

Queen Anne's County Welcomes the Maryland Sustainable Growth Commission



Steve Cohoon
Director

What is the capacity of the Ravens stadium?



Ravens Stadium Seating Capacity

- 69,084

Queen Anne's County Population

● 47,798

● 2010 U. S. Census

QAC 2000 - 2010 Town Census

| | 2000 | 2010 | %Chg |
|----------------|-------------|-------------|-------------|
| • Centreville | 1,970 | 4,285 | 117% |
| • Queenstown | 617 | 664 | 7% |
| • Church Hill | 530 | 745 | 40% |
| • Sudlersville | 391 | 497 | 27% |
| • Barclay | 143 | 120 | -16% |
| • Queen Anne | 176 | 222 | 26% |
| • Templeville | 80 | 138 | 72% |
| • Millington | 416 | 642 | 54% |

Baltimore Waterfront Marriott



Approximately

- 750 rooms & suites
- 2 people per room
- Sleeps 1,500 people

Priority Funding Areas

- Land Area = 238,337 Acres (372.2sq. Miles)
- Area in PFA= 11,626 Acres
- % of County in PFA = 4.9%

- Area in Incorporated Towns = 4,415 acres
- % of County in Incorporated Towns = 1.85%

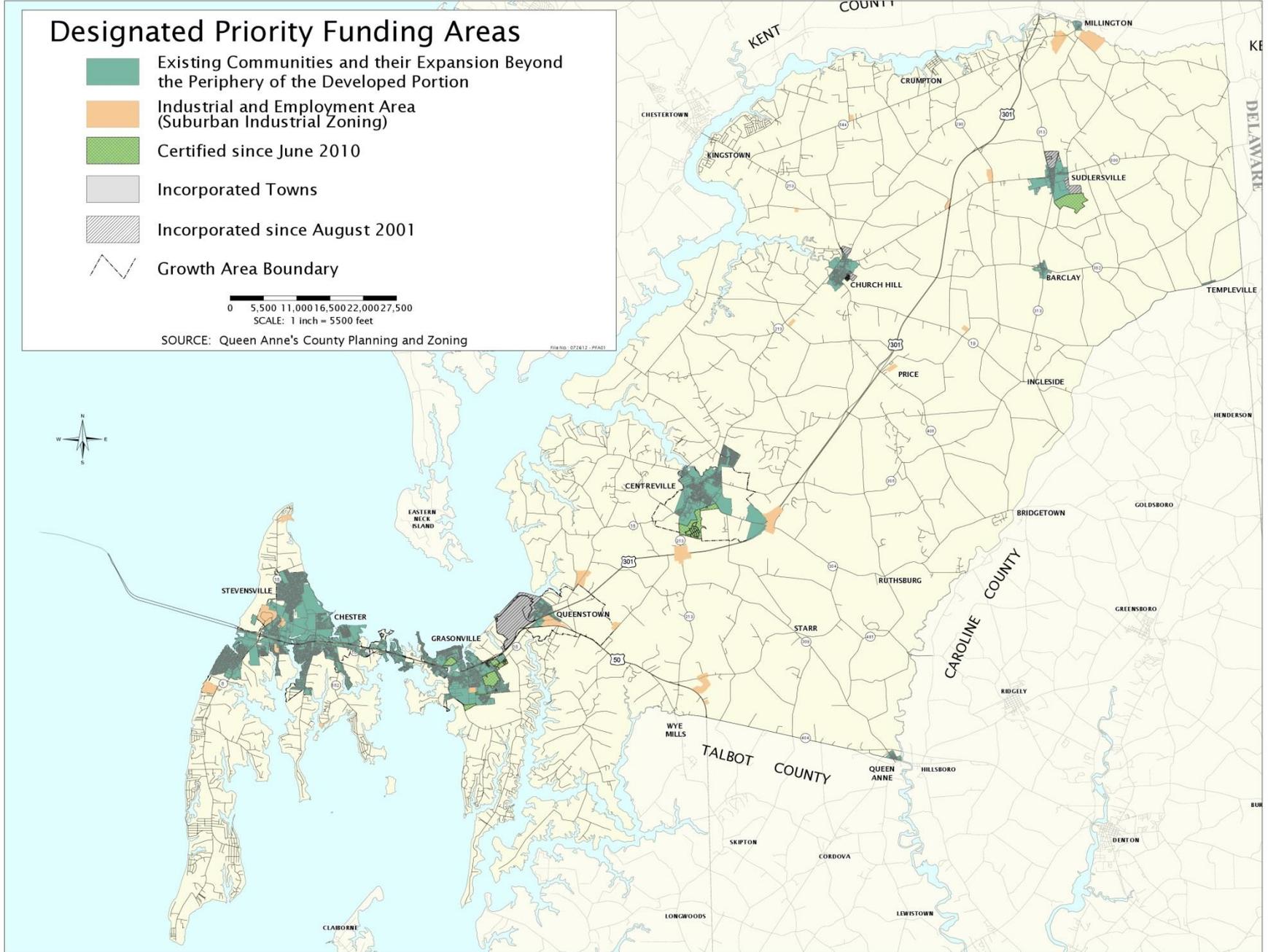
Designated Priority Funding Areas

-  Existing Communities and their Expansion Beyond the Periphery of the Developed Portion
-  Industrial and Employment Area (Suburban Industrial Zoning)
-  Certified since June 2010
-  Incorporated Towns
-  Incorporated since August 2001
-  Growth Area Boundary

0 5,500 11,000 16,500 22,000 27,500
SCALE: 1 inch = 5500 feet

SOURCE: Queen Anne's County Planning and Zoning

FIG. 50 - 07412 - PLAN1



Economic Development

- 99% of all business growth has occurred within PFAs.
- Lowest unemployment rate of any county on the Eastern Shore.
- Economic Development Incentives direct businesses to locate in PFAs and Designated Growth Areas:
