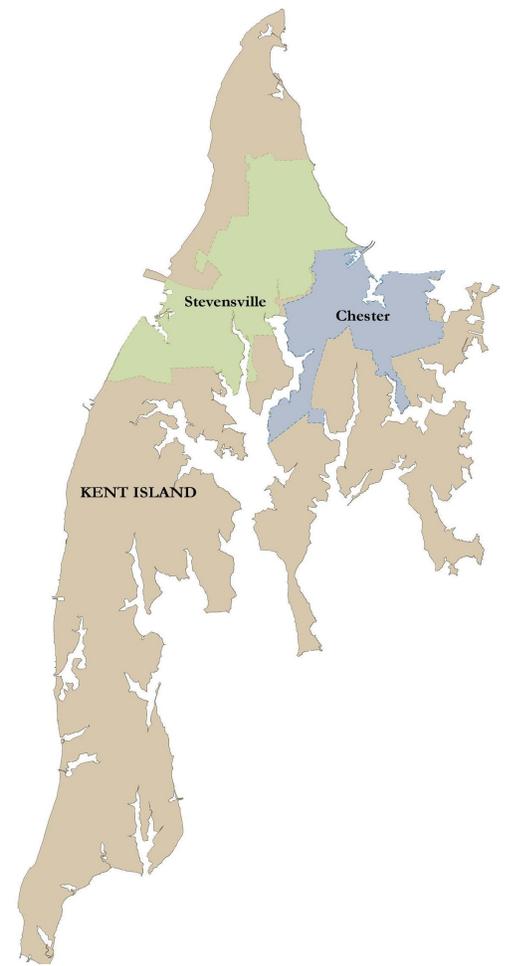


Chapter 2

Community Profiles

The Planning Area

The Planning Area is comprised of the communities of Chester and Stevensville, which are both located on Kent Island. Chester has a total land area of 1,930.29 acres, and is located on the eastern portion of Kent Island and is bounded by Cox Creek to the west, Piney Creek and Prospect Bay to the east, Chester River to the north and Kirwan Creek to the south. Stevensville has a total land area of 3,328.87 acres, and is located on the western portion of Kent Island and is bounded by the Chesapeake Bay on the west, Thompson Creek to the south, Cox Creek to the south and east, and the Chester River to the east.



Chester

First recognized as a Census Designated Place in the 2000 Decennial Census, the 1997 Chester Planning Area comprises 9.8 percent of the land area of Kent Island and is about 60 percent of the size of Stevensville. Prior to the opening of the Chesapeake Bay Bridge in 1952, Chester was a small community consisting of a series of small villages and farmlands strung along Route 18, at one time the only road to Kent Island.

With the opening of the Bay Bridge and the construction of Route 50/301, development sprang up in the form of commercial strips along the highway and residential neighborhoods near the waterfront. As a result, most of the development in Chester took on a linear form along Route 50/301 in order to readily

Chester 2000 Snapshot

- Median household income above state average
- Median house value above state average
- Unemployed percentage below state average
- African-American race population percentage significantly below state average
- Median age above state average
- Foreign-born population percentage above state average
- Renting percentage below state average
- Length of stay since moving in below state average
- House age below state average
- Median resident age: 39.2 years
- Median household income: \$56,558
- Median house value: \$145,800
- Ancestries of population:
 - ▶ German (21.0%)
 - ▶ Irish (17.0%)
 - ▶ English (15.2%)
 - ▶ United States (12.3%)
 - ▶ Italian (6.0%)
 - ▶ Polish (5.0%)
- High school education or higher: 86.0%
- Bachelor's degree or higher: 24.0%
- Graduate or professional degree: 8.5%
- Unemployed: 3.2%
- Never married: 21.9%
- Now married: 56.8%
- Separated: 2.7%
- Widowed: 6.5%
- Divorced: 12.1%

access existing transportation routes and minimize the need for additional road construction. This form of development gives the appearance from the highway that the area is much more developed than it actually is. Large tracts of farmland and woodlands were left undeveloped behind the highway strip development. In recent decades, the construction of Route 50/301 and its subsequent upgrades and access controls have literally severed Chester into two distinct parts north and south of Route 50/301, with only one connecting above-grade crossover.

Today Chester may best be described as a loose-knit collection of residential and commercial neighborhoods lacking the traditional center and sense of interconnectedness typically found in most small towns and villages. Nonetheless, it is a vibrant community with deep roots and its residents generally have a strong sense of identification with the area.

Stevensville

The 1998 Stevensville Planning Area consists of 3,328.87 acres, or 16.5 percent of the land area of Kent Island. Although it is not an incorporated municipality, Stevensville is a historic community. The 1631 settlement of the Isle of Kent was predated only by Jamestown, Plymouth Rock and the Massachusetts Colony. Stevensville as a village was established in the mid-1800s. By 1877, tax maps showed the community had prospered enough to have grown to include churches, stores, a doctor's office, a post office, an Odd Fellows Hall and a hotel. Rail service arrived in 1902 and within a decade Stevensville had two schools, four doctors, a blacksmith and a sawmill.



The Stevensville area has always been physically significant as a connection between the Eastern and Western Shores of the Chesapeake Bay. Through time, Love Point was serviced by steamer, ferry and rail from the Baltimore area. Vacationers would come over for weekend visits, perhaps staying at the

Stevensville 2000 Snapshot

- Median household income above state average
- Median house value above state average
- Unemployed percentage significantly below state average
- African-American population percentage significantly below state average
- Foreign-born population percentage above state average
- Renting percentage significantly below state average
- Length of stay since moving in below state average
- House age significantly below state average
- Median resident age: 33.5 years
- Median household income: \$63,962
- Median house value: \$153,100
- Ancestries
 - ▶ German (24.0%)
 - ▶ Irish (20.3%), English (14.1%)
 - ▶ United States (12.1%)
 - ▶ Italian (5.5%)
 - ▶ Polish (4.1%)
- High school education or higher: 91.0%
- Bachelor's degree or higher: 25.6%
- Graduate or professional degree: 8.0%
- Unemployed: 1.4%
- Never married: 16.8%
- Now married: 68.9%
- Separated: 2.4%
- Widowed: 4.1%
- Divorced: 7.9%

old Love Point Hotel. Residents would leave Love Point on the Bay steamer "Smokey Joe" to go to Baltimore to shop for the day, stay in a rooming house overnight and return to Kent Island the next morning. Prior to 1952 all ferry traffic going to Ocean City traveled through Stevensville on Route 18 over the present Cox Creek bridge. The traffic returning from Ocean City on weekends would back-up for five to ten miles waiting to get on the ferry.

Passenger rail service to Stevensville was discontinued in the late 1930s and by 1948 all rail service had stopped, ending the growth period that had started nearly 100 years earlier. In 1952, with the completion of the first Bay Bridge, Stevensville entered a new period of growth with creation of easy access to the western shore. Residents new to Kent Island found it to be an ideal combination of rural, waterfront countryside located within an hour's drive of major metropolitan job centers. As a result, the village of Stevensville, once surrounded by forests and farms, grew into a highly suburbanized, auto-oriented community centered around the historic village core. The vast majority of the physical development in the Stevensville area occurred before Route 50/301 was reconstructed as a six lane, controlled-access highway in the late 1980s. This improvement to the highway inadvertently caused problems for many of the communities along it. In the Stevensville area, only one overpass connects the northern and southern parts of town, and there is no way to get from south Stevensville to south Chester without getting on Route 50/301 or through a circuitous route that entails going to the north side of the highway and using Routes 8 and 18 to cross back over to the south side at the next overpass.

Today Stevensville is a composite of an older Eastern Shore agrarian community and a modern suburban enclave. The town core contains beautiful, historic buildings being used as commercial space, alongside newer businesses that were designed to blend in architecturally. The surrounding residential areas are also a mix of styles and vintages. Many of the homes in and around the town core are quite old, whereas the subdivisions of Cloverfields, with 908 homes, and Bay City, with 582 homes, date from the 1950s and 1960s. The historic district, listed on the National Register of Historic Sites in 1986, is north of Route 50/301 and is bordered by commercial development.

Population Characteristics

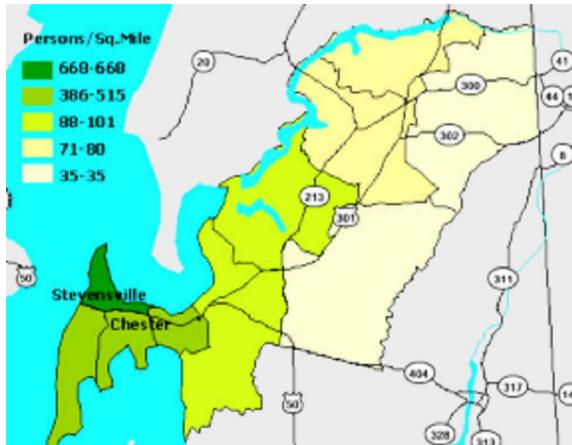
Kent Island contains the largest concentration of population in Queen Anne's County (see Figure 2-1). In 1990, 37.5 percent of the County's population resided on Kent Island; in the year 2000, 41.4 percent of the County's population was on Kent Island.

