

Queen Anne's County

MARYLAND

COMPREHENSIVE PLAN 2022











# 2022 QAC COMPREHENSIVE PLAN

Climate Change and Sea Level Rise





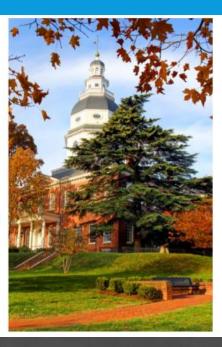
FOREVER

Advancing and Enhancing Land Conservation

**30th Annual Maryland Land Conservation Conference** 

"Changing the Future, Now!"





## A COMPREHENSIVE PLAN IS:

- Blueprint for the future: 20-year horizon
- Establishes a community vision for growth and preservation over the next 20 years
- Guides decisions on land use and preservation, transportation, housing, development, environment
- Coordinates local planning efforts
- Fulfills State of Maryland requirement
  - Md Ann. Code Land Use Article § 3-101.

## A COMPREHENSIVE PLAN IS NOT:

- A regulation
- An ordinance
- Zoning

A comprehensive plan, upon adoption, does not:

- Create new regulations
- Change existing zoning
- Alter the development rights allowed by each property's existing zoning

- Main Components:
  - Needs & Opportunities
  - Supporting Goals & Recommendations
  - Future Development Guide
  - 10-Year Action Plan for Implementation
- Public Input:
  - Helps prioritize needs and opportunities
  - Helps establish community vision for growth and preservation
  - Helps identify desired development patterns

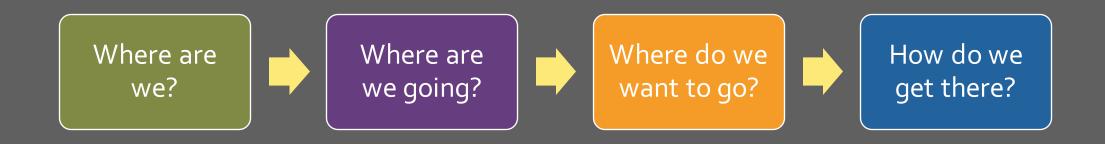
CHAPTER 1 Introduction	Planning Background County & STATE VISION	Legal Context Community Outreach
CHAPTER 2 County Profile	Physical Characteristics Demographic Characteristics	Housing Characteristics Economic Characteristics
CHAPTER 3 Community Facilities & Services	COMMUNITY FACILITIES & Services PUBLIC UTILITIES	OPEN SPACE & RECREATION
CHAPTER 4 Land Use	EXISTING LAND USE FUTURE LAND USE	PRIORITY PRESERVATION Growth Management Strategies
CHAPTER 5 Environmental Resources & Protection	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

## **HOW OFTEN IS THE PLAN UPDATED?**

- 10-year updates required by the State of Maryland + interim 5-year reviews
- Previous planning efforts
  - 2010 Comprehensive Plan
  - 2006 Kent Narrows Community Plan
  - 2007 Chester/Stevensville Community Plan
  - 2010 Grasonville Community Plan
- Other plans to consider during this update
  - Municipal comprehensive plans
  - QAC Housing Study
  - QAC LPPRP
  - QAC Comprehensive Water & Sewerage Plan
  - MD Transportation Plan
  - And many other plans and data sources

## PLANQAC: STEPS IN THE PLANNING PROCESS



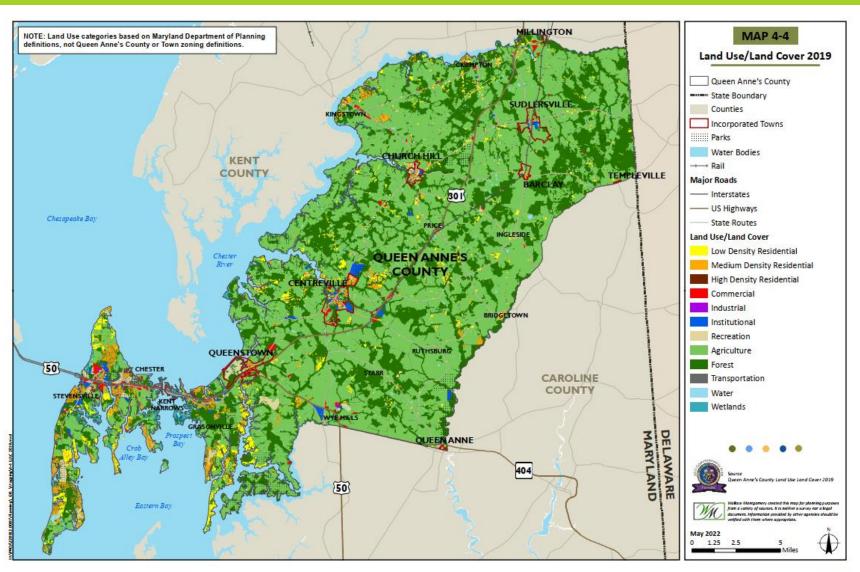
## QUEEN ANNE'S COUNTY

- 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: o' 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

