

# SPECIAL TOPIC WORKSHOP #6 CHAT AND POLL SUMMARY

## KENT NARROWS COMMUNITY PLAN



The purpose of this workshop was to solicit input from the community on topics related to the comprehensive plan as it relates to the Kent Narrows Community Plan. Below is a summary of the chat conversations and poll responses received during this meeting, held on Thursday, April 29<sup>th</sup>, 2021 at 9:00am.



### Chat Conversation Transcript (names redacted):

1. 8:41 AM Good Morning and thank you for joining us for PlanQAC's 6th Special Topic Workshop! We'll get started close to 9:00am, so please take this time to familiarize yourself with the Webex functions shown on the screen. If you are joining us as a representative of a board, commission, organization, or business, please share with us in this chat box!
2. 8:59 AM Good morning!
3. 9:14 AM meta comment: i like the asset prompts as opposed to "what are our assets"
4. 9:15 AM Restaurants, live entertainment aren't missing at Kent Narrows
5. 9:15 AM i would remove "building height" as an asset tho, esp with the boatel and upcoming hotel there's not a cohesive height (which is fine by me)
6. 9:15 AM Is this a list of what people said were our assets? Or our wish list for assets?
7. 9:15 AM The Kent Narrows needs to be further developed as a gateway destination for County.
8. 9:16 AM would also remove "summer activity diversity" there's not. really any lol
9. 9:16 AM i would say things for children, teens to do are missing at Kent Narrows
10. 9:17 AM big agree [Commenter No. 9]!
11. 9:17 AM I agree with [Verbal Commenter]. This does not represent our assets. I would remove Water Currents and Scale of Development and Building Height. They may be better addressed in zoning.
12. 9:17 AM Meeting and Conference Facilities A concentration of businesses that serve the maritime community
13. 9:17 AM walkability. I know KNDF and County are working on a wayfinding project but connection to all quadrants of the Kent Narrows would be helpful.
14. 9:17 AM yes [Commenter No. 13]!!!!
15. 9:18 AM importance of the fact that the KN is a Federal Channel
16. 9:18 AM Community events
17. 9:18 AM Agree with [Verbal Commenter] a "welcome sign" and wayfinding.
18. 9:18 AM Ditto [Commenter No. 12] meeting/conference center.
19. 9:18 AM Parking options. So visitors can park and walk
20. 9:19 AM A showcase for QAC.
21. 9:19 AM Need for more public parking is definitely missing.
22. 9:20 AM Wayfinding; The KNDF is working on this
23. 9:20 AM disagree that we need more parking, we just need more ways to get around

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- 24.9:20 AM Location to host events
- 25.9:22 AM Would like to see bike and pedestrian connectivity as its own bullet point
- 26.9:22 AM Water quality is essential to all Kent Narrows activity. Recent bacteria levels that caused restrictions on fishing would underscore this as a priority.
- 27.9:23 AM Point of Clarification: Develop an infrastructure or framework that can manage and meet the needs of the type of the type of travel/tourism related research and development program that is compatible with the county and with host communities within the county.
- 28.9:23 AM I am concerned about the litter around our exits and route 18.
- 29.9:24 AM Still relevant, but the following should be added: 1. Remove commuter bus lots - creates congestion and we can use the spaces for needed parking. 2. County investment into the Narrows, including infrastructure and beautification. We need year round business, should encourage housing (not widespread) to allow year round business and enhance volunteer and community involvement in future Narrows events. 3. Need a Signature Event, since the thunder on the narrows and taste of narrows were cancelled.
- 30.9:25 AM Incentivize property owners to upgrade their properties and demolish dilapidated buildings, by protecting their ability to rebuild in the future.
- 31.9:25 AM I agree with [Verbal Commenter]
- 32.9:25 AM Are the commuter busses stopping at Kent Narrows now?
- 33.9:25 AM Clarification: Form the Current Plan: The Kent Narrows Community Plan will ultimately serve as the official Comprehensive Plan for the Kent Narrows Growth Area. It will also be the basis for any required amendments to the County's Zoning Ordinance and Subdivision Regulations, Chesapeake Bay Critical Area Program and Ordinance. Master Water and Sewer Plan, Capital Improvements Program, and any other County Plans or regulations affecting growth and development in the Kent Narrows.
- 34.9:26 AM yes the commuter busses use the lots
- 35.9:27 AM Jamal property would make a perfect conference center with walking trails, water overlooks and possibly an outdoors amphitheater.
- 36.9:27 AM Agree with eliminating - relocating commuter busses. Doesn't do anything for the Narrows and takes up valuable parking.
- 37.9:28 AM Infrastructure: The SHA run off into the Narrows needs to be address from the state
- 38.9:28 AM Jamals great spot for amphitheater and public events and parking.
- 39.9:28 AM Clarify: delete downtown business district
- 40.9:29 AM Environmental groups should witness RT 50 bridge runoff. Really bad.
- 41.9:30 AM once again would like to see sidewalks + non-car transportation mentioned explicitly
- 42.9:30 AM Expand the allowed zoning uses, including both commercial and residential, to build a vibrant and diverse community.
- 43.9:31 AM first bullet - implement new scenic, natural and env beauty along with preserve and conserve
- 44.9:31 AM yes, water quality must be addressed
- 45.9:31 AM Clarification: there are unique design standards specifically in place for the Kent Narrows. The KNDF is the lead group on the Wayfinding Project working in tandem with county agencies.

