

WYE MILLS PLAN REJECTED BY PLANNING COMMISSION

Along with thoughts of future employment uses that would allow the next generation to live and work in Queen Anne's county, the Planning Commission killed the Wye Mills plan on October 8, 2009 with a 4-2 vote.

Commission members Gene Thomas and Jennifer Schmidt voted in favor of the plan and according to the Bay Times, Jennifer said that the "plan would enhance educational opportunities at Chesapeake College, and the community plan would provide guidelines for doing improvements to the infrastructure. She noted the Chestertown area growing around Washington College as an example.

According to the Bay Times, Mr. Thomas thought the county was "looking ahead...It was a step into looking forward."

One of the main concerns regarding this plan seems to be the fact that this growth would take place out of the designated growth area. The Maryland Department of Planning sent a letter to the QAC government stating that this was their concern. While Thomas had hoped to get more of a review from the State, he felt instead they had sent "more of an opinion than a technical review."

If you are a forward thinking individual with an interest in smart growth for Queen Anne's County, please take note that there is an opening on the Planning Commission to commence on January 1, 2010!

See comments and links regarding this story from BQA Board Member Camille O'Donnell on page 4

COUNTY COMMISSIONERS SEEK CITIZENS FOR BOARDS & COMMISSIONS

The Queen Anne's County Commissioners are looking for interested county residents to serve on a variety of Queen Anne's County Boards and Commissions. The appointments will commence in 2010 and the terms vary. If you have applied previously, please send a new letter of interest at this time.

Grants Procurement Commission
Mid-Shore Mental Health Systems
Regional Mental Health Advisory Committee
Alcohol & Drug Abuse Council
Animal Services Board
Board of Zoning Appeals
Council for Children and Youth
Economic Development Commission
Kent Narrows Development Foundation
Personnel Board
Planning Commission
Public Works Advisory Board
Plumbing Board
Department of Emergency Services Advisory Committee
Citizen's FY2011 Budget Committee

Send a letter of interest and resume no later than close of business on Friday, October 30, 2009 by e-mail to:

jedwards@qac.org

Please put the name of the Board in the subject line

OR by mail to:

Jan Edwards
Queen Anne's County Commissioners Office
The Liberty Building
107 North Liberty Street, Centreville, MD 21617

**For more information contact Jan Edwards
410-758-4098, Ext. 2088**

BLUE RIBBON PANEL MAKES SECOND ROUND OF RECOMMENDATIONS

The members of the Blue Ribbon Panel on Smart Growth and Rural Development have made a second set of preliminary recommendations stemming from their two most recent meetings on August 22 and September 4. The recommendations will be forwarded to the Queen Anne's County Commissioners.

"We want the public to know we are slowly working through each and every issue presented to us during this process and we are making great progress," said County Commission President Gene Ransom.

Ransom co-chairs the panel with Planning Commission chairman Frank Frohn. County Commissioner Paul Gunther is also a member of the panel, along with representatives of the farm, environmental and business communities and local municipalities.

The Blue Ribbon Panel was formed in January in response to proposed county ordinance 08-25, The Rural Preservation and Development Act, introduced by County Commissioner Eric Wargotz, M.D.

Over the past few months panel members studied various preservation programs and methods and heard presentations concerning growth management practices from representatives across the region and the state. The panel also received input from real estate appraisers and attorneys, bankers, county staff, farmers, realtors, developers and conservation groups.

In June the panel began an in depth Strength, Weaknesses, Opportunities and Threats analysis of land use proposals and enlisted the services of Robert Mueller from the Community Mediation Upper Shore. Mueller volunteers as a mediator for the center and has been managing the SWOTs analysis and subsequent negotiations. "Bob's ability to keep us focused and his understanding of the tools of negotiation, mediation and compromise have been extremely beneficial during this process," said Ransom.

The panel's first set of recommendations was made at their August 7 meeting when members worked through an analysis of 19 proposals. On August 22, panel members began their detailed analysis of the three remaining categories of SWOTs; Zoning Changes, Transfer of Development Rights and Barriers to Development. On September 4, panel members heard an in depth presentation about subdivisions and subdivision techniques from Steve Cohoon, chief of Land Use, Growth Management and Environment and continued the analysis of the SWOTs.

Under **zoning changes** the panel voted unanimously to make the following recommendation:

- ❖ The zoning densities in Countryside Zoning be made consistent with the current Agriculture cluster density. Downzone from 1:5 to 1:8 for cluster subdivision techniques.

Under **transfer of development rights, or TDRs**, the panel voted unanimously to make the following recommendations:

- ❖ In municipalities and growth areas in the county, all newly up-zoned properties will be required to purchase TDRs for the benefit they are receiving from the county.
- ❖ The Council of Governments and the Public Works Advisory Board will review the use of TDRs offsets for public infrastructure costs for the purchase of sewer, water and roads. The COG will focus on issues related to growth in the towns and the PWAB will focus on growth areas in the county.
- ❖ The Planning Commission will study the possibility of using TDRs for other building upgrades or incentives like height, floor area and lot coverage.
- ❖ The panel supports the recommendation of the Comprehensive Plan Citizen Advisory Committee members that incorporated municipalities benefit from the reception of TDRs.

