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Queen Anne's County, MD

Aug, 1984

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Comprehensive Plan Update

August 1984

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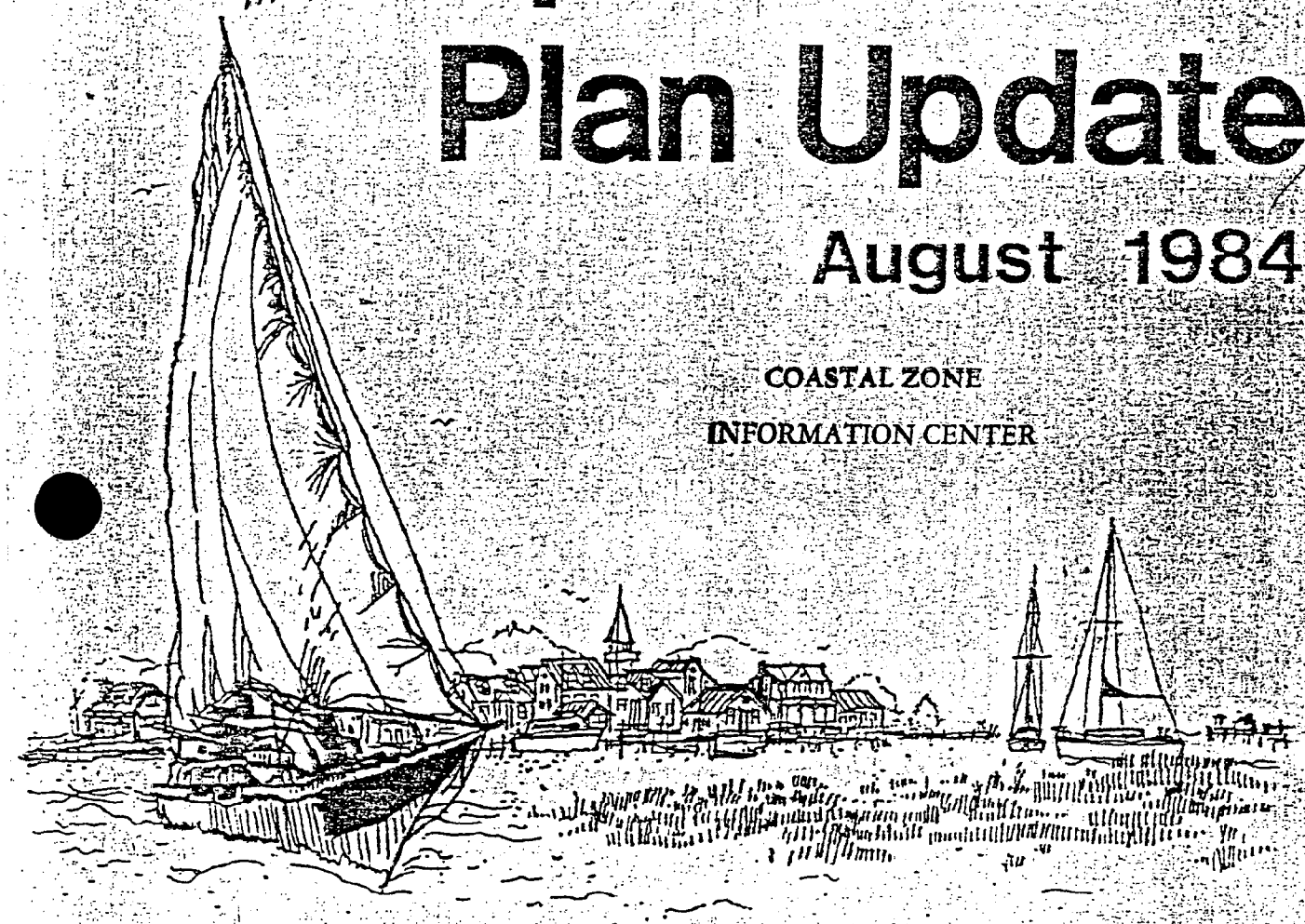

Fourth and Fifth Districts, Queen Anne's County, Maryland

COMPREHENSIVE PLAN UPDATE

FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

AUGUST 1984

HT393.M3C66 1984

QUEEN ANNE'S COUNTY, MARYLAND

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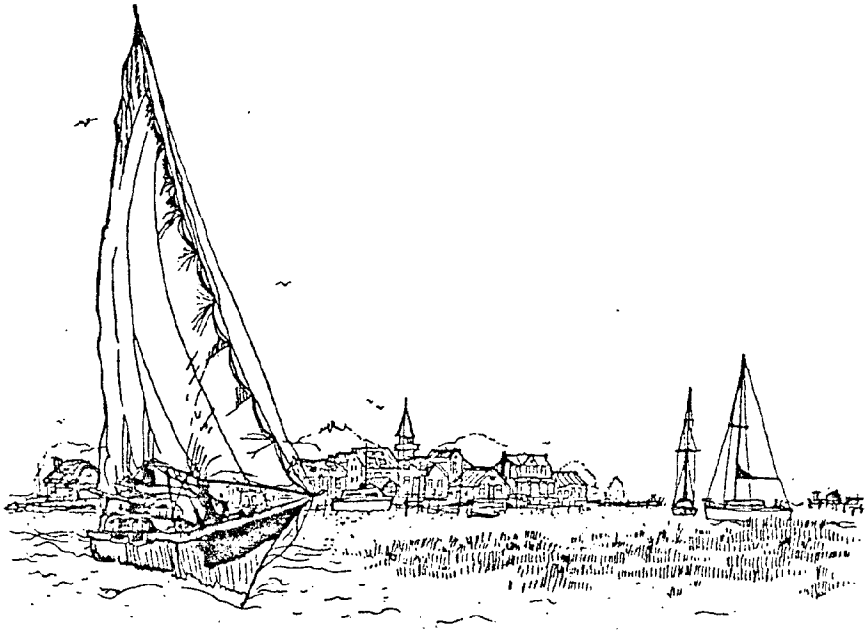


History

HISTORY

The earliest settlement in Queen Anne's County was on Kent Island in 1631 by William Claiborne and his colony, members of the English Church. This was the first white establishment in the colony of Maryland. Being the site of the earliest permanent English settlement in Maryland, the Fourth District became the center of religious, economic and political turmoil with the arrival of Lord Baltimore's colony, represented by the Roman Catholic Cavaliers. In 1656, the Fourth District was taken over by the Cavaliers. By 1700 there were 3,000 people residing in the area, and much of the land along the tidal estuaries had been patented. It was later established as a County in 1706 with the Queen Anne's Town (later renamed Queenstown) designated as the County seat. Located on a tributary of the Chester River, Queenstown was the largest town in the County and it remained so for much of the 18th Century. With their rich resource of timber and their location on the water, the Districts' first industry was ship building. Much of the forested areas were cleared and agriculture became their major economic base.

Tobacco was the principal cash crop. When the Districts' planters were cut off from the English markets for the sale of their tobacco, the planters started to grow wheat and corn. The increasing demand for grain export brought Philadelphia and Baltimore merchants into direct competition. During the period 1750 to 1770, the grain milling business had significantly expanded.

There were several individuals who played prominant roles in early national and state histories. One of the many patriotic colonists of the Districts was William Paca, a prominent Statesman and signer of the Declaration, who resided on Wye Island. Another one was William Grason, Maryland's first Democratic governor, and he resided in the area known now as Grasonville.

Queen Anne's County's population leveled off at 13,000 in 1760. This was correlated with the granting of the last significant blocks of unpatented lands and marked the completion of initial settlement throughout the County.

The population declined in response to deteriorating soil fertility and poor farming practices as well as isolation from markets. Steamer service was established between 1820 and 1830 for the major tributaries of the upper eastern shore which helped to diversify the farms into dairy products, fruit, vegetables, and other perishable products. New farming practices and technology contributed to the economic revival of the Districts' agricultural base. Along with the agricultural prosperity, there was also a population increase. This agricultural prosperity is depicted by the large 17th and 18th Century colonial manor houses or plantations, with their brick material and their simple, classic features.

Ferries were vital to the early colonists' transportation and communication. Colonists would use the Broad Creek ferry for travel across the Chesapeake Bay from Kent Island to Annapolis and across Chester River to Chestertown. A road system was developed to serve the interior regions and provide access both to marketing centers and to the coastal landings. On the 1794 Griffith Map, a principal road was shown through the County from Chestertown to Kent Island, and it formed a part of a postal road from Philadelphia to Annapolis.

One of the side effects of abolishing slavery was thatparcels of land were subdivided into smaller estaes for the freed slaves. After a brief interlude of economic decline in the 1860's caused by disruptins of the Civil War, the Districts' once again enjoyed growth in the 1870's and 1880's. The completion of the Queen Anne's and Kent Railroad line in Queen Anne's County in the late 1860's and early 1870's contributed further to the Districts' economic recovery. The rails provided increased access to markets in distant cities such as Philadelphia and New York, while stimulating the development of canneries and other manufacturing concerns. In the 1880's, the peach blight crippled an agricultural economy which had become too dependent on a single crop.

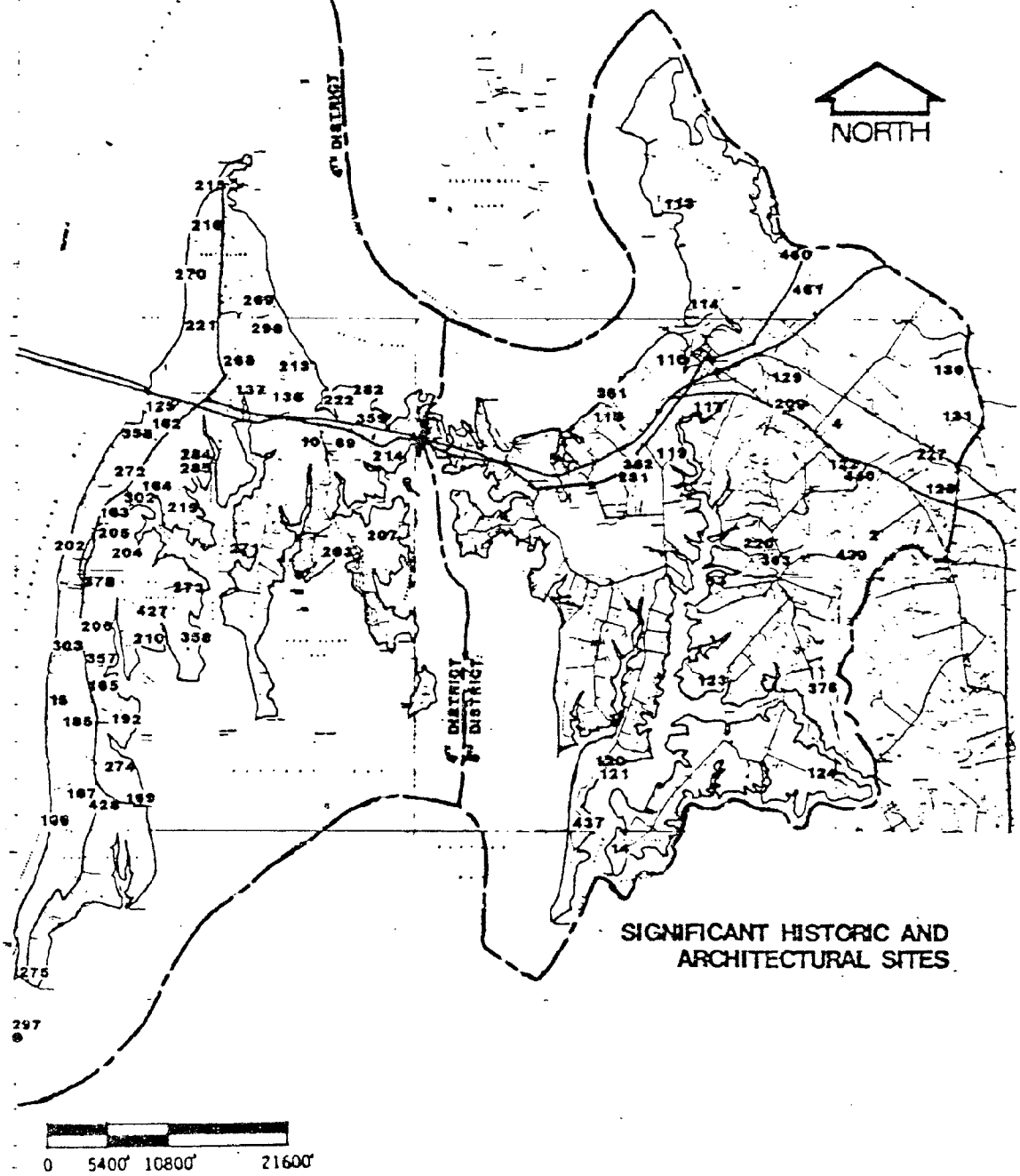
There was no change in agricultural economy for most of the first half of the 20th Century. Even with improved transportation and agricultural technology, the Districts' agricultural economy was generally depressed,

particularly in the 1930's. The seafood harvesting industry, which included oystering, crabbing, clamming and fishing, absorbed most of the unemployed labor and became the Districts' major employer.

The most significant event in the mid-20th Century was the construction of the Chesapeake Bay Bridge in the early 1950's. The bridge marked the end of relative isolation for much of the Eastern Shore. Increasing population pressure and rising land prices in the adjacent Western Shore counties has caused a domino effect for residential development in the Fourth and Fifth Districts. The consequent population growth has had a profound impact in all aspects of life in the Districts, as housing developments, automobile traffic, strip commercial, service industries, insufficient public utilities and manufacturing concerns all collide with the still predominantly rural character of the County. This rapid growth has had particularly serious implications for the preservation of the historic structures in the Fourth and Fifth Districts.

Remembrance of the past is very important to the Districts' people as well as to the State of Maryland. The Districts' rich and important history is displayed in the architecture of its buildings. Steps must be taken to preserve historic sites and buildings lest some of the Districts' rich heritage be lost to the people forever. An historic survey was recently undertaken by the Maryland Historical Trust. Figure 1 identifies the location of the historic significant buildings.

FIGURE 1
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



Below are the identifications of the structures and descriptions of their importance.

FOURTH DISTRICT

Barnstable Hill (69)
Early 20th Century
National Register of Historic Places

Barnstable Hill is architecturaly significant as a representative example of rural, vernacular domestic architecture of the turn of the 20th century displaying more than the usual amount and integrity of architectural detailing in its design. The farm property is associated with the agricultural history of the area as an example of land continuously used for 200 years as farm land by the same family.

Mattapex (165)
Circa 1760

Mattapex is one of a small group of 18th century story-and-a-half brick houses surviving on Kent Island. Constructed by the Carter family the exterior remains in remarkable condition, and the interior paneled fireplace walls are among the finest in the county.

Great Neck (164)
18th Century

The earliest part of Great Neck is a small one story brick section that now serves as a wing to a large, late 18th century side hall single parlor house to the west. The larger house to the west probably dates to the last quarter of the 18th century. The most significant feature of this part of the house is the handsome walnut and pine stair.

Friendship (163)
Early 18th Century

Friendship is one of perhaps a dozen houses in the county believed to date to the first half of the 18th century. The overall form and the detailing of the house are typical of generally early buildings, and the documentary evidence reinforces a traditional date of circa 1740's.

Steven's Adventure Site (137)
Late 18th Century

The house on Steven's Adventure was the earliest recorded structure in the immediate vicinity of Stevensville. It was constructed in two stages, with a later frame wing dating to the post-Civil War period. The resulting structure was one of the most visually pleasing houses in the county, as well as one of the more unusual.

Glebe Farm (136)
Late 19th Century

This 135 acre farm was purchased by Christ Church Parish in 1718 and used as a glebe until 1826, when it was sold to raise money for a new church.

Eareckson House (125)
Circa 1850

The Eareckson House is typical of a house type that enjoyed considerable popularity in the second quarter of the 19th century. The most recognizable characteristics are the 2 1/2 story five bay form combined with center hall plan and corbeled brick cornice.

Price House (15)
Late 18th Century

The Price House originally consisted of a 1 1/2 story, frame gambrel roof dwelling with a frame kitchen wing, probably dating to the mid-18th century or perhaps earlier. In the last quarter of the 18th century the house was enlarged by the construction of a 2 story brick section forming a right angle to the early frame house. It is this section which still survives.

Goodhand House (10)
Early 19th Century
National Register of Historic Places

The Goodhand House began as a small 1 1/2 story hall-parlor house dating to the early 19th century. At an early date a post-and-plank kitchen wing was constructed adjacent to the south gable, and in the late 19th century the main house was raised to 2 1/2 stories. The post-and-plank wing is one of the finest examples of this type of construction in Tidewater Maryland, and is complemented by a later post-and-plank corn crib in the rear yard with unusual dovetailed corner post construction.

Shipping Creek Plantation (192)
Circa 1800)

The house at Shipping Creek Plantation has evolved through a relatively complex series of additions and alterations to its present form. The earliest section is an unusual example of a true 2 1/2 story brick house with a side passage plan, constructed in the early 19th century.

Carville House Site (185)
Late 18th Century

The Carville House is similar to a number of 2 1/2 story brick houses still surviving in the county which were constructed in the last quarter of the 18th century.

Morgan's Enclosure (169)
Circa 1760-80

Morgan's Enclosure is one of the largest 18th century houses on Kent Island. The most notable feature of the house is the unusual four room plan with a side stair hall. Variations of this general plan type are found in a number of 18th century houses in Annapolis, as well as in scattered examples on the Eastern Shore.

Samuel Aaron Farm (167)
Mid-19th Century

The house at the Samuel Aaron Farm is a notable example of mid-19th century vernacular architecture. The center hall plan combined with story-and-a-half height are characteristic of small dwelling houses throughout the 18th and first half of the 19th century.

Carter Creek Site (166)
18th Century

A large 1 1/2 story five bay house with paired gable chimneys and a gambrel roof stood on this site until the 1950's. The only early feature surviving on the site is a small cemetery with gravestones of the Carter family dating to the latter half of the 19th century.

Cabin Neck (204)
18th Century

Cabin Neck is one of a relatively large group of gambrel roof houses surviving in Queen Anne's County, and is also one of perhaps a dozen examples in which the roof was rebuilt at an early date, replacing the original pitched gable roof with the present gambrel.

Avalon Canary Farm (203)
Circa 1820

The two story, two bay form of the main house is relatively unusual for this àrea, as is the post-and-plank construction of the west part of the wing. The farm was a favored location for shipping local produce to Baltimore in the latter part of the 19th century. The produce was loaded onto small boats that transported the cargo out to larger sailing vessels offshore.

Dixie (202)
Early 18th Century

Probably dating to the second quarter of the 18th century, Dixie is one of the earliest surviving houses in Queen Anne's County. The most distinctive feature of the building is the north gable wall, which is laid in glazed header Flemish bond with decorative glazed chevrons in the upper gable.

Riverside Manor (213)
Circa 1860

Even though the appearance and historic integrity has been altered, the building known today as the Castle Marina Restaurant was an excellent example of conservative Italianate architecture. The form, massing and plan were all consistent with earlier Eastern Shore building traditions, but the detailing was clearly conscious of new architectural ideas.

