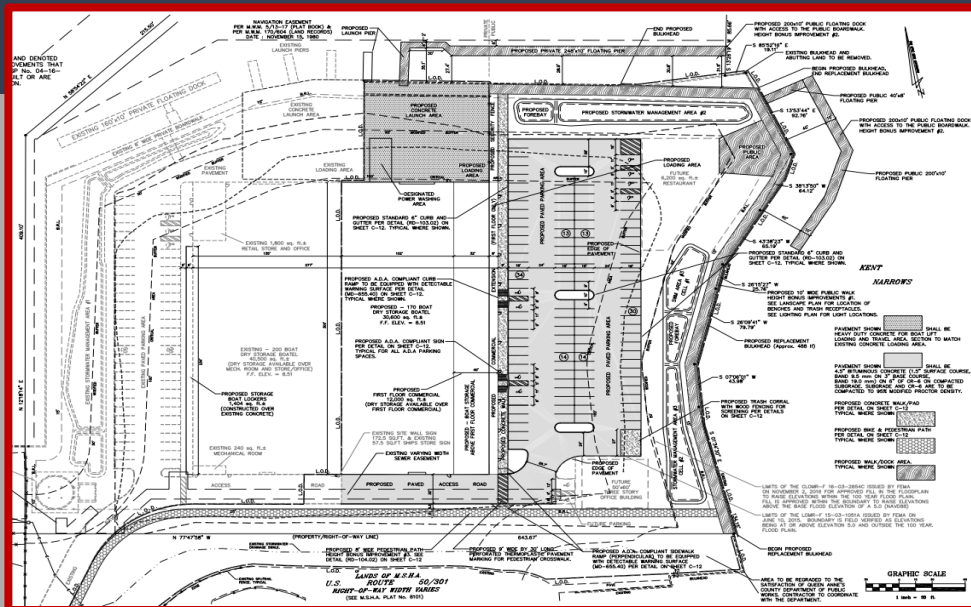


PLANNING AT THE LOCAL LEVEL

QUEEN ANNE'S COUNTY



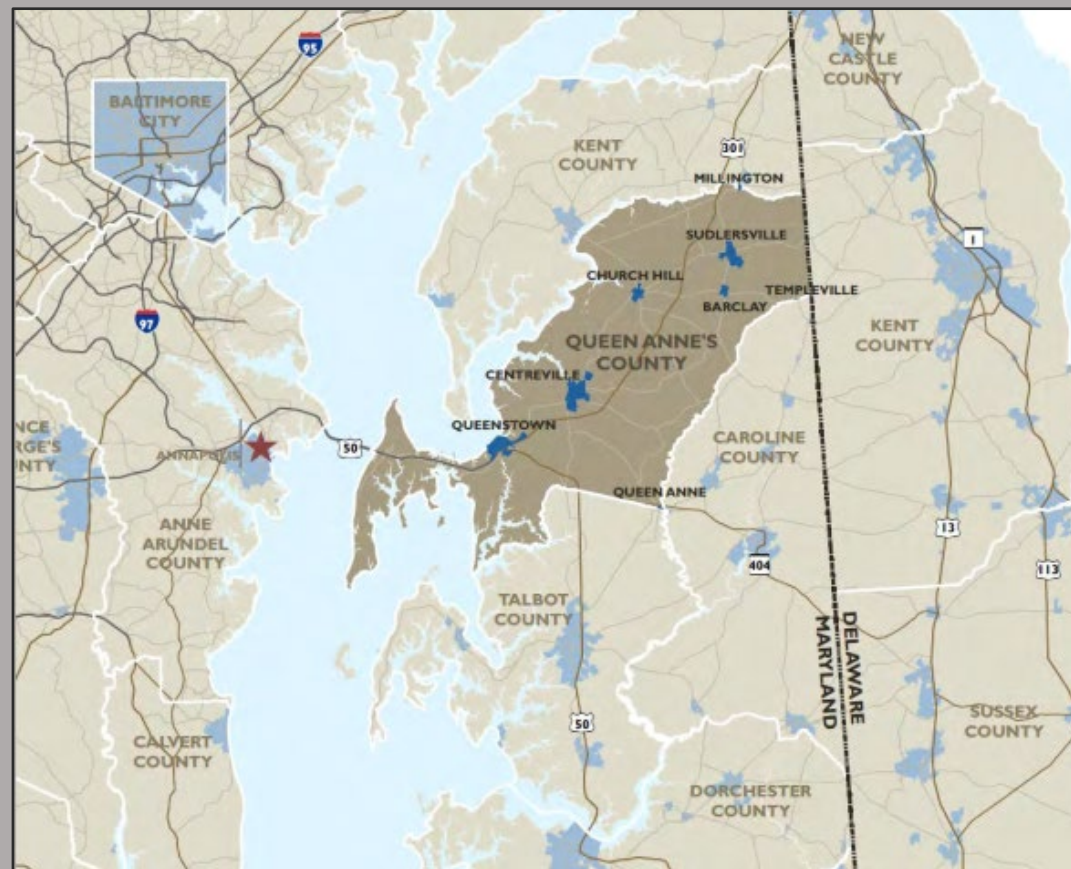
40th Annual Conference
October 24, 2023





QUEEN ANNE'S COUNTY

- The Gateway to Maryland's Upper Eastern Shore via the Chesapeake Bay Bridge
- 495 miles of waterfront
- 238,038 acres of land area
- Elevation range: 0' to 87' above sea level
- Relatively flat
- Population of roughly 50,000
- Median Age: 44.4 years
- Bound by the Chester, Corsica, Wye River, and Chesapeake Bay
- County Growth Area = Stevensville, Chester, Kent Narrows, and Grasonville
- 8 municipalities