Of Kent Island's population, slightly less than 22 percent lived within the Chester Planning Area in 1990; in the year 2000 that number increased marginally to 22.14 percent (see Table 2-1). According to the 2000 Census, the number of residents in the Chester Planning Area was approximately 3,723 persons in 2000, which was a 32.68 percent increase over the total 1990 population. This pace of growth was nearly equal to Kent Island's increase of 31.05 percent during this decade (see Figure 2-2).

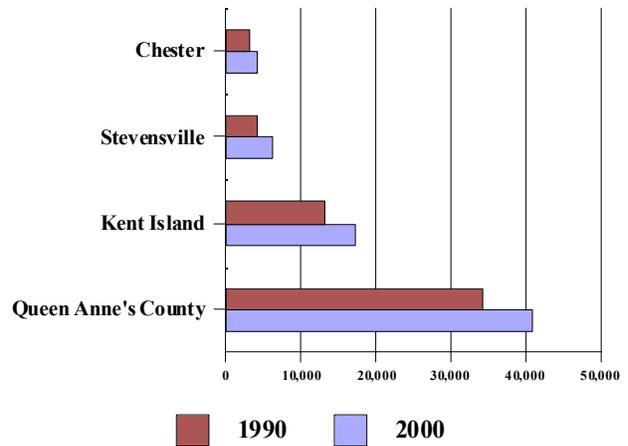
In 1990, with 3,613 residents, the Stevensville Planning Area comprised slightly more than 28 percent of the total Kent Island population. By the year 2000, the population had grown to 5,880 and

represented 34.98 percent of the total Kent Island population. During this decade Stevensville's population grew at twice the rate of Chester's and Kent Island as a whole.

**Figure 2-1
Regional Population Concentrations**



**Figure 2-2
Illustrated Regional Population Increases**



Age

In 1990 the age composition of populations within the Chester and Stevensville Planning Areas were roughly similar to those of Kent Island (see Table 2-2). Throughout Kent Island, the 18 to 64-year-old age group comprised the majority of the population: over 60 percent. Persons over the age of 65 were in the minority age group, totaling less than 15 percent in each of the three regions. In 2000 the age distribution of the populations for Chester and Kent Island remained essentially unchanged. Within Stevensville's population, however, there was a significant decrease in the percentage of the population aged 65 and older (22.72 percent), and a sizeable increase in the 17 and under age group (9.11 percent).

**TABLE 2-1: Chester, Stevensville, and Kent Island
Population Comparisons, 1990 and 2000**

	<u>1990</u>	<u>% of Island</u>	<u>2000</u>	<u>% of Island</u>	<u>Change 1990-2000</u>	<u>% Change 1990-2000</u>
Kent Island	12,829	100.00%	16,812	100.00%	3,983	31.05%
Chester	2,806	21.87%	3,723	22.14%	917	32.68%
Stevensville	3,613	28.16%	5,880	34.98%	2,267	62.75%

Sources: U.S. Department of Commerce, 1990 and 2000 Census, Queen Anne's County Dept. of Planning and Zoning

**TABLE 2-2: Age Composition Comparisons for Chester, Stevensville,
Kent Island and Queen Anne’s County, 1990 and 2000**

	1990	% of Total	2000	% of Total	% of Change 1990-2000
Kent Island					
Total Population	12,829	100.00%	16,812	100.00%	0.00%
17 & under	3,285	25.61%	4,516	26.86%	1.26%
18-64	8,290	64.62%	10,561	62.82%	-1.80%
65+	1,254	9.77%	1,735	10.32%	0.55%
Chester					
Total Population	2,795	100.00%	3,723	100.00%	0.00%
17 & under	661	23.65%	860	23.10%	-0.55%
18-64	1,849	66.15%	2,342	62.91%	-3.25%
65+	285	10.20%	521	13.99%	3.80%
Stevensville					
Total Population	3,613	100.00%	5,880	100.00%	0.00%
17 & under	1,043	28.87%	1,852	31.50%	2.63%
18-64	2,231	61.75%	3,662	62.28%	0.53%
65+	291	8.05%	366	6.22%	-1.83%

Sources: 1990 and 2000 U.S. Census, U.S. Department of Commerce, Queen Anne’s Department of Planning and Zoning

Race

Racial composition in the planning areas is also similar to that of Kent Island as a whole (see Table 2-3). In 1990, approximately 89.5 percent of the Chester planning area’s population was white and about 9.5 was African-American. Because Chester was not a Census Designated Place in 1990, detailed race information is not available for that period, however, the data that is available indicates that slightly less than 1 percent of the population was comprised of other race categories.

**TABLE 2-3: Race Comparisons for Chester, Stevensville,
Kent Island and Queen Anne's County, 1990 and 2000**

	1990	% of Total	2000	% of Total	Change 1990-2000
Kent Island					
White	12,026	93.7%	15,648	93.1%	30.1%
African-American/Black	627	4.9%	636	3.8%	1.4%
Amer. Indian/Eskimo/Aleut	23	0.2%	40	0.2%	73.9%
Asian/Pacific Islander	66	0.5%	150	0.9%	127.3%
Hispanic	85	0.7%	157	0.9%	84.7%
Other	2	0.0%	181	1.1%	8950.0%
Chester					
White	2,502	89.5%	3,311	88.9%	32.3%
African-American/Black	266	9.5%	262	7.0%	-1.5%
Am. Indian/Eskimo/Aleut	n/a	n/a	5	0.1%	n/a
Asian/Pacific Islander	n/a	n/a	39	1.0%	n/a
Hispanic	n/a	n/a	49	1.3%	n/a
Other	n/a	n/a	57	1.5%	n/a
Stevensville					
White	3,406	94.3%	5,496	93.5%	61.4%
African-American/Black	137	3.8%	150	2.6%	9.5%
Am. Indian/Eskimo/Aleut	11	0.3%	21	0.4%	90.9%
Asian/Pacific Islander	23	0.6%	68	1.2%	195.7%
Hispanic	35	1.0%	60	1.0%	71.4%
Other	1	0.0%	85	1.4%	8400.0%
Sources: 1990 and 2000 U.S. Census, U.S. Department of Commerce, Queen Anne's Department of Planning and Zoning					

In 1990, Stevensville's population was 94.3 percent white, 3.8 percent African-American (less than half the number as a percentage of the total population than Chester), and 1.9 percent other races. The majority of the 1990 populations of Kent Island and Queen Anne's County was also white, however Kent Island had a higher number of whites as a percentage of the total population, and a substantially smaller African-American population than Queen Anne's County.

In 2000 the racial distribution of the populations of Chester and Stevensville, as well as Kent Island, continued to be predominantly white, however some substantial growth in other races as percentages of the total population did occur. Most notable is the growth in the Asian/Pacific Islander category, where increases in population were over 99% percent in all regions except Chester, where detailed 1990 race data is unavailable. The American Indian/Eskimo/Aleut and Hispanic populations also grew substantially in Stevensville and Kent Island, around 90 percent in both regions. There was also substantial growth in these regions in the "other races" category, which is comprised of mixes of two or more races. The fastest growing segments of this category were "white/American Indian" and "white/Asian"

Population Migration

Of the total 2000 population of Chester, nearly half (47.8 percent) reported that they have lived in the same house since 1995, while slightly less of the residents of Stevensville (45.3 percent) had lived in the same house since 1995 (see Table 2-4). A higher percentage of residents in Kent Island and Queen Anne's County (more than 50 percent) reported that they continued to occupy the same homes they lived in 1995. In all four regions, residents who moved to their current homes from a different county in Maryland since 1995 comprised the second highest percentage of the total population. The third largest group in all four regions were those people who lived elsewhere in Queen Anne's County in 1995.

TABLE 2-4: Population Migration Statistics for Chester, Stevensville, Kent Island and Queen Anne's County, 1995 and 2000				
	Chester	Stevensville	Kent Island	Queen Anne's County
2000 Population 5 yrs & Over	3,675	5,357	15,597	37,981
Residence in 1995				
Same House	47.8%	45.3%	54.4%	56.5%
Same County	18.8%	14.4%	12.8%	16.4%
Different County in MD	22.0%	31.4%	24.5%	19.4%
Different State	9.9%	7.4%	7.4%	6.8%
Elsewhere	1.5%	1.4	0.9%	0.9%

Sources: 2000 U.S. Census, U.S. Department of Commerce, Queen Anne's Department of Planning and Zoning

Occupation and Place of Work

In 1990 and 2000, the highest percentage of the employed populations of Chester and Stevensville were employed in management/professional and sales/technical/administrative occupations (see Table 2-5). As a percentage of the total occupations, however, sales/tech/admin decreased between 1990 and 2000 in both towns. During that same period management and professional occupations increased substantially as a percentage of total occupations, as did service occupations, in both Chester and Stevensville. Also notable is the increase of almost 90 percent in construction as a percentage of total occupations in Stevensville from 1990 to 2000.

