



COMPREHENSIVE PLAN UPDATE 2021

QUEEN ANNE'S COUNTY, MARYLAND

PRESENTATION TO

BOARD OF COUNTY
COMMISSIONERS/
PLANNING
COMMISSION

January 11, 2022

PUBLIC COMMENT
OVERVIEW



COMPREHENSIVE PLAN PURPOSE

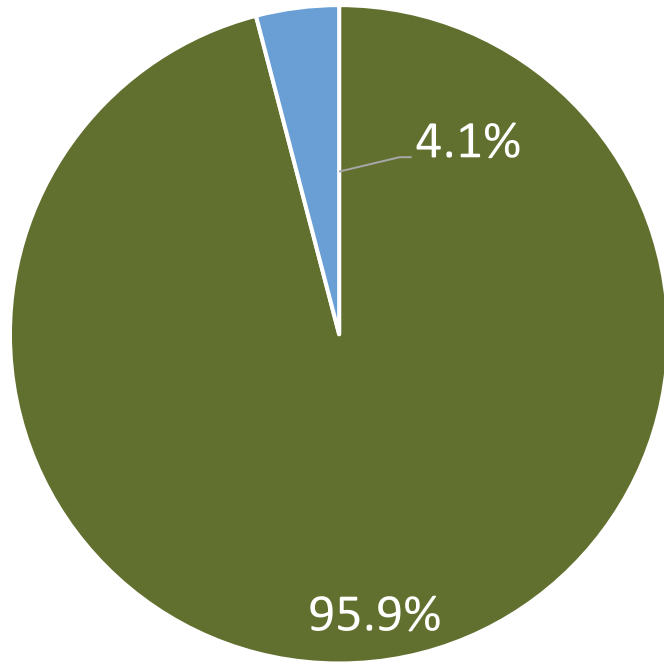
- Captures vision of where QAC wants to be in 10-20 years
- Identifies factors influencing and shaping the community
- Provides guidance for physical development, infrastructure capacity, housing, public facilities, parks and recreation, economic development, transportation, preservation, etc.
- Provides guidance for future decision-making
- Is broad, yet proactive enough to set a plan of action for the upcoming planning period
- Is not a regulatory document and cannot contain detailed specificity on every item
- **Regulatory actions and more detailed studies, projects, etc. are developed through the Plan's implementation**



60-DAY PUBLIC COMMENT PERIOD

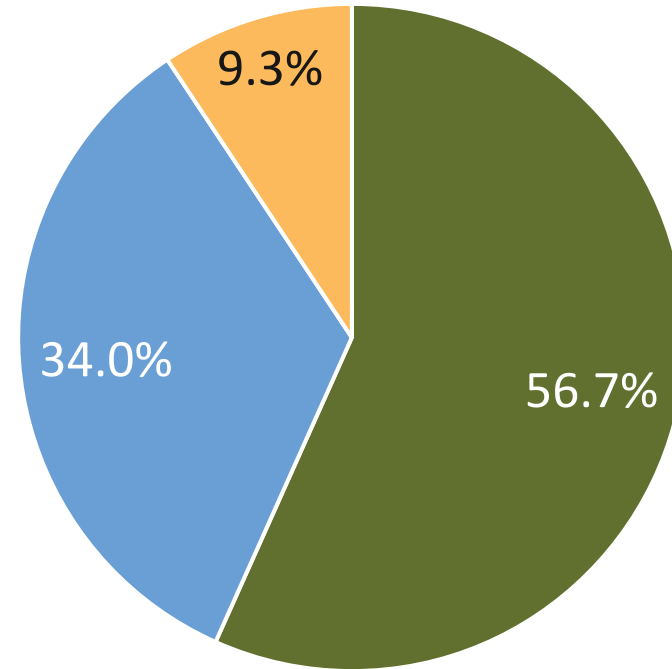
418 Comments Received!

