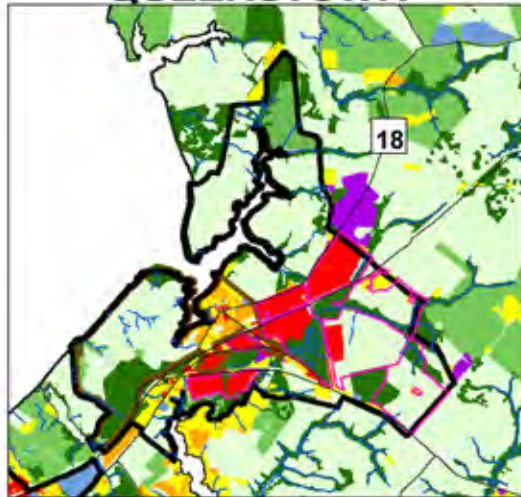


SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT
OF LAND USE, GROWTH MANAGEMENT &
ENVIRONMENT, AND MARYLAND DEPARTMENT
OF PLANNING.

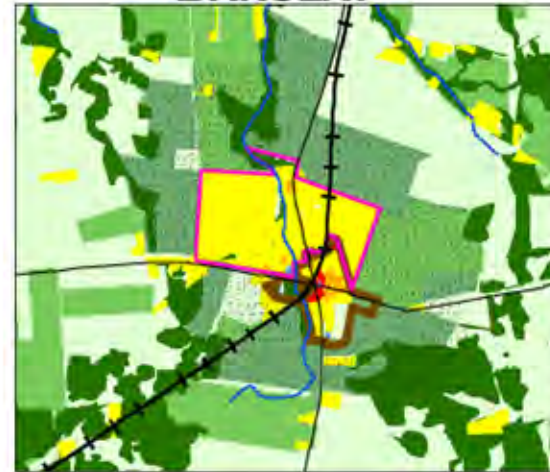
MARCH 2010



QUEENSTOWN*



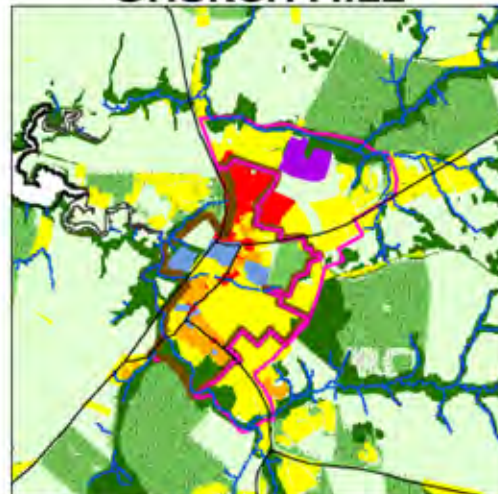
BARCLAY*



SUDLERSVILLE*



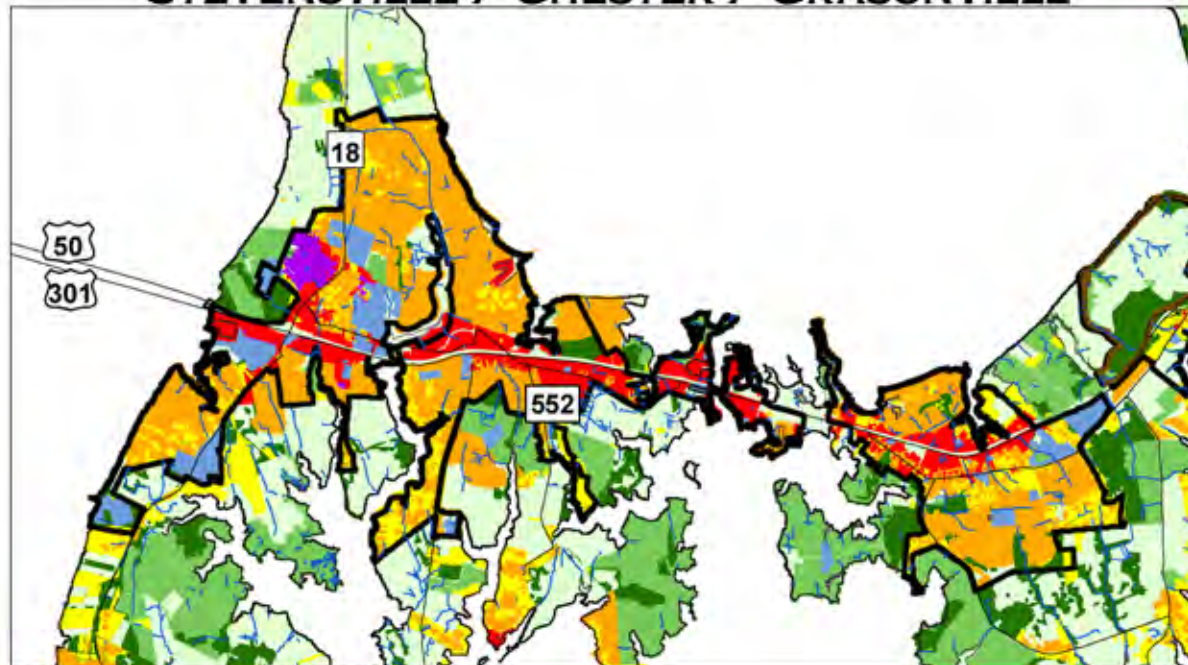
CHURCH HILL



TEMPLEVILLE*



STEVENSVILLE / CHESTER / GRASONVILLE



CENTREVILLE

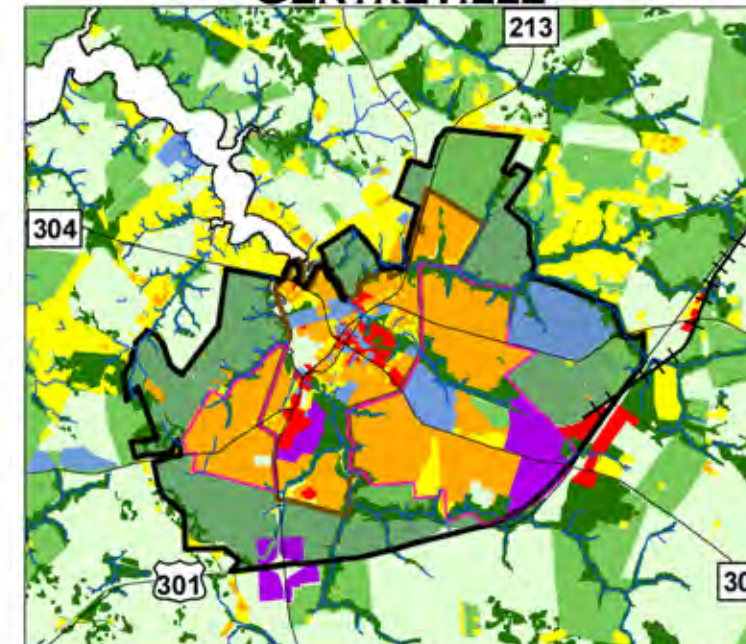




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Section 2.0 – Sensitive Areas, Water Resource and Mineral Resources Elements

Sensitive areas, water resources and mineral resources are key components of the County's natural environment as well as a part of the natural-resource based economy. The County contains 495 miles of shoreline with wildlife and aquatic habitats, and considerable acreage preserved as County and State parkland, natural areas or open space, agricultural lands, woodlands, wetlands and a variety of water resources. The land use ethic to preserve natural resources applies *sustainable smart growth management strategies* which contribute to the success of *maintaining the County as a quintessential rural community* through:

- Protection and preservation of sensitive areas and water resources using a variety of land use management tools and techniques;
- Reduction of stormwater runoff by using best management practices and best agricultural practices;
- Reduction of environmental impacts by using innovative technology for on-lot septic systems and public sanitary sewer systems; and
- Protection of quality and quantity of drinking water supplies and through watershed planning.

This Plan Element is part of the County's approach to *land use planning looking through the "lens of water resources management"* focusing on preservation of rural agricultural lands and protection of sensitive areas.

Due to the relationship of various natural resources and interrelationship of various Plan Elements, the following Plan Elements are contained within this section:

- Sensitive Areas Element;
- Water Resource Element; and
- Mineral Resources Element.

These Plan Elements are supported by background information and technical analysis contained in Appendix 3: Water Resource Analysis and Best Management Practices Toolkit (Appendix 3).

All maps referenced in this Element are contained in the tabbed Maps section titled Sensitive Areas, Water Resources, Mineral Recovery Areas and Preservation.

Article 66B Visions

1. Quality of Life
2. Public Participation
3. Growth Areas
4. Community Design
5. Infrastructure
6. Transportation
7. Housing
8. Economic Development
9. Environmental Protection
10. Resource Conservation
11. Stewardship
12. Implementation



Section 2.1 Legislative & Regulatory Background

Article 66B, which incorporates the provisions of HB 1141, requires a plan element to address sensitive areas and water resources contained within the County. Article 66B requires the County to assess and implement strategies in a Water Resource Element (WRE) that addresses the relationship of planned growth to water resources for wastewater treatment, stormwater management and safe drinking water. The legislation also requires that jurisdictions direct growth to areas where sufficient wastewater treatment capacity exists or can be expanded to ensure that water quality goals can be achieved.

Section 2.2 Vision, Overarching Goals & Guiding Principles

Article 66B visions with respect to sensitive areas and water resources emphasize environmental protection, resource conservation, stewardship and establishing Planning Areas. The following key visions provide the framework for the protection, preservation and conservation of the County's sensitive areas, water resources and natural resources.

- **Planning Areas (also known as Growth Areas)** – Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
- **Environmental Protection** – Land and water resources, including the Chesapeake Bay and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
- **Resource Conservation** – Waterways, forests, agriculture areas, open space, natural systems, and scenic areas are conserved.
- **Stewardship** – Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.



Section 2.2.1 Overarching Goal and Vision

***The Overarching Goal** is for adoption of the policies, regulations, legislation and enforcement procedures and the appropriation of funding for programs and projects necessary to restore, enhance, protect and conserve our land, air, and water resources, and establish programs designed to generate an awareness of and support for these measures.*

***The Vision** is that Queen Anne's County will remain a rural, agricultural, and maritime County because it restores, enhances, protects and conserves its valuable land, air and water resources through such measures as:*

- *Conservation and protection of our agricultural lands, open spaces, woodlands, wetlands, wildlife and their habitat;*
- *Conservation and protection of our water resources: bays, rivers, creeks, lakes, groundwater, and shorelines, such as: adherence to environmental regulations and low-impact storm water practices that seek to restore the Chesapeake Bay;*
- *Preservation of good air quality and viewscapes, including the night sky;*
- *Support for our agricultural, maritime, and tourism industries; and*
- *Environmental education programs aimed at promoting energy efficiency, comprehensive recycling practices for residences, businesses and public buildings, clean air and water policies, resource conservation and sustainable land use practices.*

Section 2.2.2 Guiding Principles for Preservation/Conservation of Sensitive Areas and Protection of Water Resources

The following guiding principles provide the framework for protection, preservation and conservation of sensitive areas and water resources. These guiding principles provide management of future development for the purpose of sustaining current and future populations, the environment and economic vitality. These guiding principles include:

- ① **Universal stewardship of the land, water air** will result in sustainable communities and protection of the environment.
- ② Land and water resources are carefully managed to restore and **maintain healthy natural systems**.
- ③ **Concentrate and direct growth to Planning Areas** and strategically selected new Planning Areas to protect resource areas.
- ④ **Planning Areas have the water resources and infrastructure** to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
- ⑤ Stewardship of the Chesapeake and Coastal bays, land and water resources is the responsibility of government, businesses, and residents for the **creation of sustainable communities** by collaborating to balance efficient growth with resource protection.



- ⑥ Apply *sustainable smart growth principles and best management practices* for the purpose of conserving resources, reducing resource consumption, and minimizing impacts on resources.
- ⑦ Encourage opportunities with respect to the County's *resource based economy and eco-friendly development*.

Section 2.3 Issues and Opportunities

Sustaining environmentally sensitive areas and the quality of water resources are factors in the overall quality of life of County residents. This section outlines various issues and opportunities for environmentally sensitive areas and water resources with respect to maintaining the County as a sustainable community through a balance of growth and economic development with protection, preservation and conservation of the environment.

Section 2.3.1 Environmentally Sensitive Areas

Environmentally sensitive areas as defined by Article 66B include:

- Streams, wetlands and their buffers;
- 100-year floodplains;
- Habitats of threatened and endangered species;
- Steep slopes;
- Agricultural and forest lands intended for resource protection or conservation; and
- Other areas in need of special protection, as determined in this Plan.

The following is a listing of planning issues and opportunities related to environmentally sensitive areas:

- Further protection of wetlands, both tidal and non-tidal, will have a positive impact on targeted ecological areas, wildlife habitat, flood control stream buffers and water quality.
- Further protection of woodlands or forested lands will have a positive impact on wildlife habitats, contribute to ecological balance and offer recreational opportunities for residents.
- Development in environmentally sensitive areas should use techniques to reduce impacts on water quality, wildlife habitats and shorelines.
- Preservation of wetlands and utilizing low impact design development techniques within groundwater recharge areas minimize impacts on life sustaining resources.
- Creating living shorelines will have a positive impact on both land and water resources.
- The quality of water is directly related to the sustainability of aquatic habitats, such as those for shellfish and fisheries, which are resources for the County's maritime industry.



Section 2.3.2 Water Resources

Water is a valuable and finite resource which must be carefully managed. The following is a listing of planning issues and opportunities related to the County's water resources:

Drinking Water

- Additional detailed hydro-geological studies are needed.
- Conversion of forest land and wetlands by development within groundwater recharge areas can impact the sustainability of the environment.

Water Quality

- Tidal waters in the County are already considered impaired.
- Total Maximum Daily Loads (TMDLs) have not been established by the State for all watersheds for the County and region. A TMDL establishes the maximum amount of an impairing substance or stressor, such as nutrients or other pollutants, that a water body can assimilate and still meet water quality standards. The *assimilative capacity* of waterways is its ability to receive pollutants without compromising water quality to the extent that recreational uses, human needs, and aquatic habitats are adversely affected.

Wastewater

- Limited wastewater treatment plant capacity and limited assimilative capacity of receiving waters impact both the environment and development opportunities.
- Wastewater infrastructure must have sufficient volume capacity and adequate nutrient removal capability or ability for expansion and/or upgrades to accommodate planned growth and development.
- Management and regulation of on-site sewerage disposal systems associated with new development that is not located within Planning Areas.
- Encourage reuse/recycling of treated effluent.

Stormwater

- Impervious surfaces affect the quality, volume, and rate of stormwater run-off. Limited capacity of receiving waters to assimilate non-point source nutrient loads could affect the ability to accommodate new residential and non-residential development.
- Studies have documented that the quality of aquatic and wildlife habitat of streams, lakes, and wetlands begins to decline when the area of impervious surface within a watershed reaches 10 percent of the total land area because of the increased volume of stormwater runoff.



Section 2.4 Resource Areas (refer to Map Tabs)

Environmentally Sensitive Areas include streams and stream buffers; 100-year floodplains; wetlands; groundwater; habitats of threatened and endangered species; and steep slopes. These sensitive areas can be vulnerable to adverse impacts from development activities, residential uses, and certain types of agricultural practices. Water resources include surface and ground water, drinking water supplies, management of stormwater runoff, and wastewater treatment. The following provides a brief explanation of the importance of each of these features.

- Wetlands, both tidal and non-tidal, offer benefits to ecological resources, such as providing unique wildlife habitat, flood control and natural water filtration.
- Woodlands or forested lands provide wildlife habitat, ecological balance, and in some cases, recreational opportunities for residents.
- Land adjacent to the shores of the Chesapeake Bay and its tidal tributaries offer great potential for improved water quality and natural habitats. Activities within this Critical Area are regulated in order to balance land use with levels of environmental protection.
- Water resources that supply drinking water need to be properly managed and maintained for current and future populations.

Section 2.4.1 Map ESA-1: Critical Areas

The Critical Areas Map ESA-1 identifies Critical Areas and wetlands. The data was provided by Maryland Department of Planning and Queen Anne's County Department of Land Use, Growth Management & Environment with other sources including the US Fish & Wildlife Service (USFWS), Maryland Department of Natural Resources (DNR), and the Maryland Department of the Environment (MDE).

In 2008, the Maryland General Assembly passed HB 1253, An Act concerning Chesapeake & Atlantic Coastal Bays Critical Area Protection Program Administration & Enforcement Provisions. Those areas affected by the Legislation include:

- | | |
|----------------------------|-------------------------------|
| ▪ Critical Area Mapping | ▪ Growth Allocation |
| ▪ Lot Coverage | ▪ Regulatory Authority |
| ▪ Erosion Control Measures | ▪ 200 Foot Buffer Requirement |
| ▪ Enforcement | ▪ Variances |

In order to implement those areas identified in the Critical Areas Act affected by the adoption of House Bill 1253, Sections of *Chapter 14, Queen Anne's County Environmental Protection Code* must be amended.

Critical Areas are lands that lie within 1,000 feet of the Chesapeake Bay and its tributaries as measured from mean high water line of tidal waters. Land within the Critical Areas is classified by its predominant use and intensity of development and is designated as one of the three following designations: IDA – Intensely Developed Area, LDA – Limited Development Area, and RCA – Resource Conservation Area. The following provides a brief description of each of these areas:

- **IDA – Intensely Developed Area** – An area where residential, commercial, institutional and/or industrial land uses are predominant and where relatively little natural habitat, if any, occurs.



- **LDA – Limited Development Area** – An area which is currently developed in low or moderate-intensity uses which contains areas of natural plant and animal habitats, and in which the quality of runoff has not been substantially altered or impaired.
- **RCA – Resource Conservation Area** – An area characterized by nature-dominated environments including wetlands, forests, abandoned fields, and resource-utilization activities including agriculture, forestry, fisheries activities or aquaculture.

Table 2-1 depicts changes with respect to impervious surface within Critical Areas for the IDA, LDA and RCA designations countywide. Currently, five percent of total lands within the Critical Area are impervious surface. Impervious surface includes building coverage, roadways, and parking lots along with other types of impervious cover such as driveways, patios, tennis courts, and sidewalks. Impervious surfaces can contribute to reduction in water quality, wildlife habitats and other environmentally sensitive areas.

Table 2-1: Impervious Surface by Critical Area Designation - 2008

Critical Areas	Total Acres	Impervious Area		Undeveloped Land	
		Acres	Percent	Acres	Percent
Intensely Developed Area – IDA	1,514.7	414.8	27.4%	1,099.9	72.6%
Limited Development Area – LDA	8,781.3	1,134.0	12.9%	7,647.3	87.1%
Resource Conservation Area – RCA	32,688.5	620.4	1.9%	32,068.1	98.1%
Total Critical Areas	42,984.5	2,169.2	5.0%	40,815.3	95.0%

Source: Queen Anne's County, Department of Land Use, Growth Management and the Environment & MDE/MDP Datasets

Section 2.4.2 Maps ESA-2 and ESA-3: Sensitive Areas & DNR Targeted Ecological Areas (Greenprint Area)

Similar to the Critical Areas map, these maps illustrate National Wetland Inventory (NWI) wetlands and Department of Natural Resources (DNR) wetlands, and also illustrate Statewide Priority Wetlands, Sensitive Species Project Review Areas (SSPRA), and Targeted Ecological Areas (Greenprint Areas). The following provides a brief description of each of these areas:

- **Sensitive Species Project Review Areas (SSPRA)** – These areas primarily represent the general locations of documented rare, threatened and endangered species as created and updated by staff of the Wildlife and Heritage Service.
- **National Wetlands Inventory (NWI)** – These areas include wetlands as identified by the US Fish & Wildlife Service datasets. Typically these include wetlands that are 5 acres or larger in size. Note: additional wetlands may exist.
- **DNR Wetlands** – These areas include wetlands identified by the DNR which supplement the NWI dataset.
- **Statewide Priority Wetlands** – These areas are identified by MDE based on the “Prioritizing Sites for Wetland Restoration, Mitigation, and Preservation in Maryland” report published in 2006.



- **DNR Targeted Ecological Areas (Greenprint Area)** – These areas were identified by DNR for informational purposes, using a variety of methods developed by agency ecologists and include large blocks of forests and wetlands, rare species habitats, aquatic biodiversity hotspots and areas important for protecting water quality.

Section 2.4.3 Map ESA-4: Watersheds

This map represents the Maryland Department of Environment (MDE) and DNR eight-digit Watersheds within Queen Anne's County. Eight-digit refers to the Hydrologic Unit Code (HUC) as carried out to 8 places, meaning that these areas are subsheds to larger watersheds. There are eleven of these eight-digit watersheds in the County. The map also illustrates those watersheds considered by MDE to have impairments and/or a completed TMDL study and established TMDLs. The map indicates that all watersheds in Queen Anne's County have impairments and that four of the eleven watersheds within the County have a completed TMDL study.

A **waterway is impaired** if nitrogen, phosphorus, or a resulting water quality characteristic prevents attainment of a designated or existing use such as limiting or prohibiting use as a public water supply, or for swimming or fishing.

A very small portion of the Lower Chesapeake Bay watershed is on the western edge of Kent Island. The portion of this watershed within the County, because it's less than 2 acres, is considered "deminimus" or "too small" by MDE for reporting purposes and is, therefore, not included in reports, summaries or the Appendix 3 analysis.

Section 2.4.4 Map ESA-5: Depth to Groundwater

This map illustrates the depth to ground water based on the Soil Survey Geographic (SSURGO) Database of 2003 as published by Natural Resources Conservation Service (NRCS). Depth to ground water refers to the shallowest depth to a wet soils layer (water table) during the months of April through June as expressed in inches from the soil surface for components whose composition in the map unit is equal to or exceeds 15%.

Section 2.4.5 Map ESA-6: Sewer Service Areas with Tier II High Quality Waterways

Sewer Service Areas are those areas identified in the County's Comprehensive Water and Sewerage Plan. The map reflects designated service areas as of May 2009. The design of sewerage treatment methods and technologies utilized within these areas need to take into consideration the impacts on water resources. Therefore, the map also identifies High Quality Waterways including catchment areas and stream segments that have been designated by the State as Tier II Waters.

Tier II Waters are waters covered by the State's Tier II anti-degradation designation of greatest concern with respect to discharges. This designation governs waters where water quality is better than the levels needed to meet clean water uses. Tier II waters, according to how anti-degradation policies are written, cannot receive new or increased discharges that would degrade their water quality.



Tier II specifies existing high quality water that is better than the minimum needed to support “fishable-swimmable” uses. While water quality can be slightly impacted, the State Anti-Degradation Policy identifies procedures that must be followed before an impact to Tier II waters can be allowed.

Section 2.4.6 Map ESA-8: Conservation Lands

The map identifies areas of conservation lands based upon the status of properties preserved through a variety of State and County preservation and conservation programs as of April 2009. The following types of conservation programs are identified on the map: Maryland Agricultural Land Preservation Foundation (MALPF) Districts; MALPF Easements; MALPF/Greenprint Easement; Maryland Environmental Trust (MET); Rural Legacy Easements and Areas; Private Conservation; Transfer of Development Rights (TDRs) Sending Areas; Deed Restricted Open Space; and, Non-Contiguous Open Space. Each of these programs is defined in a glossary contained in Appendix 2.

Tier II Anti-degradation Review

When development occurs, an application shall provide an analysis of reasonable alternatives that do not require direct discharge to a Tier II water body (this is referred to as a no-discharge alternative). The analysis must include cost data and estimates to determine the cost effectiveness of the alternatives.

Source: Maryland Dept. of the Environment

Section 2.4.7 Map ESA-10: Priority Preservation Areas 2010

Since 2008 and through the Comprehensive Plan update process, there has been discussion and consideration for expansion of the Priority Preservation Areas (PPA). The areas designated as PPA by this Plan are presented in Map ESA-10. Refer to the Section 3.0: Priority Preservation Area Element for additional details about the PPA. The PPA identified on this map encompasses approximately 119,004 acres or 50 percent of the land within the County, as an area targeted for permanent preservation of lands in agricultural production, forestry and/or natural resources. This map is included in this section because of the relationship between agricultural lands, sensitive areas and water resources. The protection of agricultural lands is a strategy for protecting sensitive lands and water resources.

Section 2.4.8 Map ESA-12: Stormwater Facilities & Impervious Cover

The identification of stormwater facilities and impervious cover was provided by the Queen Anne’s County Department of Land Use, Growth Management & Environment and the Queen Anne’s County Public Works Department. The map reflects stormwater facilities as of August 2009 and impervious cover as determined from 2008 aerial photography.



Section 2.5 Water Resources Element (WRE) and Land Use

The various land use patterns determined by Maryland Department of Planning (MDP) are used in the WRE to measure the nutrient loadings for nitrogen and phosphorus based upon formulas provided by Maryland Department of the Environment (MDE) for corresponding land use classifications. These detailed classifications have been reallocated as identified in the table below to support the creation of Map LU-7A: Comprehensive Plan Map – Countywide Land Use.

Table 2-2: Comparison of MDP Land Use Patterns and County Land Use Allocations

WRE Analysis – MDP Land Use Patterns	County Planning Areas & Rural Land Use Allocations (Map LU-7A)
Low Density Residential (1-2 Units per 5 acre)	Established Residential Areas
Medium Density Residential (2 to 8 units per acre)	
Industrial/Business Park	Areas within County/Town Planning Areas and Rural Business/Employment Areas
Commercial & Mixed Use	
Institutional	
Agricultural & Very Low Density Residential (1 unit per 5+ acres)	Rural Agricultural Areas
Forest	
Agricultural & Open Space (includes Greenbelts)	Rural Agricultural Areas and Permanently Preserved Lands

Appendix 3 provides a detailed analysis of water resources in the context of current land use and the 2030 projected land use patterns in order to determine the optimum land use scenario to minimize impacts on water resources. The analysis addresses the detailed requirements of the Water Resource Element outlined by the MDP and MDE. This Element of the Comprehensive Plan is summary level information that supports recommended strategies. Appendix 3 supplements the information contained in this Element.



Section 2.5.1 Water Resources – Wastewater

Table 2-3 identifies the demand and capacity of public wastewater treatment systems for various growth areas and towns. The remaining capacity of existing public systems is not sufficient to support projected growth. However, expansion of existing facilities and new facilities are identified to meet the needs of planned growth.

Table 2-3: Public Sewer Systems Demand and Capacity Summary
Million Gallons per Day (MGD)

Wastewater Treatment Plant (WWTP) Facility	Capacity Design (MGD)	Average Daily Flow (MGD)	Remaining Capacity (MGD)	Planned Growth – Future Demand Comments Relevant to Facility
Kent Narrows Stevensville Grasonville (KNSG) WWTP	3.000	1.533	1.467	The KNSG plant has reserved capacity for future development that includes non-residential space and 1,418 dwelling units plus 500,000 gallons per day (GPD) for failing septic systems. The plant is approaching capacity with these reserves.
Queenstown	.085	0.077	0.008	Plant is essentially at capacity; however the Town anticipates adding capacity for planned development as per the Queenstown Community Plan.
Centreville	0.542	0.381	0.161	The Centreville Community Plan identifies planned development which could exceed existing plant capacity, however additional plant capacity is anticipated to accommodate planned development*Plant has capacity which could be exceeded according to planned development identified in the Centreville Community Plan; however additional plant capacity is anticipated to accommodate planned development.*
Church Hill	0.080	0.047	0.033	The Town anticipates using remaining capacity for planned development as per the Church Hill Community Plan. Development in the Planning Area will require the expansion of the WWTP.
Sudlersville WWTP & Barclay**	0.090	0.044	0.046	Remaining capacity of 50,000 gpd is reserved for a new school flow and connection to the Town of Barclay. Anticipated flow associated with growth will require expansion of plant capacity.

* The Town of Centreville requested and, in 2008, MDE re-rated the new WWTP to process an average of 542,000 gpd of flow. This new WWTP is also capable of expansion to handle up to 1.2 million gpd of flow.

** Barclay is dependent on Sudlersville for Capacity; flows include anticipated connections.



Section 2.5.2 Water Resources – Drinking Water

Assessment of drinking water is accomplished by reporting on freshwater withdrawal by facility, treatment capacity and a summary of water system demand and capacity. Table 2-4 identifies the estimated freshwater withdrawal for the County with the identified Groundwater Appropriation Permit (GAP) or well withdrawal limits. Under current demands, the Stevensville and Riverside Distribution Systems show a deficit in the event that the best well is out of service as they have no back-up wells. The Stevensville vulnerability will be partially mitigated by the newly constructed water main interconnector from Stevensville to Bayside.

Table 2-4: GAP Well Withdrawal Limits Compared to Service Area Demand Projections

Service Area	GAP Well Withdrawal Limits		2006 Daily Well Withdrawal		Deficit with Best Well Out-of-Service, GPD
	Total GPD	Best Well Out-of-Service GPD	Average	Max-Month Daily Average	
Stevensville	1,255,000	265,000	639,000	811,000	546,000
Bridge Pointe	170,000	170,000	68,000	93,000	0
Bayside	300,000	45,000	91,000	135,000	0
Oyster Cove	187,000	187,000	84,000	135,000	0
Riverside	8,500	0	4,800	6,000	6,000
Grasonville	210,000	210,000	60,000	88,500	0
Prospect Bay	195,000	195,000	85,500	146,000	0

Source: Queen Anne's County, Water Service Area Study for Queen Anne's County Sanitary District, 2009

Table 2-5 identifies the net treatment capacity and deficits for various facilities. There is a need to improve on treatment capacity within the Stevensville water treatment system to meet 2010 demands. And, if all the properties in Grasonville that have access to the water system were to connect, treatment capacity will have to be improved for this system as well. There is also a need for additional treatment capacity for the projected 2040 demand for all facilities with the exception of the Riverside and Bayside-Queen's Landing treatment plants. Treatment enhancements are required unless systems can be interconnected and utilize the combined treatment capabilities of several facilities or all facilities to meet projected demands.

Table 2-5: Net Treatment Capacity Compared to Service Area Demand Projections

System	Net Treatment Capacity	Max-Daily Demand Assuming Moderate Growth (GPD)			Net Treatment Capacity Deficit Compared to 2010 Demands, GPD
		2008	2010	2040	
Stevensville	658,400	609,000	869,000	1,480,000	210,600
Bridge Pointe	258,325	74,000	228,000	271,000	0
Bayside-Queen's Landing	355,010	107,000	168,000	264,000	0
Oyster Cove	237,900	125,000	197,000	254,000	0
Riverside	37,560	2,700	6,300	9,500	0
Grasonville	154,100	84,000	158,000	194,000	3,900
Prospect Bay	182,000	140,000	144,000	218,000	0

Source: Queen Anne's County, Water Service Area Study for Queen Anne's County Sanitary District, 2009



Table 2-6 identifies the public water system demand and capacity for facilities owned and operated by the County and for select facilities owned and operated by the Towns. Information reported is based upon available data supplied by those entities responsible for public water systems. This table reflects existing demand and planned capacity needs with projected capacity surpluses or deficits. Interconnectivity of County facilities, new facilities and/or system expansions may be necessary to meet future demands for planned growth in several communities.

Table 2-6: Water System Demand and Capacity

Facility	Total Permitted Annual Average Daily Appropriations	Existing Demand	Population Served	Excess Annual Average Daily Capacity	Planned and Anticipated Capacity Needs	Net Excess Capacity	Potential Additional Users
County Facilities							
Bay Side Chester Growth Area*	198,000 gpd	114,585 gpd	1,550	83,415 gpd	35,000 gpd	48,415 gpd	194
Bridge Pointe Chester Growth Area*	211,600 gpd	90,229 gpd	750	121,371 gpd	32,500 gpd	88,871 gpd	355
Grasonville Grasonville Growth Area*	100,000 gpd	51,170 gpd	766	48,830 gpd	60,000 gpd	-11,170 gpd	-45
Oyster Cove Kent Narrows Growth Area*	95,800 gpd	90,229 gpd	588	5,571 gpd	51,000 gpd	-45,429 gpd	-182
Prospect Bay Stevensville Growth Area*	125,000 gpd	104,711 gpd	754	20,289 gpd	2,250 gpd	18,039 gpd	72
Riverside Chester Growth Area*	5,100 gpd	6,510 gpd	58	-1,410 gpd	3,750 gpd	-5,160 gpd	-21
Stevensville Stevensville Growth Area*, Chesapeake Bay Business Park and Thompson Creek	925,000 gpd	706,430 gpd	5,530	218,570 gpd	110,000 gpd	108,570 gpd	434
TOTAL	1,660,500 gpd	1,163,865 gpd	9,996	496,635 gpd	294,500 gpd	202,135 gpd	809

Source: Appendix 3 – Water Resource Analysis and Best Management Practices Toolkit 2010

*Growth Areas are known in this Plan as Planning Areas.

Section 2.5.3 Water Resources – Stormwater

A change in land cover from vegetated or forested conditions to impervious surface increases stormwater run-off volumes, which when unmanaged can contribute to a reduction in water quality and can have the potential for flooding downstream properties. Construction associated with a wide array of community development activities can result in increased rates of stormwater run-off. Therefore, there are regulations for stormwater management when development occurs.



Based upon the 2008 conditions depicted in Table 2-7, watersheds of concern include the Kent Island Bay and Eastern Bay Watersheds since the impervious cover has reached 10.23% and 9.04% respectively.

**Table 2-7: Impervious Surface Coverage
Existing Conditions (2008)**

Watershed	Total Watershed Acres	Acres of Impervious Surface	2008 % Impervious Surface
Corsica River Watershed	23,877.8	855.4	3.58%
Eastern Bay Watershed	11,497.1	1,038.9	9.04%
Kent Island Bay Watershed	5,171.8	529.2	10.23%
Kent Narrows Watershed	6,815.5	382.1	5.61%
Lower Chesapeake*	8.1	0.2	2.55%
Lower Chester River Watershed	17,647.5	810.8	4.59%
Middle Chester Watershed	7,849.9	246.1	3.14%
Southeast Creek Watershed	34,721.6	660.8	1.90%
Tuckahoe Creek Watershed	46,085.5	747.6	1.62%
Upper Chester River Watershed	52,066.8	1,073.4	2.06%
Upper Choptank Watershed	1,924.8	26.4	1.37%
Wye River Watershed	29,512.4	838.7	2.84%
Total	237,178.8	7,209.6	3.04%

Source: Lands Available for Development – Build-Out Analysis, 2009 and Queen Anne’s County Department of Land Use, Growth Management and Environment

*Lower Chesapeake Watershed –portion located within County boundaries is too small for assessment.

Section 2.5.4 Point and Nonpoint Sources Impacts

The impacts of non-point and point sources of nitrogen and phosphorous on water resources are detailed in Appendix 3. The following are key definitions and a general listing of impacts with respect to each.

- **Point Source** – A source of pollution which is easily identified; for example, a factory or a wastewater treatment plant.
- **Nonpoint Source** – A source of water pollution which is not readily identifiable; for example, runoff from development, farms, dumping from boats, automobile exhaust and air deposition.

Wastewater (point source pollutants)

- Additional point source loadings impact already impaired surface waters and thresholds for TMDLs have not yet been established for most watersheds.
- Development may be limited by wastewater treatment plant capacity.



- Wastewater treatment plants and on-site sewerage disposal systems are both point sources of nitrogen and phosphorus with the potential to further pollute both surface water and groundwater.
- Emphasis on the use of technology to limit impacts on water resources is crucial to areas such as County and Town Planning Areas with compact development patterns.

Stormwater (non-point source pollutants)

- The amount of impervious surface impacts the quality, volume and rate of run-off and pollution of waterways.
- Increased impervious surface, if not managed properly, can result in increased impacts on water resources.
- Emphasis on agricultural best management practices and growth management strategies such as TDRs can reduce impacts on water resources within rural agricultural lands.
- Emphasis on the use of best management practices and innovative solutions to reduce impacts on water resources is crucial to areas such as County and Town Planning Areas with compact development patterns.

The State's current model for watershed based planning is accounting for two factors, the nutrient loading of total phosphorus and total nitrogen. The data generated in the WRE spreadsheets, contained in Appendix 3, Section 11.0 indicate that agricultural land use can be a greater non-point source loading of nitrogen and phosphorus for receiving waters. Residential and commercial development would result in lower nitrogen and phosphorus loadings in comparison to agricultural land use. However, accounting for other factors, nutrient loadings from residential and commercial development would likely be higher than agricultural land uses.

However, there are multiple variables that need to be factored into land use planning policy and decisions, including the amount of impervious coverage within a watershed as well as social, historical, cultural and economic considerations, the impact to public facilities and public safety, opportunities to preserve open space and farmland, to provide recreation and that new development needs to fit with the character and context of the existing community in its design.

Utilizing the State's data for the nutrient loading analysis would appear to promote residential development over agricultural land use as a strategy to improve water quality in the rural areas. Nevertheless, the County's *sustainable smart growth management strategies* articulated in this Plan emphasizes the principles of Smart Growth by directing new development to County and Town Planning Areas while preserving agricultural land in the rural areas.



Section 2.6 Sustainability Measures & Best Management Practices

Planning at the watershed level is essential to the health of streams, water bodies and groundwater. The analysis contained in Appendix 3 lays the groundwork for more detailed study in the future to develop a Watershed Management Plan and Water Protection Plan. The following sections identify sustainability indicators and measures for future tracking to determine progress toward protection of environmentally sensitive areas and water resources as well as applicable best management practices.

Section 2.6.1 Sustainability Indicators & Measures

The protection of environmentally sensitive areas and water resources through conservation of natural resources and ecological systems enhances the quality of life for County residents resulting in local and regional sustainability. The following indicators may be measured, evaluated and tracked over time to determine community impact with respect to meeting preservation goals and water resource goals contributing to the overall sustainability of the County.

- Change in environmentally sensitive lands.
 - Acres preserved versus acres converted to development.
- Change in land use patterns.
 - Track development inside and outside of Planning Areas and towns.
 - Track development within Critical Areas.
 - Assess nitrogen loads and phosphorus loads (point source and nonpoint source) by land use classification.
- Change in agricultural lands.
 - Acres of agricultural lands converted to development versus acres of preserved agricultural land.
- Change in the amount of forested lands.
 - Acres of forest land converted to other uses versus acres of preserved forest land.
- Change in impervious surface.
 - Impervious surface measured at the eight digit watershed level.

Other indicators of the health, safety and welfare of the watersheds within the County include the assessment and measurement of the following factors as part of the comparative ranking assessed for the County with respect to the Clean Water Act Status Report that is maintained and updated on line for each state, county and other jurisdiction by the Environmental Protection Agency (EPA).

- Overall Clean Water Act comparative ranking.
- Priority for regulation.
- Impervious coverage.
- Leading pollutants/stressors of surface waters:
 - Number of impaired water bodies;
 - Other habitat alterations;
 - Impaired biological community;
 - Nutrients, pathogens and sediment; and
 - Leading sources of water quality problems such as nonpoint sources, natural sources and municipal point sources.



Section 2.6.2 Best Management Practices, Tools & Techniques

Water resources are best protected when the appropriate best management practices, tools and techniques are used based upon the general characteristics of the landscape and site specific conditions. Table 2-8 summarizes the Best Management Practices (BMP), Environmental Site Design (ESD) and other tools, techniques and strategies typically associated with general characteristics of “landscapes” organized by Maryland’s Tributary Strategy. The Tributary Strategy, as outlined in Maryland’s Chesapeake Bay Tributary Strategy Statewide Implementation Plan (January 2008), includes a variety of strategies available for consideration in the implementation of local land use and environmental regulation for development.

BMPs, ESD and other tools, techniques and strategies specific to each eight digit watershed and agricultural, natural, rural, suburban and town/village landscapes are identified in Appendix 3, Table 11.1-3, Best Management Toolkit series for each watershed.



2.0 Sensitive Areas

Table 2-8: Summary of Best Management Practices, Tools, Techniques and Strategies

BMP, Tools, Techniques and Strategies (Tributary Strategy)	Agricultural Landscapes	Natural Landscapes	Rural Residential Landscapes	Suburban Landscapes	Town/Village Landscapes
Point source/Urban Source Strategy				Expand water & wastewater systems	Expand water & wastewater systems
Stormwater Strategy	BMPs and Agricultural Best Practices	BMPs, Conservation and Agricultural Best Practices	BMPs and ESD	BMPs and ESD	BMPs and ESD
Onsite Sewage Disposal Strategy (OSDS)	Innovative Nutrient Reduction Technology	Innovative Nutrient Reduction Technology	Innovative Nutrient Reduction Technology	Septic Elimination through connection to public sewer and Innovative Nutrient Reduction Technology	Septic Elimination through connection to public sewer
Growth Management Strategy	PDR and Conservation/ Preservation	PDR, Conservation/ Preservation and Restrict Development in Critical Area Buffers	Cluster Development, ESD and Existing Infrastructure	Public Water and Wastewater Systems, TDR Receiving Areas	Infill/ Redevelopment, TDR Receiving Areas
Agricultural Strategy	Agricultural BMPs, Stormwater BMPs and Preservation/ Conservation	Stormwater BMPs and Preservation/ Conservation	Stormwater BMPs, Preservation/ Conservation and Cluster Development	TDR Receiving Areas	TDR Receiving Areas
Waterway Strategies	Buffers, Preservation/ Conservation and Tree Planting	Buffers, Preservation/ Conservation, Tree Planting and Living Shore Construction	Buffers, Preservation/ Conservation, Tree Planting and Living Shore Construction	Buffers, Tree Planting and Living Shore Construction	Buffers, Tree Planting and Living Shore Construction
Air Deposition Strategy	Forest Conservation and Preserve Green Infrastructure	Forest Conservation and Preserve Green Infrastructure	Forest Conservation Plans and Wooded Lot Standards	Forest Conservation, Woodlot Standards, Greenbelts and Trails/Paths	Walkable Communities (Pedestrian Facilities) and Expand Transit

Source: Appendix 3: Water Resource Analysis and Best Management Practices Toolkit 2010

BMPs=Best Management Practices, ESD=Environmental Sensitive Design, TDR=Transfer of Development Rights, PDR=Purchase of Development Rights



Section 2.7 Environmental Policies, Programs and Regulations

There are a variety of regulatory, review and permitting processes designed to protect and regulate activity associated with environmentally sensitive areas and water resources. The following provides a brief overview for each.