Christ Church (212)
1880
National Register of Historic Places

Kent Island is the cradle of the Anglican Church in Maryland, being the site of the earliest Anglican settlement in the colony. A congregation is known to have been established at Claiborne's settlement at Kent Point in the 1630's, and when the Act of 1692 officially established the English Church in Maryland, Christ Church Parish was one of the thirty parishes recognized.

The present building is the fourth known church constructed by the Parish in the Broad Creek area. It is a superb example of the Queen Anne style of ecclesiastical architecture, and is one of the most carefully preserved Victorian churches in Tidewater Maryland.

John C. White Farm (207)
Circa 1790 - 1815

The John C. White House is an example of a two story, hall parlor plan house constructed circa 1790-1815.

William Porter Farm (206)
Circa 1760 - 1780

The brick house on the William Porter Farm began as a story-and-a-half house constructed circa 1760-1780. The front facade of the original house is laid in all-header bond, one of five recorded examples of this bonding pattern in the county.

Legg-Earreckson Farm (205)
Early 19th Century

Constructed in the first years of the 19th century, the early house on the Legg-Earreckson Farm is one of the most perfectly preserved small period dwellings in the county. In overall form and appearance, it bears much in common with other two story brick houses in this region, and is primarily notable for the fine Flemish bond brickwork of the front facade.

Old Stevensville High School (262)
1909

Designed and constructed by George Lane in 1909, the old Stevensville High School is one of several early 20th century schools in the county and appears to mark the beginning of a coordinated effort to develop a regionally centralized county school system. It is similar in size, form and materials to a school building of the same period in the town of Queen Anne.

James Baxter House (260)
Early 19th Century

The gambrel roof Baxter House is a small frame dwelling probably dating to the early 19th century, with flanking board and batten wings added in the mid- to late 19th century. Significant features of the house are its plan and structural framing.

Cray House (259)
Early 19th Century
National Register of Historic Places

The Cray House is one of the finest surviving examples of an unusual framing system known as post-and-plank construction, in which hewn and pit-sawn horizontal planks are mortised into hewn corner posts, reinforced with light intermediate stabilizing posts.

White's Heritage (222)
Mid-17th Century
National Register of Historic Places

The tract of land now known as White's Heritage can be traced back to the mid-17th century, when John Gibson and Henry Stoupe patented 150 acres of land on the northeast side of Kent Island. The grant was made on November 12, 1656, and the land was surveyed in October, 1658. There has been a series of buildings on the property.

Clayland Price Farm (221)
Circa 1850

The early brick house on the Clayland Price Farm is believed to date to circa 1850, an attribution reinforced by the mixture of transitional decorative elements from both the second and third quarters of the 19th century. While typical in many respects of a house type that enjoyed considerable favor in the 1840's and 1850's, this house displays a remarkable variety of unusual decorative details, some of which may be unique in the county. Early outbuildings include a brick dairy, the brick walls of a derelict meat house, and the ruins of a larger brick building said to be a slave quarter.

Blunt's Graveyard (219)
Early 19th Century

This cemetery is all that survives above ground of historical interest on the old Blunt Farm. In 1838, this farm was given by Juliana Blunt to the Parish of Christ Church for use as a Glebe Farm to support the minister.

Trinity Methodist Protestant Church
1866

The Kent Island Methodist Protestant Church was organized in 1864 and two years later constructed this small, brick temple form church. Notable architectural details include the bracketed cornice, pedimented gables, and the cast iron columns supporting the interior gallery.

Scillin (216)
Mid-19th Century

This large brick house was constructed in two successive stages. The original house, built circa 1840-50, consisted of a 2 1/2 story side hall, double-parlor plan with a two story wing on the north side of the hall. Later in the 19th century the wing was raised to 2 1/2 stories and expanded to two room depth. At the same time, a 1 1/2 story brick kitchen wing was added to the north gable. The interior remains virtually intact to the mid-19th century.

Comins Land (215)
Mid-19th Century

Comins Land, generally known as the Chambers House, is a large frame house with a center passage plan. Dating to the mid-19th century, it was presumably built by the Denny family, who owned the property for much of the 19th century. When Love Point became a popular resort circa 1900, the Dennys sold the land, and since then it has passed through a number of owners.

Lowerys' Hotel (266)
Mid-19th Century

The two story five bay section to the south is mid-19th century in date and was presumably constructed and used as a private residence by the Jeffers family, who purchased 266 acres of land including this lot from Edward Ringgold in 1841. In 1888, the property was purchased by Alexander Lowery, who operated a hotel business.

Old Stevensville Post Office (265)
Late 19th Century

This small frame building was probably constructed in the last quarter of the 19th century and served for many years as the Stevensville post office. The decorative vergeboards and Victorian entrance are the only distinguished features of the building.

Stevensville Bank (264)
1903

Constructed circa 1903, the Stevensville Bank is the oldest bank building on Kent Island and among the earliest surviving in the county. The unknown designer combined a variety of classic architectural details into an ordered composition that brings to mind the more formal Beaux Arts bank designs of its period.

Tolson Farm Site (428)
Late 19th Century

The tenant house on the Tolson Farm is a typical example of a house form that gained considerable favor throughout this region in the late 19th and early 20th century. As with many houses of this type, the small frame wing to the north is the earliest part of the building.

Sellers-Cockey Farm (427)
Late 18th Century

The frame house on the Sellers-Cockey Farm is a 20th century dwelling constructed on the brick foundation of a house dating to the late 18th or early 19th century. This early house burned in the 1930's. Of equal importance to the house foundation is a post-and-plank meat house that probably was constructed at the same approximate time as the early house.

Ezion Methodist Church (378)
1903

The Ezion ME Church at Normans is one of the oldest black churches on Kent Island. The building dates to 1903, but the congregation can be traced back at least to the 1880's and probably to the 1870's. This small, frame temple-form church is a typical example of simple buildings erected by many black congregations in the late 19th and early 20th century.

Clark House Site (360)
Mid-19th Century

This small frame house is representative of the inexpensive, plainly built tenant houses found throughout the Tidewater region. It was constructed in two stages, and as is often the case, the smaller story-and-a-half wing is the earlier part of the house.

Broad Creek Farm Site (355)
17th Century

Broad Creek Farm occupied the approximate site of the early settlement that pre-dates modern Stevensville. In the 17th, 18th and early 19th centuries, Broad Creek was the largest concentration of settlement on Kent Island. The first court house was erected somewhere in this vicinity, probably in what is today an open field to the east of Route 8, and Christ Church was located adjacent to the farm until the post-Civil War period. A ferry is known to have operated between Broad Creek and Annapolis.

Ford Cray (303)
1627

The tract of land known as Crayford can be traced back to the earliest period of settlement on Kent Island. According to Nathaniel Hale, the Craney Creek area was explored by William Claiborne as early as 1627. In the early 1630's this high ground along the south side of Craney Creek was settled by Claiborne. He named the tract for his boyhood home in England, built a house, and planted crops. Crayford maintained an important role in the ensuing conflict between Claiborne and the forces of the Maryland proprietary.

Benton Farm (298)
18th & 19th Century
National Register of Historic Places

There are four buildings and the ruins of a fifth on the Benton Farm that are of historical and architectural significance. These include the brick foundation of an 18th century house, a large late 19th century Victorian house, a post-and-plank meat house, a large frame granary, and a post-and-plank farm building. The meat house and granary are 19th century in date, but the post-and-plank farm building is constructed with wrought nails and dates to the 18th or very early 19th century, one of the earliest recorded examples of this building form.

Pennyworth Tenant Farm (285)
Mid-19th Century

The tenant house on Pennyworth Farm is a simple two story frame dwelling with a two room plan and gable end chimneys. Probably constructed in the mid-19th century, it was later enlarged by a smaller, two story post-Civil War addition to the east.

Pennyworth Farm (284)

The main house at Pennyworth is the largest surviving Victorian dwelling recorded in the county, and is among the grandest buildings of its type on this part of the shore. Though relatively simple in overall form and plan, the care evident in the design and detailing makes it a pleasing building with many refinements. Evidently originally planned and constructed as a vacation hotel, the grand two story galleries provide magnificent views of the surrounding creeks and fields, while the glass observatory on the peak of the roof offers more distant views across the island.

Dundee (282)
Mid 18th Century

The brick shell of an early house forms the core of the present dwelling at Dundee. This early building was 1 1/2 stories high, 17 feet wide and 33 feet long, with a three bay facade. It has been completely renovated, covered with stucco, and enlarged by several additions.

Walker-Wagner House (275)
Early 19th Century

The Walker-Wagner House is a 2 1/2 story brick dwelling with a side passage, single parlor plan, which was renovated in 1961.

Stinton (273)
1722

Stinton is the oldest positively dated house in Queen Anne's County and is one of the earliest dated buildings in Maryland. Only the brick exterior walls remain of the original structure, and these are almost entirely stuccoed and covered with later additions.

Robert White House (272)
Mid-19th Century

The Robert White House is typical of the side hall, double parlour plan house form that was popular throughout the first half of the 19th century in Tidewater Maryland. Dating to the mid-19th century, this example is unusually deep in plan, and displays several unusual construction details.

Arrowhead Farm (271)
Early 19th Century

This 1 1/2 story frame house is located on part of a tract known historically as Upper Blunt's Point. Surveyed for Roger Baxter in 1650, the property remained in the Baxter family until 1807, when Vincent Baxter sold this part of the tract to James Hopkins. The house that stands today overlooking Cox Creek was probably built by Hopkins shortly after the purchase. Much of the building's early fabric has been either hidden or removed.

Blue Bay Farm (270)
1760-90

Blue Bay Farm is one of the most interesting 18th century houses on Kent Island. Probably constructed circa 1760-90, the house bears comparison with several other contemporary houses on Kent Island and in Annapolis. The header bond brickwork is only found in four other buildings in Queen Anne's County but was quite popular in Annapolis and Chestertown from the 1740's until the 1780's.

Cloverfields (269)
Circa 1780

Cloverfields is primarily significant as an unusual house type employing a double pile, four room plan and a story-and-a-half, five bay house form which has been greatly altered in this century.

Wesley Methodist Episcopal Church Site (268)
1912

The Wesley ME Church was evidently built in 1912, and replaced or expanded upon an earlier building that was constructed in 1877, four years after the property was acquired. It is notable as one of the oldest established black congregations in the county, and architecturally the building is among the finest black churches in this region.

Christ Church Rectory (267)
Early 19th Century

This frame dwelling house, probably dating to the 1840's, was purchased by the Vestry of Christ Church as a rectory in 1866, and continued in that role until recent years.

Nash House (359)
Mid-19th Century

The Nash House is typical of a house form found throughout the Tidewater region, consisting of a two story, five bay frame house with a small story-and-a-half frame wing projecting from one gable.

FIFTH DISTRICT

St. Peter's Church (209)
1823-27, 1877
National Register of Historic Places

St. Peter's Church has played an important role in the history of the Roman Catholic Church in Maryland. A Catholic community was established in this area soon after Claiborne founded his colony on Kent Island in 1631, and this group, with the communities in St. Mary's and Charles Counties, formed the earliest enclave of Catholicism in the American colonies.

The parish of St. Peter's was established in 1765; the chapel constructed soon thereafter was the third permanent mission established on the Eastern Shore. The present church was built in 1823-1827 and expanded in 1877.

May Turpin Farm (131)
1837

There are three buildings of interest on the May Turpin Farm. The main house is a large brick dwelling typical of the Federal period, with a side hall-double parlor plan that was widely used on the Eastern Shore.

Directly adjacent to the house on the north is a brick outbuilding believed to be one of the few surviving examples of a slave quarter in Queen Anne's County. The unusual outshut form and two room plan with central chimney constitute a unique house type in this county, and the evidence of an open loft and dirt floor are a rare survival of architectural features found in small buildings in Tidewater Maryland throughout the pre-industrial period.

Also of interest is a well-preserved granary dating to the mid-19th century which is set on the only recorded example of "staddle stone" footings in the county.

Lloyd's Meadows (130)
Mid-18th Century
Cerca 1798-1815

The brick house on the Hamner Farm, historically known as Lloyd's Meadows, was constructed in two separate stages. The original section, dating to the latter half of the 18th century, was 1 1/2 stories high, three bays wide and two rooms deep with a side passage plan. This early house was enlarged circa 1798-185 two additional bays to the north and was raised to a full two stories.

Callahan Farm (129)
Early 19th Century

The frame house on the Callahan Farm was probably constructed in more than one period. The main house certainly predates the handsome Victorian woodwork of the west gable and the south entrance porch. the overall form, the restrained fenestration pattern and the large gable and chimney are not atypical of late 18th century Federal houses in this region, though the house could date as late as the second quarter of the 19th century. The rear L may be a later addition, while the east wing appears to be of mid-19th century date or earlier.

Bowlingly (7)
1733
National Register of Historic Places

Bowlingly's scale and size are indicative of the house at the time of its construction. According to several historical accounts, British troops severely damaged the structure in the War of 1812. The house was later converted into a hotel (1850's) serving passengers of the Baltimore-Queenstown Ferry and was restored back to its earlier appearance in the mid-20th century.

Hiram Hammond Farm (126)
1830

The large brick house on the Hiram Hammond farm is one of the finest unrestored examples of Federal architecture in Queen Anne's County. To the rear of the house stands a very fine smokehouse with closely set heavy timber framing. Inside the meat house is a large curing barrel that was evidently put in place before the building was constructed or was made in place, as it is too large to pass through the door of the building. This is the only curing barrel recorded in the county.

Sally Harris Mill House (122)
Late 18th Century

Patented as "Mount Mill" in the 17th century, this was the site of a mill for over 200 years. According to Swepson Earle, the present mill house was "reconstructed" in 1793.

Sedgewick (120)
Circa 1850

Sedgewick is an excellent example of a transitional house type that appeared in the mid-19th century, serving as a link between the Federal and Greek Revival houses of the first half of the century and the Victorian styles which followed.

Walsey (118)
1937-38

The large brick house on the Nesbit farm known as "Walsey" is the finest Georgian Revival dwelling in the county. Constructed in 1937-38, the house was designed by Stewart W. Pike, a Philadelphia architect.

Wheatlands Site (117)

Wheatlands is a relatively unusual house in overall form and plan, with characteristics of the Federal and the Georgian houses.

My Lord's Gift (116)
18th Century

In the 1930's, the early house at My Lord's Gift was moved southeast of its original site. Despite the neglect of time, the early house remains more or less intact, and is of interest primarily as an example of a moderate sized 18th century dwelling with a center passage plan.

Blakeford (114)
1834-35; 1935
Structure Burned Jan. 13, 1970

Blakeford is primarily significant today as an archeological site and for its associations with several of the most prominant families in Queen Anne's County during the 18th and 19th centuries, including the Coursey, Blake, Wright and Thom families. In particular, Blakeford was the home for many years of Judge Solomon Wright and later his son, Robert Wright, the 13th Governor of Maryland (1806-1809).

Slave Quarter at Hermitage (113)
Late 18th Century

The location, placement and architectural evidence makes this structure a prime candidate as a slave quarter.

Bloomingdale (4)
1792
National Register of Historic Places

Bloomingdale's importance is primarily its architectural merit; secondarily its builder and subsequent owners. It represents the architectural transition from an English Georgian building style to an American style, which is evident in the interior woodwork. It also represents the tangible achievement of the Seth family after owning the land for over one hundred years (1685-1808). It was the later home of James Butcher, the acting governor in 1809; the Harris sister, socially prominent in Baltimore and Queen Anne's County; and Severn Teakle Wallis, a higher regarded Baltimore lawyer.

Ralph Whaley Farmhouse (464)
1860

On the Ralph Waley farm stands an interesting frame farmhouse dating from the third quarter of the 19th century. It is composed of three sections, all two story with the main section having a side entrance on its three-bay facade.

Conyer House (281)
Mid-19th Century

The Conyer House's importance is in its architecture. It is the only recorded example in Queen Anne's County of a rare form of vertical plank construction.

Canterbury House (256)
1857

The Canterbury House is one of the most notable pre-Civil War buildings surviving in the center of Queenstown. The main house was probably constructed in 1857, and displays a handsome Italianate bracketed cornice and widow's walk. Of at least equal significance is the stone foundation under the south section of the house, which is believed to be the remnants of the first Queenstown jail, constructed in the early 18th century.

Caroline T. Wilson House (364)
Third Quarter 19th Century

The Caroline T. Wilson House is a relatively plain example of a house type that first appeared on the Eastern Shore in the 1850's and persisted into the late 19th century.

Carmichael Methodist Church (363)
1873, 1904

The Carmichael Methodist Church is typical of the small frame churches commonly constructed during the last quarter of the 19th century. A striking hexagonal steeple with decorative dormers is the primary architectural feature of the building. It is further enhanced by Gothic stained glass windows, German siding, and a bracketed cornice.

Slippery Hill Battlefield Site (362)
1813

The Battle of Slippery Hill was actually a very brief skirmish which occurred when a large force of British infantry advanced on and occupied Queenstown. It took place early in the morning of August 13, 1813 along the main road from Kent Narrows to Queenstown. A small troop of approximately 20 men were stationed just east of Grasonville, serving as an advance picket to watch the road. Faced with an advancing column of 2000 British infantry, the picket guard opened fire, repeated a second round and then retreated. The British force was thrown into confusion and had to fall back and regroup before resuming their march, which led on the following day to the occupation of Queenstown.

Nationwide Insurance Agency (254)
1857

The Nationwide Insurance Agency is the only building in Queen Anne's County with a cast-iron front. Mr. William McConnor purchased the property in May 1888, and operated a furniture store and undertakers business from this location. In 1899, McConnor rented space to the newly formed Queenstown bank.

St. Luke's Episcopal Church (253)
Queenstown

St. Luke's Episcopal Church in Queenstown is a fine example of the small frame parish churches built on the Eastern Shore during the late 19th century. The present church was built in 1890 and replaced an earlier frame chapel constructed in 1840-41 and consecrated in 1842.

Marion Leaverton Farm (227)
Mid 19th Century

The early brick house on the Marion Leaverton farm is unique in form and plan among the vernacular buildings of Queen Anne's County. This plan is used in conjunction with a temple form building, a feature generally associated with the Greek Revival period. Although the temple form is quite common in many areas, particularly in New York State and the northern Mid-West, it seems not to have gained favor on the Eastern Shore.

Blackbeard (361)
1898

The house Frederic Emory built at Blackbeard's Bluff was probably a unique example of pre-Georgian Colonial Revival architecture in Queen Anne's County. It is representative of the early phase of that movement, reflecting the late-Victorian fascination with early America.

Gabler House (365)
Early 19th Century

The Gabler House is one of the earliest buildings in the center of Queenstown. Located on a lot known in the 19th century as the "Burnt Tavern Lot", the earliest part of the Gabler House appears to date to the second quarter of the 19th century and may replace an early tavern destroyed by fire. In the third quarter of the 19th century the small, early frame structure was enlarged to its present size and served as a hotel known as the Chester House.