TABLE 2-5: Percentage of Workforce by Occupation for Chester, Stevensville, Kent Island and Queen Anne's County, 1990 and 2000								
	Queen Anne's County		Kent Island		Chester		Stevensville	
	1990	2000	1990	2000	1990	2000	1990	2000
Occupation								
Mangmnt./Professnal	27.4%	36.3%	31.6%	37.2%	n/a*	35.8%	31.7%	31.6%
Sales/Tech/Admin.	31.5%	25.8%	36.4%	27.8%	n/a	30.5%	32.8%	29.3%
Construction	12.3%	12.0%	13.8%	12.4%	n/a	12.3%	7.8%	14.6%
Service Occupation	9.9%	13.8%	9.6%	12.7%	n/a	11.4%	10.7%	15.8%
Production/Transp.	13.9%	10.6%	8.2%	9.2%	n/a	9.5%	14.7%	8.2%
Farm/Fish/Forestry	4.9%	1.5%	2.2%	0.6%	n/a	0.5%	2.1%	0.6%
* 1990 data unavailable Sources: 1990 and 2000 U.S. Census, U.S. Department of Commerce, Queen Anne's Department of Planning and Zoning								

The majority of Chester's and Stevensville's employed population work in the State of Maryland but outside Queen Anne's County (see Table 2-6). The same holds true for the employed populations of Kent Island and Queen Anne's County. Nearly 90 percent of those employed living in Chester and Stevensville work outside of the planning areas. In Chester, residents who commute 60 to 89 minutes to their places of work comprise the largest percentage of workers who work outside the home (see Table 2-7). Workers traveling 45 to 59 minutes are in the second largest group. Slightly more than 44 percent of the working population of Chester travels less than 30 minutes to work; 55 percent travel more than 30 minutes to work. In Stevensville those traveling 45 to 59 minutes to the workplace are in the highest percentage, followed by those whose commute is 60 to 89 minutes.

TABLE 2-6: Place of Work (by Percentage) for Workers Age 16 and over in Chester, Stevensville, Kent Island, and Queen Anne's County, 2000				
Total Workers	Chester (2,125)	Stevensville (3,201)	Kent Island (8,993)	Queen Anne's County (20,852)
Work outside Maryland	8.0%	8.5%	9.3%	9.0%
Work in Maryland	92.0%	91.5%	90.7%	91.0%
Work in Queen Anne's County	35.8%	27.4%	32.1%	40.2%
Work outside County	56.3%	64.1%	58.6%	51.0%
Work in Place of Residence	10.8%	11.9%	6.9%	6.1%
Work outside Place of Residence	89.2%	88.1%	52.4%	38.5%
Not living in Designated Place	0.0%	0.0%	40.7%	55.4%

Sources: 2000 U.S. Census, U.S. Department of Commerce, Queen Anne's Department of Planning and Zoning

TABLE 2-7: Travel Time (by Percentage) for Workers Age 16 and over in Chester and Stevensville, 2000		
Total Workers	Chester (2,125)	Stevensville (3,201)
Did not work at home	96.9%	96.6%
Less than 5 minutes	2.7%	2.7%
5 to 14 minutes	18.2%	16.8%
15 to 19 minutes	6.5%	5.9%
20 to 24 minutes	10.2%	9.9%
25 to 29 minutes	6.7%	6.5%
30 to 34 minutes	11.6%	9.1%
35 to 39 minutes	3.4%	3.7%
40 to 44 minutes	3.0%	5.8%
45 to 59 minutes	13.9%	18.8%
60 to 89 minutes	17.1%	14.7%
90 or more minutes	3.4%	2.9%
Worked at home	3.1%	3.4%

Sources: 2000 U.S. Census, U.S. Department of Commerce, Queen Anne's Department of Planning and Zoning

Industry

In 2000, there were 153 businesses located in the Chester Planning Area, employing a total of 996 employees (see Table 2-8). The 2000 annual payroll for these businesses totaled \$23,897,000. Retail trade was the largest industry, 14.6 percent of the total, with 22 establishments. The largest percentage of these establishments (18 percent) was boat dealers. Sporting goods stores and pharmacies ranked 2nd and 3rd in number of establishments, with 3 and 2 establishments, respectively. However, the single grocery store located in Chester employed more people than any of the other 21 retail venues except for boat dealers. Education/Health Care/Social Services was the third largest industry in Chester, comprising 13.0 percent of the total industries and numbering 11 establishments, including doctor's and dentist's offices, therapists, and residential care facilities. The construction industry was third in industry ranking (12.4 percent) but led in number of establishments (32). In 2000, slightly more than 30 percent of the construction companies in Chester built single-family housing exclusively. Plumbing/HVAC and excavation contractors ranked 2nd and 3rd, respectively, in number of construction businesses in Chester.

TABLE 2-8: Industries by Percentage for Chester, Stevensville, Kent Island and Queen Anne's County, 2000

	Chester	Stevensville	Kent Island	Queen Anne's County
Industry				
Construction	12.4%	15.7%	13.2%	11.7%
Retail Trade	14.6%	10.0%	12.2%	11.4%
Education/Health/Soc. Services	13.0%	16.6%	16.3%	17.9%
Managmnt/Profess/Admin	8.5%	11.7%	10.1%	9.0%
Public Administration	8.1%	10.1%	9.4%	9.3%
Arts/Entertnmnt/Rec/Hospitality	9.4%	6.8%	6.7%	7.3%
Fin/Ins/Real Est/Rentls/Leasing	8.1%	5.1	7.0%	5.9%
Manufacturing	6.7%	6.5	6.2%	6.7%
Other Services	6.4%	5.2	5.1%	5.1%
Transp/Warehsing/Utilities	4.6%	4.5	5.4%	5.1%
Wholesale Trade	4.4%	4.4	3.7%	4.3%
Information	3.2%	3.1	3.9%	2.8%
Ag/Forestry/Fish/Hunt/Mining	0.7%	0.2	0.7%	3.4%

Sources: 2000 U.S. Census, U.S. Department of Commerce, Queen Anne's Department of Planning and Zoning

The number of businesses in Chester fell almost 6 percent from 2000 to 2001 yet the number of employees increased by almost 7 percent. In 2001, there were 145 businesses located in Chester (eight less than in 2000), employing a total of 1,064 employees (68 more than in 2000). The 2001 annual payroll for these businesses totaled \$26,408,000.00 (\$2,511,000 more than in 2000). Construction continued to lead other industries in number of establishments, totaling 34, and single-family housing construction companies were still the highest percentage within the category, totaling 38.2 percent.

In Stevensville in 2000, there were 350 businesses employing 2,589 employees, with a total annual payroll of \$61,194,000. The largest industry (15.7 percent) was Education/Health/Social Services, which was represented by a total of 16 establishments, including doctor's and dentist's offices, therapists, 6 child daycare businesses (the largest subgroup), and a fine arts school. Construction was the second largest industry in Stevensville in 2000, comprising 15.7 percent of total industries. Of the 70 construction companies in Stevensville in 2000, nearly 30 percent (19) built single-family housing exclusively. Plumbing/HVAC and carpentry contractors were ranked 2nd and 3rd, respectively, in number of establishments. Management/Professional/Admin./Tech. Services industries ranked third in total industries in 2000, comprising 11.7 percent of all industries and totaling 58 companies, including law offices, computer programming services, advertising agencies, photography studios, and engineering companies. In 2001, there were 366 businesses in Stevensville (16 more than in 2000) employing 2,746 employees (157 more people than in 2000), with a total annual payroll of \$69,390,000 (\$8,196,000 more than in 2000).

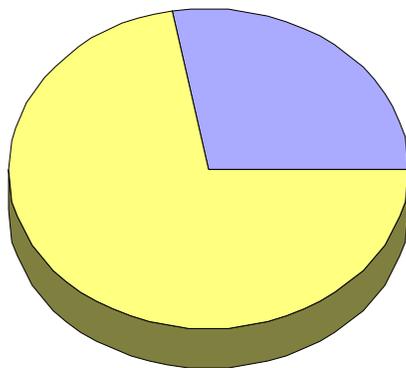
Housing

Chester

In 1990 the U.S. Census reported 1,314 housing units in the Chester Planning Area, about 72 percent of which were located on the south side of Route 50/301 and slightly more than one quarter of which (about 28 percent) were located on the north side of the highway. Of occupied units, approximately 74 percent were owner occupied and 26 percent were renter occupied.

