

SPECIAL TOPIC WORKSHOP #8 CHAT AND POLL SUMMARY

LAND USE (INCLUDING PRIORITY PRESERVATION)



The purpose of this workshop was to solicit input from the community on topics related to the comprehensive plan as it relates to Land Use, including Priority Preservation. Below is a summary of the chat conversations and poll responses received during this meeting, held on Tuesday, June 15, 2021 at 6:30pm.



Chat Conversation Transcript (names redacted):

1. 6:54 PM The pane shut down almost immediately
2. 6:55 PM Farmland Preservation saves the County money from providing services to the PP Areas
3. 6:55 PM There was not enough time to type in an answer.
4. 6:55 PM Please have speakers raise their voices
5. 6:56 PM Please feel free to continue providing comments either through the chat box or let us know that you would like to share a verbal comment!
6. 6:56 PM Can [in person attendee] - report on how many acres have been preserved since last Comp Plan update?
7. 6:56 PM Tried to submit this in the poll, but wished to note that it is neither viable nor just to try and preserve agriculture without also preserving the property rights associated with the land upon which agriculture is done.
8. 7:00 PM Response to Poll #3 - Not losing any more farmland to commercial development
9. 7:00 PM survey times are far too short for on-line people to respond to with a thoughtful
10. 7:00 PM Protect Farmland.
11. 7:01 PM Thanks, [in person commenter]!
12. 7:02 PM Don't become a Middletown, DE...
13. 7:03 PM Another vote for preserving farmland, preventing the conversion of 301 into another Rte 50.
14. 7:05 PM The county's greatest needs are to actually prioritize in what is preserved. Land adjacent to or otherwise near growth areas should not be targets for preservation, at least not in a government incentivized way.
15. 7:05 PM Greatest Resources are its natural resources, waterways, forests, ag lands, flora/fauna. Greatest preservation issue = is preserving special places, farm land and quality of life for its residents
16. 7:07 PM Need to make the preservation of the rights of property owners a key consideration in an evaluation of property preservation.
17. 7:08 PM support agriculture enterprises not hinder through regulations. farm viability is key
18. 7:11 PM Yes, I agree with [in person commenter]!
19. 7:11 PM Go [in person commenter]!!!
20. 7:12 PM We should also determine how much land preserved is enough - QAC already has some of the highest volume of land in preservation, in the state and maybe even the country. How much more serves the interests of the county, both now and decades down the line and when would it become counter-productive to other concerns, like housing affordability and job opportunity?

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21. 7:13 PM What is the County's opinion on the preservation of wetlands and woodlands in QAC? Is there a limit?
22. 7:15 PM Imaginative, creative Planning Commission and staff to bring good jobs to existing communities, not sprawl development. There is a lot of commercial property ready for redevelopment, rather than destroying agricultural land for new business sprawl.
23. 7:15 PM I don't believe that we are anywhere near where we should be with rural preservation. we are only beginning to realize the opportunities that our rural identity offer.
24. 7:15 PM needs to be distinction in prioritizing land s for natural resource protection vs. farmland for production. Both are important - but feels like we view priority pres. as Ag lands only.
25. 7:19 PM Current Comp Plan addresses a no net loss policy for wetlands.
26. 7:20 PM Response to discussion no.1 - Once farmland is gone, it will not return. No more development! Look at all of the vacant commercial development already in the County and Towns - Re-Develop in those "lost" areas.
27. 7:20 PM Might consider adding a similar strategy for woodlands.
28. 7:21 PM Our rural identity will only grow in value in the future.
29. 7:22 PM If my math is correct, based on [in person commenter] comments we already have approximately a quarter of the land in Queen Anne's County in preservation. Rather than talk about a targeted amount of acres, what is an appropriate percentage of county land? Going even higher than 25% seems substantial, particularly since every property put into preservation is one that remains that way in perpetuity, regardless of what our future needs may end up being.
30. 7:24 PM Perhaps the county, if it wants to incentivize preservation, should explore means of preservation that do not tie hands of all future property owners and policy makers.
31. 7:24 PM Smart growth yes!
32. 7:26 PM Actually correction - it appears the percentage is closer to 35% than 25% if you look at just land and not total area of the county (which would include water)
33. 7:29 PM The preservation goals are percentage-based.
34. 7:30 PM That's good to know, thanks [commenter #33]? What is the current percentage target? And is it based on total area of the county or total land acreage of the county?
35. 7:30 PM Oops, didn't mean a question mark on that first sentence.
36. 7:31 PM Our small towns benefit greatly from tourism, fueled by our rural character. I want my children to realize these benefits while holding on to (and thriving on) the family farm.
37. 7:34 PM Continue the goal of no net wetland loss as well as no net forest loss. We are experiencing the negative impacts already - only to increase . . .Develop a wetland and forest bank system that developers might purchase area needed to achieve no net loss.
38. 7:36 PM I would like to see an end to residential zoning areas that are exclusively single-family in nature. Any area allowing for single family should also allow at least duplexes as permitted uses. The county needs a greater diversity of housing options.
39. 7:37 PM Do not increase impervious surface. Use town-centric development and repurpose unused buildings before adding to paved surfaces
40. 7:39 PM Agree with [commenter #37] on no net loss. Several other Maryland counties-Howard, Frederick, Arundel are moving in this direction.
41. 7:42 PM I believe the statement about "preserve the equity that exists in agricultural lands." is a worthy sentiment, but it should be expanded to recognize that property rights are a key
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component of equity in land and you cannot undermine the rights associated with a property without degrading both the equity and dignity that exists in those lands.