COMMENTS BY PLAN



- County Comprehensive Plan
- Kent Narrows Community Plan

COMMENT CATEGORY



- Public
- Agency
- Technical Committee



60-DAY PUBLIC COMMENT PERIOD

418 Comments Received!

COMMENTS BY AGENCY (142 Total Agency Comments)

Agency	No. Comments	Agency	No. Comments
State			
Department of Housing & Community Development	3	Department of Natural Resources	8
Department of Planning	68	Department of the Environment	2
Maryland Historic Trust	8	Department of Transportation	15
Counties*			
Anne Arundel County	1	Kent County, Delaware	1
Kent County, Maryland	2		
Municipalities**			
Town of Centreville	5	Town of Church Hill	10
Town of Queenstown	13	Town of Millington	6

*Comments also requested from Caroline County and Talbot County. **Comments also requested from Town of Barclay, Town of Queen Anne, Town of Sudlersville, and Town of Templeville.



60-DAY PUBLIC COMMENT PERIOD

418 Comments Received!

COMMENTS BY CHAPTER

Chapter	No. Comments	Chapter	No. Comments
County Comprehensive Plan			
1—Introduction	10 (1)	2—County Profile	2
3—Community Facilities & Services	29	4—Land Use	93 (2)
5—Environmental Resources	64	6—Transportation	70 (11)
7—Historic & Cultural Resources	18	8—Economic Development	23 (13)
9—Housing	17 (1)	10—Town Planning Framework	4
11—Community Plans	7	12—Implementation	15
AA—Acronyms & Definitions	2	AC—Public Outreach Summary	2
AD—Water Resources Element	31	General	13
Kent Narrows Community Plan			
Total Comments	18 (11)		

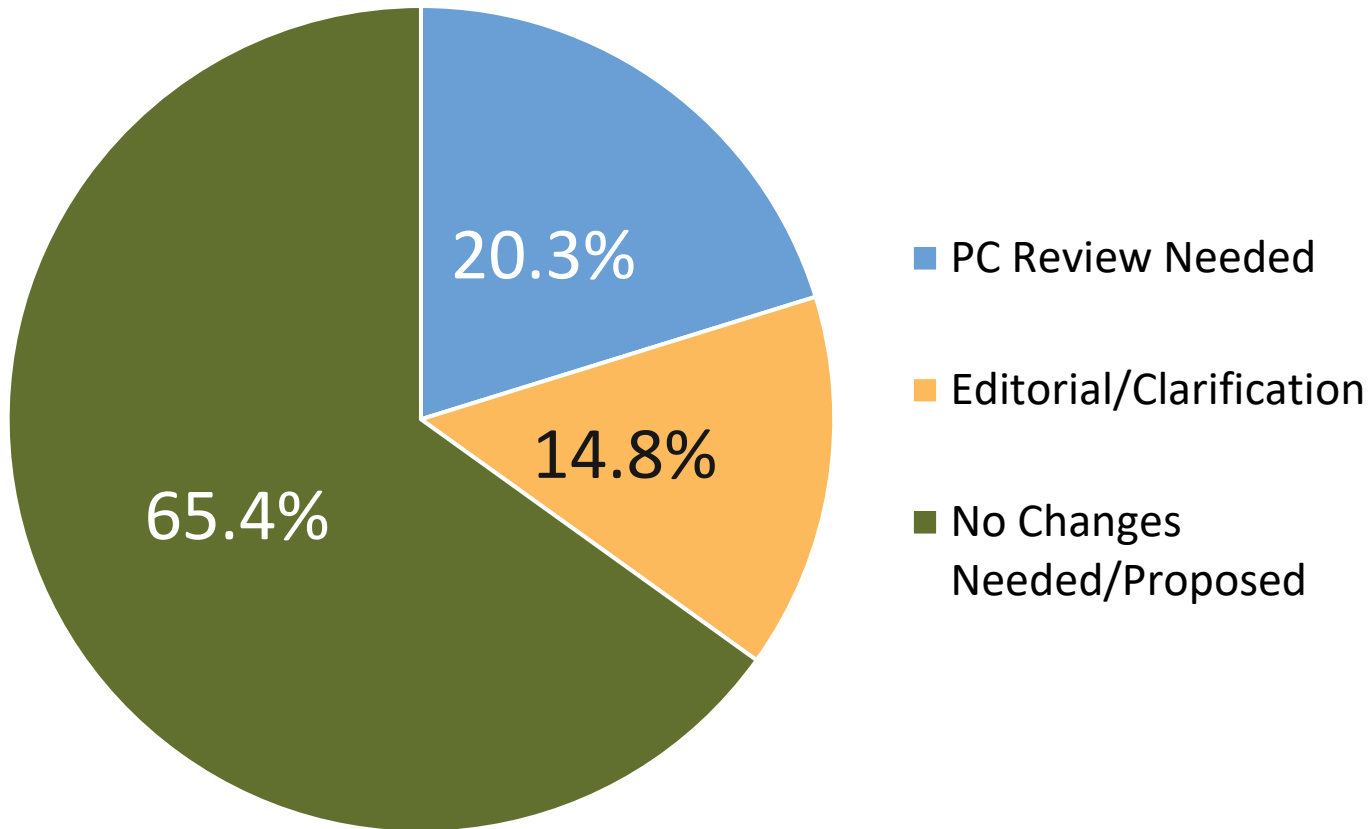
39 comments from Technical Committee members are included in the total chapter counts above. Specific comments are identified in parentheses where appropriate).