 - County Strategic Assistance Revolving Loan Fund Program
 - County Commercial Property Tax Credit
 - State Job Creation Tax Credit
 - Expedited Review for development occurring in approved business parks as a minor site plan.
 - 50% offset of impact fees for developing occurring the Designated Growth Area.

Employment

- 2013 Average QAC Unemployment Rate 6.3%
- Current 2014 Average QAC Unemployment Rate 5.3%
- Current 2014 MD Avg. Unemployment Rate 6.0%
- Lower than the current US Average Rate ~ 6.5%
- Tracks closer to the Baltimore-Towson MSA Unemployment Rates than the other Eastern Shore Counties
- Approximately 1,500 employers in 2013
- Largest Employment Sectors
 - Agriculture
 - Construction
 - Trade, Transportation and Utilities
 - Professional and Business Services
 - Leisure and Hospitality
 - Financial Activities

Business Parks

- Centreville Business Park
- Thompson Creek Business Park
- Chesapeake Bay Business Park
- Matapeake Professional Park



Designations

- Centreville's Main Street Designation
 - Façade improvement grant
 - TAC grant for economic development strategic plan.
- Centreville's Sustainable Community Designation
 - Renovations to historic structures.
- Historic Stevensville A & E District
 - SHA Road Improvements
 - Tax Credits for Artists and Live/Work Space
 - Tax Exemptions for entertainment venues
- Job Creation Tax Credit PFA
 - Relocated and expanded in 2011.

Outside of PFA's

- Major transportation corridor to connect PFA's
 - Commuter traffic
 - Vacation traffic
- Chesapeake College opened in 1965
- Areas of failing septic systems on lots platted in the 1950's – (SKI)
- Strong Agricultural Preservation Program