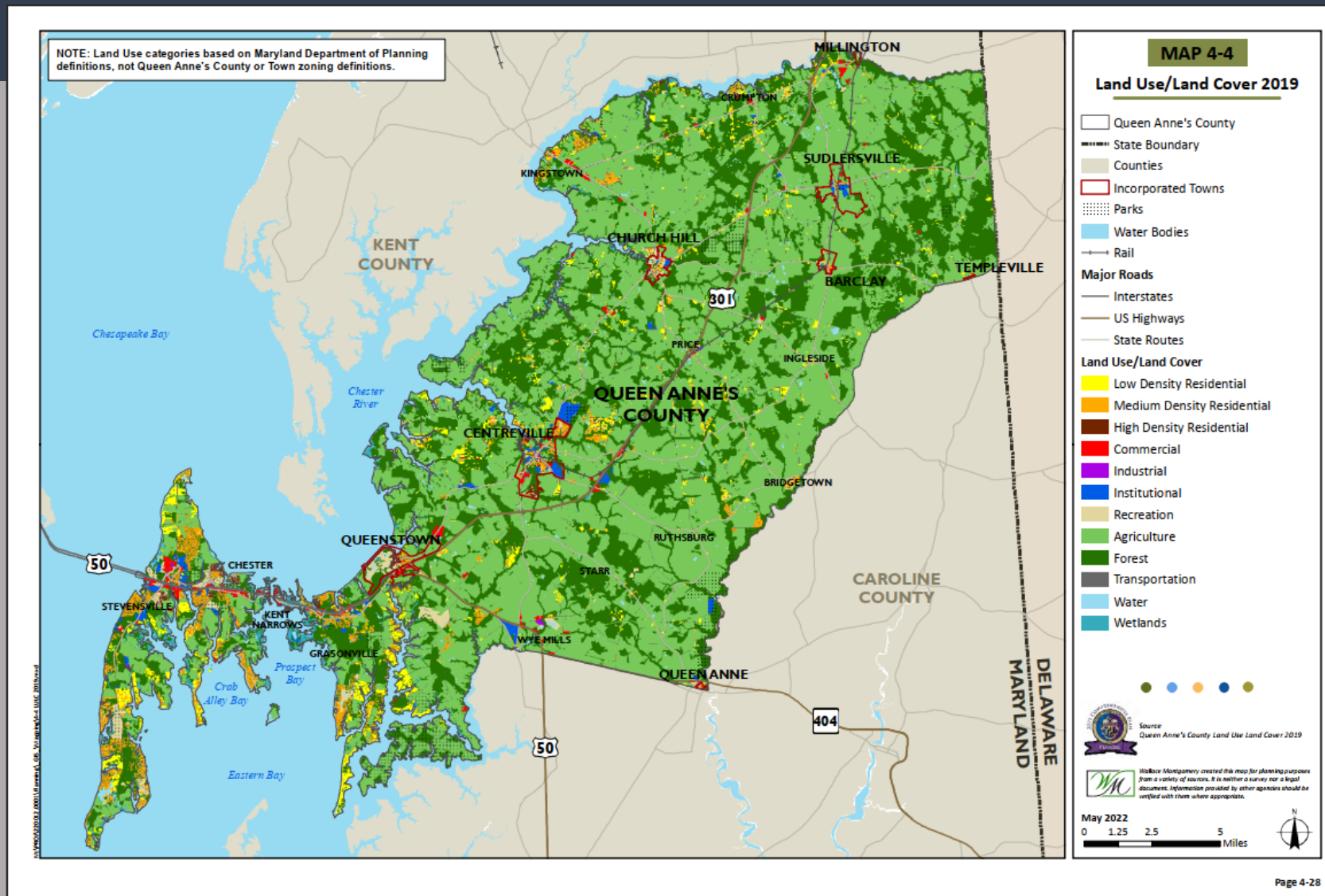


LAND USE

Land Use/Land Cover	2019	
	#	%
Agriculture	133,077	56.5%
Low Density Res.	6,781	2.9%
Medium Density Res.	6,285	2.7%
High Density Res.	399	0.2%
Commercial	1,589	0.7%
Institutional	1,815	0.8%
Industrial	66	<0.1%
Open Urban Land	3,194	1.4%
Extractive	NR	NR
Transportation	6,079	2.6%
Forest	72,588	30.8%
Wetland	3,498	1.5%

1
3

2





WHAT IS A COMPREHENSIVE PLAN?

- Required, policy document
- 1,000-foot overview
- A comprehensive plan
 - Establishes a community's long-term vision, goals, strategies, and policies for guiding future decisions, changes, and investments;
 - Includes background information on the County's past;
 - Current issues and trends;
 - Serves as a guide for the County's future over the next 10-20 years; and
 - Will provide guidance for the County's unincorporated areas and address key community issues that require collaboration

PLAN ELEMENTS

PlanQAC outlines goals, guiding principles, strategies, and actions to achieve the overall community vision for the future of the County. It was prepared following the State's requirement to update the Comprehensive Plan every ten years and contains the following elements (*highlighted items are required by the State's Land Use Article*):

CHAPTER 1 Introduction	Planning Background County & STATE VISION	Legal Context Community Outreach
CHAPTER 2 County Profile	Physical Characteristics Demographic Characteristics	Housing Characteristics Economic Characteristics
CHAPTER 3 Community Facilities & Services	COMMUNITY FACILITIES & Services PUBLIC UTILITIES	OPEN SPACE & RECREATION
CHAPTER 4 Land Use	EXISTING LAND USE FUTURE LAND USE	PRIORITY PRESERVATION Growth Management Strategies
CHAPTER 5 Environmental Resources	NATURAL RESOURCES SENSITIVE AREAS AREA OF CRITICAL STATE CONCERN	WATER RESOURCES MINERAL RESOURCES FLOOD CONTROL
CHAPTER 6 Transportation	TRANSPORTATION SYSTEM Multimodal Facilities	Planned Improvements
CHAPTER 7 Historic & Cultural Resources	Preservation Framework Historic Resources	Cultural Resources Programs & Resources
CHAPTER 8 Economic Development & Tourism	Workforce & Employment FISHERIES Economic Centers	Tourism COMMUNITY RENEWAL Tools & Techniques
CHAPTER 9 Housing	Housing Stock & Market Affordable/ WORKFORCE HOUSING	Public & Assisted Housing Programs & Resources
CHAPTER 10 Town Planning Framework	County-Town Relationship Town Profiles	MUNICIPAL GROWTH
CHAPTER 11 Community Plans	Chester/Stevensville Grasonville	Kent Narrows
CHAPTER 12 Implementation	DEVELOPMENT REGULATIONS Tools & Techniques	Planning Coordination Implementation Tables