COMMENTS RECEIVED

418 Comments Received!

ACTION TYPE



- PC Review Needed—These will be discussed more in depth during the 1/13 PC meeting. Ordered by topic.
- Editorial/Clarification—Minor changes to language for grammar or clarification. Ordered by chapter and page.
- No Changes Needed/Proposed—General statements, those already addressed, or those not germane to the comprehensive plan. Ordered by chapter and page.

39 Technical Committee comments not included in statistics above; will be addressed internally for CC Draft. 1 comment inadvertently duplicated on PC Review Needed and No Changes Needed/Proposed comment sheets; statistics reflect this comment only under PC Review Needed.



COMMENTS RECEIVED

NO CHANGES NEEDED/PROPOSED

247 Comments

Comments included:

- General statements of support
- General statements with no changes identified/proposed
- Provision of additional information related to a particular topic
- Comments that are already addressed in the draft (although possibly in a different chapter/section)
- Comments that are more germane to operations or other efforts and not the Comprehensive Plan or Kent Narrows Community Plan



COMMENTS RECEIVED

EDITORIAL/CLARIFICATION

56 Comments

Comments included:

- Questions
- Editorial comments (e.g., spelling, grammar, word choice)
- Minor mapping updates (e.g., color change, additional point of interest)
- Clarifications to language used in draft, maintaining original intent
- Additional references to other Plan content
- Updated language reflecting specific revisions, maintaining original intent



COMMENTS RECEIVED

EDITORIAL/CLARIFICATION ONLY

56 Comments
Highlights Only

INTRODUCTION

- State legislation clarification

COMMUNITY FACILITIES & SERVICES

- Additional emergency services location identification
- Correct Church Hill Elementary's projected enrollment

LAND USE

- Clarify PPA & County ag preservation goal
- Revise Queenstown's Growth Area/Future Annexation Area

ENVIRONMENTAL RESOURCES

- Wetlands naturally migrate as a result of sea level changes and storm frequency
- Establish appropriate buffers to protect water quality

TRANSPORTATION

- Add info on Queenstown Trails Master Plan
- Updated project dates/amounts from MDOT
- Add several MDOT programs as identified