Little Wye (376)
Late 18th Century

This small brick dwelling on Wye Plantation is interesting as an example of late 18th century architecture.

Stone Granary (366)
Circa 1850-60

The stone warehouse and granary on Queenstown Creek was constructed circa 1850-60 to serve the steamboat wharf of the Chester River Steamboat Company. This wharf projected out into Queenstown Creek directly in front of the granary. This wharf was an essential economic link between Queenstown and the rest of the Chesapeake Bay, allowing local farmers and merchants to ship agricultural products out and receive manufactured goods in return. This warehouse is one of only two such buildings to survive in the county, forming an important historical link with the maritime commercial trade of the 19th century.

Tanyard Farm (460)
Date Unknown

Tanyard Farm is a telescopic one story frame dwelling, covered in brown shingle with white trim, which looks more like a cape cod building than a Maryland dwelling.

Site of Bennett's Chapel (437)
Early 18th Century

This archeological site marks the location of the Bennett family cemetery and of a mid-18th century chapel that was constructed over the tombs of Richard Bennett and his wife Elizabeth, as well as several other tombs dting to the first half of the 18th century. These tombs are among the earliest known marked burials in Queen Anne's County, and the unmarked Barouque tomb is one of the most elaborate examples of carved stone on the Eastern Shore.

Dodd's Farm (439)
Late 18th Century

Probably constructed in the late 18th century, Springfield is a particularly large example of a center passage, single pile plan house. Originally 2 1/2 stories high, the house was enlarged in the mid-19th century to a full three stories, the first floor plan was modified by the additin of a secondary passage to the wing, and the interior was extensively renovated.

Robert Price III House (396)
Early 19th Century

The Price House is one of the few structures left in the center of Queenstown known to date prior to the mid-19th century. The plain exterior appearance of this small dwelling offers no clue of its significance as an enlarged one-room-and-loft house only 14 feet wide and 16 feet long.

Fires and demolitions have taken away many of the Fourth and Fifth Districts' historic and architectural treasures. The following are a few historic significant buildings that have been destroyed or damaged either by an accident or in the name of progress: White House Farm (early 19th century), Ginsburg House (circa 1840), Wye Plantation (1747), Norman House (early 19th century), Methodist Episcopal Church (mid-19th century), and Kent Fort Manor (1800).

There are two areas within the Fourth and Fifth Districts that have a large number of buildings with historic significance. Stevensville has 13 buildings and Queenstown has 10. Table 1 below lists the buildings in the two towns which have been identified to have historic and architectural significance:

TABLE 1
HISTORIC AND ARCHITECTURAL
SIGNIFICANT BUILDINGS
STEVENSVILLE & QUEENSTOWN

Stevensville	Queenstown
Christ Church	Bowlingly
Old Methodist Protestant Church	Queenstown Courthouse
Cray House	St. Luke's Episcopal Church
Baxter House	Nationwide Insurance Office
Old Stevensville High School	Robert Price III Residence
Benton House	Canterburg House
Stevensville Bank	Caroline T. Wilson House
Old Stevensville Post Office	Gabler House
Lowery's Hotel	Stone Granary
Christ Church Rectory	
Marstellar House	
Clark House Site	

Source: Maryland Historical Trust

In order to discourage hasty destruction of some of the more important structures in the District's past, several have been placed on the National Register of Historic Sites, and many of the buildings qualify for placement. The National Register of Historic Places is the official list of properties

and districts in the United States worthy of preservation because of their historical, architectural and archeological value. The program was established by the National Historic Preservation Act of 1966 and is administered by the United States Department of Interior. Listing on the National Register of Historic Places makes Property owners eligible to be considered for federal matching grants-in-aid for historic preservation. In addition, it makes available tax incentives to encourage the preservation of depreciable historic structures as specified in the Tax Reform Act of 1976.

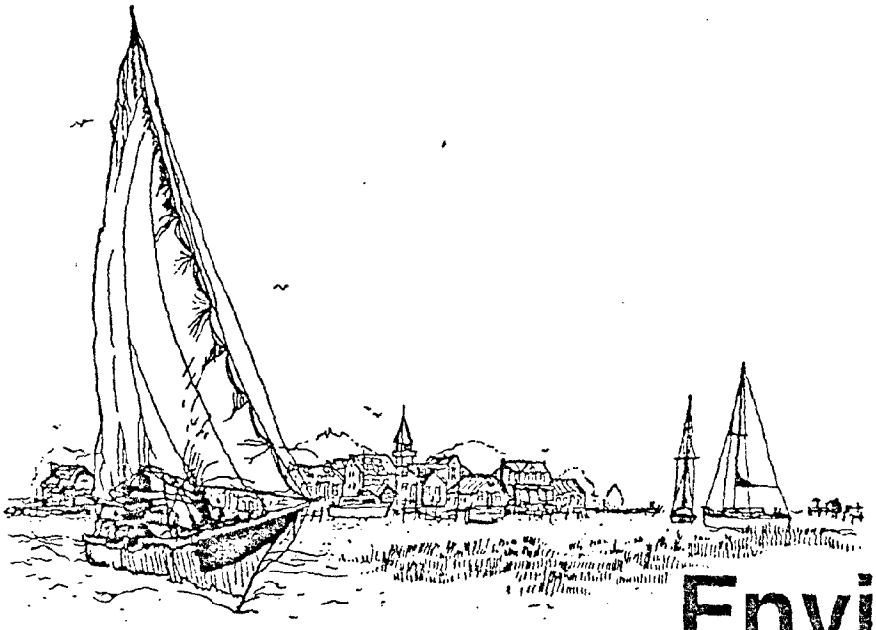
The historic survey, performed by Maryland Historic Trust, has produced valuable information for use by the County and Districts' residents. The objective of the survey was to acquaint people with the Districts' architectural styles and their significance, thus promoting preservation. The need for increased public awareness in the Districts is urgent. Because of the increased growth and development being experienced by the Districts, many historic buildings are being threatened by demolition or insensitive modernization.

In order to guard against the threats to historic sites and structures, a number of steps are recommended. It is important that the County create and implement a local historic preservation ordinance which would establish a Landmarks Commission to officially deal with preservation issues and activities. This commission could establish criteria for designation of local historic landmarks in order to make local designations of historically significant sites, structures and districts. The resources developed by the historic survey conducted by the Maryland Historical Trust would be valuable in such an effort. Along with the ordinance, a preservation plan that specifically addresses the issue of how to preserve what remains in the Districts should be adopted. The County could also embark on a program of recognition of restoration projects around the Districts. This could be done in cooperation with neighborhood groups and the historical societies, thus strengthening the fiber of neighborhood pride and reinvestment.

Another area to address is adaptive reuse. Around the country, older buildings are being put to new uses in place of new construction. the

public and private sectors are coming to realize the value and economy of the conservation and reuse of existing buildings. Through public education and encouragement by local authorities, the Districts could preserve and revitalize their built environment.

The Fourth and Fifth Districts possess a rich and interesting history which is exhibited in their historic buildings, parks and neighborhoods. Preservation of this history through conservation of the built environment will enhance the diversity and character of the Districts.



Environment

ENVIRONMENT

The Fourth and Fifth Districts are located in the western part of Queen Anne's County. The Districts lie on the western edge of the Delmarva Peninsula, which separates the Chesapeake Bay from the Atlantic Ocean. The Districts contain 84.8 square miles, close to a quarter of Queen Anne's County's land area, and are shorelined by the Chesapeake Bay, Chester and Wye Rivers, and Eastern Bay.

Climate

The Districts enjoy a temperate climate with warm summers and moderate winters, with temperatures averaging 74.2 degrees in July and 35.8 degrees in January. For the County, the highest temperature was recorded as 105 degrees and occurred in July, 1911. The lowest temperature was -12 degrees and was recorded in February, 1918. The average duration of the frost-free period is 188 days, which means a long growing season. With major waterways surrounding the Districts, the humidity tends to be rather high (80-85 percent in the late summer) but its effects are somewhat modified by breezes from the Bay.

The Districts average 41.27 inches of precipitation annually. The month of August receives the most rainfall, averaging 4.2 inches, while the Districts receive the least amount of precipitation in January, averaging 2.6 inches. The maximum rainfall record of 6.6 inches occurred in Stevensville on August 12, 1928. The annual snowfall for the Districts is over 21 inches, with January averaging the most snowfall (7.1 inches). In the summer months, winds prevail from the south and southwest, whereas the winter winds are more westerly and northerly. The winds average eight to 10 miles per hour.

Topography and Flood Plains

The Fourth and Fifth Districts' topography gently slopes from sea level to an elevation of about 60 feet (Figure 2).

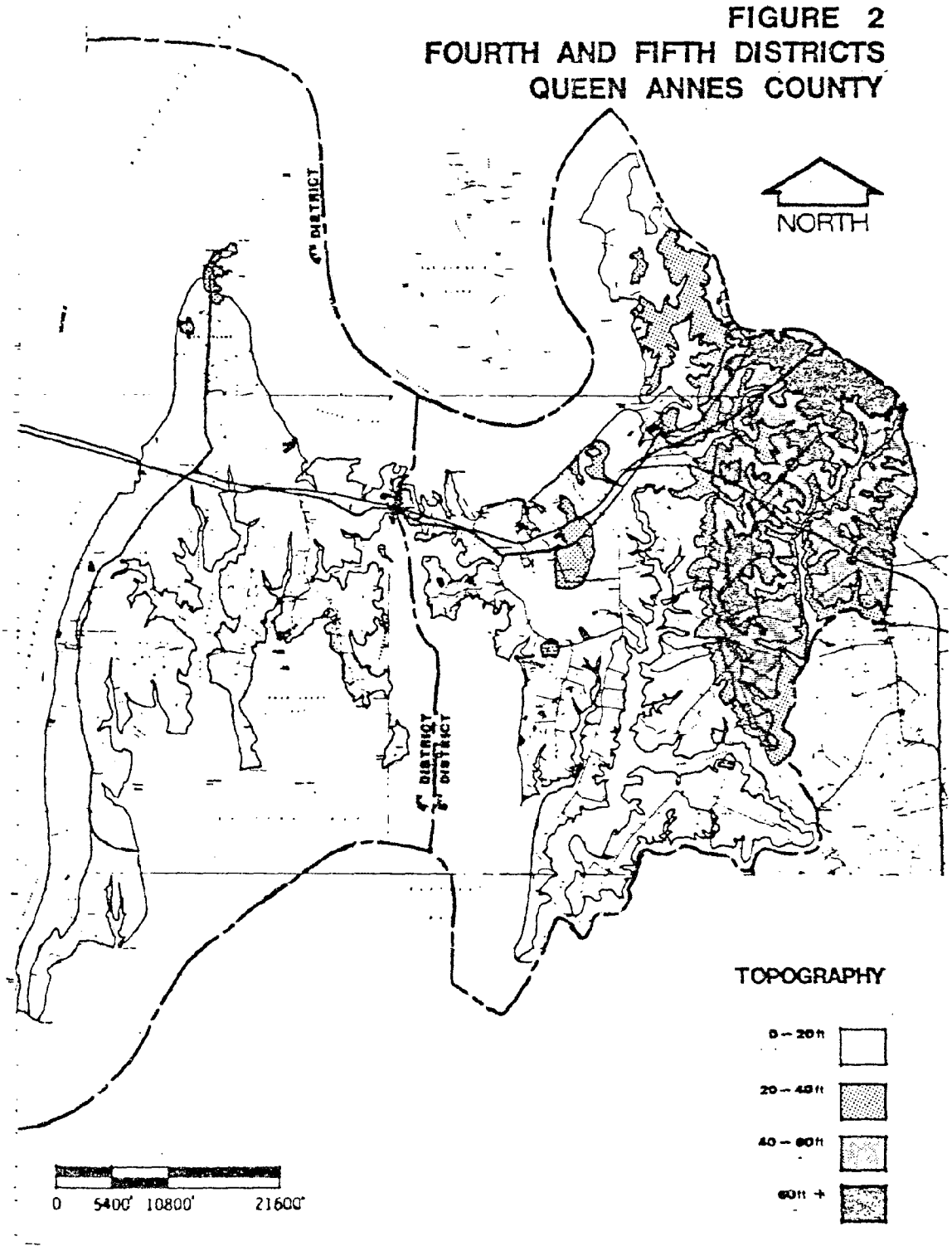


FIGURE 2
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY
NORTH
4th DISTRICT
5th DISTRICT
TOPOGRAPHY
0 – 20 ft
20 – 40 ft
40 – 60 ft
60 ft +
0 5400' 10800' 21600'

Because of the low elevation, there are extensive flood plain areas in the Fourth and Fifth Districts. This high flooding potential is compounded by high seasonal water tables, poor surface drainage and high runoff characteristics of the soils.

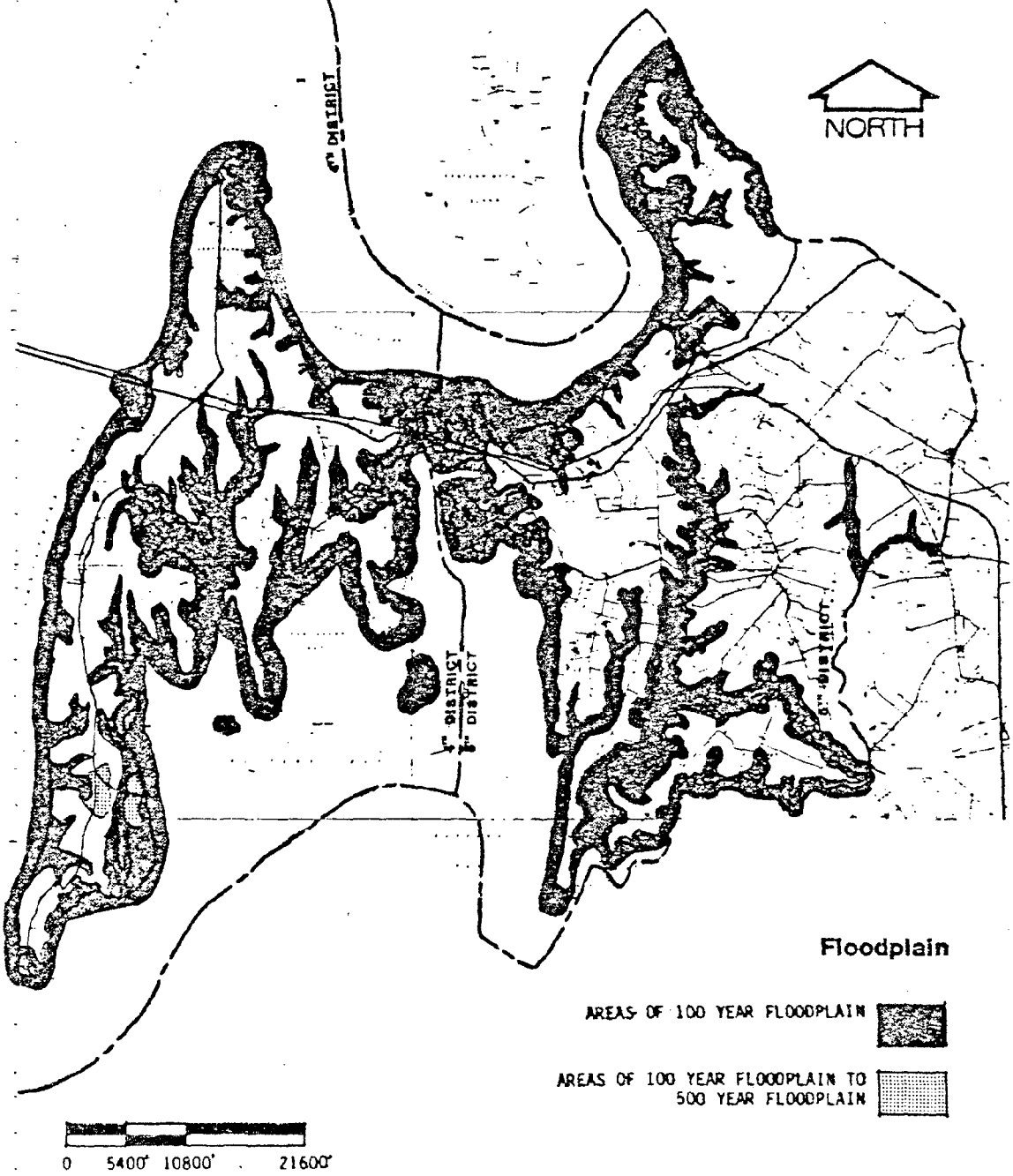
In 1982, the Federal Emergency Management Agency issued a preliminary map showing the 100-year flood plain (Figure 3). Major floods in the Fourth and Fifth Districts have occurred in 1933, 1954, and 1955. In August of 1933 the "Great Storm of 1933" lashed the Eastern Shore of Maryland, but there are no specific records available for the flood damage.

In late October 1954, Hurricane Hazel caused extensive damage to the two Districts. Damage estimates were placed at approximately $500,000. One hundred people were evacuated from Kent Narrows as a result of high storm tides. The storm tides in Queenstown were reported as the highest in history.

During August of 1955, Hurricane Connie struck the Districts. Advance warning made it possible for residents to prepare their property against high water, drastically reducing property damages in comparison with Hurricane Hazel. The dam at Wye Mills washed out, draining the community lake. Extensive silt deposits choked the downstream channel. Water from the dam washed over Route 404. Crab and oyster shanties at Kent Narrows had to be evacuated.

The Department of Natural Resources of the State of Maryland has established rules and regulations governing construction on non-tidal waters and flood plains. It restricts development in, obstructions to, and encroachment on the 100-year flood plain. Besides the State regulations, Queen Anne's County has two ordinances which pertain to flood protection; one requiring a minimum 50-foot building setback from wetlands and the other requiring a minimum building ground elevation of five feet above the 100 year flood level. Within tidal and non-tidal areas, the Federal Flood Insurance requires a minimum building elevation of seven feet above the 100 year flood plain.

FIGURE 3
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



In order to minimize flood damages and to lessen the severity of floods, development adjacent to waterways should be regulated. The most appropriate uses for these flood plain areas are low-intensity uses such as parks, golf courses, and natural areas.

Soils

Soil suitability for development depends upon its susceptibility to frost action, its shrink-swell potential, its permeability, its soil texture, the height of the water table and its fluctuations, the potential of flooding, the stability of the soil materials, particularly under heavy load or pressure. The Soil Conservation Service has identified the following four soil associations, which make up the Fourth and Fifth Districts (Figure 4):

1. Sassafras-Woodstown Association

The Sassafras-Woodstown Association consists mainly of nearly level to rolling fields, pastures, and some wooded areas. Most of the Association is on slopes of two to five percent, though some of it has slopes of less than 2 percent, and many small areas are on slopes of five to more than 30 percent. The natural vegetation is made up chiefly of upland oaks, but other hardwoods are fairly common, and there are some strains of loblolly and Virginia pines.

Except for slope and susceptibility to erosion in small areas, the Sassafras soils have practically no limitations that affect their use. The Woodstown soils, however, are only moderately well drained. They are wet and slow to warm up in spring and in places are unsuitable for early planting. Drains are needed in most nearly level areas of Woodstown soils for disposing of excess surface water at planting time and during the early period of crop growth.