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- 46.9:32 AM view opportunities such as Green Streets Programs to address, water quality, aesthetics, streetscapes
- 47.9:32 AM yes!!!! def need shuttles!!!
- 48.9:32 AM Redevelop vacant buildings/properties.
- 49.9:33 AM Agree with [Verbal Commenter]
- 50.9:33 AM also need better bike infrastructure in terms of parking + lil maintenance stations
- 51.9:34 AM can I comment? I don't have a hand to raise lol
- 52.9:34 AM I still think there should be the little kiosks that people can borrow bikes-like they have in Salisbury next to the river
- 53.9:34 AM Re-visit the use/expansion of museum/interpretive opportunities to address the cultural and historical heritage noted in preferences
- 54.9:35 AM [Commenter No. 52] I have been DREAMING about a little bikeshare program, where there are docking stations at points of interest like the narrows, downtown Stevensville, love point, etc. and you can basically hop on or hop off
- 55.9:37 AM exactly [Commenter No. 54]!
- 56.9:37 AM The Kent Narrows is unable to apply for certain grants because it is an unincorporated area and is dependent on the County and State for funding for connectivity
- 57.9:38 AM There also should be restroom facilities at the narrows for people using the trail
- 58.9:40 AM County/State should address the uncontrolled runoff from the bridge.
- 59.9:41 AM 100% agree with [Verbal Commenter].
- 60.9:41 AM lots went into a preference survey of design including architecture, street scape components, etc. during last community plan update. Revisit and/or recommendations to act on these guidelines - helping to/ creating the 'sense of place' [Verbal Commenter] spoke of . . .
- 61.9:42 AM Visitor amenities, i.e trash and toilets are needed and should be provided by the County
- 62.9:42 AM Agree with [Verbal Commenter]. Needs to be designated funds directed to the Narrows. Most logical revenue area is room tax.
- 63.9:43 AM Enhance attention from SHA
- 64.9:43 AM County citizens should be aware of the total employment numbers supported by KN businesses. The jetty alone employees over 150 people in peak season. These are mostly local QAC citizens.
- 65.9:44 AM The KN Economic Impact was supplied to W&M for background info.
- 66.9:46 AM First bullet. Year round business requires year round residents as well, who bring in significant friends and family business. Discourage highway service-oriented uses - including commuter parking.
- 67.9:46 AM All are still important
- 68.9:46 AM Take advantage of the unique location and expand on eco-tourism, guided foot tours, boat tours, birding tours, etc
- 69.9:47 AM Should emphasize and celebrate the historical sea food processing industry (waterman, employees in picking houses, etc.) located in the narrows with sign boards and displays

