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I. Introduction

The Appendix to the Kent Narrows Community Plan includes documentation of study analysis and methodology, results of community surveys, documentation of work with the Citizen Advisory Committee (CAC) and Technical Committee (TAC), interim reports on key topics and documentation of the public involvement process.

A. Background

Kent Narrows is located in the western edge of Kent Island and the eastern edge of Grasonville. Kent Narrows is one of several designated "Growth Areas" in the County's current Comprehensive Plan. Due to the proximity to Annapolis, Baltimore and Washington D.C., and the access provided by the Chesapeake Bay Bridge as well as the beach traffic that utilizes Maryland Route 50/301, the Narrows and surrounding communities face growth pressures and its associated affects. Kent Narrows is an area comprised of approximately 955 acres with 9 miles of shoreline. Kent Narrows is an area predominantly developed with waterfront land uses with secondary land uses to support those functions. The most dominant land feature in Kent Narrows is environmentally sensitive tidal and non-tidal wetlands consisting of 37% of the land area. All of Kent Narrows is within the Chesapeake Bay Critical Areas of which approximately 24.5% is designated as Intensity Developed Area (IDA), 23.5% is Limited Developed Area (LDA) and 52% is Resource Conservation Area (RCA).

For nearly forty (40) years, the County has a history of land use planning and zoning. The County-wide Comprehensive Plan was last updated in 2002. The Kent Narrows Area Plan was last amended in 1992, and this will be the first update since the adoption of the countywide 2002 Comprehensive Plan. The County's Chesapeake Bay Critical Area Program and Ordinance, known as Chapter 14, was last updated in 1996. The Zoning Ordinance and Subdivision Regulations, known as Chapter 18, and County-wide comprehensive rezoning were adopted by the Board of County Commissioners in January of 2004. Queen Anne's County is a predominantly rural County that is trying to manage increasing suburbanization (sprawl). During the 1980's and 1990's, the County experienced an average annual growth rate of about 2.93 percent and 1.78 percent respectively, with most of the growth occurring in the unincorporated areas. Remaining public sewer capacity is currently limited.

B. Public Involvement Program

The County staff and Consultant Team worked collaboratively with a Technical Advisory Committee (TAC) and Citizen Advisory Committee (CAC) to assemble, review and analyze various background data, maps, information, plans, reports and similar documents to provide the basis for assessment of existing conditions to be depicted in maps supported by text and results of analysis. This assessment of existing conditions provided the basis for actively engaging the CAC in a community visioning session (*visual preference survey with supporting questionnaire*) to develop community goals and objectives. The purpose of involving the public is to collaboratively develop a future plan for land use and transportation plan and community facilities and utilities with identification of specific implementation strategies, smart growth principles, implementation partners and funding mechanisms.

Emphasis was placed on preparing a plan that will facilitate orderly mixed use commercial, light industrial, marine oriented and seafood industry oriented uses in the Kent Narrows, while maintaining the traditional working waterfront character of the area so as to create a destination place for visitors and local residents. Equal emphasis was given to smart growth principles as outlined by the state. Overall, the planning effort evaluated existing land uses, projected future growth and land use patterns, and formulated growth management recommendations consistent with County priorities and plans.



Citizen Advisory Committee (CAC)

The County Commissioners appointed a CAC representing a broad range of interests and a variety of viewpoints. The selection process for CAC membership included solicitation via letters to individuals and groups and media announcements. Members included landowners, residents, business owners, developers and others. A liaison from the Planning Commission served on the CAC. CAC member role and responsibilities included the following:

- Contribute valuable input to the planning process.
- Assist the County Commissioners, Planning Commission and staff to better understand the desires, concerns and attitudes of residents, civic groups, businesses, landowners, developers and other interests.
- Provide insight and advice on community needs, interests and concerns.
- Provide input and review of draft plans and other documents.
- Participate in meetings and be available for work on the committee until the release of an advisory plan or study to the Planning Commission.
- Participate in discussion and activities of the CAC.
- Reach consensus with CAC membership on issues through a process consisting of sharing ideas, problem solving techniques and consensus building to address community issues among the membership.
- Serve as conduits for the community and act in an advisory capacity.

Technical Advisory Committee (TAC)

The Department of Planning and Zoning established a TAC consisting of County staff from various departments to assist with identifying existing conditions, preparing technical analysis and preparing the community plan. TAC member role and responsibilities included the following:

- Participate in technical discussions and provide various resource documents, materials and information relevant to planning topics.
- Review technical analysis, reports and plans prepared by the Consultant Team.
- Meet routinely with the Consultant Team to provide technical assistance.
- Provide insight and guidance to the Consultant Team.

Department of Planning and Zoning

The following is a listing of responsibilities of County Planning staff:

- Provide technical assistance to the Consultant and CAC.
- Establish a TAC to assist the Consultant.
- Provide relevant plans, information, data and other resource documents to the Consultant.
- Coordinate CAC meetings and activities.
- Schedule meetings with County Commissioners, Planning Commission and public meetings and hearings.

Consultant

The Consultant selected for this project was Johnson, Mirmiran & Thompson (JMT). The following listing identified JMT's role and responsibilities for this project.

- Use experts of a multi-disciplinary team to support the planning efforts.
- Facilitate CAC meetings, public forums, Planning Commission/County Commissioner work sessions and public hearings.
- Document CAC activities.



- Work collaboratively with Department staff and TAC.
- Prepare draft and final plan documents.

C. Overview of Planning Process

The collaborative planning process commenced in March of 2005 with completion of the draft final plan in September of 2005. Over several months, the CAC, County Staff, and Consultant reviewed and revised plan content culminating in a recommendation to submit the draft plan to the planning commission by the CAC in November 2005. The legal review process consisting of a Commissioner's briefing, public meeting and public hearing followed. The collaborative planning process is depicted below.

Figure 1: Community Plan Process