HISTORIC & CULTURAL RESOURCES

- Describe difference between national/local historic districts



COMMENTS RECEIVED

EDITORIAL/CLARIFICATION ONLY

56 Comments
Highlights Only

ECONOMIC DEVELOPMENT & TOURISM

- Confirm County's labor force participation rate

HOUSING

- Clarify whether housing projections reflect sewer capacity
- Explore additional partnerships with non-profit and private housing organizations

TOWN PLANNING FRAMEWORK

- Clarify Queenstown Growth Area

COMMUNITY PLANS

- Clarify source of population growth in Table 11-2
- Include assessment of US 301/50 to QAC and Kent Island
- FYI: The Technical Committee removed a request to add a strategy the KN Plan to consider stand alone apartment use in the KN (WVC District) due to the lack of available sewer outlined in the County Comp Plan Draft.

APPENDIX D: WATER RESOURCES ELEMENT

- Show Growth Area acreage in Critical Area



COMMENTS RECEIVED

RECOMMENDATIONS FOR PLANNING COMMISSION CONSIDERATION

76 Comments
Highlights Only

GROUP 1: Emergency Services

- Identify future emergency services trends, challenges, needs
- More information on services and ability to address risk

GROUP 2: Recreation & Open Space

- Establish recreation land/facilities in proximity to population

GROUP 3: Sewer Capacity Reservation

- Questions Marling Farms/Dominion capacity reservation

GROUP 4: Adequate Public Facilities

- Identifies concerns related to APF testing for municipalities, applying in Growth Areas, and conditioning County funding for infrastructure

GROUP 5: Preservation Funding

- Urges advocating for additional agriculture and forest preservation funding

GROUP 6: Preservation Role

- Identifies role of forest/sensitive area preservation and related nutrient/sediment uptake



COMMENTS RECEIVED

RECOMMENDATIONS FOR PLANNING COMMISSION CONSIDERATION

76 Comments
Highlights Only

GROUP 7: Sewer Capacity Limitations

- Requests specific proactive recommendations
- Questions directing remaining capacity to commercial use

GROUP 8: Implementation Accountability

- Recommends more accountable implementation

GROUP 9: Litter

- Recommends creation of a Trash Committee to address roadside litter

GROUP 10: Growth Areas

- Questions distinctions between County and Municipal/Town Growth Areas

GROUP 11: Updated Zoning

- Identifies updated parcel zoning

GROUP 12: Centreville Comp Plan

- Discusses Town's current comprehensive plan update process and potential areas of change



COMMENTS RECEIVED

RECOMMENDATIONS FOR PLANNING COMMISSION CONSIDERATION

76 Comments
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GROUP 13: Future Land Use Map

- Identifies correction needed to address PC's recommendation for Village at Benton's Crossing

GROUP 14: New Future Land Use Change

- Request to include a parcel in the Grasonville Growth Area for future Grasonville Gateway Medical Center rezoning (received after PC CRR/Future Land Use discussions held)

GROUP 15: Environmentally Sensitive Areas

- Recommends avoiding all development in these areas

GROUP 16: FEMA Flood Maps

- Recommends updating Flood Hazard Zone Maps as new data becomes available

GROUP 17: Dark Skies

- Requests strategy to preserve dark skies

GROUP 18: Millington Water & Sewer

- Requests additional Millington information be included



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RECOMMENDATIONS FOR PLANNING COMMISSION CONSIDERATION

76 Comments
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GROUP 19: Fisheries

- Identifies poor/declining water quality as biggest threat

GROUP 20: Green Infrastructure

- Requests including as a specific action/strategy wherever possible

GROUP 21: Agricultural BMPs

- Recommends including as a specific implementation item

GROUP 22: Onsite Sewage Disposal Systems

- Requests expansion of discussion and requirements

GROUP 23: Aquatic Habitats

- Requests additional information be provided

GROUP 24: Waterways & Public Access

- Requests including specific implementation strategy



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RECOMMENDATIONS FOR PLANNING COMMISSION CONSIDERATION

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GROUP 25: Beach to Bridge Plan

