

# 2022 COMPREHENSIVE PLAN UPDATE STATUS BRIEFING MEMO #18



DATE: April 12, 2022  
TO: Board of County Commissioners  
FROM: Lauren Good, AICP—Wallace Montgomery Project Manager  
SUBJECT: 2022 Comprehensive Plan Update Briefing Memo #18

## ACTION ITEM



This memo provides a status update on various work and topics related to the 2022 Comprehensive Plan that will be presented at the April 12, 2022 County Commission public hearing. There are **THREE ITEMS** before the Board: 1) **PUBLIC COMMENTS**, 2) Planning Commission recommendations on the **COMPREHENSIVE REZONING REQUESTS**, and 3) Consideration of the **GROWTH AREAS**.

Public comment is presented in the form of written comments received to date and comments received during the hearing. The Commissioners may contemplate all comments and recommendations for action at a future meeting for a final vote.

## 1. PUBLIC COMMENTS RECEIVED SINCE JANUARY 25, 2022

See the following documents relative to this item:

- The 2022 Queen Anne's County Comprehensive Plan and Kent Narrows Community Plan can be found on the project website: <https://www.qacplan2021.com/resources>
- Public Comments on Final Draft (Attachment A)

Since the County Commissioners voted to schedule a public hearing on the 2022 Queen Anne's County Comprehensive Plan and Kent Narrows Community Plan, a total of 61 comments were provided to the Project Consultants. Of the 61 comments received, 40 were from the Kent Narrows Development Foundation Board of Directors.

Planning Consultants logged each comment received in the Comment Document and ordered by chapter and page. After reviewing each comment, Staff and Consultants provided notes and a recommendation for addressing each one.

When reviewing these comments, it is important to note that the Comprehensive Plan's role is to be broad, yet proactive enough to set a plan of action for the County for the next 10 years. It is not a regulatory document and cannot contain detailed specificity on every item. Regulatory actions and more detailed studies will be developed subsequent to the Plan's adoption.

## 2. COMPREHENSIVE REZONING REQUESTS—FUTURE LAND USE AND GROWTH AREAS

See the following documents relative to this item:

- Final CRR Summary Table with PC Recommendations (Attachment B)
- Detail sheets used during the Planning Commission's evaluation of each request (including relevant maps) can be found on the project website: [https://www.qacplan2021.com/images/resources/comprehensive\\_rezoning\\_requests/Detail%20Sheets\\_Final%20CRR%20LU.pdf](https://www.qacplan2021.com/images/resources/comprehensive_rezoning_requests/Detail%20Sheets_Final%20CRR%20LU.pdf)
- Staff background memorandum (Attachment C)

As part of the County's Comprehensive Plan update process, property owners are provided the opportunity to have their property re-evaluated for change to a different land use and zoning district. This may also involve changes to the mapped Growth Areas. A property owner could submit a comprehensive rezoning request for a new zoning classification for their property, including the redesignation of the property on the Land Use Plan map. This must be done to maintain consistency between the Comprehensive Plan and the

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Zoning Map. Pursuant to the Smart, Green & Growing Planning Legislation, passed in 2009 by the Maryland General Assembly, the test for consistency between the Comprehensive Plan and Zoning has been elevated. Rezoning requests must be consistent with and not contrary to the various policies, implementation timing, rezoning timing, development patterns, land uses, and densities or intensities of use. Approval of the land use change within the Comprehensive Plan must precede requested changes to a zoning district. Zoning changes will occur at a later date based upon the County Commissioners' decisions on the requested comprehensive rezoning requests.

During the current Comprehensive Plan update process, a total of 48 comprehensive rezoning requests were received. The first step of the review process was the Planning Commissions' evaluation and consideration of each of the 48 requests to determine if they are consistent with the goals, objectives, and purpose of the County's draft 2022 Comprehensive Plan and corresponding Land Use Map (Map 4-10 found in the Land Use Chapter). Two (2) of those requests were withdrawn (see Item G below) and 4 were deemed unnecessary in order to achieve the requested zoning change (see Item F below); therefore, the Planning Commission offered recommendations on 42 requests. The "PC Recommended Draft" incorporates the Planning Commission's recommendations related to future land use, changes to the Growth Areas, and future rezoning. The Final CRR Summary Table with PC Recommendations document provides more detail on each of the requests, while an overview of the recommendations is provided below.

## PLANNING COMMISSION RECOMMENDATIONS

### A. RECOMMENDED CHANGE TO BOTH FUTURE LAND USE & GROWTH AREA

- CRR 02—200 Dream Farm Ln, Chester (Dream Farm, LLC/Schulz)
- CRR 45—Bay Bridge Cove (Kent Manor Dr), Stevensville (Kent Island LLC)

### B. RECOMMENDED CHANGE TO GROWTH AREA ONLY

- CRR 05—2501 Piney Creek Rd, Chester (Chesterhaven Beach Partnership, LLC)
- CRR 07—0 Walker Rd, Stevensville (Lowe)

### C. RECOMMENDED CHANGE TO FUTURE LAND USE ONLY

- CRR 03—437 Grange Hall Rd, Centreville (Cole Ventures, Inc.)
- CRR 06—Benton's Crossing, Stevensville (Foster)
- CRR 09—Near 350 Grange Hall Rd, Centreville (SEW Friel)
- CRR 27—100 Arrington Rd, Queenstown (Roy)
- CRR 29—620 Dominion Rd, Chester (Schulz)
- CRR 30—400 Dudley Farm Ln, Centreville (Leaverton)
- CRR 32—328 Cherry Ln, Queenstown (RB Baker & Sons, Inc.)
- CRR 36—812 Island Creek Rd, Church Hill (Valecourt)

