



Queen Anne's County Land Use Changes & Development Capacity

COOPERATIVE FORECASTING GROUP MEETING

WEDNESDAY, FEBRUARY 28, 2024

Historic Growth Projections

Looked at Existing Zoning

Reviewed Development Potential of Vacant Land

Type of Housing – Predominately Single-Family Dwellings

Lot Size & Density Permitted

Consider the Potential for Infill Development

Reviewed Comprehensive Plans for Towns – Annexation
Areas

Project Buildout Over Time

Changes in County Land Use & Growth Management

Maryland Passes Septic Bill

- Changes Rural Growth Strategies
- Rural Density Capped Based on Septic Bill and Not Land Areas

New Comprehensive Plan Drafted 2019 – 2021

Significant Areas of Protected Farmland

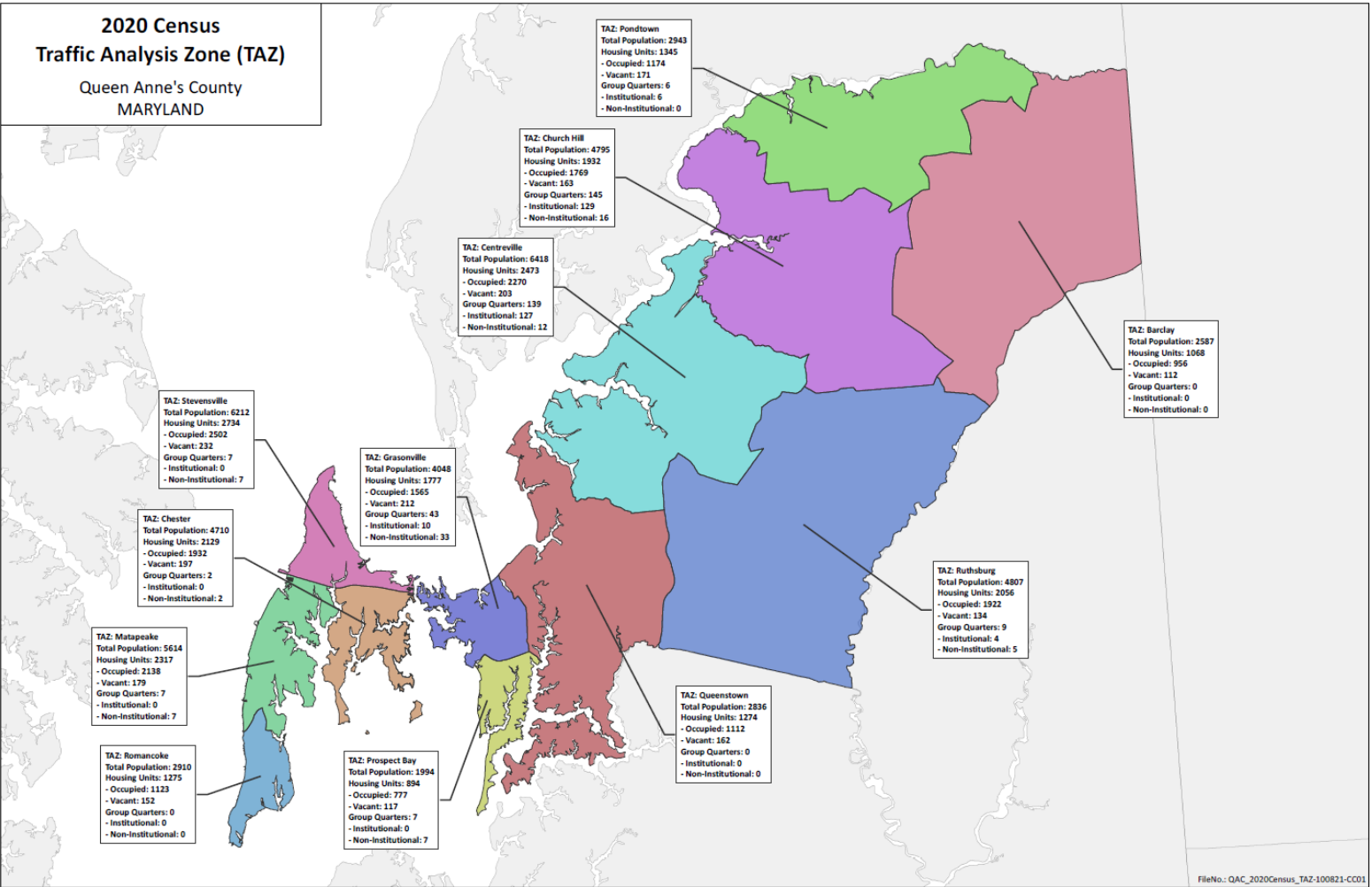
Acknowledges County Limitations of Sewer Capacity

- One Sewer Treatment Plant – 3 MGD Capacity
- County Has Allocated Available Capacity
- Cap on Pollutant Discharge in the MDE Permit
- Limited Ability to Expand the Sewer Treatment Capacity – 10%
- No Known path to Expand Sewer Treatment Plant
- Small Towns with limited sewer capacity & Growth Potential