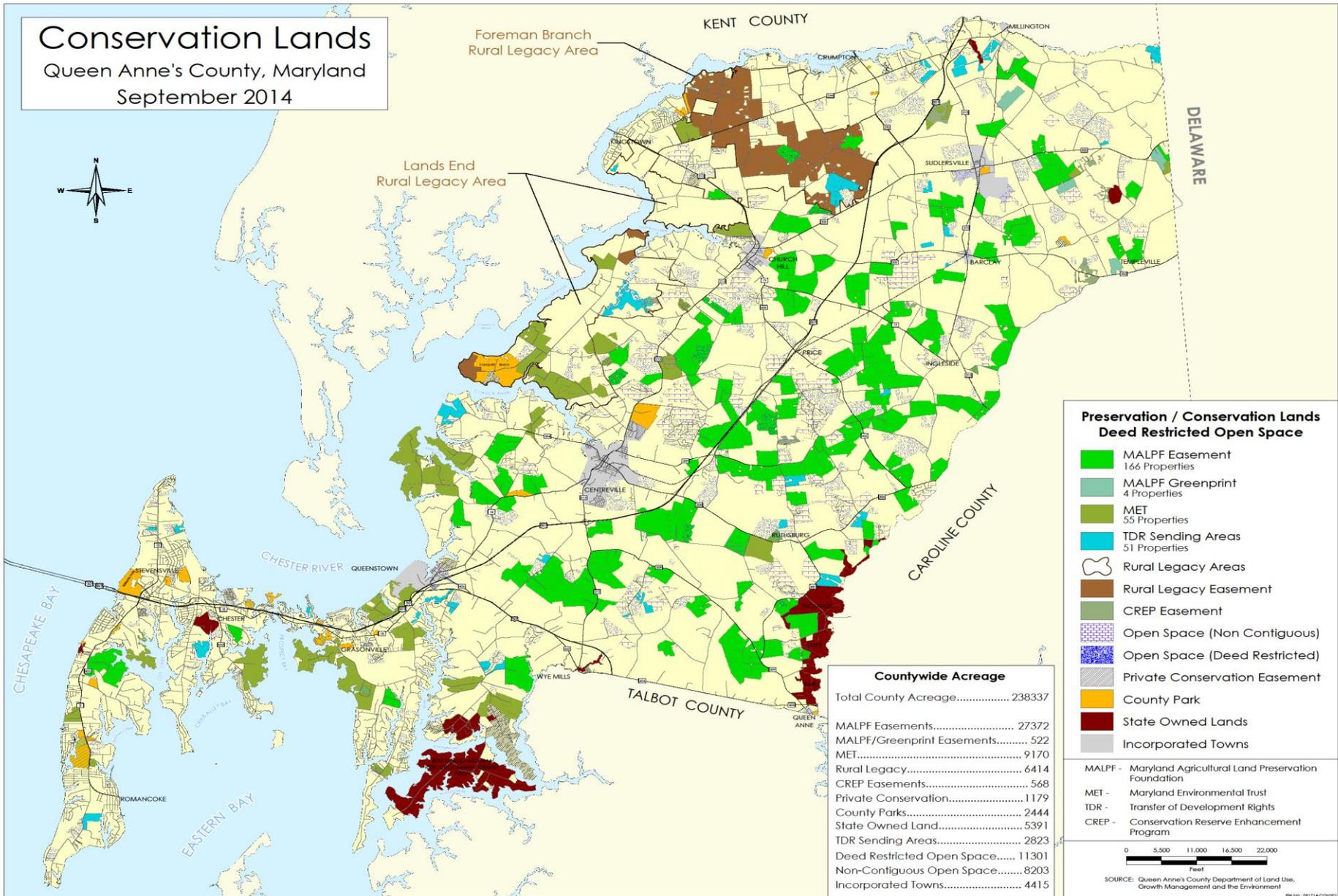
Queen Anne's County

- Protected Lands Under Easement
- MALPF + Rural Legacy Preserved Lands (Sept 2014)
 - Area in preservation = 34,300 acres
 - % in Preservation = 14.5%
- Additional Easements
 - State & County Parks
 - TDR's & Cluster Open Space
 - Maryland Environmental Trust
- All Preserved Lands Under Easement =
 - Total 75,000 ac = 31% of the County Lands

Conservation Lands

Queen Anne's County, Maryland

September 2014



Preservation / Conservation Lands Deed Restricted Open Space

- MALPF Easement
166 Properties
- MALPF Greenprint
4 Properties
- MET
55 Properties
- TDR Sending Areas
51 Properties
- Rural Legacy Areas
- Rural Legacy Easement
- CREP Easement
- Open Space (Non Contiguous)
- Open Space (Deed Restricted)
- Private Conservation Easement
- County Park
- State Owned Lands
- Incorporated Towns