Percent of Chester Housing Units Located North/South of Rt. 50/301

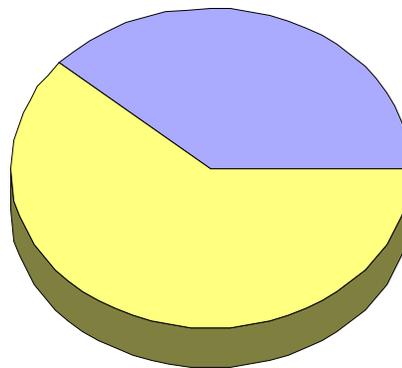
1990



Reside North of Rt. 50/301 Reside South of Rt. 50/301

Percent of Chester Housing Units Located North/South of Rt. 50/301

2000



Reside North of Rt. 50/301 Reside South of Rt. 50/301

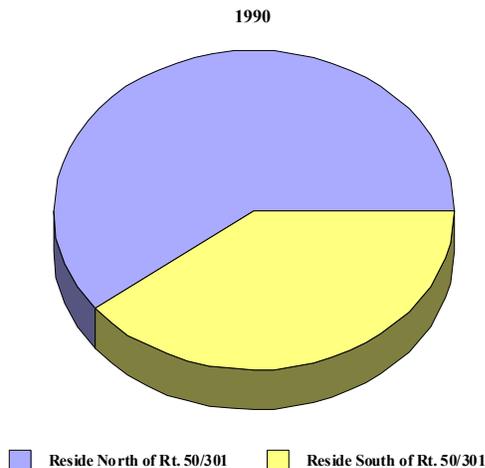
The 2000 Census reported 1,737 total housing units in Chester, an increase of 423 units, or 32.2 percent over the 1990 Census. Of these, 61.4 percent (about 10 percent less than in 1990) were located on the south side of Route 50/301 and 38.8 percent (about 10 percent more than in 1990) were located on the north side of Route 50/301. Of the total housing units, 1,567 (90.2 percent) were occupied. Of occupied units, a total of 1,218 (77.7 percent) were owner occupied, a slight increase (3.7 percent) over 1990 Census figures. Renters occupied 349 (22.2 percent) of the total housing units, a decrease of 3.8 percent from 1990.

Stevensville

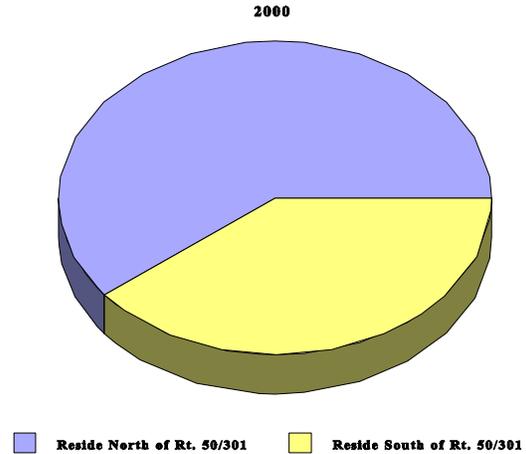
Stevensville had 1,366 housing units in 1990, according to U.S. Census figures. Of these, 1,280 (93.7 percent) were occupied. While data on 1990 Stevensville housing unit location in regards to Route 50/301 is unavailable, census tract data for 1990 shows that 52.6 percent of the population lived on the north side of Route 50/301, and 47.4 percent lived on the south side of the highway, a nearly even division. In 2000, the Census reported a total of 2,165 units, an increase of 58.4 percent over the 1990 data. Of this total, 60.6 percent were located on the north side of Route 50/301 and 39.4 percent were located on the south side of Route 50/301, indicating that Stevensville's residential growth on the north side of the highway has outpaced its residential growth on the south side. Of the total housing units in the 2000 Census, 2,071 (95.6 percent) were occupied; 1,836 (88.6 percent) by owners, and 235 (10.9 percent) by renters.

In 1990, Census data showed that the Chester Planning Area had a higher percentage of multi-family housing units than that of Kent Island and the County as a whole. That trend continued in the 2000 Census, with Chester still leading the other three regions in multi-family housing units by a significant margin. Stevensville's multi-family housing stock decreased by 12 percent between 1990 and 2000, and Kent Island's increased by a modest 4.4 percent. Queen Anne's County saw an increase of 12.5 percent in multi-family housing units during the same period.

Percent of Stevensville Population Located North/South of Rt. 50/301



Percent of Stevensville Housing Units Located North/South of Rt. 50/301



**TABLE 2-9: Chester, Stevensville, Kent Island, and Queen Anne's County
Housing Unit Comparisons, 1990 and 2000**

	Chester					Stevensville				
	1990	% of Total	2000	% of Total	% Change	1990	% of Total	2000	% of Total	% Change
Total Units	1,314	100.0%	1,737	100.0%	32.2%	1,366	100.0%	2,165	100.0%	58.5%
# Occupied	1,118	85.1%	1,575	90.7%	40.9%	1,280	93.7%	2,071	95.7%	61.8%
# Vacant	196	14.9%	162	9.3%	-17.3%	86	6.3%	94	4.3%	9.3%
Owner Occupied	832	63.3%	1,128	64.9%	35.6%	1,082	79.2%	1,836	84.8%	69.7%
Renter Occupied	286	21.8%	349	20.1%	22.0%	198	14.5%	235	10.9%	18.7%
Avg. Persons/Unit	2.51	n/a	2.35	n/a	n/a	2.83	n/a	2.74	n/a	n/a
Single-Family	911	69.3%	1,508	86.8%	65.5%	1,160	84.9%	1,881	86.9%	62.2%
Multi-Family	357	27.2%	210	12.1%	-41.2%	174	12.7%	152	7.0%	-12.6%
Mobile Homes	n/a*	n/a	19	1.1%	n/a	32	2.3%	35	1.6%	9.4%

* Data on number of mobile homes not available.
Sources: U.S. Department of Commerce, 1990 and 2000 Census, Queen Anne's County Department of Planning and Zoning

**TABLE 2-10: Kent Island and Queen Anne's County Housing Units Comparisons
Housing Unit Comparisons, 1990 and 2000**

	Kent Island					Queen Anne's County				
	1990	% of Total	2000	% of Total	% Change	1990	% of Total	2000	% of Total	% Change
Total Units	5,238	100.0%	6,786	100.0%	29.6%	13,944	100.0%	16,674	100.0%	19.6%
# Occupied	4,702	89.8%	6,313	93.0%	34.3%	12,489	89.6%	15,315	91.9%	22.6%
# Vacant	536	10.2%	473	7.0%	-11.8%	1,455	10.4%	1,359	8.2%	-6.6%
Owner Occupied	4,026	76.9%	5,535	81.6%	37.5%	10,119	72.6%	12,772	76.6%	26.2%
Renter Occupied	676	12.9%	778	11.5%	15.1%	2,370	17.0%	2,543	15.3%	7.3%
Avg. Persons/Unit	2.71	n/a	2.66	n/a	-1.8%	2.72	n/a	2.53	n/a	-7.0%
Single-Family	4,759	90.9%	5,878	86.6%	23.5%	12,165	87.2%	14,799	88.8%	21.7%
Multi-Family	341	2.3%	356	5.2%	4.4%	926	6.6%	1,042	6.2%	12.5%
Mobile Homes	120	2.3%	79	1.2%	-34.2%	770	5.5%	830	5.0%	7.8%
Other*	0	0.0%	0	0.0%	0.0%	83	0.6%	4	0.0%	-95.2%

* Boat, RV, van, etc.
Sources: U.S. Department of Commerce, 1990 and 2000 Census, Queen Anne's County Department of Planning and Zoning

Natural Resources and Sensitive Features

The Planning Area is located within Maryland's Eastern Coastal Plain province, characterized as a relatively flat, low plain, rising in elevation from sea level to 100 feet, and composed of unconsolidated alluvial and marine sediments. The Planning Area's dominant wetlands include Riverine (forested floodplains), Marine (tidal marshes, forested), and Estuarine (tidal flats, beaches, shrub swamps, forested). The following sections provide a detailed review of the area's environmental resources and sensitive areas.

Chesapeake Bay Critical Area

The Chesapeake Bay Critical Area Protection Program (Natural Resources Article 8-1801-8-1806) was passed by the Maryland General Assembly in 1984 because of concern about the decline of certain natural resources of the Chesapeake Bay. As a result of this legislation, each Maryland county and municipality fronting on the Bay or its tributaries was required to adopt a local Critical Area Plan and corresponding development ordinances designed to implement the Plan.

Criteria for local Critical Area plans and ordinances were established by the Maryland Chesapeake Bay Critical Area Commission. The criteria direct that new development within the Critical Area minimize impacts on the Bay's water quality and plant, fish and wildlife habitat.

The main environmental protection consideration facing the Stevensville and Chester Planning Areas is the substantial amount of acreage that is in the Maryland Chesapeake Bay Critical Area (see Map 2-1, Chesapeake Bay Critical Area). This is not surprising since they are both basically surrounded by tidal water: Stevensville is bounded by the Chesapeake Bay to the west, the Chester River to the northeast and Warehouse Creek, Thompson Creek and Cox Creek to the south; Chester is bounded by Cox Creek to the west, Piney Creek and Prospect Bay to the east, Chester River to the north, and Kirwan Creek to the south. The Critical Area follows the coastlines of both the Stevensville and Chester Planning Areas; approximately 60 percent of the total land area of Stevensville and 65 percent of total land area of Chester is located within the Critical Area.

Land within the Critical Area, as defined by the State law, is divided into one of three development areas:

- 1) *Resource Conservation Areas* are characterized by nature-dominated environments such as forests, wetlands or agriculture. New residential development is limited to a density of one dwelling unit per 20 acres.
- 2) *Limited Development Areas* are currently developed at low or moderate intensity. Additional development must not change the prevailing established land use, and must improve water quality and conserve areas of natural habitat.
- 3) *Intensely Developed Areas* consist of 20 or more contiguous acres where development predominates and where there is relatively little natural habitat.

