

# SPECIAL TOPIC WORKSHOP #5 CHAT AND POLL SUMMARY

## ECONOMIC DEVELOPMENT & TOWN PLANNING



The purpose of this workshop was to solicit input from the community on topics related to the comprehensive plan as it relates to Economic Development & Town Planning. Below is a summary of the chat conversations and poll responses received during this meeting, held on Thursday, April 1<sup>st</sup>, 2021 at 1:30pm.



### Chat Conversation Transcript (names redacted):

1. 1:49 PM Large nice (not too industrial) venue for big events
2. 1:49 PM Yes to Trader Joes! Paddleboard rental, a pool, a place to play pool
3. 1:49 PM Our children grow up in our beautiful County and then have to move elsewhere due to limited and expensive housing options. Our businesses are constantly looking for new employees. Unfortunately our employees have to commute long distances for the same reasons. We need to develop work force housing options into our comp plan. Note I call it work force housing and not affordable section 8 housing.
4. 1:50 PM i think more needs to be done to support residents' small businesses, instead of relying on outside groups!
5. 1:50 PM Greater emphasis on history based tourism
6. 1:50 PM Assets - location, variety of businesses, needs - new & expanding small business assistance (permitting etc.) and workforce housing
7. 1:50 PM The bay and rivers, the waterfront restaurants
8. 1:50 PM Perhaps a tour bus of sorts
9. 1:50 PM Need to protect and attract marine businesses - services etc
10. 1:50 PM with the majority of our working citizens leaving the county for work - we need businesses that provide local jobs
11. 1:51 PM also, my favorite subject, but a significant barrier to small customer-oriented businesses is the complete lack of foot traffic (bc there's no sidewalks !) in almost every part of the county, especially Chester and sidewalks
12. 1:51 PM The county should buy the Jamal property and develop into public space that would include an amphitheater.
13. 1:51 PM Supporting what we have in terms of historic sites to greatest benefit of all
14. 1:51 PM The business region of the County should be placed where there is population to support them, e.g. Kent Island, Grasonville, etc. the northern part of the county should be reserved for agribusiness.
15. 1:51 PM Tour bus, being a charming one that allows folks to hop on and off
16. 1:51 PM attract more attorneys in various fields so we don't have to go to Easton
17. 1:52 PM Making sure all areas have high speed internet so people can work from home
18. 1:52 PM All Trails need to be connected
19. 1:52 PM or Annapolis
20. 1:52 PM more options for internet service...more competition.
21. 1:52 PM We have to travel to Easton or Annapolis to doctors often too

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22. 1:52 PM We should consider what can be done with the Langenfelder/Love Point Property.
  23. 1:53 PM GREAT Comment about trail connectors!!!
  24. 1:53 PM Pedestrian bridge! Old topic but new enthusiasm!
  25. 1:54 PM we love pedestrian bridges!!!
  26. 1:54 PM Continue to develop boat ramps public landings and charter and headboat businesses
  27. 1:54 PM I agree with needing an event area including amphitheater.
  28. 1:54 PM Continue to improve Kent Narrows Waterfront as a Destination
  29. 1:54 PM more bridges to cross 50 for cars too. I'd like to see rt 213/50 become an overpass instead of the long wait at the light
  30. 1:55 PM Specific assets - natural resources (eco tourism) & agriculture (agri tourism)
  31. 1:55 PM Determine Main Street, Grasonville either GVC or GGMC zoning to support appropriate signage for small businesses.
  32. 1:56 PM there should be bike rental by the trail, at least like those things they have in Salisbury that you can just put bikes at different stations
  33. 1:56 PM Yes also boat tourism with eco and agri tourism!
  34. 1:57 PM waterman history is huge and we should really celebrate it!
  35. 1:57 PM I would recommend commercial marine operations stay within established marina locations versus expansion into residential or environmental sensitive areas
  36. 1:58 PM we also really need to have affordable rental housing
  37. 2:00 PM Add a safety bike/walking lane from the Outlet side of Main Street heading to Kent Narrows for pedestrian & tourist passage from the Outlets to the restaurants!
  38. 2:01 PM YES! More options for competitive internet! I agree!
  39. 2:01 PM Outdoor sports facility already suggested -- include Pickleball -- the fastest growing sport in
  40. 2:02 PM America!
  41. 2:02 PM <https://www.economist.com/united-states/2021/01/28/pickleball-is-the-fastest-growing-sport-in-america>
  42. 2:03 PM [Verbal Commenter] is a hero of our nation :)
  43. 2:03 PM <https://www.sportsimports.com/blog/why-is-pickleball-so-popular/>
  44. 2:03 PM I would love to meet her!
  45. 2:04 PM Broadband is also important for agriculture, an important part of the economy in the county
  46. 2:04 PM amen to that
  47. 2:05 PM even if we have broadband for all, we have to make sure that everyone has internet literacy too
  48. 2:05 PM Improvements to the infrastructure resources to support the growth, business and housing/households, on Kent Island and surrounding areas (water, sewer, internet, etc.)
  49. 2:06 PM Yes, nice large venues for special events.
  50. 2:06 PM Why not reconsider the plans to develop the properties around Ches College into a medical industrial/education center?