Countywide Acreage

| | |
|---------------------------------|--------|
| Total County Acreage..... | 238337 |
| MALPF Easements..... | 27372 |
| MALPF/Greenprint Easements..... | 522 |
| MET..... | 9170 |
| Rural Legacy..... | 6414 |
| CREP Easements..... | 568 |
| Private Conservation..... | 1179 |
| County Parks..... | 2444 |
| State Owned Land..... | 5391 |
| TDR Sending Areas..... | 2823 |
| Deed Restricted Open Space..... | 11301 |
| Non-Contiguous Open Space..... | 8203 |
| Incorporated Towns..... | 4415 |

- MALPF - Maryland Agricultural Land Preservation Foundation
- MET - Maryland Environmental Trust
- TDR - Transfer of Development Rights
- CREP - Conservation Reserve Enhancement Program



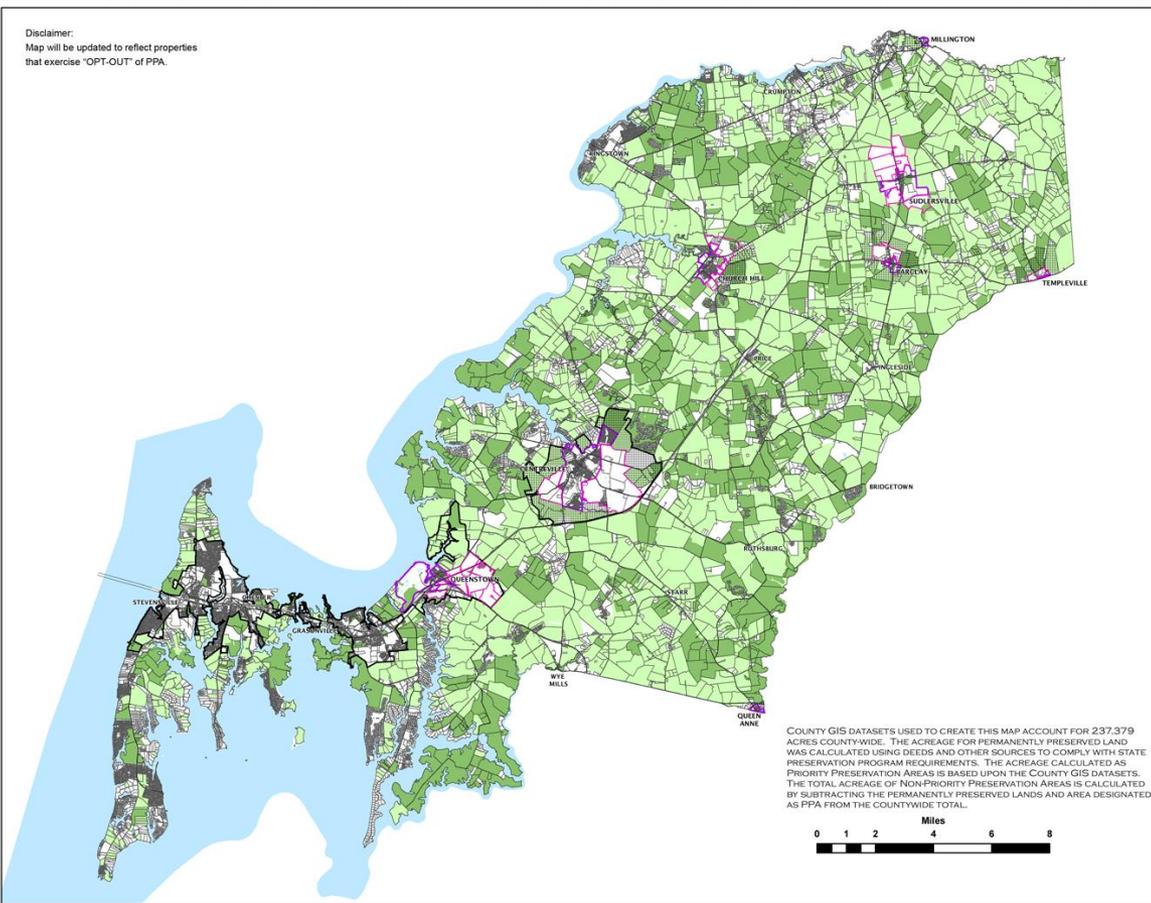
SOURCE: Queen Anne's County Department of Land Use, Growth Management and the Environment