Incorporated Town Population – 2020 Census

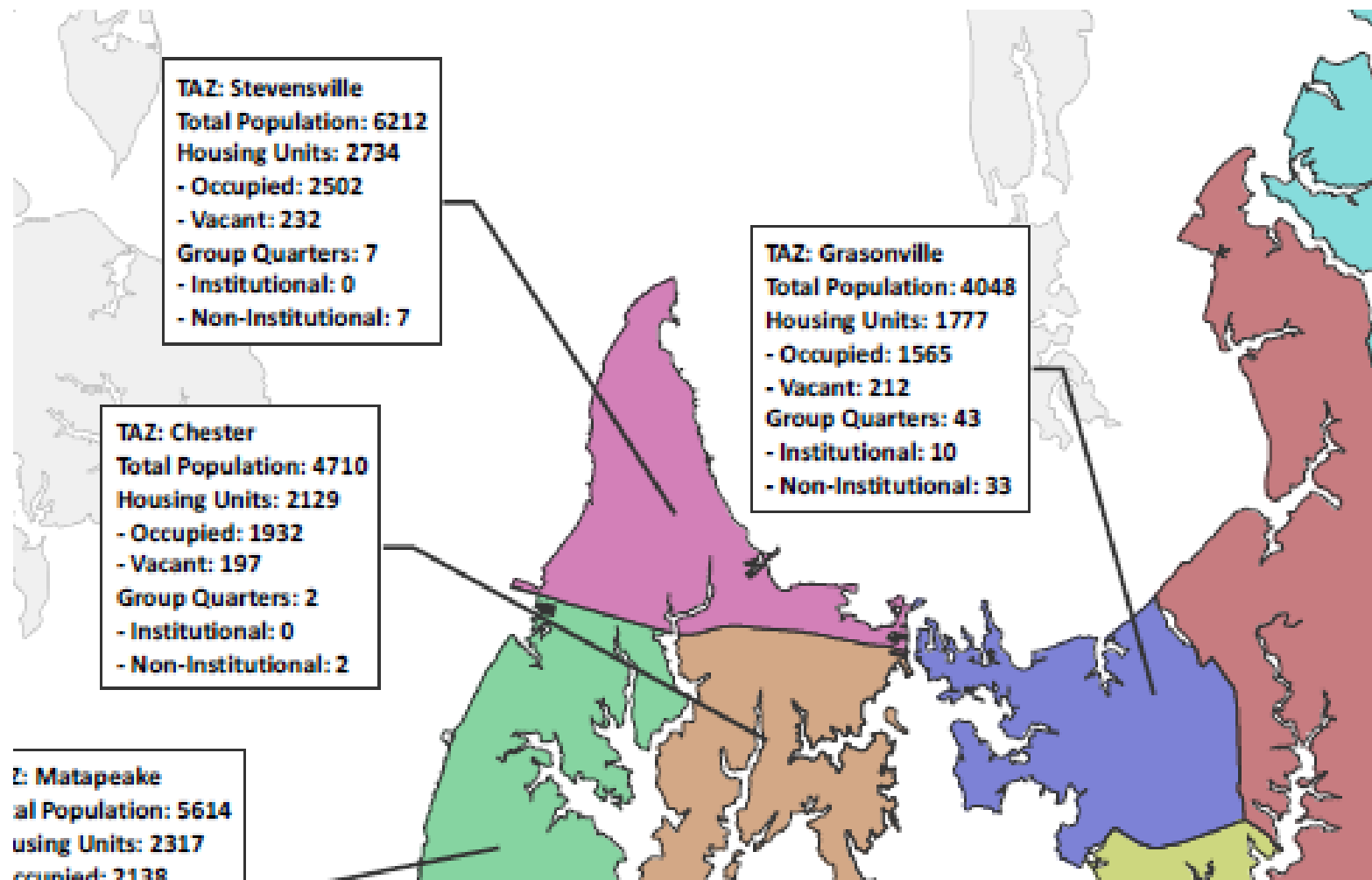
Barclay	183	No Public Water or Sewer
Centreville	4,727	Public Water and Sewer
Church Hill	808	Public Sewer & Limited Public Water
Millington	549	Limited Public Utilities
Queen Anne	192	No Public Water & Sewer
Queenstown	705	Public Water & Sewer
Sudlersville	507	Public Water & Sewer
Templeville	113	No Public Water & Sewer

**2020 Census
Traffic Analysis Zone (TAZ)
Queen Anne's County
MARYLAND**



FileNo.: QAC_2020Census_TAZ-100821-CC01

Map Out 2020
Census Data by
TAZ = Census Tract



Map Out Data
by TAZ =
Census Tract

Projections Based on Proposed Development

2020 Census Used as New Baseline for Households & Population by TAZ/Census Tract

Listed Approved Projects Under Construction by TAZ

- Unit Count of Remaining Homes
- Projected Year of Construction of Remaining Homes
 - 2020-2025
 - 2025-2030
 - 2030-2035

Listed Approved & Unbuilt Projects By TAZ

- Unit Count Household Type and Number
- Projected Year of Construction

Listed Pending Projects in the Approval Process with Sewer Allocation

- Unit Count Household Type and Number
- Projected Year of Construction

Projections Based on Sewer Capacity

Sewer Allocation Policy for Remaining Capacity – 300,000 GPD

Sewer Reservation for Areas of Failing Septic Systems

- 125,000 gpd
- Convert to Households in TAZ
- Project Buildout

Sewer Distribution for Commercial & Institutional = 75,000 gpd

Sewer Distribution for Residential Infill Development = 100,000 gpd

Estimate Potential Development Incorporated Towns

Population Projections

Buildout of Households by Year by TAZ

Multiply Households by Average Household Population by TAZ

Resulting Population increase by TAZ by Years

Consider Group Quarters by Using

- Local Knowledge of Facilities
- Zoning
- Sewer

Review & Adjust Every Few Years

Questions?

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