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51. 2:07 PM downtown/historic Stevensville should be safely connected to the bike trail as soon as possible !
  52. 2:07 PM Pickelball is even becoming a high school sport!
  53. 2:08 PM also just want to reiterate that we need an independent bookstore :)
  54. 2:08 PM Focus economic development efforts on jobs that pay >minimum wage + job training for those jobs to increase income of low-moderate HHs
  55. 2:08 PM Do we, or can we, partner with neighboring counties for expanding business and tourism collectively?
  56. 2:09 PM As to [Verbal Commenter] comment about upper County and agribusinesses - that makes sense. If we had a bio-fuel refinery, or a producer of vegetable oil, etc - our farm products would not have to move so far to be turned into other products that would benefit local farmers
  57. 2:09 PM Second the comment about infrastructure, hard to support growth without water/sewer capacity
  58. 2:09 PM what's the name of the town center [Verbal Commentator] is talking about again? i didn't catch it
  59. 2:10 PM Create more adventure experiences for youth like the Go Ape Parks that are so popular.
  60. 2:10 PM We need to do more to support and advertise African American businesses. Do we even have a County list of all African American businesses and do we know what they need in support--of any kind? What has been done to bring them into the business of QAC?
  61. 2:10 PM Barnstable. across street from Safeway where Lowery's is now.
  62. 2:10 PM gotcha thank you!
  63. 2:13 PM I believe we've done a good job balancing the residential and no residential but think we could do a better job...
  64. 2:13 PM Outdoor sports! Pickelball tournaments attract people from around the world!  
<https://usapickleballnationalchampionships.com/about/tournament/>
  65. 2:14 PM Agree generally, but will need task/action items with defined responsibilities & budgets
  66. 2:14 PM I agree with the vision, but in the first bullet, agriculture should be moved to the front because it's the largest business in the County.
  67. 2:14 PM there could be more mixed-use buildings, with shops downstairs and housing upstairs
  68. 2:15 PM maybe add light manufacturing to second bullet, also maybe mention "ecotourism"
  69. 2:16 PM have to make a better definition of tourism. It's a big word. it is generally coupled with travel and tourism. Tourism is really an activity so its important that the activities that are offered to the traveling public be considered. Use specific words like excursionist, adventure travelers, etc. Expand on the importance of the people who come to visit friends and relatives and the impacts produced by business travelers.
  70. 2:16 PM Can we add something that encourages development of our human resources, including educational and employment opportunities for our children and young adults?
  71. 2:18 PM part of the county has rural character but other parts are no longer considered rural. Add how important the rivers bays and shorelines are to this vision.
  72. 2:18 PM Why can't we have 2 large industries? It is Tennis for the new millennium! We need youth who will stay here with their children long term.

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73. 2:18 PM Has the county considered transfer development rights (TDRs) and an agriculture reserve program?
  74. 2:18 PM That could protect family farms
  75. 2:18 PM Pickleball is becoming a high school sport!
  76. 2:19 PM The last bullet is the most important but should also include historic sites as worthy of preservation and in order to achieve this goal the communication between the county and towns require a cooperative and active interchange.
  77. 2:19 PM I'd like to see the schools partner with farmers, watermen, and other local businesses for job shadowing and internships if they're not doing so now
  78. 2:20 PM Providing more support the gig economy workers.
  79. 2:21 PM Can we develop R & D type of activity to further support evolution of maritime, agriculture and seafood industries.
  80. 2:21 PM The County currently has a TDR program. <https://ecode360.com/7140936?highlight=development,development%20right,development%20rights,right,transfer,transferred&searchId=3720939222063229#7140936>
  81. 2:21 PM TDR's are not viable when farms have such limited development potential under state law.
  82. 2:22 PM Keep infrastructure that support travel and tourism in good shape...like the bridges and gateways into communities.
  83. 2:23 PM Availability of water and sewer and well-maintained roads are greatest assets.
  84. 2:24 PM it's good that most of the development is kept to the Kent island-Grasonville-Centreville area, and not sprawl all over the county
  85. 2:24 PM Assets: small businesses, scale. Need: more connectivity and sidewalks
  86. 2:24 PM the bike lanes in Centreville need to be connected, it's kind of ridiculous that a lot of them are. 50 feet long and don't go anywhere or provide meaningful transportation
  87. 2:24 PM Well, it seems we have addressed many of the town's assets. Our dock bars and boat life. I am from DC area and know many who keep their boats here.
  88. 2:25 PM The real benefit of our small towns is that they ARE small and unique...it's Americana the way it used to be.
  89. 2:25 PM ...and those towns are unique on the eastern shore.
  90. 2:25 PM How about some camping and RV facilities?
  91. 2:26 PM Some of our towns have infrastructure that is prime for business attraction.
  92. 2:26 PM Good idea!
  93. 2:26 PM unique family owned local businesses and restaurants are assets.
  94. 2:26 PM don't say always [Verbal Commenter]!!!! i believe in our ability to make things walkable and bikeable!!!!
  95. 2:26 PM Great need for all towns to have a demo permit process that gets more attention re impact on all resources, especially historic properties If towns do not abide by County efforts such as they are to protect historic resources in demolition there will be major changes coming
  96. 2:26 PM Assets - existing town infrastructure (many times a need as well) & cultural offerings, needs - small business development within existing towns