PROCESS

Input Data

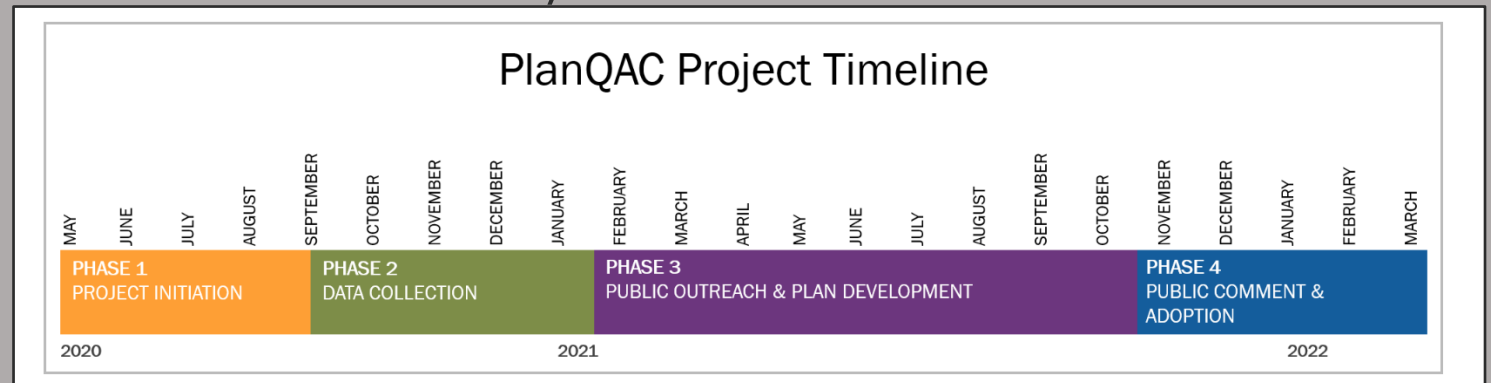
- Project Website
- Data Collection
- Public Opinion Survey
- Public Outreach
 - 5 Visioning Workshops
 - 8 Special Topic Workshops

Meetings

- Technical Committee
- Joint County Commissioners and Planning Commission meetings
- Public Comment
- Planning Commission
- County Commissioners



Hybrid Special Topic Workshop: Land Use





VISION AND THEMES

- Vision
 - Update from 2010 Comprehensive Plan based on community input
 - Emphasis on quintessential rural community

VISION STATEMENT

PlanQAC's vision is to preserve the County as a quintessential rural community whose overall character exemplifies it as:

- **A GREAT PLACE TO LIVE**—Queen Anne's County is a predominantly rural county with small towns connected by creeks and county roads through fields and forests
- **A GOOD PLACE TO WORK**—Queen Anne's County encourages agriculture, seafood and maritime industries, tourism and outdoor sports, and small business and high-tech enterprise
- **A GOOD NEIGHBOR**—Queen Anne's County is a faithful steward of its natural and cultural heritage for the Chesapeake Bay and other Eastern Shore counties
- **A PROTECTIVE COMMUNITY**—Queen Anne's County cultivates its citizens' expectations and opportunities, emphasizing that development should not impair the quality of life enjoyed by all
- **A SUPPORTIVE COUNTY**—Queen Anne's County supports the highest quality of education for its citizens, seeking to fully prepare them for the future

- Themes
 - Connection

5. Environmental Resources

VISION

Remain a rural, agricultural, and maritime County that restores, enhances, protects, conserves, and stewards its valuable land, air, and water resources by:

- Conserving and protecting agricultural lands, open spaces, woodlands, wetlands, and wildlife habitat
- Participating in Chesapeake Bay restoration efforts by conserving and protecting water resources and adhering to environmental regulations and low-impact stormwater practices
- Preserving good air quality and viewscapes, including the night sky
- Supporting agricultural, maritime, and tourism industries
- Facilitating environmental education programs to promote energy efficiency, comprehensive recycling practices, clean air and water policies, resource conservation, and sustainable land use practices
- Protecting social and economic assets by enhancing environmental resiliency and mitigating potential effects of climate change

KEY ISSUES	PLAN THEMES
Adequate Public Facilities Capacity Limitations	FISCAL RESPONSIBILITY Leverage funding opportunities related to FEMA CRS & EPA MS4 requirements
Climate Change, Sea Level Rise & Increased Storm Severity	SUSTAINABLE GROWTH Mitigating future effects of climate change
Impervious Surface Impacts to Watershed Health	COMMUNITY REVITALIZATION Direct growth to areas with adequate public facilities
NPDES & MS4 Stormwater Permit Requirements	PRESERVATION & CONSERVATION Encourage reduction in amount of impervious surfaces
Hazard Identification & Mitigation	HEALTH & RESILIENCE Planning for a variety of natural hazards

RELEVANT STATE VISIONS

GOALS

The overarching goal for environmental resources is to adopt policies, regulations, legislation, and enforcement procedures and appropriate funding for programs and projects to restore, enhance, protect, and conserve the County's land, air, and water resources, while establishing programs to generate awareness of and support for these measures.

- 5-1 Implement resource protection, conservation, and preservation strategies that promote high water quality and protect aquatic life throughout Queen Anne's County.
- 5-2 Implement conservation, preservation, and regulation strategies including environmental protection and resource conservation measures.
- 5-3 Implement a growth management strategy to direct new and infill development to existing Growth Areas.