	2019	
Land Use/Land Cover	#	%
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%



- 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, along with an analysis of current issues and trends;
  - Is intended to serve as a guide for the County's future growth, revitalization, preservation, and resilience over the next 10-20 years; and
  - Will provide guidance for the County's unincorporated areas and address key community issues that require collaboration with Queen Anne's County municipalities and other state and local agencies.

#### 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):

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## **PROCESS**

### **Community Outreach**

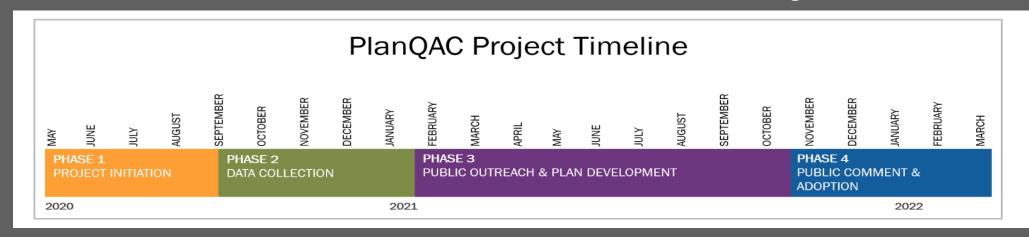
- Project Website
- Public Opinion Survey
- Public Workshops
  - 5 Visioning Workshops
  - 8 Special Topic Workshops

### Meetings



Hybrid Special Topic Workshop: Land Use

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



### VISION AND THEMES

### Vision

 Update from 2010 Comprehensive Plan based on community input

Emphasis on quintessential rural

community

### VISION STATEMENT

PlanOAC'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—Oueen Anne's County is a faithful steward of its natural and cultural heritage for the Chesapeake Bay and other Fastern 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
- 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 ••••











### COMMUNITY REVITALIZATION

FISCAL RESPONSIBILITY

SUSTAINABLE GROWTH

projected

generations.

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

Includes the wise use of physical

resources, which allows the

County to meet current and

conserving resources for future

needs.

while



Figure 1-3. Plan Themes

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 renewable resources.

#### HEALTH & RESILIENCE



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

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**

Adequate Public Facilities Capacity Limitations

Climate Change, Sea Level Rise & Increased Storm

Impervious Surface Impacts to Watershed Health

NPDES & MS4 Stormwater Permit Requirements

Hazard Identification & Mitigation

### PLAN THEMES

#### Leverage funding opportunities related to **△**

SUSTAINABLE GROWTH

FFMA CRS & FPA MS4 requirements Mitigating future effects of climate change

Direct growth to areas with adequate public PRESERVATION & CONSERVATION

Encourage reduction in amount of

HEALTH & RESILIENCE Planning for a variety of natural hazards

### RELEVANT STATE VISIONS















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.

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

**Environmental Resources** 

PlanOAC 2022

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## CLIMATE CHANGE AND SEA LEVEL RISE

### How does it all come together in a Comprehensive Plan?

- Comprehensive plans are usually not standalone documents but incorporate and support other plans that have previously been established.
- They also provide support for future grants, documents, recommendations, and studies to be completed.

- 2016 Sea Level Rise and Coastal Storm
   Surge Vulnerability Assessment Study
  - Sea Level Rise & Coastal Vulnerability Viewer
- 2018 Multijurisdictional Hazard Mitigation
   Plan
- Nuisance Flood Plan
- 2019 County Climate Resilience Planning & Financing Study

## WATER RESOURCES ELEMENT (WRE)

### What is a WRE?

- In 2007,HB 1141 required for a Water Resources Element (WRE) to be included in local land use plans.
- The purpose of the WRE is to identify:
  - Drinking water and other water resources that will adequately provide for existing and future needs; and
  - Suitable receiving water and land area to meet stormwater management and wastewater treatment for existing and future needs.