Section 2.7.1 Federal and State Preservation Programs

There is a variety of Federal and State environmental protection regulations as well as a variety of environmental stewardship programs. Several key regulations and programs are described as follows:

- **Clean Water Act, Section 404** – The US Army Corps of Engineers (COE) regulates the discharge of dredged or fill material into wetlands. The COE district office determines whether various activities such as placement of fill material, levee and dike construction, mechanized land clearing, land leveling, transportation infrastructure construction and dam construction requires a permit.
- **Maryland Non-tidal Wetlands Protection Act** – The Maryland Department of the Environment (MDE), Nontidal Wetlands and Waterways Division ensures there is no overall net loss of non-tidal wetland acreage and reviews the following construction activities: grading or filling, excavating or dredging, changing the existing drainage pattern, disturbance of water levels or water table or destroying or removing vegetation. Permits are required for activities that alter a non-tidal wetland or wetland buffer.
- **Maryland Tidal Wetlands Act** – Maryland Department of the Environment manages tidal wetlands and provides resource protection for the activities such as: filling open water and vegetated wetlands, construction of piers, bulkheads, revetments, dredging and marsh establishment.
- **Chesapeake Bay Restoration Act** – The Act and subsequent policies, programs and regulations addresses Bay restoration. The Act established the Chesapeake Bay Restoration Fund administered by MDE for upgrading the 66 largest wastewater treatment plants to Enhanced Nutrient Reduction (ENR) standards. The Act established the following:
 - Septic Upgrade Program to remove nitrogen; and
 - Fee paid by onsite sewage disposal system (OSDS) or septic users to fund the upgrade of septic systems through the Septic Upgrade Program.
- **Maryland's Stormwater Management Act of 2007** – These regulations, effective May 4, 2009, requiring Environmental Site Design (ESD) through the use of nonstructural best management practices and other better site design techniques to be implemented to the maximum extent practicable. MDE is charged to implement the provisions of the Act.
- **Policy for Nutrient Cap Management and Trading** – MDE has developed this policy to support restoration of the Bay while accommodating expected population growth.
- **Water Quality Infrastructure Program** – This program, administered by MDE, provides grants and loans for sewage treatment and drinking water system upgrades through the State's Biological Nutrient Removal (BNR) Cost-Share Grants Program, Supplemental Assistance Program and State Revolving Loan Fund (SRF).
- **Maryland Department of the Environment, Land Management Administration (LMA)** – The LMA is responsible for licensing and permitting processes associated with mining activities, sewage



sludge utilization, refuse disposal, groundwater discharge permits for rubble landfills and other related permitting to protect the environment.

- **Sediment and Erosion Control Plans** – Requirements for submission, review and approval of a Sediment and Erosion Control Plan.

Section 2.7.2 County Environmental Policies, Programs and Regulations

The following is a listing of key County Ordinances adopted since 2004, when the County's Zoning and Subdivision Regulations codified in Chapters 14 and 18 of the County Code were comprehensively revised, to further minimize environmental impacts and to define regulatory activities with the potential to protect environmentally sensitive areas and water resources. Some of the ordinances listed below pertain to the Chesapeake Bay Critical Area Act and the County's Environmental Protection Code and other chapters of the County Code.

- **County Ordinance No. 08-15** – The ordinance makes minor extraction and dredging disposal uses requiring a permit from the Maryland Department of the Environment permitted as a conditional use.
- **County Ordinance No. 08-13** – The ordinance incorporates the County's Environmental Site Design Manual into Chapter 14:4 of the Code of Public Local Laws and established a preference for non-structural practices for stormwater management plans.
- **County Ordinance No. 08-10** – The ordinance prohibits application of commercial or chemical fertilizer within the Critical Area Buffer during certain times of the year.
- **County Ordinance No. 08-09** – The ordinance requires mandatory pump-out of on-site septic systems at least once every five years.
- **County Ordinance No. 08-08** – The ordinance provides the right-to-conduct seafood industry operations.
- **County Ordinance No. 08-04** – The ordinance defines setbacks of 100 feet from Tidal and Non-Tidal Waters and Wetlands for principal residential structures in the Waterfront Village Center Zoning District.
- **County Ordinance No. 04-07** – The ordinance establishes setback from stream buffers for certain uses.
- **County Ordinance No. 04-06** – The ordinance adds provisions requiring vegetative improvements to stream buffers when development activity occurs on adjacent land.

The following is a listing of the County's key reference standards and regulations.

- **Environmental Site Design Manual** – The manual contains concepts and design procedures for Environmental Site Design (ESD) also referred to as Low Impact Development (LID). The manual was produced in association with the Corsica River Watershed Restoration Action Strategy and is to be used as a supplement and complement to the Maryland 2000 Stormwater Management Design Manual (MDE, 2000).



Section 2.8 Goals, Objectives and Recommendations

This section identifies various goals, objectives and recommendations that will contribute to realizing the goal for protection, preservation and conservation of environmentally sensitive areas and water resources.

*The **Overarching Goal** is to adopt policies, regulations, legislation, enforcement procedures and appropriate funding for programs and projects necessary to restore, enhance, protect and conserve our land, air, and water resources, and establish programs designed to generate an awareness of and support for these measures.*

Goal 1: Resource Protection, Conservation and Preservation Strategies that Promote High Water Quality and Protect Aquatic Life with Emphasis on Critical Areas

Objective 1: Seek to implement watershed based planning to comply with nutrient Total Maximum Daily Loads (TMDLs) of receiving waterways as identified by the State.

Recommendations:

1. Develop and implement strategies to reduce pollutant loads on a watershed by watershed basis in accordance with the nutrient TMDLs.
2. Consider innovative nutrient reduction technologies for septic systems.
3. Reduce the impacts of impervious surfaces through Environmental Site Design (ESD).
4. Collaborate closely with Kent, Caroline and Talbot Counties with whom we share watershed boundaries.

Objective 2: Promote and facilitate the protection of Sensitive Areas.

Recommendations:

1. Support State programs for the protection of wetlands.
2. Continue to implement the County's wetland and stream buffer protection ordinances.

Objective 3: Seek to protect Critical Areas.

Recommendations:

1. Do not allow classification changes in Critical Areas except for:
 - a. designated Planning Areas;
 - b. a public service need is demonstrated;
 - c. existing and future institutional uses; or
 - d. where there is no net increase in intensity.
2. Establish shoreline buffers on Critical Area parcels in accordance with State legislation and requirements.
3. Within the Agricultural (AG) and Countryside (CS) zoning districts, no new development within the 300 foot buffer is permitted, except where grandfathered by provisions in Chapter 14, or unless a hardship is demonstrated.



4. When Critical Area Transfer of Development Rights (TDRs) is used, both sending and receiving parcels must provide established buffer areas consistent with adopted State regulation.
5. No growth allocation granted, outside of designated Planning Areas, to create Intensely Developed Areas (IDA), except for institutional and public service uses.

Goal 2: Conservation, Preservation and Regulation Strategies to Include Environmental Protection and Resource Conservation Measures

Objective 1: Develop steps to improve water quality in order to be removed from the State's impaired waterway list.

Recommendations:

1. Promote agricultural "best management practices" and in residential communities incorporate Environmental Site Design (ESD).
2. Manage the County's water resources in accordance with the County's Comprehensive Water and Sewerage Plan.
3. Encourage water conservation practices.
4. Promote innovative and environmentally sustainable development to protect water resources in order to meet future demands.
5. Seek grant opportunities for storm water management retrofits.
6. Encourage the development of watershed management plans.
7. Track impervious surface percentage on a watershed basis.
8. Further limit fertilizer use on residential properties.

Objective 2: Protect Sensitive Areas.

Recommendations:

1. Continue to implement County resource protection standards, ordinances and regulations pertaining to floodplains, steep slopes, streams and stream buffers, shore buffers, wetlands, erosion hazard areas, woodlands, and habitats of threatened and endangered species.
2. Evaluate the need to increase the size and effectiveness of buffers.
3. To accommodate storm surges, rising sea level, and climate change, prevent development in mapped flood zones for category 3 storms and evaluate the appropriateness to go beyond the FEMA requirements and consider further restrictions based upon projected sea level rise.
4. Implement aggressive efforts to reduce sediment, nutrient and pollution delivery to flowing streams and the Chesapeake Bay by employing Environmental Site Design (ESD) techniques.



Section 2.9 Mineral Resources Element

Mineral deposits of sand and gravel found in the County provide unique opportunities to support local and regional development and infrastructure needs while contributing to the County's economy. Roads, homes, commercial buildings, public facilities and utilities, industrial facilities as well as many community amenities require use of these minerals for construction as well as long-term maintenance. The following is a listing of planning issues and opportunities related to mineral resources:

- Include sustainable practices that allow for the use of non-renewable of minerals.
- Assure that other uses are compatible with the ability to extract the resource.
- Protection of the environment must consider that surface mining alters the natural environment.
- Protection of water resources must consider the impacts of surface mining on water resources.

In areas where sand and gravel supplies are predominant, the use of zoning tools and techniques such as low density zoning, Transfer of Development Rights (TDR), Purchase of Development Rights (PDR) and cluster development techniques contributes to the protection of mineral supplies necessary for continued economic growth.

Section 2.9.1 Legislative & Regulatory Background

Article 66B requires inclusion of a mineral resources element that identifies undeveloped land that should be kept in its undeveloped state until the land can be used to or assist in providing a continuous supply of minerals, that identifies appropriate post excavation uses for the land, and incorporates land use policies and recommendations for regulations.

Section 2.9.2 Map ESA-7: Potential Mineral Resource Areas

Map ESA-7 identifies areas with potential mineral resources. Potential areas of sand and gravel deposits in the County are depicted on the map as the Qu, Upland Deposits (Eastern Shore).

Section 2.9.3 Policies, Programs and Regulations

The following identifies regulation of mineral extractions through performance standards.

- **County Ordinance No. 08-20** – The ordinance regulates mineral extraction operations through performance standards including a defined maximum area permitted for major extraction, duration of operations, traffic study and roadway improvements and conditions for renewal of operations for grandfathered extraction operations.



Section 2.9.4 Goals, Objectives and Recommendations

This section identifies the goal, objective and recommendation with respect to mineral resource recovery.

Goal 1: Undeveloped Lands where Mineral Resources are Found Remain Available for Recovery Activities Accompanied with Appropriate Reclamation Plans

Objective 1: Promote mineral resource recovery practices that seek to minimize adverse effects on the environment and that the associated reclamation plans are compatible with adjoining land uses.

Recommendation:

1. Identify mineral resource recovery practices and standards that could be appropriate to enhance current regulation of mineral resource recovery with the intent to minimize environmental impacts.

QUEEN ANNE'S COUNTY
COMPREHENSIVE PLAN UPDATE

MARYLAND

CRITICAL AREAS

Legend

County Boundary

Roadways

Waterways

Critical Areas

IDA - Intensely Developed Area

LDA - Limited Development Area

RCA - Resource Conservation Area

Water

National Wetlands Inventory Areas

DNR Wetlands

NATIONAL WETLANDS INVENTORY (NWI)
INCLUDES WETLANDS AS IDENTIFIED BY THE US FISH & WILDLIFE SERVICE DATASETS. TYPICALLY THESE INCLUDE WETLANDS THAT ARE 5 ACRES OR LARGER IN SIZE, ADDITIONAL WETLANDS MAY EXIST.

DNR WETLANDS
WETLANDS IDENTIFIED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WHICH SUPPLEMENT NWI DATASETS.

IDA - INTENSELY DEVELOPED AREA – AN AREA WHERE RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AND/OR INDUSTRIAL DEVELOPED LAND USES PREDOMINATE WHERE RELATIVELY LITTLE NATURAL HABITAT OCCURS.

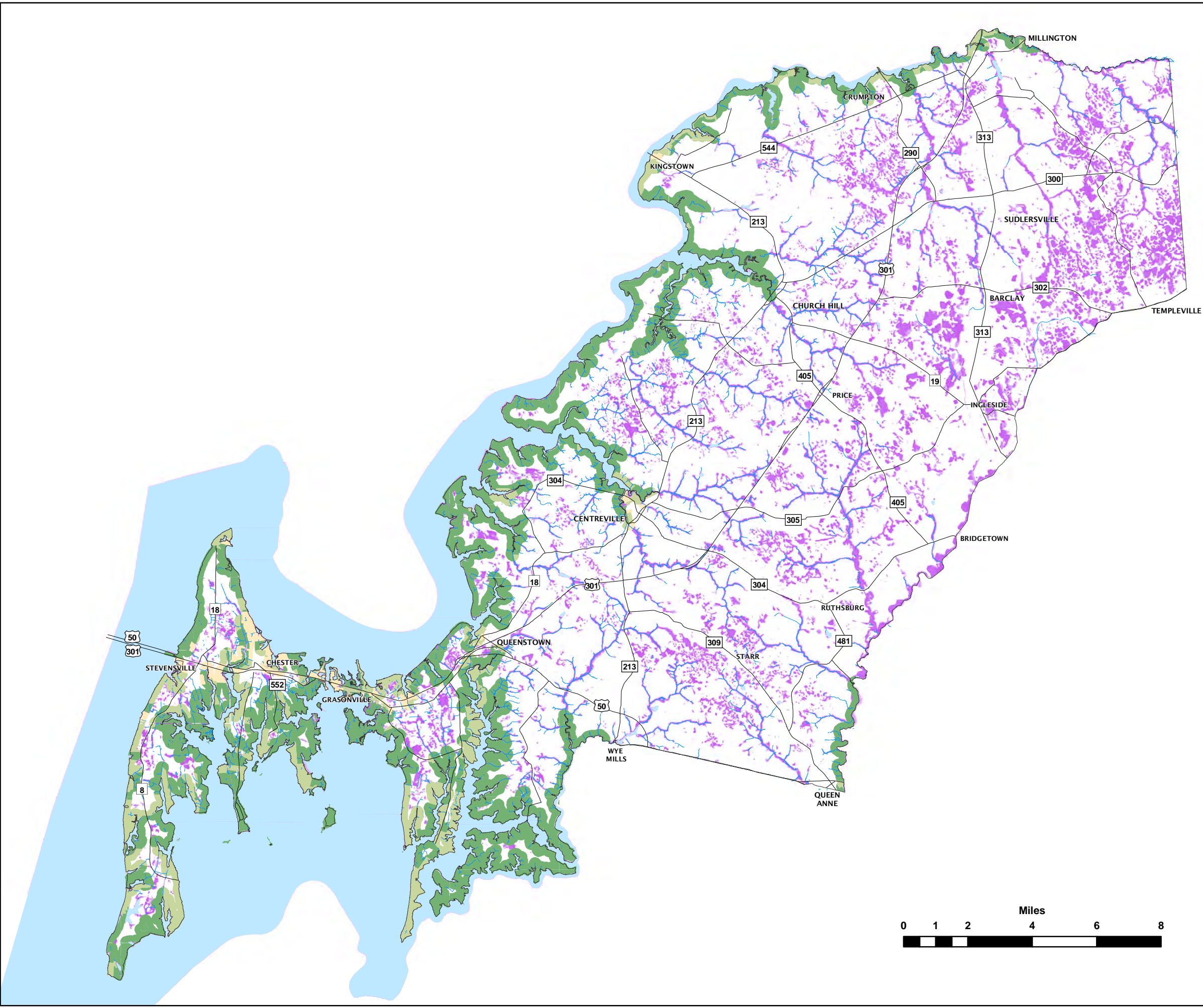
LDA - LIMITED DEVELOPMENT AREA – AN AREA WHICH IS CURRENTLY DEVELOPED IN LOW- OR MODERATE-INTENSITY USES WHICH CONTAINS AREAS OF NATURAL PLANT AND ANIMAL HABITATS, AND IN WHICH THE QUALITY OF RUNOFF HAS NOT BEEN SUBSTANTIALLY ALTERED OR IMPAIRED.

RCA - RESOURCE CONSERVATION AREA – AN AREA CHARACTERIZED BY NATURE-DOMINATED ENVIRONMENTS (THAT IS, WETLANDS, FORESTS, ABANDONED FIELDS) AND RESOURCE-UTILIZATION ACTIVITIES (THAT IS, AGRICULTURE, FORESTRY, FISHERIES ACTIVITIES, OR AQUACULTURE).



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, MARYLAND DEPARTMENT OF NATURAL RESOURCES AND US FISH AND WILDLIFE SERVICE.


MARCH 2010





MARYLAND


SENSITIVE AREAS


Legend

 County Boundary


 Roadways


 Waterways

 Water

 Sensitive Species Project Review Area (1997)

 Sensitive Species Project Review Area (2003)

 National Wetland Inventory Areas

 DNR Wetlands

SENSITIVE SPECIES PROJECT REVIEW AREAS (SSPRA)
PRIMARILY REPRESENTS THE GENERAL LOCATIONS OF DOCUMENTED RARE, THREATENED AND ENDANGERED SPECIES AS CREATED AND UPDATED BY STAFF OF THE WILDLIFE AND HERITAGE SERVICE.

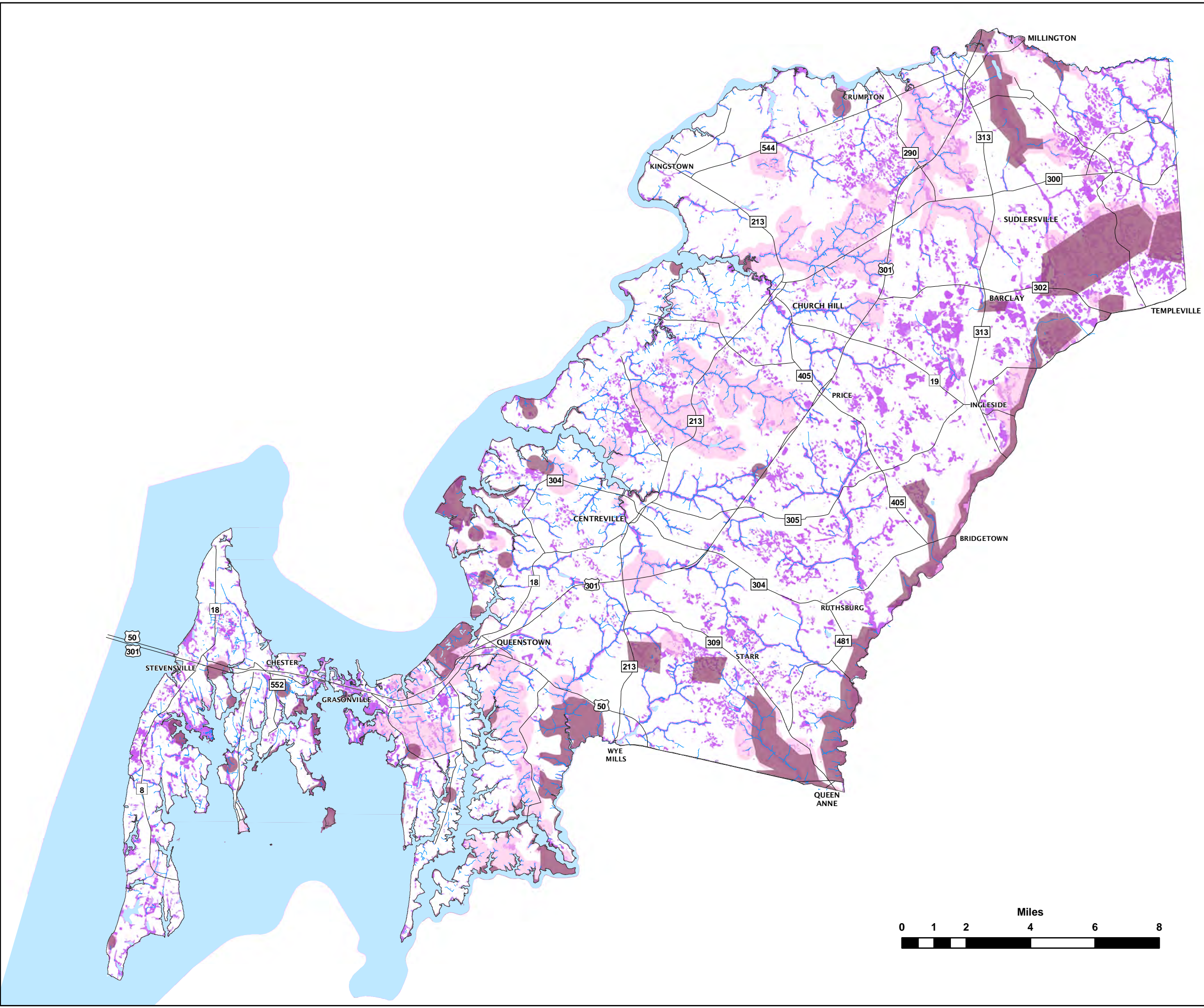
NATIONAL WETLANDS INVENTORY (NWI)
INCLUDES WETLANDS AS IDENTIFIED BY THE US FISH & WILDLIFE SERVICE DATASETS. TYPICALLY THESE INCLUDE WETLANDS THAT ARE 5 ACRES OR LARGER IN SIZE, ADDITIONAL WETLANDS MAY EXIST.

DNR WETLANDS
WETLANDS IDENTIFIED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WHICH SUPPLEMENT NWI DATASETS.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, MARYLAND DEPARTMENT OF NATURAL RESOURCES AND US FISH AND WILDLIFE SERVICE.

MARCH 2010



QUEEN ANNE'S COUNTY
COMPREHENSIVE PLAN UPDATE

MARYLAND

DNR SENSITIVE AREAS &
TARGETED ECOLOGICAL
AREAS (GREEN PRINT AREA)

Legend

County Boundary

Roadways

Waterways

Water

National Wetlands Inventory Areas & DNR Wetlands

Statewide Priority Wetlands

Statewide Sensitive Species Project Review Area

Targeted Ecological Areas

NOTE: MAP PROVIDED FOR INFORMATION PURPOSES ONLY. THIS IS NOT A REGULATORY MAP.

SENSITIVE SPECIES PROJECT REVIEW AREAS (SSPRA) PRIMARILY REPRESENTS THE GENERAL LOCATIONS OF DOCUMENTED RARE, THREATENED AND ENDANGERED SPECIES AS CREATED AND UPDATED BY STAFF OF THE WILDLIFE AND HERITAGE SERVICE (STATE & FEDERAL).

NATIONAL WETLANDS INVENTORY (NWI) INCLUDES WETLANDS AS IDENTIFIED BY THE US FISH & WILDLIFE SERVICE DATASETS. TYPICALLY THESE INCLUDE WETLANDS THAT ARE 5 ACRES OR LARGER IN SIZE, ADDITIONAL WETLANDS MAY EXIST.

DNR WETLANDS WETLANDS IDENTIFIED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WHICH SUPPLEMENT NWI DATASETS.

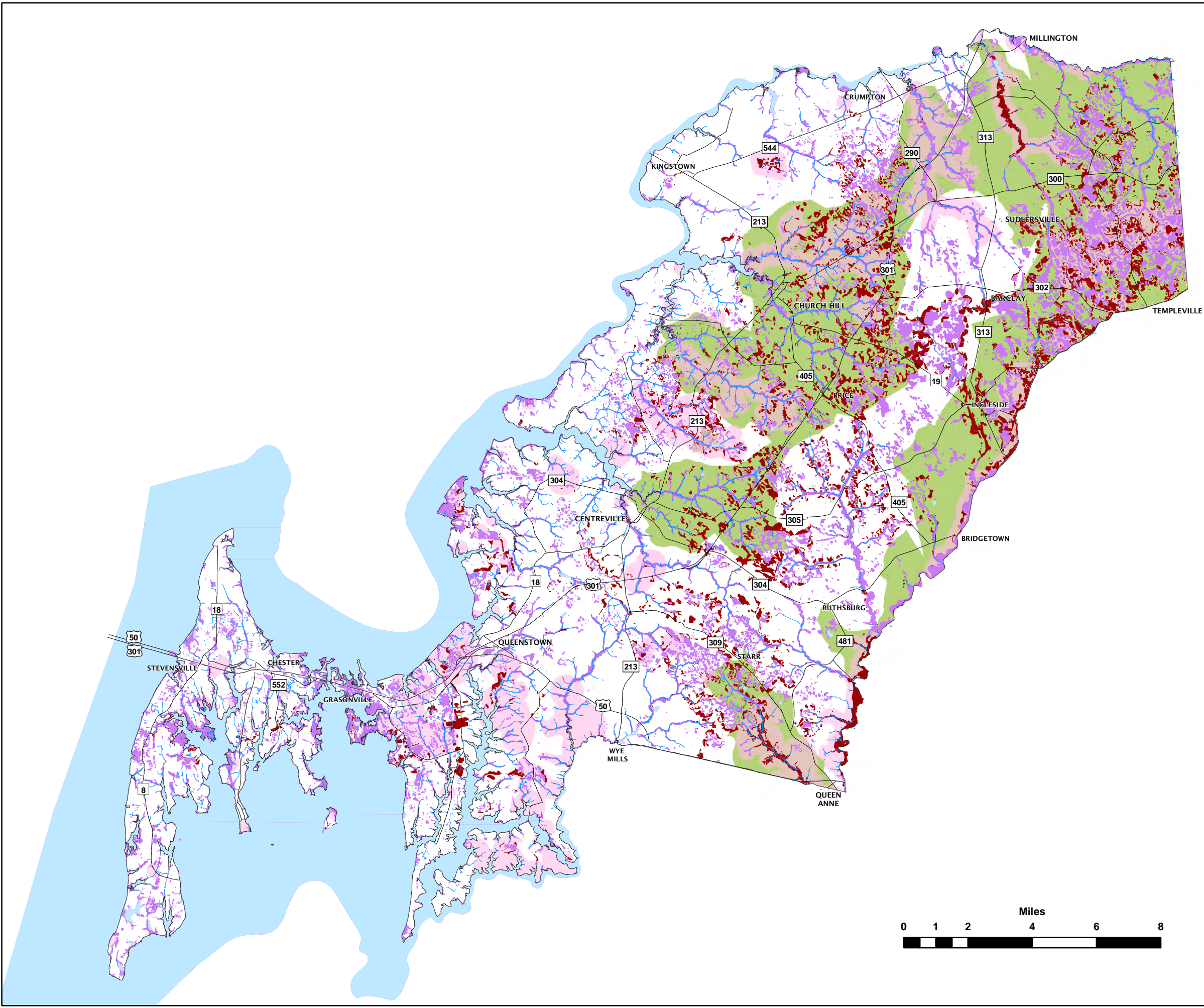
TARGETED ECOLOGICAL AREAS (GREENPRINT AREA) ARE LANDS AND WATERSHEDS OF HIGH ECOLOGICAL VALUE THAT HAVE BEEN IDENTIFIED AS CONSERVATION PRIORITIES BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNR). THESE LANDS INCLUDE LARGE BLOCKS OF FORESTS AND WETLANDS, RARE SPECIES HABITATS, AQUATIC BIODIVERSITY HOTSPOTS AND AREAS IMPORTANT FOR PROTECTING WATER QUALITY. THESE HIGH PRIORITY LANDS WERE IDENTIFIED BY DNR USING A VARIETY OF METHODS DEVELOPED BY AGENCY ECOLOGISTS.

STATEWIDE PRIORITY WETLANDS AS IDENTIFIED BY MDE BASED ON THE "PRIORITIZING SITES FOR WETLAND RESTORATION, MITIGATION, AND PRESERVATION IN MARYLAND " 2006 REPORT.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, MARYLAND DEPARTMENT OF ENVIRONMENT, MARLYAND DEPARTMENT OF NATURAL RESOURCES AND US FISH AND WILDLIFE SERVICE.

MARCH 2010



QUEEN ANNE'S COUNTY
COMPREHENSIVE PLAN UPDATE

MARYLAND

WATERSHEDS

Legend

County Boundary

Roadways

Waterways

Water

Incorporated Towns

8-Digit Watershed Status Nutrients

Impaired

Impaired w/TMDL Completed

8-Digit Watersheds

Corsica River - 02130507

Eastern Bay - 02130501

Kent Island Bay - 02130511

Kent Narrows - 02130504

Lower Chester River - 02130505

Middle Chester River - 02130509

Southeast Creek - 02130508

Tuckahoe Creek - 02130405

Upper Chester River - 02130510

Upper Choptank - 02130404

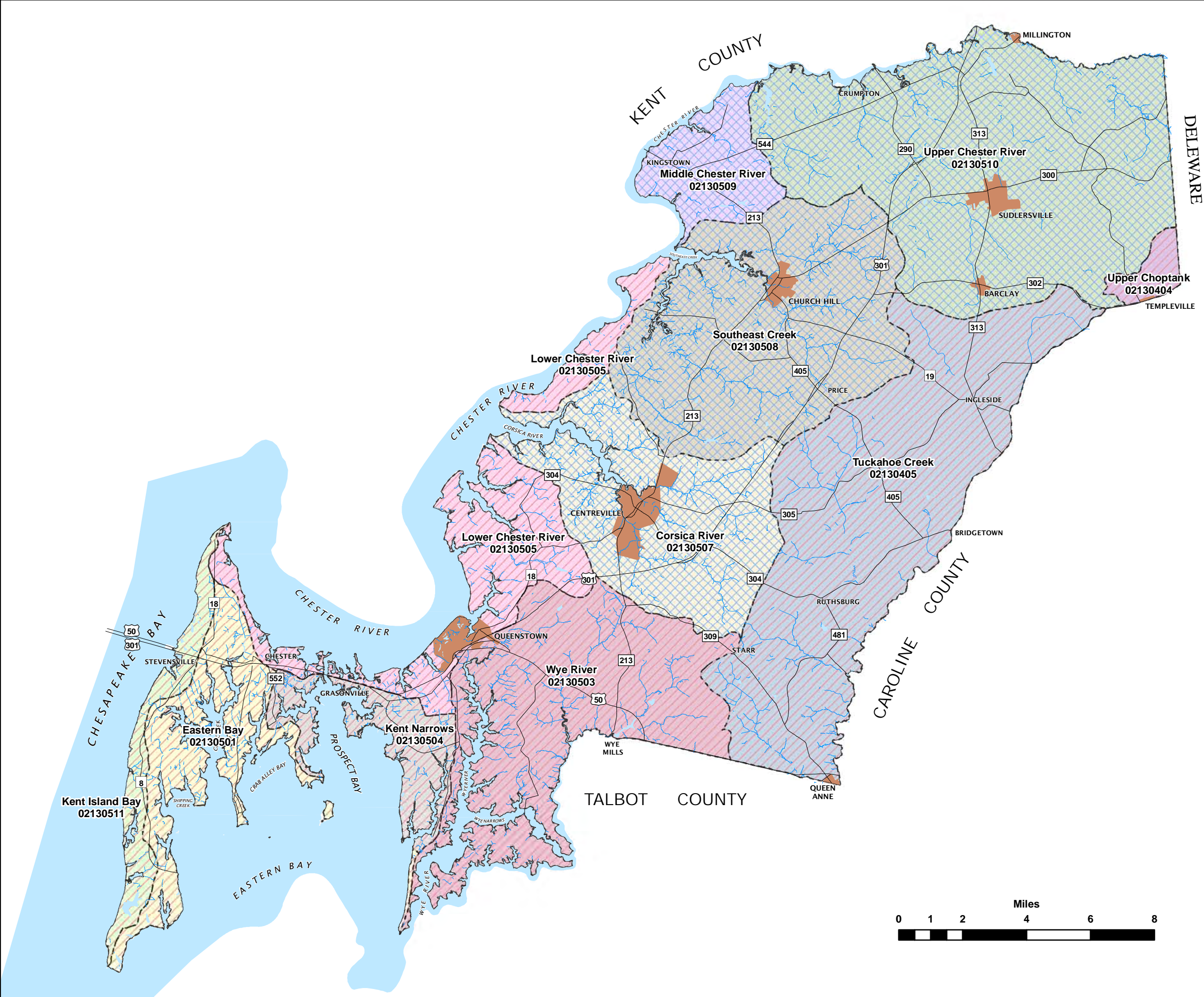
Wye River - 02130503

NOTE: IMPAIRED: A WATERWAY IS IMPAIRED IF NITROGEN, PHOSPHORUS, OR A RESULTING WATER QUALITY CHARACTERISTIC PREVENTS ATTAINMENT OF A DESIGNATED OR EXISTING USE SUCH AS LIMITING OR PROHIBITING USE AS A PUBLIC WATER SUPPLY, OR FOR SWIMMING OR FISHING.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, MARYLAND DEPARTMENT OF ENVIRONMENT, MARYLAND DEPARTMENT OF PLANNING, AND MARYLAND DEPARTMENT OF NATURAL RESOURCES.

MARCH 2010



MARYLAND

DEPTH TO GROUND WATER

Legend

County Boundary

Roadways

8-Digit Watersheds

County / Town Planning Areas

Water

Depth to Ground Water (Inches)

Less than 6"

6" - 27"

28" - 30"

Greater than 31"

Data Not Available

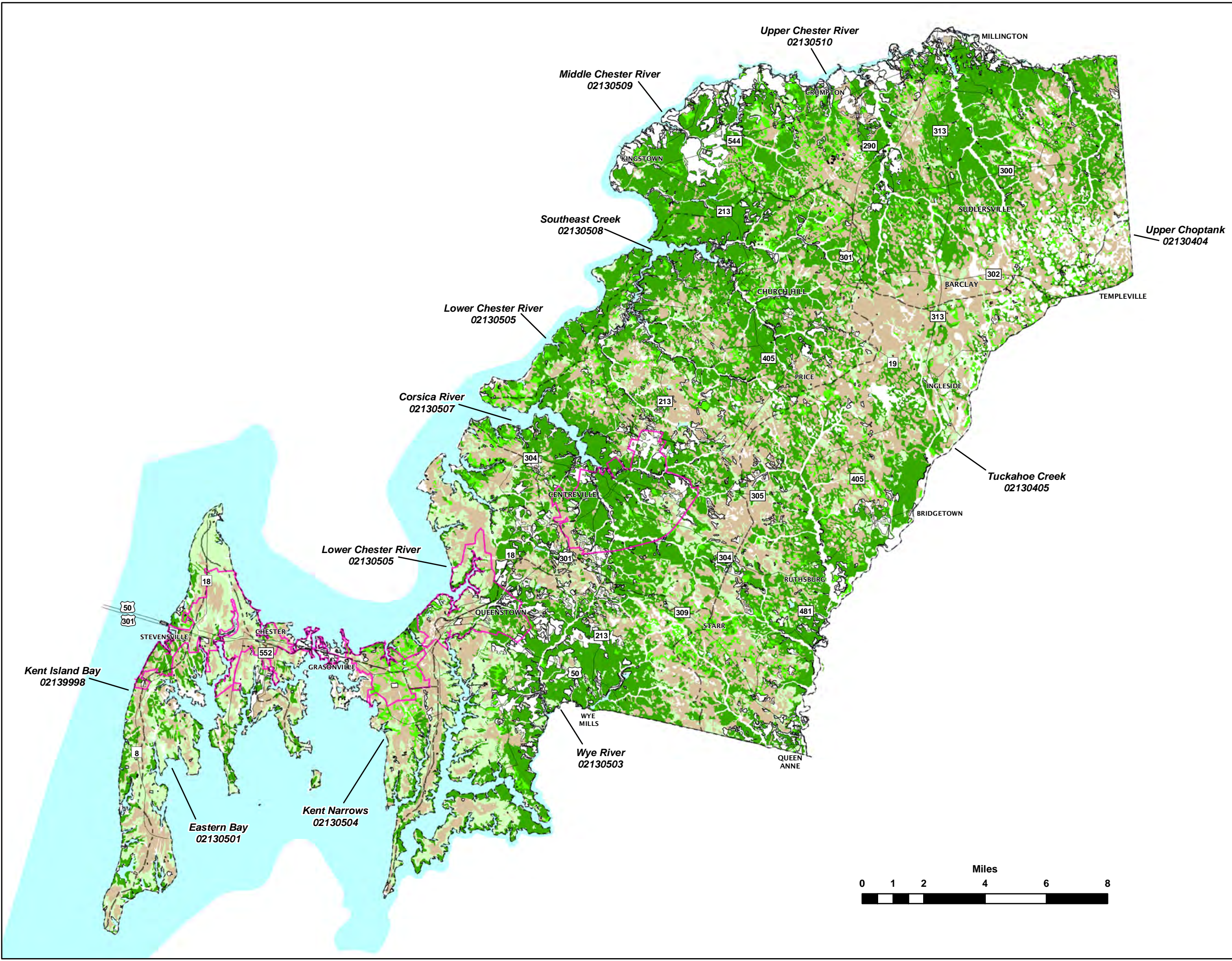
NOTE: DEPTH TO GROUND WATER FROM SOIL SURVEY GEOGRAPHIC DATABASES, 2003. PHYSICAL TABLE COMPONENT WATER TABLE DEPTH - ANNUAL - MINIMUM.

DEPTH TO GROUND WATER REFERS TO THE SHALLOWEST DEPTH TO A WET SOIL LAYER (WATER TABLE) DURING THE MONTHS OF APRIL THROUGH JUNE EXPRESSED IN INCHES FROM THE SOIL SURFACE FOR COMPONENTS WHOSE COMPOSITION IN THE MAP UNIT IS EQUAL TO OR EXCEEDS 15%.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, NATIONAL RESOURCES CONSERVATION SERVICE SSURGO DATASETS, 2002.

MARCH 2010



MARYLAND
**SANITARY SEWER
SERVICE AREAS WITH
TIER II - HIGH QUALITY
WATERWAYS**

Legend

County Boundary

Roadways

Tier II Stream Segments

Waterways

County / Town Planning Areas

8-Digit Watersheds

Water

Sewer Plants and Stations

Collection Station

Lagoon

Pump Station

Private System

Proposed Collection Station

Proposed Pump Station

Waste Water Treatment Plant

Outfall Locations

Sewer Service Area Designation

S1 - Current Service Areas (2009)

S2 - Service in the next 1-3 years ('06-'09)

S3 - Service in the next 4 - 10 years ('10-'16)

S4 - Service in the next 11-20 years ('17-'26)

S5 - Service beyond 20 years ('27+)

Effluent Spray Field

Tier II Catchments

NOTES:
IN JUNE 2004, THE STATE ADOPTED ABOUT 85 NON-TIDAL STREAM SEGMENTS AS TIER II WATERS BASED ON HIGH MARYLAND BIOLOGICAL STREAM SURVEY SCORES. TIER II SPECIFIES AN EXISTING HIGH QUALITY WATER THAT IS BETTER THAN THE MINIMUM NEEDED TO SUPPORT "FISHABLE-SWIMMABLE" USES. WHILE WATER QUALITY CAN BE SLIGHTLY IMPACTED, THE STATE ANTI-DEGRADATION POLICY IDENTIFIES PROCEDURES THAT MUST BE FOLLOWED BEFORE AN IMPACT TO TIER II WATER QUALITY CAN BE ALLOWED.

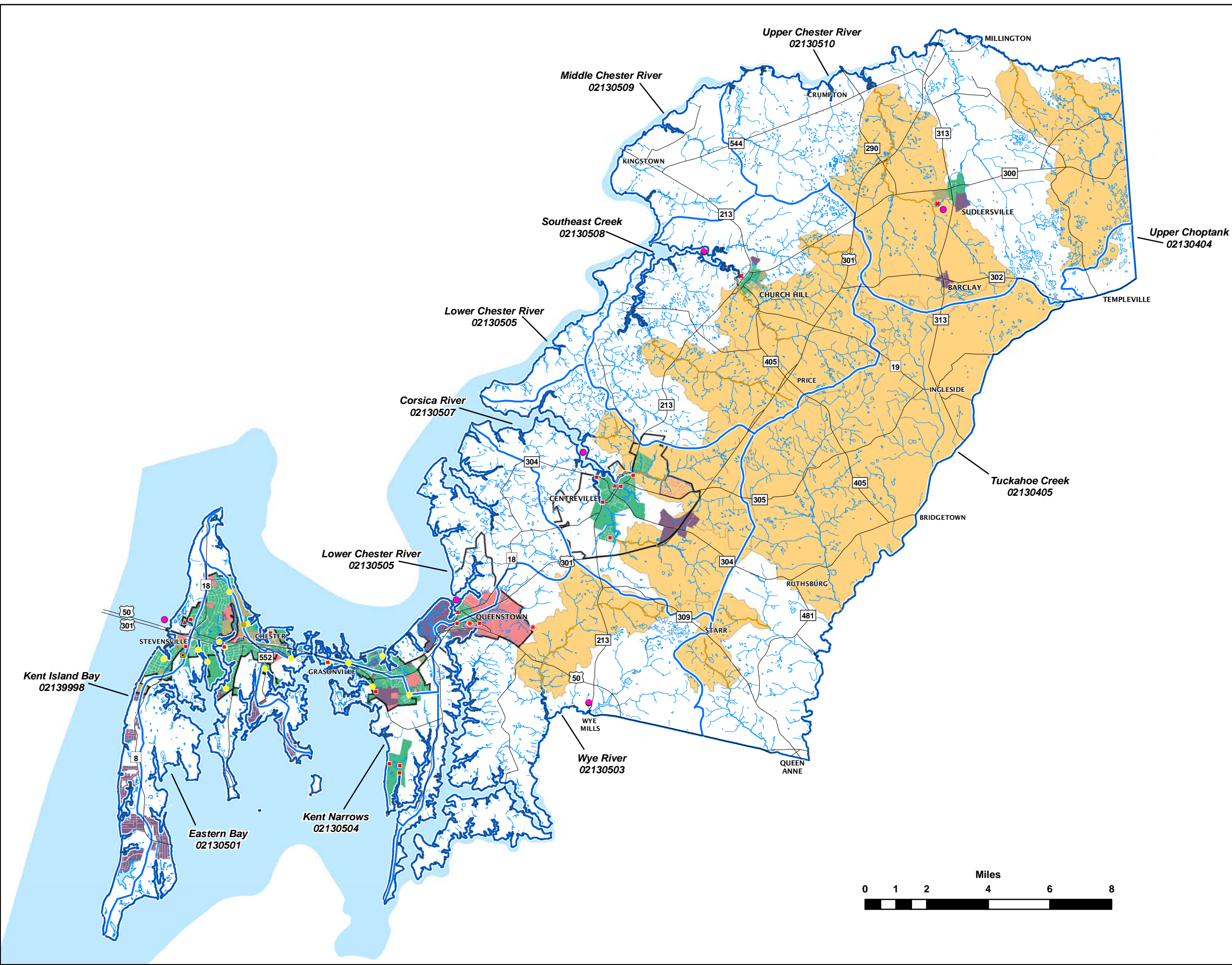
COMMUNITY PLANNING AREA:
A GEOGRAPHICAL AREA, DEFINED BY THE PLANNING COMMISSION, TO BE CONSIDERED IN THE DEVELOPMENT OF A COMMUNITY PLAN OR COMPREHENSIVE PLAN.