Environmental Resources PlanQAC 2022 Page 5-1

Figure 1-3. Plan Themes

FISCAL RESPONSIBILITY

Includes providing infrastructure and services to citizens so that tax rates can remain low through cost-efficient growth and policies.

SUSTAINABLE GROWTH

Includes the wise use of physical resources, which allows the County to meet current and projected needs, while conserving resources for future generations.

COMMUNITY REVITALIZATION

Includes infill development of vacant parcels within developed areas and the redevelopment of existing sites.

RESOURCE PRESERVATION & CONSERVATION

Includes the protection or saving of resources in the present for the purpose of using them in the future, as well as the reduction or more efficient use of natural resources, specifically non-renewable resources.

HEALTH & RESILIENCE

Includes increasing the health, vitality, and resilience of the community through the improvement of the natural, built, and social environment, as well as responding to and accounting for the impacts of climate change.



PLAN → FUTURE

- Throughout each chapter, strategies and recommendations are established to accomplish future goals for the County.
- Strategies and recommendations are incorporated into the update of the Zoning Code and capitol improvement programs to better manage growth, pace of development, improve environmental quality, and ensure public facilities meet the needs of residents.
- Implementation Matrix
 - All recommended actions
 - Department/agency responsibilities
- Monitoring of progress over time



IMPLEMENTATION MATRIX

No.	Action	Lead Agency & Implementation Partners	Capital Item
GOAL 4-2: Agricultural land preservation.			
Strategy 1 Continue discussions and relationships with reliable resources for agricultural land preservation and gain significant local support in conjunction with State agricultural land preservation decisions.			
1.1	Continue to implement Priority Preservation Area strategies and preservation programs (e.g., MALPF, MET, CREP).	PNZ, P&R, SCD, DNR, APAB	No
1.2	Match MALPF funds from the agricultural transfer tax.	BCC, P&R, APAB	No
1.3	Continue to aggressively apply for preservation funding including POS, MALPF, MET, Rural Legacy Program, CREP, and CRP funds and advocate for larger funding sources for these programs.	BFIT, P&R, PNZ, APAB	No
1.4	Maintain MALPF Certification and other State program requirements to receive State preservation resources.	SCD, P&R, APAB	No
1.5	Conduct analysis of benefits of TDRs to Growth Areas and evaluate the County's Noncontiguous Development Rights (NCD) program.	PNZ, P&R, DPW, SCD	No
1.6	Continue to solidify the County's agricultural industry as a national asset by preserving the County's prime agricultural soils.	SCD, PNZ, P&R, APAB	No
Strategy 2 Support the establishment of greenbelts to define Growth Area boundaries, coordinating with Towns as appropriate.			
2.1	Collaborate with the municipalities as they explore the annexation potential of their Growth Areas.	PNZ, DPW, Towns	No
2.2	As these Growth Areas are finalized in the towns' Municipal Growth Elements, promote the designation of greenbelts as part of the County's Priority Preservation Area (PPA).	PNZ, DPW, COG, Towns	No
CHAPTER 5—ENVIRONMENTAL RESOURCES			
GOAL 5-1: Implement resource protection, conservation, and preservation strategies that promote high water quality and protect aquatic life throughout Queen Anne's County.			
Strategy 1 Implement watershed based planning efforts to advance achievement of WIP and MS4 goals.			
1.1	Develop and implement strategies to reduce pollutant loads on a watershed by watershed basis in accordance with WIP and MS4 goals.	DPW, PNZ, SCD, MDE	No
1.2	Update existing impervious surface analyses Countywide, beginning with the Kent Island Urban Area.	DPW, PNZ, IT	No
1.3	Track and limit impervious surface percentages on a watershed basis, in accordance with impervious surface thresholds established by MDE.	DPW, PNZ, MDE	No
1.4	Develop a stormwater outfall inspection program to monitor mapped outfalls throughout the County.	DPW, MDE	No
Strategy 2 Promote and facilitate the protection of Sensitive Areas.			
2.1	Support State programs for the protection of wetlands and contemplate a no net loss policy.	PNZ, MDE	No
2.2	Continue to implement the County's wetland and stream buffer protection ordinances.	PNZ, CAC, MDE	No
2.3	Support the implementation of the Forest Mitigation Plan and Accounting Procedure.	PNZ, DNR, MDE	No
2.4	Consider establishing a no net loss of forest policy for the County.	PNZ, BCC	No
2.5	Continue to implement the Chesapeake Bay Critical Area Program to minimize adverse effects of human activities on water quality and natural habitat and allow for development in a sensitive manner.	PNZ, CAC	No
2.6	Investigate utilizing shoreline restoration as a future way to achieve MS4 restoration goals and address sea level rise vulnerability, particularly if dedicated funding sources become available.	DPW	No
GOAL 5-2: Implement conservation, preservation, and regulation strategies including environmental protection and resource conservation measures.			
Strategy 1 Develop steps to improve water quality with the goal of removal from the State's impaired waterway list.			
1.1	Manage the County's water resources in accordance with the adopted <i>Comprehensive Water and Sewerage Plan</i> and the <i>Water Resources Element</i> (see Appendix D).	DPW, PNZ, COG	No
1.2	Seek grant opportunities for stormwater management retrofits.	DPW, MDE, DNR	No
1.3	Meet the goals outlined in Watershed Implementation Plans.	DPW, PNZ, NGO	No
1.4	Encourage implementation of agricultural best management practices.	PNZ, SCD	No