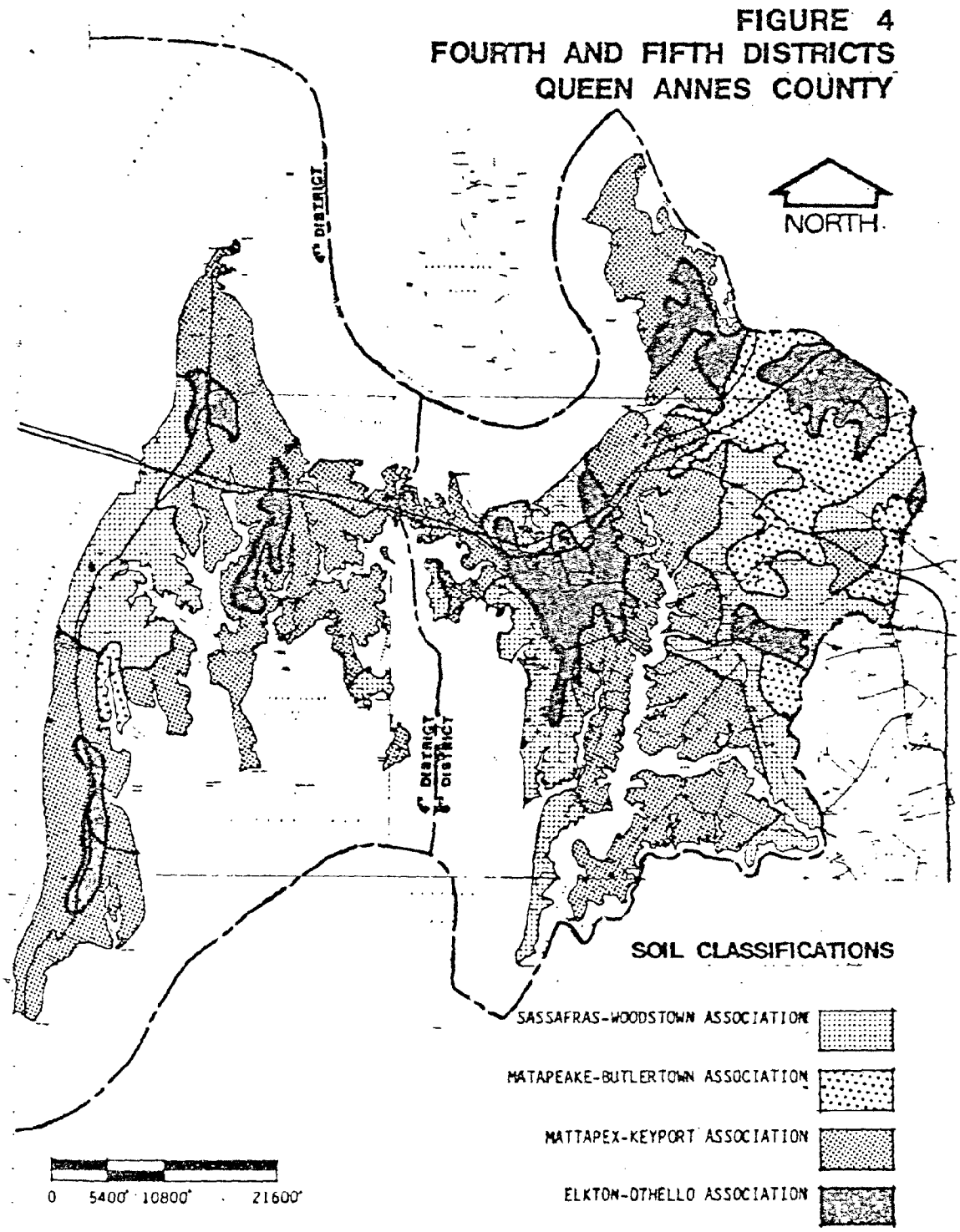


FIGURE 4
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY
NORTH
4th DISTRICT
5th DISTRICT
SOIL CLASSIFICATIONS
SASSAFRAS-WOODSTOWN ASSOCIATION
MATAPEAKE-BUTLERTOWN ASSOCIATION
MATTAPEX-KEYPORT ASSOCIATION
ELKTON-OTHELLO ASSOCIATION
0 5400' 10800' 21600'

In most places there are few limitations affecting the use of Sassafras soils for disposing of sewage effluent from septic tanks, but seepage and downslope pollution are dangers on some of the steeper slopes. Using the Woodstown soils for disposing of sewage effluent from septic tanks is severely restricted because the water table is high in wet periods.

2. Matapeake-Butlertown Association

The Matapeake-Butlertown Association is made up chiefly of level to strongly sloping areas of deep, silty soils. About half the Association is well drained, and the rest is moderately well drained. Although a few areas remain wooded, almost all the Association has been cleared and is used for crops. The native trees are mainly upland oaks and other hardwoods, and there are pines scattered through the stands in some areas.

Under good management the Matapeake and Butlertown soils are the most productive in the County. They are fairly high in natural fertility and very high in available moisture capacity. Consequently, in dry periods crops maintain better growth on these soils than on most others, though they would benefit from supplemental irrigation during periods of drought. The Matapeake and Butlertown soils are well suited to all crops and are susceptible to erosion only on steeper slopes, but in some places the Butlertown soils are slightly limited in use for crops because of impeded drainage. Ditching is needed on level and mildly sloping Butlertown soils so that excess surface water can be removed in wet periods.

Except in steeper areas, the Matapeake soils have only slight limitations that affect their use for residential developments or for disposing of sewage effluent from septic tanks. The Butlertown soils have slight limitations affecting their use for residential developments, but their use for septic tanks is severely limited because the soils are slowly permeable and are saturated when the water table is high.

3. Mattapex-Keyport Association

The Mattapex-Keyport Association is moderately well drained silty soils that have a subsoil ranging from a firm silty clay loam to plastic clay. Although a large part of the association has been cleared and is farmed, many areas are still wooded. Oaks are dominant in the stands, and hickory, maple, holly, and other water-tolerant trees are common. In some cutover areas, loblolly pine occurs as scattered trees or in nearly pure stands.

Because the major soils in this association are only moderately well drained, surface drainage must be improved before they can be used for many kinds of crops. If the soils are drained, they are suited to most crops but generally are used for corn, soybeans, pasture, and some hay crops. Alfalfa and other perennial plants may be damaged by frost heaving in winter.

It is fairly easy to drain, work, and manage the Mattapex soils, but it is more difficult to drain and manage the Keyport soils because they are more slowly permeable. Eroded areas of Keyport soils are difficult to plow and cultivate, for most of their crumbly surface layer has been lost through erosion, and plowing brings up part of the heavy clay subsoil. Owing to impeded drainage and slow permeability, the Keyport soils are likely to have excessive runoff and are particularly susceptible to erosion.

The Mattapex and Keyport soils have characteristics that severely limit their use for septic tank disposal fields, and their use for residential developments is moderately restricted. Trees, shrubs, and other plants that require good drainage may not grow normally on these soils. All building sites should be drained by tiling or ditching. Tile lines are satisfactory in the Mattapex soils, but ditches may be necessary in the more slowly permeable Keyport soils. Footings and excavations should be well drained, and basements carefully sealed against penetration of water.

Elkton-Othello Association

Finally, the soils found in the Elkton-Othello Association are poorly drained.

At least 95 percent of the acreage has slopes of less than two percent, and most of the rest is on slopes of two to five percent. Many parts of the Association have been cleared, but woodland is extensive. The natural vegetation is chiefly maple, holly, red and black gum, and water-tolerant oaks, though loblolly pine has invaded some areas of cutover and second-growth woodland, and there are a few pond pines.

For disposing of sewage effluent from septic tanks, limitations on the use of these soils are severe. Because the water table is high during much of the year, there would be little or no movement of effluent, particularly in the Elkton soils. Even if drainage and sewage disposal were provided, use of the soils for the homesites is limited by subsurface water that would flood basements in wet periods and would injure or kill many kinds of trees, shrubs, and other plants used in landscaping.

In planning for the most appropriate land uses, soil information is necessary in determining the best use for each area. As a rule, the soils that are best for agriculture are also suited for development. Of the four soil types within the associations, the Matapeake and Sassafras soils are the most suited for development. There is only a slight limitation in the disposal of effluent from septic tanks in these soils if they have slopes of zero to five percent (Figure 5). On the other soils found within the Districts, Mattapex and Elkton, a community sewage treatment system is needed.

The majority of the areas within the Fourth and Fifth Districts are served by septic tank systems. There are several characteristics that make up the soils which have god septic tank suitability. The soil characteristics include the level of the water table, drainage and permeability. As shown in Figure 6, the majority of the soils in the Fourth and Fifth Districts

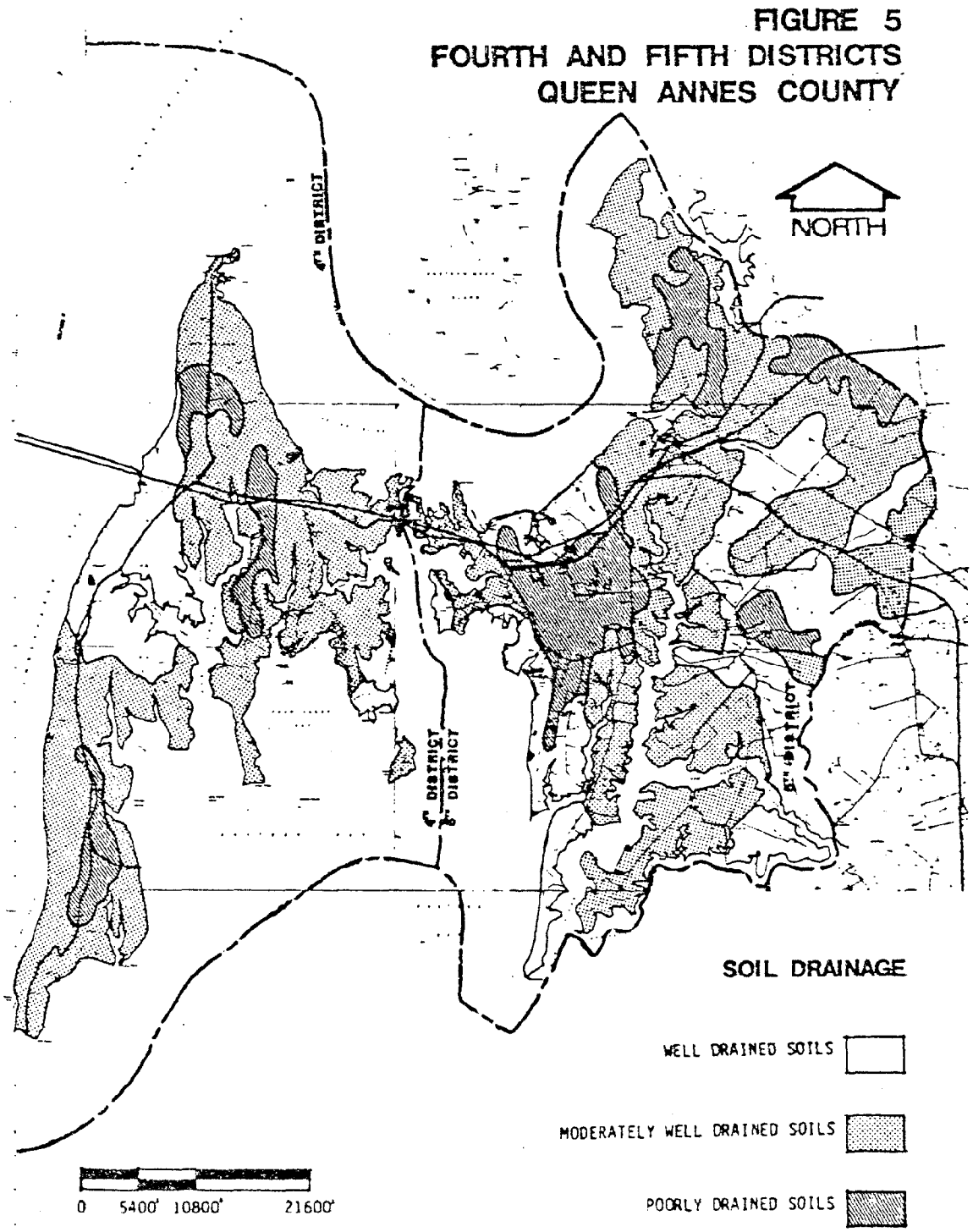
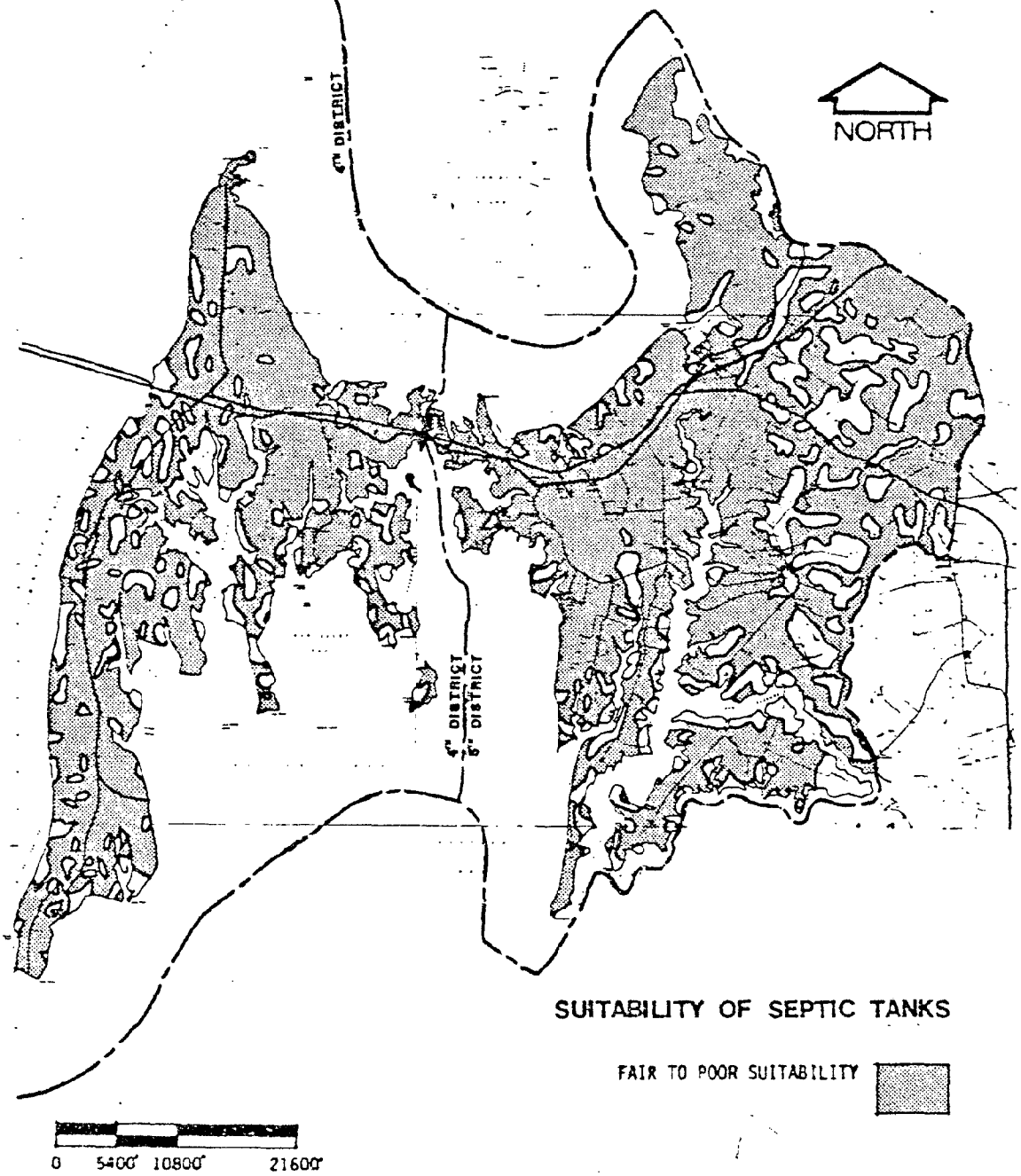


FIGURE 5
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY
NORTH
SOIL DRAINAGE
WELL DRAINED SOILS
MODERATELY WELL DRAINED SOILS
POORLY DRAINED SOILS
0 5400' 10800' 21600'

FIGURE 6
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



have fair to poor suitability for septic tanks.

Thousands of prime agricultural lands in the Districts have been converted to non-agricultural uses. Prime agricultural lands are those soils which have few limitations, the widest range of agricultural range and the least risk of damage. Agriculture has and still plays an important part in the economy and environment in Queen Anne's County. Figure 7 shows the area where prime agricultural soils exist.

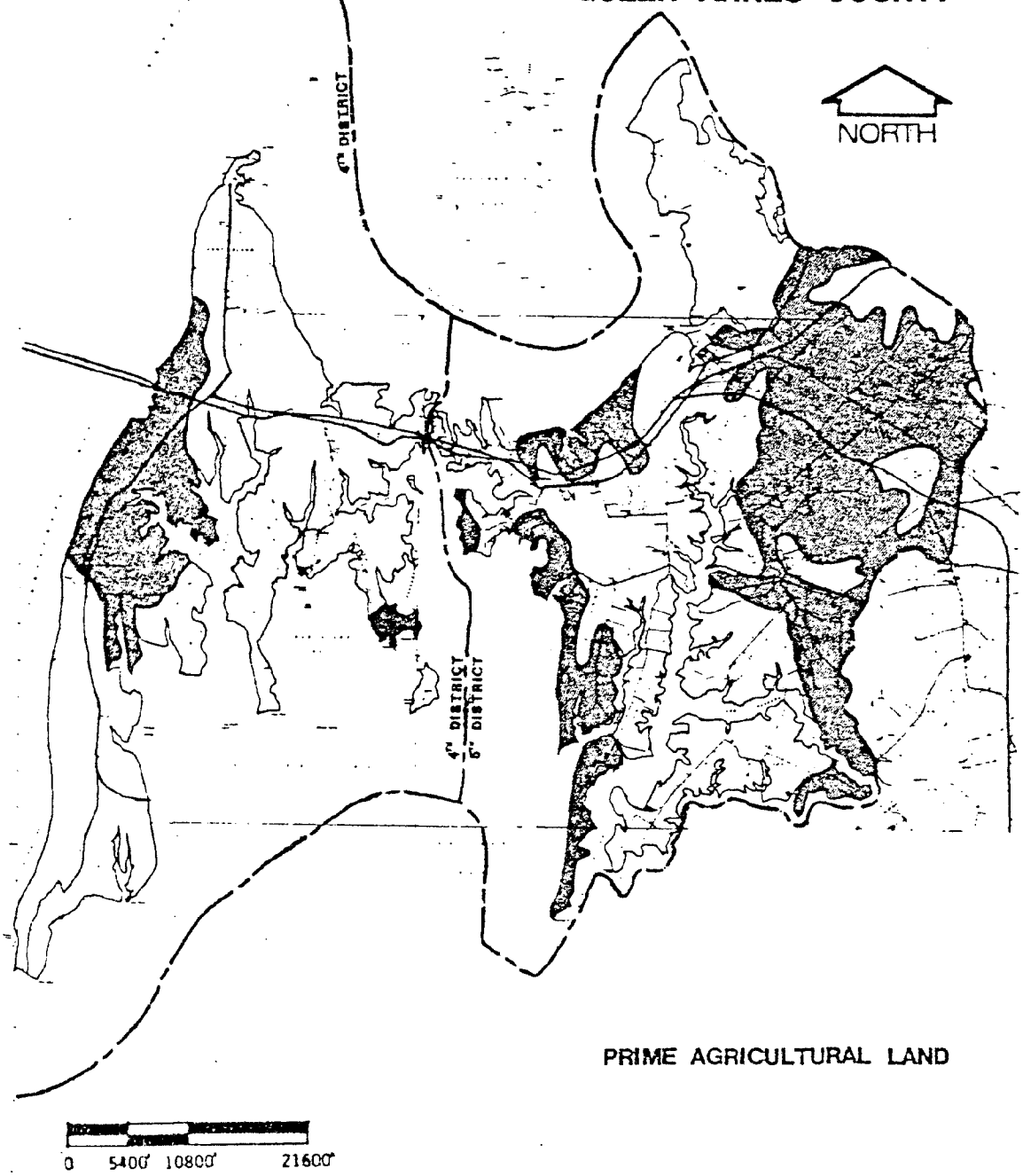
Vegetation

Queen Anne's County was once occupied almost entirely by hardwood trees. Because most of the soils are at least moderately well drained, Oaks dominate in the forests, and in wet areas, they are still extensive. Other important trees in wet areas were Red Maple, Sweetgum, Blackgum, Holly, Bay, Dogwood, Beech, and Birch.