BASED ON QAC PROVIDED DATASETS AS OF MAY 2009. INCLUDES 2006 COMPREHENSIVE WATER AND SEWERAGE PLAN DATA AS WELL AS AMENDMENTS TO SEWER SERVICE AREAS THROUGH MAY 2009.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS, DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT.

MARCH 2010



POTENTIAL MINERAL
RECOVERY AREAS

Legend

- Qu - Upland Deposits (Eastern Shore)*
- Tc - Calvert Formation
- Ql - Lowland Deposits
- * Areas of Potential Mineral Resources
- Water

Soils Notes

Qu - Upland Deposits (Eastern Shore)

Gravel, sand, silt, and clay. Mostly cross-bedded, poorly sorted, medium- to coarse-grained white to red sand and gravel, boulders near base; minor pink and yellow silts and clays; (Wicomico Formation of earlier reports); thickness 0 to 90 feet, locally thicker in paleochannels.

Tc - Calvert Formation

Plum Point Marls Member: Interbedded dark green to dark bluish-gray, fine-grained argillaceous sand and sandy clay; contains prominent shell beds and locally silica-cemented sandstones. Fairhaven Member: Greenish-blue diatomaceous clay, weathers to pale gray; pale brown to white, fine-grained argillaceous sand and greenish-blue sandy clay; total thickness 0 to 150 feet.

Ql - Lowland Deposits

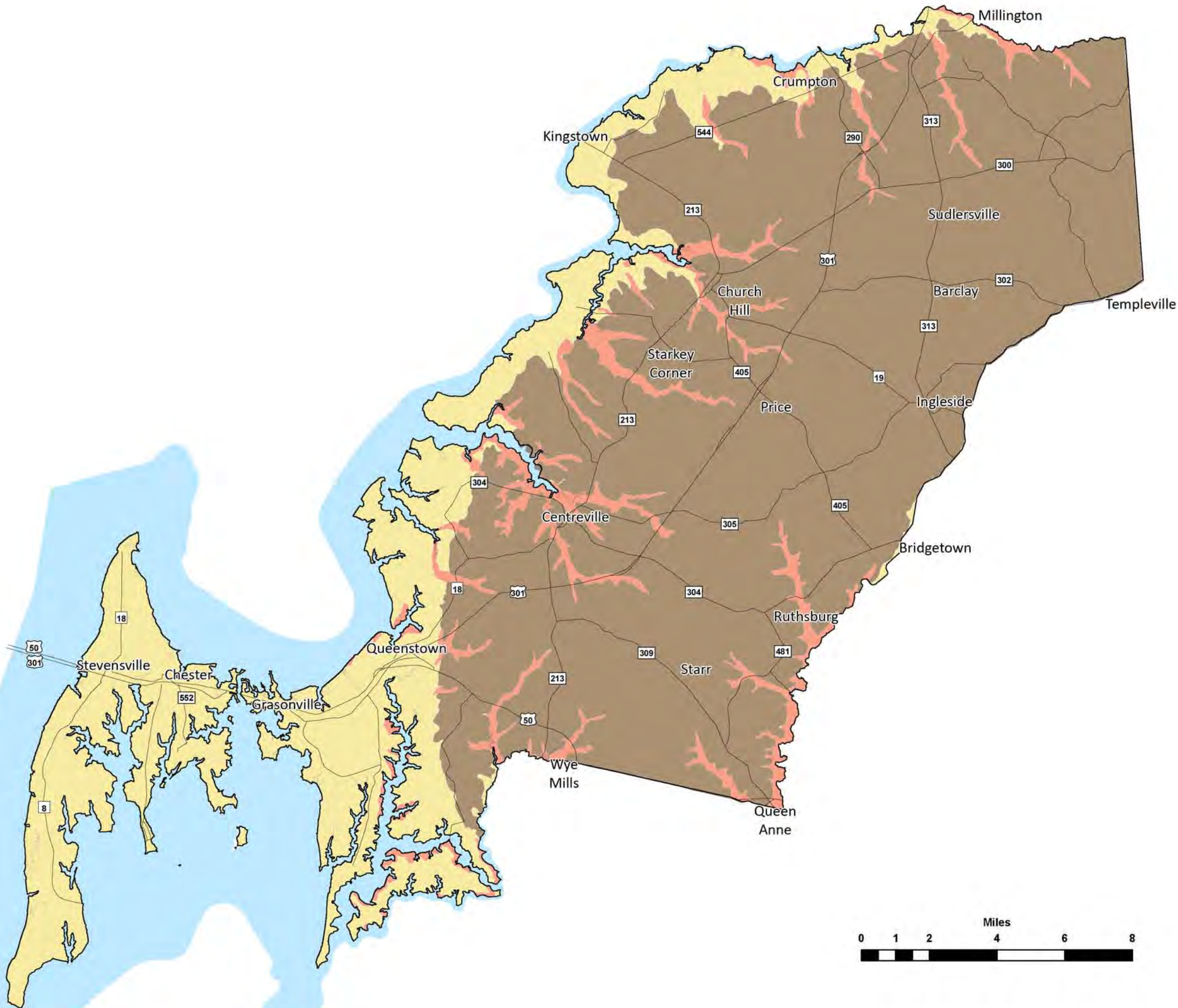
Gravel, sand, silt and clay. Medium- to coarse-grained sand and gravel; cobbles and boulders near base; commonly contains reworked Eocene glauconite; varicolored silts and clays; brown to dark gray lignitic silty clay; contains estuarine to marine fauna in some areas (includes in part Pamlico, Talbot, Wicomico and Sunderland Formations of earlier reports); thickness 0 to 150 feet.

Note: The information on this map should be used with great caution because sand and gravel deposits commonly change in thickness and composition over short distances, and in some cases location is the determining factor as to whether a particular deposit can be used. Specific site investigations must be made before any actual reserve estimates or economic projections can be made.



SOURCE: MARYLAND DNR GEOLOGICAL SURVEY
MINERAL RESOURCES OF QUEEN ANNE'S COUNTY
MAP (1995) AND GENERALIZED GEOLOGICAL MAP OF
MARYLAND (1967)

MARCH 2010



CONSERVATION LANDS

Legend

- MALPF Districts
63 Properties
- MALPF Easement
144 Properties
- MALPF Greenprint
4 Properties
- MET
45 Properties
- Rural Legacy Easement
- Rural Legacy Areas
- TDR Sending Areas
48 Properties
- Open Space (Non Contiguous)
- Open Space (Deed Restricted)
- Private Conservation Easement
- County Park
- State Owned Lands
- Incorporated Towns

MALPF - Maryland Agricultural Land Preservation Foundation
MET - Maryland Environmental Trust
TDR - Transfer of Development Rights

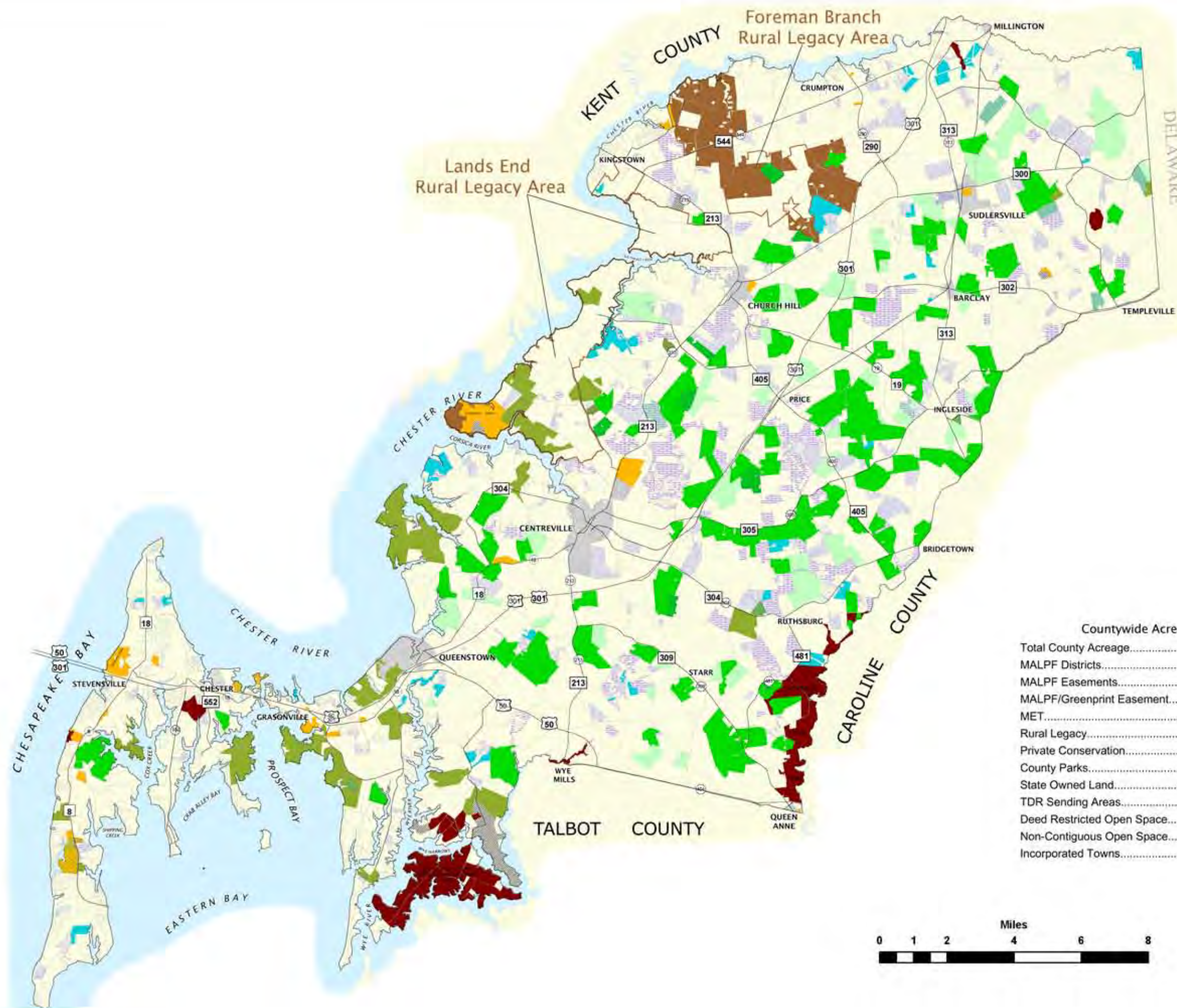
Note: Conservation Lands are based on April 2009 data.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT.

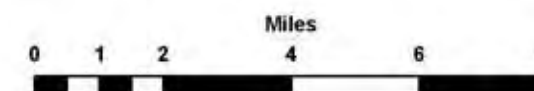
MARCH 2010

MAP ESA-8



Countywide Acreage


Total County Acreage.....	238337
MALPF Districts.....	9754
MALPF Easements.....	23445
MALPF/Greenprint Easement.....	519
MET.....	8254
Rural Legacy.....	5405
Private Conservation.....	1061
County Parks.....	2409
State Owned Land.....	5356
TDR Sending Areas.....	2664
Deed Restricted Open Space.....	11421
Non-Contiguous Open Space.....	8559
Incorporated Towns.....	3734





MARYLAND


RURAL LEGACY AREAS &
PRIORITY PRESERVATION
AREAS 2008


Legend

 County Boundary

 Roadways

 Waterways

 Water

 Priority Preservation Areas

PRIORITY PRESERVATION AREAS
AS OF SEPTEMBER 2008.

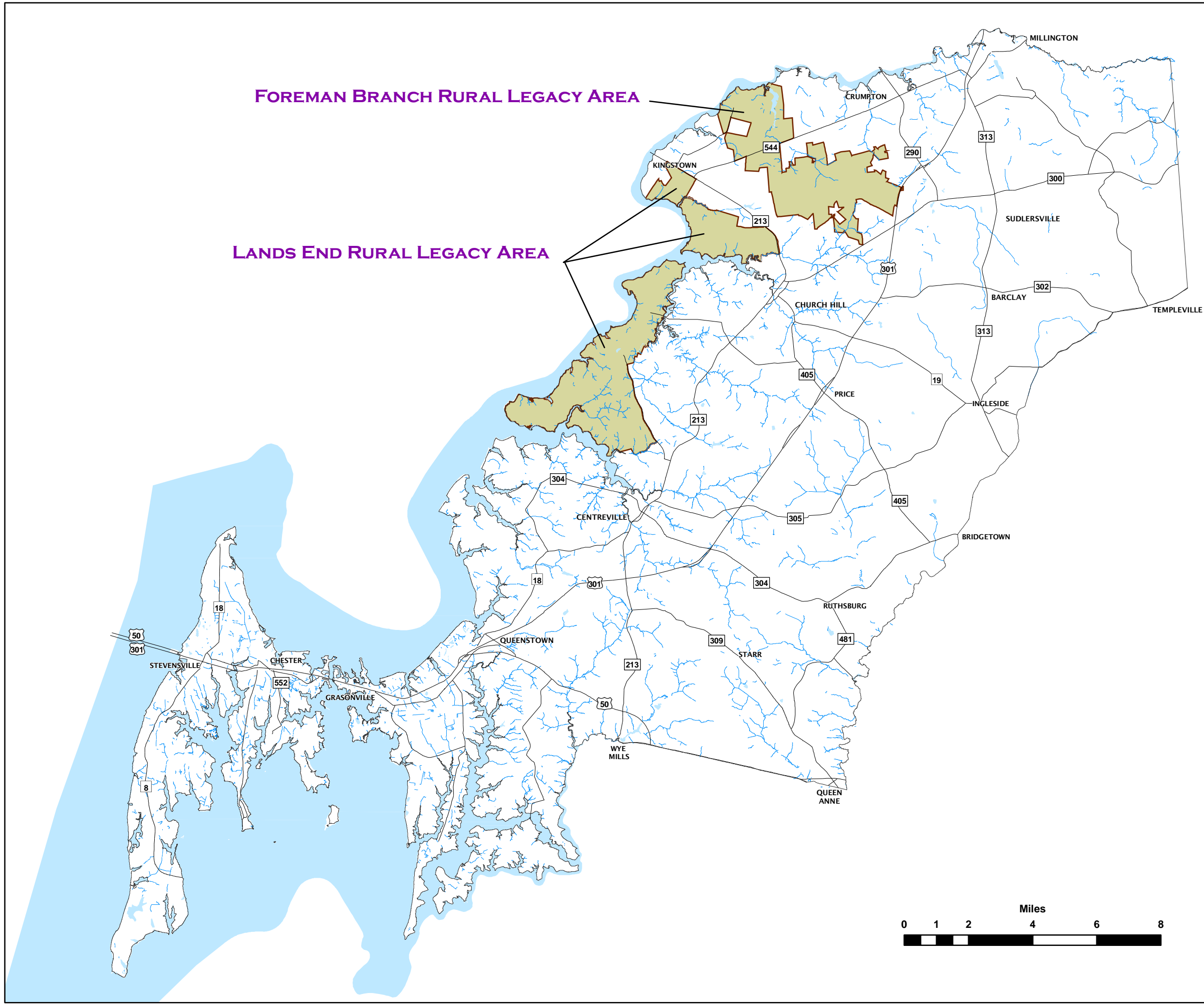
THE RURAL LEGACY AREAS ARE DESIGNATED
IN A COMPETITIVE PROCESS FOR GRANTS TO
PURCHASE CONSERVATION EASEMENTS
(AND OCCASIONALLY FEE-SIMPLE PURCHASES
OF LAND) THAT BUILD ON OTHER PUBLIC AND
PRIVATE LAND PROTECTION EFFORTS.

NOTE: IN 2008 THE RURAL LEGACY AREAS WERE
DESIGNATED AS QUEEN ANNE'S COUNTY'S
PRIORITY PRESERVATION AREAS.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT
OF LAND USE, GROWTH MANAGEMENT &
ENVIRONMENT, MARYLAND DEPARTMENT
OF PLANNING, AND MARYLAND DEPARTMENT OF
NATURAL RESOURCES.

MARCH 2010



Disclaimer:
Map will be updated to reflect properties
that exercise "OPT-OUT" of PPA.

QUEEN ANNE'S COUNTY
COMPREHENSIVE PLAN UPDATE

MARYLAND

PRIORITY PRESERVATION
AREAS

Legend

- County Boundary
- Roadways
- Parcels
- Town Future Annexation Areas
- Incorporated Towns
- County / Town Planning Areas
- Greenbelts
- Permanently Preserved Lands
- Priority Preservation Areas*
- Non-Priority Preservation Areas**
- Water

NOTES:
*PRIORITY PRESERVATION AREAS DO NOT INCLUDE
EXISTING PERMANENTLY PRESERVED LANDS.

PERMANENTLY PRESERVED LAND: 69,093 ACRES

TOTAL AREA DESIGNATED AS PRIORITY
PRESERVATION AREA (PPA): 119,004 ACRES

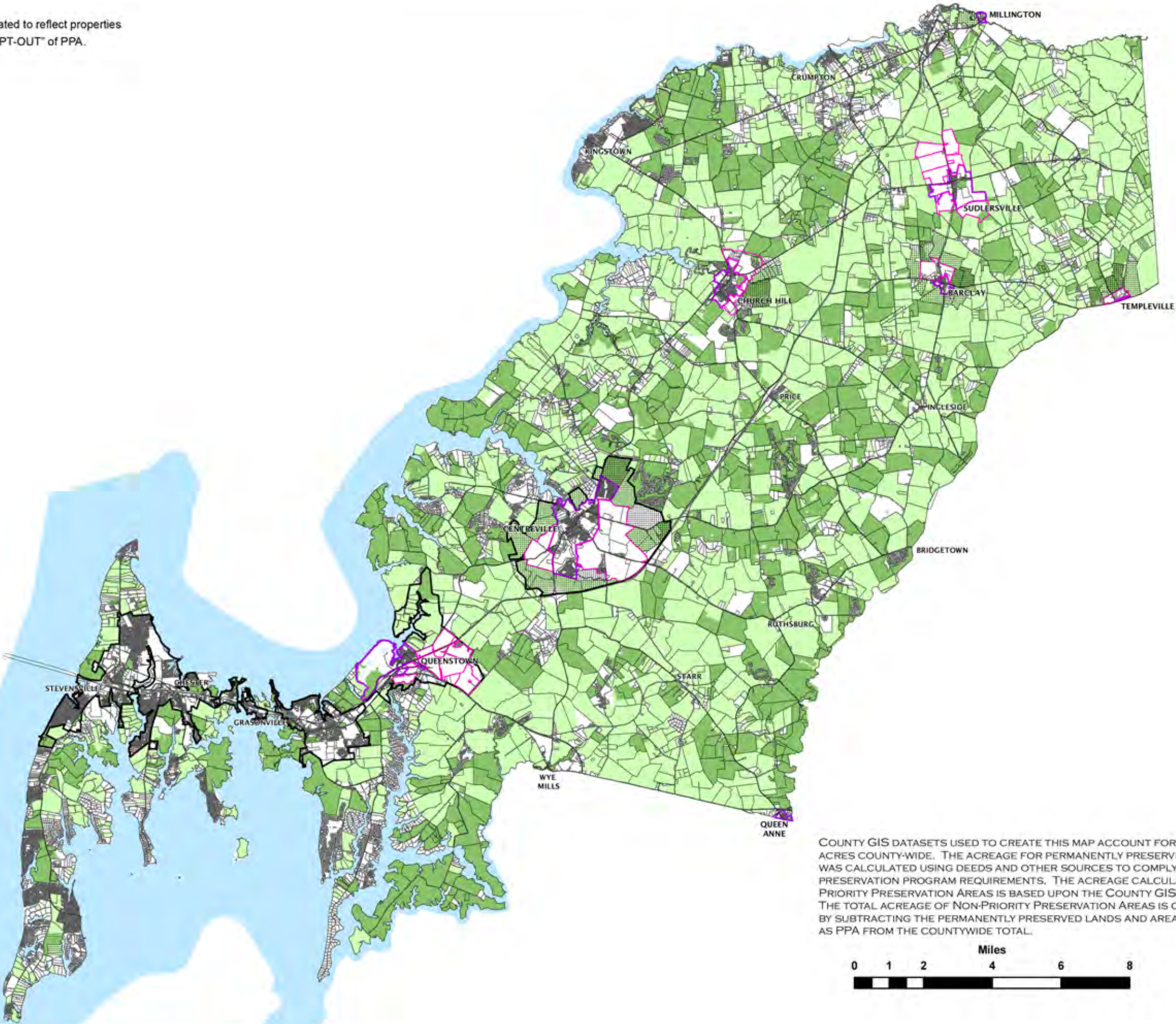
PPA PRESERVATION GOAL (80 PERCENT OF LANDS
AVAILABLE FOR PRESERVATION): 95,203 ACRES

**NON-PRIORITY PRESERVATION AREAS:
49,282 ACRES
AREAS INCLUDE:
• PLANNING AREAS, INCORPORATED TOWN
BOUNDARIES AND FUTURE ANNEXATION AREAS;
• COMMON AREAS WITHIN SUBDIVISIONS;
• PUBLIC AND PRIVATE PROPERTIES EXEMPT FROM
TAXES SUCH AS CHURCHES AND SCHOOLS;
• MAJOR AND MINOR SUBDIVISION APPROVED
FROM JANUARY 2002 TO APRIL 2009;
• LOTS THAT ARE LESS THAN OR EQUAL TO 5
ACRES;
• LOTS IMPROVED WITH A RESIDENCE 20 ACRES
OR LESS; AND
• ALL PROPERTIES NOT ZONED AGRICULTURE AND
COUNTRYSIDE.

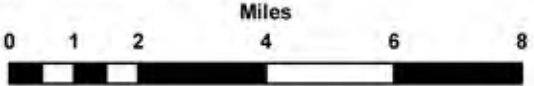


SOURCE: MARYLAND DEPARTMENT OF PLANNING,
QUEEN ANNE'S COUNTY DEPARTMENT OF LAND
USE, GROWTH MANAGEMENT & ENVIRONMENT
(LGE). SATELLITE IMAGERY 2007-2008, AND
2010 TAX PARCELS AS COMPILED BY LGE.

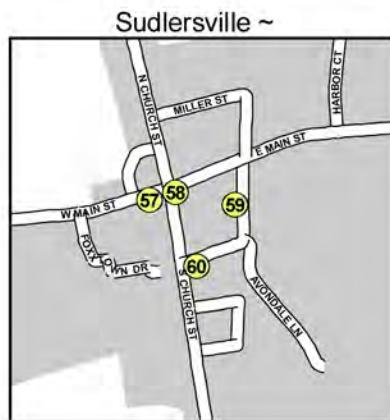
MARCH 2010



COUNTY GIS DATASETS USED TO CREATE THIS MAP ACCOUNT FOR 237,379
ACRES COUNTY-WIDE. THE ACREAGE FOR PERMANENTLY PRESERVED LAND
WAS CALCULATED USING DEEDS AND OTHER SOURCES TO COMPLY WITH STATE
PRESERVATION PROGRAM REQUIREMENTS. THE ACREAGE CALCULATED AS
PRIORITY PRESERVATION AREAS IS BASED UPON THE COUNTY GIS DATASETS.
THE TOTAL ACREAGE OF NON-PRIORITY PRESERVATION AREAS IS CALCULATED
BY SUBTRACTING THE PERMANENTLY PRESERVED LANDS AND AREA DESIGNATED
AS PPA FROM THE COUNTYWIDE TOTAL.



Site Number	Historic Feature Name	Site Number	Historic Feature Name
1	Kent Fort Manor Marker	33	Captain's Houses**
2	Mattapax Plantation**	34	Captain John H. Ozmon Store**
3	Legg's Dependence**	35	Keating House**
4	Matapeake Club House	36	St. Paul's Episcopal Church
5	Friendship**	37	Centreville Armory**
6	Broad Creek Cemetery	38	Protestant Methodist Church
7	Kent Manor Inn	39	Female Seminary**
8	Stevensville Train Depot	40	Jackson Collins House**
9	Cray House**	41	Tucker House
10	Stevensville Bank**	42	Queen Anne's County Courthouse
11	Lowery's Hotel**	43	Kennard School
12	Stevensville Post Office**	44	Hope School
13	Christ Church & Rectory**	45	Content**
14	Kirwan's Store	46	Wright's Chance**
15	Our Chesapeake Legacy Museum Exhibit	47	Lansdowne**
16	Kent Narrows	48	Thomas House**
17	Bryan's Chapel	49	Hawkins Pharsalia**
18	My Lord's Gift	50	Stratton**
19	Bowlingly**	51	Readbourne**
20	Colonial Courthouse	52	Kennerley**
21	St. Luke's Episcopal Church**	53	St. Luke's Episcopal Church**
22	St. Peter's Catholic Church**	54	Church Hill Theatre**
23	Bloomingdale**	55	Bishopton**
24	John Wesley United Methodist Church	56	Dudley's Chapel**
25	Wye Island	57	Sudlersville Library
26	Wye Grist Mill**	58	Jimmy Fox Memorial Statue
27	Wilton**	59	Sudlersville Train Station
28	Queen Anne's Museum of Eastern Shore Life	60	St. Andrew's Episcopal Church**
29	Bachelor's Hope**	61	John Embert Farm**
30	Reed's Creek Farm**	62	Skipjack "ELSWORTH"***
31	Reward	63	Chester Hall**
32	Lexon**	64	Log Canoe "MYSTERY"***



QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN UPDATE

MARYLAND

HISTORIC & CULTURAL RESOURCES

Legend

- Historic Sites
- Historic Districts**
- Scenic Byway
- Highways
- Other Roadways
- Incorporated Towns

Notes:

* Stevensville and Centreville are Target Investment Zones of the Maryland Heritage Areas Program.

~ Queen Anne, Sudlersville, Centreville, and Queenstown are Certified Towns of the Stories of the Chesapeake Heritage Area as recognized by the Maryland Heritage Areas Authority.

** Federally designated - listed on the National Register of Historic Places



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, NATIONAL REGISTER OF HISTORIC PLACES, MARYLAND HISTORIC TRUST, MARYLAND DEPARTMENT OF PLANNING

MARCH 2010



MAP ESA-11



MARYLAND

STORMWATER
MANAGEMENT FACILITIES
& IMPERVIOUS COVER

Legend

County Boundary

Stormwater Management Facilities

Planned

Under Construction

Completed

Water

Impervious Cover (including all roads)

STORMWATER MANAGEMENT FACILITIES AS OF SEPTEMBER 2009, INCLUDES THOSE FACILITIES AS REVIEWED BY QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS. FACILITIES RANGE FROM RETENTION STRUCTURES AND UNDERGROUND STORAGE TO RAIN GARDENS AND GRASS CHANNELS AMONG OTHERS.

IMPERVIOUS COVER INCLUDES AREAS SUCH AS PAVED AND UNPAVED ROADS, BRIDGES, PAVED AND UNPAVED PARKING LOTS, DRIVEWAYS, PUBLIC SIDEWALKS, POOLS, BUILDINGS, PAVED ATHLETIC AREAS (I.E. – TENNIS COURTS), DECKS AND PATIOS, AND STOCKPILE, OR MINING AREAS.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT AND QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.

MARCH 2010

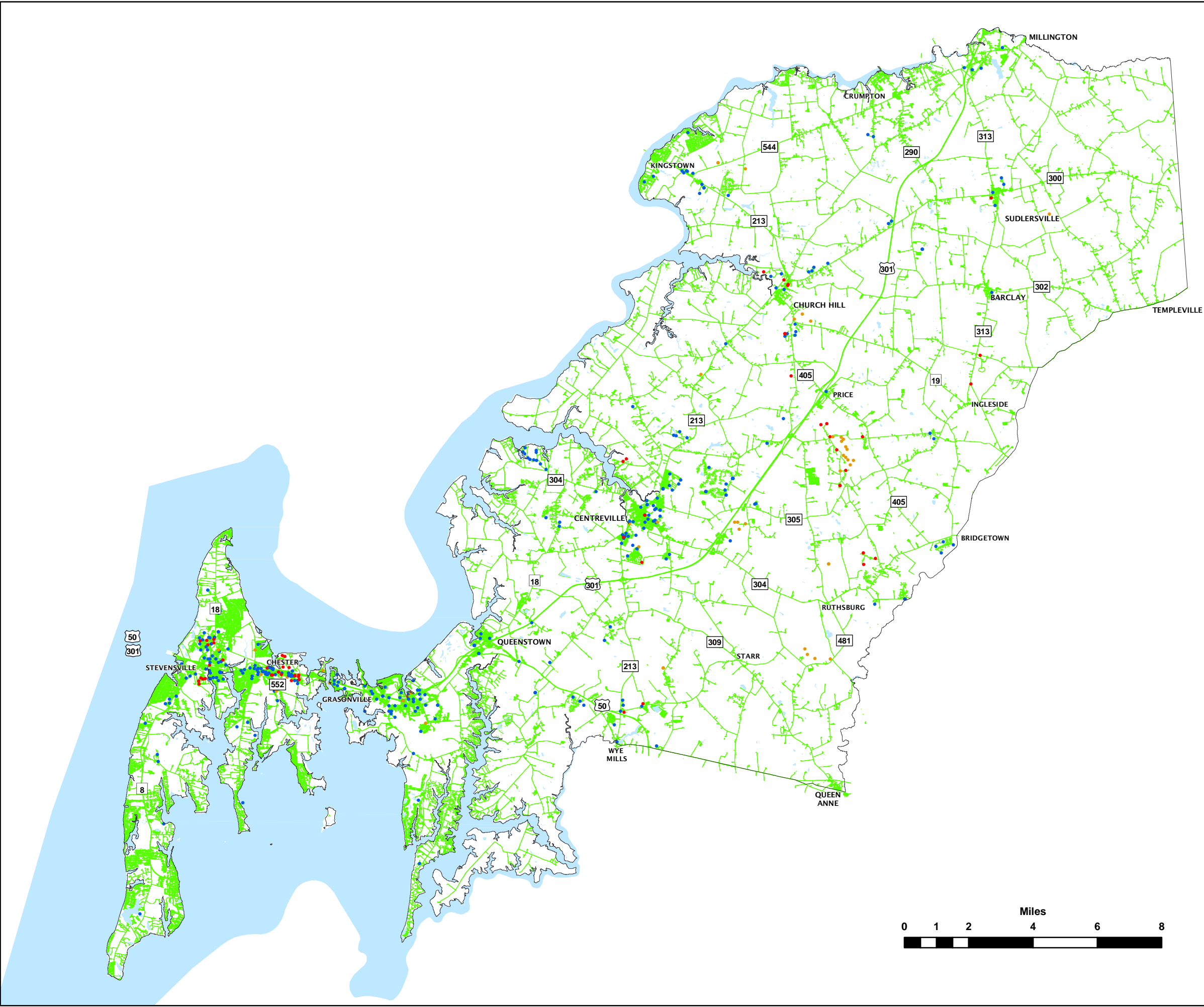




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Section 3.0 – Priority Preservation Area Element

This plan element identifies the County's agricultural and forestry resource land that will support continued agricultural production and timber harvesting for the present and future. These resources are identified on Map ESA-10: Priority Preservation Areas (PPA). Areas depicted on the map include approximately 119,004 acres of land zoned Agriculture (AG) and Countryside (CS). Currently, the County has permanently preserved 69,093 acres of land and has committed to the Maryland Agricultural Land Preservation Foundation (MALPF) to increase the goal of preserved land inventory to 100,000 acres of land in agricultural production, forestry and/or natural resources by 2030.

Section 3.1 Legislative & Regulatory Background

The Agricultural Stewardship Act of 2006, adopted by the Maryland General Assembly, requires counties with certified agricultural land preservation programs such as Queen Anne's County, to establish a PPA and manage this area according to certain criteria. The legislation required that the PPA Element be adopted by July 1, 2008 in order to maintain Maryland Agricultural Land Preservation Foundation (MALPF) certification. Therefore in 2008, the County designated its two existing approved Rural Legacy Areas as the County's PPA. However, as part of this Plan, the County is expanding its PPA to encompass the 119,004 acres of land identified on Map ESA-10, including the Rural Legacy Areas.

Section 3.2 Vision, Overarching Goals & Guiding Principles

Article 66B visions with respect to preservation and conservation emphasize quality of life and sustainability, environmental protection, resource conservation and stewardship. These key visions provide the framework for the priority preservation of County agricultural land, natural resources and amenities.

- **Quality of Life and Sustainability** – A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
- **Environmental Protection** – Land and water resources, including the Chesapeake Bay and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.

Article 66B Twelve Visions

1. **Quality of Life**
2. *Public Participation*
3. *Growth Areas*
4. *Community Design*
5. *Infrastructure*
6. *Transportation*
7. *Housing*
8. *Economic Development*
9. **Environmental Protection**
10. **Resource Conservation**
11. **Stewardship**
12. *Implementation*



- **Resource Conservation** – Waterways, forest, agricultural areas, open space, natural systems and scenic areas are conserved.
- **Stewardship** – Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.

Section 3.2.1 Overarching Goal & Preservation Vision

The **Overarching Goal** for the Priority Preservation Element is to support and sustain a strong, diversified agricultural community through implementation of preservation and development mechanisms such as economic incentives that are equitable to all stakeholders.

The **VISION** of the future of Queen Anne's County is to maintain and enhance the County as a **good place to work** and a **great place to live** through agricultural and rural preservation for the purpose of:

- Creating a strong, sustainable rural community, full of **diversified agricultural opportunities** including forest crop, row crop, viticulture and a wide array of agriculture alternatives;
- **Promoting and protecting agriculture** through rural preservation that sustains rural values and lifestyles;
- **Supporting the rural character** with small towns, country roads and open spaces;
- Gaining a **larger market** share on the East Coast **for locally grown agricultural products**;
- **Retaining and protecting productive farmlands**, historic farmsteads, coastal marsh and forested lands, and pristine landscapes throughout the County;
- Creating a greater **awareness of the County's agrarian history** through effective preservation policies and tourism education; and
- Advancing **specialty farming industries and markets**.

Section 3.2.2 Guiding Principles for Prioritizing Lands for Preservation

The following guiding principles outlined in Maryland's Agricultural Stewardship Act of 2006 provide the characteristics and identify guidelines for designating lands for priority preservation. Priority Preservation Areas should:

- ① Contain productive agricultural or forested soils, or be capable of supporting profitable agricultural and forestry enterprises;
- ② Be governed by local policies that stabilize the agricultural and forest land base so that development does not convert or compromise agricultural or forest resources; and
- ③ Be large enough to support the kind of agricultural operations that the County seeks to preserve.

The acreage designated as the County's PPA encompasses approximately 119,004 acres or 50% of all land within the County's boundary. In accordance with the Agricultural Stewardship Act of 2006,



approximately 100% of these 119,004 acres remain undeveloped land that may have capacity for preservation within the PPA. Under the guidelines of the Act, 80% of these lands or 95,203 acres should be targeted for preservation.

Section 3.2.3 Issues (Challenges) and Opportunities to Preservation of Priority Lands

The following is a summary listing of issues and opportunities associated with the County's overall ability to implement agricultural land preservation programs, such as acquiring easements, funding, taxation, land management tools (i.e. zoning), and subdivision standards to protect agricultural land from development and to reach preservation goals.

Issues or Challenges:

- There is insufficient funding available to take advantage of opportunities for preservation.
- The undeveloped lands within current areas to which transfer development rights can be received (such as within the Planning Areas) are not proportionate to the number of available development rights that could be transferred from Agricultural (AG) and Countryside (CS) zoned properties.

Opportunities:

The State and County offer a variety of preservation/conservation easement programs. The following key programs are utilized by the County.

- The County commits to matching Maryland Agricultural Land Preservation Foundation (MALPF) with funds from the agricultural transfer tax.
- The County adopted a Purchase of Development Rights (PDR) Program with dedicated funding from the recordation tax.
- The County adopted a tax credit of up to a maximum of \$500 for each property enrolled in MALPF.
- The County adopted language to strengthen the Right to Farm law.
- The Transfer of Development Rights (TDR) program and Non-Contiguous Development (NCD) technique have provided considerable land preservation without use of any public funding through the creation of deed restricted open space that cannot be developed.
- As of March 2010, there are 75 landowners with a total of approximately 11,047 acres on a waiting list that are willing to sell preservation easements.



Section 3.2.4 Blue Ribbon Panel on Smart Growth & Rural Development

In January of 2009, the County Commissioners established a Blue Ribbon Panel to study various aspects of **smart growth** and issues associated with rural preservation and development. The Panel's members were representative of the County, including farmers, business people, conservationists and leaders from local municipalities. The Panel received comments and observations from real estate appraisers, attorneys, bankers, farmers, realtors, developers and conservation groups.

The Panel discussed and evaluated the following:

- Various preservation programs and methods;
- Growth management practices from across the region and the State;
- Development tools and techniques that are currently available to the development community and property owners; and
- Optional preservation and development tools and techniques, some of which require further study.

The Panel submitted its recommendations to the Planning Commission, which were then reviewed and modified by the Planning Commission. Those recommendations that the Planning Commission determined are relevant to agricultural land preservation are identified in this Element.

Agricultural Preservation Recommendations:

- *Expand the 2008 PPA to an area greater than the Rural Legacy Areas.*
- *Enhance the Purchase of Development Rights (PDRs) program through consideration of County bonding authority to purchase PDRs.*
- *Explore opportunity for creation of voluntary County agricultural districts as a mechanism to provide an inventory of potential applicants for easement acquisition.*
- *Continue to aggressively apply for preservation funding.*
- *Consider modifications of the TDR Program to include more tools for increased agricultural land preservation.*
- *Consider appropriate locations for new Planning Areas with development incentives.*

Section 3.3 Priority Preservation Area (PPA)

In 2008, Queen Anne's County adopted a Priority Preservation Area (PPA) in accordance with the Agricultural Stewardship Act as depicted on Map ESA-9: Rural Legacy Areas & Priority Preservation Areas 2008. The 2008 County designated PPA boundaries are the same as those boundaries identified as Rural Legacy Areas. This plan expands the area designated as the County's PPA to include those lands identified on Map ESA-10: Priority Preservation Areas. Lands within the expanded PPA, which are considered **priority lands**, may consist of a variety of the following characteristics when prioritizing special parcels for preservation:

- Prime Agricultural Soils;
- Forested Lands;
- Sensitive Areas and Targeted Ecological Areas (Green Print Area) – refer to Map ESA-3: Sensitive Areas & Targeted Ecological Areas (Green Print Area);
- Tier II High Quality Watersheds – refer to Map ESA-6: Sanitary Sewer Service Areas with Tier II-High Quality Waterways;



3.0 Priority Preservation

- Contiguous to existing preserved lands; and
- Proximity to Rural Legacy Areas.

The designated 2010 PPA includes:

- Approximately 119,004 acres, which represents approximately 50% of lands within the County and 59% of lands zoned Agricultural (AG) or Countryside (CS). For zoning districts, refer to Map LU-5: Current Generalized Zoning Areas. For the PPA, refer to Map ESA-10: Priority Preservation Areas.
- Greenbelts, which are areas around certain existing towns and communities that establish an edge to those growth areas where agriculture and forestry are predominant land uses, are shown in specific Community Plans as reflected on Maps ESA-10: Priority Preservation Areas and LU-7A: Comprehensive Plan Map – Countywide Land Use and LU-7B: Comprehensive Plan Map – County/Town Planning Areas.

The PPA excludes the following areas, even though the lands are zoned Agricultural (AG) and Countryside (CS):

- Existing subdivisions and development; and
- Existing conserved lands as depicted on Map ESA-8: Conservation Lands.



Section 3.3.1 Preservation/Conservation Accomplishments

Queen Anne's County is one of only three counties in Maryland that has preserved approximately 33% of its total land area in some form of conservation. Table 3-1 identifies the various preservation/conservation programs and accomplishments between 2002 and 2009. Between 2002 to 2009, the total acreage of all types of conserved and preserved lands increased from approximately 74,683 acres to 78,847 acres (a 5.6% increase). Of the 78,847 acres, approximately 69,093 acres are permanently preserved. Refer to Map ESA-8: Conservation Lands for the location of the various types of preserved/conserved lands.

Table 3-1: Comparison of Preservation/Conservation Lands 2002-2009 - Countywide

Preservation/Conservation Program	Number of Properties		Acreage		Change 2002 – 2009	
	2002	2009	2002	2009	Acreage Change	% Change
MALPF Districts (not permanent)*		63	12,970	9,754	-3,216	-24.8%
MALPF Easements		144	19,114	23,445	4,331	22.7%
MALPF/Greenprint Easement		4	222	519	297	133.8%
MET		45	6,774	8,254	1,480	21.8%
Rural Legacy Easements			5,013	5,405	392	7.8%
Private Conservation Easements**			1,378	1,061	-317	-23.0%
County Parks			1,881	2,409	528	28.1%
State Owned Land			5,019	5,356	337	6.7%
TDR Sending Areas – Open Space		48	2,471	2,664	193	7.8%
Deed Restricted Open Space**			19,841	11,421	139	0.7%
Non-Contiguous Open Space				8,559		
Total Acreage – Incorporated Towns			2,284	3,734	1,450	63.5%
Total Acreage For The County	238,337 Total Acres in Queen Anne's County					
Total Acres Conserved/Preserved			74,683	78,847	4,164	5.6%

Source: Queen Anne's County, Department of Land Use, Growth Management and Environment, April 2009

*MALPF Districts will expire in 2012.