....continued next page

MEMBERSHIP RENEWAL LIST

Thank you to the following BQA Members who have recently renewed their membership:

Bay Carpets Flooring America
Bay State Insurance Agency, Limited
Billings & Murphy, DDS
Centreville National Bank of Maryland
Champion Improvements, Inc.
Chesapeake Bay Beach Club
Coldwell Banker/Waterman Realty
Davis, Moore, Shearon & Associates
Delmarva Power
Deoudes-Magafan Realty, Inc.
Dissen & Juhn Corporation
Ewing & Associates
Freestate & Son/Avon Dixon, LLC
G & G Distributors, Inc.
Harris Crab House
Kent Island True Value Hardware
KRM Development Corporation
Lane Engineering, Inc.
Lundberg Builders, Inc.
Martek-KI, Inc.
McCrone, Inc.
Mears Point Marina
O'Donnell Properties Real Estate
Paula's Fine Jewelry
Piney Narrows Yacht Haven
Prime Outlets at Queenstown
R & D Electric
Richard C. Graves, CPA LLC
Shore Health System
Shore Lumber & Millwork
Stevens, Phillips & McCann, LLC
Weese Homes, Inc.
WNAV - Sajak Broadcasting Corp.

***Learn about our newest member,
Todd Wilhoit with
Chesapeake Investment Planning
on Page 6!***

- ❖ Any new or existing TDRs program will have a requirement that soil and woodland criteria for sending parcels are the same as those specified in by the Maryland Agricultural Land Preservation Foundation.
- ❖ The panel supports the principle that any county development rights program will allow for the rights to be lifted separate from the development proposal, allowing for true severability, fundability, banking or retirement of the right.
- ❖ The panel does not support the elimination of the TDRs program but if TDRs are eliminated, the value and marketability of existing TDRs must be protected in the form of a grandfathering clause.
- ❖ Two county-wide referendums will be placed on the ballot; the first to recommend a tax increase to pay for an enhanced Purchase of Development Rights program and the second to recommend bond funds to pay for an enhanced Purchase of Development Rights program. If either of these is passed, the enhanced PDR program would take the place of the current Non-Contiguous Development program.

Under **barriers to new development**, the panel voted 9 to 2 to make the following recommendations:

- ❖ If requested by the town, the county will permit connection of Queenstown and Centreville to the county sewer system.

At their next meeting, panel members will continue their discussion of zoning changes and hear a presentation about the validity of shared septic systems.

QAC Loses Again.....

**\$500 Million
Dollar
Hospital Center**

**Wye Mills
Plan
at
Chesapeake
College**

**Millions of
Commercial
Tax Dollars**

**Agricultural
& Envir.
Bio-Tech
Facility**

**Hundreds
of Hi-Tech
& Medical
Jobs**



WHAT'S NEXT ?

Our QAC Commissioners have squandered yet another opportunity by stopping progress for ALL of us!

Thank you QAC Planning Commission members:
Jenny Schmidt and Gene Thomas for supporting the Wye Mills Plan!

Sponsored by Business Queen Anne's.
Direct responses to www.businessqueenannes.com

After hearing that the Wye Mills Plan had been discarded by the Planning Commission, BQA Board Member sent this to her fellow board members...

"Unfortunately, the progress in our county is continually thwarted by a few individuals with deep pockets who are making the decisions for the majority in QAC. I thought you might want to view the following links that display the evidence of how Talbot County's undercurrent movement helped destroy the Wye Mills Plan. "

<http://www.talbotpreservation.org/>

<http://www.talbotpreservation.org/Documents/TomDuncanGuestComment100108.htm>

BUSINESS

Queen Anne's

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www.businessqueenannes.com

MISSION STATEMENT

The mission of BUSINESS Queen Anne's is to actively advocate sound economic growth; review proposed State and local legislation and regulations as they pertain to business; provide an objective assessment of proposed development in Queen Anne's County and it's incorporated towns; endorse and support countywide growth that is well managed and consistent with adopted State and local planning and regulatory guidelines, comprehensive plans, and State and local initiatives; create positive and constructive relationships on behalf of the business community with our elected and appointed officials; and support business activity that promotes and encourages a vibrant economy, development of an adequate labor pool, a fiscally responsible and accountable County government, and a continued unique quality of life in Queen Anne's County.

YOU HAVE TWO OPTIONS WHEN PAYING YOUR MEMBERSHIP INVESTMENT!

You may select a sponsorship level rather than choose a level of support based upon number of employees. By becoming a sponsor, your additional commitment to the organization will further support our continued success!

Thank you!

MEMBERSHIP APPLICATION / RENEWAL FORM

To make certain that member contact information is correct and up to date, please complete the following information form:

Business Name: _____
Address: _____
City, State, Zip: _____
Phone: _____ Fax: _____
Email: _____
Type of Business: _____
Contact Person: _____
Your Name (please print) _____
Signature: _____
Date: _____

Sponsorship Levels of Membership

Gold - \$2,500
Silver - \$1,000
New Membership Stimulus Rate!!
Flat Rate of \$150
Takes new members
to July 31, 2010!!
\$750 1-25 Employees
\$500 25-50 Employees
\$1,000 50-100 Employees
and above
(Circle One)

Any questions, please contact Membership Chair Cecile Weich at 410-604-1111

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BQA WELCOMES NEW MEMBER!



Todd Wilhoit
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"I joined Business Queen Anne's to be a part of a group that promotes smart economic growth throughout Queen Anne's County. BQA is a great place to meet people that have the same views about the county which we live."

Chesapeake Investment Planning, LLC is a full service financial services company located in Stevensville, Maryland. We offer a wide range of investment, insurance, and retirement planning products to businesses and individuals. We help ensure that our clients address both short term and long term goals by building a detailed individualized plan. We help our business clients review their benefits to make sure they are up to date with current laws and that expenses are under control. The Representatives of Chesapeake Investment Planning are affiliated with LPL Financial. Securities are offered through LPL Financial, member FINRA/SIPC.

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