White Oak has been especially important in the County, but most of the original stands have been harvested, and the only old trees remaining are some outstanding specimens.

A few Loblolly and Virginia Pines probably grew in some areas, but they were not numerous until after many areas had been cleared. Virginia Pine encroaches in many areas that have been abandoned or heavily cut over, particularly if the soils are coarse textured and tend to be somewhat droughty. Loblolly Pine, sometimes known as Oldfield Pine, encroaches on some soils, particularly those that have impeded drainage. Queen Anne's County, however, is at about the northern limit of the natural range of Loblolly Pine, and extensive or fairly pure stands of this tree are rare. Tidal marsh supports coarse grasses and rushes, and there are a few shrubs and small trees that tolerate salt or brackish water.

FIGURE 7
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



Conservation Areas

Because of their unique vegetation and wildlife, Maryland Department of Natural Resources has identified several areas for conservation (Figure 1).

Cabin Creek Area

This 'U' shaped area surrounds the eastern upland portion of Cabin Creek. Woodlands occupy the ends of the area with farm land and tidal marshes filling the central portion of the area. Loblolly Pine, Red Maple, White Oak, Blackgum, Sweetgum, Post Oak and Holly make up the woodlands, with highbrush Blueberry and Clertha forming a dense shrub and herb layer. A small sandy beach borders Cabin Creek. Red Tailed Hawk, Yellow Billed Cuckoo and White Eyed Vireo were sighted.

Blackbeard's Bluff

This 47 acre streamside forest is dominated by Mocker-Nut Hickory in the canopy and Sweetgum in the understory. Hickory Tulip-Poplar and Sweetgum are reproducing. Canopy trees are 9-12 inches in diameter. Honeysuckle carpets the herb layer. The shrub layer is relatively open and access through the area is easy. The northwest edge of the area borders on the Chester River and a long, 10-foot wide sandy beach is present. A Great Blue Heron was sighted along the water's edge.

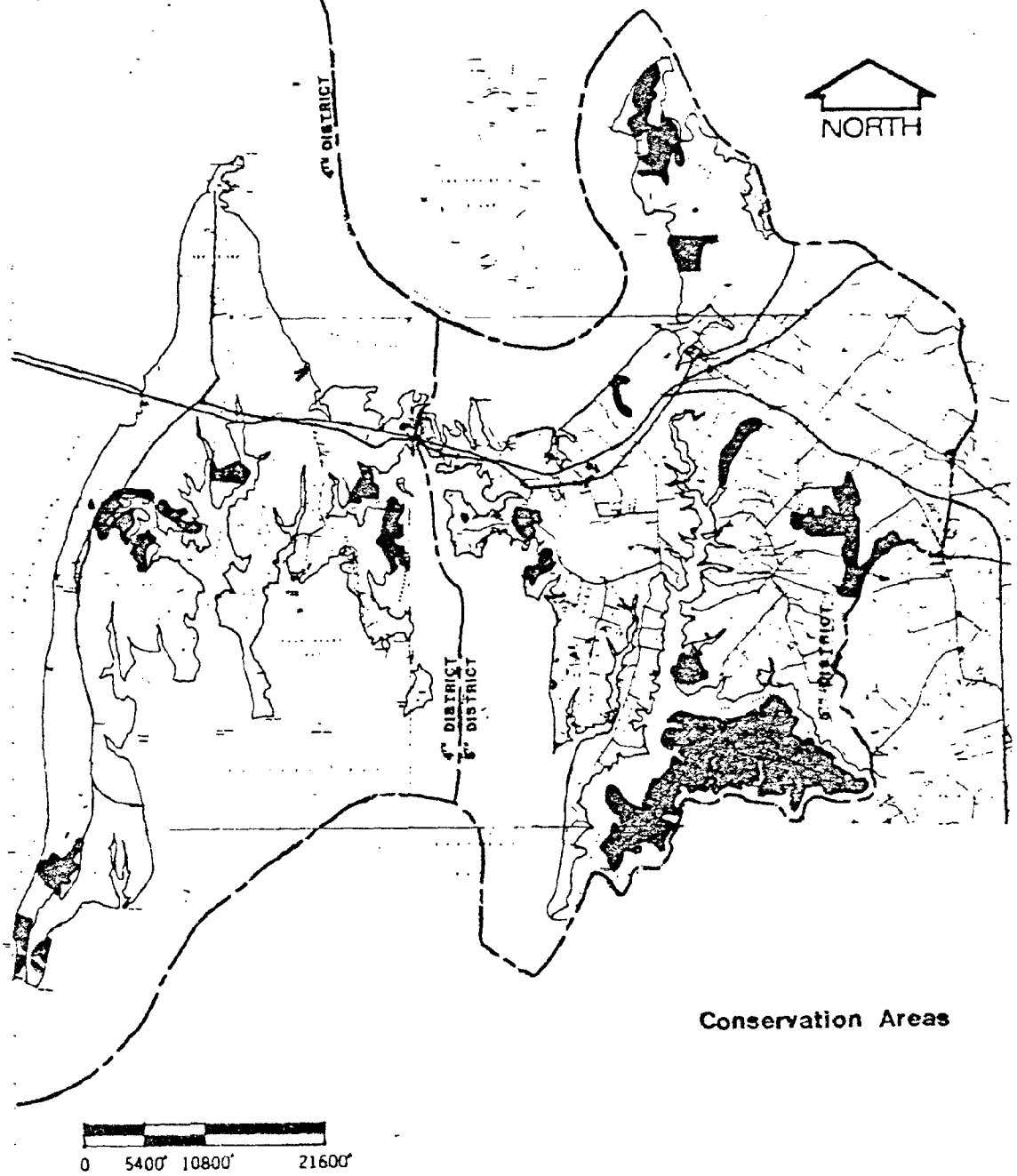
Wye East River -- Madam Alice's Branch

This 302 acre site consists of a narrow strip of hardwood forest along the east branch of the Wye River and Madam Alice's Branch site. Madam Alice's Branch is tidal and lined with tidal marshes for the lower (southern) two-thirds of the site, and non-tidal (with an Ash-Willow-Sycamore floodplain forest) in the upper third within the site. The site is mostly surrounded by farm land, and deer and other upland game can be found along the woods margin. The endangered Delmarva Fox Squirrel is said to be living within the site. This site is valuable for its role as a feeding and resting area for migratory waterfowl, as well as for its role in buffering a highly productive estuary.

Wye Institute

Wye Institute is a 1,024 acres quasi-public site. It is largely tilled land, with some woodlots and a fringe of trees along the bank of Quarter Creek to the north. The 168 acres of forest are mature American Beech-White Oak-Hickory, with some Loblolly Pine and Willow Oak. Understory is Beech, Mockernut Hickory, Sweetgum and Red Maple. The shrub layer is light, with Dogwood, Beech, Tulip Poplar and Chokecherry. Several very large trees are on the site, including the State champion White Ash,

FIGURE 8
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



Conservation Areas

Tulip Poplar 54 inch DBH, a Black Walnut 59 inch DBH, and a Littleleaf Linden that rivals the State champion found on Wye Plantation.

Wye Island

Located in the Wye River basin, much of the shore is occupied by tidal marsh. Two Osprey nests were noted in the previous studies. Approximately percent of the island is woodland. White Oak, Beech, Sweetgum and Loblolly Pine Trees dominate the canopy. Beech, Red Maple and Sweetgum are dominate in the understory and Red Maple seedlings are common in the herb layer. The shrub and herb layers are sparcely vegetated making mobility through the area easy. Black Cherry and Sassafras seedlings occur sporadically in the herb layer along with Catbriar. A Great Blue Heron was sighted at the northwestern end of the island. Aesthetically, Wye Island exhibits a bucolic landscape with all the scenic amenities of being near the water.

White Wildlife Refuge

This 102 acre site is a valuable wildlife habitat set aside by the property owner for that purpose. The site has a large tidal salt marsh - Loblolly Pine forest interface in a shallow estuary. Most of the site is inaccessible on foot due to a tidal creek separating the low sandy Loblolly Pine island from the mainland, which is agricultural land. The site is very scenic and its inaccessibility makes it a valuable coastal zone resource. The farm which this site is a part of also has a 65 acre mature Loblolly Pine hardwood forest with a high scenic and wildlife value.

Kirwan Creek

This natural area, bordering on Kirwan and Goodhands Creeks, is composed of a Loblolly Pine and White Oak forest. Associate trees include Sweetgum, Blackgum, and Red Maple. Dogwood and Greenbrier are present in the shrub layer, with Honeysuckle and White Oak seedlings present in the herbaceous layer. A Brown-Headed Nuthatch and an Osprey nest have been observed.

Cox Creek

Cox Creek woodland natural area is in a virtually undisturbed state. With the eastern side bordering Cox Creek, forest cover is thick and vegetation communities change markedly over short distances. Vegetation communities are composed of Loblolly Pine, Sweetgum, and Red Maple. In some areas, dense thickets of Smilax almost totally congest the shrub layer. An herb layer is almost absent due to the dense canopy and sparsely scattered herbs with other fern types present in the Red Maple depressions. Forest cover remains dense completely up to the shore of Cox Creek with no beach present. Bordering the northern edge of the forest at Cox Creek is a small tidal marsh where Phragmites dominates.

Warehouse Creek - North Shore

This 38 acre site of woodlands is composed of a young Loblolly Pine strand, with a tidal marsh next to Warehouse Creek.

Warehouse Creek Area

This 154 acre site represents a very diverse and interesting area at the head of Warehouse Creek, on Kent Island. Tidal marsh, varying in width from ten to several hundred feet, separates the dry land from the open water of the Creek. This marsh is characterized by Cattails, Phragmites, Bayberry, and Groundsel bush. Loblolly Pine and Eastern Red Cedar exist in the northern half. In the northeast corner of the natural area is an archeological site containing the remnants of a seventeenth century warehouse built by Lord Baltimore. The southern half of the site is a mostly pine forest. Much of this was clearcut in the last fifteen years, and is now a dense pine stand. Several small fresh-water ponds can be found here. Deer and upland game are common on the uplands, and migratory waterfowl and muskrat use the tidal wetlands and the creek. At lest one breeding pair of Osprey occupy pilings in Warehouse Creek.

Kent Point Natural Area - Lower Kent Point

The majority of this site is small disjointed woodlots and perimeter bands of trees and shrubs, generally on untillable land. A 95 acre woodlot at Bloody Point is the largest unit. Almost 60 percent of that section is a pure, even-aged Loblolly Pine stand with a sparse Brier and Poison Ivy covered understory. The balance of this woodlot, like the rest of the site, is a vestige of the Loblolly-hardwood forest that is native to this location. A 66 acre pond is within the site, surrounded for the most part by tilled land. A fringe of Marsh Mallow and some Hackberry, Sweetgum and Sassafras Trees are established on the unfarmed margins of the pond shore. The site is a good wintering and nesting site for migrating waterfowl in its present state, and could be an important public access to the bay.

Queenstown Talbot Terrace Scarp

The Talbot Terrace Scarp is an abrupt change in elevation between 20 and 50 feet MSL carved out by a higher sea level during the Pleistocene Age. The Scarp at this site is not easily observed and no example of geological outcrop or slopes exceeding 10 percent is visible. The 'Scarp' is best observed on a topographic map.

Wye River - South of St. Peter's Church

The site is bordered to the south by a tidal marsh; an inadequate buffer zone existing along the water's edge. Canopy vegetation upstream is predominantly Green Ash and Red Maple with Sweetgum also present. Willow is the dominant shrub species, particularly along the stream bed where the water flow is very slow. The area is somewhat inaccessible, situated in the middle of agricultural fields, and siltation is a minor disturbance.

Piney Point - Gordon Point

Wedged between the Chester River and Reed Creek, this small peninsula north of Queenstown is a very interesting and valuable area. This is the breeding area of Bald Eagles, Osprey, and Great Blue Heron, and an important resting and overwintering spot for migratory waterfowl. Most of the site is forested, primarily with mature Loblolly Pine being replaced by Oaks and other hardwoods. Some portions of both the Pines and hardwoods have been selectively cut, and there are some small stands of Loblolly Pine. The largest tidal wetland is on the west side of the site, and trees on Little Hummocks scattered through this marsh are a major nesting site of Great Blue Herons. Several pairs of Osprey nest along the waterfront,a and a breeding pair of Bald Eagles nest in the southernmost tip of the site. Deer are overabundant and have begun to overbrowse the vegetation. A long, narrow beach fronts the Chester River, but is eroding and littered trees undercut by the erosion.

Abbott Cove

The Abbott Cove area consists of a small tidal marsh, the adjacent inlet pond and the surrounding woodland. It is situated on the Chester River south of Tilghman Creek. The 2.5 acre pond is in the northwestern part of the area. Marsh Elder and Bayberry are the major shrubs in the tidal marsh which buffers the pond from the Chester River. The immediate surrounding area of the pond is dominated by rushes with Blackgum, Red Maple, and Tulip-Poplar averaging 10 inches in diameter are the major species. A mixed hardwood forest occupies the remaining 70 percent of the area. Red Maple is again the dominant species with Scarlet Oak, White Oak, Sweetgum and Loblolly Pine the co-dominant species. The shrub cover is quite thick with Sweet Pepper Bush and Greenbrier dominating. That portion of the forest bordering Decousey-Thomas Road is characterized by mature specimens of Loblolly Pine, White Oak, Spanish Oak, Beech and Sweetgum.

Geology

The entire portion of the Fourth and Fifth Districts is composed of a single geologic unit, named Kent Island Formation. The sediments of the Kent Island Formation are composed of interbedded sand, silt, and clay, with the lower portion comprised of pebbly sand or gravel. The formation is incised into the units of the underlying Chesapeake Group, giving it an irregular thickness ranging from two to 40 feet.

Water Resources

Water resources are valuable assets to the Fourth and Fifth Districts. Besides providing thousands of dollars in tax revenue and employing hundreds of people in the Districts, these resources are also a source of recreational and aesthetic enjoyment. The environmental conditions of the Chesapeake are threatening the existence of these water resources. One of the environmental problems is the sediment flow into the spawning area caused by shoreland erosion. Queen Anne's County has instigated a mandatory S & E control program. Another problem in the major spawning areas is the excess nutrient enrichment from the phosphorus and nitrogen fertilizers and seepage from poorly located septic systems and sewage treatment plant effluent. This causes a phenomenon called eutrophication, which depletes dissolved oxygen and inhibits growth. Besides the excess nutrients, the sewage treated effluents contains chlorine. Relatively low concentrations of chlorine are toxic to most forms of aquatic life. Finally, construction activities involving impervious surfacing can greatly affect the water quality of adjacent bodies of water. These activities result in a loss of habitat and lowered ground water level from devegetation, increased sediment load, turbidity and loss of soil fertility due to surface erosion, modified chemical composition of water from leaching, and increased fluctuation in stream level due to faster runoff and lowered water table.

Critical waters are those designated areas 300 feet shoreward which are the spawning grounds for striped bass and those tributaries, migratory pathways and contiguous vegetated tidal wetlands for at least three anadromous

semi-anadromous spawning species. The use of shoreland areas and wetlands adjacent to the spawning grounds and migrator pathways for striped bass and other anadromous fish needs to be carefully managed if the vitality of such fish is to be maintained. In Figure 9, Maryland Department of Natural Resources has identified critical waters in the compounds of the Districts.