State law and the County's Critical Area program expressly provide for the Critical Area classification of properties to be changed in order to accommodate state and local growth management objectives which encourage environmentally sensitive new development to locate within and near areas of existing development such as Stevensville. The process of revising a property's Critical Area classification is called "growth allocation." County Critical Area Program has specifically targeted 75 percent of approximately 1,500 acres of available growth allocation for use in designated growth areas.

Within the Critical Area there is generally a 100-foot wide minimum protected area, the "buffer," around tidal waters, streams and tidal wetlands, wherein no new development activities are allowed except for water-dependent facilities. Queen Anne's County has established a deeper 300-foot shore buffer from tidal wetlands for new non-residential and moderate/high density residential development.

Within this shore buffer, special afforestation and reforestation standards apply. The County's Environmental Protection regulations, Chapter 14 of the County Code, provide specific provisions for development and redevelopment for areas mapped under the Critical Area Act as "buffer exemption areas." Reductions to the 300-foot buffer are permitted by the Zoning Ordinance (Chapter 18) in certain instances for projects within the designated Growth Areas, on lots with existing structures, and lots that were created prior to April 9, 1987 if more than 50 percent of the lot is encompassed by shore buffer or tidal wetlands. In LDA and RCA areas, the impervious surface (buildings, pavement, etc.) is generally limited to 15 percent of the total site area.

Wetlands

The U.S. Fish and Wildlife Service National Wetland Inventory (NWI) maps indicate that approximately 424 acres (eight percent) of the Stevensville Planning Area is comprised of wetlands, and approximately 198 acres (ten percent) of the total planning area of Chester are wetlands (see Map 2-2, Natural Resources and Sensitive Features). The NWI maps are a general guide to the presence of wetlands but are not definitive, and wetlands delineations must be performed on an individual site basis prior to development approval. Areas of hydric soils on the USDA Natural Resources Conservation Service (NRCS) soil maps are a further and frequently more reliable indication of the potential for wetlands. Review of these maps for Stevensville indicates that there are some areas with hydric soils that were not classified as wetlands on the NWI maps.

The Critical Area is Stevensville and Chester's primary environmental consideration. As a percentage of total land area, wetlands comprise less acreage than critical area lands. However, where they do exist, regulations regarding their protection will certainly limit the amount and type of development that is allowed. Dredging and filling activities are regulated at both the State and federal level. The State requires a minimum 25-foot buffer for all wetlands, and the County requires proof of approval by the appropriate agency before it approves any subdivision or site development plan that proposes impacts to any wetland or its buffer.

Floodplain

Approximately 691 acres (21 percent) of the land area of Stevensville, and slightly more than 573 acres (29 percent) of the land area of Chester, is located in the 100-year floodplain (see Map 2-2, Natural Resources and Sensitive Features). Certain areas of the Planning Area are subject to periodic flooding which pose risks to public health and safety, and potential loss of property. While protection of life and property provided the initial basis for protection of floodplains, there has been a growing recognition in recent years that limiting disturbances within floodplains can serve a variety of additional functions with important public purposes and benefits. County stormwater management regulations are intended to prevent flood damage as a result of development.

Floodplains moderate and store floodwaters, absorb wave energies, and reduce erosion and sedimentation. Wetlands found within floodplains help maintain water quality, recharge groundwater supplies, protect fisheries, and provide habitat and natural corridors for wildlife. The minimum requirements of the National Flood Insurance Program do not prohibit development within the 100-year floodplain. However, to adhere to the minimum Federal requirements, the County requires development and new structures in the floodplain to meet certain flood protection measures including elevating the first floor of structures above 100-year flood elevations and utilizing specified flood-proof construction techniques.

The Federal Emergency Management Agency (FEMA) is responsible for updating the floodplain maps that provide floodplain delineations. Because of recent experience with Hurricane Isabel in September of 2003 the County adopted a Hazard Mitigation Plan that was prepared through the Department of Emergency Services.

Conservation Lands

There are approximately 2,560 acres of conservation land in the Chester and Stevensville planning areas (see Map 2-3, Conservation Lands). Conservation lands include private conservation lands (approximately 13 acres), Eastern Shore Land Conservancy/Maryland Environmental Trust (ESLC/MET) easements (approximately 1,157 acres), Maryland Agricultural Land Preservation Foundation (MALPF) districts and easements (approximately 686 acres), Transfer of Development Rights (TDR) sending areas (approximately 158 acres), and open space from cluster development (approximately 546 acres).

MET is a statewide local land trust governed by a citizen Board of Trustees. Its goal is the preservation of open land, such as farmland, forest land, and significant natural resources. The primary tool for doing this is the conservation easement, a voluntary agreement between a landowner and MET and a local land trust (i.e., Eastern Shore Land Conservancy).

MALPF was created in 1977 by the Maryland General Assembly specifically to preserve productive agricultural land and woodland to provide for the continued production of food and fiber for all citizens of the State. Participation is a two-step process: The MALPF District and MALPF Easement. This first part is the establishment of a MALPF District. Among other requirements, such as soils criteria, a District must be at least 50 acres unless the property is adjacent to a property that is also preserved conservation land. After being in the District phase for five years, if the State has not

purchased an easement, the property owner can withdraw from the program. The second part is easement acquisition, and the property owner may seek to sell an easement to the MALPF program as long as the property is in a District status.

The Maryland General Assembly passed legislation in 2001 allowing a state income tax credit for donations of conservation and preservation easements to the Maryland Environmental Trust and Maryland Agricultural Land Preservation Foundation.

Forest Protection

Approximately 477 acres in Stevensville (nearly 21 percent of the total land area) and 224 acres in Chester (nearly 12 percent of the total land area) are forested. The regulations governing development of forested areas vary depending on whether the site is within or outside of the Critical Area.

Inside the Critical Area, a Timber Harvest Plan is required for the timber harvesting affecting one acre or more of forest or developed woodland. Clearing and cutting of trees is generally prohibited within the 100-foot buffer. In IDA areas, with a few exceptions, development can result in removal of no more than 20 percent of forest/woodland. In LDA and RCA areas the following standards apply:

- 1) If less than 15 percent of a site is wooded, additional forest must be established to achieve at least 15 percent cover.
- 2) Development may result in removal of no more than 20 percent of forest/woodland without a variance or additional forest being provided.
- 3) Clearing of forest/developed woodland up to 20 percent must be replaced on a one-to-one basis.

Outside of the Critical Area, development proposals (major subdivision, grading or sediment control permit) on tracts of land over 40,000 square feet, which are not exempt from the Forest Conservation Act, must include a forest stand delineation and forest conservation plan pursuant to the County Forest Conservation Manual and the Queen Anne's County Forest Conservation Act (Subtitle 2 of Title 18). Key components of forest conservation plans are:

- 1) Retention of forest in priority protection areas such as stream buffers and habitat protection areas, non-tidal wetlands, and slopes over 25 percent.
- 2) Afforestation (planting trees where forest cover has been absent) up to at least 15 percent or 20 percent of the area that will be developed.
- 3) Reforestation (replacing existing trees) at rates between 1/4 acre to 2 acres for each acre of forest removed.

Endangered Species

The existence of endangered species is limited in the Planning Area, with the exception of Bald Eagle nesting sites located along Cox and Crab Alley Creeks in Chester (see Map 2-2, Natural Resources and Sensitive Features). Disturbance of habitats of threatened or endangered species is only permitted by Queen Anne's County after consideration of recommendations from the Maryland Department of Natural Resources (DNR). In the case of state listed species, a development project applicant works with the DNR Heritage Program to minimize any project impacts on species habitat. Federally listed species, like the Bald Eagle, may receive greater protection based on state/federal management plans for each specific species. It has recently been announced that the Bald Eagle will soon be removed from the Federal Threatened and Endangered Species list due to its improved recovery.

Habitat Protection

Within the Critical Area, specific habitat areas receive special protection (see Map 2-2, Natural Resources and Sensitive Features). Colonial waterbird nesting sites can be found in Stevensville along Cox and Thompson Creeks, and in Chester on Crab Alley Bay. County mapping also indicates waterfowl staging areas and oyster bars in Stevensville. Streams off Macum Creek in Chester are designated anadromous fish spawning waters. Submerged Aquatic Vegetation (SAV) is considered critical to the Chesapeake Bay as it provides important nursery areas, food and habitat for a wide range of Bay species. Periodic survey of SAVs are conducted in the Bay, and indicate SAVs along tributaries of Cox Creek in Stevensville and Macum Creek in Chester. In light of these resources, development is not prohibited, but it is regulated to minimize impacts on these habitats through the design of the development (location of lots and structures) and construction practices (timing of clearing and grading, location of stormwater management outfalls, etc.)

While wetland and forest issues are important, overall, the primary environmental consideration in the Planning Area is the large amount of acreage in the Critical Area.