- Suggests including MDOT SHA's alternative actions

GROUP 26: Truck Traffic

- Requests acknowledgment of truck traffic as signification ADT contributor

GROUP 27: Bay Bridge Crossing

- Identifies absence of Aug. resolution supporting 8-lane span
- Requests specific advocacy for minimal environmental impacts

GROUP 28: Historic Demolitions

- Recommends building in process time for consultation/ alternative advice as alternative

GROUP 29: Sustainable Communities

- Suggests strategy to qualify targeted revitalization areas for access to Sustainable Community revitalization funds

GROUP 30: Housing Needs Analysis

- Suggests developing a needs/capacity analysis by Growth Area



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GROUP 31: Sea Level Rise in KN Plan

- Identifies lack of discussion related to effects of sea-level rise

GROUP 32: Seafood Operations in KN Plan

- Encourages capitalizing on KN as a key seafood operations center

GROUP 33: COVID-19 Effects

- Identifies little discussion regarding impact
- Suggests considering effects when assessing future infrastructure capacity



Queen Anne's
County MARYLAND

NEXT STEPS & PLAN ADOPTION



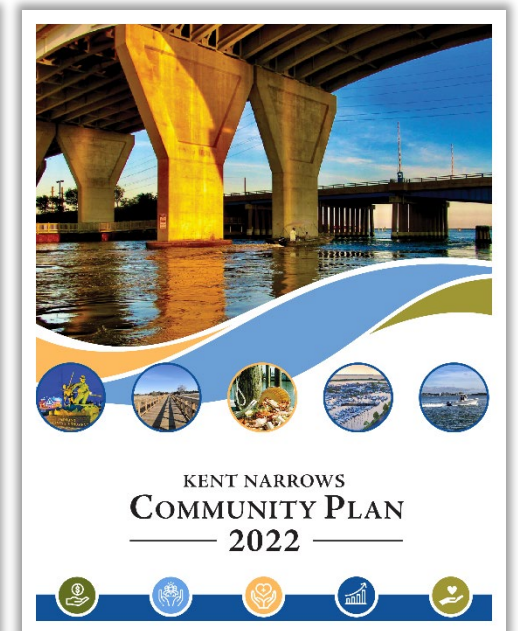
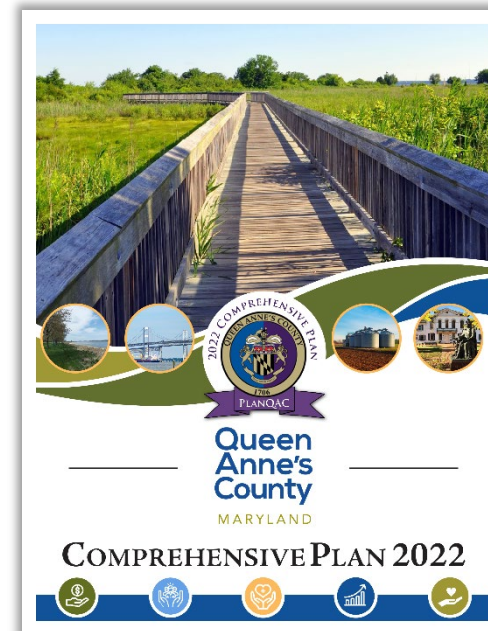


NEXT STEPS – MEETING & ADOPTION TIMELINE

MARK YOUR CALENDARS!

■	Jan 11	PC #14/BCC #3	5:30-Unk. PM	Draft Update Presentation, Comment Review
■	Jan 13	PC #15	8:45-Unk. AM	Public Hearing & Recommendation
■	Jan 25	BCC #4	5:30-Unk. PM	Overview & Plan Introduction
■	Mar 22	BCC #5	5:30-Unk. PM	Public Hearing & Vote

PLANNING COMMISSION RECOMMENDED / COUNTY COMMISSIONER REVIEW DRAFTS WILL REFLECT UPDATED BRANDING.





QUESTIONS OR COMMENTS



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