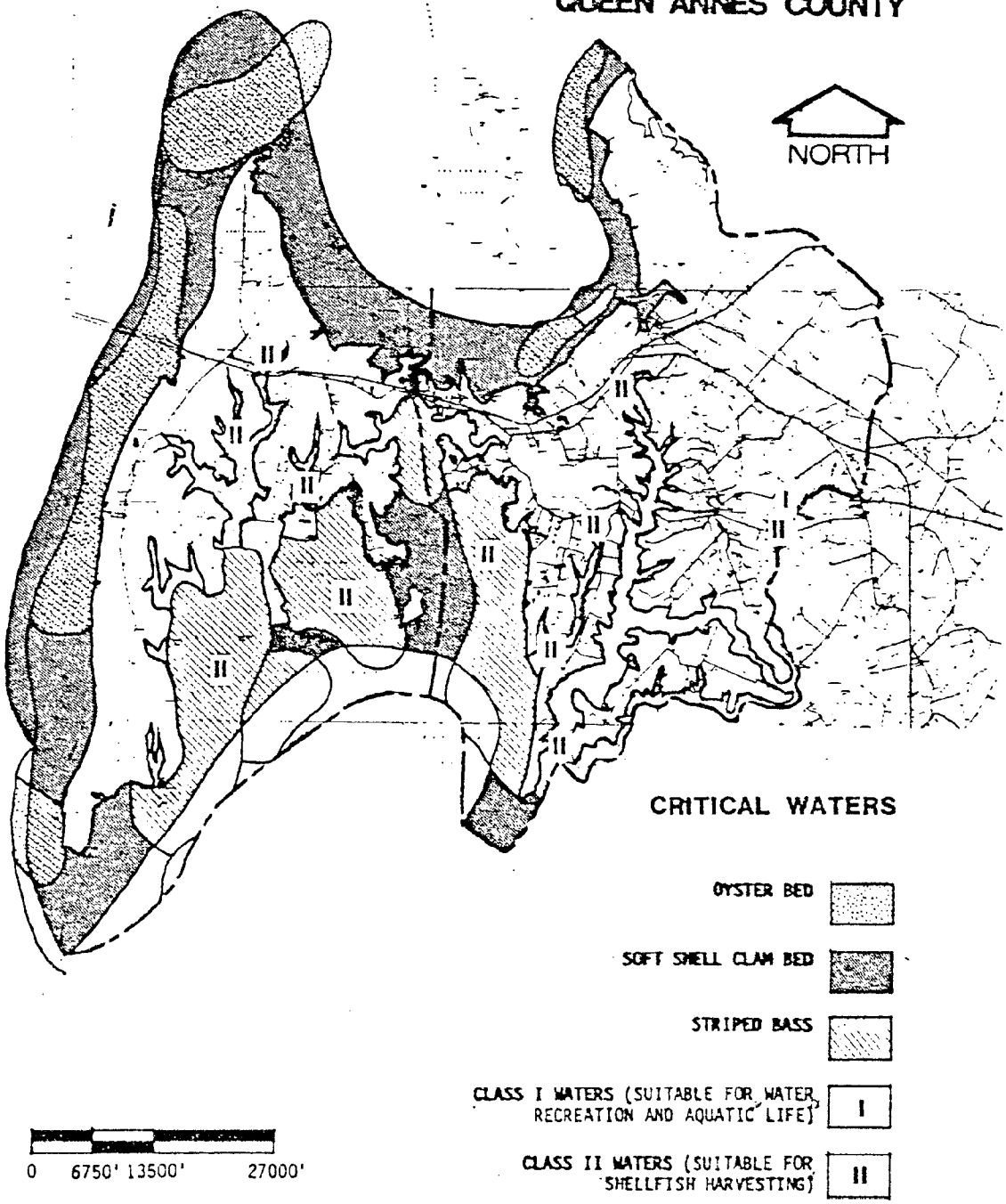
Located north of the Districts, the Chester River is one of several rivers which makes a major contribution to the water resources of Maryland's coastal zone. The Chester River supports a large and diverse resident finfish population of estuarine and freshwater species, and also has large seasonal influxes of adult anadromous fishes and ocean spawned young.

Maryland Department of Natural Resources reported that Buoy Rock and Ferry are well populated with oysters. Crabs are also abundant in the downstream areas. With its many deep holes, tributaries and diversified shorelines, the Chester River has adequate spawning and nursery areas for virtually all species of anadromous and estuarine fish. Throughout the navigable portion of Chester River, commercial and sport fishing occurs. The shoal areas along the Queen Anne's shoreline from Queenstown Creek to Crumpton are the center of commercial fishing. During the winter season two other areas are heavily used: Deep Point to Gordon Point and Piney Point-Ringgold Point to Queenstown Creek-Hail Point.

As a large embayment to the Chesapeake, Eastern Bay is an extremely productive area rich in finfish and shellfish resources. The Wye and the Wye East Rivers along with Eastern Bay constitute what is referred to here as the Eastern Bay System.

Two species of river herring and white and yellow perch reproduce in the fluvial areas. A small population of resident freshwater fish such as pumpkinseed occur. Besides providing nursery areas for the young of migratory species such as striped bass, spot, croakers, and weakfish spawned elsewhere, the Eastern Bay and its tributaries provide good feeding areas for striped bass, white and yellow perch and most of the oceanic spawners. Also,

FIGURE 9
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



sandy shore areas adjacent to the saline marshes surrounding and throughout the Eastern Bay System provide some of the best habitat in the State for diamondback terrapin.

Substantial commercial and sport fisheries are supported here. For sport fishing, yellow perch and white perch are found in the adjoining rivers, and for commercial fishing, bluefish, striped bass and white perch have been the predominate catches.

In the Eastern Bay and its tributaries there are excellent growing conditions for crabs. The area supports an active commercial crab fishery and attracts many sport crabber. Also, the Eastern Bay area has supported an excellent population of soft clams and oysters.

Tidal Wetlands

The tidal water wetlands are also a value to the Districts, since they are utilized as habitats by thousands of species of plants and animals. Many of the fish and shell fish have economic importance to the people of the Fourth and Fifth Districts. Tidal wetlands also serve as a flood control through temporarily storing flood waters which helps to prevent downstream loss of property and lives. The wetlands also maintain water quality by removing water-born chemicals, nutrients, silt load, filtering pollution.

Non-Tidal Wetlands

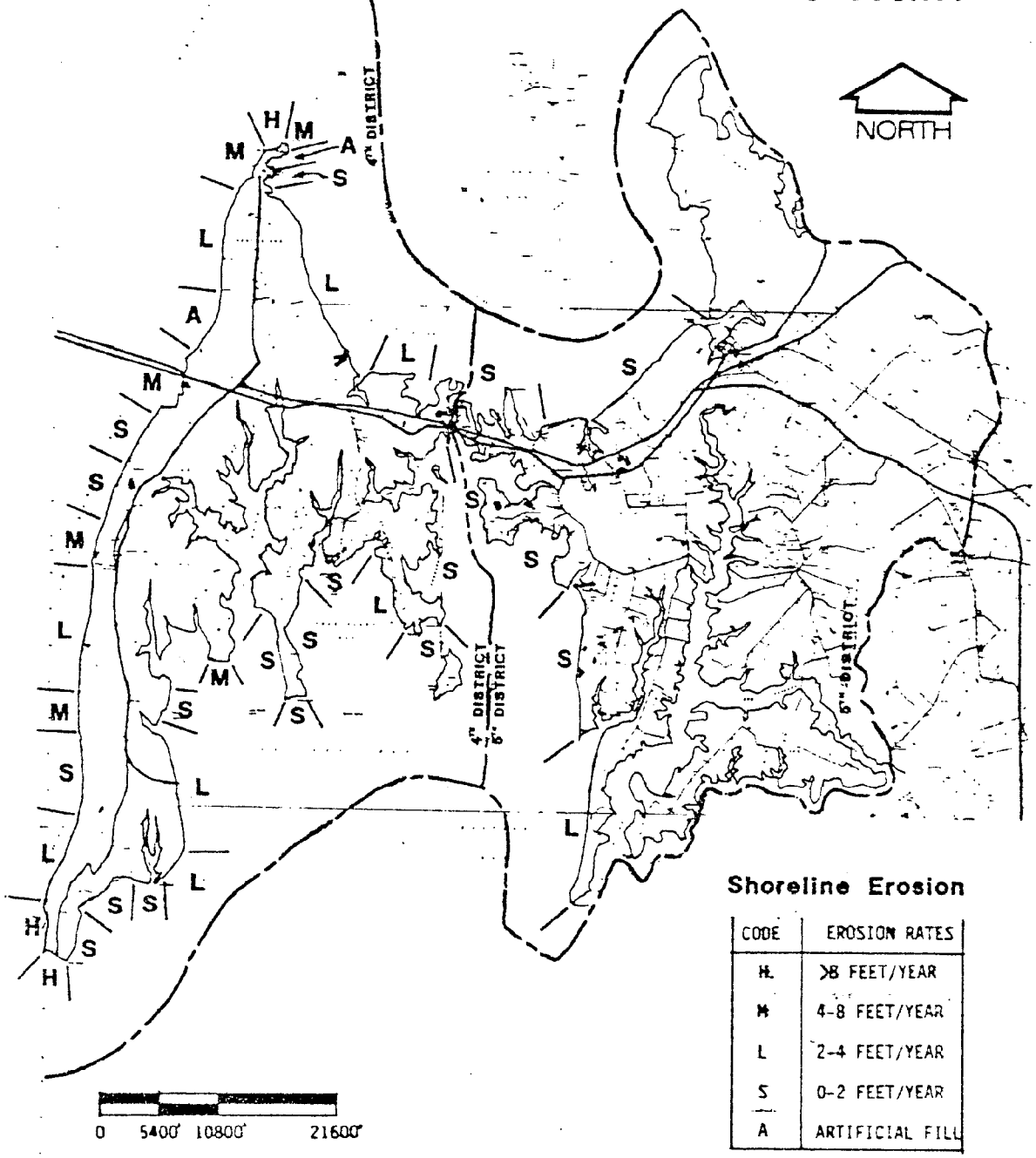
The Districts' non-tidal wetlands are transitional environments, located as isolated entities or between open waters and dry land. The non-tidal wetlands typically have saturated soils or periodic high groundwater levels and vegetation adopted to wet conditions and periodic flooding. Besides forming natural flood conveyance areas, the non-tidal wetlands are able to store flood waters and slowly release them to downstream areas. The wetlands have an extensive and complex root system which stabilizes stream banks, reduces the velocity of sediment laden waters, and traps sediments

pollutants contained in these waters. Besides its ability to act pollutant filters, many species of water fowl, mammals, amphibians reptiles use non-tidal wetlands for their habitat. Wetlands are a tential source of water supply since many of them were underlain by ndwater aquifers. Along with the ecological importance, wetlands so produce natural crops such as marsh hay, blueberries, cranberries, wild rice as well as providing recreational opportunities such as watching, water fowl hunting, and canoeing.

reline Erosion

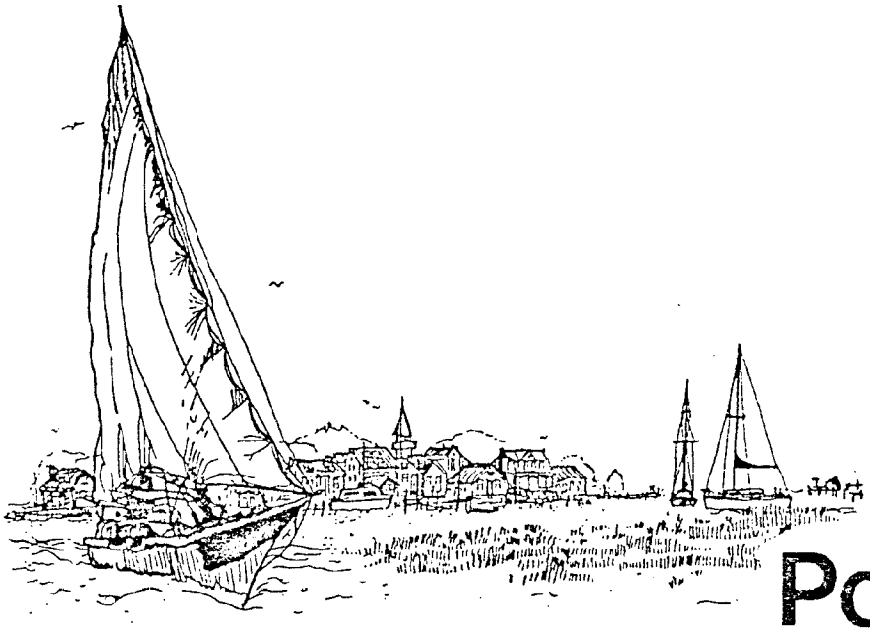
e Fourth and Fifth Districts have a serious problem of shoreline erosion. ryland Department of Natural Resources states that there are 10 factors lated to the shore erosion: terrain, soils, tide, "100-year" storm rge, littoral drift rate, length of reach, shoreline normal direction, esence of shoreline structures, and water and sewer development. The te of erosion is due to the presence or absence of a beach and the offshore ve environment. The Department has identified those areas experiencing e highest erosion rates are the shorelines around Love Point, Turkey int and Kent Point (Figure 10). Out of the Districts' four types of il associations, Keyport-Mattapex Association soils are found in those cations which are most susceptible to high wave action and as a result ve the highest soil erosion.

FIGURE 10
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



Shoreline Erosion

CODE	EROSION RATES
HL	>8 FEET/YEAR
M	4-8 FEET/YEAR
L	2-4 FEET/YEAR
S	0-2 FEET/YEAR
A	ARTIFICIAL FILL



Population

POPULATION

In terms of population, Queen Anne's County is one of the smallest in Maryland. In 1980 the County's 25,508 persons comprised less than one percent of the State's total. From 1970 to 1980, the County experienced a 38.5 percent increase in population, which was greater than Maryland's total average growth rate of 7.5 percent. The County's growth rate was considerably higher than it was for 1960 to 1970 (11.2 percent).

In 1930, the residents of the two districts made up a third of the County's population. In 1980, the Fourth and Fifth Districts of Queen Anne's County had over 50 percent of the County's population. As shown on Table 2 on the following page, the Fourth District experienced 113 percent growth increase between the years 1970 and 1980, with the Fifth District experiencing an increase of 21 percent. The accelerated growth increase for the two districts is due to the immigration of people from western shore areas (Table 3). The Districts' close proximity to the Bay Bridge as well as their miles of shorelines along the Chesapeake Bay makes the Fourth and Fifth Districts very desirable as a place of residence. As of 1980, the total number of persons for the Fourth and Fifth Districts was 12,890 and over 42 percent of them moved into the Districts from other counties in Maryland or from other states.

TABLE 3
PLACE OF RESIDENCE
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

	Fourth		Fifth		Subtotal	
	Number	Percent	Number	Percent	Number	Percent
Queen Anne's County						
- Same House	3,215	43%	2,483	56%	5,698	48%
- Different House	538	7	654	15	1,192	10
Other Counties within State of Maryland	3,217	43	1,121	25	4,338	36
Different States	545	7	132	4	677	6

SOURCE: U.S. CENSUS BUREAU

TABLE 2
POPULATION TRENDS
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1930 - 1980

YEAR	FOURTH DISTRICT	FIFTH DISTRICT	SUBTOTAL	QUEEN ANNE'S COUNTY	PERCENT OF COUNTY
1930	2,196	2,592	4,788	14,571	33%
1940	2,094	2,813	4,907	14,476	34%
POPULATION CHANGE	-102	221			
PERCENT CHANGE	-4.6%	8.5%			
1950	2,205	3,095	5,300	14,579	36%
POPULATION CHANGE	111	282			
PERCENT CHANGE	5.3%	10.0%			
1960	3,114	3,375	6,489	16,569	39%
POPULATION CHANGE	909	280			
PERCENT CHANGE	41.2%	9.0%			
1970	3,832	3,896	7,728	18,422	42%
POPULATION CHANGE	718	521			
PERCENT CHANGE	23.1%	15.4%			
1980	8,177	4,713	12,890	25,508	51%
POPULATION CHANGE	4,345	817			
PERCENT CHANGE	113%	21%			

SOURCE: U.S. CENSUS BUREAU

population densities for the two districts have also increased during period 1930 to 1980. In 1980, the densities for the Fourth and Fifth districts were respectively 244.8 and 91.7 persons per square mile. Both district densities were considerably higher than they were for 1970 (Fourth 3 and Fifth - 74.8). The two districts were considerably greater the density for Queen Anne's County (1970 - 49.1 and 1980 - 68.4).

ges the increase in population, the number of households will rise faster. The size of households are due to a declining number of rs, a high rate of divorce, later marriages, a higher number of single-son households, and a greater number of elderly households living independently. In 1960 and 1970, the average household size was 3.36 and 3.12 sons per household respectively. This is considerably higher than 2.8 persons per household in 1980.

Fourth and Fifth Districts had an accumulation of 4,539 households 1980, with an average of 2.85 persons per household. The racial composition for the two districts has also been changing. In 1970, 74.6 percent the people living in Queen Anne's County were white and 24.4 percent black. Fifteen persons of other races were also residing in the nty. In 1980, white and black population ratio changed, the whites rising 83 percent and the blacks declining to 16 percent. Whites up 92 percent of the population in the Fourth District. But the centage was lower for whites in the Fifth District (73 percent). Also, persons of Spanish origin and 48 persons of other races resided in Fourth and Fifth Districts. Table 4 compares the racial composition the two districts with the County. Forty-five percent of the County's ck population resided in the Fourth and Fifth Districts, compared to percent of the County's white population (Table 5).

TABLE 4
POPULATION AND RACE
QUEEN ANNE'S COUNTY
FOURTH AND FIFTH DISTRICTS

	FOURTH DISTRICT	FIFTH DISTRICT	QUEEN ANNE'S COUNTY
1970	3,832	3,896	18,422
1980	8,177	4,713	25,508
Percent Change 1970-1980	113.4	21.0	38.5
White	7,507	3,481	21,278
Black	633	1,221	4,080
American Indian, Eskimo, and Aleut	3	3	1
Asian and Pacific Islander	26	4	42
Other	8	4	92
Spanish Origin	39	34	227

SOURCE: U.S. CENSUS BUREAU

TABLE 5
POPULATION AND RACE
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1980

	FOURTH DISTRICT	FIFTH DISTRICT	QUEEN ANNE'S COUNTY
Total Persons	8,177	4,713	25,508
Percent of Total	32.1%	18.5%	100%
Number of Households	2,852	1,687	8,881
Persons per Household	2.9	2.8	2.8
White Persons	7,507	3,481	21,278
Percent of Total	35.3%	16.3%	100%
Number of Households	2,613	1,277	7,528
Persons per Household	2.9	2.7	2.8
Black Persons	633	1,221	4,080
Percent of Total	15.5%	30.0%	100%
Number of Households	222	400	1,292
Persons per Household	2.8	3.1	3.1
Spanish Origin Persons*	39	34	227
Percent of Total	17.2%	15.0%	100%
Number of Households	17	10	61
Persons Per Household	2.3	2.3	3.5

*Persons of Spanish origin may be of any race.

SOURCE: U.S. CENSUS BUREAU

Age and Sex

Queen Anne's County has a much older population than the rest of Maryland. The median age has gradually been increasing for the County Population. In 1960 the median age was 30.8, whereas it increased to 31.6 in 1970 and 32.4 in 1980. The Fourth and Fifth Districts have comparable median ages being 32.1 and 34.7 respectively (Tables 6 and 7). The number of persons below the age of 18 made up 27.3 percent of the population of Queen Anne's County. This is similar to the percentage found in the Fourth

Fifth Districts (28 percent and 26.9 percent respectively). In the category of persons 65 and older, Queen Anne's County had 12.1 percent, which was similar to the Fourth and Fifth Districts' percentages (10 percent and 12.6 percent respectively). Males and females are proportionally equal in percentage make-up in the Fourth and Fifth Districts.