Septic Bill

- In full compliance with the bill
- County has not adopted tier maps at this point
- Only minor subdivisions on septic systems
- 88% of the County is limited to only minor subdivisions

Septic Bill - Tier IV Priority Preservation Area

Disclaimer:
Map will be updated to reflect properties
that exercise "OPT-OUT" of PPA.



QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN UPDATE

MARYLAND

PRIORITY PRESERVATION AREAS

Legend

- County Boundary
- Roadways
- Parcels
- Town Future Annexation Areas
- Incorporated Towns
- County / Town Planning Areas
- Greenbelts
- Permanently Preserved Lands
- Priority Preservation Areas*
- Non-Priority Preservation Areas**
- Water

NOTES:

*PRIORITY PRESERVATION AREAS DO NOT INCLUDE EXISTING PERMANENTLY PRESERVED LANDS.

PERMANENTLY PRESERVED LAND: 69,093 ACRES
TOTAL AREA DESIGNATED AS PRIORITY PRESERVATION AREA (PPA): 119,004 ACRES

PPA PRESERVATION GOAL (80 PERCENT OF LANDS AVAILABLE FOR PRESERVATION): 95,203 ACRES

**NON-PRIORITY PRESERVATION AREAS:

- 49,282 ACRES AREAS INCLUDE:
- PLANNING AREAS, INCORPORATED TOWN BOUNDARIES AND FUTURE ANNEXATION AREAS;
- COMMON AREAS WITHIN SUBDIVISIONS;
- PUBLIC AND PRIVATE PROPERTIES EXEMPT FROM TAXES SUCH AS CHURCHES AND SCHOOLS;
- MAJOR AND MINOR SUBDIVISION APPROVED FROM JANUARY 2002 TO APRIL 2009;
- LOTS THAT ARE LESS THAN OR EQUAL TO 5 ACRES;
- LOTS IMPROVED WITH A RESIDENCE 20 ACRES OR LESS; AND
- ALL PROPERTIES NOT ZONED AGRICULTURE AND COUNTRYSIDE.



SOURCE: MARYLAND DEPARTMENT OF PLANNING, QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT (LGE). SATELLITE IMAGERY 2007, 2008, AND 2010 TAX PARCELS AS COMPILED BY LGE.