**Tracking and Calculating Methods:

Private Conservation Land is defined as lands of Non-Profit Conservation organizations. Aspen Institute is a Private Conservation organization and also decided to preserve some of their property in a MET Easement – MET #873ASP06. Due to this change, the Private Conservation land layer was reconfigured as to not double count any land that fell within the MET Easement. Additionally, the creation of a parcel layer in 2008 and updated aerial imagery provided refinement in the data.

Deed Restricted Open Space reflects changes due to two circumstances. First, prior to 2004, the Deed Restricted Open Space layer included all Non-Contiguous "Open Space," whether permanently preserved in an easement or not. In 2004, all of these files were reviewed and the actual acreage preserved was entered into a database. When the parcel layer became available in 2008, the properties were remapped to correctly show the true location of what was platted as Open Space. Second, prior to 2004, Open Space was calculated based on the size of the polygon. Currently, all Open Space is calculated based on the acreage preserved as shown on recorded plats.

In the Agricultural (AG) and Countryside (CS) Zoning Districts, the County uses development and preservation techniques such as Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), and Non-Contiguous Development (NCD). These techniques require the creation of deed restricted open space thus achieving higher levels of preservation through private market transactions rather than relying on funding from governmental programs. Approximately 22,644 acres of land have



been preserved using these development techniques. When the cluster subdivision technique is used for rural development in these zoning districts, the regulations limit the lots created by subdivision to 15% of the developed parcel and require that the remaining 85% be deed restricted as open space where the principal permitted use is farming or other such uses permitted by the zoning district. The following briefly describes each of these techniques:

- **Transfer of Development Rights (TDRs)** – The County has had a TDR program since 1987 when agriculturally zoned lands were downzoned from one dwelling unit per acre to one dwelling unit per eight acres. A TDR program creates a process by which development rights may be transferred from one parcel of land to another through the conveyance of development rights by deed or easement that is recorded among the land records. Development is moved or “transferred” from areas where it is not desired due to various reasons, such as environmentally sensitive lands or the land is planned for preservation, to another site within a designated Planning Area that has the ability to accommodate the additional units of development. The development rights are extinguished on the sending parcel because they are utilized on the receiving parcel. The program also allows TDRs as an incentive to be used with non-residential development to increase floor area.

The County’s current TDR program also has provisions with respect to the transfer of development rights between parcels located in the Critical Area. Under this component of the program, both the parcel from which the development right(s) are being transferred as well as the parcel to which the development right(s) are being received must be located within the Critical Area.

The TDR program is regarded as a private market transaction between willing buyers and sellers. To date, the County has not been involved in the transaction; however, the necessary legal documents are reviewed for consistency with the Code and other regulations.

- **Non-Contiguous Development (NCD)** – The NCD is a cluster subdivision technique designed to preserve prime agricultural land and natural resources. A property owner may increase their development potential by working with other land owners who wish to preserve their lands. The properties do not have to be next to each other, hence the term “non-contiguous,” however, all the properties must be included together as part of an overall development plan. NCD is a technique only allowed within the Agricultural (AG) and Countryside (CS) zoning districts, and cannot involve land that is part of the Chesapeake Bay Critical Area. Cluster development in both the AG and CS District requires a ratio that results in 85% of the total lands being placed in deed-restricted open space to 15% of the lands permitted for development. With the use of the NCD technique, development “rights” can be moved and transferred to another parcel, thereby clustering the development rights from two or more properties onto one “developing” property. The overall open space among all involved properties must be 85%, thus maintaining the ratio of 15/85. Therefore, the NCD technique creates a large amount of deed-restricted open space through private market transactions among land owners in order to accomplish this type of land preservation.
- **Cluster Subdivision** – The cluster subdivision technique is intended to protect agricultural land by requiring a ratio of open space dedicated for preservation to a certain amount of land available for development. In the rural and agricultural areas, the ratio is 85% open space to 15% development. A property owner who wishes to create a cluster subdivision will have to



dedicate 85% of the subject property to open space by placing it in an easement. Then the residential lots are “clustered” on 15% of the site in order to preserve the rural and agricultural nature of the property that is deed-restricted open space.

Although these techniques have been used to support preservation of lands, the County continues to demonstrate the flexibility to utilize a variety of development tools and techniques to achieve preservation/conservation and *smart growth* goals.

Agricultural land preservation is strongly supported by the County’s land owners as demonstrated by the number of applications for the Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program. From 2003 to present, the County has spent \$24.6 million for the purpose of preserving land through MALPF and the Rural Legacy preservation programs. Table 3-2 reflects applications submitted for MALPF easements from 2003 to 2009, and acreages preserved through the Rural Legacy Program between 2007 and 2009. The County currently has 75 pending applications for funding through MALPF for permanent preservation.

Table 3-2: Summary of Preservation Program Participation 2004-2010

Summary of Preservation Programs	
Preservation Program	Applications/Acres of Land
Maryland Agricultural Lands Preservation Foundation (MALPF)	Applications/Acres of Land
FY04	14 applications (1,627 acres)
FY05	0*
FY06	1 application (114 acres)
FY07	20 applications (2,542 acres)
FY08	46 applications (5,751 acres)
FY09	75 applications (11,047 acres)
FY10	0*
Rural Legacy Program	Acres of Land Encumbered
FY08	1,275 acres
FY09	2,815 acres
FY10	326 acres

**The MALPF Program was not funded by the State in 2004 and 2009.*

Applications may roll from year to year based upon desire of applicant for reapplication.

Source: Queen Anne’s County, Department of Land Use, Growth Management and Environment, 2009

Section 3.3.2 Agricultural and Forested Lands

Currently, 85% or 202,627 acres of the County’s land is zoned Agricultural (AG) or Countryside (CS). The importance of the region’s agricultural heritage is a top priority with residents, the farming community and with County planning initiatives. Such lands continue to retain crucial economic value to the County and the Eastern Shore.



Section 3.3.3 Current and Desired Future Agricultural Environment

The County's current agricultural economy includes agricultural production and products such as field crops, vegetables, fruits, livestock and poultry. The future agricultural economy is expected to continue production in a similar manner with the ability to provide other types of specialty agricultural products through use of a variety of agricultural practices, innovations and methods. The following is a listing of types of agricultural, forestry and aquaculture and associated uses:

- Livestock and poultry production;
- Vegetable and fruit harvesting and processing;
- Forestry, logging and timber harvesting;
- Aquaculture harvesting and processing;
- Agricultural retail (i.e. farmers markets and wholesaling);
- Specialty agricultural operations, such as vineyards, wineries, and other specialty products; and
- Silviculture and sod production.

Section 3.3.4 Preservation Potential

The 2006 Agricultural Stewardship Act outlines guidelines to establish, designate and certify PPAs. The County's acreage goal for land to ultimately be preserved through easement and zoning within a PPA must be equal to at least 80% of the remaining undeveloped land in the area that may have capacity for preservation, as calculated at the time of application for State certification of an area. The Act identifies that the PPA may:

- Consist of a single parcel of land, multiple connected parcels of land, or multiple unconnected parcels of land; and
- Include Rural Legacy areas.

As depicted on Map ESA-10, the total acreage within the designated PPA is approximately 119,004 acres. All of those acres are considered **undeveloped land that may have capacity for preservation**.

When identifying land available for preservation, **undeveloped land that may have capacity for preservation** is a technical term that meets the State's requirement for measuring the theoretical estimate for the amount of development rights that would be acquired by an easement.

PPA Preservation Goal & Key Tools

- Currently, the County has 78,847 acres of conserved land, and of that 69,093 acres are permanently preserved.
- 80% of undeveloped land that may have capacity for preservation within the PPA is approximately 95,203 acres.
- Preservation of a total of 100,000 acres by 2030 as stated in the County's MALPF Certification provided there are sufficient funds to purchase permanent easements augmented by other preservation tools to achieve this goal.
 - Use a variety of zoning techniques to protect priority lands from development.
 - Use new techniques such as voluntary County Agricultural Preservation Districts, the Critical Farms Program, and enhanced Purchase of Development Rights (PDR) Program.



Table 3-3 identifies the MALPF 2030 Certification goal of a total of 100,000 acres of which the County has permanently preserved 69,093 acres. In order to meet this 2030 MALPF Certification goal, the County will continue to work cooperatively with land owners to preserve an additional 30,907 acres through easement acquisition and other means of preservation.

Table 3-3: MALPF Certification 2030 Goal and Existing Preservation Acreage

MALPF Preservation Potential 2030	Acres
2030 Preservation Goal as stated in the County's MALPF Certification (Total Acreage)	100,000
Current Acreage Permanently Preserved (April 2010) – Countywide	69,093
Preservation Yield to Meet 2030 MALPF Certification Goal	30,907

An annual average of 1,545 acres would need to be targeted for preservation in order to reach the MALPF 2030 Certification goal of 100,000 acres. This preservation goal can be achieved through use of public or private funding if available, voluntary easements, acquisition and development tools and techniques.

Table 3-4: Projected Annual Preservation Goal to Reach MALPF 2030 Certification Goal

Current Permanently Preserved Lands	Targeted Annual Average Acreage*	Projected MALPF 2030 Certification Goal
69,093 acres	1,545 acres/year	100,000 acres

*Targeted annual average goal based upon 2002 -2008 preservation/conservation trends. Refer to Table 3-1.

Table 3-5 provides an assessment of preservation potential applying the State PPA guidelines. This assessment identifies the long term PPA preservation goal of 95,203 acres of preserved lands at the time of certification of the PPA, which is in addition to the existing 69,093 acres that are already permanently preserved. The assessment also considers the acreage of the 75 pending MALPF applications as of March 2010 as part of the acreage assessed for preservation potential. Future MALPF preservation acres apply towards meeting the long term PPA preservation goal.

Table 3-5: Preservation Yield Assessment Applying PPA Guidelines

Long Term PPA Preservation Potential			Approximate Acres	
(1)	Total Number of Acres within Designated PPA (also approximate undeveloped acreage)			119,004
	(a)	Environmentally sensitive areas preserved through zoning and other regulation (acreage is included in lines 1, 2 and 3)	30,604	
	(b)	75 pending MALPF applications for preservation potential (acreage is included in lines 1, 2 and 3)	11,047	
(2)	80% of undeveloped lands that may have capacity for preservation within PPA (PPA goal for preservation through easement and zoning) (line 1 X .80)			95,203
(3)	PPA Preservation Goal			95,203

Source: Calculated using datasets provided by Queen Anne's County, Department of Land Use, Growth Management and Environment, March 2010



Section 3.3.5 Preservation Yield Assessment Options

The lands within the designated PPA as depicted on Map ESA-10 include lands zoned Agricultural (AG) and Countryside (CS) with the exception of:

- Permanently preserved land;
- Planning Areas, incorporated Town Boundaries and future annexation areas;
- Common areas within subdivisions;
- Public and private properties exempt from taxes such as churches and schools;
- Major and minor subdivisions approved from January 2002 to April 2009;
- Lots that are less than or equal to 5 acres; and
- Lots improved with a residence 20 acres or less.

The following tables, Table 3-6 and Table 3-7, identify preservation yield assessment for two options to preserve lands within the designated PPA:

- Option 1 – Application of *rural land use preservation strategy* using a cluster development technique:
 - 85% of property is preserved by deed restricted open space; and
 - 1 dwelling unit per 20 acres up to 5 units is clustered on 15% of the parcel, with new lots varying in size due to environmental constraints and Environmental Health Department for on-site sewerage disposal systems; and
 - All new development rights may be transferred from the parcel.
- Option 2 – Application of *alternative rural land use preservation strategy* with the following assumptions:
 - on-site development density at 1 dwelling unit per 20 acres on parcels up to 100 acres, with a limit of 5 units, which includes any existing dwellings;
 - farm employee dwelling units are excluded;
 - new lots are clustered, with an average minimum lot size that meets the Environmental Health Department requirements for on-site sewerage disposal systems, and the remaining portion of the parcel is placed in deed restricted open space; and
 - for parcels that are greater than 100 acres, after on-site development at 1 unit per 20 acres, the remaining acreage is calculated at a density of 1 unit per 8 acres for TDRs in keeping with the PPA Preservation Goal.

Note: The above are assumptions for the purpose of calculating various preservation strategy options as described. The assumption for average size of new lots (approximately 1.25 acres) is for purposes of assessing Option 2 and is not an existing or recommended zoning regulation.



Table 3-6: Preservation Yield Assessment – Option 1 Application of Rural Land Use Preservation Strategy Using a Cluster Development Technique

Long Term PPA Preservation Potential			Approximate Acres
			PPA Goal – 95,203
(1)	Total Number of Acres within Designated PPA (also approximate undeveloped acreage)		119,004
(a)	Environmentally sensitive areas preserved through zoning and other regulations (acreage is included in lines 1, 2, 3 and 4)		30,604
(b)	75 pending MALPF applications for preservation potential (acreage is included in lines 1, 2, 3 and 4)		11,047
(2)	Preservation using a cluster development technique to maximize preservation – 85% deed restricted open space (line 1 X 85%)		101,153
(3)	Yield for potential preservation		101,153
(4)	PPA Preservation Goal		95,203
(5)	Potential Amount Exceeding PPA Goal		5,950

Source: Calculated using datasets provided by Queen Anne's County, Department of Land Use, Growth Management and Environment, 2009

The application of a cluster development technique described above as Option 1, results in a yield for potential preservation of 101,153 acres. If the maximum yield were achieved to preserve land under this option, the County has the potential to exceed the PPA goal for preservation by 5,950 acres. This option supports the County preservation goal for the PPA.

Table 3-7: Assessment of Preservation – Option 2 Application of Alternative Rural Land Use Preservation Strategy

Long Term PPA Preservation Potential			Approximate Acres
			PPA Goal – 95,203
(1)	Total Number of Acres within Designated PPA (also approximate undeveloped acreage)		119,004
(a)	Environmentally sensitive areas preserved through zoning and other regulations (acreage is included in lines 1, 2, 3 and 4)		30,604
(b)	75 pending MALPF applications for preservation potential (acreage is included in lines 1, 2, 3 and 4)		11,047
(2)	Preferred rural area land use – 1 unit per 20 acres up to 100 acres capped at 5 units total with dwelling units clustered on an average 1.25 acre lot each* with requirement for deed restricted open space and use of TDRs		114,861
(3)	Yield for potential preservation		114,861
(4)	PPA Preservation Goal		95,203
(5)	Potential Amount Exceeding PPA Goal		19,658

Source: Calculated using datasets provided by Queen Anne's County, Department of Land Use, Growth Management and Environment, 2009

*Actual lot size will be based upon environmental health factors.



The application of the preferred rural land use strategy described as Option 2 on Page 3-11, results in a yield for potential preservation of 114,861 acres. If the maximum yield were achieved to preserve land under this option, the County has the potential to exceed the PPA goal for preservation by 19,658 acres.

This option supports the County's preservation goal for the PPA and the **Sustainable Smart Growth Management Strategy** identified in Section 1.0: Land Use.

Section 3.3.6 Sustainability Indicators & Measures

The County has some of the most productive agricultural soils in the State and a long history of agriculture productivity. The approach to preservation of priority lands is to send growth to designated Planning Areas and Towns and to support the infrastructure needed for those areas to accept growth. The following sustainability indicators should be measured and evaluated over time to determine community impact with respect to meeting priority preservation goals contributing to the overall sustainability of the County.

- Agricultural Lands
 - Acreage of agricultural lands preserved through programs, including: Maryland Agricultural Land Preservation Foundation (MALPF); Rural Legacy; Maryland Environmental Trust (MET); Local Land Trusts; Transfer of Development Rights (TDR); Purchase of Development Rights (PDR); Cluster Subdivisions; and Non-Contiguous Development (NCD) technique.
- Forested Lands
 - Acreage preserved and acres increased.
- Environmental Impacts
- Agricultural Best Management Practices (BMP), Performance of Preservation Tools, Techniques and Programs

Section 3.4 Preservation Policies, Programs and Regulations (Strategies to Meet Preservation Goals)

The County has a long history of agricultural preservation policies. Prior to the 2002 Comprehensive Plan, there were regulations, programs and provisions in place to support implementation of preservation strategies. The following sections describe policies and programs to support the preservation, protection and conservation of agricultural and forested land and other priority areas.

Section 3.4.1 Federal and State Preservation Programs

The State promotes a variety of preservation programs. Several key programs are described as follows:

Program Open Space (POS) – Statewide – This program was established in 1969 to use State funds for the acquisition of parklands, forests, wildlife habitat, natural, scenic and cultural resources for public use.

- **Maryland Agricultural Land Preservation Foundation (MALPF)** – This program was established in 1977 and is administered by the Maryland Department of Agriculture. As part of the program, a foundation was established to purchase agricultural preservation easements which restrict development on prime farmland and woodland.
- **Maryland Environmental Trust (MET)** – A Statewide land trust created in 1967 that is administered by the Maryland Department of Natural Resources and governed by a citizen Board of Trustees. The goal is the preservation of open land, such as farmland, forest land, and



significant natural resources. The primary tool for accomplishing this goal is the use of conservation easements or voluntary agreements between a landowner and MET.

- **Rural Legacy Program** – This program is designed to preserve large blocks of contiguous open space containing value because of its agricultural, natural and cultural resources. Rural Legacy Areas established through this program are for the purpose of achieving the following goals:
 - to establish greenbelts of forests and farms around rural communities in order to preserve their cultural heritage and sense of place;
 - to preserve critical habitat for native plant and wildlife species;
 - to support natural resource economics such as farming, forestry, tourism and outdoor recreation; and
 - to protect riparian forests, wetlands, and greenways to buffer the Chesapeake Bay and its tributaries from pollution run-off.

This program can also work in association with other public and private land protection efforts.

Other Federal and State conservation programs and tools include:

- **Conservation Reserve Enhancement Program Easements (CREP)** – This State program receives funding from the Department of Natural Resources to protect water quality by removing marginal agricultural land from production and replacing it with best management practices including riparian buffers, stabilization of highly erodible soils and restoration of wetlands. The lands are then conserved through a permanent conservation easement.
- **Conservation Reserve Program (CRP)** – This Federal program is administered by the Farm Service Agency. The program focuses on implementing conservation practices on highly erodible crop and pastureland by taking the land out of production for 10-15 years thereby improving water quality and wildlife habitat.
- **Forest Conservation Act** – Maryland law requires that all development projects must conserve a certain proportion of forest land in a permanent easement. In some cases, additional forest must be planted and added to the permanent easement.

Section 3.4.2 County Preservation Policies and Regulations

The County recognizes the need to maintain the viability of its strong agricultural base and the importance of agriculture throughout the Eastern Shore. The County continues to be committed to preservation of agricultural land to maintain the maximum amount of productive soils for agricultural use. This is accomplished through continued protection of agricultural land and forest land by:

- Managing development using a variety of zoning tools and techniques that address land use, preservation of open space, lot size and density.
- Supporting voluntary Agricultural Preservation Districts.
- Directing growth to County designated Planning Areas, Towns and other future areas identified for receiving development.
- Supporting farmers through a variety of legislation and tax credit programs.
- Maintaining Maryland Agricultural Land Preservation Foundation (MALPF) certification.
- Continuing to partner with the State by allocating resources to support purchase of permanent easements through MALPF.



- Enhancing the County's Purchase of Development Rights (PDR) program targeting agricultural preservation.
- Continuing assistance to the farming community through programs such as the Critical Farms Program.

Section 3.4.3 Sustainable Smart Growth Management Strategy

In summary, the approach of this Plan is to reduce development encroachment in the rural areas by directing growth to existing population centers located in towns, Planning Areas (Growth Areas) and/or Priority Funding Areas. The intent is to concentrate growth in existing and new future population centers with employment opportunities while providing cost effective public facilities and services to meet population needs, reducing impacts of traffic, and reducing impacts on the environment with an emphasis on water resources. Refer to Section 1.0: Land Use Element for a more detailed description of the County's *Sustainable Smart Growth Management Strategy*.

Section 3.5 Goals, Objectives and Recommendations

This section identifies various goals, objectives and recommendations that will contribute to preservation of agricultural and forested lands.

Goal: *Support and sustain a strong, diversified agricultural community through implementation of preservation and development mechanisms such as economic incentives that are equitable to all stakeholders. **Preserve at least 80%, of the undeveloped land within the designated Priority Preservation Areas with the intent of preserving a total of 100,000 acres by 2030.***

Goal 1: Agricultural Land Preservation

Objective 1: Establish reliable resources for agricultural land preservation and gain significant local support in conjunction with State agricultural land preservation decisions.

Recommendations:

1. Support preservation of large contiguous blocks of land, such as 1,000 acres, with guidelines and agreements with participating landowners using a variety of preservation programs as incentives for permanent preservation.
2. Promote the acceptance of farms that apply for Maryland Agricultural Land Preservation Foundation (MALPF) into the Program.
3. Continue to utilize Federal, State and Local funding sources to support agricultural land preservation.
4. Identify tools and techniques to purchase development rights, such as: private mortgage, bonds, leases, conservation easements, Purchase of Development Rights Program (PDR) and tax incentives.
5. Enhance the Purchase of Development Rights (PDR) program through consideration of use of County bonding authority and/or other funding mechanisms.



Objective 2: Establish *Priority Preservation Areas* (PPA) that target appropriate areas of the County's agricultural lands.

Recommendation:

1. Establish agricultural PPA land that meets the minimum State requirements to ensure that the County continues to be eligible for State preservation funding.
2. Create additional ranking criteria to be used with the Land Evaluation Site Assessment (LESA) process for the MALPF program ranking and create additional tools for priority ranking criteria for preservation of land in the PPA.
3. Establish an opt-out provision for properties located in the PPA area.

Objective 3: Protect and preserve agricultural land and deed-restricted open space.

Recommendations:

1. Protect agricultural land through zoning regulations.
2. Establish the undeveloped Agricultural and Countryside zoned lands that have potential for preservation as Priority Preservation Areas.
3. Seek to coordinate with municipalities to accept growth by encouraging adequate infrastructure and/or plans to expand infrastructure.
4. Identify and implement environmental management practices for all categories of land use.

Goal 2: Resource Conservation/Preservation and Environmental Protection through Sustainable Smart Growth Management Policies

Objective 1: Continue to achieve the preservation of 85% deed-restricted open space when using cluster development techniques on agricultural lands.

Recommendations:

1. Evaluate current zoning regulations or similar regulations that support preservation.
2. Evaluate current preservation tools and techniques, such as Non-Contiguous Development, Purchase of Development Rights (PDR), and Transfer of Development Rights (TDR) and other tools to achieve the preservation goals.
3. Identify potential tools and techniques for a Pilot Project using shared septic systems to achieve better rural design and concentrated development to reduce environmental impacts.



Objective 2: Encourage Sustainable Smart Growth Management approaches.

Recommendations:

1. Allow for sufficient growth and provide incentives for growth within Planning Areas, and Municipalities.
2. Consider the expansion of existing Planning Areas and/or establishing new Planning Areas as receiving areas for Transfer of Development Rights (TDRs).
 - a. Towns and Planning Areas should be considered as TDR Receiving Areas through mutual agreement.
 - b. The Council of Governments, Planning Commission and Public Works Advisory Board will review the range of incentives available for providing public infrastructure within municipalities and Planning Areas that is necessary to support the utilization of TDRs. All newly up-zoned properties in the municipalities and County shall meet maximum zoning district densities and shall be required to purchase TDRs in consideration of the public infrastructure benefits and incentives to be received from the County.
3. Consider appropriate locations for new Planning Areas with development incentives.
4. Also included is Land Use Goal 1, Objective 2, Recommendations 1 and 2 on page 1-27.

Objective 3: Promote the protection and preservation of forest lands.

Recommendations:

1. Seek to protect forest lands from fragmentation.
2. Seek to retain existing levels of forested lands.
3. Promote the conservation and expansion of forests located in areas such as stream and shoreline buffers, wetlands, and steep slopes.
4. Consider conducting a tree canopy assessment study and subsequently establishing a reasonable canopy cover threshold for new development.
5. Identify and promote the conservation of wildlife habitat corridors.

Goal 3: Awareness, Education and Funding

Objective 1: Continue to garner local support for agricultural land preservation.

Recommendations:

1. Explore opportunity for creation of voluntary County Agricultural Districts as a mechanism to provide an inventory of potential applicants for easement acquisition.
2. Continue to aggressively apply for preservation funding.



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Section 4.0 – Historic & Cultural Preservation Element

The County's heritage dates to the 1600's with many historic sites and landmarks still evident today in small towns and villages across the County. Museums, historic churches, courthouses, train stations, and one of the oldest working grist mills in the nation stand as monuments to the rich and diverse history of Queen Anne's County.

This Plan Element identifies key issues related to historic and cultural preservation with respect to a variety of types of valued community resources. The loss of some historic and cultural resources through decay and demolition has brought the topic of historic and cultural resource preservation to the forefront. Sustainable communities include those who have a unique sense of place based upon the history and culture of the region and preserve those important resources to create a connection from the past to the present.

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. A **historic property** is a district, site, building, structure or object significant in history, architecture, engineering, archeology or culture at the national, State or local level.

Section 4.1 Historic and Cultural Significance

Queen Anne's County is rich in its architectural and cultural heritage. Various architectural building styles are found throughout the County, such as Colonial, Federal, Greek revival, Victorian, and Craftsman. The combination of these styles with variations in historical architecture is present across the County's landscape. It is this combination of styles that is referred to as Eastern Shore vernacular, or the architecture of ordinary buildings and landscapes indigenous to the area. The rich cultural history of Queen Anne's County is present still and is made evident through programs designed to preserve the rich agricultural lands of the County and enhance and protect the waters which support the maritime industry.

Section 4.1.1 Historic Districts

A **Historic District** is an area of significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Both the **Town of Centreville** and **Stevensville** share the distinction of having Historic Districts listed on the National Register of Historic Places. The following provides a brief description for each of these districts.

- The **Historic District of Centreville** was listed on the National Register of Historic Places in 2004. The County seat of Queen Anne's County, Centreville is defined by a historic public square and a

Article 66B Visions

1. *Quality of Life*

2. *Public Participation*

3. *Growth Areas*

4. *Community Design*

5. *Infrastructure*

6. *Transportation*

7. *Housing*

8. *Economic Development*

9. *Environmental Protection*

10. *Resource Conservation*

11. *Stewardship*

12. *Implementation*



late-18th century courthouse that still functions as the oldest operating courthouse in the State. The district is significant for its association with the development of the County and as the historic commerce center and government center for over 200 years. The district is comprised of residential, commercial and institutional buildings representative of various architectural types and styles which characterize the towns within the region during the 18th century.

- The **Historic District of Stevensville**, listed on the National Register of Historic Places in 1986, is comprised of a cohesive group of houses, churches, commercial structures and schools reflecting the development of a rural crossroads town founded in 1850 with development of historic significance spanning to the Great Depression. The district is significant for its architecture and for its association with the development of transportation and commerce on Maryland's Eastern Shore during the late 19th century and early decades of the 20th century.

Section 4.1.2 Historic Sites Inventory

Since 2005, Queen Anne's County, with grant assistance from the Maryland Historical Trust, has been working to inventory post-Civil War era historic resources across the County. It is estimated that more than 1,000 structures within the County are rich in architectural heritage. An initial survey of the County's historic sites in the 1970's documented many of the pre-Civil War era buildings. Post-Civil War structures are currently being inventoried in the Queen Anne's County multi-phased Historic Sites Survey. The following summarizes the various phases of the County's Historic Sites Inventory.

- Phase I of the Historic Sites Inventory: This phase is completed with documentation of over 80 historic resources.
- Phase II of the Historic Sites Inventory: This phase is in process with documentation of approximately an additional 80 historic resources anticipated.
- Phase III of the Historic Sites Inventory: This phase is funded and is anticipated to document an additional 80 historic resources.
- Phases IV and V of the Historic Sites Inventory: These phases, if grant funded, are planned to document approximately another 160 historic resources.

Currently, Queen Anne's County has more than 500 historic sites listed on the **Maryland Inventory of Historic Properties (MIHP)**. This list of sites can be referenced through the Maryland Historical Trust. Listing on the MIHP notes that the site has been surveyed and recorded, but does not necessarily mean that the property is of historic significance or is subject to restoration or regulations. Approximately 40 of these MIHP resources are included on the National Register of Historic Places. Refer to Table 4-1 and Map ESA-11: Historic & Cultural Sites and Features for a brief description and location of individual historic sites/places as listed in the National Register of Historic Places, the Maryland Register of Historic Places or that may be part of the Historic Sites Consortium of Queen Anne's County.



Table 4-1: Queen Anne's County Historic Sites & Features

Site Number Map ESA-11	Historic Site	Description	NRHP*
1	Kent Fort Marker	Stone marker identifying the general location of the trading post established in 1631 by William Claiborne.	
2	Mattapax Plantation	Brick dwelling constructed in 1760's. The dwelling is an excellent example of mid-18 th century vernacular domestic architecture and is distinguished by its overall state of preservation and quality of interior decorative detail.	✓
3	Legg's Dependence	Constructed in stages between 1760 and 1780. The dwelling is significant for its design and architectural masonry details noted in the shifting social trends of that period.	✓
4	Matapeake Club House	Ferry Terminal (circa 1936) and clubhouse serving the Annapolis - Claibourne Ferry Service. Local social gathering site during the 1940's. Restored & open to the public as a park, clubhouse and bathing beach in 2009.	
5	Friendship	Built in stages during the 1740's is a fine example of Flemish bond masonry construction. The structure is now a private residence.	✓
6	Broad Creek Cemetery	Established in 1652, the site of three previous structures of the Christ Church congregation.	
7	Kent Manor Inn	Large country inn located on 226 acre estate formerly known as "Smithfield." Original construction circa 1820's.	
8	Stevensville Train Depot	Original station house at Stevensville built in 1902 and serving the Queen Anne's County Railroad Company.	✓
9	Cray House	A gambrel roofed dwelling circa 1839, is one of the few remaining examples of post and plank construction in the area.	✓
10	Stevensville Bank	Constructed in 1903-07. The oldest bank building on Kent Island and one of the earliest in the County. Noted for its Classical architectural style.	✓
11	Lowery's Hotel	Historic private residence altered to accommodate travelers (circa 1860) is now a private residence.	✓
12	Stevensville Post Office	Site served as the Stevensville Post Office for the first half of the 20th century (circa 1877).	✓
13	Christ Church & Rectory	Founded in 1631, it is the oldest established congregation in Maryland. Church and bell tower were constructed in 1839. Recently renovated and serves as an Arts/Cultural Center.	✓
14	Kirwan's Store	Built in 1889 with lumber from the Johnstown floodwaters. Store was a hub of activity in the Chester/Dominion area. Willed to the Kent Island Historical Society who maintains and operates the site as a museum / gardens.	
15	"Our Chesapeake Legacy" Museum Exhibit	Interpretive museum exhibit of life in Queen Anne's County, housed at the Chesapeake Exploration Center.	

*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
16	Kent Narrows	Historically significant commercial center for seafood processing with marinas and packing houses. The area now boasts restaurants, hotels, the Waterman's Monument and The Chesapeake Exploration Center.	
17	Bryan United Methodist Church	The oldest church still conducting worship services (circa 1800). Original congregation comprised mainly of black watermen and indentured servants.	
18	My Lord's Gift	A gift to Henry DeCoursey from Charles Calvert, then the Lord of Baltimore. Calvert gave DeCoursey as much land that he could cover on a map with his thumb (thumbprint grant).	
19	Bowlingly	Georgian style private residence of masonry construction built in 1733. The dwelling was pillaged by the British during the War of 1812. Bowlingly was later used as amusement/entertainment destination and is now a private residence.	✓
20	Colonial Courthouse	First courthouse in the County (circa 1708).	
21	St. Luke's Episcopal Church, Queenstown	Fine example of a small village church constructed in 1840-41 located on land donated by the owners of the Bowlingly plantation.	✓
22	St. Peter's Catholic Church	The parish of St. Peter's was formed in 1765 with a chapel constructed shortly thereafter. The current church of Romanesque and Victorian style was built between 1823 and 1827.	✓
23	Bloomingdale	The Federal style brick dwelling was constructed in 1792. An excellent example of a Federal style 2 story mansion.	✓
24	Charles Wesley United Methodist Church	Constructed in stages from 1873-1909 this late Victorian- Gothic style frame structure was the worship center for one of the oldest African-American congregations in the County.	
25	Wye Island	Wye Island was acquired in the 1700's by two of Maryland's leading Revolutionaries, William Paca and John Beale Bordley. Now preserved as Wye Island Natural Resource Management Area.	
26	Wye Grist Mill	One of the earliest industrial sites and is the oldest frame grist mill still in use on the Eastern Shore. (Circa Late 18 th century).	✓
27	Wilton	Masonry dwelling built between 1749 and 1770. The dwelling is noted for its architecture and association with prominent figures of early Maryland society.	✓
28	Queen Anne's Museum of Eastern Shore Life	Exhibits focusing on Queen Anne's County rural heritage.	
29	Bachelor's Hope	Constructed in 1798-1815 this dwelling is significant for its various forms of architectural styles.	✓

*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
30	Reed's Creek Farm	Late Georgian style brick dwelling (circa 1775). A pristine example of late colonial architecture.	✓
31	Reward	Circa 1700 residence moved to its current location from Pioneer Point on the Corsica River. Noted for its fine Federal and Greek Revival details.	
32	Lexon	Constructed during the late 18 th century. A fine example of Federal and Greek Revival interior decorative detailing.	✓
33	Captain's Houses	A row of four brick foundation houses of framed construction built in 1878 by Capt. J. Ozmon along Corsica Creek.	✓
34	Captian John H. Ozmon Store	Constructed of brick in 1880. Built into a slope the first floor was a store, the second a residence. Goods were bought, sold and shipped to/from locations along the Eastern Shore of the Chesapeake Bay.	✓
35	Keating House	Constructed in stages between 1806 and 1809. The dwelling is a fine example of Federal brick townhouses in the area.	✓
36	St. Paul's Episcopal Church	Constructed in 1834, enlarged in 1855 and again in 1892-95. Noted for its stain glass windows.	
37	Centreville Armory	National Guard Armory built in 1926. The structure now serves as a social center for the community.	✓
38	Protestant Methodist Church	Circa 1830 founded by John Emory.	✓
39	Female Seminary	Public school for women built in 1876. Victorian style built of pressed brick.	✓
40	Jackson Collins House	Queen Anne and Italianate style, unusual pressed brick construction, built in 1876.	✓
41	Tucker House	Federal style private residence (circa 1794) now home to Queen Anne's County Historical Society.	
42	Queen Anne's County Courthouse	Oldest continuously used courthouse in Maryland (1792-1794).	
43	Kennard School	First (at that time, the only) secondary school for blacks in Queen Anne's County (circa 1936).	
44	Hope School	Circa 1865 listed as "Colored School #2." One room housed grades one thru seven taught by one teacher.	
45	Content	Constructed of brick during the 18 th century, an exceptional example of masonry domestic architecture. Most notable example of post and plank construction in the Tidewater Region.	✓
46	Wright's Chance	Frame style plantation house from the mid to late 18th century (circa 1744).	✓

*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
47	Lansdowne	Constructed in 1823 representative of High Style of Federal architecture on the Eastern Shore.	✓
48	Thomas House	Dwelling built between 1798 and 1821 and is a fine example of Federal style brick dwelling.	✓
49	Hawkins Pharsalia	Constructed between 1820 and 1840. The dwelling is significant for its architecture and reflects the upper-middle class status of its owner in rural Queen Anne's County.	✓
50	Stratton	A masonry dwelling constructed in 1790 exemplifying superior dwellings in Queen Anne's County during the late 18 th century.	✓
51	Readbourne	A brick dwelling constructed in the early 1730's. It is one of the earliest major Georgian structures to remain in the State of Maryland.	✓
52	Kennersley	Constructed between 1785 and 1798, the dwelling is one of the largest and most exceptional 18 th century houses in Queen Anne's County.	✓
53	St. Luke's Episcopal Church	Constructed between 1729 and 1732, St. Luke's is one of the oldest colonial Episcopal churches still in use today. Unusual design with a gambrel roof, vaulted ceiling and semicircular apse.	✓
54	Church Hill Theatre	Constructed in 1929 by the town government and used as the town hall. Converted to a movie theatre in 1936 it is used today to bring performing arts to the County.	✓
55	Bishopton	A 1730 small brick hall-parlor dwelling.	✓
56	Dudley's Chapel	Built in 1783, this chapel is of masonry construction with a moderately pitched gable roof. Serves as a prominent structure in the early history of the Methodist Church in Maryland.	✓
57	Sudlersville Library	Established in 1923 by Alan Chance in honor of his late wife, Emma Pierce Chance. In 1946, merged with the then new Memorial Library and part of the QAC Free Library system. In 1973 removed from the QAC Free Library system and has since been funded by patrons and the town.	
58	Jimmy Foxx Memorial Statue	Bronze sculpture erected in 1997 in honor of Baseball Hall of Fame member, Jimmy Foxx, born in Sudlersville.	
59	Sudlersville Train Station	The passenger station built in 1885, contributed to the residential development of Sudlersville. It is the only station surviving on its original site in the County.	
60	St. Andrew's Episcopal Church	Constructed in 1878. A small board and batten frame structure, this church has been remarkably preserved and is known for its architectural design.	✓
61	John Embert Farm	A small masonry dwelling now referred to as "Whistlefield." Representative of popular Tidewater style dwellings of the 17 th , 18 th and early 19 th centuries. Few dwellings of this type remain.	✓

*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
62	Skipjack "ELSWORTH"	Built in 1901 in Hudson, Maryland, this is a 39.9 foot long, two-sail bateau, or V-bottom sloop. The vessel was constructed for the oyster dredge fleet in the Chesapeake Bay. The vessel is one of 35 surviving traditional Chesapeake Bay skipjacks.	✓
63	Chester Hall	A large brick two story dwelling constructed in the 1790's. The Federal style dwelling is of unique architectural style.	✓
64	Log Canoe "MYSTERY"	A sailing log canoe. The 34'-7" boat was built by Harry Sinclair in Oxford, Maryland, in 1932 and is one of the last surviving traditional Chesapeake Bay racing log canoes.	✓
-	Centreville Historic District	Centreville, the County seat, is significant for its association with the development of the County. The Historic District includes an exceptional display of architectural buildings from the 18 th , 19 th and 20 th centuries.	✓
-	Stevensville Historic District	The Stevensville Historic District is comprised of houses, churches, commercial buildings, and a school. The District was developed along a rural crossroad town from 1850 to the Great Depression. The Historic District is associated with the development of transportation and commerce on Maryland's Eastern Shore.	✓

*NRHP – National Register of Historic Places.

Source: Maryland Historic Inventory of Properties

Section 4.1.3 Historic and Cultural Preservation Funding

The State's commitment to this region is demonstrated through the following summary of operating and project funding received by the Stories of the Chesapeake Heritage Area (SCHA) from the Maryland Heritage Area Authority (MHAA) during the period of 2005 to 2010. During this time period, Queen Anne's County has received approximately \$270,628 of State funds for a variety of projects, programs and promotion.

Table 4-2: State Funding to Support Historic Preservation

Fiscal Year 2005	Fiscal Year 2006	Fiscal Year 2007	Fiscal Year 2008	Fiscal Year 2009	Fiscal Year 2010
100,000 (O)	92,500(O)	91,930(O)	90,000(O)	80,000(O)	65,000(O)
		34,750 (M)			
		244,811(P)	181,875(P)	321,775(P)	197,271(P)
	3,500(QA)*	51,257(QA)*	45,500(QA)*	120,500(QA)*	49,871(QA)*

*Represents a total for that fiscal year and is not a cumulative amount.

(O) = Operating Assistance, (M) = Marketing Assistance, (P) = Programs and Capital Projects, (QA) = Grants to Queen Anne's County Projects (either from Small Grant (O) or Statewide (P) awards), including multi-county projects benefiting Queen Anne's County



Section 4.2 Vision, Overarching Goals & Guiding Principles

The relevant vision of Article 66B with respect to historic and cultural preservation emphasizes historic resources in the context of community design. This key vision provides the framework for the preservation of historic and cultural resources.

Community Design – Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural and archeological resources.

Section 4.2.1 Overarching Goal & Historic and Cultural Vision

The Overarching Goal is to identify, preserve, protect and publicize the County's historic and cultural heritage, and to work collaboratively with State, County, town and historic and cultural heritage preservation organizations.

*The **VISION** is that the County is a faithful steward of its historical and cultural heritage, a County that pays attention to historical and cultural concerns when planning growth areas and transportation avenues. The County honors its past with a careful balance between smart growth and preservation that promotes a unique, predominantly rural, extensively agricultural, traditionally maritime, and always small-town way of life.*

Section 4.2.2 Guiding Principles for Historic and Cultural Preservation Planning

Preservation planning is a process that organizes preservation activities in a logical sequence and is guided by various principles supporting historic and cultural preservation goals. Preservation activities include identification, evaluation, registration and treatment of historic properties. The following guiding principles provide a framework for policy development, implementation and decision making associated with the preservation of historic and cultural resources.

Preservation Principles in the Context of Smart Growth

There is an interrelationship and interdependency between sustainable development or **smart growth** and historic and cultural preservation. The following describes those principles that define that relationship and dependence.

- Historic properties represent a significant investment of resources. **Smart Growth** principles maximize on past resource investments through preservation and rehabilitation. Deterioration and demolition represent a total loss of investment while adding demand on increasingly expensive and scarce resources.



- Historic neighborhoods, communities, towns and cities embody **Smart Growth** principles. These places are pedestrian friendly and transit friendly.
- Historic communities provide needed housing for all income levels. Historic properties may be rehabilitated, updated and/or converted to housing. For each historic housing unit preserved and rehabilitated, one less housing unit will be built on undeveloped land.
- Preservation means economic development. Preservation increases employment and income as well as increases tourism.
- Preservation of historic resources strengthens our connection to the past.

Secretary of the Interior's Preservation Planning Principles

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places (refer to Table 4-1 and Map ESA-11 for Queen Anne's County resources). These standards are only regulatory for projects receiving federal grant-in-aid funds; otherwise, the standards are intended as general guidance. For example, the standards identify a four treatment approach including preservation, rehabilitation, restoration and reconstruction.