TABLE 6
POPULATION CHARACTERISTICS
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1980

	QUEEN ANNE'S COUNTY	FOURTH DISTRICT	FIFTH DISTRICT
Total	25,508	8,177	4,713
Male	12,561	4,065	2,340
Percent	49.2%	49.7%	49.7%
Female	12.947	4,112	2,373
Percent	50.8%	50.3%	50.3%
Under 18 Years	6,969	2,290	1,265
Percent	27.3%	28.0%	26.9%
65 Years and Over	3,083	821	596
Percent	12.1%	10.0%	12.6%
Median Age	32.4	32.1	34.7
In Group Quarters	339	2	----

SOURCE: U.S. CENSUS BUREAU

TABLE 7
POPULATION BY AGE
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1970 AND 1980

Age	FOURTH DISTRICT 1970 Number	FOURTH DISTRICT 1970 Percent	FOURTH DISTRICT 1980 Number	FOURTH DISTRICT 1980 Percent	FIFTH DISTRICT 1970 Number	FIFTH DISTRICT 1970 Percent	FIFTH DISTRICT 1980 Number	FIFTH DISTRICT 1980 Percent
Under 5	279	7.3%	613	7.5%	294	7.5%	279	5.9%
5 - 9	372	9.7	627	7.7	382	9.8	284	6.0
10 - 14	380	9.9	647	7.9	386	9.9	380	8.1
15 - 19	327	8.5	620	7.6	359	9.2	473	10.0
20 - 24	222	5.8	534	6.5	238	6.1	357	7.6
25 - 34	408	10.6	1,505	18.4	435	11.2	600	12.7
35 - 44	461	12.0	994	12.2	447	11.5	583	12.4
45 - 54	494	12.9	893	10.9	497	12.8	584	12.4
55 - 64	409	10.7	923	11.3	434	11.1	577	12.2
65 - 74	326	8.5	527	6.4	279	7.2	403	8.6
75 +	154	4.0	294	3.6	145	3.7	193	4.1
Total	3,832		8,177		3,896		4,713	

SOURCE: U.S. CENSUS BUREAU

The median income for Queen Anne's County has increased steadily for the last thirty years (Table 8). The median income for the Fifth District is comparable with the County's, whereas the Fourth District residents' median income is approximately 18 percent higher. Both districts have a higher percent of families with incomes of $25,000 or more as compared with the rest of the County (Table 9).

TABLE 8
FAMILY INCOME
QUEEN ANNE'S COUNTY
1950 - 1980

Income	1950		1960		1970		1980	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than $2,500	2,308	72.1%	1,473	35.8%	708	15%	130	2%
$2,500 to $4,999	505	15.2%	1,185	28.8%	594	12.6%	258	4%
$5,000 to $7,499	150	4.5%	700	17.1%	1,419	29.9%	489	7%
$7,500 to $9,999	40	1.2%	462	11.2%	287	6.1%	562	8%
$10,000 to $14,999	55*	1.7%	189	4.6%	990	20.9%	1,093	15%
$15,000 to $24,999			70	1.7%	565	11.9%	2,259	32%
$25,000 to $49,999			32**	.8%	154	3.2%	1,910	27%
$50,000 or more					20	.4%	354	5%
Medium Income	$1,642		$3,906		$8,210		$19,511	

* The income category of $10,000 to $14,999 includes all incomes of $10,000 and above.

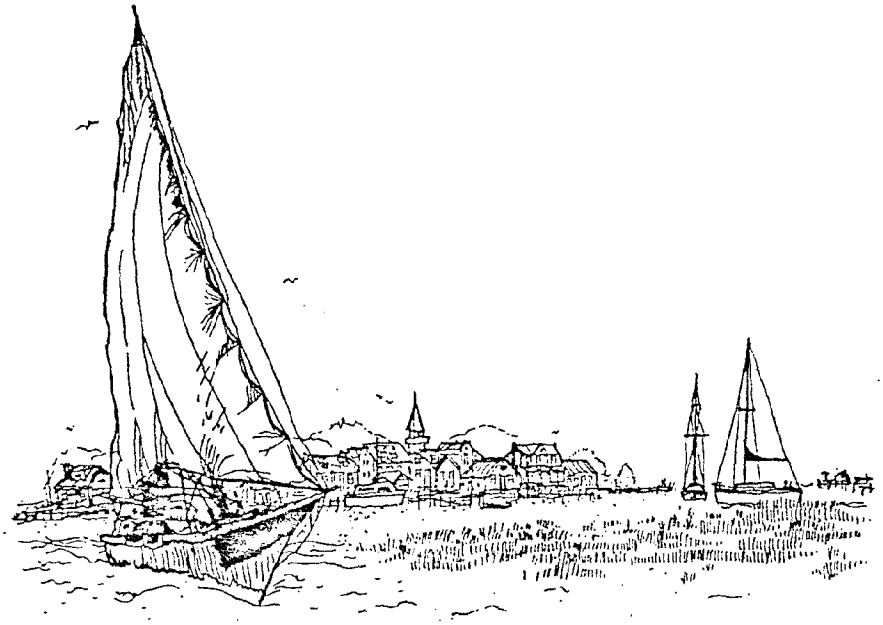
** The income category of $25,000 to $49,999 includes all incomes of $25,000 and above.

SOURCE: U.S. CENSUS BUREAU

TABLE 9
FAMILIES BY INCOME
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1980

	FOURTH DISTRICT	FIFTH DISTRICT	SUBTOTAL NUMBER	SUBTOTAL PERCENT	COUNTY NUMBER	COUNTY PERCENT
Less Than $2,500	29	32	61	2%	130	2%
$2,500 to $4,999	71	58	129	3	258	4
$5,000 to $7,499	87	98	185	5	489	7
$7,500 to $9,999	111	91	202	5	562	8
$10,000 to $14,999	303	212	515	14	1,093	15
$15,000 to $24,999	745	405	1,150	31	2,259	32
$25,000 to $49,999	851	362	1,213	33	1,910	27
$50,000 or more	179	77	256	7	354	5
Median	$23,054	$19,988			$19,511	
Mean	$26,450	$22,621			$22,163	

SOURCE: U.S. CENSUS BUREAU



Economic Development

ECONOMIC DEVELOPMENT

service industry is playing a greater role in the Fourth and Fifth Districts' economy. Services which include business, repair, personal, entertainment, recreational, and professional make up nearly a quarter of the Districts' jobs (Table 10). The Districts' locational and environmental attributes enhance the economic opportunities in the service industry - especially in tourism. After examining the Districts' employment for the last 30 years, one notes the gradual diversification of the Districts' economic base. The service sector is slowly becoming the major employer, outdistancing the once dominative seafood harvesting industry (Table 11).

Another interesting observation reveals that over 59 percent of the Fourth and Fifth Districts' residents commute to work outside Queen Anne's County (Table 12). This is probably due to the Districts' close proximity to greater job opportunities on the western shore.

Even though it has declined in dominance, seafood harvesting is still an important occupation in the Fourth and Fifth Districts and deserves some discussion. Pollution of the Chesapeake Bay has been one of the reasons for the decline in the seafood harvesting industry. Multi-state efforts are underway to clean up the Chesapeake Bay which would result in the benefit of a larger seafood output. Within the districts the processing plants, with approximately 400 employees, prepare and package the seafood harvest. The packaged meat is then shipped to major cities of the eastern United States.

ESTIMATED NUMBER OF EMPLOYEES, BY INDUSTRY
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1980

Industry	Fourth District	Fifth District	Subtotal		Queen Anne's County	
	Number	Number	Number	Percent of Total	Number	Percent
Agriculture, Forestry, Fisheries, Mining	168	234	402	6.8	1,059	9.4
Construction	530	274	804	13.6	1,325	11.8
Manufacturing						
Non-Durable Goods	124	120	244	4.1	756	6.7
Durable Goods	207	72	279	4.7	734	6.5
Trans., Comm., & Utilities	277	100	377	6.4	717	6.4
Wholesale Trade	193	196	389	6.6	639	5.7
Retail Trade	662	388	1,050	17.8	1,707	15.2
Finance, Insurance & Real Estate Services	197	106	303	5.1	479	4.3
Professional Services*	908	416	1,324	22.4	2,685	23.9
Public Administration	493	249	742	12.5	1,129	10.1
Total			5,914	100	11,230	100

* Professional services include Business and Repair Services, Personal, Entertainment and Recreation Services, and Professional and Related Services

SOURCE: U.S. CENSUS BUREAU

TABLE 11
ESTIMATED NUMBER OF EMPLOYEES, BY INDUSTRY
QUEEN ANNE'S COUNTY

Type of Industry	1950 Number	1950 Percent	1960 Number	1960 Percent	1970 Number	1970 Percent	1980 Number	1980 Percent
Agriculture, Fishing, Forestry & Mining	2,248	42.3%	1,769	27.3%	1,011	13.7%	1,059	9.4%
Construction	510	9.6	564	8.7	819	11.1	1,325	11.8
Manufacturing	436	8.2	1,005	15.5	1,468	19.9	1,490	13.3
Transportation, Communications & Utilities	330	6.2	169	2.6	192	2.6	717	6.4
Wholesale Trade	255	4.8	123	1.9	236	3.2	640	5.7
Retail Trade	542	10.2	966	14.9	1,202	16.3	1,707	15.2
Professional Services	643	12.1	1,076	16.6	1,542	20.9	3,151	28.1
Public Administration	351	6.6	810	12.5	907	12.3	1,129	10.1
Total	5,315		6,481		7,378		11,230	

SOURCE: U.S. CENSUS BUREAU

TABLE 12
PLACE OF WORK
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1980

PLACE	FOURTH	FIFTH	SUBTOTAL		QUEEN ANNE'S COUNTY	
	Number	Number	Number	Percent	Number	Percent
Worked in Queen Anne's County	932	894	1826	32.5	4469	40.4
Worked Outside of Queen Anne's County	2258	837	3095	55.1	4894	44.2
Worked Outside of Maryland	181	43	224	4.0	642	5.8
Not Reported	362	107	469	8.3	1060	9.6
Total			5614		11065	

SOURCE: U.S. CENSUS BUREAU

The variety of the residents' employment and the assurgent prominence of the service sector are displayed on Table 13 on the following page.

As previously reported in the 1980 Census, the annual median family income for the Fourth and Fifth Districts were $23,054 and $19,988, higher than Queen Anne's County ($19,511) but below the State of Maryland ($23,112). Over 40 percent of the Districts' households had incomes of $25,000 or over as compared to the State's 38 percent.

Manpower

Employment in Queen Anne's County has shown some fluctuation since 1960, although there have not been the dramatic highs and lows characteristic of the economic cycle in other areas. Table 14 notes the rate of employment trends for Queen Anne's County.

TABLE 14
LABOR FORCE
QUEEN ANNE'S COUNTY
1930 - 1980

YEAR	TOTAL	MALE			FEMALE		
		Total	Employed	Unemployed	Total	Employed	Unemployed
1930	5,524	4,825			699		
1940	5,870	4,926			944		
1950	5,513	4,445			1,068		
1960	7,004	4,733	4,368	353	2,271	2,119	158
1970	7,715	4,876	4,682	194	2,839	2,696	143
1980	12,000	7,133	6,702	431	4,867	4,529	338

SOURCE: U.S. CENSUS BUREAU

As with other areas, women are playing a larger role in the labor force in Queen Anne's County. In 1930, women made up 12.7 percent of the labor force, whereas 40.6 percent of the labor force in 1980 were women (Table 15).

TABLE 13
EMPLOYED PERSONS BY OCCUPATION
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1980

	FOURTH	FIFTH	SUBTOTAL		QUEEN ANNE'S COUNTY	
Occupation			Number	Percent of Total	Number	Percent of Total
Managerial and Professional Specialty	904	355	1,259	21.3	2,202	19.6
Technical, Sales, Administrative Support	1,160	585	1,745	29.6	2,929	26.1
Service	435	315	750	12.7	1,398	12.4
Farming, Forestry and Fishing	149	232	381	6.4	947	8.4
Precision Production, Craft and Repair	576	295	871	14.7	1,633	14.5
Operators, Fabricators and Laborers	535	371	906	15.3	2,122	18.9
Total			5,912	100	11,231	100

SOURCE: U.S. CENSUS BUREAU

TABLE 15
LABOR FORCE PERCENT
QUEEN ANNE'S COUNTY
1930 - 1980

YEAR	MALE	FEMALE
1930	87.3%	12.7%
1940	83.9	16.1
1950	80.6	19.4
1960	67.6	32.4
1970	63.2	36.8
1980	59.4	40.6

SOURCE: U.S. CENSUS BUREAU

This is also true for the Fourth and Fifth Districts, with women comprising over 40 percent of the Districts' labor force. Table 16 shows the racial and sexual composition of the Fourth and Fifth Districts. In 1980, the unemployment rate for the non-whites was much higher than it was for the white population.

The level of education of the labor force is an important consideration for prospective businesses and industries. Over a third of the Districts' residents 25 years and older had a high school diploma and another quarter of the Districts' population had either a college degree or some years of college education, which is similar to the County's education levels. But there was despairing difference between the education level of whites and blacks. In 1980, 43 percent of blacks aged 25 and above residing in the Fourth and Fifth Districts had less than an eighth grade education level as compared to 14.3 of the white residents (Table 17).

Labor force participation rates (LFPR's) measure the percentage of people aged 16 and over in the labor force; that is, either employed or seeking employment. The labor force participation rate for Queen Anne's County has risen from 54 percent in 1930 to 76 percent in 1980. It will continue

TABLE [illegible]
LABOR FORCE
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

	FOURTH		FIFTH		SUBTOTAL			
	Male	Female	Male	Female	Male	Unemployment Rate	Female	Unemployment Rate
Total Labor Force								
Armed Forces	13				13			
Civilian Labor Force								
Employed	2,277	1,483	1,291	863	3,568		2,346	
Unemployed	99	93	89	67	188	5%	160	6.4%
Not in the Labor Force	615	1,616	414	877	1,029		2,493	
White Labor Force								
Armed Forces	13				13			
Civilian Labor Force								
Employed	2,079	1,372	1,033	617	3,112		1,989	
Unemployed	65	79	40	42	105	3.3%	121	5.7%
Not in the Labor Force	574	1,460	347	668	921		2,128	
Black Labor Force								
Armed Forces								
Civilian Labor Force								
Employed	198	90	258	246	456		336	
Unemployed	34	14	49	25	83	15.4%	39	10.4%
Not in the Labor Force	41	156	67	209	108		365	
Spanish Origin Labor Force								
Armed Forces								
Civilian Labor Force								
Employed			7	7	7		7	
Unemployed				6			6	46.1%
Not in the Labor Force			7	4	7		4	

SOURCE: U.S. CENSUS BUREAU

TABLE 17
PERSONS 25 YEARS OLD AND OVER
BY YEARS OF SCHOOL COMPLETED
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

	County Total		Subtotal		Fourth District	Fifth District
	Number	Percent	Number	Percent		
TOTAL	15,745	100%	8,092	100%	5,212	2,311
Elementary (0 to 8 Grades)	3,557	22.6	1,478	18.3	747	731
High School						
1 to 3 Years	3,425	21.8	1,765	21.8	1,119	646
4 Years	4,990	31.7	2,865	35.4	1,931	934
College						
1 to 3 Years	1,820	11.6	986	12.2	707	279
4 Years or More	1,953	12.4	998	12.3	708	290
WHITE	13,300	100	6,979	100		
Elementary (0 to 8 Grades)	2,484	18.7	1,000	14.3	549	451
High School						
1 to 3 Years	2,779	20.9	1,447	20.7	973	474
4 Years	4,471	33.6	2,672	38.3	1,874	798
College						
1 to 3 Years	1,694	12.7	923	13.3	686	237
4 Years or More	1,872	14.1	937	13.4	673	264
BLACK	2,400	100	1,093	100		
Elementary (0 to 8 Grades)	1,056	44.0	472	43.0	192	280
High School						
1 to 3 Years	641	26.7	318	29.0	146	172
4 Years	505	21.0	185	17.0	49	136
College						
1 to 3 Years	117	4.9	57	5.0	15	42
4 Years or More	81	3.4	61	6.0	35	26

SOURCE: U.S. CENSUS BUREAU

to rise as more women enter the labor force. The Fourth and Fifth Districts' LFPR in 1980 was 64 percent and increases are projected similar to those for Queen Anne's County.

Comparison of the types of jobs by the Fourth and Fifth Districts' residents to those held by the State of Maryland and the nation as a whole showed that the workers in retail trade play a relatively larger role in local economy than they do in the county, state or nation (Table 18). This is probably due to the Districts' unique position as the "gateway" to the eastern shore recreation areas. Retail and wholesale trade and service oriented employment will continue to increase and will probably play a larger role in the Districts' economy.

Market Analysis

The Fourth and Fifth Districts of Queen Anne's County represent the entrance to the Eastern Shore to millions of people from major metropolitan areas -- Washington D.C. and Baltimore. Their strategic location on U.S. Routes 50 and 301 provides excellent access to major markets: Washington, D.C., Baltimore, and Philadelphia. Over 10 million people are within one and a half hours' driving to the Fourth and Fifth Districts.

Given their strategic location, the Districts have two economic roles: local and regional. The local economic role is that of an employment and retail center. The Districts' employers provide jobs not only for their residents but also for persons throughout the county. Similarly, the Districts' specialty shops offer merchandise not usually available in the smaller towns within Queen Anne's County as well as some of the larger ones outside of the county.

In deciding the location of industrial developments, one must consider the national and regional markets and proximity to materials sources and components suppliers. Industrial development requires large, flat or nearly flat sites with soils having good load-bearing capacities. Rail service is a definite advantage. Good truck access to one or more highways

TABLE 18
EMPLOYMENT BY OCCUPATION
1980

Industry	Fourth and Fifth Districts Percent	Queen Anne's County Percent	State of Maryland Percent	United States Percent
Agriculture, Forestry, Fisheries, & Mining	6%	9.4%	1.7%	2%
Construction Manufacturing	12	11.8	6.6	6
Transportation, Communication & Other Public Utilities	8	13.3	14.4	26
Trade	22	20.9	18.8	25
Finance, Insurance & Real Estate	5	4.3	5.9	7
Business & Repair Services	4	3.7	4.9	5
Personal Entertainment & Recreational Services	3	3.8	3.7	4
Professional and Related Services	13	16.4	22.3	14
Public Administration	12	10.0	14.4	7

SOURCE: U.S. CENSUS BUREAU

erial streets is critical as well as the availability of energy s. Industrial sites should be away from existing and potentially available residential areas or other land uses on which they might have adverse impact. Traffic, noise, and visual impacts are inevitable.

Queen Anne's County operates and maintains the sanitary sewer system in the Fourth District. Three industrial zoned parcels are connected to the wastewater treatment facility. (Old Love Point Road, Love Point Road, and Old Rt. 18 & Castle Marina Road). Fuel oil is available from private distributors under contractual arrangements.

Education from preschool to post-graduate levels is available to the districts' residents. The County has both public and private schools offering elementary and secondary education. The County also provides post-secondary technical and vocational training. While Chesapeake College offers two year Associate of Art degrees in a variety of subjects, there are 71 accredited institutions of higher education within commuting distance in the Baltimore-Washington

Out of the 1066 acres zoned as industrial in the Fourth and Fifth Districts, only 147 acres have been developed into either light industrial, and 856 acres are either vacant or used for agricultural purposes (Table 19). Figure 11 shows the location of large industrial zoned properties in the Fourth and Fifth Districts.