Existing Land Use

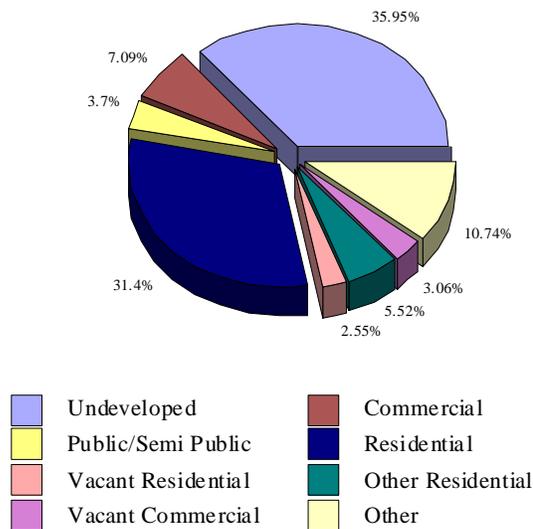
Chester

The Chester Planning Area consists of 1,930.29 acres; it comprises 9.8 percent of the land area of Kent Island (19,688 acres) and is about 60 percent of the size of Stevensville. Chester land use categories and their total acreages appear in Table 2-11; see also Map 2-4, Chester Existing Land Use.

Table 2-11: Existing Land Use for Chester, 2000		
Land Use	Acres	% of Total
Undeveloped	693.94	35.95%
Commercial	136.93	7.09%
Public/semi public	71.43	3.70%
Residential	605.83	31.39%
Residential Vacant	49.23	2.55%
Other Residential	106.46	5.52%
Commercial Vacant	59.10	3.06%
Other	207.36	10.74%
TOTAL	1,930.29	100.00%

Source: MD Property View 2003, Queen Anne's County

2000 Chester Existing Land Use Percentage



Undeveloped land, which makes up the largest percentage of land in the Chester Planning Area (35.95 percent) is comprised of large parcels of land with a single residential use or no improvement value, and large parcels classified as "Agriculture" by the Maryland Department of Assessment and Taxation (MDAT). Due to its larger size, the Stevensville Planning Area has a larger number of undeveloped acres than Chester, however Chester has a higher ratio of undeveloped land when expressed as a percentage of its total land area. It is important to note that the number of undeveloped acres in both Chester

and Stevensville will decrease after the development of the Four Seasons development project, which will occur on 172.09 acres of undeveloped land in Chester and 391.58 acres of undeveloped land in Stevensville.

Land used for single-family residential purposes is comprised of properties classified as "Residential" by MDAT with improvement values greater than \$1,000, and totals 31.39 percent of the Planning Area. Chester and Stevensville have nearly identical proportions of residential land (Stevensville's residential acreage is 31.45 percent of its total land area). Multi-family residential land use, categorized as "Other Residential," comprises 5.52 percent of the Chester Planning Area and includes

improved properties classified as "Townhouse," "Multi-family," or "Condominium" as defined by MDAT. Chester has a significantly higher percentage of multi-family residential land than Stevensville, where multi-family residential land comprises only .84 percent of the Planning Area.

Residential vacant lands, which are properties classified as "Residential" as defined by MDAT and with improvements valued at less than \$1,000, comprises 2.55 percent of the Chester Planning Area.

Commercial land, which is categorized as "Commercial" and "Commercial/Residential" as defined by MDAT with improvement values greater than \$0, comprises 7.09 percent of the Chester Planning Area. Commercial vacant land, which is categorized as "Commercial" and "Commercial/Residential" as defined by MDAT with improvement values less than or equal to \$0, comprises 3.06 percent of the Planning Area.

Public and semi-public land, which include properties classified as "Exempt," or "Exempt Commercial" as defined by MDAT, includes land owned by churches, fire departments, schools, public works departments and service organizations. These lands comprise 3.7 percent of the Chester Planning Area.

Remaining lands in Chester, classified as "Other," include streets, rights-of-ways, and unclassified properties, and comprise 10.74 percent of the Planning Area (Note: the total land area of "Other" is assumed to be the difference between all classified properties for which data is available and the total upland acreage of the Planning Area. See Map 2-4).

Development in the Chester Planning Area includes the following areas:

- All development along the Route 50/301 and Route 18 corridor between Cox Creek and Piney Creek, most of which is commercial. Development that lies along the north side of Route 50/301 is limited to a small area adjacent to the intersection of Route 18, Castle Marina Road and the overpass. This area consists of an older strip commercial shopping center surrounded by numerous small commercial retail and service sites. The majority of these developments are oriented towards the highway. The strip on the south side of Route 50/301 between Postal Road/Route 18 and the highway is predominantly commercial with one larger strip shopping center, several smaller strip shopping centers and a scattering of small commercial sites and residential development in between. There are concentrations of commercial development at the intersections of Postal Road/Route 18 with Cox Neck Road and Dominion Road. On the eastern end of the strip there are a few undeveloped parcels and some older, small-scale residential neighborhoods. The lands abutting the headwaters of Piney Creek are low and wet.
- North of Route 50/301: the Bayside, Queens Landing and Castle Marina communities along Castle Marina Road. There is also a grouping of three residential development projects and a commercial marina on the north side at the end of Castle Marina Road. The residential community consists of three interconnected neighborhoods containing a mixture of housing types and densities ranging from garden apartments to single-family detached homes. The remainder of the land in Chester located on the north side of Route 50/301 is currently

undeveloped and in agricultural and forest use. Preliminary Subdivision approval has been given to the Four Seasons project that will utilize most of the land lying directly west and southwest of the Castle Marina community. The remaining undeveloped land lies south of Castle Marina; Macum Creek serves as a focal point for these undeveloped tracts. Chester Haven Beach, a large undeveloped tract fronting on Piney Creek and the Chester River, has been previously subdivided into residential lots but building was never pursued. There is a large area of wetlands fronting along the southern sections of Piney Creek.

- South of Route 50/301: Existing residential development along Cox Neck Road including the communities of Harborview (the largest residential neighborhood in Chester), Benton's Pleasure, and Bridge Point (townhomes and condominiums); residential development along Dominion Road including Clayborne Woods, and Kirwan's Landing (a large-lot waterfront subdivision fronting on Kirwan's Creek).
- Also included in the Chester Planning Area are several large undeveloped tracts on the north and south sides of Route 50/301 which are currently farmed or wooded. The State owns a large tract of essentially undeveloped land in the center of the planning area.

Stevensville

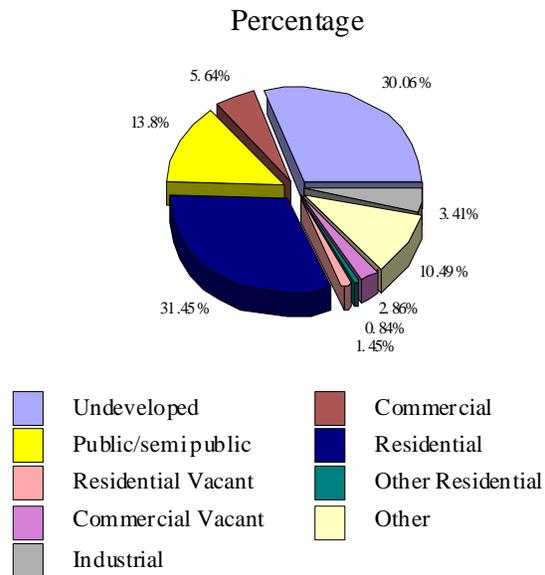
The Stevensville Planning Area consists of 3,328.87 acres, which is 16.5 percent of the total land area of Kent Island. Stevensville's land use categories and their total acreages appear in Table 2-12; see also Map 2-5, Stevensville Existing Land Use.

Land Use	Acres	% of Total
Undeveloped	973.56	30.06%
Commercial	182.83	5.64%
Public/Semi public	447.02	13.80%
Industrial	110.29	3.41%
Residential	1,018.49	31.45%
Residential Vacant	46.81	1.45%
Other Residential	27.31	0.84%
Commercial Vacant	92.66	2.86%
Other	339.90	10.49%
TOTAL	3,238.87	100.00%
<small>Source: MD Property View 2003, Queen Anne's County</small>		

Undeveloped land, which makes up the largest percentage of land use in the Stevensville Planning Area (30.06 percent), is comprised of large parcels of land with a single residential use or no improvement value, and large parcels classified as "Agriculture" by the Maryland Department of Assessment and Taxation (MDAT). It is important to note, however, that of the 973.56 acres classified as undeveloped, 391.58 acres, approximately 40 percent of Stevensville's undeveloped land,

concept plan approval was recently granted for the Four Seasons development project, leaving 581.98 acres remaining as undeveloped land within the Stevensville Planning Area.

Stevensville Existing Land Use



Land used for residential purposes comprises 31.45 percent of the Planning Area and consists of properties classified as "Residential" by MDAT with improvements valued at greater than \$1,000. Multi-family housing, categorized as "Other Residential", comprises .84 percent of the Stevensville Planning Area, and includes improved properties classified as "Townhouse", "Multi-family", or "Condominium" as defined by MDAT.