Preservation places a high importance on retention of all historic resources through conservation, maintenance and repair. These non-technical standards and guidelines addressing a variety of preservation, rehabilitation, restoration and reconstruction topics intend to promote responsible preservation practices designed to protect historic and cultural resources. The standards for **preservation planning** are based upon the following principles:

- ➊ ***Important historic properties cannot be replaced if they are destroyed.*** Preservation planning provides for conservative use of important historic properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- ➋ ***Planning for preservation must begin prior to identification of all historic resources.*** Planning for preservation should not be an afterthought. Inventory activities may require time and resources that should be supported by responsible decisions about historic properties based upon planning.
- ➌ ***Preservation planning includes public participation.*** The planning process should include early and continuous public participation to gain a broad base of support for preservation planning.

Community Design Standards

A variety of community design standards can be used to promote historic preservation that reinforces the County's identity and character. The following standards provide a set of guiding principles that can be further defined through regulations.

- ***Scenic Corridor Guidelines*** that address setbacks, signage, landscaping, infrastructure location and lighting.
- ***Scale and Architectural Integrity*** standards to ensure compatibility of infill development and redevelopment projects.
- ***Site Design*** standards to ensure integration of structures with surrounding community, existing landmarks and historic districts.
- ***Sign Standards*** compatible with community character.
- ***Underground Utilities*** to lessen impacts.
- ***Landscaping Standards*** compatible with natural and built environments.



- **Create Prominent Gateways** at town and village entrances with landscaping and signage.
- **Green Design** principles applied to preservation, rehabilitation and adaptive reuse of historic structures.
- **Design Cultural Amenities and Structures** that incorporate public space and with private space.

Section 4.3 Preservation Planning Process

The **preservation planning** process is continuous and dynamic by nature as evident through the County's ongoing Historic Sites Survey and the measure of impacts on architecturally or culturally significant resources due to decay and demolition. This plan element is an initial step in the process. Should the County wish to create a **Preservation Plan**, information must be obtained to build over time, a detailed document addressing various aspects of preservation. Information necessary to create this document may be that which:

- Identifies current and emerging historic preservation issues throughout the State, County and region;
- Establishes the vision, mission, and priorities for a Historic and Cultural Preservation Commission (HCP) for the County;
- Identifies preservation goals and objectives for integrating historic preservation into the broader planning and decision-making process at local, regional, and State levels; and
- Identifies preservation partners and their contributions needed to accomplish the goals and objectives through implementation of recommended projects and programs.

The 2002 Comprehensive Plan contained a Historic Resources element identifying a variety of historic preservation initiatives that were underway prior to and during the planning process. A well defined policy statement for the preservation of historic resources was not articulated in the 2002 Plan. Preservation of historic resources was addressed as part of the 2002 land use policy to promote development within the "Growth Area" by providing incentives and improving the quality of life in the "Growth Areas." Implementation of this policy was supported by the following recommended strategy:

Develop a historic preservation ordinance that allows eligible enrolled properties to voluntarily participate in a historic rehabilitation tax credit program through Maryland Historic Trust. Within the Growth Areas, the incorporated towns of Queenstown and Centreville maintain their separate jurisdictional control with respect to developing their own ordinances. *Source: QAC 2002 Comprehensive Plan – Land Use Policy 3A.*

Since adoption of the 2002 Comprehensive Plan, Chapter 18 of the County's Code for Zoning and Subdivision Regulations was amended to include a Historic Structure Review, which sets forth standards for review and documentation of historic structures proposed for demolition. Additionally, Chapter 18 was amended to include historic design guidelines for the Stevensville Historic Village Center (SHVC) Zoning District. Nevertheless, the ability for property owners to enroll properties voluntarily in a Federal or State historic rehabilitation tax credit program does not require a County or Town level historic preservation ordinance.



Section 4.4 Historic and Cultural Preservation Policies, Programs and Regulations

The following includes a variety of key preservation policies, programs and regulations at the Federal, State and local levels. Initiatives include key legislation, regulation and programs in support of preservation of historic and cultural resources.

Section 4.4.1 Federal Policies, Programs and Regulations

The Federal government has established legislation with respect to historic preservation providing a mechanism for funding and administration of programs to support preservation efforts. Historic support resources include:

- The **National Historic Preservation Act (NHPA)** passed by Congress in 1966 provides the legal framework for a variety of historic preservation programs at all levels. The Act created the National Register of Historic Places, State Historic Preservation Offices and Certified Local Governments.
- The **National Trust for Historic Preservation (NTHP)** provides leadership, education, advocacy and resources to protect historic and cultural resources nationwide.
- **National Park Service (NPS)** is responsible for administering the National Register of Historic Places, the National Historic Landmarks Program, Save America's Treasures, the Certified Local Government Program, Rehabilitation Tax Credit Program and various technical assistance programs.
- The **Advisory Council on Historic Preservation (ACHP)** is responsible for ensuring other Federal agencies meet obligations under the NHPA and is responsible for administering the Preserve America Program.

Limitations of Federal Laws

There are no Federal laws or regulations that limit what private property owners can do to their properties, including properties listed on the National Register of Historic Places. The only situation which private property owners may be impacted by Federal laws and regulations is when the owners have applied for or received a Federal Rehabilitation Tax Credit or require a permit, license or funding from a Federal Agency.

Source: Maryland Historical Trust

Section 4.4.2 State Policies, Programs and Regulations

The State promotes a variety of historic and cultural preservation programs. The **Maryland Historical Trust (MHT)** a government agency under the Maryland Department of Planning dedicated to the preservation and interpretation of the legacy of the State of Maryland. MHT serves as the Maryland State Historic Preservation Office (SHPO) pursuant to the National Historic Preservation Act of 1966. The following are key programs administered by MHT:

- The **Maryland Inventory of Historic Properties (MIHP)**: a listing of all properties in the State that have been surveyed and recorded. A property that has been surveyed and recorded and included in the MIHP is not necessarily historically significant nor is it subject to any restrictions or regulations.
- The **Maryland Register of Historic Places**: a listing of all properties in the State that have been surveyed and evaluated and found to be historically significant at the local, State or National level.



In addition to the Maryland Historical Trust, there are other State agencies that assist with programs designed to protect and revitalize historic and culturally significant properties. The following identifies agency responsibilities and/or programs:

- The **Maryland Department of Housing & Community Development** offers funding and technical assistance programs that support historic preservation projects.
- The **Maryland Department of Natural Resources (DNR)** administers programs that support historic preservation such as the **Maryland Environmental Trust**, which was created by the Maryland General Assembly in 1967 to preserve open land such as farmland, forest land and significant natural resources through conservation easements. A **Resident Curatorship Program** secures private funding and labor for the restoration and maintenance of historic properties owned by the Department of Natural Resources. Curators pledge to restore the historic property and maintain it in good condition in exchange for a lifetime lease. This program may be one of interest at the County level as well, as it may better serve to maintain historic structures located on public lands.
- The **Maryland Office of Tourism Development** helps to promote historic communities and heritage areas while the **State Highway Administration** helps to protect and preserve historic places through project planning, funding, and educational programs.
- The **Heritage Structure Rehabilitation Tax Credit Program** supports community revitalization through the rehabilitation of historic commercial and owner-occupied residential properties.
- The **Maryland Heritage Areas Program** was created by the Maryland General Assembly in 1993 and is funded through HB 415. **Certified Heritage Areas** are locally designated and State certified regions focused on strengthening and revitalizing Maryland's communities. These **Certified Heritage Areas** contain high concentrations of historical, cultural and natural resources. Public and private partners are committed to preserving historical, cultural and natural resources for sustainable economic development of the area through heritage tourism. The Program recognizes that successful Heritage Areas need a viable economy. Program goals include:
 - Enhance visitor appeal and enjoyment.
 - Increase economic activity associated with tourism.
 - Encourage preservation and adaptive reuse of historic buildings, conservation of natural areas, cultural arts, heritage attractions and traditions indigenous to the region.
 - Encourage residents and visitors greater access to and understanding of history and traditional cultures.
 - Foster linkages among and between heritage attractions.
 - Balance the impact of tourism with quality of life enjoyed by residents.
 - Accomplish goals via public-private partnerships.
- The **Stories of the Chesapeake Heritage Area (SCHA)** was certified in 2005 as a Maryland Heritage Area. SCHA covers portions of Queen Anne's County and surrounding counties including Caroline, Kent and Talbot. The Area is eligible for grants from the Maryland Heritage Areas for planning, design and interpretation of historic, cultural and natural resources.
 - The Stories of the Chesapeake Heritage Area is managed by **Eastern Shore Heritage, Inc. (ESHI)**, a private non-profit organization working to promote economic enhancement and development through heritage tourism and on the Eastern Shore. ESHI represents a



successful partnership of community organizations, private businesses and citizens and the interests of public agencies at all levels. A **Management Plan** is required for becoming a Maryland “Certified Heritage Area” and is a continuing program managed by ESHI. The approved Management Plan identifies the boundaries of the Certified Heritage Area and identifies **Target Investment Zones**. The Plan serves to present the vision and outline the goals of the Area and recognizes the projects, programs, actions and partnerships that are needed to reach them. The Management Plan for the Stories of the Chesapeake Certified Heritage Area (2005), along with its goals and recommendations, is hereby incorporated by reference into this Comprehensive Plan.

- **Target Investment Zones (TIZs)** are smaller areas within Heritage Areas where the region wishes to attract and focus interest and capital investment for heritage tourism development. Capital projects within TIZs are given preference for Maryland Heritage Area Authority (MHAA) capital funds. Portions of the Town of Centreville and an area of Stevensville are designated TIZs within the Stories of the Chesapeake Heritage Area.

Section 4.4.3 County Preservation Policies, Programs and Regulations

Since the adoption of the 2002 Comprehensive Plan, Chapter 18 of the County’s Code for Zoning and Subdivision Regulations was amended to add Section 18:1-97, Historic Structure Review. This section of the Code requires that any structure 50 years of age or greater that is subject of a demolition permit application be documented. The required photo and written documentation is to be provided by the property owner to the Department of Land Use, Growth Management and Environment for review. If, upon review of this Tier One submittal, it is determined that a property may have historic or cultural significance, Tier Two documentation may be required.

This tiered documentation process allows for the subject property to be reviewed and documented prior to issuance of the demolition permit. In addition, the property owner is encouraged to consider alternatives to demolition such as rehabilitation, selling the structure to be moved to another location, or selling architectural accoutrements which may be of value to another person. In most instances, these structures are at a point and degree of deterioration and decay that it is not economically feasible to consider rehabilitation or salvage and the structures are demolished.

Section 4.5 Local Historic Preservation Organizations

Queen Anne’s County has several private, membership organizations which serve to oversee, manage and maintain many of the County’s historic and cultural resources. Other historic interest groups/agencies include:

- **The Historic Sites Consortium (HSC)** of Queen Anne’s County founded in 1995 consists of 17 historic sites throughout the County. The HSC works to educate and involve the citizens and visitors to the history of Queen Anne’s County. The HSC supports preservation and stewardship and develops and promotes heritage tourism throughout the County. The HSC works to enhance, manage and assure the sustainability of its resources.
- The **Queen Anne’s County Historical Society (QACHS)** was established to recognize, promote and preserve historic and cultural sites throughout the County.
- The **Kent Island Heritage Society (KIHS)** was established in order to discover, identify, restore and preserve the heritage of Kent Island.



- The **Sudlersville Betterment Club, Inc.** is a civic organization devoted to managing and maintaining historic and cultural resources in the Town of Sudlersville.

Section 4.6 Role of Private Property Owners

Individual property owners are perhaps the most important players in historic preservation in Maryland. Historic Preservation focuses on managing historical and cultural resources so that the stories of historically and culturally significant places, individuals, and buildings can be enjoyed in the present and preserved for the future. As funding sources for organizations become scarce, the role of individual property owners becomes more important to meeting preservation goals.

Property owners contribute to environmental sustainability and smart growth by reusing and extending the life of existing resources. By rehabilitating existing structures, owners not only reduce the amount of waste into area landfills but also reduce the amount of energy needed to produce and transport new materials. County citizens contribute to historic and cultural preservation by supporting community and non-profit organizations and being good stewards of the County's historic and cultural resources.

Section 4.7 Sustainability Benefits and Measures

As previously mentioned, historic and cultural preservation can be an important component of a community's effort to promote sustainable development and a high quality of life through creation of a sense of place. A lack of preservation efforts, initiatives and principles has a direct impact on land use and economic vitality of a community.

While historic places are traditionally valued for their contribution to cultural heritage, their economic importance should not be ignored. Historic preservation offers the following sustainability benefits:

- Increases local governmental revenues.
- Increases property values.
- Plays a role in heritage tourism that encompasses lodging, restaurants, and entertainment, retail and service businesses.
- Creates jobs associated with preservation activities.

The following indicators may be measured and evaluated over time to determine community impact with respect to meeting historic and cultural preservation goals as a factor affecting the overall sustainability of the County.

- The number of historic resources lost annually measured through demolition permits and demolition due to neglect or fire damage.
- The number of permits issued for historic renovations/rehabilitations.
- The number of resources inventoried annually.
- The number of historic resources throughout the county.
- The number of historic resources preserved, or rehabilitated through the tax credit, heritage area or other Federal or State programs.

Sustainability Indicators

Indicators are the tools used for community assessment and measurement of various aspects or factors of health, safety and welfare of our community.

Indicators are used to help link the past to the present and the present to the future.



Section 4.8 Goals, Objectives and Recommendations

This section identifies various goals, objectives and recommendations that will contribute to the preservation of historic and cultural resources.

Overarching Goal: *To Identify, preserve, protect, and publicize the County's historic and cultural heritage, and to work collaboratively with State, County, Town, and historic and natural heritage preservation organizations.*

Goal 1: Minimize Factors Impacting Historic & Cultural Resources

Objective 1: Identify initiatives related to the inventory of historic sites and cultural resources of the County. Support historic and cultural preservation initiatives.

Recommendations:

1. County Commissioners, County Planning staff and Planning Commission should work collaboratively to support historic preservation relating to the inventory of historic sites and cultural resources within the County.
2. Identify grant opportunities to support historic sites inventory in the County.
3. Convene a diverse group of stakeholders to acquaint them with the Comprehensive Plan's recommendations related to the inventory of historic sites and cultural resources of the County.

Objective 2: Review various mechanisms to support historic and cultural preservation in the County.

Recommendations:

1. Conduct a study of various tools that may be employed to preserve historic and cultural resources of the County.
2. Seek to create a toolbox of various preservation techniques used to conserve historic and cultural resources within the County.
3. Seek to educate the community of the benefits of historic and cultural preservation.
4. Convene a diverse group of stakeholders to encourage the application of tools that may be identified to conserve the historic and cultural resources of the County.

Objective 3: Balance growth with historical and cultural preservation and attempt to preserve historic sites of Queen Anne's County.

Recommendation:

1. Inventory significant sites through grant funded programs.
 2. Seek National Register of Historic Places nomination for inventoried historic sites of significance.
-



Goal 2: Historic Preservation Regulations

Objective 1: Create a Historic and Cultural Sustainability Advisory Board.

Recommendation:

1. Recommend to the County Commissioners the creation of this Board with the following responsibilities:
 - a. Investigate the merits of the creation of a Historic and Cultural Preservation Commission.
 - b. Seek to bring awareness to the issues of preservation and conservation, and identify tools that may be utilized by property owners for such purposes.
 - c. Seek to develop a checklist used during development review that may be used for identification and conservation of historic and cultural resources.
 - d. Seek to strengthen the demolition permit review process for potential historic sites.
 - e. Review "Compliance Archeology" principles and make recommendations regarding its potential application.

Goal 3: Aesthetics

Objective 1: Reduce the impacts of signage within registered historic districts of the County.

Recommendation:

1. Seek to develop signage guidelines consistent with the goals of the registered historic districts of the County.
2. Seek to strengthen existing design standards pertaining to development or redevelopment within designated historic districts.

Goal 4: Feature and Area Identification

Objective 1: Identify additional sites and resources that speak to the history and heritage of Queen Anne's County.

Recommendations:

1. Complete a County-wide Historic Sites Survey (including: sites, landmarks, demolished and preserved sites).
 2. Identify areas for possible future historic district designation.
 3. Identify locations and funding opportunities for historic site markers or signage.
 4. Define and identify additional historic landmarks in the County.
 5. Develop a tracking system of demolished sites and preserved historic sites.
-



Objective 2: Identify historic and cultural resources that may promote arts and entertainment centers or districts that may be self-sustaining.

Recommendation:

1. Seek and identify opportunities to support the promotion of historic sites and cultural resources as opportunities for the arts and entertainment.



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Section 5.0 – County/Town Planning Framework

Maintaining connections from the past to the present to create the future is achieved through comprehensive, consistent and continuous County and Town planning. Historically, the planning efforts have emphasized preservation of agricultural land, promotion of the historical settlement patterns found in our Towns, economic development compatible with community character and innovation through design for the future. The County's towns play an important role in history as well as in the present and future toward achieving the overall goal of maintaining the County as a **quintessential rural community**.

The Town and Community Plans and the County Comprehensive Plan, through their implementation strive to achieve the following:

- Improve the quality of life;
- Maintain small town/community atmosphere;
- Develop partnerships;
- Coordinate protection of resources;
- Conduct strategic land use planning and regulation;
- Provide efficient transportation solutions; and
- Provide cost effective infrastructure.

It is these plans that lay the foundation for today and tomorrow's decision making through applying sound planning principles guided by a **sustainable smart growth management strategy**. This strategy is dependent upon a comprehensive, continuous and collaborative relationship between the County and the Towns with respect to both planning and implementation.

Article 66B Visions

1. Quality of Life

2. Public Participation

3. Growth Areas

4. Community Design

5. Infrastructure

6. Transportation

7. Housing

8. Economic Development

9. Environmental Protection

10. Resource Conservation

11. Stewardship

12. Implementation



Section 5.1 Legislative & Regulatory Background

Article 66B and Smart, Green and Growing legislation adopted by the Maryland General Assembly in 2009 directs counties, municipalities and the State to coordinate planning and development efforts to achieve the established visions. State legislation adopted in 2006 (HB 1141) requires a Water Resources Element (WRE) for all jurisdictions be prepared demonstrating how they intend to plan for **smart growth** in the context of *protecting State water resources* and providing adequate water supply to meet current and future needs. HB 1141 also required all municipalities to prepare a Municipal Growth Element (MGE) to coordinate their future growth and annexation plans with the County to examine the effects of growth on infrastructure.

State legislation outlines a number of tools and techniques to be utilized by the County and the Towns to coordinate and manage growth. Those include:

- Joint Planning Agreements;
- Adequate Public Facilities Ordinances (APFO);
- Municipal Growth Element (MGE):
 - Coordinate planning between County and Towns; and
 - Conduct face-to-face meetings between the County and Towns;
- Enhance Transfer of Development Rights (TDRs) program:
 - Limiting the Transfer of Development Rights to Priority Funding Areas (PFAs) for the protection of rural agricultural lands;
 - Meeting State required minimum densities within PFAs;
 - Creating strategies for funding public facilities with an emphasis on schools and educational facilities;
 - Providing protection of sensitive lands in Critical Area; and
- Reporting requirements that include monitoring and evaluating the effectiveness of County/Town planning.

Early in the 2010 Comprehensive Plan update process, the County recognized the importance of conducting joint planning with the Towns to address the requirements of the new Water Resources and Municipal Growth Elements. As part of this joint planning effort, the County developed a review checklist for use when reviewing the MGE for each Town. The development of the WRE defined in Appendix 3 reflects a joint planning effort between the County and the eight incorporated Towns. This collaboration between the County and the Towns fosters enhanced cooperation to facilitate future joint planning agreements.

Section 5.2 Vision, Overarching Goals & Guiding Principles

Article 66B sets the standards for local jurisdictions and mandates specific items to be included in the County and Town plans. All Twelve Visions outlined in this legislation provide guiding principles for County/Town planning. Refer to Land Use Section 1.2.



Section 5.2.1 Vision, Overarching Goal & Guiding Principles

A significant portion of the County's commercial and residential development should occur in Towns, Planning Areas (also referred to as Designated Growth Areas (DGAs)) and Priority Funding Areas (PFAs).

*The Vision for the future of Planning Areas within Queen Anne's County and incorporated municipalities is to maintain and enhance communities across the County as **great places to live** and work through working collaboratively for the purpose of:*

- *Improving the quality of life in all communities through effective and strategic land use planning and regulation;*
- *Developing partnerships, in the area of shared resources, that identify and implement solutions in the best interest of residents and other stakeholders;*
- *Providing and maintaining adequate community facilities, infrastructure and services; and*
- *Maintaining small town/community atmosphere.*

Section 5.2.2 Guiding Principles for County/Town Planning

As part of the County's 1993 Comprehensive Plan, the County established six Planning Areas formerly known as Growth Areas. The Planning Areas are Chester, Stevensville, Kent Narrows, Grasonville, and joint planning areas with the Town of Queenstown and the Town of Centreville. These Planning Areas were established to augment the Comprehensive Plan as a tool for guiding development. Since 1993, a detailed level of Community and Town planning has been conducted for these Planning Areas.

The following are four key benefits experienced by the County since the 1997/1998 adoption of the Community Plans for these Planning Areas and as a result of jointly adopting Town Plans.

- ① Encourage development and economic growth in areas designated for growth in County and Town plans for the purpose of protecting agricultural and other rural lands.
- ② Provide public facilities and infrastructure in a manner that supports the growth boundary delineation of Planning Areas.
- ③ Protect sensitive environmental features within the growth boundary.
- ④ Establish rural buffers or greenbelts around Planning Areas and Town fringes to protect sensitive environmental features as well as to establish transitional areas between concentrated growth and rural agricultural lands.

These benefits are consistent with those outlined in Managing Maryland's Growth, Models and Guidelines, Volume 12-Urban Growth Boundaries.



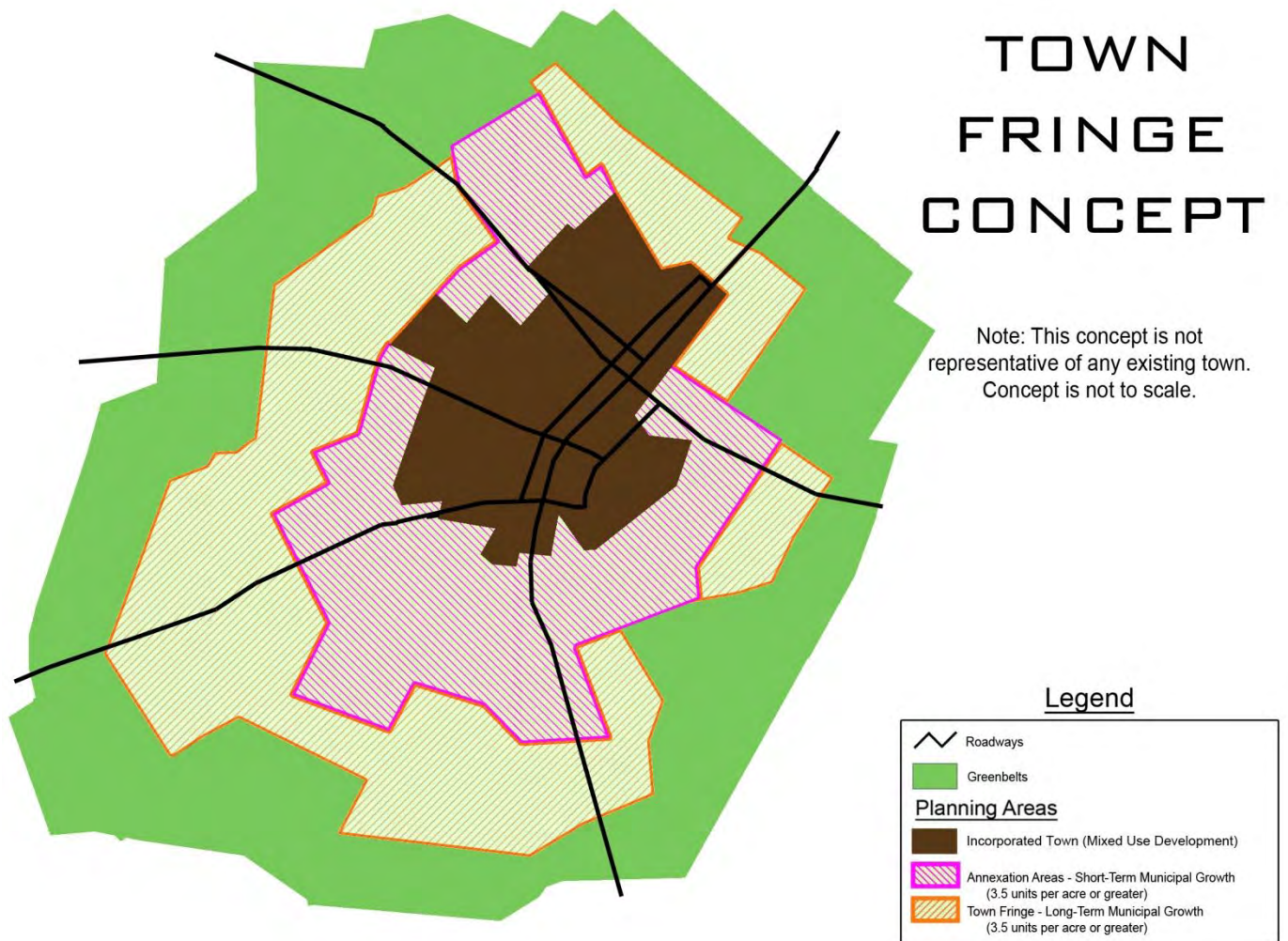
Article 66B emphasizes establishing growth areas, community design, infrastructure placement and stewardship while balancing growth with environmental protection. These visions provide the framework for planning at the community level consisting of Planning Areas, incorporated Towns, potential annexation areas and/or lands immediately surrounding planning areas and Town boundaries. The following defines key County/Town planning terms:

- **County/Town Planning Area** (formerly known as *Growth Area*) is a geographical area defined as the “Designated Growth Area” in a community plan or comprehensive plan. Refer to Map LU-6: County/Town Planning Areas and Priority Funding Areas.
- **Annexation Areas** are areas identified in the Town Plans and their accompanying MGE and recognized by the County for short-term expansion of the incorporated Town boundary (Refer to Figure 5-1).
- **Town Fringe** is an area of transition between a Town boundary and the accompanying annexation areas, which are reflected in its MGE, and a rural buffer or greenbelt. This fringe contains land areas intended for long-term annexation in order to offer opportunities for future growth and development (Refer to Figure 5-1).
- **Greenbelts** are areas of land consisting of agriculture, open space and natural areas surrounding the Town Fringe whose main purpose is to curb the outward expansion of town and suburban style development and an area in which development is strictly controlled.

Planning Area Guiding Principles

- *Maintain Small Town Atmosphere*
- *Continue Preservation of Agricultural Lands Outside of Planning Areas and Town Fringe Areas*
- *Fund Infrastructure Costs*
- *Leverage Development Impact Fees*
- *Foster Joint Planning Agreements, Cooperation & Implementation*
- *Sustainable Smart Growth Management (Timing, Phasing and Location)*
 - *Continue to Direct Growth to Planning Areas and Towns*
 - *Provide Adequate Public Facilities*
- *Maintain Desirable, Walkable Neighborhoods*
- *Establish Rural Buffers and Greenbelts and other Preservation Tools*

Figure 5-1: Town Fringe Concept Diagram





Section 5.3 Relationship of County / Town Planning

The County and Town Planning Areas provide opportunities for the expansion and enhancement of existing communities that have been built around historic settlements. These historic settlements reflect a variety of architectural styles and housing types, mix of land uses, employment opportunities, public facilities and cultural and historic experiences. It is these historic settlements which have become established communities and towns that provide a place for directing growth in concentrated areas, locating and expanding various public facilities, providing a place offering entertainment and recreation, and facilitating preservation of the rural agricultural areas across the County.

Planning Areas (formerly known as Growth Areas) are geographic areas defined by a community plan or comprehensive plan.

Council of Governments (COG) is a voluntary association of local jurisdiction officials and entities.

Section 5.3.1 Council of Governments (COG) Role and Responsibilities

The County Commissioners by Resolution 07-18 adopted in 2007, established the Regional Council of Governments of Queen Anne's County for participation by the County and its eight incorporated municipalities including Barclay, Church Hill, Centreville, Millington, Queen Anne, Queenstown, Sudlersville and Templeville to:

- Study governmental problems common to two or more participating Towns or the County that affect health, environmental safety, welfare, education, economic conditions and regional development;
- Promote cooperative arrangements and coordinate action among its members;
- Make recommendations for review and action to the members and other public agencies that perform functions within the region;
- Adopt by-laws; and
- Accept funds from governmental agencies.

This framework described in this Element facilitates future planning, collaboration and implementation to achieve watershed planning in the context of sustainable smart growth management for the purpose of maintaining our quintessential rural agricultural community while supporting our vibrant Towns.

Section 5.3.2 Town Plan Consistency & Implementation

Working together through cooperation was one of the key themes that emerged through the 2010 Comprehensive Plan update process. Cooperation between the County and Towns can be facilitated through inter-jurisdictional planning to provide necessary public facilities and services, and implementing regional projects. The County currently works cooperatively with the Towns through an agreement to notify and review development projects within an area known as the Town Notification Area. Article 66B directs counties and towns and the State to coordinate planning and development efforts to achieve the established visions. The following benefits set the stage for enhanced inter-jurisdictional cooperation:

- ① Setting compatible inter-jurisdictional goals, objectives, and policies can result in guiding development, protecting natural resources and supporting agricultural preservation.



- ② Coordinating the provision of public services in an efficient and cost-effective manner can benefit both County and Town governments.
- ③ Saving time and resources spent on land use decisions (i.e. annexations).
- ④ Establishing agreements to facilitate pursuit of joint planning, coordination and implementation opportunities achieve higher levels of consistency.

Section 5.3.3 Sustainable Smart Growth Management

In summary, the County's *sustainable smart growth management strategy* aims to reduce development encroachment in the *rural agricultural areas* by directing growth to existing population centers located in towns, Planning Areas and/or Priority Funding Areas. The intent is to concentrate growth in existing or future new population centers with employment opportunities while providing cost effective public facilities and services to meet population needs, reducing impacts of traffic, and reducing impacts on the environment with emphasis on water resources. Refer to Section 1.0 Land Use Element for a more detailed description of the County's *sustainable smart growth management strategies*.

Section 5.4 Community Planning Process

Implementation of the 1993 County Comprehensive Plan resulted in the development of six Community Plans for County designated Planning Areas which includes the two Towns of Queenstown and Centreville.

The six Community Plans include:

- Chester*
- Stevensville*
- Kent Narrows
- Grasonville
- Queenstown
- Centreville

**Chester and Stevensville were joined into one plan for the 2007 Community Plan Update.*

Planning Area Characteristics

Small towns or communities that have developed around historic settlements suitable for walking, biking, shopping, tourism, living where you work and other similar activities.

The Towns of Queenstown and Centreville have worked jointly with the County to create, adopt and implement long-range plans that seek to achieve the goal of concentrated growth and preservation of agriculture and natural resources. The joint planning process involves inter-jurisdictional coordination between the County and Town Planning Commissions to draft a Community Plan for public and State agency review, collaborative public hearings, modifications as necessary, joint approval and adoption by Town Council and County Board of Commissioners.

In an effort to foster a greater level of County/Town cooperative planning it is intended that joint plans will be achieved with the other incorporated municipalities of Barclay, Church Hill, Millington, Queen Anne, Sudlersville and Templeville.



Section 5.4.1 Chester / Stevensville Community Plan Growth Strategies & Priorities

In 2007, as part of the update of the separate Chester and Stevensville Community Plans, the two planning areas were combined. As a County designated Planning Area, the Kent Island communities of Chester and Stevensville have accommodated a significant amount of the County's residential and commercial growth.

The "contained-growth" philosophy established in the Chester / Stevensville Plan resulted in reductions in the size of the designated Planning Area, placed greater emphasis on redevelopment rather than new development, and proposed limitations on growth both within and outside the reduced Planning Area to protect environmentally sensitive areas. These changes support the provision of more efficient and fiscally responsible delivery of public services for Kent Island.

The strategies are supported by:

The Land Conservation Plan: Conservation of natural resources and protection of environmental features are key objectives. They include:

- A three hundred foot buffer from tidal waters within the Chesapeake Bay Critical Area;
- Lands designated as Greenbelt; and
- Existing and proposed parklands to provide public waterfront access and interpretive facilities to support environmental education.

The Transportation Plan: Investments in transportation system infrastructure are intended to better manage traffic, improve safety, and reduce congestion to the extent possible and facilitate the movement of people and goods. Recommended transportation and pedestrian system improvements are designed to foster greater connectivity between existing developed communities adjacent to, or in proximity to, the US Route 50/301 corridor.

The Community Land Use Plan: The planned pattern of land use and the characteristics of Chester and Stevensville prioritized maintaining and creating traditional village centers promoting infill opportunities, traditional neighborhood design, and historic district preservation. In 2009 the County implemented Plan recommendations to create a new Neighborhood and Village Center (NVC) zoning district. The NVC zoning supports the vision to create a walkable village center for Chester.

Chester/Stevensville Planning Area Strategies

- *Preservation of Natural Resources, Environmentally Sensitive Features and Open Space*
- *Contain Location and Rate of Growth*
- *Vibrant Town Centers*
- *Enhanced Mobility through Reduction of Traffic Congestion*
- *Pedestrian Improvements – Walkable Community*
- *Job Center*
- *Stabilized Tax Base*
- *Public Facilities and Services*
- *Gateway to the Eastern Shore*
- *Transformation of Development along Route 50 Corridor*
- *Development and Design Standards*
- *Greenbelts*



Section 5.4.2 Kent Narrows Community Plan

The Kent Narrows community is a place of significance within the County with respect to history, location, watermen activity, seafood industry, commercial establishments, environmental features, recreation, special events and tourism. The vision is to establish the area as a year-round destination for visitors and local residents while highlighting the heritage of the traditional working waterfront character. Kent Narrows was identified as a special planning area in the 1987 Queen Anne's County Comprehensive Plan leading to the adoption of the Kent Narrows Community Plan in 2006, defining the path for the Narrows to realize its potential as a maritime and economic hub of the County.

The Plan provides the community vision, goals, objectives and policies for future development of Kent Narrows and establishes long-term goals to be implemented over the next 20 years. Kent Narrows, located along US 50/301 and MD 18, is largely a commercially developed community that contains higher density residential uses, commercial and industrial uses in support of the seafood and boating industries. The following are key planning issues with respect to this area:

- Approximately 37% of the lands remain undeveloped due to environmentally sensitive features and lands.
- Niche market opportunities include the expansion of tourism attractions, events, activities, entertainment, basic consumer goods and boating services.
- The boundaries (roughly 354 acres) have remained the same due to the limitations on public sewer allocations and water infrastructure to service this Planning Area.
- Although commercial and residential development will be dependent upon adequate public facilities, land available for development offer opportunity for growth and economic sustainability for the County.

The Plan encourages implementation of a variety of strategies with emphasis on economic development for the purposes of:

- Expanding tourism, recreational and commercial opportunities in the County.
- Adding more non-residential development as part of the future build-out of Kent Narrows while respecting environmental constraints.
- Encouraging adaptive re-use of existing buildings as well as development/redevelopment.
- Continuing County pedestrian and bicycling facilities with the extension of the Cross Island Trail.
- Considering public investment with respect to a water tower and expansion of both water and sewer lines to un-serviced properties to support development.
- Maintaining and improving public open space.

Kent Narrows Planning Area & Economic Development Strategies

- *Establish the Community as a Year-round Destination*
- *Conservation/Preservation of Environmentally Sensitive Areas*
- *Mixed-use and Live-work Development*
- *Pedestrian Linkages to Cross Island Trail, Waterfront and Parking Areas*
- *Promote Consistent Architectural Design Patterns for New Development*
- *Enhance Waterfront Experiences through Amenities, Events and Infrastructure*
- *Pursue Niche Market Opportunities*
- *Ecotourism Opportunities*
- *Improve Well's Cove as Public Space*
- *Create Design Standards for Development*
- *Additional Study to Address Infrastructure Needs (i.e. public water)*



Section 5.4.3 Grasonville Community Plan

The Grasonville Community Plan establishes goals, objectives and recommendations for the long-term growth management of the Grasonville Planning Area. Named after Maryland's Governor Grason, this community was first established as a village; a string of homes and small businesses along the County's historic "Main Street" (MD Route 18).

The Grasonville Community Plan focuses on reviving this once vibrant village with environmentally sensitive infill development and redevelopment that is compatible with, and complementary to, the desired village character. In 1998, the Community Plan recommended creation of new zoning districts for Grasonville to encourage and support compatible infill and redevelopment, and so that new development would be integrated into the existing community fabric. Between 2002 and 2009, the area experienced little change; however, the area is now served by water and sewer.

In 2009, the County approved a new Emergency Center at the intersection of US 50/301 and Nesbit Road. This development is currently under construction and will have a major influence on development activities in the eastern most part of the Grasonville Planning Area. In 2010, the proposed update to the Grasonville Community Plan recommends that the area around the new Emergency Center be considered for future supporting office uses, commercial uses, and workforce housing.

The following are key planning issues for the area:

- Maintain the small town living and community atmosphere;
- Maintain rural areas and open spaces;
- Encourage revitalization of the Grasonville Village Center (GVC), including the provision of parking lots, a community park, reduced front setback requirements, expanded range of permitted low commercial uses that are compatible with the intent of the GVC;
- Improve Main Street streetscape with sidewalks, pedestrian crosswalks, pedestrian lighting and traffic calming;
- Establish commercial design standards;
- Provide sidewalks on major community roads;
- Improve drainage systems;
- Encourage infill residential development of areas designated as Grasonville Planned Residential Neighborhoods (GPRN);
- Support office and commercial development near the Emergency Center;
- Support the extension of the Cross Island Trail and Cross County Connector bicycle-paths;
- Limit expansion of Neighborhood Conservation (NC) areas; and
- Buffer residential areas from impacts of non-residential development.

Grasonville Planning Area Strategies

- *Maintain village character*
- *Conserve/preserve environmentally sensitive areas*
- *Revitalize Main Street*
- *Improve Pedestrian and Bicycle linkages*
- *Provide sidewalks*
- *Establish Commercial Design Standards*
- *Create a Medical Campus mixed-use zoning*
- *Improve drainage*
- *Improve safety at roadway intersections*
- *Improve recreational opportunities*
- *Protect existing neighborhoods*



Section 5.4.4 Queenstown Community Plan Growth Strategies & Priorities

Queenstown, designated a “Growth Sub-Area” in 1993, is recognized as a Planning Area in the County Comprehensive Plan. The current update of the County and Town jointly adopted 1998 Queenstown Community Plan has been collaborative between the County and Town. The Queenstown 2010 Community Plan, as drafted, is consistent with Article 66B and the principles of smart growth. The Plan incorporated its own unique vision and objectives as follows:

- To control our destiny as a Town rather than being driven by piecemeal growth over which we have no control. To control our destiny requires that decisions be made by the Town and not for the Town.
- To establish Queenstown as a leader on the Eastern Shore in environmental stewardship and community design by meeting or exceeding environmental regulations and requirements and actively promoting neighborhood design that reflects the rural, village-like characteristics of Queenstown.
- To ensure that growth not only pays for itself, but also is a source of ongoing revenue for the current and future infrastructure needs of the Town.

Source: Pending Queenstown 2010 Community Plan

This approach of the Plan is to consolidate growth on a portion of a Planning Area and promote Environmental Site Design and stormwater management practices which is supported by the following key objectives:

- Maintain balance in Queenstown’s economic, aesthetic, cultural, and historic elements;
- Improved access to waterfront;
- Commitment to revitalization;
- Protect and improve Queenstown Creek, Chester and Wye Rivers;
- Improve access to US 50/301, mitigate noise, and provide opportunities for walking and biking; and
- Manage growth through a deliberate and phased policy of annexation and implementation of a TDR program that establishes greenbelts.

Preservation of the Town’s Community Character involves Design Principles including:

- Mixed Uses;
- Natural Features should determine design;
- Development will incorporate watershed management practices to improve waterways;
- Automobiles should not determine design;
- Ample open space must be provided;
- Substantial landscaping should be incorporated into design; and
- Architecture should reflect Queenstown’s traditional development.

Queenstown Revitalization and Planning Area Strategies

- *Community Character*
- *Environmental Stewardship*
- *Neighborhood Design*
- *Adequate Public Facilities*
- *Historic Preservation*
- *Improved Waterfront Access*
- *Neighborhood Revitalization & Infill*
- *Protection of Water Resources*
- *Improved Accessibility to Transportation System*
- *Architectural Standards for Housing*
- *Timing and Management of Growth*
- *Responsible Change*
- *Expansion of Municipal Boundary*



Section 5.4.5 Centreville Community Plan Growth Strategies and Priorities

The Town of Centreville and surrounding area was designated as a “Growth Sub-Area” with the 1993 Queen Anne’s County Comprehensive Plan. The Centreville Community Plan was jointly adopted by the County and Town in 1998 and was collaboratively updated in 2009. In 2009 this Plan received an award for the “Best Small Town Initiative” by the Maryland Chapter of the American Planning Association. The Plan is guided by the original eight visions identified in Article 66B. The plan identifies a number of key recommendations for the Town and surrounding areas identified as a designated Planning Area.

Implementation of the Plan is outlined in phases in order to support necessary infrastructure investments. Planned growth and development is expected to occur in phases starting from the Town Center and extending beyond the Town limits. The Town envisions new growth to be consistent with existing traditional style development.

The Plan encourages new development, infill and redevelopment within the corporate limits of the Town and for nine targeted infill and Planning Areas around the Town with emphasis that:

- Each infill and Planning Area proposes either residential, mixed use with residential and or commercial uses.
- Strategies to promote infill and adaptive re-use of existing buildings permitting mixed use development within multi-floor buildings with alternatives for parking.
- Create better access into parking lots where roadside commercial areas exist.
- Target areas for new commercial sites including the Centreville Business Park for future large commercial and industrial uses and the Centreville Central Business District for small-scale service businesses and specialty shops.
- Updates to the Critical Area Program and Ordinance consistent with the Corsica River Watershed Restoration Action Strategy.