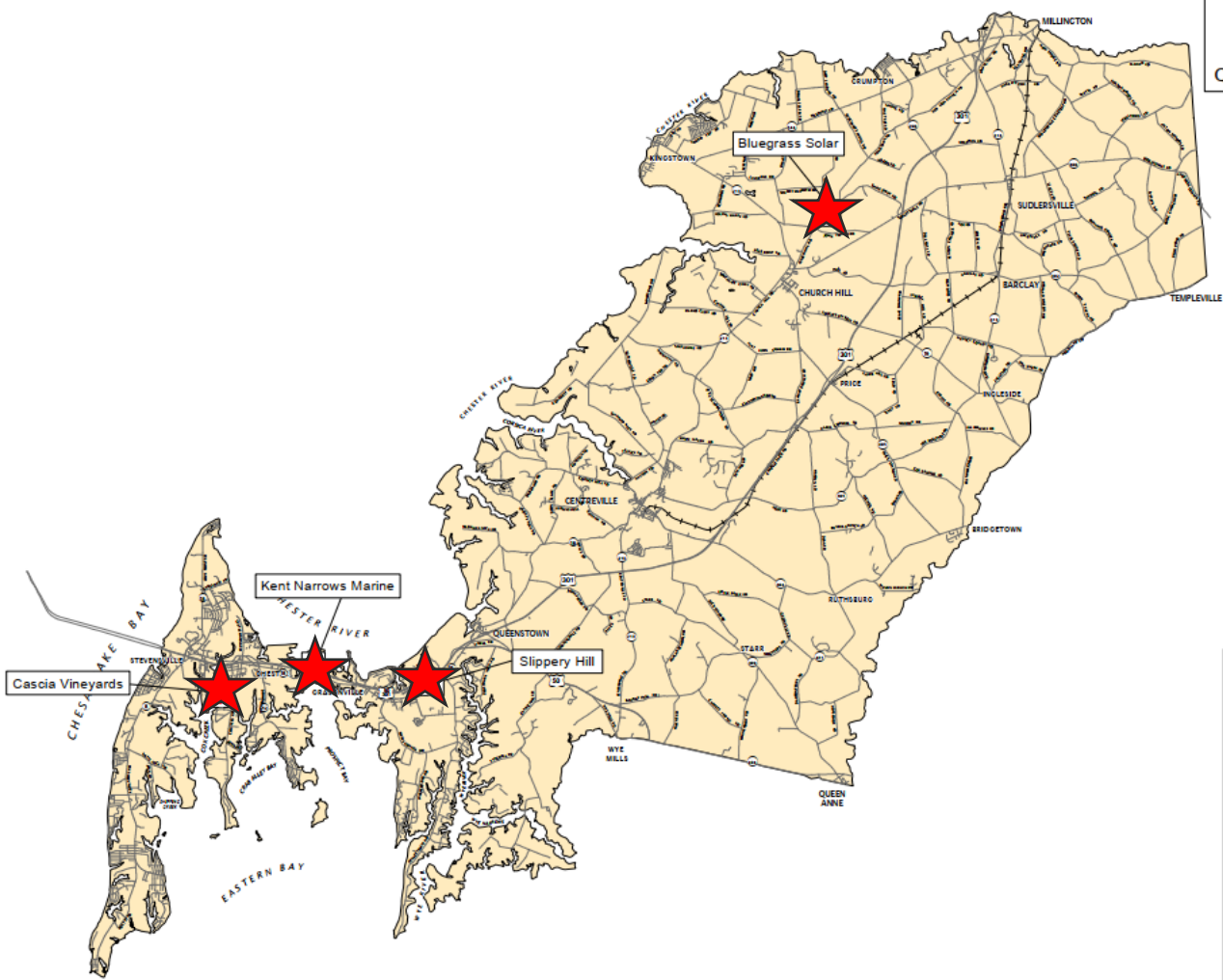
2022 COMPREHENSIVE PLAN HIGHLIGHTS

- Mixed-Use
- Sewer Capacity Limitations
- Infill Development
- Reduction of Zoning Districts
- Agritourism/Ecotourism
- Climate Resiliency
- Reduction of Growth Area
- Integration of Chester/Stevensville & Grasonville Community Plans
 - Kent Narrows Plan remains standalone



DEVELOPMENT IN QAC

BUS TOUR STOPS



2023 MPCA Conference
Bus Tour
QUEEN ANNE'S COUNTY, MARYLAND

- 1 → Kent Narrows Marine
- 2 → Slippy Hill
- 3 → Bluegrass Solar
- 4 → Cascia Vineyards

Legend

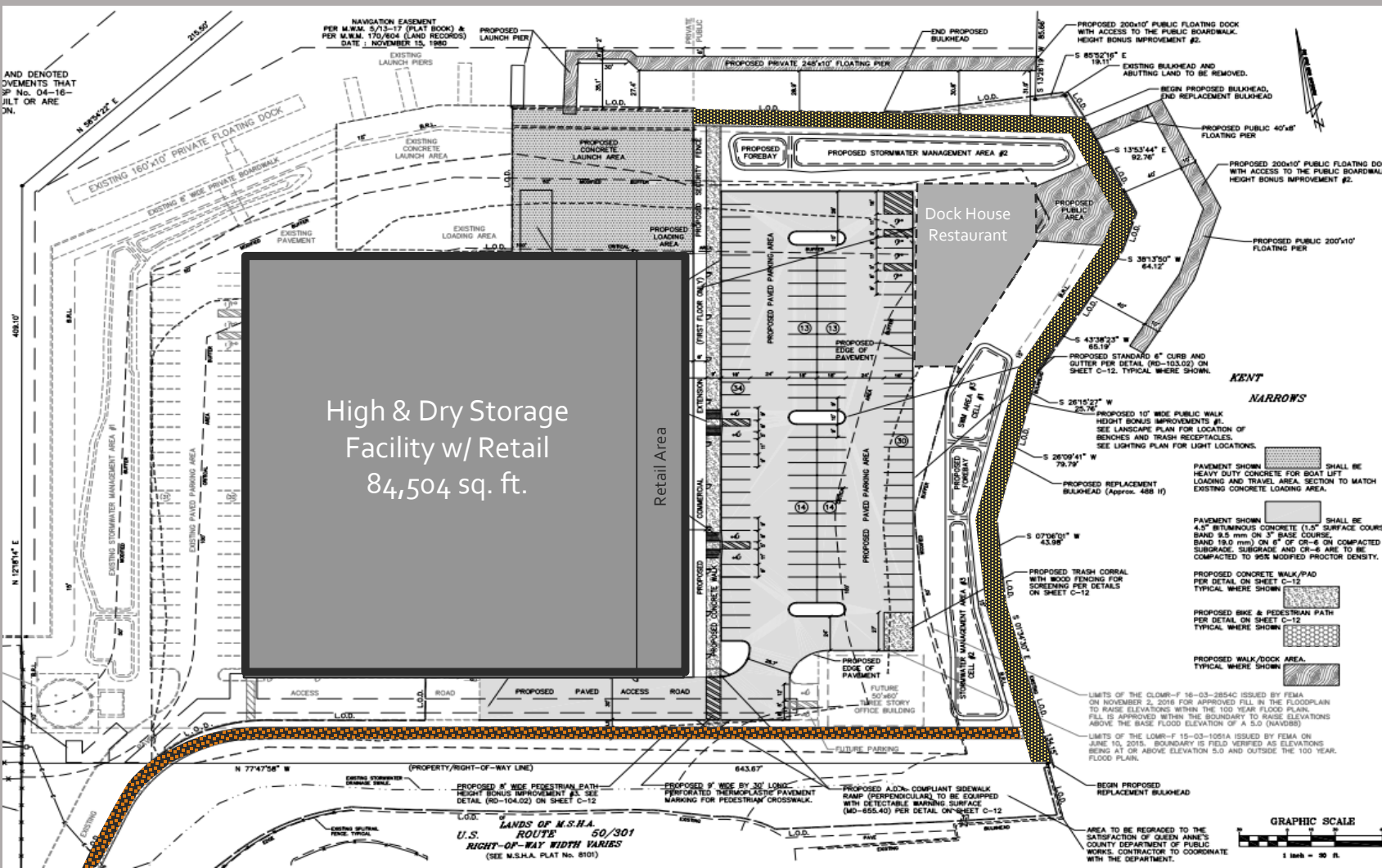
- Subject Property
- Railroad
- Road Centerlines

