

SPECIAL TOPIC WORKSHOP #7 CHAT AND POLL SUMMARY

COMMUNITY PLANS



The purpose of this workshop was to solicit input from the community on topics related to the comprehensive plan as it relates to the various Community Plans. Below is a summary of the chat conversations and poll responses received during this meeting, held on Wednesday, May 5th, 2021 at 1:30pm.



Chat Conversation Transcript (names redacted):

1. 1:11 PM Good Afternoon and thank you for joining us for our 7th Special Topic Workshop! We'll be getting started right around 1:30pm. Please take a moment to familiarize yourself with the WebEx functions we'll be using today.
2. 1:12 PM Please also respond to our first 2 poll questions – these questions will close shortly after the workshop officially starts!
3. 1:37 PM Link to the existing Community Plans on the PlanQAC Website: <https://www.qacplan2021.com/resources>
4. 1:40 PM Add one more to the Kent Narrows Poll.
5. 1:58 PM is the vision meant to say - obtain secure . . .housing or mean to say secure (as in obtain) ? Not quite sure what is meant by 'secure' housing - safe neighborhoods??
6. 2:00 PM sounds good, would add under transportation options including pedestrian and cycling connectivity, or maybe refer to these as "active transportation" options
7. 2:01 PM I hope [Verbal Commentator] recommendations are followed through with and responded to by Wallace/P&Z staff.
8. 2:06 PM thank you [Commenter No. 7]
9. 2:08 PM perhaps community plans should be backed up with action teams from the respective communities who meet quarterly or annually to ensure focus is maintained and progress is achieved.
10. 2:09 PM Good idea, [Commenter No. 9]
11. 2:12 PM hear that often - seems to be lack of understanding/a disconnect of how comments/concerns make it to recommendations that then may become action items/prioritized to become regulatory or policy impacting zoning and land use to achieve what the communities desires are to be achieved. . .
12. 2:13 PM Please add concerns about the growing problem of roadside trash and how these can be better addressed by the County and this plan
13. 2:14 PM It looks like the hovering hands up is not working for me. I wanted to get some compare/contrast of these community plans vs the incorporated towns. If I understand, the former are a part of the comp plan whereas the latter are not. If that is so, I agree with the other comments that there needs to be a strong representation of what the respective communities want and what is finally reflected in the comp plan. There is a reconciliation implicit in this I would expect. For example, in how the proposed vision from the community might be reconciled with the com plan vision.
14. 2:14 PM agree, litter on roadways (usually blown from open vehicles) is a problem for our roadways and finds its way into the waterways
15. 2:15 PM just an FYI - roadside trash on state roads is extremely problematic and must be addressed through SHA

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- 16.2:15 PM We need clarification on how the Community Plans will function and be updated in the future. The data that informs the plan has not been updated or properly collected prior to these sessions. We can't properly reflect existing conditions.
- 17.2:16 PM good point [Commenter 15], maybe a few more litter "reminder" signs on the State roads would help.
- 18.2:18 PM regarding litter, also think commercial business should be held more accountable for their property and immediate adjacent areas.
- 19.2:18 PM There are some areas between communities that are not included in the Community Plan borders. Therefore, there is little attention paid to how these communities are connected.
- 20.2:21 PM great comments [Verbal Commenter] - Smart Growth initiatives in our vulnerable communities must go above and beyond the standard requirements and be on the cutting as edge as the mid -Atlantic, Chesapeake Bay region is one of the most vulnerable in the nation, Best Management Practices must be incorporated more to reduce impervious surface, deal with coastal impacts, stormwater, flooding, - all tie in to 'secure' housing/communities and infrastructure!
- 21.2:22 PM Appreciate the differentiation with Towns. But what I said goes in spades with them. At least the community plans are part of the comp plan. The Town plans appear to be outliers.
- 22.2:24 PM Totally agree [Commenter No. 20]. Thanks
- 23.2:26 PM Agree with what I heard [Verbal Commenter] saying earlier. We are not addressing Town plans today, but if the QAC Comp Plan vision is to be attained/maintained, there needs to be coherence between each of those plans and the county comp plan.
- 24.2:30 PM Support [Verbal Commenter] recommendation. If the prior, extensive efforts of citizens did not carry through from their investment of energy and time I have to wonder why and fear history will repeat itself.
- 25.2:31 PM maybe something about environmental, resiliency
- 26.2:31 PM Grasonville (as with other locales) seems to have lost it's identity. The once community center of Main Street is just a connection between neighborhoods today. Vision may include re-establishing the character or sense of place of was Grasonville.
- 27.2:32 PM I would like to see the towns further invest in their Community Parks and expanding bike and pedestrian accessibility and connectivity. For example in Grasonville, Long Point Park, the new trail head for the Cross Island Trail is very underdeveloped with no recreational facilities and very limited vehicle parking. Perhaps the park and its facilities could be expanded into the adjacent undeveloped vacant land. In addition there is poor community pedestrian connectivity to the local neighborhoods of Chester River Beach, Grasonville town center (need pedestrian access across overpass) and Queenstown communities. Overall, community parks are a great asset but are underutilized if not properly designed with the pedestrian access and connectivity to their local communities.
- 28.2:35 PM Grasonville has a lot of potential if better design guidelines are implemented for pedestrian oriented movement. Assist business owners with facade design assistance program. Also, CBEC is an asset for Grasonville.
- 29.2:38 PM just as an FYI - incorporated Towns have ability to tap into much more in way of public State/Fed funding for parks and trails - unfortunately all the places being discussed are not incorporated and thus get grouped in the overall county priorities for community amenities.
- 30.2:39 PM In fill development of commercial businesses when adjacent to residential neighborhoods should be appropriately scaled and fit with the surrounding residential homes.