42. 7:42 PM We are only just beginning to realize the economic opportunities of a rural identity in this location. Let's continue to look to the future.
43. 7:43 PM Think the scenic by-way for 301 would be a good idea. It is a pleasant drive up to Middletown right now.
44. 7:44 PM I own a 4 generation farm and we have found that there is a huge demand for agri-tourism. It has become a new and very strong revenue source
45. 7:51 PM I should add that this new revenue source has allowed us to spend significant money in our community. Money that we did not have to spend only a few years ago. This demand will only grow.

Poll Results:

Where do you live?

- Barclay
- Centreville - 1
- Chester - 1
- Church Hill - 4
- Grasonville
- Kent Narrows
- Millington - 3
- Queen Anne - 1
- Queenstown - 1
- Stevensville
- Sudlersville - 5
- Templeville
- Queen Anne's County (not in a listed Town/Community) - 12
- I only work in Queen Anne's County - 3
- I live and Work outside of Queen Anne's County - 3
- No Answer

How long have you lived (or worked) in QAC?

- Less than 1 year
- 1-5 years - 2
- 6-10 years 6
- More than 10 years - 17
- I don't live (or work) in Queen Anne's County - 2

If there was one thing you wanted the County to know about agriculture and agricultural preservation, what would it be?

- How is agri-business going to change in the future and is QAC prepared for these changes? Preserving agriculture also means preserving jobs in Ag going forward.
- It is a cornerstone of QAC's economy

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- Preservation of rural character of County should be sustained while not initially destroying or ignoring already building that could be used before building new.
 - Queen Anne's County should create more funding to preserve as much farm land as possible.
 - Please help us preserve the Rt. 301 corridor – a gateway through our farmland
 - Ag preservation is critical for our County. We are excited there is more money available for this venue of preserving land in our County. Open land and furthering agriculture for a big Ag community is critical for future generations
 - The County has been successful in preserving ag land through both development & easement programs. It needs to continue to be a choice for the landowner.

What one land use would you like to see in QAC? What one land use do you not want to see in QAC?

- Keep smart growth in towns – our farms are our #1 assets
- Do NOT want to see sand pits mining
- Inventory emerging businesses in the North County and determine which ones are most compatible with the agriculture Community. Allow those that create the least amount of disruption for the farmers
- Would like to see agriculture
- Would not like to see gas stations, quick food, low income housing
- Would not like to see solar farms
- One land use want to see – short term housing on farms by right – 1 or 2 campsites, cabins
- No one wants to see sprawl – but we have existing towns & crossroads that can be redeveloped for a range of housing & services to meet needs of those who work here but may not own a farm (transfer rights?)