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- 70.9:47 AM Kent Narrows is always going to be more a mild/hot weather destination, unless there are some businesses or events that would be winter specific
- 71.9:47 AM A comprehensive environmental plan should be developed for the Kent Narrows area setting a example for citizens and visitors reducing the use of single-use plastics and other polluters.
- 72.9:48 AM Enhancing areas shore to water experiences.
- 73.9:48 AM Any development should have water quality improvement as an objective
- 74.9:48 AM Develop a sense of place through design, streetscape, public art, wayfinding signage
- 75.9:49 AM The new hotel will provide more opportunities for indoor events during the winter season.
- 76.9:49 AM Zoning should be clear and easy to understand, and also encourage investment at the Narrows. I would like to participate in specific zoning discussion if you have one.
- 77.9:50 AM Agree on revising the Kent Narrows zoning district.
- 78.9:51 AM yes, agree with [Commenter No. 71] above
- 79.9:52 AM [Commenter No. 71], National plastic bottle deposit fee. ???
- 80.9:52 AM agree with [Commenter No. 74] that a sense of place, streetscape needs to be emphasized, currently it feels very overly paved and disjointed with disconnected pedestrian access to buildings and expansive parking lots
- 81.9:52 AM Agree
- 82.9:53 AM Keep the light industrial uses: boat building, boat repair, maintenance and ground level boat storage.
- 83.9:53 AM Excited about the new hotel and conference center.
- 84.9:53 AM Agree - tie everything in together e.g. river walk
- 85.9:53 AM Recognize that the Narrows is the center for marine police, and other marine enforcement services agencies.
- 86.9:54 AM Much needed zoning changes as relates to FAR, Bonus Densities, Parking requirements, SWM requirements, etc....
- 87.9:54 AM Better coordination for grounds maintenance of County and State owned properties.
- 88.9:55 AM Ditto on [Commenter No. 86] list
- 89.9:56 AM It's important that the Kent Narrows continues to have it's own community plan, rather than blended into the larger Comp plan.
- 90.9:56 AM we have to take into account potential sea level rise
- 91.9:59 AM I have to jump into another meeting. Thanks everyone for the great input and feedback!
- 92.10:00 AM Just don't want to have Kent Narrows "lost" into the new comp plan.
- 93.10:00 AM Issues on or related to the water, where dredge spoils are placed to lighting the jetty to make the area more safe. Fishing off the Bridge is a danger to the boated underneath. Speed limit on the bridge.
- 94.10:00 AM Like that it addresses the specifics of this unique zoning district and the long term vision to make it a community centerpiece and tourist destination

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95. 10:00 AM More boating traffic is apparent and should be addresses.
96. 10:02 AM Agree with [Verbal Commenters]..... need to address the uncontrolled fishing and the dangers of casting out into the Narrows along with the trash left by those fishing. Current fishing hours are not enforced.
97. 10:03 AM Need to extend the Cross Island Trail from the Narrows to Chester.
98. 10:03 AM Agree with [Verbal Commenters].... fishing areas need attention. Also, recycling receptors need to be placed in fishing areas.
99. 10:04 AM We need to me very mindful when designing and installing lighting in the South Narrows area. The offshore breakwater is a serios safety concern for the boaters entering that access point from Prospect Bay.
100. 10:04 AM Increase trash receptacles and foot patrols
101. 10:04 AM Need to eliminate fishing around boat ramp.
102. 10:04 AM Can we light up the breakwater better?
103. 10:05 AM Agree with [Commenter No. 100] regarding trash receptacles
104. 10:05 AM Agree on the breakwater needing to be lit. Very dangerous at night.
105. 10:05 AM Limit impervious surfaces
106. 10:05 AM Agree better connectivity of Kent Narrows to its adjacent neighborhoods of Grasonville and Chester via pedestrian sidewalks or trails would be a big improvement. It would also share the economic benefits of Kent Narrows with its adjacent communities.
107. 10:06 AM more attention to the interface area of water/developed lands
108. 10:06 AM Regarding impervious surfaces, we need alternate surfaces, which are approved by the county, that allow better water flow. In other counties, grassy pavers, etc. are considered pervious so they are more regularly used. I think in QAC, grassy pavers are considered impervious, so there is no incentive to use them.
109. 10:08 AM want to make clear that the KNDF doesn't manage the entire plan but the Foundation is key to coordinating efforts.
110. 10:09 AM The county comp plans are outdated and no longer reflect the economic situation in our area. We need to rethink our initiatives in light of the changing and challenging environment we now live in. The next 10 years will be crucial to the survival of our businesses.
111. 10:09 AM Life long resident on Queen Anne's County. Love the Kent Narrows. Always want to support the Schulz family they have done so much for our community
112. 10:09 AM Joined in order to learn more. New to these types of conversations. Lived on KI for 40 years and would like to know that the integrity of all this area has to offer is maintained. Let's not forget why we moved here
113. 10:09 AM There needs to be more emphasis on growth management
114. 10:10 AM Waterman's boat basin should only allow waterman boats. Sad to see sail boats, crusiers, etc... in there.
115. 10:11 AM I want to see the existing buildings being used, instead of putting new developments elsewhere
116. 10:11 AM The boat basin is an important county owned asset it could be improved.
117. 10:12 AM Focus on Jamal's derelict property.