Source: Queen Anne's County Department of Planning & Zoning



MIXED-USE COMMERCIAL

Stop 1: Kent Narrows Marine



Waterfront Village Center District



- Purpose – intended for mixed-use commercial, light industrial, marine oriented, and seafood industry-oriented uses in the Kent Narrows

Non-residential floor area

- Boat storage: 71,100 sq. ft.
- Retail: 12,000 sq. ft.
- Other: 1,404 sq. ft.
- Total 84,504 sq. ft.

Bonus height – max height 60'

Public amenities

- Waterfront boardwalk 
- Trail extension 



MIXED-USE COMMERCIAL

Stop 1: Kent Narrows Marine

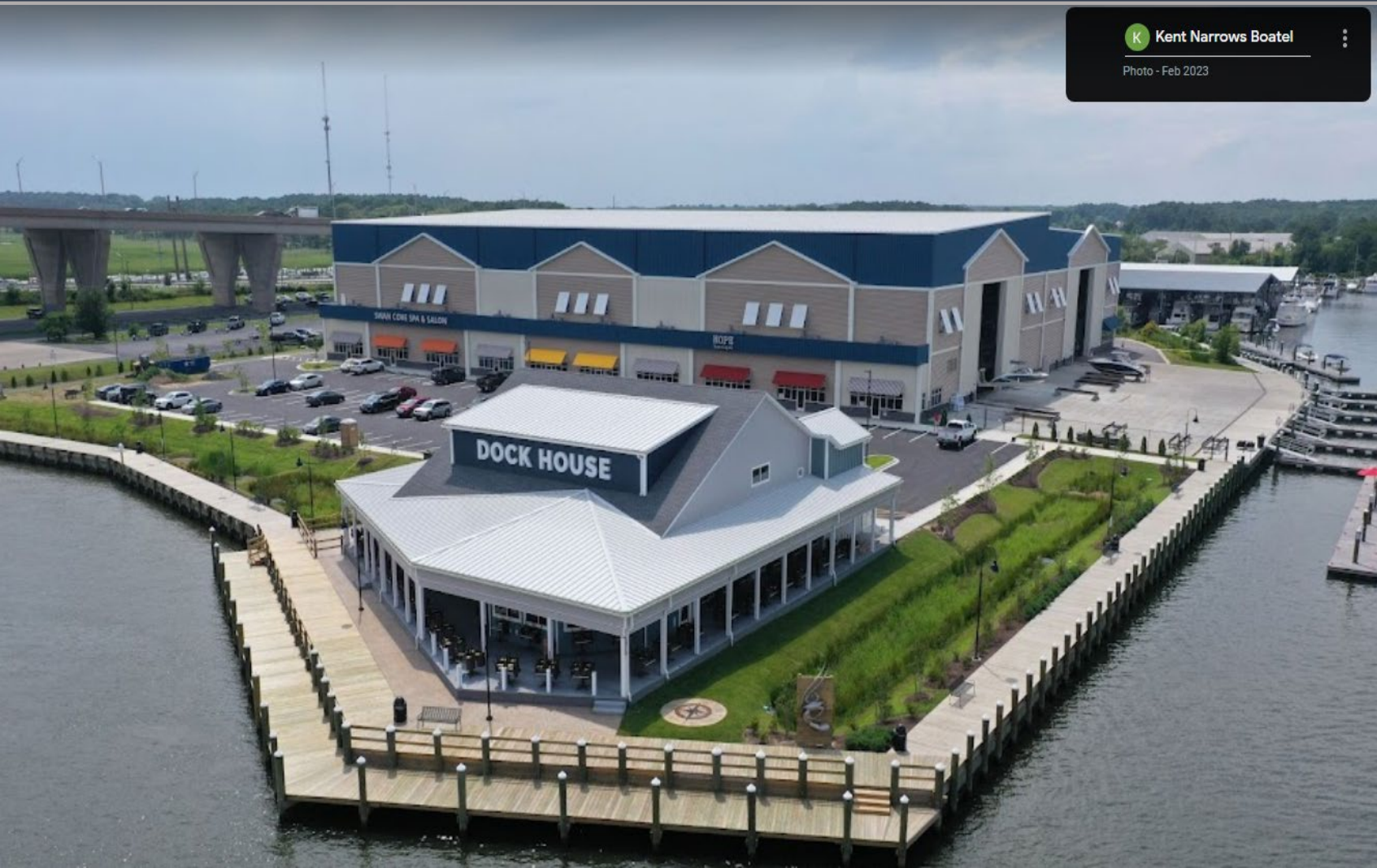


- North side of the building
- Boat launch & recovery facilities



MIXED-USE COMMERCIAL

Stop 1: Kent Narrows Marine



K Kent Narrows Boatel

Photo - Feb 2023

- East side of the building
- Restaurant and retail area



MIXED-USE RESIDENTIAL

Stop 2: Slippery Hill



Grasonville Gateway & Medical Center District