Centreville Planning Area & Infill Strategies

- *Infill/Redevelopment/Adaptive Reuse Opportunities*
- *Establish Greenways and Greenbelts*
- *Create Compatible New or Infill Development with Traditional Style Development*
- *Increase Densities*
- *Promote Mixed-Use Development*
- *Design Criteria for Redevelopment*
- *Create Affordable/Workforce Housing*
- *Fully Develop Centreville Business Park*
- *Revitalize & Enhance Central Business*
- *Improve and Maintain Parking and Parking Lot/Garage*
- *Create a Phased Annexation Plan*
- *Develop within the Planning Area*
- *Conserve/Preserve Open Space and Environmentally Sensitive Features*
- *Preserve Historic Character*
- *Consider Impact Fees*
- *Enhanced Streetscape and Community Design Standards*
- *Plan for improvement of Infrastructure and Public Facilities*



Section 5.4.6 Town Plans for Growth

The Towns play an important role in contributing to successful achievement of the County vision and goals for **rural agricultural land preservation**. Key information from the eight Town's Municipal Growth Elements has been summarized in Table 5-1. This information identifies planned growth demonstrating the need for continuous, coordinated and comprehensive planning and collaboration between County and Town governments for the purpose of maintaining the County as a **quintessential rural community** through **sustainable smart growth management**.

Table 5-1: Summary of Municipal Growth Elements

Incorporated Town	Identified Planning Area	Change in Planning Area		Change in Incorporated Boundary (Annexation)
		Existing	Future Planning Area	
Barclay	Barclay has identified long-term future Planning Area east and west of Goldsboro Road. See Barclay Planning Area Map.	Not designated as a County Planning Area.	Barclay has proposed a 76-acre short-term planning area in the draft 2009 Plan.	No immediate annexations are anticipated. Short-term Planning Area may be annexed subject to sewer availability supplied by Sudlersville through agreement.
Centreville	Centreville Planning Area has been expanded to include Greenbelt Areas and a County Planned Business Park.	Designated as a County Planning Area.	Centreville has identified nine Planning Areas totaling 1,720 acres in size (<i>acreage does not include Greenbelt Areas and County Planned Business Park</i>).	Annexation will be phased: Phase I includes Planning Areas 1, 2, 4, 6, and 8; Phase II includes Planning Areas 3, 5, 7, and 9.
Church Hill	Church Hill has identified a Planning Area approximately 9,300 acres in size in their draft 2009 Plan.	Not designated as a County Planning Area.	Church Hill identifies eight potential Planning Areas in their draft 2009 Plan totaling 887 lots.	No immediate annexations are anticipated. The Town anticipates phased annexations of the eight Planning Areas.

Source: Community Plans may be viewed in its entirety at the following website:
<http://www.qac.org>

Note: Table continued on next page.



Table 5-1: Summary of Municipal Growth Elements (continued)

Incorporated Town / Population Center	Identified Planning Area	Change in Planning Area		Change in Incorporated Boundary (Annexation)
		Existing	Future Planning Area	
Millington	Most of the Millington Planning Area is in Kent County, no planned changes within the Queen Anne's County area.	Not designated as a County Planning Area.	No planned changes within Queen Anne's County portion of the Planning Area.	No planned changes within Queen Anne's County portion of the Planning Area.
Queen Anne	To be determined. Queen Anne is requesting a six-month extension to their MGE.	To be determined.	To be determined.	To be determined.
Queenstown	Queenstown has identified a Planning Area approximately 3,980 acres in size in their draft 2010 Plan. The existing Planning Area per the 1998 Plan is approximately 2,845 acres in size.	Designated as a County Planning Area.	Within the expanded Planning Area growth is consolidated and open space preserved with TDRs.	Queenstown's current Incorporated Boundary is approximately 921 acres in size. Annexation is anticipated.
Sudlersville	Sudlersville has identified a Planning Area approximately 2,610 acres in size in their draft 2009 Plan.	Not designated as a County Planning Area.	Sudlersville has identified an Inner-Loop and Outer-Loop Planning Area. The Inner-Loop is 475 acres in size. The Outer-Loop is 916 acres in size.	Sudlersville anticipates annexation of the Inner-Loop Properties as water and sewer become available and development is proposed. Sudlersville is approximately 545 acres in size.
Templeville	Templeville has identified a Planning Area approximately 324 acres in size in their draft 2009 Plan. Portions of the Planning Area are within Caroline County.	Not designated as a County Planning Area.	Templeville has proposed a short-term and a long-term Planning Area. Short-term Planning Area is approximately 42 developable acres. Long-term Planning Area is approximately 55 developable acres.	Templeville anticipates annexation of parcels that are currently split between the County and Town jurisdiction. Growth will be subject to provision of water and sewer from Caroline County. Templeville is currently 48 acres in size, 30 of which are in Queen Anne's County.

Source: Community Plans may be viewed in its entirety at the following website:
<http://www.qac.org>



Section 5.5 Sustainability Measures

Planning and implementing *sustainable smart growth management strategies* that direct growth to existing communities provides the basis for measuring success of the County to remain a *quintessential rural community*. Those sustainability indicators and measures for future tracking to determine progress toward include:

- Number of subdivisions inside and outside of Towns, Planning Areas and Priority Funding Areas (PFAs).
- Number of residential and commercial building permits issued inside and outside of Towns, Planning Areas and PFAs.
- The average lot size inside and outside of Towns, Planning Areas and PFAs.
- Amount of infrastructure investment inside of Towns, Planning Areas and PFAs.
- Acres of greenbelt areas permanently preserved.
- Number of Transfer of Development Rights (TDRs) received in Planning Areas.

Section 5.6 Goals, Objectives and Recommendations

This section identifies various policies, objectives and recommended strategies that will contribute to realizing the goal for sustainable smart growth management directing growth to Planning Areas, Towns and PFAs.

Goal 1: Foster Government Cooperation and Participation

Objective 1: Promote inter-jurisdictional (Town/County) cooperation with respect to planning and growth related issues, including the new TDR program in order to manage growth.

Recommendations:

1. Establish joint planning agreements.
2. County funding for town infrastructure should be conditioned upon compliance with County Adequate Public Facilities Ordinance (APFO).
3. Encourage the creation of a mechanism to support the permanent establishment of Council of Governments (COG).

Objective 2: Initiate joint planning opportunities between County & Towns and with surrounding Counties.

Recommendations:

1. Seek to include representatives of Towns and bordering Counties in comprehensive and applicable community plan updates to encourage County cooperation among Towns and neighboring Counties.
2. Encourage joint Planning commission meetings with Towns and bordering Counties to discuss and resolve planning issues.



Objective 3: Encourage State coordination with the County and the Towns.

Recommendation:

1. Utilize the Upper Shore Regional Council, Maryland Association of Counties (MACo) and/or the Maryland Municipal League as the organizational structure to facilitate collaboration and cooperation.

Objective 4: Attract State resources to match County and local resources for infrastructure improvements to support designated Planning Areas.

Recommendation:

1. Utilize a variety of tools such as designation/modification of Priority Funding Areas and other special designations to establish eligibility for State funds.

Objective 5: Support funding initiatives for increased parks, recreation and open space which may include parking lots and facilities within the parks, within the designated Planning Areas, Towns and existing population centers.

Recommendation:

1. As funds are provided by the State to Queen Anne's County, the County and Towns should coordinate project details and priorities to ensure the appropriate location and development of public facilities to meet Town/County needs.

Objective 6: Support Town planning by offering County resources for technical and professional services and planning assistance as incentives to achieve responsible *smart growth*.

Recommendation:

1. Share County resources with Towns supported by fee for service as appropriate.
2. Provide technical assistance as appropriate to Municipalities for infrastructure and other planning issues.

Objective 7: Support Town initiatives that utilize innovative energy and environmentally sustainable technology or strategies.

Recommendation:

1. Identify State and Federal funding mechanisms for innovative energy and environmentally sustainable technology.



Objective 8: In accordance with Article 66B establish Town and County planning processes that foster implementation of community and comprehensive plans.

Recommendation:

1. Utilize the adopted plans to establish indicators and performance measures that comply with the annual reporting requirements of Article 66B.

Goal 2: Continue to Direct Growth to Designated Planning Areas

Objective 1: Allow growth in existing Planning Areas and provide for the designated new Planning Area(s) for purposes of preserving equity in farmland, decreasing the potential number of new units in the AG and CS districts, and developing environmental and site design standards.

Recommendations:

1. Promote planned neighborhood development as a village that results in reduced environmental impacts.
2. The following items a, b, c and d shall be considered holistically. Existing zoning and other laws remain in place before any changes are made to land use or code while a new Transfer of Development Rights (TDR) program is planned, approved, and implemented, and functional receiving areas are established
 - a. Designate new County Planning Area (s) or other Planning Area around existing towns with the following characteristics:
 - i. Development in New Planning Area(s) shall require the purchase of TDRs or Noncontiguous Development Rights (NCDs);
 - ii. New Planning Area (s) shall be planned, in coordination with recommendations already approved, in terms of size and the number of TDR's required for different types of residences, to have the capacity to absorb the TDRs or NCDs confirmed for Agricultural (AG) and Countryside (CS) zoned properties not including rights that may be transferred using other means such as Maryland Agricultural Land Preservation Foundation (MALPF), Rural Legacy, Purchase of Development Rights (PDR), etc.;
 - iii. New Planning Area(s) shall be planned to respect greenbelt and open space commitments of towns, while appropriately linked to towns to give New Planning Area(s) residents access to businesses, schools and public services;
 - iv. New Planning Area (s) shall be planned to respect scenic vista set-backs from highways and shall require community designs consistent with the rural, small town character of the Eastern Shore; and
 - v. Conduct a cost/benefit analysis which considers shared government financing options for the necessary infrastructure including water, sewer, roads and schools.
 - b. Confirm TDRs, PDRs and NCDs on the basis of 1 dwelling unit per 8 acres for all Agricultural (AG) zoned land and all Countryside (CS) zoning districts.
 - c. Review the need to eliminate the ability to transfer NCDs in the Agricultural (AG) and Countryside (CS) zoning districts.



- d. The total number of units eligible for development in the AG and CS zoning districts shall not exceed the number of units that otherwise could be developed as minor subdivisions using a density calculation of 1 dwelling per 20 acres. Major subdivisions may be permitted in the AG and CS districts, only if the development rights in excess of minor subdivision limits are transferred from those otherwise eligible for minor subdivisions.
3. To promote the prompt implementation of these recommendations, the Planning Commission commits itself to recommend the adoption of a new TDR Program within eighteen months of the date of the adoption of this Plan.



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Section 6.0 Economic Development & Tourism

Economic development is a means to create wealth and economic stability, bolster the tax base, and ensure the highest possible quality of life for Queen Anne's County residents. This Plan Element identifies key issues with respect to the agricultural economy, traditional business development, and tourism. The County economic strategy is to focus on its ability to generate sufficient tax revenues from a predominantly agricultural, tourism, and retail and service based economy to support the educational and public services for its citizens.

Contained within this Element are a variety of economic indicators measuring trends of agricultural, business, maritime, and tourism across the County. The County Comprehensive Plan's primary focus is to preserve and maintain the County as a *quintessential rural community* with agriculture as a viable industry, while also providing support for the commercial and hospitality industry base.

Section 6.1 Organizational Background & Relevant Plans

An economic development organizational structure is crucial to successful economic development activity. The County has a history of providing a department within County government responsible for tracking, guiding, assisting businesses and farmers and implementing a variety of economic development activities, initiatives and strategies.

Section 6.1.1 Organizational Structure

The following provides a description of the County's economic development organizational structure.

- **Department of Economic Development, Agriculture & Tourism (EDAT)** – The Department focuses on supporting and enhancing the existing business base and attracting new business; supporting agricultural preservation as a means to grow and enhance agriculture as an economically successful industry; and promoting the County as a tourist destination. *Objectives of the Department include:*
 - Business development, attraction and retention
 - Resource networking
 - Assistance with project review and permitting process
 - Financing options and alternatives
 - Agriculture preservation programs
 - Agricultural diversification opportunities
 - Tourism development initiatives

Article 66B Visions

1. Quality of Life

2. Public Participation

3. Growth Areas

4. Community Design

5. Infrastructure

6. Transportation

7. Housing

8. Economic Development

9. Environmental Protection

10. Resource Conservation

11. Stewardship

12. Implementation



6.0 Economic Development & Tourism

- Agribusinesses
- Staffing support for three (3) distinct Boards whose members are appointed by the County Commissioners.

The Department coordinates with the following boards and commissions:

- **Economic Development Commission (EDC)** – The EDC is an eleven member board tasked with making recommendations on matters that influence the County’s commercial tax base. The Commission has the responsibility to confer with the County Commissioners and advise them on all matters concerning economic development. The Economic Development Commission, recognizing the critical need for quality employment opportunities and an increase in the non-residential tax base, formulates its goals and priorities on a yearly and decennial basis.
- **Kent Narrows Development Foundation** – The Kent Narrows Development Foundation was created in May 1990 to facilitate the revitalization of the Kent Narrows, a 955-acre waterfront area identified as a strategically important asset for the future of Queen Anne’s County. The Foundation’s mission is to provide guidance and oversight for the formulation of a strategy to balance new economic growth, community redevelopment, support for the County’s fishing and seafood industries, and public access to waterfront activities and amenities. The Foundation is also concerned that environmentally sensitive areas within the Kent Narrows that contribute to the character of the unique Eastern Shore community be preserved.
- **Agricultural Land Preservation Board (ALPB)** – The local Agricultural Land Preservation Board is comprised of five members whose primary responsibility is reviewing easement applications and making recommendations to the Maryland Agricultural Land Preservation Foundation (MALPF), as well as the Queen Anne’s County Land Preservation Foundation (QALPF) regarding the County’s Purchase of Development Rights (PDR) Program.



Section 6.1.2 Background Information

In order to describe and assess the County's current economic conditions, the County prepared an Economic Report, 2010 containing a wide array of information with respect to economic indicators. The following are highlights of background information contained in that report.

Agricultural Economy

The production of corn for grain harvest from 2002 to 2008 increased 69.1% over the six-year span. Queen Anne's County ranks first in the State of Maryland for the production of corn, soybeans, and wheat for grain as shown in Table 6-1.

Table 6-1: Queen Anne's County Harvest Field Crops 2002-2008

Field Crop	2002 (Bushels)	2008 (Bushels)	Percent Change (2002 - 2008)	2002 Rank	2008 Rank
Corn for Grain	3,454,448	5,840,000	69.1%	1	1
Soybeans	1,349,177	1,750,000	29.7%	1	1
Wheat for Grain	1,962,351	2,100,000	7.0%	1	1
Barley for Grain	241,499	230,000	-4.8%	6	5

Source: USDA, NASS, Census of Agriculture, 2002 & 2008

Table 6-1 represents the importance of Queen Anne's County in context of the State's agricultural economy and the high level of farm production realized by the County's farms.

The County has well-drained soils that are ideal for raising corn, wheat and soybeans which are primarily used to produce feed for the region's poultry broiler industry. To ensure continued agricultural viability and generational continuity, farmers are beginning to diversify the conventional grain operations. Diversification of operations includes traditional and innovative alternatives that include poultry operations, vegetables, vineyards, nurseries, agribusinesses, ecotourism, direct sales and other specialty agricultural or agricultural related activities.

The poultry industry is a vital component for a successful farm economy, as it is for the Delmarva Peninsula. Known as a value added industry, the poultry industry provides a market for grain produced on farms to then be utilized by this industry with substantial cost savings realized because of reduced transportation costs. Specifically, the poultry broiler sector provides jobs and sales of chicken and grain for farms in the County. It is well supported by major producers and the industry trade groups such as the Delmarva Poultry Industry (DPI).

Traditional Economic Development Economy

Queen Anne's County is unique in comparison to its western neighboring counties. While primarily agricultural and rural in nature, it stands out in its membership of the Baltimore-Towson Metropolitan Statistical Area (MSA), which includes Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, and Baltimore City. It is also a part of the larger Washington-Baltimore-Northern Virginia, DC-MD-VA-WV Combined Statistical Area (CSA). Residents and local businesses enjoy the quality of life of small town living while still close to the amenities and employment opportunities afforded by the metropolitan cities of Washington, D.C., Baltimore, and Philadelphia. Of the County's total workforce of



6.0 Economic Development & Tourism

26,000, it is estimated more than half of the workforce commutes to jobs on the Western Shore of Maryland as well as to Central Delaware, and other surrounding counties on the shore.

The County's workforce is comprised of well-educated and technically skilled people who compete well in the metropolitan regions. Queen Anne's County has had a historically low unemployment rate in comparison to its neighboring counties and the State of Maryland. There is a concern that reported unemployment numbers do not accurately capture the impact of recent economic downturns because of the high number of self-employed contractors.

Small businesses are the backbone of Queen Anne's County's economy. The number of small business "starts" continues to increase in the County. The County's major industry segments include Trade, Transportation, and Utilities; Construction, Professional and Business Services; Hospitality; and Education and Health Services. According to the Maryland Department of Labor, Licensing and Regulation, jobs in these sectors are expected to increase over the next ten years.

The County's major employers include the following: Paul Reed Smith (PRS) Guitars, S.E.W. Friel Cannery, Chesapeake College, River Plantation, Genesis Healthcare Corsica Hills Center, and Harris Seafood Company.

Business Parks and Business/Commercial Centers

This section details existing business park development and additional opportunities that may exist for future location and expansion of new business and industry development.

Adjacent to the award winning Terrapin Park and the Cross Island Trail, the ***Chesapeake Bay Business Park*** is a 159-acre, mixed-use campus style business park located on Kent Island at the gateway to the Eastern Shore. The business park is home to such major companies as PRS Guitars, Miltec, NRL, Sisk Mailing, Inc., and Vapotherm, as well as medical entities. The business park offers flex, warehouse and Class A office space for sale or lease to meet the needs of a variety of industries.



The ***Centreville Business Park*** is an 80 acre business center located off of MD Route 213 that is easily accessible to US 50/301 and thus is ideally situated to provide access to the major cities on the Eastern Shore as well as the Baltimore/Washington Metropolitan area. The business park hosts buildings consisting of Class-A office condos, an office/warehouse building, and finished sites for development as well as containing a retail component. All sites are fully served with water, sewer, electrical service and advanced telecommunications services. Also included within the business park are finished sites divisible from +/- 1 to 47 acres. This business park is approximately 50 percent built out.

The County has several ***professional and retail centers***, including the Thompson Creek Business Park, Stevensville Professional Center, Island Professional Park and Centreville's Penn Station, which offer a mix of office and retail space for lease and sale.



Hospitality Industry Economy

Queen Anne's County's rich natural resources and colonial history provide the backbone for the hospitality industry, a major contributor to the County's economy. The County boasts a well developed system of parks, trails, and waterways that make it a year round destination for outdoor enthusiasts. Historic and cultural attractions include artisan festivals and shows, tours of historic homes, and museums that showcase the rural lifestyle and the Chesapeake Bay.

The County has become a popular destination for weddings and other special events as well as a destination for group tours. The hospitality industry is concentrated mainly in the areas of Kent Island and the Kent Narrows along the US 50/301 corridor where the majority of the County's accommodations, retail centers, and dining establishments are located. The Chesapeake Exploration Center, in Chester, serves as the main visitor information center for the County. This facility is also home to the Museum of Chesapeake Life, featuring an interactive exhibit entitled "Our Chesapeake Legacy" that showcases the natural and cultural heritage of the Eastern Shore.

Section 6.2 Vision, Overarching Goals & Guiding Principles

The visions of Article 66B relevant to business development and tourism are briefly described as follows:

- ***Quality of Life and Sustainability*** – A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
- ***Planning Areas (formerly known as Growth Areas)*** – Growth is concentrated in existing population and business centers, growth areas adjacent to these centers or strategically selected new centers.
- ***Infrastructure*** – Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
- ***Economic Development*** – Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services and public facilities are encouraged.
- ***Environmental Protection*** – Land and water resources, including the Chesapeake Bay and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
- ***Implementation*** – Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.



Section 6.2.1 Overarching Goals - Business Development & Tourism Vision

The **Theme** for the Economic Development & Tourism Element is to create a balance between the need for job creation and expansion of the tax base to support County residents and the responsibility for protecting the natural environment. This **theme** is supported by several overarching goals.

Overarching goals:

- *Preserve and support traditional economic development.*
 - *Existing industries and businesses.*
 - *Agriculture and natural resource based industries such as maritime, forestry, hunting and fishing.*
- *Create business/technology parks.*
 - *Focus business growth and expansion efforts on targeted business sectors that complement the existing business base, such as, but not limited to, technology based industries.*
 - *Establish policies and programs for business recruitment.*
- *Develop a 10-year economic development & tourism strategy.*
 - *Serve as a regional business advocate.*
 - *Enhance awareness of economic development opportunities.*
 - *Create a quality database of economic development and tourism information.*
 - *Promote a growing hospitality industry.*
 - *Support the expansion of telecommunication infrastructure and enhance telecommuting opportunities.*
- *Commit to providing an educated workforce.*
 - *Create business opportunities that offer career tracking and sustainable employment.*

The **VISION** is that Life in Queen Anne's County will offer a variety of opportunities for family living, business development and employment with an economic balance between residential and non-residential land uses.

- *Economic prosperity will be achieved through a mix of commercial, industrial, maritime, agricultural and tourism endeavors, each undertaken with sensitivity to the natural environment.*
- *The high quality of life expected by residents will be realized through attracting and retaining businesses that encourage agriculture, seafood and maritime industries, tourism and outdoor sports, small businesses and high-tech enterprises.*
- *Our rural character will be maintained by directing housing and business growth to existing communities allowing the preservation of agriculture, trees, parks, open space and environmentally sensitive and natural areas consistent with other Plan Elements.*



Section 6.2.2 Guiding Principles for Economic Development & Tourism

The following guiding principles provide the broad philosophy describing the context for the County to provide a sustainable economy.

① **Preservation and Protection of Agricultural Economy**

- Acknowledge and support new technologies for farming.
- Minimize the reduction of farmland by reducing development pressures.
- Reduce farming expenses.
- Promote locally grown and produced products.

② **Balanced Tax Base**

- Increase the property tax base by increasing the number of commercial properties.
- Encourage reuse of vacant properties in business parks and retail centers.
- Review the current inventory of commercially used and zoned properties and assess suitability.

③ **Retail and Service Opportunities**

- Increase opportunities for retail and service business expansion and diversification for a changing economy.
- Enforce policies and funding for the expansion of needed technology and infrastructure.
- Market vacant properties in Towns and Planning Areas for new retail and service businesses.
- Prioritize adaptive reuse of buildings in Towns and Planning Areas.

④ **Opportunities for Hospitality Industry Niche**

- Promote the County as a wedding destination through the use of promotional media.
- Promote ecotourism utilizing the existing natural resources in the County.
- Increase group tour bus activity by promoting existing historical and cultural attractions.
- Educate existing industry providers through seminars and other resources.
- Support regional and cross marketing tourism strategies.
- Promote agritourism.

⑤ **Skilled Workforce (Professional and Technical Jobs)**

- Increase job opportunities by encouraging increase of business recruiting efforts.
- Support the Economic Development Commission's efforts to partner with agencies and local higher education establishments to advance the education of the existing workforce.

⑥ **Workforce Readiness (Education and Training)**

- Build upon and expand education and training for tomorrow's jobs.
- Increased focus on high school and advanced vocational training programs.
- Expand opportunities for technical training.
- Expand opportunities for attracting higher education and post graduate education and research facilities.



Section 6.3 Policies and Programs

The County is limited in resources to retain and attract businesses. To that extent, the Department encourages the use of federal and state tax credits and partners, including private agencies that support economic development, agriculture and tourism. The following describes the various agencies as applicable:

- **Maryland Department of Business and Economic Development (DBED)** – Funding programs are available to businesses located within Priority Funding Areas (PFA).
- **Maryland Office of Tourism** – Advertising grants.
- **Maryland Department of Labor, Licensing and Regulation (DLLR)** – Workforce development programs and grants.
- **Maryland Department of Housing and Community Development (DHCD)** – Community Development Block Grant (CDBG) offers funding and low interest loan programs within designated neighborhoods and Main Streets.
- **Maryland Agriculture Resource Based Industries Development Corporation (MARBDICO)** – Low-interest loan programs and grants.
- **United State Department of Agriculture (USDA)** – Grants and loan guarantees.
- **Small Business Administration (SBA)** – Loan guarantees.
- **Queen Anne's County** – Business Development Revolving Loan Fund and Community Development Revolving Loan Fund.
- **Right to Farm** - The intent of right-to farm laws are to discourage neighbors from pursuing nuisance lawsuits against farmers because of odor, dust, noise from field work, spraying of farm chemicals, slow moving farm equipment or other occasional effects of agricultural production. Right-to-farm laws not only provide a measure of security for the farmer who practices sound agricultural best management practices but it also puts the non-farming community on notice that agriculture is a vital component of the County's economy, character and culture.

State laws related to nuisance suits against agricultural operations are found the Annotated Code of Maryland, and applies to "agricultural operations," which is defined as "an operation for the processing of agricultural crops or on-farm production, harvesting, or marketing of any agricultural, horticultural, silvicultural, aquacultural, or apicultural product that has been grown, raised or cultivated by the farmer." To protect the right to farm or engage in agriculture operations within Queen Anne's County the County adopted Right-to-Farm legislation, which is codified in the Nuisance Regulations of the County Code. This includes the establishment of a County Agricultural Reconciliation Committee to resolve of disputes between agriculture land owners and their neighbors concerning alleged agricultural nuisance.

Additional resources include the Small Business Development Center (SBDC), Service Corps of Retired Entrepreneurs (Score), U. S. Chamber of Commerce Export Center, Queen Anne's County Chamber of Commerce, the Upper Shore Regional Council, Eastern Shore Heritage, Inc. (ESHI), and Delmarva Low-Impact Tourism Experiences (DLITE) and commodity resource groups.



Section 6.4 Strategies for Economic Development & Tourism

The following is an outline of strategies for economic development and tourism based upon the assessment contained in the Economic Report, 2010, a reference document to this Plan. Strategies are organized by guiding principles outlined in Section 6.2.2.

Section 6.4.1 Preservation of Traditional Economic Development

The **goal of preserving and supporting traditional economic development** such as industries, businesses, agriculture and natural resource based industries including maritime, forestry, hunting and fishing can be achieved through implementation of the following strategies:

Strategies

1. Providing policies to support goals and objectives to guide future growth to lands within designated Planning Areas and Priority Funding Areas (PFA).
2. Preserving the County's rural economy by reducing development pressures and impacts in agricultural areas.
3. Promoting centralized infrastructure through the collaboration of local and regional infrastructure agencies and authorities.
4. Promoting opportunities for infill development in Towns and Planning Areas.
5. Prioritizing revitalization initiatives to stimulate economic growth in Towns.
6. Directing new business locations to existing and planned business parks.
7. Encouraging Towns to adopt consistent policies for annexation.
8. Ensuring the location of Town Planning Areas are consistent with current and proposed municipal growth boundaries.
9. Promoting diverse land uses governed by design standards sensitive to the community's architecture and environmentally sensitive features and that reduce unnecessary land development procedures and expenses.
10. Encouraging projects that redevelop under-utilized commercial spaces.
11. Retaining the County's rich agricultural economy by providing incentives to farmers and property owners that preserve these lands.
12. Retaining the County's rich maritime industries by providing incentives to watermen and protections to existing marinas that serve the working waterfront.



Section 6.4.2 Balanced Tax Base

The **goal of balancing the tax base** can be achieved by implementing the following strategies intending to increase the property tax base, utilizing vacant properties and increasing lands for businesses.

Strategies

1. Providing sufficient land and incentives to grow economic development opportunities that balance the County's tax base including:
 - Tourism, business and employment center expansion.
 - Further develop concepts and business relocation opportunities to the Chesapeake Bay Business Park.
 - Support Chesapeake College educational programs, facilities and infrastructure.
 - New business parks focused on providing jobs for industries including technology, research and development, agriculture and maritime.
2. Collaborating with Towns to maintain and upgrade public infrastructure and facilities to serve employment and workforce housing areas.
3. Tracking and monitoring job growth rates and plan for ways to stimulate employment opportunities in the County.
4. Tracking and monitoring economic development needs and opportunities by developing a commercial, industrial, and other for profit institutional database considering historic trends, projected needs and available zoned lands.
5. Clarifying available zoned lands for commercial, industrial and other for profit institutional development by separating public and not for profit institutional uses and lands not buildable under applicable codes from this classification.

Section 6.4.3 Retail & Service Opportunities

The **goal of increasing opportunities for retail and service** through diversification, occupying vacant spaces and adaptive reuse of obsolete buildings can be achieved by implementing the following strategies:

Strategies

1. Expanding commercial opportunities for the purpose of retaining the dollars spent by resident consumers and visitors within the County.
2. Providing increased retail opportunities in Planning Areas for grocery, food and beverages, building materials, home and outdoors, and health and personal care goods and services.
3. Promoting the establishment of business organizations within Planning Areas to coordinate with Towns and the County to encourage the establishment of tourism, service businesses and shops.

Section 6.4.4 Opportunities for Hospitality Industry Niches

The **goal of pursuing opportunities for hospitality industry niches** can be accomplished through a tourism strategy which implements the following strategies:

Strategies

1. Preparing and implementing a work plan for the promotion of Queen Anne's County Hospitality Industry.
 - Creating a brand to be used to promote the hospitality market.



6.0 Economic Development & Tourism

- Working with existing businesses that are affiliated or associated in the industry to collaboratively market.
 - Identifying existing and new niche commercial retail and service opportunities that support the hospitality industry and identify key locations for this type of business development opportunities.
2. Promote and grow ecotourism through regional marketing.

Section 6.4.5 Skilled Workforce (Professional and Technical Jobs)

The *goal of providing an educated workforce* with emphasis on providing a skilled workforce can be achieved through implementation of the following strategies:

Strategies

1. Focusing recruitment efforts on companies that can produce professional and technical jobs in the County.
2. Building broadband technology to support expanded employment opportunities.
3. Continuing to provide programs that support small business development and expansion.
4. Build capacity for infrastructure to support industries in the professional and technical sectors.

Section 6.4.6 Workforce Readiness (Education and Training)

The *goal of providing an educated workforce* by creating business opportunities that offer career tracking and sustainable employment can be achieved through the implementation of the following strategies:

Strategies

1. Provide technical and innovative training options and solutions.
2. Support educational programs that promote post secondary education and continued education programs.
3. Expand vocational training programs.
4. Attract post secondary educational and training facilities and attract post graduate education and research facilities.

Section 6.5 Sustainability Indicators & Measures

The following sustainability indicators should be measured and evaluated over time to determine community impact with respect to meeting economic development, agriculture and tourism needs as a factor affecting the overall sustainability of the County.

- Employment and unemployment rates.
- Acres of agricultural land preserved and in operation.
- Preservation monies directed to the County through various programs.
- Agricultural economic indicators as provided by the State.
- Increase in retail sales.
- Tracking and support for new commercial entities through the development review process.
- Number of new business starts.
- Maintain and document business retention efforts.
- Revenue tracking for hotel taxes, amusement and admissions, sales and use tax and recreational fees.
- Participation in Federal, State and local grant and lending programs.



Section 6.6 Goals, Objectives and Recommendations

The section identifies various goals, objectives and recommendations that will contribute to creating a sustainable County economy.

The **overarching goals** are to:

- *Preserve and support traditional economic development.*
 - *Existing industries and businesses.*
 - *Agriculture and natural resource based industries such as maritime, forestry, hunting and fishing.*
- *Create business/technology parks.*
 - *Focus business growth and expansion efforts on targeted business sectors that complement the existing business base, such as, but not limited to, technology based industries.*
 - *Establish policies and programs for business recruitment.*
- *Develop a 10-year economic development & tourism strategy.*
 - *Serve as a regional business advocate.*
 - *Enhance awareness of economic development opportunities.*
 - *Create a quality database of economic development and tourism information.*
 - *Promote a growing hospitality industry.*
 - *Support the expansion of telecommunication infrastructure and enhance telecommuting.*
- *Commit to providing an educated workforce.*
 - *Create business opportunities that offer career tracking and sustainable employment.*

Goal 1: Preserve and Promote an Agricultural, Maritime and Natural Resource Based Economy

Objective 1: Support agri-businesses, maritime, natural resource based and eco-businesses through existing markets and exploration of new and innovative agricultural markets and promote them within the County.

Recommendations:

1. County government should take into consideration the fact that changes may occur in agriculture practices and associated economic impacts and should consider the commercial component of principal agricultural, maritime and natural resource based industry segments.
 2. Create new ways of offering incentives to agri-businesses, eco-businesses and eco-friendly businesses.
 3. Incentive programs should be sensitive to and reflect future changes in industry practices and economy.
 4. Build and support current agricultural, maritime and recreation industry sectors.
-



Goal 2: Promote Traditional Business Development

Objective 1: Support methods and programs to attract and retain business using traditional economic development tools recognizing a need for business incubators and telecommuting infrastructure support.

Recommendations:

1. Support through appropriate planning tools the infrastructure necessary for telecommuting, for new start-up businesses and business expansion targeting high-tech and cleaner/greener businesses.
2. Encourage occupancy and/or redevelopment of vacant commercial space.
3. Explore opportunities for higher education and workforce development.

Objective 2: Continue and expand incentives for business location and development/expansion.

Recommendations:

1. Create incentives such as streamlined review processes and permits and other mechanisms that may be appropriate.

Objective 3: Incorporate economic centers as part of the development pattern to support Planning Areas.

Recommendations:

1. Designation of new Planning Areas should include analysis of siting new economic centers that support sustainable smart growth.
2. Promote the development of Business Parks and Commercial Centers at key locations that support sustainable smart growth.

Objective 4: Support initiatives to create employment opportunities and commercial viability.

Recommendations:

1. Build cooperative Town/County planning initiatives to develop business and employment centers that attract employment based industries that incorporate Environmental Site Design.
 2. Support incentives to create employment centers and include in Joint Planning Agreements.
-



Objective 5: Ensure that sufficient commercially zoned lands exist and those lands are appropriately located and provided with infrastructure.

Recommendations:

1. Create a database of commercially developable land that accounts for sewer or septic limitations and availability, non-tidal and tidal wetlands, environmental buffers, and other limitations so that the County has an inventory of commercially developable land.
 - a. Maintain an inventory of existing commercial and residential space as a means to encourage infill development and revitalization where there is existing infrastructure.
 - b. The database should include a map of the undeveloped commercial land contiguous to the US 50 corridor from Kent Island to the US 50/301 split.
 - c. The database should not include tax exempt properties such as churches, governmental buildings, and schools.
2. As part of the ongoing comprehensive planning process, consider adding or deleting commercial land uses as appropriate based on analysis of the above database.
3. Expand the provision of infrastructure to support the establishment of employment centers.
4. Encourage commercial zoning around Towns and established Planning Areas.

Goal 3: Explore Opportunities for Hospitality Industry Niches

Objective 1: Develop, support, and promote County cultural activities and heritage tourism opportunities.

Recommendations:

1. Promote the County as a wedding destination.
2. Promote ecotourism.
3. Cross-market cultural activities, tourism and historic sites and historic and cultural events.
4. Coordinate with Queen Anne's County Arts Council and other organizations or committees involved in cultural or historic initiatives.

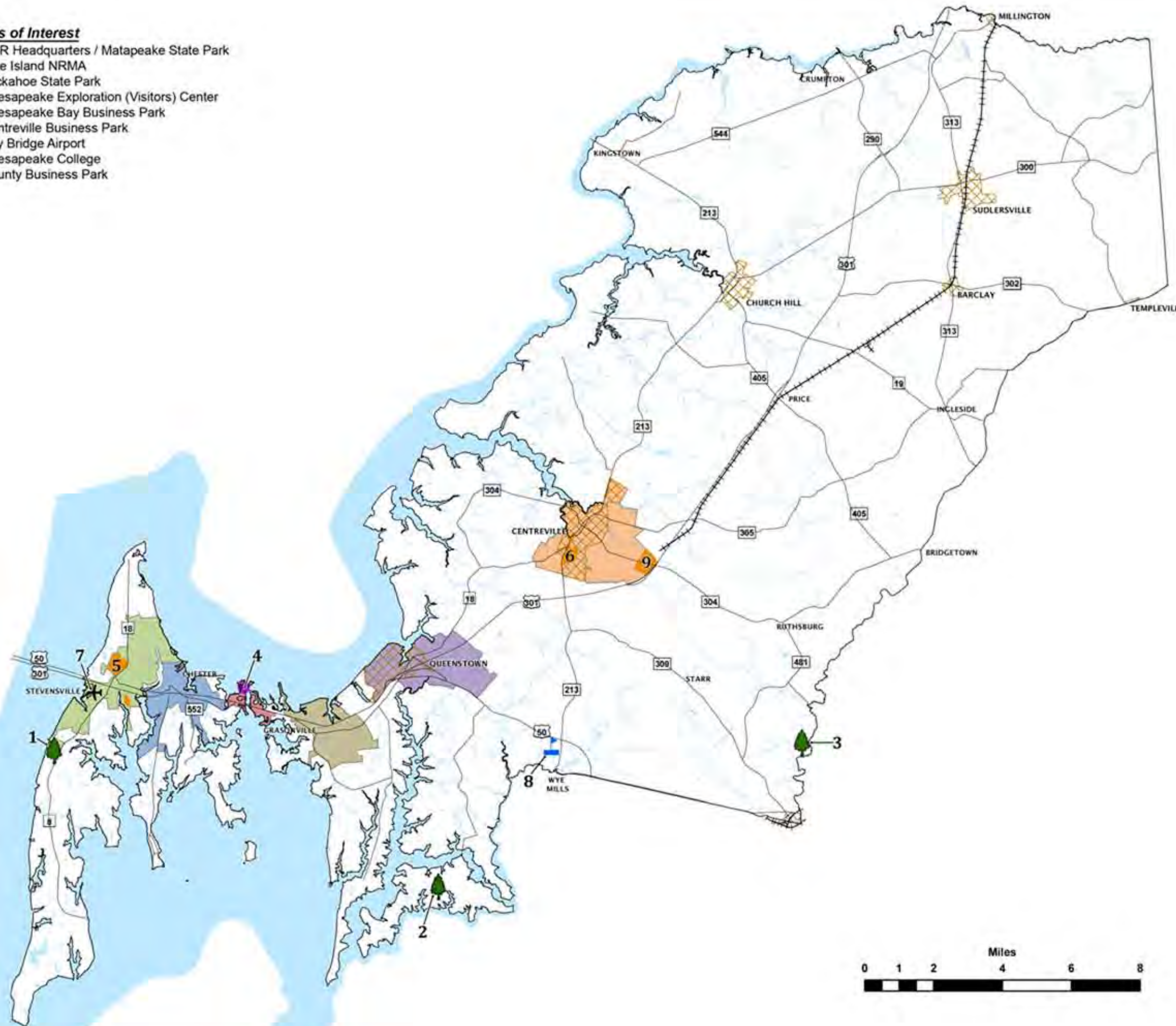
Objective 2: Use historic and cultural resources to support and develop tourism.

Recommendations:

1. Create and coordinate programming with historic and cultural sites with community events and activities as well as other tourism attractions.
2. Continue communication and collaboration between Historic Sites Consortium and Queen Anne's County Department of Economic Development, Agriculture & Tourism.

Points of Interest

- 1 - DNR Headquarters / Matapeake State Park
- 2 - Wye Island NRMA
- 3 - Tuckahoe State Park
- 4 - Chesapeake Exploration (Visitors) Center
- 5 - Chesapeake Bay Business Park
- 6 - Centreville Business Park
- 7 - Bay Bridge Airport
- 8 - Chesapeake College
- 9 - County Business Park



QUEEN ANNE'S COUNTY

COMPREHENSIVE PLAN UPDATE

MARYLAND

ECONOMIC DEVELOPMENT & TOURISM

PLANNING AREAS & ECONOMIC CENTERS

Legend

- County Boundary
- Major Roadways
- Waterways
- Railways
- Chesapeake College
- Bay Bridge Airport
- Chesapeake Exploration (Visitors) Center
- State Facilities
- Business Park
- Incorporated Towns
- Economic Centers**
 - Stevensville
 - Chester
 - Kent Narrows
 - Grasonville
 - Queenstown
 - Centreville

PLANNING AREAS CORRESPOND TO THE ECONOMIC CENTER LOCATIONS IN THE GAP ANALYSIS THAT WAS CONDUCTED AS PART OF THE ECONOMIC REPORT, JANUARY 2010.

GAP ANALYSIS DETERMINES THE SUPPLY AND DEMAND FOR RETAIL STORES WITHIN A DEFINED GEOGRAPHY. THE DIFFERENCE BETWEEN DEMAND AND SUPPLY REPRESENTS THE OPPORTUNITY GAP OR SURPLUS AVAILABLE FOR EACH RETAIL OUTLET IN THE SPECIFIED REPORTING GEOGRAPHY. WHEN THE DEMAND IS GREATER THAN (LESS THAN) THE SUPPLY, THERE IS AN OPPORTUNITY GAP (SURPLUS) FOR THAT RETAIL OUTLET.



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT AND MARYLAND DEPARTMENT OF PLANNING.

MARCH 2010

MAP BDT-1



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Section 7.0 Workforce Housing Element

This Plan Element identifies key issues with respect to workforce housing. The basic need for a place to call home is best met by communities where citizens can comfortably live, work and play. The County's 2006 Housing Study prepared by the Louis Berger Group, Inc., is a reference document to this Element and contains a full assessment of all types of the County's housing needs. While this is the latest data and analysis available to use for the basis of this Element, economic conditions have changed which may impact the statistics presented therein.

Sustainable communities include a balanced relationship between jobs and housing as well as offering housing options that meet the needs of a full range of household incomes. Housing is considered an asset for those whom reside within the dwelling, as well as an asset to the community. A key issue of sustainability for the County is that new housing construction trends and patterns across both the State and County have resulted in a shortage of affordable housing.

- Federal guidelines define **affordability** in the context of household income, such that housing is deemed affordable when households spend no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered "cost burdened" and may have difficulty affording basic necessities such as food, clothing, transportation and medical care.
- Federal guidelines define **workforce housing** as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the area's median household income. Workforce housing includes single-family homes, townhouses, condominiums, starter homes and apartments affordable to the community's workers.