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118. 10:12 AM The power lines present barriers to pedestrian connectivity.
  119. 10:13 AM Ensure Kent Narrows does not get lost in the new comp plan!
  120. 10:14 AM How do we get a copy of the chats?
  121. 10:14 AM Agree with [Commenter No. 118] –would love to get power lines underground! Visually so much more appealing.
  122. 10:14 AM Address new restrictions on fishing due to higher bacteria levels in the south Narrows waters.
  123. 10:15 AM The issue of having the only one year to rebuild on a building site when a building is demolished, is a barrier to the removal of derelict buildings.
  124. 10:15 AM Here is the link to the future meeting dates and times:  
<https://www.qacplan2021.com/get-involved>
  125. 10:16 AM <https://www.qacplan2021.com/resources>
  126. 10:16 AM All chat transcripts are posted here
  127. 10:17 AM I agree
  128. 10:17 AM Trash removal in SHA right of ways is an issue.
  129. 10:17 AM <https://news.maryland.gov/mde/2021/04/26/waterways-in-queen-annes-county-reclassified-for-shellfish-harvestikng/>
  130. 10:18 AM sorry, last word should be harvesting... type
  131. 10:18 AM Delmarva needs to allow us to install signage in any easement they require. They took both sides of the road. Very difficult for signage plans.
  132. 10:19 AM Will the maps in the community plan be updated they are out of date.
  133. 10:19 AM underground power lines are good. I have underground lines and have only lost power about twice in 17 years
  134. 10:20 AM [Commenter 131] - also very difficult in providing trails/sidewalks!
  135. 10:20 AM Is emergency services incorporated in the comp plan? If so how?
  136. 10:20 AM Agree with [Commenter 131]. That goes for SHA easements.
  137. 10:21 AM corrected link: <https://news.maryland.gov/mde/2021/04/26/waterways-in-queen-annes-county-reclassified-for-shellfish-harvesting/>
  138. 10:22 AM Link to draft chapters that have been reviewed by the Planning Commission:  
<https://www.qacplan2021.com/resources>
  139. 10:22 AM More outreach is needed especially for those who use the public marina. not represented.
  140. 10:24 AM thank you
  141. 10:25 AM Thank You.

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## Poll Results:

### What is your relationship to the Kent Narrows?

- I live here year round – 21%
- I live here part time – 4%
- I own a residential rental property – 4%
- I work here year-round – 17%
- I work here part-time – 0%
- I own a business here – 21%
- I own non-residential property here – 4%
- I keep my boat here – 13%
- I work for the County – 21%
- Other - 25%

### How long have you been in the Kent Narrows? (lived, worked, owned property)

- Less than 1 year – 4%
- 1-5 years – 17%
- 6-10 years – 8%
- More than 10 years – 38%