- Purpose - intended for the development of mixed uses including medical-related uses, retail and limited residential

Non-residential floor area

- Phase 1: 11,549 sf
- Future commercial: 4,800 sf
- Total (all phases) 16,349 sf

Residential units

- Commercial apt: 34
- Townhome style apt: 98
- Age-restricted apt: 54
- Total residential units: 186



MIXED-USE RESIDENTIAL

Stop 2: Slippery Hill

Mixed-use development

- First floor commercial with apartments above





MIXED-USE RESIDENTIAL

Stop 2: Slippery Hill



Under Construction: Age-restricted apartments

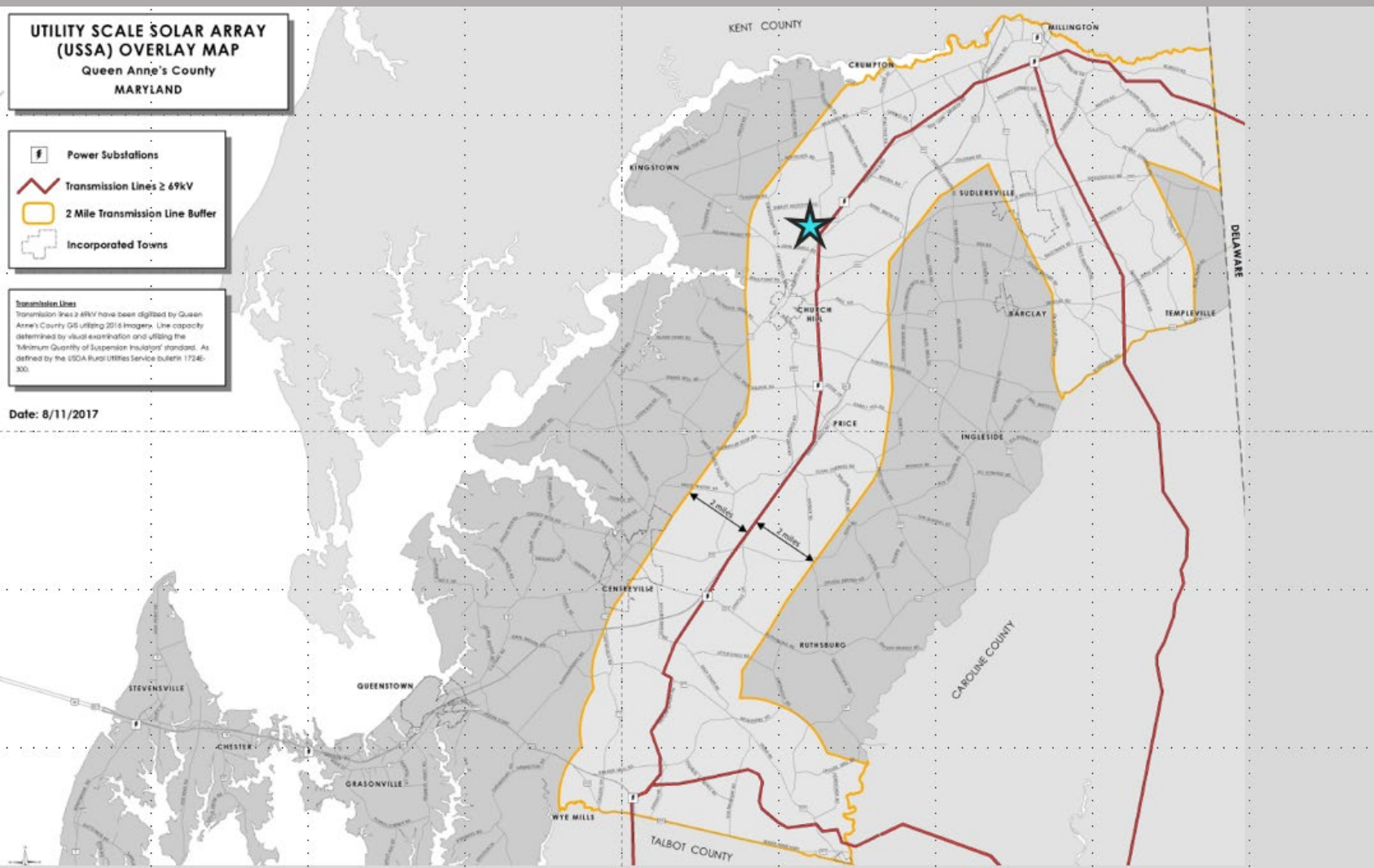


Under Construction : Townhome style apartments



UTILITY SCALE SOLAR

Stop 3: Bluegrass Solar



Utility scale solar projects only permitted only by conditional use in the Agriculture & Countryside zoning districts, but site must be at least partially within the Utility Scale Solar Array Overlay district