### D. RECOMMENDED TO ADDRESS THROUGH MAIN STREET REDEVELOPMENT STRATEGY

- CRR 10—4045 Main St, Grasonville (GLD Group, LLC)
- CRR 11—3913 Main St, Grasonville (Leszcynski)
- CRR 12—3925 Main St, Grasonville (Bennett)
- CRR 13—3943 Main St, Grasonville (Rhodes)
- CRR 14—3947 Main St, Grasonville (Krampitz)
- CRR 15—4003 Main St, Grasonville (Barbee)
- CRR 16—4004 Main St, Grasonville (Breeding)
- CRR 17—4007 Main St, Grasonville (Lawhead)
- CRR 18—4029 Main St, Grasonville (Berra)
- CRR 19—4033 Main St, Grasonville (Eber)
- CRR 20—4013 Main St, Grasonville (Ward)
- CRR 21—4020 Main St, Grasonville (Berra)
- CRR 22—4024 Main St, Grasonville (Landenburger)
- CRR 23—4028 Main St, Grasonville (TDSM, LLC)

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- CRR 24—4030 Main St, Grasonville (TDSM, LLC)
  - CRR 25—4032 Main St, Grasonville (TDSM, LLC)
  - CRR 26—4041 Main St, Grasonville (Gascon)
  - CRR 39—3802 Main St, Grasonville (Rhodes)
  - CRR 40—3901 Main St, Grasonville (FRC Properties, LLC)
  - CRR 41—3911 Main St, Grasonville (Romjue)
  - CRR 42—3724 Main St, Grasonville (Clark)
  - CRR 43—3800 Main St, Grasonville (Rhodes)
  - CRR 46—4000 Main St, Grasonville (Holland)

#### E. RECOMMENDED AGAINST REQUESTED CHANGE

- CRR 01—211 Gravel Run Rd, Grasonville (Reed)
- CRR 08A—420 College Dr, Queenstown (Foster)
- CRR 08B—Bullet Run Ln, Queenstown (Foster)
- CRR 28—0 Old Dominion Rd, Chester (Kent Island Volunteer Fire Department)
- CRR 35—826 Roberts Station Rd, Church Hill (HD Myles Farms, LLC)
- CRR 37A—2430 Sudlersville Rd, Sudlersville (Clements)
- CRR 37B—0 Blue Star Memorial Hwy, Sudlersville (Clements)

#### F. NO PLANNING COMMISSION ACTION—REZONING REQUEST ALREADY CONSISTENT WITH DESIGNATED FUTURE LAND USE AND GROWTH AREA

- CRR 33—0 Chester River Beach Rd (Kopec)
- CRR 34—0 Chester River Beach Rd (Kopec)
- CRR 38—307 State St, Stevensville (AYS Marine Enterprises, LLC)
- CRR 44—201 Old Love Point Rd, Stevensville (Johns)

#### G. WITHDRAWN

- CRR 31—311 Cherry Ln, Queenstown (RB Baker & Sons, Inc.): Withdrawn by Applicant
- CRR 04—908 Kentmorr Rd, Stevensville (Harper): Withdrawn by Applicant

### 3. ADDITIONAL GROWTH AREA CONSIDERATION

**See Staff background memorandum (attached).** Having contemplated the Comprehensive Rezoning requests as they relate to the County Growth Area, the County Commissioners also need to consider the legal ramifications of its limitation on sewerage capacity in the County Growth Area. During this planning cycle, the community finds itself nearing the limits of many adequate public facilities, including transportation infrastructure on its state and local roads, the Chesapeake Bay Bridge, and local school capacity. However, the lack of available sewer treatment capacity and the inability to readily expand that capacity due to State and Federal regulations, have placed the County in a position to consider reducing its Growth Area during this planning cycle to avoid potential legal liability.

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## FINAL 2022 QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN AND KENT NARROW COMMUNITY PLAN

Having considered all the documents and comments received at the public hearing, the County Commissioners will be called upon to direct Staff and Wallace Montgomery to edit both documents. Those final Plans will be presented before the Board for a final adoption at a future meeting.

### COMMISSIONER ACTION – DELAY OF PLAN ADOPTION

**Note:** In accordance with Maryland Land Use Code Ann. § 3-204, if unable to adopt the Plan by April 26, 2022, the County Commissioners can determine that circumstances have prevented the Board from taking action on the draft Plans within 90 days of receipt of the Planning Commission's recommended 2022 Queen Anne's County Comprehensive Plan and Kent Narrows Community Plan. Therefore, the Commissioners can extend the deadline, if necessary, in which to approve the final Plans one time and not for more than 60 days. Final action must be taken no later than 24 June 2022. The last regularly scheduled County Commissioner meeting before that date will be held on 14 June 2022. (**Resolution No. 22-06 attached**)

### RECOMMENDED MOTION:

In accordance with Maryland Land Use Code Ann. § 3-204, the County Commissioners hereby extend the deadline to take action on the Planning Commission's recommended 2022 Queen Anne's County Comprehensive Plan and Kent Narrows Community Plan and resolve to sign Resolution No. 22-06.