### Queen Anne's County WRE

- Climate change is integrated in the WRE by:
  - Identifying resilience and hazard planning tools such as the 2016 Sea Level Rise and Coastal Vulnerability Assessment and finalizing the 2019 County Climate Resilience Planning and Financing Study.
  - Identifying that our existing wetlands offer protection to sea level rise and inundation; and
  - The repetition of the statement, "The County must contemplate sustainable and resilient land use policies in the face of necessary hazard planning."

## PLAN - FUTURE

- Throughout each chapter, strategies and recommendations are established to accomplish future goals for the County.
- These strategies and recommendations are incorporated into 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

## IMPLEMENTATION MATRIX

		Lead Agency &	Capita
0.	Action	Implementation Partners	Item
OAL 4-2: A	gricultural 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 p	reservation 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
HAPTER 5			
OAL 5-1: I	mplement 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
OAL 5-2: I	mplement conservation, preservation, and regulation strategies including environmental protection and resource conservation measures.		
	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 Comprehensive Water and Sewerage Plan and the Water Resources Element (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

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- Throughout the document these statements which direct the County to contemplate resiliency planning appear consistently:
  - Project review will include an assessment of the County's vulnerable resources to ensure that the goals of the County's hazard resiliency policy documents are contemplated.
  - During this planning cycle, the community finds itself nearing the limits of adequate public facilities including transportation infrastructure on its state and local roads, the Chesapeake Bay Bridge, local school capacity, and sewerage capacity permit restrictions at the County's KNSG Wastewater Treatment Plant. In addition to these infrastructure challenges, the County must contemplate sustainable and resilient land use policies in the face of necessary hazard planning.

### Land Use Plan Theme

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.

### Land Use Key Issue

Resiliency Planning

- Land Use Chapter
  - Goal 4-1, Strategy 2, Recommendation 8: Review and update regulations to ensure minimal environmental impacts and contemplate hazard resiliency.
  - Resiliency Planning is identified as a Key Issue with the Health and Resilience Plan Theme to integrate land use, environment, housing, and economic development needs.
  - Land Use Change As climate resiliency plays an ever-increasing role in land use planning, it brings into sharp focus the need to direct growth to designated Growth Areas that can provide adequate public facilities and to preserve the finite resource of the County's tillable soil.
  - Growth Areas The population growth would be accompanied by employment opportunities with the intent that cost effective public facilities and services will be provided to meet population needs, resulting in a reduction of traffic impacts, and reduction in the impacts on the environment with an emphasis on management and protection of water resources and climate impact resiliency.
  - BMP: Conservation & Protection Evaluation of vulnerable resources and hazard planning resiliency.

## Environmental Resources Key Issue

Climate Change, Sea Level Rise & Increased Storm Severity

## Environmental Resources Plan Theme



- Environment Resources Chapter
  - Goal 5-2, Strategy 2, Rec. 1: To accommodate storm surges, nuisance flooding, rising sea levels, and climate change, prevent development in mapped flood zones and evaluate the appropriateness of going beyond FEMA requirements to consider additional restrictions based on projected sea level rise.
  - Goal 5-2, Strategy 2, Rec. 2: During new development project review, contemplate the <u>2016 Sea Level Rise and Coastal Vulnerability Assessment Plan</u>, which identified key vulnerable resources.
  - Goal 5-2, Strategy 2, Rec. 3: Finalize the 2019 County Climate Resilience Planning and Financing Study and contemplate the prioritization of resiliency projects and capital improvements.
    - Echoed in Water Resources Element (WRE)
  - Co-benefit recommendations including stormwater, water quality, wetlands, conservation, growth management, etc.

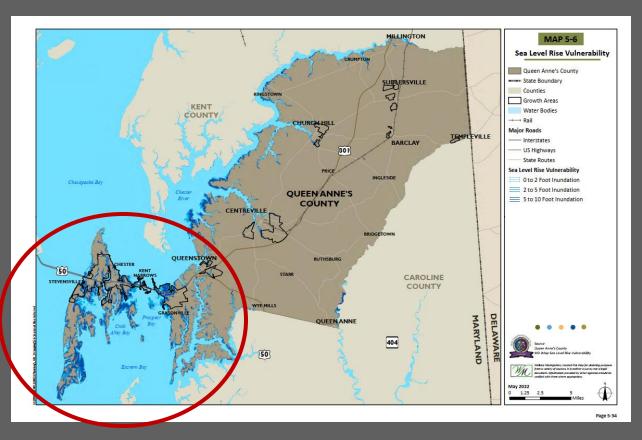
- Environment Resources Chapter (cont.)
  - Environmental Resources Vision: Protecting social and economic assets by enhancing environmental resiliency and mitigating potential effects of climate change.
  - Climate Change is identified as a Key Issue with the Sustainable Growth Plan Theme to plan for future effects.
  - Climate change section addresses planning documents as guidance, heavy precipitation, and sea level rise.
  - Map 5-6: Sea Level Rise Vulnerability