Utility Scale Solar Array Overlay District

- 2 miles on either side of the 69 kV transmission lines

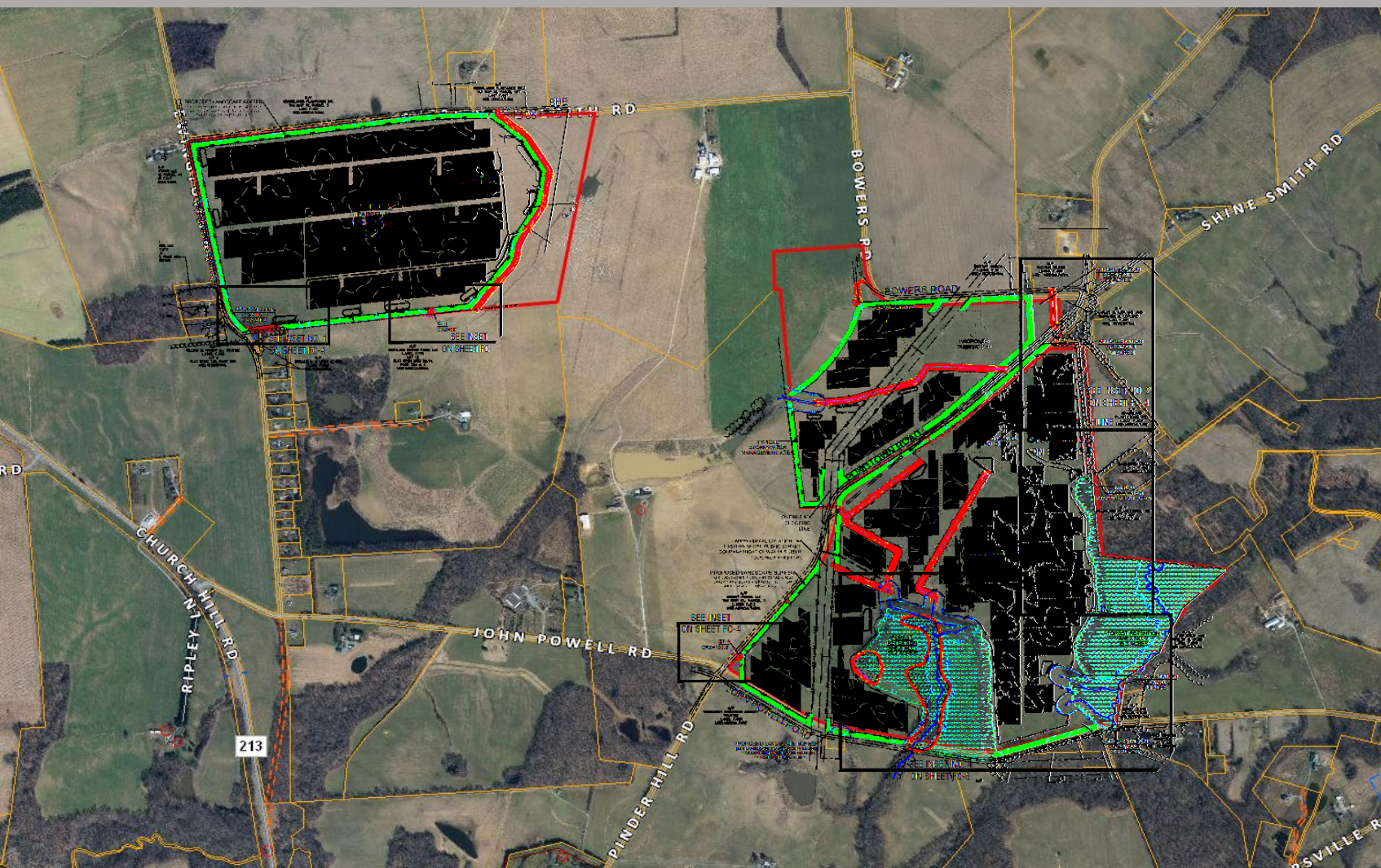
Local approval process

- **Approval 1** - Planning Commission Concept Plan approval and a recommendation to the Board of Appeals regarding the conditional use
- **Approval 2** - Board of Appeals hearing for conditional use approval
- **Approval 3** - Major Site Plan approval from the Planning Commission



UTILITY SCALE SOLAR

Stop 3: Bluegrass Solar



Total area of all 3 parcels

- Approximately 788 acres

Solar lease area

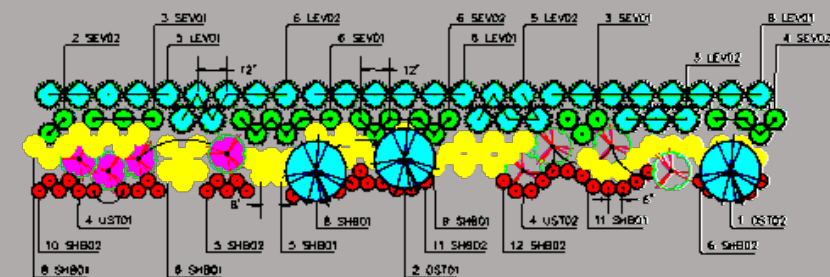
- Approximately 510 acres

Pollinator habitat

- Designed to meet DNR Pollinator Friendly Solar Designation Program
- 480+ acres of pollinator habitat

Buffer

- Required 50' wide buffer surrounding the project site
- 30.8 acres of buffer (14,000+ trees/shrubs)





UTILITY SCALE SOLAR

Stop 3: Bluegrass Solar



Solar panels

- 194,400 modules

Solar panel area

- Approximately 266 acres

Power generation

- Approximately 80 megawatts



AGRITOURISM IN QAC

Stop 4: Cascia Vineyards



Countryside District

- Purpose: intended to preserve and protect the rural and agricultural areas of the County that generally lie within the Chesapeake Bay Critical Area and contain extremely sensitive natural resources

Agritourism

- Vineyard & Winery
- 12+ acres of grape production

Tasting room

- Several award-winning varieties of wines





AGRITOURISM IN QAC

Stop 4: Cascia Vineyards



Events

- Local benefits & charity events
- Yoga
- Weddings
- Small concerts

Permitted use

- Vineyards as part of the agriculture definition
- Winery as part of a vineyard

Conditional use

- Special events, which include weddings and similar uses held for compensation



QUESTIONS?

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