Section 7.1 Legislative & Regulatory Background

In April 2006, the Maryland General Assembly passed HB 1160 establishing a Workforce Housing Grant Program within the Maryland Department of Housing and Community Development for the development costs of workforce housing. In order for local governments to be qualified to participate in the program, a Workforce Housing Element must be developed and adopted by the jurisdiction as either part of a Consolidated Plan approved by the Department of Housing and Urban Development (HUD) or as part of a Comprehensive Plan.

Article 66B Visions

1. *Quality of Life*
2. *Public Participation*
3. *Growth Areas*
4. *Community Design*
5. *Infrastructure*
6. *Transportation*

7. Housing

8. *Economic Development*
9. *Environmental Protection*
10. *Resource Conservation*
11. *Stewardship*
12. *Implementation*



7.0 Workforce Housing

In accordance with HUD requirements, a Consolidated Plan is a document prepared by the State or local government that describes the housing needs of low and moderate-income residents, outlines strategies to meet the needs and lists all resources available to implement the strategies. This Plan is required for Entitlement Communities in order to receive HUD (the United States Department of Housing and Urban Development) Community Planning and Development funds. However, since Queen Anne's County is not an Entitlement Community as defined by HUD, the County receives Federal funding through the State as determined by HUD. Based upon this method of receiving Federal funding, the County is required to submit information with respect to use of HUD program funding to the State for planning and reporting purposes. In accordance with HB 1160 requirements, workforce housing is being addressed as an Element of this Comprehensive Plan.

Section 7.2 Vision, Overarching Goals & Guiding Principles

The housing vision of Article 66B seeks to achieve a diversity of housing options, which includes workforce housing. This key vision creates the framework for the provision of sufficient workforce housing along with a full range of housing options that meet the needs of all citizens. This vision is supplemented by requirements identified in HB 1160 with emphasis on adequately providing local affordable workforce housing. Article 66B defines the vision for housing as:

Housing – A range of housing densities, types and sizes providing residential options for citizens of all ages and incomes.

Section 7.2.1 Overarching Goal & Workforce Housing Vision

The Overarching Goal for the Workforce Housing Element is to encourage the increased supply of workforce housing to sustain the economic vitality of Queen Anne's County.

*The **VISION** is that Queen Anne's County consist of sustainable neighborhoods that are collectively economically diverse, provide living arrangement options and housing opportunities for all income levels and age, with access to a variety of goods, services, transportation options, employment, public and private facilities, amenities and services.*

Section 7.2.2 Workforce Housing Guiding Principles

The following guiding principles provide the broad philosophy describing the context for the County to provide workforce housing.

- ❶ **Affordability** – Promote an inventory of rental and for-sale housing that is obtainable to households whose income is between 60 percent and 120 percent of the County's median income.
- ❷ **Preservation of Existing Housing Stock** – Preserve and maintain the existing affordable workforce housing stock.



- ③**Size and Location** – Infill sites within existing traditional neighborhoods and expansion of traditional neighborhoods should be emphasized. Locations should provide easy access to goods, services, and a variety of community facilities including pedestrian facilities.
- ④**Design** – New development, redevelopment or adaptive reuse projects providing workforce housing should promote principles of good design such as:
- Pedestrian friendly site planning.
 - Contextual design compatible with existing neighborhood characteristics.
 - Density that maintains compatibility with streetscape and neighborhood scale.
- ⑤**Energy Efficiency** – Incorporate innovative and energy efficient approaches to building construction and land development.

Section 7.3 Influence of Regional Housing Market

Regional housing markets today have priced out many low- and moderate-income families, and development in the County has produced few affordable workforce housing units. Housing production failed to keep pace with job growth within the greater region (Baltimore and Washington, D.C. Metropolitan Statistical Areas), making housing costs less affordable. The local and regional housing market coupled with aspirations to achieve a higher quality of life and access to jobs within the region make Queen Anne's County an attractive place to live.

Lack of housing diversity and affordability affects the commuting patterns as well as business growth in the County. A County survey conducted in 2004 reflected that 35 percent of people employed at jobs in Queen Anne's County commute from other jurisdictions. An imbalanced relationship between jobs and housing diversity also affects the ability for local businesses to attract new talent, as well as the ability to attract new businesses and employers to our Towns and Planning Areas that could contribute to lowering the degree of commuting into and out of the County and its associated traffic congestion.

The aforementioned 2006 Housing Study focused on housing demand trends, housing inventories, housing affordability, future housing needs and affordability, assets and resources, needs and challenges, and actions including identification of affordable housing strategies. The 2006 Housing Study analyzed local and regional demographics and influencing factors related to affordable workforce housing and supports recent research associated with meeting the County's needs for affordable workforce housing and recommendations contained in this Element.

Section 7.4 Workforce Housing Needs

One of the most critical issues facing the County and surrounding region is the dwindling supply of housing that is affordable to moderate-income workers. Increasingly, housing costs in the region are exceeding the financial reach of many low-to-moderate wage earners, such as service-sector employees, government employees, entry-level staff and essential health personnel, as well as teachers, police and other emergency responders.

According to the Queen Anne's County Department of Housing and Community Services, there is considerable demand for dwelling units affordable to the County's workforce and the availability of such units is limited. A few trends that provide an indication of household preferences identified in the County's 2006 Housing Study, and the Trends and Indicators Report, 2010, are reflected in the following list. As previously stated, while the most recent data and analysis available to use for the basis of this Element is presented within, economic conditions have changed since the information was generated.



7.0 Workforce Housing

More current data, such as the results of the 2010 U.S. Census when completed, may alter the statistics presented.

- Housing trends from 1990 to 2008 indicate the preference for single-family housing overwhelmingly exceeds those for multi-family dwellings and mobile homes.
- Housing projections to 2015 suggest this strong preference for single-family dwellings will continue with projections indicating that:
 - 76 percent of the County's population will reside in owner occupied housing, with 90 percent of whom will be in single-family dwellings; and
 - 24 percent of the population will be renters, of which 53 percent will reside in single family dwellings.
- Housing projections to 2015 suggest a lack of one bedroom apartments and apartments in general with the following specific projections:
 - A 9% increase in households renting homes.
 - Approximately 9% of the County's total housing stock will be multi-family dwellings such as apartments and condominiums.
- When comparing County trends to State and national housing and income trends, Queen Anne's County has fewer options in regards to rental dwelling units (single-family dwellings, townhouses and apartments).
- In 2000, nearly 26 percent of renter households were "cost-burdened." As in many communities, "cost-burdened" homeowners and renters spending 30 percent or more of their income on the cost of housing is most prevalent in lower to moderate income households (household incomes less than \$50,000).
- In 2000, approximately 19 percent of homeowners were "cost-burdened."
- Between 2002 and 2008, median residential sales values in the County increased 64.3 percent (from \$265,426 to \$436,219).
- In 2007, the average sales price of single-family homes ranged between \$370,000 and \$386,658 and in 2008 the average sales price was \$436,219.
- Average homes sales prices exceed the range for the 2008 median household income of \$81,400.
 - Households earning \$81,400 are generally able to afford up to a \$324,411 home.
 - Households earning 80 percent of median household income (i.e. \$65,120) are generally able to afford up to a \$259,530 home.
- The 2006 Housing Study projections for homeowners and renters in comparison to household incomes suggest a shortage of dwelling units priced appropriately for low-to-moderate income households and the County's workforce. The 2006 Housing Study indicated that:
 - The housing industry cannot produce a new house at a cost that is affordable to a significant portion of the citizenry.
 - There is a widening gap between median sales prices of homes and median household incomes resulting in shortages of affordable workforce housing.



7.0 Workforce Housing

Housing Projections	Associated Facts
Countywide, 490 households at the moderate income level were projected to be “cost-burdened” by 2015.	The County’s housing inventory within moderate affordability ranges is concentrated in the Towns.
Countywide, projections indicated that by 2015 there may be 4,800 low-income households and 1,410 of those low-income households will be “cost-burdened.”	There are 4,000 dwelling units in the County’s housing inventory at or below affordability ranges for low-income households.
Countywide, the 2015 projections indicate there may be 2,500 very low-income households with 1,770 of those very low-income households “cost-burdened.”	There are 763 dwelling units in the County’s housing inventory projected at or below affordability ranges for very low-income households.

Source: Queen Anne’s County Housing Study, 2006

The following tables (Tables 7-1, 7-2 and 7-3) substantiate trends associated with workforce housing needs identified on the previous page.

Table 7-1: Projected Number of Owners and Renters (2005 - 2015)

Projected Year	Owners	Renters	Total	Change over 5 Years	Annual Renter Increase	Annual Owner Increase	Total Annual Increase
2005	13,211	4,187	17,398	-	-	-	-
2010	14,626	4,636	19,261	1,864	90	283	373
2015	15,959	5,058	21,017	1,756	85	267	351

Source: Queen Anne’s County Housing Study, 2006

(Table 5-4 page 5-5)

Table 7-2: Projected Number of Owners and Renters by Housing Type (2005 - 2015)

Housing Type	2005		2010		2015	
	Owner	Non-Owner	Owner	Non-Owner	Owner	Non-Owner
Single Family	11,863	2,223	13,134	2,462	14,331	2,686
Townhouse	779	301	863	334	942	364
Mobile Home	396	234	439	260	479	283
Condominium	172	96	190	107	207	116
Boat Slip	-	113	-	125	-	137
Rental Dwelling	-	1,218	-	1,349	-	1,472
Total	13,211	4,187	14,626	4,636	15,959	5,058

Source: Queen Anne’s County Housing Study, 2006

(Table 5-7 page 5-9)



7.0 Workforce Housing

Table 7-3: Projected Number of Owner and Rental Units with Affordable Mortgage Limits

	Annual Household Income	2005		2010		2015		Average Mortgage Limits
		Owners	Renters	Owners	Renters	Owners	Renters	
Low-Moderate Income Housing	Less than \$11,900	535	545	592	603	646	658	up to \$47,481
	\$11,900 to \$23,799	1,101	874	1,219	967	1,330	1,056	\$47,481 - \$94,958
	\$23,800 to \$35,699	1,251	790	1,385	875	1,511	955	\$94,962 - \$142,439
	\$35,700 to \$47,599	1,651	680	1,828	753	1,995	822	\$142,443 - \$189,920
Workforce Housing	\$47,600 to \$59,499	1,527	314	1,690	348	1,844	380	\$189,924 - \$237,401
	\$59,500 to \$71,399	1,277	392	1,414	434	1,542	474	\$237,405 - \$284,882
	\$71,400 to \$89,299	1,887	247	2,089	274	2,280	299	\$284,886 - \$356,303
	\$89,300 to \$119,099	2,095	204	2,319	226	2,531	246	\$356,307 - \$475,205
Middle - Upper Income Households	\$119,100 to \$148,799	947	70	1,049	78	1,144	85	\$475,209 - \$593,708
	\$148,800 to \$178,599	434	17	481	19	525	20	\$593,712 - \$712,610
	\$178,600 or more	505	53	560	59	611	64	\$712,614+
Total		13,211	4,187	14,626	4,636	15,959	5,058	

Note: Calculation of Average Mortgage Limits is based upon the annual household income range multiplied by 3.99 to determine average mortgage limits. Generally, a mortgage lender will lend you between three and four times your gross salary.

Source: Queen Anne's County Housing Study, 2006 (Table 5-5 page 5-7) augmented with average mortgage calculations based upon affordability of average housing sales prices.



Section 7.4.1 Summary of Housing Supply and Demand

Housing in Queen Anne's County is among the highest priced of counties in Maryland. Indicators suggest there is a shortage of "workforce housing." A housing market out of reach of the average household has interrelationships with a number of influencing factors studied in the Queen Anne's County Housing Study, 2006. Table 7-4 illustrates the average home sale prices for Queen Anne's County and neighboring Counties. Queen Anne's County home sale prices increased \$170,793 from 2002 to 2008, a 64.3 percent increase.

Table 7-4: Regional Comparison of Average Housing Sales Price 2002-2008

Queen Anne's County and Neighboring Counties Average House Sales Price							
County	2002	2004	2006	2008	Rank	Percent Increase	Rank
Caroline	\$130,279	\$197,171	\$258,464	\$216,810	7	66.4%	4
Cecil	\$178,170	\$236,351	\$290,845	\$262,113	6	47.1%	8
Dorchester	\$133,328	\$205,863	\$252,987	\$279,622	5	109.7%	1
Kent	\$200,946	\$289,420	\$380,744	\$395,334	3	96.7%	2
Queen Anne's	\$265,426	\$377,900	\$453,103	\$436,219	2	64.3%	5
Somerset	\$110,849	\$129,636	\$205,892	\$161,335	9	45.5%	9
Talbot	\$363,669	\$514,885	\$634,377	\$634,377	1	74.4%	3
Wicomico	\$130,779	\$172,238	\$208,400	\$208,400	8	59.4%	7
Worcester	\$230,220	\$346,031	\$374,456	\$374,456	4	62.7%	6
Maryland	\$194,180	\$269,305	\$374,456	\$341,116		75.7%	

Source: MD Association of Realtors, 2008

Cost of living is the cost of maintaining a certain standard of living. Changes in the cost of living over time are often analyzed in a cost of living index. Cost of living calculations are also used to compare the cost of maintaining a certain standard of living in different geographic areas. Queen Anne's County has a cost of living index of 100.8, and has nearly the highest cost of living on Maryland's Eastern Shore second to Cecil County at 101.1.

Table 7-5: 2008 Comparison of Cost of Living

2008 Comparison of Cost of Living	
County	Cost of Living Index
Caroline County	85.1
Cecil County	101.1
Dorchester County	84.9
Kent County	88.5
Queen Anne's County	100.8
Somerset County	84.2
Talbot County	92.1
Wicomico County	84.9
Worcester County	89.7

Source: City Data, 2008



The following summarizes key conclusions with respect to housing demand, supply and affordability identified in the 2006 Housing Study. (Refer to 2006 Housing Study for supporting data.)

Housing Demand Conclusions from Queen Anne's County 2006 Housing Study

- **Age Distribution Trends and Patterns** – The County does not currently attract significant numbers of young families. This trend has been compounded by a shortage in the supply of rental units or homes that are affordable to low to moderate income families.
- **Age Distribution of Household Head** – The County has found a niche as a retirement destination, which accounts, in part, for an increase in people in the range of 55-64 years of age. The County has fewer heads of households in the 25-34 age range, supporting the observation that younger adults are choosing to live outside of the County.
- **Household Income Distribution Suggest Need for Range of Housing Types** – Income disparities are evident even as the County's demographic composition has grown and changed. There are many households in the County that spend over 30% of their household income on housing. Realizing this, there is a need to provide more affordably priced owner and rental dwelling units. Not only is the number of "cost burdened" households an issue, but also the limited range in diversity in terms of housing styles and sizes is an issue as well.
- **Labor Market Commuting** – As of the 2000 Census, nearly 60 percent of the County's resident labor force commuted to places of employment outside the County, while 35 percent of people employed at jobs located in Queen Anne's County live in other jurisdictions. A more diverse housing stock that also includes "workforce" housing will provide opportunities to live and work in the County, and also has the potential to alter commuting patterns. A full range of housing options provides housing choices and opportunities for the resident labor pool. A readily available local workforce is essential in attracting new business ventures and investment opportunities in the County's employment centers.

Housing Supply (Inventory) Conclusions from Queen Anne's County 2006 Housing Study

- **Increases in Single-Family Housing Stock** – Trends suggest the predominant housing types are single-family dwellings.
- **Renter-Occupied Housing Stock** – There is a rental housing gap in the County. Of the available rental units, there is a limited supply of studio and 1 and 2 bedroom units.

Housing Affordability and Cost Burdened Households Conclusions from Queen Anne's County 2006 Housing Study

- **Costs of Housing** – The housing industry cannot produce a new house at a cost that is affordable to major portions of its citizenry. Housing costs include land, architects and engineers, borrowing costs, fees and permits, labor, materials, insurance, taxes, marketing, brokerage fees and other costs. The cost of government regulations must also be added (e.g. land development regulation compliance, minimum lot size and conservation, etc.). In 2004, the average construction cost alone was \$172,800, the second highest in the region and ninth in the State. (Source: Queen Anne's County 2006 Housing Study, Executive Summary, page 3)



Section 7.5 Workforce Housing Policies, Programs and Regulations

There are a variety of housing policies and programs that are currently administered by the Department of Land Use, Growth Management and the Environment (LGE), the Housing Authority and the Department of Housing and Community Services (refer to 2006 Housing Study). It is this relationship between land use regulations, building codes and housing programs that enable the County to offer opportunities for workforce housing. The following provides a brief description of relevant policies and/or programs.

Section 7.5.1 Inclusionary Housing Program

Inclusionary housing is a housing program typically adopted as part of the zoning ordinance that requires developers to dedicate a certain percentage of new homes to qualifying households at an affordable housing cost for a specified duration of time. The County's inclusionary housing program is the Moderately Priced Dwelling Unit (MPDU) regulations contained in Chapter 18, Zoning and Subdivision Regulations of the County Code (refer to Article XXI Inclusionary Housing, Section 18:1-108).

Following the adoption of the 2002 Comprehensive Plan, updates to Chapter 18 added provisions for MPDUs. Individuals whose household income is 80 percent or less than the average household median income for the Baltimore-Towson Metropolitan Statistical Area (MSA), with adjustments for household size, as reported by the United States Department of Housing and Urban Development (HUD) are eligible to participate in the County's MPDU Program.

The County's MPDU Program is intended to provide affordable new housing to moderate income households. When certain types of new residential developments are proposed at least 10 percent of the units are to be provided at a cost affordable to individuals and families earning 80 percent or less of the median income for the area. The maximum allowable income based upon family size is adjusted annually.

Program Impact: Additional assessments such as condominium fees or homeowner association fees can result in the dwelling exceeding the qualifying mortgage or rent for those seeking MPDU housing. The implementation of this program has yet to realize MPDUs due to the difficulty in certifying applicants that qualify for the program who can also afford the additional community assessments.

Section 7.5.2 Critical Workforce Housing Program

The Department of Housing and Community Services offers a second mortgage financing to homebuyers who meet the Critical Housing Workforce Program guidelines. The purpose of the program is to ensure that the County continues to have an adequate supply of workers in local jobs that are critical to the safety and well being of County residents. The loan cannot exceed 33 percent of the total purchase price or the appraised value of the home and property, whichever is less. At least one of the borrowers must be considered a member of the "**Critical Workforce**" which is defined as the following:

- Teachers employed full time in Queen Anne's County;
- Law enforcement officers, including correctional officers, employed full time in Queen Anne's County by County or Municipal Government;
- Emergency Medical Technicians employed full time in Queen Anne's County;



7.0 Workforce Housing

- An active member of a Queen Anne's County Volunteer Fire Company for the past 12 months, which includes both firefighters and Emergency Medical Technicians, and must be certified by the president of the County Volunteer Chief's Association; and
- Queen Anne's County Emergency Dispatchers.

Program Impact: This program has been offered for nearly six years with the average loan of approximately \$50,000 with a total of \$2,330,000 administered over the duration of the program. The program has been successful to serve the target workforce (*the County's Critical Workforce*). The Community Development Revolving Fund used to support this program has been supplemented by County resources and Community Development Block Grant (CDBG) funds. Table 7-4 summaries the number of loans administered through this program.

Table 7-6: Summary of Loans Administered 2004-2009

	FY 2003/2004	FY 2004/2005	FY 2005/2006	FY 2006/2007	FY 2007/2008	FY 2008/2009	FY 2009/2010*
Number of Loans	6	7	3	9	10	10	3

*Program year not complete.

Source: Queen Anne's County Department of Housing and Community Services

Section 7.5.3 Critical Workforce – Neighborhood Conservation Initiative (NCI)

Neighborhood Conservation Initiative (NCI) funds are part of the Federal and State Neighborhood Stabilization Program pursuant to the Housing and Economic Recovery Act of 2008. These funds are targeted to income-eligible, first-time homebuyers who are members of the critical workforce in Queen Anne's County. Queen Anne's County Department of Housing and Community Services have been authorized to provide zero-percent deferred payment loans, not to exceed the amount of \$50,000 as a second mortgage. In accordance with the State's approval, these loans can be used to purchase homes which have been foreclosed in Stevensville, Grasonville and Church Hill.

Program Impact: Because this is a new program, as of 2009, no loans have been administered.

Section 7.5.4 Special Loan Programs

The Queen Anne's County Department of Housing and Community Services administer a variety of "Special Loan Programs" on behalf of the Maryland Department of Housing and Community Development (DHCD). These programs are designed to provide funding for improvements of existing single family units and rental properties that are available to low and moderate-income families. The funding from these programs are used to rehabilitate properties, increase energy conservation, modify structures to meet special housing needs, lead paint abatement and installation of indoor water and sewer facilities. The programs include:

- Maryland Housing Rehabilitation Program (MHRP)
- Accessory, Shared and Sheltered Housing Program (ACCESS)
- Lead Hazard Reduction Grant Loan Program (LHRGLP)
- Special Targeted Applicant Rehabilitation Program (STAR)



- Indoor Plumbing Program (IPP)

Program Impact: The majority of these loans are typically administered to seniors who are in need of home improvements, rather than critical workforce households. The program is designed to help homeowners remain in their home while necessary improvements and renovations are funded.

Section 7.5.5 Housing Authority

The Housing Authority provides a broad range of housing related services to assist residents of Queen Anne's County to acquire and maintain decent safe and affordable housing. They develop and administer programs which provide and promote affordable rental housing, rental housing assistance, family self-sufficiency and homeownership. Table 7-5 identifies the affordable rental housing stock owned and maintained by the Housing Authority.

Table 7-7: Publicly Owned Affordable Housing Stock

Housing Development	Type	Number of Units/Beds
Scatter Sites	Single Family Homes	12 units
Grasonville Terrace	Senior Housing	33 one-bedroom units
Fisher Manor	Townhouses	24 three-bedroom units 1 four-bedroom unit
Foxxtown	Senior Housing	37 one-bedroom units 3 two-bedroom units
Riverside Estates	Townhouses	23 two-bedroom units
Terrapin Grove	Senior Housing	73 one-bedroom units 12 two-bedroom units 9 one-bedroom cottages
Safe Haven Manor	Assisted Living Facility	16 beds
TOTAL		227 units and 16 beds

Source: Queen Anne's County Housing Authority

Program Impact: The last time the private development community built such types of new rental units was in 1985. The Housing Authority has since built rental units. The Housing Authority owns approximately 50 percent or more of the current rental units that are considered affordable housing across the County. Emphasis is on affordable housing for low-to-moderate income households (a portion of the workforce) and senior housing. Of the total, **48 affordable units** are designated for families with household incomes less than 50 percent of the County's median household income.



Section 7.6 Community Issues, Obstacles & Opportunities to Workforce Housing

The following community issues and obstacles are identified with respect to affordable and workforce housing:

- Shortage of workforce housing units with respect to type, size and location within the County.
 - Increasing home ownership costs and rising rent levels.
 - Limited vacancies (3.7 percent in 2000) and limited variety of types of housing other than single family dwellings (refer to Table 7-2). Note: Data may have changed since the 2000 U.S. Census as a result of more recent economic conditions.
- People employed at local businesses and current residents are seeking housing that is priced within their household income in locations outside of the County and commuting to work within the County.
- The current workforce able to afford housing within the County is commuting outside the County to the adjacent Washington, D.C. and Baltimore region for employment.
- Decreasing availability of affordable housing for the elderly.
- The gap between household incomes and housing prices continues to increase.
- The supply of housing affordable to the County's workforce earning 60 percent to 120 percent of median household income and for recent college graduates is limited.
- Decreasing availability of affordable workforce housing for low-to-moderate income households.
- An insufficient supply of workforce housing has a negative impact on the ability of businesses to expand, new business development and the ability to attract industries to locate within the County.

Opportunities for workforce housing may include:

- The County's Inclusionary Zoning, which is a Moderately Priced Dwelling Unit (MPDU) Program, promotes workforce housing opportunities. The ability for developers to offer a "fee in lieu" instead of constructing MPDUs, with those funds dedicated towards other Housing Programs, may offer more opportunities to provide workforce housing.
- Funding and incentives such as Housing Land Trust Fund, Affordable Housing Tax Credit, and infill development.
- Walkable neighborhoods located within designated Planning Areas and Towns.
- Commercial apartments, which are a dwelling unit located above the first floor of a commercial building, are allowed as a supplemental use in commercial zoning districts. As an incentive, the square footage of commercial apartments is not included in the floor area ratio calculations for a commercial building.
- An accessory apartment is permitted for every single-family lot provided the owner of the principal dwelling resides on the property. However, if the property is not connected to public sewer there is a requirement that the Health Department has approved a separate on-site sewerage disposal area for the additional residential unit.
- Tax Credit Program for housing units priced between subsidized units and market rate units.
- Consideration should be given for reduced impact fees and increased density.
- Partnerships with private and non-profit agencies/organizations to provide affordable housing.
- Streamline development review process.
- Modify the MDPU Program to insure greater success at meeting affordable housing needs.
- Housing costs.



7.0 Workforce Housing

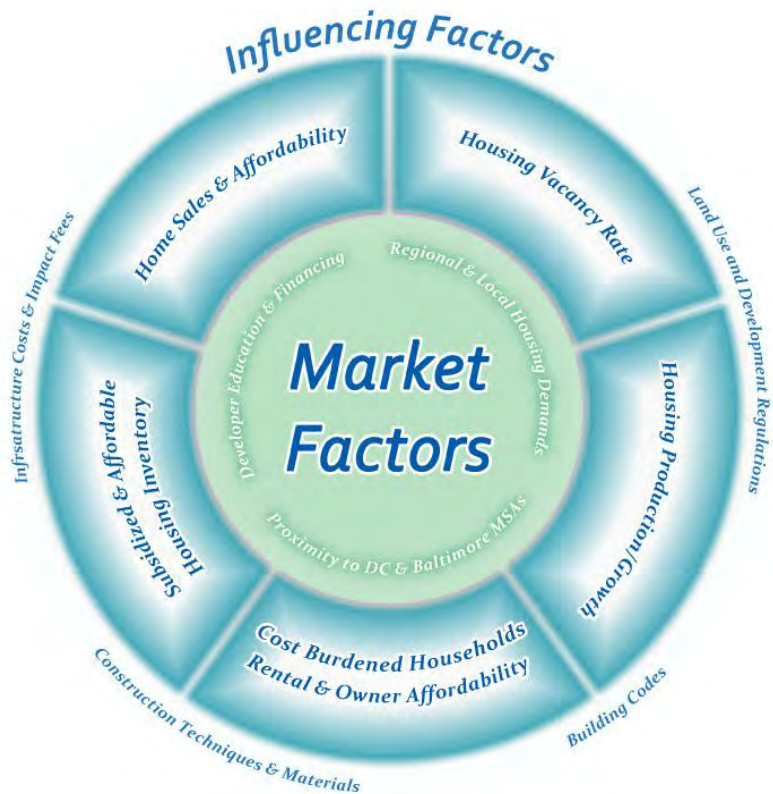
Section 7.7 Sustainability Indicators & Recommended Evaluation

As previously mentioned, housing diversity that provides affordable workforce housing is one of the keys to creating and sustaining healthy, economically vibrant communities. A lack of workforce housing influences opportunities for business development and business expansion.

There are direct relationships between land use, economic development and infrastructure investment that are described through a variety of influencing factors. Such factors include land and development regulations, infrastructure costs, impacts fees, construction techniques, building codes, market demand with respect to the following indicators of sustainability:

- The existence of housing unit diversity and variety.
- Housing production/growth inside and outside of Planning Areas and/or Priority Funding Areas.
- Housing variables that are published in the Decennial Census.
- Housing program participation and waiting lists for the units owned and managed by the County's Housing Authority units and the County's Rental Assistance Program.
- Infrastructure to support housing.

These sustainability indicators should be measured and evaluated over time to determine community impact with respect to meeting workforce housing needs as a factor affecting the overall sustainability of the County. The following diagram depicts the relationship between various indicators and influencing factors affecting the housing market.



Sustainability Indicators

Indicators are the tools used for community assessment and measurement of various aspects or factors of health, safety and welfare of our community. Indicators demonstrate the link from the past to the present and the present to the future.



Section 7.8 Goals, Objectives and Recommendations

This section identifies various goals, objectives and recommendations that support the development of strategies, programs and projects that will contribute to realizing the goal for workforce housing.

Goal: The *overarching goal* is to encourage an increased supply of workforce housing to sustain the economic vitality of Queen Anne's County.

Goal 1: Provide Affordable Workforce Housing Supply

Objective 1: Foster opportunities to create a supply of workforce housing affordable to appropriate income levels through various approaches, methods and programs.

Recommendations:

1. Collaborate with the municipalities and identify locations in planning areas in which to provide workforce housing.
2. Encourage and allow appropriate density increases and range of unit types to allow workforce housing to be an economically viable development option.
3. Encourage incorporation of workforce housing within developments.
4. Study potential means of improving the viability of the Moderately Priced Dwelling Unit (MPDU) program.

Objective 2: Continue to implement various approaches, methods and programs that promote workforce housing.

Recommendations:

1. Continue to allow accessory apartments in association with single-family lots, and commercial apartments.
2. Promote infill development and redevelopment activities and where appropriate encourage the replacement, installation, and/or upgrade of public infrastructure improvements such as roads, curbs, gutters, public water and sewer, and sidewalks.
3. Create partnerships between the County and Towns to identify new workforce housing opportunities.
4. Continue to implement the County's housing and homeownership assistance programs and expand funding and eligibility.
5. Encourage non-profit involvement in providing affordable housing.
6. Consider increased density as an incentive to provide affordable housing.



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Section 8.0 Community Facilities & Transportation Elements

Community facilities play an important role in meeting health, safety and welfare issues of both current and future populations of the County. Providing adequate public facilities such as educational facilities, sewer, water, transportation, solid waste and emergency services is a basic component of supplying the necessary community infrastructure to sustain the County. Inventories of various community facilities are contained on Maps CF-1 through CF-7.

The County's *sustainable smart growth management strategy* is further supported by providing adequate *community facilities and a transportation system* including schools, water, wastewater treatment, solid waste, emergency services, park and recreational facilities, and various modes of transportation as outlined in Section 8.11, which is the Transportation Element. Planning to meet the community facility and transportation needs of current and future populations is to ensure that:

- Facilities are designed and improved to meet current needs with the ability to be easily expanded to meet future needs;
- Facilities are appropriately designed and located to serve concentrated populations of today and tomorrow within County and Town Planning Areas;
- Facilities utilize innovative technology and sustainable design to minimize impacts on the environment as well as to minimize fiscal impacts associated with long-term maintenance; and
- Facilities are improved through public-private partnerships as well as public-public partnerships between the County and Towns.

Section 8.1 Legislative Background & Relevant Organizational Structure

The Visions in Article 66B that support the provision for community facilities and transportation include quality of life, growth areas, community design, infrastructure, transportation and implementation. The following key visions provide the framework for community facilities and transportation improvements.

- **Quality of Life and Sustainability** – A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
- **Planning Areas (formerly known as Growth Areas)** – Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
- **Community Design** – Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use

Article 66B Visions

1. **Quality of Life**

2. *Public Participation*

3. **Growth Areas**

4. **Community Design**

5. **Infrastructure**

6. **Transportation**

7. *Housing*

8. *Economic Development*

9. *Environmental Protection*

10. *Resource Conservation*

11. *Stewardship*

12. **Implementation**



of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural and archeological resources.

- **Infrastructure** –Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
- **Transportation** – A well-maintained, multi-modal transportation system facilitates safe, convenient, affordable and efficient movement of people, goods, and services within and between population and business centers.
- **Implementation** – Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

Section 8.1.1 Adequate Public Facilities & Impact Fees

Queen Anne's County originally adopted Development Impact Fee legislation in 1991. This legislation was considerably revised in 2004 and amended in its entirety in 2007. Impact fees are designed to require that each development pay its proportionate share of the cost towards providing the off-site public services and facilities that are needed as a result of new development. The current Development Impact Fee Ordinance assesses impact fees based on the demands of development for schools, parks, and fire and emergency medical services. Calculations for impact fees are based upon projected population growth.

The County's Adequate Public Facilities Ordinance (APFO) includes standards and criteria for public facilities, adequate capacities, improvement programs, acceptable level of services, and capital improvement programs for public facilities. An Interim Adequate Public Facilities Ordinance (IAPFO) was adopted in 2001 which was replaced with the 2007 adoption of Chapter 28 of the County Code. The purpose and intent of the County's APFO is to:

- Ensure that public facilities needed to support new development meet required level of service standards;
- Ensure that capital improvements programs are maintained to accommodate reasonable growth;
- Ensure that no development proposal is approved that would cause reduced levels of service below certain standards unless mitigation measures are provided;
- Ensure that adequate public facilities needed to support new development are available to address the impacts of such development;
- Establish uniform review procedures for Adequate Public Facilities applications;
- Discourage sprawl and the inefficient development of land;
- Encourage development in designated growth areas where public facilities exist or are planned;
- Implement policies and strategies of the Comprehensive Plan;
- Ensure that all applicable legal standards are followed; and
- Ensure that proposed development will not adversely affect the public health, safety, and welfare of existing and future residents.

Section 8.1.2 Agencies and Organizations

Various county agencies and organizations are responsible for community facilities such as schools, water and sewer, park and recreation facilities, libraries, solid waste management, and emergency



services. These agencies and organizations assist, govern, and/or manage community facilities and services in Queen Anne's County.

Section 8.2 Community Facilities Element Guiding Principles, Vision, and Overarching Goals

Guiding Principles for community facilities for the County are governed in part by the Adequate Public Facilities Ordinance (APFO) as discussed in Section 8.1.1. Impact fees are also assessed with the issuance of a building permit in order to fund capital improvements and public facilities needed to serve the growth associated with new development.

*The **Vision for community facilities** is to plan, maintain and enhance community infrastructure that enables the County to maintain present functions (i.e. quality of life, mobility, public safety, employment, environment and services), while accommodating future growth. New growth areas are planned, as needed, to accommodate future growth requirements supported by adequate public facilities designed and improved to the highest standards.*

The **Overarching Goal** for community facilities and transportation is to meet the current and future facilities, services and mobility needs of residents, businesses and visitors.

Section 8.3 Issues and Opportunities

The following are perceived community issues and opportunities identified through the public involvement process with respect to community development and rural agricultural preservation:

Issues

There is a perceived need for:

- Hospital and medical facilities.
- Additional stormwater management facilities.
- Access to beaches and waterfront.
- Community centers for youth.
- Reduction of traffic congestion on major transportation corridors.
- Increased crime prevention as growth occurs.
- Bicycle and pedestrian trails.
- Incorporation of solar and other alternative energy conservation methodologies.
- Expanded community facilities and services.
- Additional or new activities, programs, recreational facilities and cultural centers for all ages.
- Public transit.
- Intersection safety.
- Additional schools due to crowding.



Opportunities

- Conduct joint planning efforts between the County and Towns to reduce sprawl in rural agricultural areas.
 - Collaborate to determine capacity of the Town and necessary community facilities.
 - Partner to provide adequate public facilities to support concentrated growth.
- Provide connections from residential neighborhoods to commercial and employment centers as well as provide for recreational opportunities such as paths and trails with connections to other amenities.
- Expansion of existing schools and placement of new schools to meet the needs of directed growth.
- Balance the mix of land uses to provide economic sustainability.
 - Provide life-long learning opportunities.
 - Expand existing Planning Areas and study the location of new Planning Areas.
- Provide a public swimming pool and additional public beaches.
- Enhance technology capacity.
- Build on the success of education facilities and expand when necessary.
- Build indoor and outdoor entertainment facilities.

Section 8.4 Community Facilities Guiding Principles

The County's *sustainable smart growth management strategy* is supported by the principle of providing *adequate community facilities and a transportation system* including schools, water, wastewater treatment, solid waste disposal, emergency services, park and recreational facilities and various modes of transportation to meet the needs of current and future populations. The following guiding principles provide a framework for planning and providing community facilities.

- ① Facilities are designed and improved to meet current needs with the ability to be easily expanded to meet future needs;
- ② Facilities are appropriately designed and located to serve concentrated populations of today and tomorrow within County and Town Planning Areas;
- ③ Facilities utilize innovative technology and sustainable design to minimize impacts on the environment as well as to minimize fiscal impacts associated with long-term maintenance; and
- ④ Facilities are improved through public-private partnerships as well as public-public partnerships between the State, County and Towns.



Section 8.5 Education Facilities

Queen Anne's County Public Schools are accredited by the Middle States Association of Colleges and Schools. Queen Anne's County has 14 existing public schools consisting of 8 elementary schools, 4 middle schools and 2 high schools with a total enrollment of 7,808 students in 2008, which is projected to increase by the year 2030. The locations of these facilities are identified on Map CF-1: Public School Facilities.

The *Queen Anne's County Public Schools Board of Education (QACPS)* is dedicated to offering each student a quality educational experience. The Board of Education (BOE) is composed of seven members, five of whom are elected by the voters to four-year terms representing four BOE election districts and one member elected at-large. Two are nonvoting student members who serve one-year terms and are chosen by students, one from Kent Island High School and the other from Queen Anne's County High School. The BOE districts are identified on Map CF-7.

Queen Anne's School District

The Vision...

The vision of Queen Anne's County Public Schools is to provide a quality learning environment for all children.

Source: 2009 Master Plan Annual Update, 2009

The Mission...

The mission of Queen Anne's County Public Schools is to educate, encourage, and enable all students to become productive and contributing citizens in a diverse and changing world.

Source: 2009 Master Plan Annual Update, 2009

Policies set by the BOE are administered by the Superintendent of Schools, who serves as the Executive Officer of the BOE. The main function and role of the BOE is to review and approve: annual budget; personnel needs and salaries; retirement planning; curriculum; transportation; athletic expenditures; and facility improvements/enhancements.

Key Facts and Figures

- The Board of Education (BOE) employs 600 professional staff and another 104 paraprofessional staff.
- Graduation rates were the lowest in 2007 (86.4%). This rate has increased to 90.6% in 2009.
- In 2009, there were 81% of high school graduates who continued their education at a 2 or 4 year college, 3.8% pursued vocational/technical training, and 5% went into the military.
- The average cost per pupil during the 2006-2007 academic year was \$9,662.

Section 8.5.1 Guiding Principles for Providing Education Facilities and Locating Facilities

The following principles provide the broad philosophy describing criteria, requirements and parameters for the Maryland Department of Education to provide education facilities as well as properly locating these facilities with respect to the populations served and other public facilities. These principles should be used in conjunction with the County's *sustainable smart growth management strategy* identified in Section 1.0: Land Use, to support locating and expanding educational facilities:

- ① State investment is targeted to school construction in Priority Funding Areas (PFAs).
- ② Schools located within walking distance of current or future residents and other community services.
- ③ Banking of sites within the PFA and planned growth areas to support demands for expansion of existing facilities and new facilities.



- ④ Location eligibility for transportation, establishing bus stops, and determining walking routes.
- ⑤ Achieve levels of energy efficiency through green building design, construction and selection of sustainable sites.
- ⑥ Community-centered approach to school planning, location and construction.
- ⑦ Priority site characteristics for school location:
 - Should serve the community and encourage pedestrian access from neighborhoods.
 - Should locate the most important school building near the principal roadway servicing the facility.
 - Should place parking lots and bus queuing lanes at the sides or rear of school facilities.
 - Should design building entrances near the principal roadway and should be architecturally distinctive and easily identified from a distance, and should be accessible from the roadway by uninterrupted sidewalks.
 - Should connect sidewalk and trail facilities with neighborhood sidewalks and trails and locate bicycle parking near the main entrance to the school.
 - Should locate bicycle parking structures near the main entrance to the school.

Section 8.5.2 Chesapeake College

Chesapeake College was founded in 1965 as Maryland's first regional community college to serve the needs of the Upper and Middle Eastern Shore. Chesapeake College is a two-year college that provides an Associate's degree with its primary campus located on 170 acres in Wye Mills, Maryland, at the intersection of U.S. Route 50 and Maryland Route 213. It serves five Mid-Shore counties: Caroline, Dorchester, Kent, Queen Anne's, and Talbot. Chesapeake College also maintains a smaller campus in Cambridge.

Chesapeake College

Mission...Chesapeake College is a unique a regional community college that serves the educational, economic development, and cultural needs of the residents of Maryland's Mid Eastern Shore.

Average annual enrollment at Chesapeake College is 2,600 credit and 8,200 non-credit students. Enrollment has increased 24% since 1997. Chesapeake College Division of Continuing Education and Workforce Training provides professional staff and curriculum focused on business, technology, and manufacturing workforce training needs. Chesapeake College is also home to the Todd Performing Arts Center, a state-of-the art regional performing arts center having an audience capacity of 904.



Section 8.5.3 Science, Technology, Engineering, and Mathematics (STEM)

Maryland has prioritized preparing and training for families and children for the knowledge-based economy. The State plans to continue to invest in education at every level, from pre-K to college, while increasing the alignment between the needs of education partners in the business community and the curricula designed by teachers and educators. Queen Anne's County School District receives STEM grants.

Educational attainment raises incomes and increases productivity, while failures in educating the workforce are associated with higher levels of crime and welfare dependency. These types of programs contribute to workforce readiness and impact the County's competitiveness for business relocation and expansion.

Section 8.5.4 Relationship between Education and Community Development

The type and quality of educational opportunities are directly linked to the economic viability of a community. Building new school facilities within a new or established community takes forethought, planning and concern for both the student and the surrounding physical environment. Site selection requires careful consideration of the existing land uses, street capacity, location, and existing public services including water availability, wastewater treatment capacity, emergency services, and library facilities.

Student considerations for transportation/accessibility include:

- Accessibility and safe passage from home to school;
- Safety from moving vehicles and street crossing implications;
- Accommodations for bicycles; and
- Neighborhood safety.

Physical environmental and site design considerations include:

- Location within a neighborhood having established sidewalk networks or the ability to install sidewalks;
- Street crosswalks on popular travel-to-school routes;
- Location on streets limited to two lane traffic including on-street parking;
- Location in neighborhoods where windows and doors face the street and sidewalks;
- Location outside of floodplain and or any wet low-lying areas;
- Location within public water and sewer facilities;
- Location within a community that accommodates all emergency services (i.e. police, ambulance, fire);
- Location within a community that hosts a public library; and
- Accommodate the co-location of community and public facilities such as parking and recreational facilities.