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97. 2:28 PM Planning needs. Each small town needs its own economic development and tourism development plan. Research and key economic impact statistics and visitor counts are needed in order to make good policy and staffing decisions.
98. 2:28 PM Camping/RV's on the Langenfelder property at Cove Point!! Perfect spot.
99. 2:28 PM Love Point
100. 2:29 PM assets: walkable, livable, water, sewer; Needs: services, housing, jobs, road improvements
101. 2:30 PM ability to easily remove buildings that are falling down without the one year reconstruction mandate.
102. 2:30 PM Develop workforce housing within our existing towns
103. 2:31 PM Allowing camping on farms could bring income to agriculture community
104. 2:34 PM [Verbal Commenter], I agree. Skilled trades should be a greater part of our public school education.
105. 2:34 PM Econ Development and the Econ Dev Commission along with the QAC Chamber are working diligently to communicate with the public schools and Chesapeake college the need for skilled trades education
106. 2:40 PM maybe "maintaining and contributing to the small town/community atmosphere"?
107. 2:40 PM It's a good vision. The town plans need to have a tighter relationship with the County plan so there are no rogue, crazy ideas that are inconsistent with the County generally.
108. 2:41 PM Could mention the Municipal Growth Element?
109. 2:44 PM Yes it looks good!
110. 2:45 PM Do a better job of linking county infrastructure funding priorities to align with approved growth plans.
111. 2:53 PM Well, I will reiterate the support for pedestrian overpass (50) and altogether better connectivity to shopping and business
112. 2:53 PM Better roads and infrastructure need to lead any development plan. Being thoughtful about traffic before it is a problem.
113. 2:55 PM safer passage to the above!
114. 2:56 PM i think because we have a safe place to live, we don't want to lose that-if we have overdevelopment would there be more crime, more accidents
115. 2:57 PM the retail and office commercial market is a big ? based on post covid/work at home future that no one knows the outcome - but we have minimal industrial/manufacturing zoned land and no effort to attract that type of industry...this would tie into the vocational education comments earlier and to value added agri-businesses
116. 2:58 PM w/in ten years, a specific redevelopment strategy for the vacant shopping center property at Kent Narrows.
117. 2:58 PM An overarching goal - increase the business tax base
118. 2:59 PM high speed internet is most important in next 10 years
119. 2:59 PM why increase business tax base?
120. 3:01 PM To reduce the cost of services and increase the availability of services to residents paid for in property & income taxes.

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121. 3:01 PM While I fully support the hotel development for hotel accommodations at the Narrows, but not having a hotel in Centreville is a serious miss. The next hotel possibility is in Chestertown. Centreville needs a hotel and that cannot be done by the town alone. Support from Economic Dev and the Commissioners is vital.
122. 3:03 PM oh the old outlet mall would be a good place to put a movie theatre
123. 3:04 PM dedicate lodging to support tourism in the areas where the funds are generated. Set aside a specific fund to assist not profit attractions in staying open and create as fund to help new attraction with promise to grow.
124. 3:04 PM lodging tax
125. 3:06 PM thank you!
126. 3:06 PM Thanks so much!

### Poll Results:

#### What type of businesses or tourist attractions would you like to see in QAC?

- Outdoor festivals, sports fields for youth sports for tournaments, etc.
- Amphitheater at Jamal Property
- Museums, bookstores, wider variety of restaurants, public gardens, everyday necessities
- Outdoor recreation supplies, guide services, bike shops, paddle shops, etc.
- Would like to see more grocery options: Trader Joe's
- Agribusiness, environmentally friendly manufacturing companies, wineries and breweries, healthcare services, elder care
- Performing arts
- Anything that creates jobs for residents of Queen Anne's County