MARCH 2010

MAP ESA-10

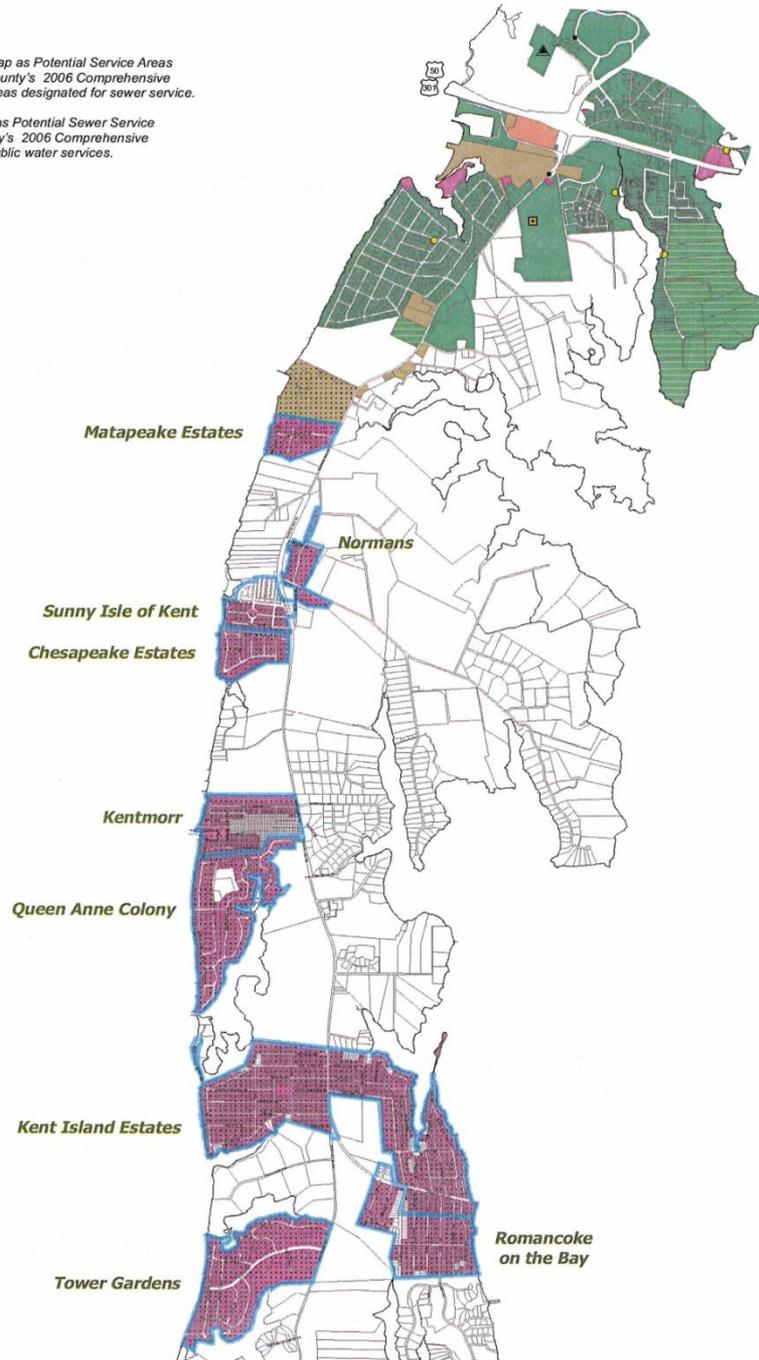
Southern Kent Island (SKI)

- Subdivisions platted in 1950's prior to septic regulations
- High groundwater –
 - Septic system trenches are in groundwater
 - No separation from groundwater for treatment
- Soils with poor permeability
- Small lot sizes limit repair and replacements
- Attorney General opinion requires service to infill

South Kent Island (SKI) Service Area

**Note: Areas identified on this map as Potential Service Areas include areas identified in the County's 2006 Comprehensive Water and Sewerage Plan as areas designated for sewer service.*

No areas identified on this map as Potential Sewer Service Areas are identified in the County's 2006 Comprehensive Water and Sewerage Plan for public water services.



Southern Kent Island

- Serve 9 communities on Southern Kent Island bordering the Chesapeake Bay and Eastern Bay
 - SKI communities are not in Priority Funding Areas
 - Provide public sewer to 1,518 existing homes
 - Provide sewer to a maximum of 632 vacant lots
 - Expected build-out of vacant lots is 560 homes
 - County is requesting a State Revolving Fund loan and Bay Restoration Fund grants

Southern Kent Island

- Need State funding to keep project affordable to existing residents
- Work to limit growth and infill through lot consolidation
- Started the project with an evaluation of expanding growth area
 - PFA designation require increased density
 - Encourage additional development
 - Contrary to public policy to limit infill

House Bill 11

- Departmental Bill – MDE & MDP
- Supported by MACo and many Counties
- Allows for use of Bay Restoration funds outside of PFA to address failing septic systems
- BRF funds are not to be used to support infill
- Requires approval from Smart Growth Coordinating Committee
- Approvals are conditioned considering specific situation

House Bill 11

- Very positive solution to a situation that predates Smart Growth Legislation
- Works to implement State Policy Goals and Objectives
- Acknowledges one size does not fit all

Questions?