Residential vacant land, which is properties classified as "Residential" as defined by MDAT and with improvements of less than \$1,000, comprises 1.45 percent of the Planning Area.

Commercial land, which is categorized as "Commercial" and "Commercial/Residential" as defined by MDAT, with improvement values greater than \$0, comprises 5.64 percent of Stevensville. Commercial vacant land, which is categorized as "Commercial" and "Commercial/Residential" land use as defined by MDAT with improvement values less than or equal to \$0, comprises 2.86 percent of Stevensville.

Public and semi-public land, classified as "Exempt" or "Exempt Commercial" as defined by MDAT, includes properties owned by churches, schools, fire departments, public works departments and service organizations, and comprises 13.80 percent of the Stevensville Planning Area. Industrial land, which includes properties classified as "Industrial" by MDAT, comprises 3.41 percent of the Planning Area.

Remaining lands in Stevensville, including streets, rights-of-ways, and unclassified properties, are classified as "Other" and comprise 10.49 percent of Stevensville. (Note: the total land area of "Other" is assumed to be the difference between all classified properties for which data is available and the total upland acreage of the Planning Area.) (See Map 2-5)

The Stevensville Planning Area includes the following developed areas:

- North of Route 50/301: the Stevensville Village Center, bounded by Love Point Park to the north, Cox Creek to the east, Route 50/301 to the south, and Route 8 to the west. The village center includes businesses, two elementary schools, a middle school and a high school. Located within the center is the Stevensville Historic District, comprised of roughly 25 acres and centered around the intersection of Old Love Point Road, East Main Street and Cockey Lane. This area contains well-preserved historic homes that continue to serve as residences or have been adapted to commercial use.
- South of Route 50/301: this area includes the large residential development of Bay City, which lies between the Chesapeake Bay and Route 8, and smaller residential developments located along Thompson Creek Road including Creekside Commons, Thompson's Creek Colony, Thompson's Shores, Cox Creek Landing and the Anchorage. Non residential development in Stevensville south of Route 50/301 includes the County airport located just south of Route 50/301 between Route 8 and the Chesapeake Bay, the Bay Bridge Industrial Center (adjacent to airport property), and the Pier One Marina District, which includes restaurants and marinas located off Route 50/301 and Route 8 in the vicinity of the Bay Bridge, and the Kent Manor Inn property, which lies to the east of Route 8. The remaining land lying south of Route 50/301 is located between Route 8 and Thompson Creek and includes a few large tracts of residential and agricultural land that is currently undeveloped.

Kent Island

The Kent Island Planning Area contains a total of 19,688.56 acres. Kent Island's land use categories and their total acreages appear in Table 2-13. See also Map 2-6, Kent Island Existing Land Use.

Land Use	Acres*	% of Total
Agriculture	8,944.56	45.43%
Undeveloped	n/a	n/a
Commercial	319.73	1.62%
Public/Semi public	1,653.57	8.40%
Industrial	165.29	0.84%
Residential	5,328.17	27.06%
Residential Vacant	1,732.62	8.80%
Other Residential	165.29	0.84%
Commercial Vacant	202.37	1.03%
Other	1,176.95	5.98%
TOTAL	19,688.56	100.00%
Source: MD Property View 2003, Queen Anne's County		
*These figures represent acres by land use for the entire Island.		

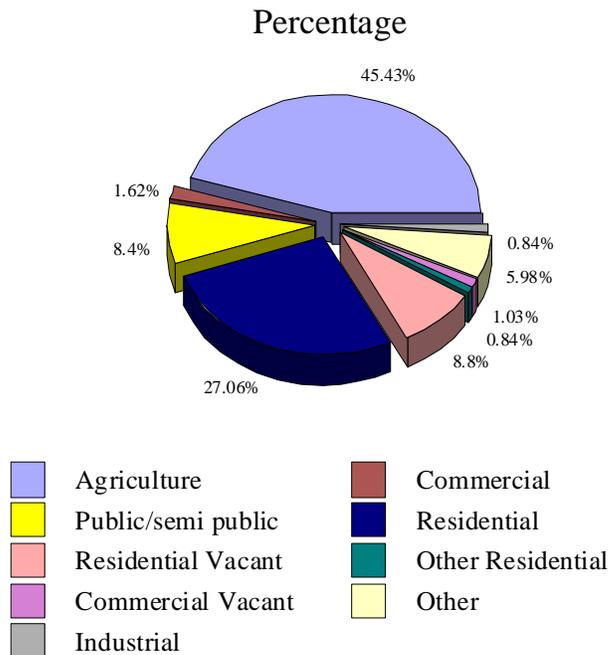
The largest percent of land use on Kent Island is Agriculture, as defined by the Maryland Department

of Assessment and Taxation (MDAT); it comprises 45.43 percent of the land on the Island.

Land used for single-family residential purposes comprises 27.06 percent of Kent Island and consists of properties classified as "Residential" by the Maryland Department

of Assessment and Taxation (MDAT) with improvements greater than \$1,000. As a percentage of total land area, the number of acres of residential land in Kent Island is lower than Chester and Stevensville. Multi-family housing, categorized as "Other Residential", comprises only .84 percent of Kent Island and includes improved properties classified as "Townhouse", "Multi-family", or "Condominium" as defined by MDAT. Interestingly, Stevensville's "Other Residential" land also comprised .84 of its Planning Area.

Kent Island Existing Land Use



Residential vacant land, which is properties classified as "Residential" as defined by MDAT with improvements of less than \$1,000, comprises 8.80 percent of Kent Island.

Commercial land, which is categorized as "Commercial" and "Commercial/Residential" as defined by MDAT with improvement values greater than \$0, comprises 1.62 percent of Kent Island. Commercial vacant land, which is categorized as "Commercial" and "Commercial/Residential" as defined by MDAT with improvement values less than or equal to \$0, comprises 1.03 percent of the Island.

Public and Semi-public land, classified as "Exempt" or "Exempt Commercial" as defined by MDAT, includes properties owned by churches, fire departments, schools, public works departments, and service organizations. These lands comprise 8.40 percent of Kent Island.

Industrial land includes properties classified as "Industrial" by MDAT and comprises .84 percent of Kent Island.

Remaining lands in Kent Island include streets, rights-of-ways, and unclassified properties and are

classified as "Other". They comprise 5.98 percent of Kent Island. (Note: the total land area of "Other" is assumed to be the difference between all classified properties for which data is available and the total upland acreage of the Island.)

Community Facilities

Schools

There are five public schools on Kent Island, and all are located in the Stevensville planning area: Kent Island High School, Stevensville Middle School, Bayside Elementary School, Kent Island Elementary School, and the newest, Matapeake Elementary School (see Map 2-7, Community Facilities).

The Board of Education relies on relocatable classrooms (mobile trailers) to relieve classroom overcrowding, however the recent opening of Matapeake Elementary school, located on Route 8 across from Bay City, should help ease some of the enrollment pressure on the Island's elementary school system, albeit not permanently. The County's 2002 Comprehensive Plan, which projects an average annual increase of 54 elementary school students per year on Kent Island for a total enrollment of 2,285 by 2022, predicts that within 20 years there will be a need for a fourth elementary school on the Island. The Plan also projected that if growth trends for Kent Island continued, enrollment at the Kent Island High School (KIHS) would be strained to capacity (1,200 students) by 2004. Today, in 2004, there are 1,135 students enrolled at KIHS. While this number falls short of the predicted enrollment, the County Plan projects an average annual increase of 41 students per year at the school, which means that maximum capacity will be reached in less than two years. The Stevensville Middle School currently has 797 students and an enrollment capacity of 1,600. The County Plan projects an average annual increase of 28 middle school students over the next twenty years.

Emergency Services

Kent Island is served by the Kent Island Volunteer Fire Department (Station 1) and the United Communities Volunteer Fire Department (Station 9). The Kent Island Department has two station houses, located in Stevensville and Chester. The United Communities Department has one station house, located in Matapeake. Both departments are part of the County's fire station network, which includes nine stations that are coordinated on a countywide basis through the Fire Chiefs Association. The departments are supported by their own fund raising efforts, County financial support, and some ambulance billing receipts.

The station location in Stevensville is currently planned for relocation to North Chester near the Route 50 overpass.

Recreation Resources

Parks and Trails

A number of park and recreation facilities, walking and bicycling trails, and public landings are located in the Chester and Stevensville Planning areas (see Map 2-8, Park and Recreation Facilities).

Kent Island is characterized by relatively flat topography, ideal terrain for bicycling. Many of the local roads serve as scenic bikeways, with wide shoulders, little traffic, and attractive landscapes. The Cross Island Trail is a 6.5-mile paved hiker-biker trail along the Old Love Point Railroad line that traverses Kent Island. The trail extends from Terrapin Nature Park on the Chesapeake Bay across Kent Island to the Chesapeake Exploration Center at the Kent Narrows and its local pathway system. This trail serves as an alternate form of non-motorized transportation for the citizens of the county and other visitors. The trail crosses several creeks with wooden bridges, offering scenic vistas of wetlands and waterfowl habitats. Future plans for the extension of the trail lay to the east along Route 50/301 to Queenstown, as part of the American Discovery Trail (ADT), and continue eastward to the town of Queen Anne, Maryland.