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- 31.2:39 PM Grasonville has a rich cultural/historical significance that should be part of it's identity/creating a sense of place.
- 32.2:39 PM The homes and structures in Grasonville have strong historic ties to Kent Narrows and to the once thriving Ferry system.
- 33.2:41 PM The community was seriously split apart when the overpasses were put in. The odd and counter intuitive transportation patterns have hurt some businesses. Better wayfinding is needed.
- 34.2:42 PM This is a general comment for Grasonville, and Stevensville/Chester: I want to be a voice of encouragement to keep the needs of young families, such as my own. I have 2 kids who are 5 and 3, I need easier access businesses to shop at, ones that offer several items at once so I don't have to take kids in and out of car seats too many times.
- 35.2:44 PM Improve pedestrian, vehicular and maritime related wayfinding and streetscapes in Kent Narrows (wayfinding program is in progress)
- 36.2:44 PM My needs take me out of county, and I'd rather keep my money in QAC.
- 37.2:45 PM Would be great if Kent Narrows strengthened its connectivity with its original local neighborhoods of Grasonville and Chester. It's development focus seems to be very focused internally and not its connectivity.
- 38.2:46 PM Recently, there was a variance request to increase height capacity. In order to prevent KN from becoming Ocean City West, we should insist on height restrictions so as to prevent high rise capacity.
- 39.2:46 PM Agree with height increase concerns. Rt 50 could feel like a tunnel.
- 40.2:47 PM Kent Narrows needs help with infrastructure improvements and connectivity to other communities. It is difficult because of the powerlines and sha owned land.
- 41.2:47 PM To clarify: [Commenter 38], I think that you may be referring to a proposal submitted as a citizen sponsored text amendment.
- 42.2:47 PM A very real conversation with SHA with respect to their roadways that govern the Kent Narrows WVC District and make many things such as trash cleanup/streetscape/placemaking extremely difficult! Getting their buy in for improvements to celebrate this significant economic/tourism hub is essential to move forward in any recommendations along these lines.
- 43.2:48 PM The Gateway signage is being addressed with the Wayfinding Project.
- 44.2:48 PM Yes [Commenter 41], but the concern exists no matter where it might be on KI.
- 45.2:50 PM Is there a way to incentivize the owners of the old outlets to update the building and find tenants? Could that be a place for a conference center?
- 46.2:50 PM There have been ongoing conversations with SHA district two is underfunded.
- 47.2:52 PM after community development add to include commercial and residential uses.
- 48.2:53 PM need more 'things to do' especially for families, residents - not just tourists and year round
- 49.2:54 PM first time attending meeting so excuse me if I'm beating a dead horse, but need for affordable housing
- 50.2:54 PM consider that much of the property in Kent Narrows is owned and managed and maintained by QAC.
- 51.2:56 PM Add improve streetscape design while taking into account vehicular and pedestrian safety.

52.3:03 PM Thanks Lauren for leading the discussion.
53.3:03 PM <https://www.qacplan2021.com/contact-feedback>

Poll Results:

Which Community Plan are you most interested in?

- Chester/Stevensville – 13%
- Grasonville – 4%
- Kent Narrows – 4%
- All of them – 52%
- No answer – 6%

What is your relationship to the community you chose?

- I live here year round – 26%
- I live here part-time (e.g. seasonal, vacation) – 4%
- I own a residential rental property – 0%
- I work here year- round – 22%
- I work here part-time – 0%
- I own a business here – 9%
- I own non-residential property here – 0%
- I keep my boat here – 0%

Where do you live?

- Chester – 13%
- Grasonville – 4%
- Kent Narrows – 4%
- Millington – 4%
- Queen Anne – 4%
- Stevensville – 4%
- Queen Anne’s County - 13%
- I only work in Queen Anne’s County – 13%
- I live and work outside Queen Anne’s County – 4%

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

- Less than 1 year – 8%
- 1-5 years – 8%
- 6-10 years – 4%
- More than 10 years – 42%
- I don’t live or work in Queen Anne’s County – 8%