

ORDINANCE 08-25

The Big News...

BQA Chairman Mareen Waterman presented this on behalf of Business Queen Anne's at the November 11th County Commissioners Meeting regarding proposed Ordinance 08-25:

Commissioners,

For the record, I am Mareen Waterman, representing Business Queen Anne's.

This proposed Ordinance has the potential to cause financial ruin to many segments of our population.

We urge you to withdraw the Bill for the following reasons:

1. On Page 1, vision # 1 is that "Development is concentrated in suitable areas". How can areas with no sewer capacity be considered "suitable"?
2. On Page 2, #6 states: "economic growth is encouraged". The proposed Ordinance certainly discourages economic growth and may well be considered as prohibiting economic growth.
3. On Page 3, A states: "Growth shall occur where there is existing infrastructure or where infrastructure may be improved and/or reasonably extended".

In most of the growth areas the existing infrastructure cannot handle significant capacity increases except with millions of dollars invested in upgrades, making development impractical - even without the burden of purchasing TDRs.

Page 3, A indicates it will save taxpayers from building new infrastructure. The taxpayers build schools - with help from

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One Board Member's Take on Ordinance 08-25

A Blog by Camille O'Donnell

You have to be hiding behind a rock if you haven't heard the latest assault on private property rights in Queen Anne's County. People are outraged and the news is buzzing through county business offices, local business and fraternal organizations, school halls, gas stations and anywhere else people congregate.

At the QA County Commissioners meeting (on November 11th) the farmers came out in full force fully equipped in their tractors to make an obvious opposition statement. They will not stand for their property rights messed with. It was reported they (farmers) spoke from their hearts and pointed fingers at the commissioner's reminding them of their campaign promises.

What's all the fuss? Commissioner Eric Wargotz and Gene Ransom are proposing an ordinance (8-25) that is blatantly a bad piece of proposed legislation. I don't need to rehash how everybody is voicing their opposition to this proposed land issue ordinance.

People, this ordinance only needs three votes and rumor has it that Fordonski is also supporting this ordinance. One doesn't need to fully understand land issues to see that this ordinance will diminish land values forever and hurt all QAC residents.

This ordinance will affect our total economic future! If this passes, I hope someone files a class action suit against the county for discriminating against the farmers and large land owners in the county.

The devastation will severely damage future jobs, limit our educational needs for our children, hurt our service people- the nurses, the firefighters, the teachers, home

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industry contractors, real estate agents, police officers, small business owners, painters, carpenters and more.

Where will our children live and work? Our fiscal strength will slow down to a turtle's pace and if you aren't working for the government your wallet will feel the deep squeeze.

Just look at the mess we are in right now. Our housing industry is in a slump, we have a large supply of existing and new homes for sale in addition to building lots. We are in a recession; we have a limited amount of available land in the growth areas to build. Limited to infrastructure and the remaining land. In addition, to the tremendous burden on our municipalities to provide services to their citizens.

I cannot see the purpose, the logic, or the reasoning for this proposed legislation. I can only assume Wargotz and Ransom (as the lead commissioners) are vying for the assumed environmental champions of the QAC Conservation - which always seems to see the glass as half empty.

Please email Wargotz and Ransom and ask them to withdraw this ordinance.

To read Camille's blog in its entirety, please visit www.qachousingmarket.com



Camille O'Donnell

ORDINANCE 08-25...THE LATEST...

Notice is hereby given that a special meeting of the Queen Anne's County Planning Commission is to be held as follows:

December 3, 2008, 9:30 A.M.
Department of Land Use, Growth Management and Environment
Planning Commission Conference Room
The Planning and Zoning Building
160 Coursevall Drive, Centreville, Maryland

The purpose of this meeting is to discuss text Amendments to the 08-25 Rural Preservation and Development Act.
(Not open for public discussion, but it would be good to have a presence!)

CHESAPEAKE COLLEGE CAC UPDATE

The Chesapeake College CAC has presented their plan to the Planning Commission and hopes to have it before the County Commissioners before the end of the year.

PLANNING COMMISSION OPENINGS

The Commissioners have decided not to have a Commissioner as a member of the Planning Commission. Eric Wargotz will step down Jan 1, and those interested in the position should apply. If you submitted an application in November, resubmit it with a new letter stating you are applying for the position being vacated by Commissioner Wargotz.

PLANNING COMMISSION FYI...

According to a Press Release from the Shore Health System, their board has recommended development of a regional healthcare facilities and services network in Queen Anne's and Caroline Counties. The network would include a freestanding emergency center in Grasonville, as well as new or expanded ambulatory care facilities and physician office buildings in Centreville and Grasonville.

Thank you to our recent renewals!

Bay Carpets Flooring America
Billings & Murphy, DDS
Centreville National Bank of Maryland
Chesapeake College
Coldwell Banker/Waterman Realty
Delmarva Power
Dissen & Juhn Corporation
Ewing & Associates
Freestate & Son/Avon Dixon, LLC
G & G Distributors, Inc.
GW Homes, Inc.
Harris Crab House
Helfenbein Insurance Agency
Home Farm Limited
Island Print Shop
Kelly Distributors
Kent Island Abbey Floor Covering
Lane Engineering, Inc.
Lundberg Builders, Inc.
Martek-KI, Inc.
McCrone, Inc.
Miles & Stockbridge
Paula's Fine Jewelry
Piney Narrows Yacht Haven
Prime Outlets at Queenstown
QAC Sheriff's Office
R & D Electric
Shore Health System
Shore Lumber & Millwork
Shore Sign Company, Inc.
Thompson Hotels, Inc.
Cecile C. Weich, Esq.

When asked why he renewed his membership, Mac Davis of Shore Sign Co. responded, "I am very busy running my business and don't have much time to watch what is going on that affects business at the county or state level. I feel that Business Queen Anne's is taking care of that for me."

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impact fees, but sewer and water lines, road improvements, etc., are all paid for by developers, not taxpayers.

4. On Page 4, E says development decisions should be "predictable." You've got this right- under this proposal there's only one prediction - no development in the growth areas.

The proposal will devalue almost every farm, reducing appraisals dramatically to the point where there is little to be sold to MALF.

It is discriminatory - the small farm owner gets 5 lots. So does the owner of thousands of acres.

It will limit the ability of farmers needing to borrow, and will result in local banks holding "upside down" mortgages - existing loans may exceed the value of the farm which secures it.

By mandating that development can only occur via use of TDRs, the Ordinance strips all value of unimproved land in the growth areas and will result in numerous "takings" cases. The County's legal costs will be significant, while its revenues from impact fees, development review fees, inspection fees, subdivision application fees, building permit fees and connection fees will wither away.

Existing taxpayers will pay the price for this ill-conceived legislation if it is passed. The net result will be many new 5-lot subdivisions in the rural areas – urban sprawl encouraged.

Stop and think what this will do - complete the destruction of the county's economy. There are already hundreds of construction trades people out of work – partly due to the economy, but many due to the anti-growth regulations enacted within the past couple of years.

We urge the immediate withdrawal of the Ordinance proposal.

BUSINESS *Queen Anne's*
2008 Board Members

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and click on "News"!

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