Phase I of the Kent Island South Trail (KIST) is a 6 mile, ten foot wide asphalt paved hiker-biker trail from Matapeake State Park to Romancoke Pier. A 2.5 mile portion from Blue Heron Golf Course to Romancoke Pier opened for use in the autumn of 2005. The remainder of this first phase of the trail is expected to open in the summer of 2006. Phase II of the trail, currently in the planning phase, will connect Matapeake State Park to the park-and-ride at Route 50 and Route 8.

Plan to link the Kent Narrows and Chester together via a bike/walking trail along Route 18. This is a stretch of road with no shoulder that is well traveled with bicycles. Linking these two areas together with a trail would greatly increase the safety of these travelers while also providing benefit to local residents and also encourage visitors of the Kent Narrows to travel and shop in the Chester area. Residents south of Route 50 currently do not have safe access to the Cross Island Trail. This connector would solve the problem and greatly enhance the trail system.

The Chesapeake Country Scenic Byway traverses Kent Island along Route 50/301 and Route 18, with destination points in both Stevensville and Chester.

Batts Neck Park, a 45-acre County park located off Route 8 South on Batts Neck Road in Stevensville, is currently the only County park with an in-line skating rink. The park has athletic fields, a playground, restrooms and two small ponds.

Matapeake Pier, a County park located off Route 8 South on Romancoke Road in Stevensville,

includes a one mile wooded trail to the Chesapeake Bay, picnic area, fishing pier and boat ramp. Plans are underway to complete renovations to the old Ferry Terminal Building for use as a conference, reception center.

Old Love Point Park, a County park located off Route 8 North on Old Love Point Road in Stevensville, is a 30.5-acre park that encompasses athletic fields, tennis courts, concession stands, lighted basketball courts, and a large playground.

Mowbray Park, located south on Route 8, provides a playground, athletic fields, tennis courts, lighting, and restrooms.

Stevensville Park, a County park located on Love Point Road, is a 0.3-acre park with a pergola, seating and a foot path connecting users to the shops of Historic Stevensville.

Terrapin Nature Park, a County park located off North Route 8 on Log Canoe Circle, is an award-winning 276-acre nature park that features a 3.25-mile walking trail through wildflower meadows, wetlands, tidal ponds, woodlands and sandy beaches. The trail provides a unique vantage point for viewing a variety of waterfowl, wildlife and plant species. A gazebo and wheelchair-accessible boardwalk located along the beach afford visitors scenic views of the Chesapeake Bay. The trail also features two observation blinds overlooking tidal ponds, and connects to the County's Cross Island Trail system.

Other Recreation Facilities

Blue Heron Golf Course, located off Route 8 South on Queen Colony High Road, is an 18-hole County golf course opened to the public and offers leagues and instruction to men, women and youth.

Price Creek Equestrian Trail, over 3.5 miles of equestrian trails through field and woodland on over 320 acres located along Route 8 South. Trails and trailer parking are scheduled for future construction.

Stevensville Skate Park, located on White Pine Lane, is an 8000-square foot facility that features a quarter pipes, grind rails, a fun box, street spine and much more. It is accessible from the Cross Island Trail, which connects the Skate Park, Bayside and Kent Island Elementary Schools and the Kent Island Public Library.

Public Landing Facilities

Dominion Landing, located on Little Creek Road in Chester, is a 0.5-acre facility that offers a bulkhead for fishing and crabbing.

Goodhands Creek Landing, on Goodhands Creek Road in Chester, is a 1.5-acre facility that includes a boat launching ramp and a bulkhead for fishing and crabbing.

Kent Narrows Landing, on Piney Narrows Road in Chester, is a one acre landing with two boat launching ramps.

Kent Narrows Marina, on Wharf Drive in Chester, is a 1.7-acre facility with 163 boat slips, which may be rented annually from May to April. The facility is open year round and has restrooms.

Little Creek Landing, on Little Creek Road in Chester, is a one acre facility with a boat launching ramp and a bulkhead for fishing and crabbing.

Matapeake Fishing Pier and Ramp, on Romancoke Road in Stevensville, includes a 650-foot lighted fishing pier and a boat ramp that provides access to the Chesapeake Bay.

Piney Creek Landing, on Piney Creek Road in Chester, is a 0.1-acre facility that offers hand launching for canoes and kayaks.

Shipping Creek Landing, on Shipping Creek Road in Stevensville, is a 2.5-acre facility with a boat launching ramp that provides access to Shipping Creek and Cox Creek.

Thompson Creek Landing, on Thompson Creek Road in Stevensville, is a 0.25-acre facility with a boat launching ramp.

Warehouse Creek Landing, on Great Neck Road in Stevensville, is a 0.1-acre facility that provides access to Warehouse Creek for hand launched vessels such as canoes and kayaks.

Historic and Cultural Resources

The planning area contains a number of historic and archaeological resources, which are illustrated on Map 2-9 (Historic and Archaeological Resources) and discussed below.

Stevensville

The Stevensville Historic District, which was listed on the National Register of Historic Places in 1986, contains a large number of structures that reflect the popular forms of residential and commercial architecture of the nineteenth and early twentieth centuries. According to the Maryland Historical Trust, the Stevensville Historic District retains an exceptionally high level of integrity compared with other small towns of the period on Maryland's Eastern Shore. The District's southern section



Stevensville historic district, with Stevensville Bank at right.

includes two-story, three-bay frame houses of the 1875-1900 period, set close to the streets on small lots. The northern extension of the district also includes several examples of this vernacular form, as well as a number of early twentieth century foursquare- and bungalow-style dwellings.

The Stevensville Bank, an early twentieth century vernacular Classical building, is located on the west side of Love Point Road near the center of the commercial area. Constructed c. 1903, it is the oldest bank building on Kent Island and is among the earliest surviving in the county. The building has been sensitively maintained and restored and now houses an antiques store.

The Old Stevensville Post Office, first noted on an 1877 map, is located in the Historic District on Love Point Road. Acquired by the Kent Island Heritage Society in 1997, it has been carefully restored and serves as the Society's headquarters. The Stevensville Train Station, located on Cockeys Lane in the Historic District, was built in 1902. Originally located north of the town, it was on the Queen Anne's County Railroad Company's line connecting Love Point to Queenstown, and onward to Lewes, Delaware. Passengers would make rail connections from steamboats traveling to and fro across the Bay, and could continue by rail to the Bay-side and ocean-side resorts. Seafood and produce were also transported to the western shore via steamboat; return trips brought clothing, iron products, newspapers, and mail to the Eastern Shore. The Depot's architecture is typical of the period. It was moved from its original location to Cockeys Lane and restored in 1988 by the Kent Island Heritage Society.



Stevensville Post Office

The Cray House, built c. 1809 and located within the district, is a unique example of post and plank construction. Post and plank structures are rare in Tidewater Maryland, and this type of construction, which features planks running continuously from corner post to corner post with intermediate posts stabilizing the wall, was virtually unknown before this example was uncovered. The house was listed on the National Register of Historic Places in 1983.

The district also includes three churches that are excellent examples of nineteenth and early twentieth century styles of ecclesiastical building: Christ Episcopal Church (1880), a Queen Anne-style frame building and also one of the most carefully preserved Victorian Churches in Maryland; the Methodist Protestant Church, a Classical-influenced church constructed in c.1864, and the only 19th-century brick building in the district; and Downes Memorial (Trinity) M. E. Church, a vernacular Gothic structure built in 1916.

Architecturally significant structures located in Stevensville but outside of the historic district include Mattapax, Friendship, Great Neck, the White House, and the Kent Manor Inn.



Christ Church

The Kent Manor Inn, located south of Rte. 50/301 west of Route 8, sits in the middle of a 226 acre tract once called Smithfield. The original wing of the house was built circa 1820. A large, 13-room center section was added to the house just prior to the Civil War, with four rooms on both the first and second floors, and five smaller ones on the third. All of the rooms on the first and second floors had fireplaces with Italian marble mantels. The house was restored to its original condition in 1987, and now operates as a private country inn. It is listed on the Maryland Inventory of Historic Properties.



Kent Manor Inn

Mattapax, a c. 1760s brick house located on Shipping Creek Road in Stevensville, is significant as an excellent example of mid-18th century vernacular domestic architecture in the Eastern Shore region of Maryland. A small number of 1 1/2-story brick houses survive to reflect this early period in Queen Anne's County, and Mattapax is distinguished by its overall state of preservation and the quality of its interior decorative detailing. The house was renovated and restored in 1949. It was listed on the National Register of Historic Places in 1998.

The Chesapeake Exploration Center, on Piney Narrows Road in Chester, serves as Queen Anne's County official welcome center and is the hub for the Cross Island Trail. The Center houses an interactive exhibit entitled "Our Chesapeake Legacy" that provides visitors with an overview of the region's heritage, resources and culture. The Center is also home to "Anna McGarvey" a replica Chesapeake Bay skipjack.