### Environmental Resources Key Issue

Climate Change, Sea Level Rise & Increased Storm Severity

## Environmental Resources Plan Theme







## COUNTY GROWTH AREAS

- Historic & Cultural Resources Chapter
  - Overarching Goal: The overarching goal for historic and cultural resources is to save more of these resources, including historic sites and districts, and incorporate them and their stories—into the life, growth, and future of Queen Anne's County. Historic preservation principles, especially encouraging sensitive adaptive use of historic structures, will reinforce the County's efforts to encourage beneficial growth, arts and entertainment districts, and community resilience to cope with sea level rise and other impacts of climate change.
- Community Facilities & Services Chapter
  - Goal 3-2, Strategy 1, Rec. 5: Provide for the protection and adaptability of public facilities and resources in the face of climate change and sea level rise.

### Community Plans Chapter

- Section devoted to Climate Change and Sea Level Rise
- Vulnerable resources have been identified through the 2016 Sea Level Rise and Vulnerability Study and in 2019 the analysis was continued with the County Climate Resilience Planning and Financing Study.
- "Planning for and mitigating these effects in the Growth Areas is an integral part of what will shape Queen Anne's in the coming years".
- Community Facilities & Services Chapter
  - Goal 3-2, Strategy 1, Rec. 5: Provide for the protection and adaptability of public facilities and resources in the face of climate change and sea level rise.

#### GRASONVILLE GROWTH AREA VISION

With forward thinking and community involvement, Grasonville will reestablish its former character and sense of place; embody responsible growth that recognizes the character of the area and the needs of its citizens, now and in the future; enhance the quality of life for its citizens, while accommodating the area's appropriate growth and development; protect its ones are a think resources and scenic leavily; provide for increased connectivity; acrieve resiliency in the face of climate change; and accourage a balance between the needs of local residents, employees, and visitors to the community.

#### PRIORITIES

Pedestrian & Bike Connectivity
Protect Natural Resources
establish Character & Sense of Community
limate Change & Sea Level Rise Resiliency

### CHESTER/STEVENSVILLE GROWTH AREA VISION

The Chester/Stevensville Community Growth Area will provide opportunities for families of all shapes, sizes, and income levels to obtain secure, affordable housing; maintain decent employment and education; access useful, safe, and varied transportation options; enjoy a variety of park, recreation and historie/outturel facilities; preserve the community's environmental resources; and achieve resiliency in the face of climate change.

#### PRIORITIE:

Climate Change & Sea Level Rise Resiliency

Community Connectivity

Maintain Community Character





### SEA LEVEL RISE AND COASTAL VULNERABILITY ASSESSMENT AND IMPLEMENTATION PLAN

QUEEN ANNE'S COUNTY, MARYLAND



Photo credit: Briso Raines, poblemid com

MARCH 2016



DEPARTMENT OF PUBLIC WORKS 312 SAFETY DRIVE CENTREVILLE, MARYLAND 21617





### DRAFT **CLIMATE RESILIENCE ACTION STRATEGY**

**JANUARY 10, 2020** 

The following document provides a DRAFT Climate Resilience Action Strategy, which was developed by the University of Maryland on behalf of Queen Anne's County. This document was drafted for an internal review by the Queen Anne's County Resilience Action Strategy Work Group and is not intended for public distribution. Please forward all questions and/or concerns to:

Joanne Throwe: jthrowe@umd.ed

Dan Nees: dnees@umd.edu

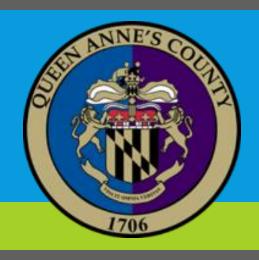


Goal 5-2, Strategy 2, Rec. 2: During new development project review, contemplate the 2016 Sea Level Rise and Coastal Vulnerability Assessment Plan, which identified key vulnerable resources.

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# QUESTIONS?



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