Science, Technology, Engineering and Mathematics (STEM)

The Vision...

Maryland's vision is to be a leader in STEM education, preparing and inspiring generations of learners to meet the challenges of the global society through innovation, collaboration, and creative problem solving.

The Mission...

Maryland's STEM education prepares and inspires learners of all ages to contribute to the advancement of the global community.



Section 8.6 Public Water and Sewer

A plan to meet the County's public water and sewer needs is contained in the 2006 Comprehensive Water and Sewerage Plan augmented by the 2009 Water Service Area Study for Queen Anne's County. These plans contain information describing existing conditions, issues and solutions to meeting the needs of both current and future populations. Both plans are consistent with the County's *sustainable smart growth management strategy* outlined in Section 1.0: Land Use. The various public Sanitary Sewer and Water Service Areas are identified on Maps CF-4 and 5.

In addition, the County recently completed the 2010 Southern Kent Island Sanitary Study to evaluate the extension of public water and sewer to nine subdivisions located south of the US 50/301 and MD 8 interchange. The study consists of preliminary engineering, environmental impacts and growth issues. A cost/benefit analysis to provide public water and sewer is also part of the study.

Appendix 3: Water Resource Analysis and Best Management Practices Toolkit 2010, provides an assessment of drinking water, wastewater treatment and stormwater management. Refer to this analysis and toolkit for data, information, capacity assessment, environmental impacts and tools/techniques to support sustainable smart growth across various landscapes such as towns, suburbs, rural residential and natural and agricultural lands.

Section 8.7 Park and Recreation Facilities

Parks and recreation are critical to the quality of life in Queen Anne's County. Natural resources, open space and recreational facilities strengthen our communities and make a positive contribution to the sustainability of the County. In 2006, the County adopted a *Land Preservation, Parks, and Recreation Plan (LPPRP)* to address the issues related to ownership, management, preservation needs and desires. The LPPRP provides the following recommendations for the following topics:

- Parks and recreation;
- Agricultural land preservation; and
- Natural resource conservation.

The County's Department of Parks and Recreation provides a variety of facilities, programs, camps, classes, trips and special events for all ages. Planning for recreation includes determining current and future land needs, programming and facilities. For detailed inventories, goals, policies, and program recommendations reference the *Land Preservation, Parks, and Recreation Plan, 2006*.



Section 8.7.1 Relationship between Park and Recreation Facilities and Growth

As population centers expand and become more densely populated, the need for open space, parks and recreational facilities and programming increases. Maryland's Program Open Space (POS) land goal for each county is 30.0 acres of local recreation acreage for every 1,000 County residents.

In determining the land eligible as recreational acreage in accordance with POS guidelines, of the total local recreation and resource land, the County has 1,654.3 acres eligible towards meeting this goal.

- The existing acreage provides 35.13 acres/1,000 persons for the County's 2008 population of 47,091.
- This acreage will continue to exceed the POS goal for the County's projected population through 2010, but when the County's population exceeds 49,620 additional eligible acreage may need to be acquired.
- Based upon population projections, an additional 15.2 acres of eligible land would be needed by 2020 to serve a projected population of 55,650 and a total of 202.7 additional acres by 2030 to serve a projected population of 61,900.

Section 8.7.2 Park, Recreation & Open Space Vision, Overarching Goals and Guiding Principles

Overarching goals for recreation, preservation and natural resource conservation as identified in the County's *Land Preservation, Parks and Recreation Plan, 2006* are as follows:

- **Accessibility of Quality Recreational Environments** – Make a variety of quality recreational environments and opportunities readily accessible to all of its citizens, and thereby contribute to their physical and mental well-being.
- **Strategic Use of Facilities as Amenities to Communities** – Recognize and strategically use parks and recreation facilities as amenities to make communities, counties and the State more desirable places to live, work and visit.
- **Use State Investments to Complement other Goals** – Use State investment in parks, recreation and open space to complement and mutually support the broader goals and objectives of community comprehensive/master plans.
- **Recreation Land and Facilities Located in Proximity to Population Centers** – To the greatest degree feasible, ensure that recreational land and facilities for local populations are conveniently located relative to population centers, are accessible without reliance on the automobile, and help to protect natural open spaces and resources.
- **Invest in Neighborhood and Community Parks and Facilities** - Complement infrastructure and other public investments and priorities in existing communities and areas planned for growth through investment in neighborhood and community parks and facilities.
- **Protect Recreational Open Space at Appropriate Levels Compared to Developed Land** – Continue to protect recreational open space and resource lands at a rate that equals or exceeds the rate that land is developed at a statewide level.



Section 8.7.3 Park, Recreation and Open Space Implementation Initiatives

The County's *Land Preservation and Natural Resource Conservation Initiative* consists of a comprehensive program to preserve land consistent with the *sustainable smart growth strategies* and rural land use preservation strategy of this Plan (Refer to Section 3.0: Priority Preservation Areas), containing eight County-based program areas:

- ❶ Purchase of Development Rights (PDRs);
- ❷ Agricultural Economic Development Program;
- ❸ Agricultural Tax Credit Program;
- ❹ Fee-in-Lieu Program;
- ❺ Revised Screening Requirements for the Noncontiguous Development Program;
- ❻ Scenic Vista Buffer Incentives and Screening Requirements;
- ❼ Funding for Working Farm and Scenic Vista Preservation Program; and
- ❽ Community Septic Systems.

Section 8.8 Libraries and Other Community Facilities

The library system is governed by a Board of Library Trustees composed of twelve members. The Board is focused on addressing the educational, informational and learning-recreational needs of County residents and families. There are two public libraries in the County: the Centreville Branch and the Kent Island Branch (refer to Map CF-3 for library locations). The public, students and Topic Committees addressed the County's library facilities in the context of partnerships for resources and technology between the school districts and Chesapeake College. Community issues identified during the Comprehensive Plan update process include:

- Lack of activities, programs and cultural centers for all age groups;
- Developing life-long learning opportunities throughout the County; and
- Build on the success of the schools and college and expansion of these facilities to provide additional educational opportunities.

The County's Free Public Library System has the opportunity to be part of the solution by addressing these community issues and meeting educational needs of the community. Map CF-2 identifies the public libraries and other community facilities.

Section 8.9 Solid Waste Management

In May of 1986, Queen Anne's, Caroline and Talbot Counties entered into a Memorandum of Understanding with Maryland Environmental Service (MES) to develop a regional landfill to serve these three mid-shore counties. In September 1992, Kent County entered into a waste disposal Service Agreement with MES to become the fourth member of the Mid-shore Regional Landfill Concept. Under this agreement, each county will host the operating landfill for a period of twenty years, providing an eighty-year solution to waste disposal for the mid-shore region.

Mid Shore Regional Solid Waste Facility I, constructed in 1991, is located in Talbot County. The existing site provides for disposal of solid waste, household hazardous waste and pesticides. It also recycles used motor oil and antifreeze, scrap tire, auto batteries and textile collection, recycling consolidation, wood waste processing, refrigerant recovery and solid waste transfer operations. Currently, phase two



of the regional solid waste agreement is being designed by MES and the member counties. Caroline County will host Mid-shore Regional Solid Waste Facility II at the Holly Road/River Road site, which is slated to open in 2011. Queen Anne's County is scheduled to host Mid-shore Regional Solid Waste Facility III, possibly by 2030.

The following criteria should be used when conducting a feasibility study for locating the Mid-shore Regional Solid Waste Facility III within Queen Anne's County:

- Compliance with State and Federal permitting requirements;
- Detailed procedures for locating a new facility and Level I, II and III Screening as outlined in the Queen Anne's County Comprehensive Solid Waste Plan 2004-2014;
- Meet environmental objectives, technical objectives and social and public policy objectives;
- Protection of water resources and sensitive areas:
 - Groundwater aquifer protection;
 - Groundwater and well setbacks;
 - Floodway and floodplain protection and setbacks; and
 - Distance from surface waters, especially Tier 2 waterways.
- Distance from existing residential development;
- Distance from existing community facilities such as schools and similar uses;
- Distance from County and Town Planning Areas and minimal impact on Towns with respect to travel/access routes;
- Impact on transportation system;
- Distance from parks and natural areas; and
- Size of facility to meet disposal and transfer needs of current population and future population.

Section 8.9.1 County Solid Waste Management Services

Solid waste is managed by the County through the Department of Public Works – Solid Waste Division. The Solid Waste Division oversees the operation of the five County transfer sites including:

- Batts Neck Transfer Station in Stevensville;
- Centreville Transfer Station in Centreville;
- Church Hill Transfer Station in Church Hill;
- Glanding Transfer Station in Millington; and
- Grasonville Transfer Station in Grasonville.

The County completed a ***Solid Waste Curbside Study***, which concluded that the County's geography and population distribution limits the County's ability to provide a centralized curb-side pick-up service, although certain densely populated areas would benefit from such a system. Benefits would include: lower monthly costs, better customer service, increased recycling, controlled collection system, and increased efficiency of the haulers.



Section 8.10 Police Protection & Emergency Services

A variety of police protection and emergency services are provided by County, State and Municipal agencies and volunteer organizations. This section provides key information for these services.

Law Enforcement

The Office of the Sheriff for Queen Anne's County functions as the County's primary law enforcement agency providing police protection through patrols and a variety of police services and programs. The Sheriff's Office responds to all calls for police services as well as serving all Circuit and District Court issued documents.

The Queen Anne's County Collaborative Supervision and Focused Enforcement (CSAFE) Community program is administrated through the Sheriff's Office to provide a variety of community-based services designed to improve the quality of life of County residents through community safety. Formerly known as the HotSpot Initiative, CSAFE includes the communities of Grasonville, Chester and Stevensville. In connection with CSAFE the Natural Resources Police, the Maryland State Police and the County's Department of Animal Control have partnered with the Sheriff's Office to better provide law enforcement services.

Law enforcement in the County is also provided by the Maryland State Police, which patrols State Highways, such as US 50 and 301. The State Police also provide back-up assistance to the Sherriff's Office as needed. The MDTA Police, whose office is located in Anne Arundel County, serves as the primary law enforcement for the Chesapeake Bay Bridge. The MDTA Police patrols and assists the Sheriff's Office along US 50/301 on Kent Island from the Bay Bridge to the Kent Narrows. The Centreville Police Department serves the Town of Centreville. Of the eight municipalities in Queen Anne's County, only the Town of Centreville has its own Police Department.

Emergency Services

The County's Department of Public Safety provides ambulance services throughout the County. In 2004, the County created the Emergency Services Advisory Council to advise on emergency services policies, equipment, standard operating procedures, medications, emergency services personnel, education and training, educational information and status reporting. The Council has 15 voting and 6 non-voting members whom meet regularly to review monthly issues and tasks.

Fire Stations

There are a total of 10 volunteer fire stations in the County. Two stations are located on Kent Island and one station in each of the following locations including: Grasonville; Queenstown; Church Hill; Sudlersville; Crumpton; Centreville; Stevensville; and Queen Anne (refer to Map CF-6). Each of the fire facilities are independently owned and managed by a Board of Directors and have oversight and reporting responsibilities to the County's Office of the Fire Marshal. Queen Anne's County currently provides annual financial assistance that is distributed to the fire stations based on their property tax assessable base value.



Section 8.11 Transportation Element

The ability for the County to provide a safe and efficient transportation system is important to maintaining a high quality of life, providing for economic expansion as well as maintaining acceptable levels of community sustainability throughout the County. This Transportation Element includes information about the following:

- Transportation goals and objectives;
- Roadway Functional Classification;
- Traffic Volumes and Levels of Service;
- Transportation Issues & Opportunities;
- Transportation Policies, Programs and Regulations; and
- Recommendations.

The following components of the transportation network are described in Appendix 4: Components of the Master Roadway and Transportation System:

- Rail System;
- Bay Bridge Airport;
- State Bridges over Navigable Waterways; (Appendix labels as “SHA Bridges” – either works just make consistent)
- Transit and Bus Services;
- Pedestrian and Bicycle Facilities;
- Water Trails; and
- Chesapeake Country Scenic Byway.

This County Master Roadway and Transportation Plan Element defines a compilation of goals, objectives, policies, maps and programs to guide the future development of various modes of travel, including highways, transit, transportation system for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. *Preserving connections from the past to create the future through sustainability can be achieved through transportation solutions that support the County's land use ethic, economic development and stewardship of the land.*

The Maryland Department of Transportation (MDOT) with the administration of transportation programs by the State Highway Administration (SHA) annually prepares a six-year Consolidated Transportation Program (CTP). Additionally, the State's Smart, Green and Growing initiative is further supported by SHA's *Thinking Beyond the Pavement* philosophy. This initiative and philosophy aligns transportation planning with land use and economic development recognizing that roadways and the transportation system are critical components of functional and vibrant communities.

The various development patterns, preservation goals and economic development strategies identified in Section 1.0: Land Use, Section 3.0: Priority Preservation Areas, and Section 6.0: Economic Development and Tourism, along with the programs and public services described in this Section will shape the County's transportation policies. Specific design of the transportation system will consider land use patterns, economic development needs and traffic needs to adequately provide and maintain intra-county and regional connections.



Section 8.11.1 Transportation Plan Element Relationships

Maryland's 2009 Smart, Green & Growing Planning Legislation to protect the environment and natural resources and to promote sustainable growth provides the framework for the relationship between policies, decisions and actions associated with land use including environmental stewardship, economic development and transportation. Smart, Green & Growing concepts that support community sustainability are based upon the following:

- Strengthening the linkages and coordination between land use and transportation planning;
- Transportation investments to provide better access to employment and commercial centers supporting economic development;
- Managing infrastructure investments to ensure that they can meet the intended need;
- Targeting investments for enhanced transit access, bicycle and pedestrian accessibility and to enhance the Towns and County Planning Areas; and
- Preserving natural resource and rural agricultural lands as responsible stewards of the land.

Section 8.11.2 Linking Land Use and Transportation

Transportation plays a key role in achieving land use goals to establish sustainable patterns of development by providing accessibility. The County's Master Roadway and Transportation Plan through its policies and recommendations is an important component in determining roadway functions and design. Consequently, land use planning and transportation planning must be coordinated to successfully achieve the goals and objectives of creating and maintaining a sustainable community. The following examples indicate this relationship:

Transportation Planning Decision	Direct Impacts	Indirect Impacts on Land Use Decisions
Overpass/Interchange	Improves driver safety. Improves circulation.	Provides connections. Improves pedestrian & bike accessibility. Increases intersection level of service.
Expanded roadways	Increases impervious surfaces. Impacts community context in town, suburban and rural landscapes.	Encourages increased traffic volumes.

Section 8.11.3 Transportation and Economic Development

Transportation decisions can directly impact factors such as the value of land and land accessibility which are two key factors to economic development. These impacts will direct land use decisions such as use, density, connectivity, impervious surface, and green space associated with development.

Section 8.11.4 Transportation and Land Preservation

Transportation decisions need to work in unity with land use policies and programs to preserve rural, agricultural and natural resource lands. For Queen Anne's County, roadways are the core component of the County's transportation infrastructure. Thus, their location, design and function are factors in decisions affecting community development and agricultural and natural resource protection.



Section 8.12 Transportation Guiding Principles, Vision, Goals and Objectives

Transportation decisions to increase roadway capacity when coupled with pedestrian and cycling accessibility and connectivity can contribute to improved efficiency of the entire roadway network through the potential for reduction in vehicle miles of travel as a result of providing these alternatives. The guiding principles for the development of safer roadways and enhanced bicycle and pedestrian accessibility are that the County will:

- Encourage the provision of safe and easily accessible pedestrian and bicycle accommodations for residents with consideration of handicap accessibility.
- Promote connections within towns and the County and to the larger region, expanding on the trail systems already in place.
- Foster transportation policies that enhance quality of life, support livable, in-town land use and encourage neighborhood preservation.
- Promote environmentally-friendly transportation policies.
- Facilitate accessible, reliable and safe transportation for older and disabled citizens.
- Develop innovative local and regional transit options.
- Improve the ability of children, adults and seniors to maintain healthy, active lives.
- Decrease traffic congestion, noise and air pollution through increasing bicycle and pedestrian use.
- Identify a potential network of bicycle and pedestrian facilities.

Section 8.12.1 Transportation Vision, Goals and Objectives

The **Overarching Goal** for the transportation system is to meet the current and future mobility needs of residents, businesses and visitors with a balanced multi-modal transportation system. The following is the transportation vision for the County. This vision will be achieved through implementation of a variety of transportation studies, initiatives, projects and programs that are outlined in this Section and Appendix 4.

Section 8.12.2 Roadway Hierarchy (Functional Classification)

Local County roads provide the dominant component of Maryland's transportation network coupled with the State highway system that serves as the backbone of the State's roadway system. A roadway network is typically comprised of a hierarchy of road types. In general, roads serve two key functions: access and mobility. The degree to which roadways serve these functions defines the functional classification of the road. Local roads and collector roads principally provide access to businesses, residential neighborhoods, schools and other facilities. Arterial roads primarily provide mobility by connecting major destinations, which can be in local proximity or in the broader region.

Roads in Queen Anne's County comprise the full hierarchy of roadway classifications from Major Arterial such as US 50/301, Minor Arterials including Route 213 and 300, Major Collectors, for example, Routes 18 and 304 and 313, Minor Collectors like Bennett Point Road and Routes 305 and 19, and a host of local neighborhood community roads. MapT-1: Roadway Functional Classification identifies the classifications of County and State roadways in the County.



Section 8.12.3 Existing Traffic Volumes & Level of Service

The most commonly used measurement of traffic volume is Average Daily Traffic (ADT). ADT is defined as the total number of vehicles passing a certain point in both directions in a 24-hour period. Map T-2: Average Daily Traffic depicts the various average daily traffic counts for various roadway segments as identified by MDOT/SHA.

Existing and forecasted estimates of traffic volumes can generally reveal how a road does ~~is~~ or can be expected to function, which is described as the Level of Service. Traffic studies that analyze and evaluate the Level of Service are conducted to determine whether improvements for safety or capacity are necessary.

Level of Service (LOS) is a technical term referring to the operating LOS at an intersection or roadway segment. LOS is a qualitative description of operations based on delay and maneuverability. It can range from "A" representing free flow conditions to "F" representing gridlock.

The County roadways, in general, currently function at a Level of Service "A." However, the County does experience higher levels of traffic congestion during peak tourism seasons.

In Queen Anne's County due to the presence of the Chesapeake Bay Bridge, which is the link to the Eastern Shore, and US 50 being the most significant travel route to reach shore destinations and vacation beaches in Delaware and Maryland, the traffic volumes and their impacts on the level of service are seasonal and most notably on weekends. Standard practices in determining the level of service impacts analyzed in traffic studies are based on peak hour volumes that do not take into consideration this seasonal through traffic. A method to incorporate this traffic into traffic analysis needs to be considered in coordination with the State Highway Administration.

*The **VISION** is that the County plans to maintain and enhance a system of roadways that accommodate visitors, residents and workforce commuters.*

- *Coordination among Towns and the County will be established to handle new traffic patterns, safety concerns, and mobility through population centers in order to maintain a healthy balance between those who live in the County and other business and vacationing travelers.*
- *The County will continue to improve and expand opportunities for all modes of travel including bicycle, pedestrian, transit, rail, and carpooling commuters.*
- *The County will promote walking and bicycling for outdoor recreation, fitness and transportation, having safe access to local roadways and trails in order to make the County a better, safer and more connected place to live and visit.*



Section 8.13 Transportation Network Issues & Opportunities

The following is a listing of County transportation issues and priorities consistent with the State's priorities:

- Land use policies promote directing growth to the County and Town Planning Areas for purposes of minimizing the cost of infrastructure, preserving rural agricultural lands, and reducing sprawl.
 - The maintenance of the transportation system is heavily reliant on the State Highway User Revenue (HUR) funded primarily by fees generated from fuel consumption and vehicle titling and registration to finance improvements, operations and maintenance. The cost of maintenance, construction and operations often exceeds the HUR share allocated to the County from the State. Allocation of HUR funds is based upon the miles of roadway in the County relative to the total miles of roadways maintained by all counties and Baltimore City.
- Roadway and bridge maintenance and operations focus on user safety and ensuring safe structural conditions.
- Roadway and bridge capital improvement projects are prioritized based upon the need to improve safety, mobility/accessibility and structural conditions.
- The population is aging which will be accompanied by an increased dependence upon transit services for mobility.
 - The Queen Anne's County Transportation Study completed in 2008 identifies strategies to support the increased demands for transit services to support older citizens, disabled persons and commuters.
 - Partnerships are utilized to provide needed transit services for all users.
- Increasing population results in increased transportation needs.
 - Future needs may require an expansion of transit services and access to other modes of travel to reduce community and environmental impacts.
 - Increased population in the County, State and region have resulted in increased travel for work, as well as recreation and tourism, thus affecting key corridors such as US 50/301, US 50 and MD 404.
 - Congestion is increasing as demand for the movement of people and goods increases.
 - Increase in vehicle miles traveled across the region and State.
- US 50/301 and US 50 Corridor Study – Bay Bridge to Ocean City.
 - Review land use and create strategies and solutions for use management and good design practices specific to the corridor.
 - Increase economic development opportunities.
 - Prepare architectural and site design guidelines to enhance the corridor.



Section 8.14 Transportation Policies, Programs and Regulations

The Federal, State and County governments play an important role with respect to transportation funding, regulation and programming.

Section 8.14.1 Federal and State Policies and Programs

The following provides a description of several key State and Federal programs and policies associated with communities with respect to transportation program delivery, funding and grants:

- **Consolidated Transportation Program (CTP)** – The CTP is Maryland’s six-year capital budget for transportation projects.
- **Community Transportation and Urban Reconstruction Programs** – The goal of this program is to make communities more livable by giving priority to roadway improvements on State highways located in State Designated Neighborhoods within Priority Funding Areas. These improvements will in turn promote economic revitalization and neighborhood conservation of older communities.
- **Sidewalk Retrofit Program** – This program offers funding for construction of new sidewalks and reconstruction of existing sidewalks along State highways in locations identified by the County and Towns. The State can pay for 100 percent or half of the cost with maintenance being the responsibility of the County or Town.
- **Retrofit Bicycle Program** – This program offers funding for improvements along State highways to provide increased accessibility for on-road cyclists.
- **National Recreational Trails Program** – This program provides funding for a variety of recreational trails including pedestrian, bicycling, water trails, in-line skating, equestrian, cross-country skiing, and off-road vehicular trail projects.
- **Partnership Planting Program** – This program supports partnerships between local governments, volunteers and Maryland State Highway Administration (SHA) to plant landscaping along State highways.

County Priorities Consistent with State Priorities

- ① **System Preservation and Safety** – investing in improvement of what we have.
- ② **Smart, Green and Growing** – promoting new measures and mechanisms to encourage ridesharing, telecommuting and other commuter options and establishing a broader sustainability agenda to address emissions and other environmental impacts, to preserve resource lands and to promote compact, mixed-use development.
- ③ **Natural Environment** – continuing to be committed to environmental stewardship to improve and restore environmental conditions.
- ④ **Economic Recovery and Stability** – investing in infrastructure improvements that support local and regional economic development.
- ⑤ **Pedestrian & Bicycle Improvements** – providing facilities for alternative modes of travel to reduce impacts on the environment and infrastructure costs.
- ⑥ **Context Sensitive Design** – designing projects at a scale that is compatible with the character of the community.



- **Ridesharing Program** – This program encourages use of transit and ride sharing through the funding and construction of park and ride and carpool lots.
- **Access Management Program** – Highway corridors such as US 301, US 50, MD 404 are eligible for funding to develop access management plans to identify long-term access opportunities, including access locations, median breaks, and service roads.
- **Scenic Byways Program** – This program identifies scenic and historically significant routes for tourism development and provides funding for corridor management plans.
- **Transportation Enhancement Program** – This program provides funding for non-traditional projects such as bike paths, beautification, museums, and historic preservation of transportation structures.
- **Complete Streets Initiative** – This is a federal initiative focusing on creating *complete streets* designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and riders of all ages and abilities must be able to safely move along and across a *complete street*. Creating complete streets means moving from streets primarily designed and maintained for automobiles to planning, designing, building and maintaining streets for all modes of transportation.

Section 8.14.2 County Transportation Policies and Regulations

The County recognizes the importance of creating, maintaining and operating an efficient, functioning, safe and cost effective transportation system as a key factor to sustainability of the County. The County has established rural road design standards

- **Roads Design and Construction Standards Manual** – The County maintains and enforces the requirements of this Design and Construction Manual as it applies to new development and redevelopment projects. The manual contains standards and regulations regarding: road classifications, geometric design principles, contract drawings, typical road sections guidelines, construction methods and standards, and developer responsibilities. The manual also includes examples for deeds of dedication, letters of credit and performance bonds, as well as standard construction details including: typical rural and growth area road sections for residential and commercial development, trenches, curb and gutter, sidewalk, entrances and inlets.
- **Adequate Public Facilities Ordinance** – The County's Adequate Public Facilities Ordinance (APFO) identifies when traffic studies are required to be prepared and submitted in association with development proposals. These traffic studies determine whether the development will have impacts on the adequacy of the level of service at roadway intersections, and if so, what mitigation is necessary to provide adequate facility improvements.



Section 8.15 Sustainability Measures

Many of the sustainability indicators and measures for future tracking are determined by State, National and industry standards as well as population based formulas. The most current standards will be used to track and measure success of providing, maintaining and operating necessary community facilities and services.

Section 8.16 Community Facilities Goals, Objectives and Recommendations

This section identifies various goals, objectives and recommendations that will contribute to providing community facilities and transportation improvements.

*The **Overarching Goal** for community facilities and transportation is to meet the current and future facilities, services and mobility needs of residents, businesses and visitors.*

Goal 1: Reduce Environmental Impacts Associated with Community Facilities

Objective 1: Adequate infrastructure shall be available for development.

Recommendations:

1. Continue to implement the regulations for bonding to ensure completion of infrastructure required as part of development approvals.
2. Develop procedures and processes that create cost effective solutions.
3. Provide stormwater management solutions that mitigate adverse impacts of development on all tributaries within the watershed.

Objective 2: Keep track of new technologies that reduce nitrogen and phosphorus from septic system.

Recommendations:

1. Continue to support State and County requirements to utilize Best Available Technology (BAT) for nitrogen removal with septic systems that are installed in the Critical Area when public sewer is not available.
2. As technology becomes available seek to implement innovative nutrient reduction septic systems.



Objective 3: The County will seek to achieve increased recycling through improved recycling programs.

Recommendations:

1. Modify existing recycling programs.
2. Explore single stream recycling.
3. Explore more efficient and available ways to collect household hazardous waste.
4. Support private and non-profit organization efforts to promote recycling, and coordinate with private industry recyclers.
5. Explore innovation and creative ways to recycle.
6. Encourage private industry and non-profit efforts to use recycled materials.

Objective 4: Any newly designated Planning Areas and associated infrastructure should be placed outside of the 100 year floodplain and Critical Areas.

Recommendation:

1. Seek to design and locate new public infrastructure so that it is not adversely impacted by flooding or sea level rise.

Objective 5: Preserve water quality.

Recommendations:

1. The County should assist Towns in their planning of the development of stormwater management mechanisms and mitigation.
2. Monitor sediment control measures prior to and during construction.

Objective 6: Identify suitable location for the Mid-Shore Regional Landfill.

Recommendation:

1. Review the County's Solid Waste Plan to assess appropriate location for the Mid-shore Regional Landfill.



Goal 2: Sustainable Smart Growth Management Inside and Outside Planning Areas

Objective 1: Develop affordable, reliable, and state-of-the-art infrastructure and community facilities/services that meet the safety, transportation, communication systems and entertainment needs of the County's population.

Recommendations:

1. Ensure the Adequate Public Facilities Ordinance (APFO) and impact fee ordinance is maintained and improved through yearly review to provide adequate public facilities as part of development proposals.
 2. Infrastructure improvements should be planned and implemented with government entities. The County should control the rate of development by controlling the timing of when infrastructure is provided, which may require that such projects are included in the capital budget.
 3. The needs of residents in the County take precedence over the "drive through" populations.
 4. Adequate Public Facilities testing of all municipal developments should be part of Annexation agreements.
-

Objective 2: Plan, design, improve, manage, maintain and expand infrastructure and community facilities and services responsibly to meet the needs of residents and businesses.

Recommendations:

1. Expand the County's trail system to connect major towns and recreation areas.
 2. No more major residential subdivision should be permitted in Critical Areas.
 3. Utilize existing infrastructure as a resource to promote infill development.
 4. Examine infrastructure within the Planning Areas and identify where there are capacity deficiencies through the Comprehensive Water and Sewerage Plan and planning process.
 5. Consider a strategic implementation plan and funding strategies to address infrastructure deficiencies as part of the Comprehensive Water and Sewerage Plan.
-

Objective 3: Encourage development of medical facilities.

Recommendations:

1. Identify key locations with sufficient access to roads and infrastructure.
 2. Encourage public/private partnerships to support development of community facilities and services.
-



Objective 4: Support and encourage the maintenance and enhancement of public safety services.

Recommendations:

1. Strengthen and expand public safety services.
 - a. Support and encourage the establishment of benchmarks for providing acceptable public safety services.
 - b. Support and encourage the development and implementation strategies to meet the established benchmarks.
 2. Support and encourage appropriate studies to determine the impact fees necessary to support public safety consistent with the inherent risk for an associated use.
 3. Protocols should be examined to provide for cooperation among State, County, and municipal police agencies.
-

Goal 3: Provide Infrastructure to Support Economic Development

Objective 1: Identify future trails/paths to connect residential neighborhoods with shopping centers and employment centers.

Recommendations:

1. Require improvement and dedication of lands for public trails and paths as part of development plans.
 2. Provide means for bike and pedestrian travel.
-

Objective 2: Promote business retention and expansion.

Recommendations:

1. Establish designated areas for commercial and industrial uses which are serviced with public facilities. Encourage redevelopment of existing commercial and industrial facilities no longer in use.
 2. Support regional and State organizations that install County-wide state-of-the-art data and tele-communications.
-



Goal 4: Provide Aesthetics and Amenities

Objective 1: Preserve the unique character of the region in developed areas by use of enhanced landscaping.

Recommendations:

1. Utilize berms and enhance landscaping in appropriate places, particularly in business park locations and for development along scenic byways.
 2. Incorporate innovative energy and environmentally sustainable design in business park development.
-

Objective 2: Provide additional public access to tidal waters at appropriate locations.

Recommendation:

1. When development or redevelopment occurs provide public access to tidal waters, where appropriate or feasible.
-

Goal 5: Provide Educational Facilities

Objective 1: Support the educational plans for land acquisition, new facilities and improvements to existing facilities.

Recommendation:

1. Work with the Board of Education, developers and other entities to support master planning to meet future needs of the educational system.
-



Section 8.17 Transportation Goals, Objectives and Recommendations

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

Goal 1: Multi-Modal Transportation Network

Objective 1: Plan, design, improve, manage, maintain and expand infrastructure and community facilities and services responsibly to meet the needs of local residents and businesses.

Recommendations:

1. Expand public bus service.
2. No more major residential subdivisions should be permitted on Kent Island until transportation issues are resolved.
3. Examine infrastructure within Planning Areas and identify areas where infrastructure is deficient through the Comprehensive Water and Sewerage Plan (CWSP) and within the Master Roadway and Transportation Plan, which is part of this Section.
4. Create a strategic implementation plan and funding strategies to address infrastructure deficiencies in coordination with the Capital Improvements Program (CIP).
5. Review the use of impact fees and impact fee subareas as an incentive to encourage development within designated Planning Areas.

Objective 2: Strongly support resolutions to traffic problems in the County caused by through traffic that impede the movement of local traffic and citizens.

Recommendations:

1. The needs of residents in the County take precedence over the “drive through” populations.
 - a. Create a more reliable public transportation system including increased bus service for existing population.
 - b. Initiate joint planning efforts to relieve thru traffic congestion in the County and adjoining population centers.
 - c. In coordination with the State Highway Administration review how peak hours are determined in association with the impact on the Level of Service for the analysis conducted in traffic studies.
2. A list of priority transportation improvement projects in no specific order:
 - a. US 301 & MD 304 Interchange – complete design and fund for construction.
 - b. US 50/301 & MD 213 Interchange – This project is the number one component of the long-range US 50 Ocean Gateway project. Complete final design and fund for construction.
 - c. US 50 Ocean Gateway Safety & Capacity Improvements – Continue planning, design and construction of interim improvements along this corridor. Specifically, a new signal at Carmichael Road with geometric improvements and service road connections.
 - d. Cox Creek Connector & Dundee Overpass – This is a needed project to provide both safety improvements and to allow for necessary highway system alternatives for local and



emergency traffic mobility. Funding for planning and design is requested. Special funding sources should also be considered to address this growing concern.

- e. Stevensville Streetscape – Fund for construction.
- f. Kent Island Transit – Maintain and expand commuter bus lines and routes.
- g. MD 213 at Fey Road – Continue planning and design for safety and capacity improvements.

Objective 3: Create safe and adequate infrastructure related to mobility which is available for all modes of travel.

Recommendations:

1. Recognizing the unique character of one way in and one way out roads on peninsulas in the county; provide for safety in the design and function of these roads.
2. Work with the State Highway Administration to designate beach traffic lanes to Ocean City and Delaware beaches, which may result in:
 - a. Removal of traffic lights along US 50;
 - b. Reduction in accidents; and
 - c. Improvement in local traffic mobility.
3. Work with the State Highway Administration and Toll Authority to develop a US 50/301 Corridor Plan to help move traffic through the County.
4. On this State road, work with the State Highway Administration to adjust the sections of US 50 between US 301 and MD 404 to be a limited controlled access highway.
5. Improve the local roadway system to provide alternative routes for local residents especially in areas around US 50/301.
 - a. Provide local access/frontage roads for business and resident traffic.
6. Provide commuting citizens a reliable transportation route in the County to other metropolitan areas while assuring access for deliveries to the Eastern Shore. Also promote delivery access to major airport systems, mainly Baltimore/Washington International Thurgood Marshall Airport (BWI), and warehouse facilities and other markets.
7. Support State funding of interchanges at key intersections, in no order of priority:
 - a. At the Outlets in Queenstown;
 - b. US 50 and MD 213 at Chesapeake College;
 - c. US 301 and MD 304; and
 - d. US 50 and Carmichael Road.
8. Promote adequate public transportation and availability of park-and-ride facilities for transit.
9. Encourage and improve bypass around Centreville.
10. Support the interchange at US 50 and MD 404.
11. Design a new overpass in Queenstown to connect MD 18 on the south side of US 50 and the north side of US 301. This would permit free movement for local traffic and avoid the use of US 50/301.
12. Support a study for the realization of the Cox Creek Creek connector.
13. Support initiation of design and funding by the State Highway Administration for the replacement of the Chester River Bridge.
 - a. Cooperate with Kent County and SHA to preserve rights-of-way so that preservation easements and developments do not prohibit construction of a new bridge.
 - b. Promote the design of a well landscaped unit incorporating bicycle, pedestrian and local access integrated into the community fabric on both sides of the river.
14. Require that any analysis of traffic safety and volume shall cover the following:
 - a. Periods of peak usage as determined by normal rush hour traffic specific to usage.



- b. Peak usage specific to Chesapeake Bay Bridge and seasonal traffic.
 - c. The ability of residents to move from one side of Route 50 to the other side of Route 50 during peak volumes on the Chesapeake Bay Bridge and seasonal traffic.
15. Acquire information regarding roadway capacity, traffic safety and volume through the use of independent traffic consultants approved and funded by the County and reimbursed by the applicant of the new project.

Objective 4: Develop a Transportation Study identifying capital improvement projects consistent with the Future Land Use Plan and the Master Roadway and Transportation Plan.

Recommendation:

1. Determine from the Transportation Study Capital Improvement Projects that are consistent with the Comprehensive Plan and annually prioritize State Highway Administration (SHA) projects in the Queen Anne's County Transportation Priority Letter.

Objective 5: Support efforts to achieve cooperative planning with Maryland State Highway Administration (SHA).

Recommendation:

1. Support studies and leverage resources that create and mandate alternate routes for truck traffic.

Goal 2: Ensure that transportation decisions, strategies and investments are coordinated with land use goals and support sustainable smart growth management strategy

Objective 1: Design transportation infrastructure to support land use goals for compact, accessible, walkable neighborhoods.

Recommendation:

1. Apply the complete streets philosophy to identify multi-modal transportation solutions and making connections to and from residential neighborhoods to employment and commercial centers.



Objective 2: Incorporate public involvement in the planning, design and construction of all transportation projects.

Recommendation:

1. Continue to provide opportunity for public involvement in the planning, design and construction of transportation improvements.

Objective 3: Make the design and scale of transportation facilities compatible with planned land uses and with consideration for the existing and planned character of neighborhoods.

Recommendation:

1. Use flexibility in design to achieve context sensitive design solutions compatible with the character of the neighborhood.

Objective 4: Protect neighborhood streets from through traffic.

Recommendation:

1. Utilize a number of access management strategies to provide adequate and safe access while discouraging through traffic. Examples include: shared driveways, one-way in/one-way out, restrict left turns, alternate traffic routes and other similar solutions.

Objective 5: Protect scenic corridors identified on Map T-3 by applying sustainable smart growth management strategies.

Recommendations:

1. Develop land use and sign regulations, site design and buffering and screening requirements to protect the character and scenic landscapes along the corridor.
2. Implement a variety of Byway Enhancement Guiding Principles as identified in this Plan.

Goal 3: Manage the roadway system safely and efficiently for all modes and users and seek to balance limited street capacity among competing uses

Objective 1: Promote safe and convenient bicycle and pedestrian access throughout the transportation system and programs.

Recommendations:

1. Create and continue to review and update a County Bicycle and Pedestrian Plan in conjunction with updates to the Comprehensive Plan.
2. Add bicycle lanes, signed bicycle routes and shared lane markings to develop the on-street bikeway network.
3. Use innovative designs and bicycle-specific treatments at intersections and small connector paths to improve safety and interconnectivity.
4. Coordinate planning, design and implementation of bicycle facilities with the incorporated towns as well as with communities across the County.



5. Launch a bicycle parking initiative.
6. Require new housing, retail and office development to provide bicycle parking.
7. Work with Maryland Upper Shore Transit System and County Ride to accommodate bicycles in support of a multi-modal transit system, and improve bicycle parking at transit stops.
8. Continue to develop off-road paths to create a connected trail system with connections to spine routes that serve key destinations in the County.
9. Identify roadway improvements to reach acceptable levels of comfort for existing and proposed bicycle routes.
10. Promote the health benefits of bicycling/walking.
11. Seek to strengthen the enforcement of traffic laws related to bicycles/pedestrian safety.
12. Acknowledge Bicycle Routes Map as the Official Queen Anne's County Map for designated bicycle routes. Refer to Map T-5.
13. Pursue various funding opportunities to improve level of comfort on specific roadway segments as identified through further study.
14. Pursue various funding opportunities to develop, enhance and promote designated bicycle routes.
15. Consider options for County & State wayfinding signage for bicycle routes.
16. Promote the designated bicycle routes as viable options for connectivity.
17. Work with residents, community groups, businesses, civic associations and all property owners to expand the network of walkways on existing public rights-of-way and in new acquisitions of open space.
18. Create and implement a Safe Routes to School Program in public and private schools.
19. Continue the extension of existing paths/trails as depicted on Map CF-2 with respect to proposed trails and greenways.

Goal 4: Manage the roadway system safely and efficiently for all modes and users and seek to balance limited street capacity among competing uses

Objective 1: Promote adequate capacity on the street system for both vehicular and non-vehicular modes.

Recommendation:

1. Implement with assistance from the State improvements to MD Route 8 and interchange of US 50/301 at MD Route 8.

Objective 2: Promote efficient freight and goods movement.

Recommendation:

1. Utilize the rail to the maximum extent as possible to serve the County and region.
-



Objective 3: Allocate roadway right-of-way space for various modes such as vehicles, bicycles and pedestrians.

Recommendation:

1. Review Roadway Design Manual to ensure standards accommodate all modes of transportation when identifying right-of-way requirements as well as design. Follow Complete Streets Principles.

Objective 4: Make intersection improvements where necessary to enhance safety, mobility and accessibility.

Recommendations:

1. Partner with the State to study, design and construct intersection improvements identified on Map T-3.
2. Partner with the Towns to seek assistance from implementation partners such as the State and development community to complete transportation projects identified in Town and Community Plans as reflected on Maps T-4A through T-4G and the Designated Bicycle Routes Map T-5.

Goal 5: Provide adequate roadways to meet current and future safety, mobility/accessibility and structural conditions needs

Objective 1: Continue roadway maintenance and operations to meet transportation needs.

Recommendation:

1. Explore innovative approaches to roadway maintenance and operations to reduce the overall cost.

Objective 2: Continue roadway capital improvements to meet transportation needs.

Recommendation:

1. Explore various funding mechanisms, partnerships and grant sources to enable capital projects to be undertaken.

Objective 3: Apply access management strategies to roadways.

Recommendation:

1. Utilize a variety of access management strategies to ensure mobility at acceptable levels of service along US 50/301.



Goal 6: Continue to provide transit services for special needs populations and other users

Objective 1: Find ways to continue service and to expand service as needs increase.

Recommendation:

1. Continue to seek funding to support transit service.
-

Goal 7: Reduce traffic congestion along major corridors

Objective 1: Provide programs and facilities to promote bicycling, walking and carpooling to reduce vehicular use.

Recommendations:

1. Continue to seek State and Federal funding to assist with the completion of various phases of proposed and potential path and trail projects identified on Map CF-2.
 2. County elected officials, with support from the State Legislative Delegation, will continue to provide annual written priority list to the Secretary of MDOT for multi-modal transportation improvement needs.
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Objective 2: Promote ridesharing/carpooling and use of transit.

Recommendations:

1. Seek funding to conduct a study to support the placement of additional park-and-ride facilities.
 2. Identify types of incentives needed to promote ridesharing / carpooling.
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