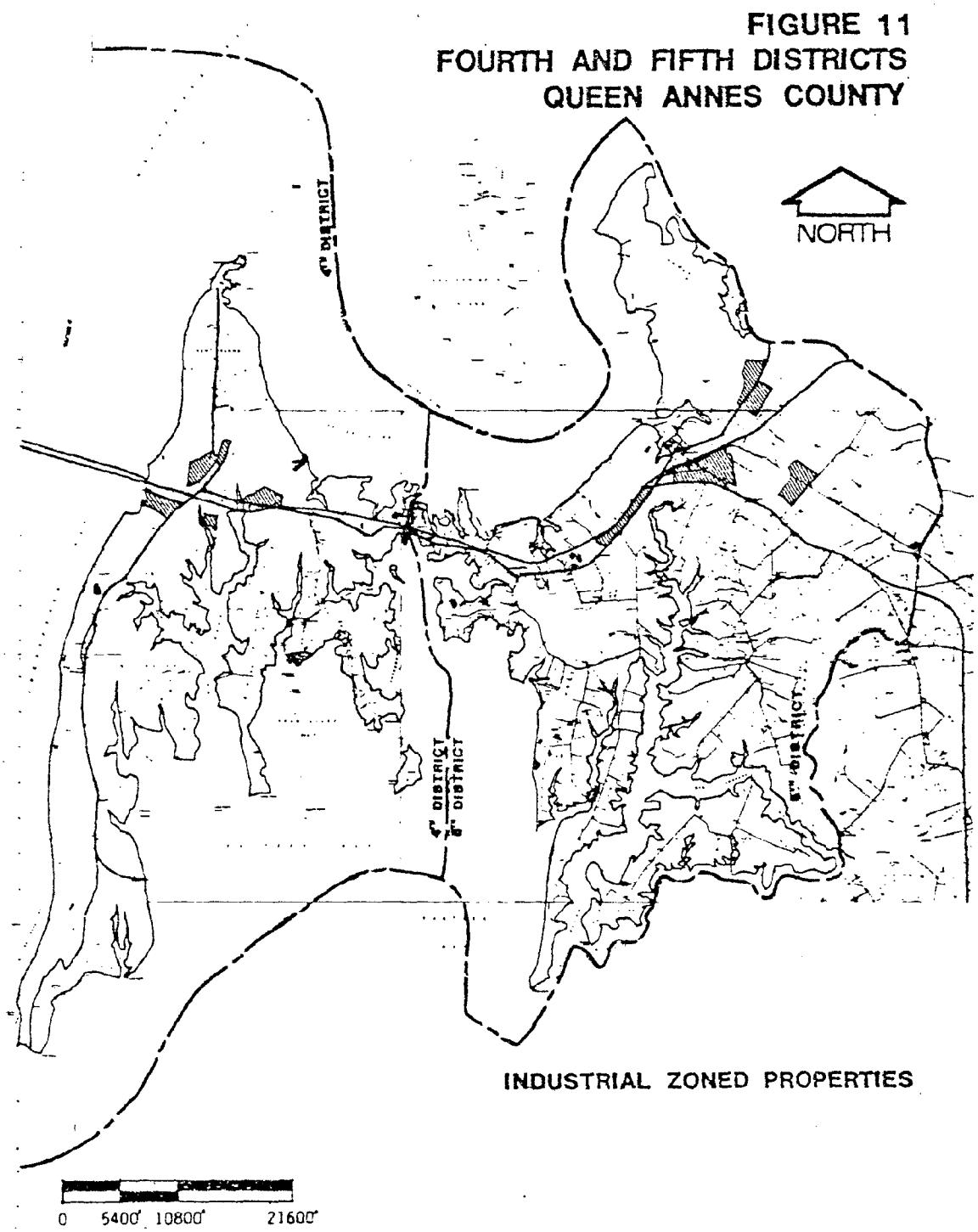
The Fourth and Fifth Districts' regional role comes about as a result of their location to the Eastern Shore and Chesapeake Bay. As previously mentioned, hundreds of thousands of tourists travel through the two districts on their way to the Eastern Shore. Tourism is an untapped fiscal resource which, if marketed correctly, could become a substantial economic base for the Fourth and Fifth Districts. Besides providing hundreds of service oriented jobs to the residents, tourism could generate millions of dollars in sales tax revenues for Queen Anne's County.

TABLE 19
INDUSTRIAL PROPERTY
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

MAJOR	Total Acreage	Developed Acres	Vacant or Agricultural Acres	Zoning	Public Water & Sewer Availability	Railroad Access
FOURTH DISTRICT						
Between Old Love Point Rd. and Love Point Rd.	52	9 light mfg.	43	M-1	No	No
West of New Love Point Rd.	159		159	M-2	No	No
Southwest of the Intersection of Rt. 8 and U.S. 50/301	120	45	75	M-1	No	No
Northwest of Old Rt. 18 and Castle Marina Rd.	63		63	M-1	No	No
Southeast of Dominion Road and Little Creek	17	17 Maritime		M-2	No	No
FIFTH DISTRICT						
Southwest of U.S. 50/301 and North of Old Stevensville Queenstown Road	106		106	M-1	No	No
Southeast of U.S. 50/301 and West of Green Spring Road	100	18	82	M-2	No	No
Northeast of Joseph Boyles and Queenstown-Centreville Road	105	39	66	M-2	No	No
Northwest of U.S. 50 and Bloomingdale Road	110	7	103	M-2	No	No
TOTAL	832	135	697			

Source: Queen Anne's County Planning Dept.

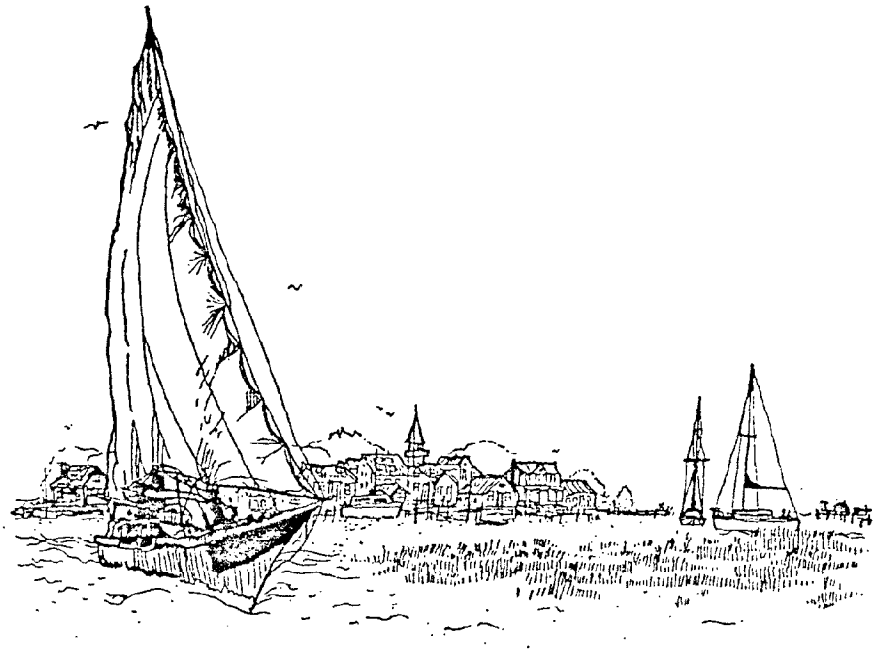
FIGURE 11
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



INDUSTRIAL ZONED PROPERTIES

being, the District's biggest asset; the Chesapeake Bay needs to be promoted. Areas adjacent to the Bay should be preserved for passive recreation and aquatic sports. Additional motels with convention facilities and specialty shops are needed to attract the tourist off of the highways, encouraging them to spend some of their time and money in the Districts.

With the scheduled clean-up of the Chesapeake Bay, seafood harvesting and processing should again play a larger employment role within the Districts. The harvesting and processing could also be marketed as a tourist attraction with tours through the processing operations, fisherman wharfs and seafood markets.



Housing

HOUSING

In 1980, there were 10,030 housing units in Queen Anne's County. Together, the Fourth and Fifth Districts had 5,269 housing units or 52.5 percent of the County's housing. Sixty-eight percent of all new housing (2,166 units) occurred in the Fourth and Fifth Districts between 1970 and 1980. The Fourth District had almost a 100 percent increase in the number of housing units between 1970 and 1980. The Fifth District as well as the County at large only had modest increases. The year-round housing units made up a large percentage of the housing stock (97.2 percent for the Fourth District and 95.5 percent for the Fifth District). Even though 53.3 percent of all of the seasonal homes in the county were in the Fourth and Fifth Districts, seasonal housing units only comprised a small percentage of the housing stock in the Fourth and Fifth Districts -- 2.8 percent and 4.5 percent respectively (Table 20).

An overwhelming majority (89 percent) of the housing in the Fourth and Fifth Districts are single family detached units. Table 21 correlates the housing type with the occupancy.

TABLE 20
HOUSING
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1970 - 1980

	TOTAL NUMBER OF HOUSING UNITS		PERCENT CHANGE	TOTAL YEAR-ROUND HOUSING UNITS		PERCENT CHANGE	TOTAL SEASONAL HOUSING UNITS		PERCENT CHANGE
	1970	1980	1970-1980	1970	1980	1970-1980	1970	1980	1970-1980
QUEEN ANNE'S COUNTY	6,841	10,030	46.6%	6,549	9,720	48.4%	292	310	6.1%
FOURTH DISTRICT	1,666	3,308	98.6%	1,454	3,216	121.2	195	92	-52.8
FIFTH DISTRICT	1,437	1,961	36.5%	1,402	1,872	33.5	28	89	217.9

SOURCE: U.S. CENSUS BUREAU

TABLE 21
HOUSING TYPE
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1980

Housing Units	Fourth District	Fifth District	Subtotal Number	Subtotal Percent
Total				
One, Detached	3,015	1,551	4,566	89%
One, Attached	54	45	99	2
Two	51	58	109	2
Three & Four	68	27	95	2
Five or More	27	67	94	2
Mobile Home & Trailer	46	108	154	3
Owner Occupied				
One, Detached	2,707	1,426	4,133	91%
One, Attached	39	31	70	2
Two	29	45	74	2
Three & Four	68	19	87	2
Five or More	15	44	59	1
Mobile Home & Trailer	34	101	135	3
Renter Occupied				
One, Detached	252	245	497	70%
One, Attached	13	31	44	6
Two	9	35	44	6
Three & Four	55	12	67	9
Five or More		27	27	4
Mobile Home & Trailer	19	15	34	5
Vacant, Seasonal & Migratory				
One, Detached	89	84	173	93%
One, Attached	--	--	--	--
Two	--	--	--	--
Three and Four	6	--	6	3
Five or More	8	--	8	4
Mobile Home & Trailer	--	--	--	--

SOURCE: U.S. CENSUS BUREAU

When examining the occupancy of the districts' existing housing, there are some interesting and somewhat disturbing observations. Owner occupied housing makes the vast majority in both districts, and their make-up percent has increased since 1970 (Table 22).

TABLE 22
OCCUPANCY STATUS
AND RENTER-OWNER
OCCUPIED HOUSING UNITS
1970-1980

	Fourth District		Fifth District	
	1970	1980	1970	1980
Total Year-Round Housing Units	1454	3216	1402	1872
Owner Type*	976	2590	893	1333
Percent of Total	67.1%	80.5%	63.7%	71.2%
Rental Type	286	346	374	434
Percent of Total	19.7%	10.7%	26.7%	23.2%
Owner Occupied Housng	955	2528	887	1299
Percent of Total	65.6%	78.6%	63.3%	69.4%
Vacant-For-Sale Units	21	62	6	34
Percent of Total	1.4%	2.0%	.4%	1.8%
Renter Occupied Housing	273	314	363	380
Percent of Total	18.8%	9.8%	25.9%	20.3%
Vacant-For-Rent Units	13	32	11	54
Percent of Total	.9%	.9%	.8%	3.0%

* Does not include other vacant housing which is not for sale or rent.

Source: U.S. Census Bureau

The vacancy rate for owner occupied units has remained relatively low for both districts.

The cost for housing has also increased dramatically since 1970, with the average cost for a housing unit being about $17,643. In 1980, the

..-age, cost for a housing unit was approximately $67,800. There was .. an increase in rent during the 10 year period, with the rent averaging ..00-$72.00 a month in 1970 to $130.93-$214.97 a month in 1980 (Table .. Since 1980, the number of vacant rental units on a given day have ..ndled down to two or three units with the average rent ranging for ..le family dwellings between $400 and $600.

TABLE 23
MEAN VALUE AND CONTRACT RENT
OF HOUSING UNITS
FOURTH AND FIFTH DISTRICTS
1970-1980

	Fourth District		Fifth District	
	1970	1980	1970	1980
..ner Occupied	$17,673.82	$67,826.06	$12,546.51	$ 62,155.21
..cant-for-Sale	17,642.86	65,882.35	41.67	105,195.31
..tal	17,673.16	67,782.70	12,462.49	63,456.99
..enter Occupied	73.20	214.28	48.70	130.96
..cant-for-Rent	55.38	220.06	42.50	130.79
..tal	72.01	214.97	48.44	130.93

..ource: U.S. Census Bureau

..esidential development has continued to flourish since 1980. Figure ..2 shows the location of the developments. Between 1980 and 1983, there were 292 subdivision lots approved and 486 building permits taken out. ..able 24 shows the residential building activity since 1975 and the cost ..f new housing construction.

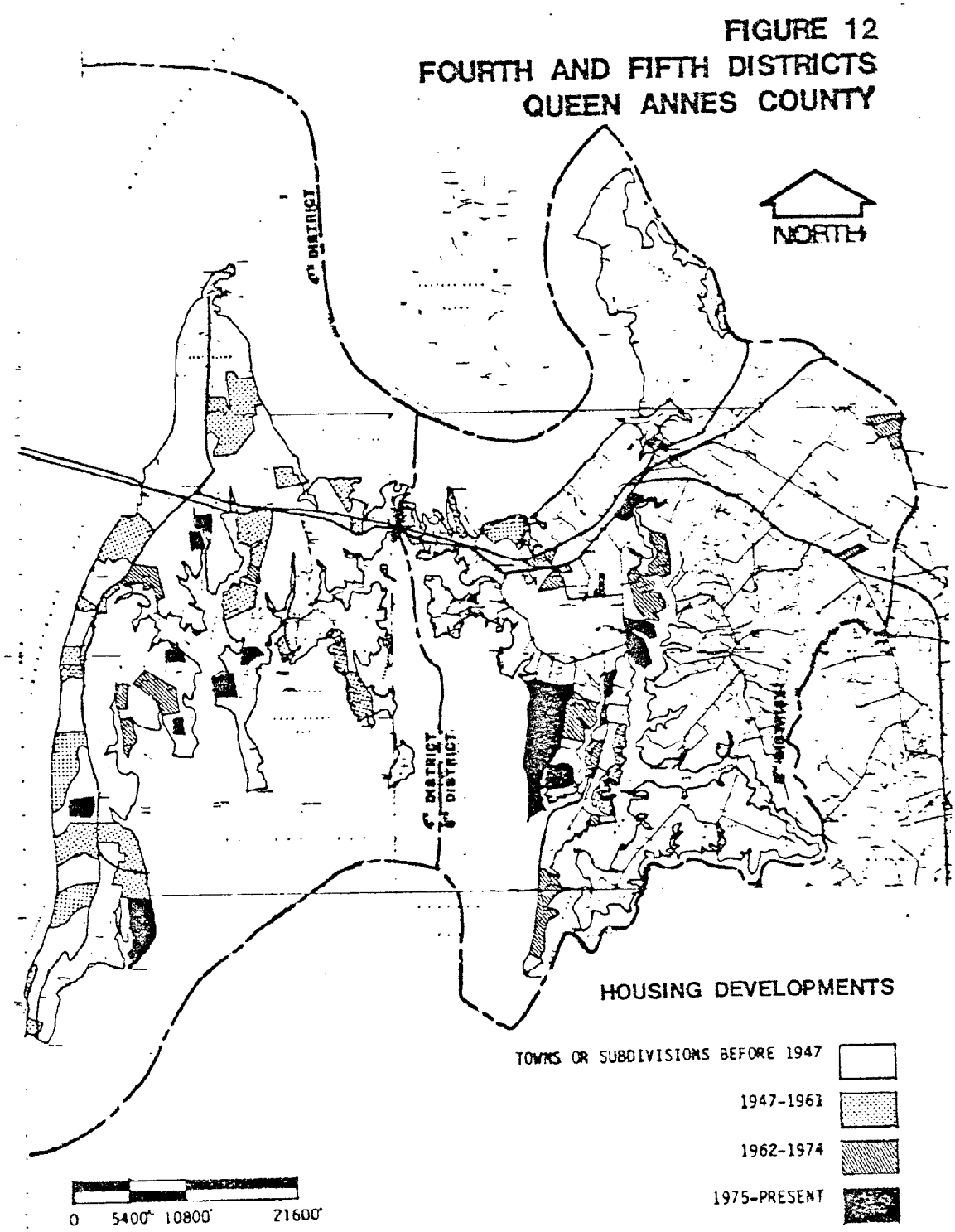


FIGURE 12
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY
NORTH
4th DISTRICT
5th DISTRICT
HOUSING DEVELOPMENTS
TOWNS OR SUBDIVISIONS BEFORE 1947
1947-1961
1962-1974
1975-PRESENT
0
5400'
10800'
21600'

TABLE 24
BUILDING ACTIVITY
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

	SUBDIVISION APPROVED NUMBER OF NEW LOTS	BUILDING PERMITS	AVERAGE BUILDING COST	PERCENT DIFFERENCE FROM PREVIOUS YEAR
1975	25	194	$32,463	
1976	101	302	37,085	14.24%
1977	380	329	44,091	18.89
1978	103	292	48,699	10.45
1979	147	236	49,999	2.67
1980	117	150	61,608	23.22
1981	73	114	73,159	18.75
1982	40	104	62,876	14.06
1983	62	118	68,105	8.32
TOTAL	1,048	1,839		

SOURCE: QUEEN ANNE'S COUNTY PLANNING AND BUILDING DEPARTMENT

Over 16 percent of the housing in the Fourth and Fifth Districts was built in 1939 or earlier. Table 25 delineates the year in which the housing was built. Another observation is that the number of rental housing has declined proportionally with new housing construction (Table 26).

TABLE 25
YEAR STRUCTURE BUILT
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

	FOURTH DISTRICT	FIFTH DISTRICT	SUBTOTAL NUMBER	SUBTOTAL PERCENT
[illegible]				
1979 to March 1980	301	50	351	6.9
1975 to 1978	897	284	1,181	23.1
1970 to 1974	523	248	771	15.0
1960 to 1969	559	299	858	16.8
1950 to 1959	450	250	700	13.7
1940 to 1949	173	259	432	8.4
1939 or earlier	358	466	824	16.1
[illegible]er Occupied				
1979 to March 1980	226	38	264	
1975 to 1978	853	247	1,100	
1970 to 1974	457	233	690	
1960 to 1969	511	293	804	
1950 to 1959	391	212	603	
1940 to 1949	155	238	393	
1939 or earlier	299	405	704	
[illegible]enter Occupied				
1979 to March 1980	19	--	19	
1975 to 1978	30	13	43	
1970 to 1974	29	34	63	
1960 to 1969	69	45	114	
1950 to 1959	65	60	125	
1940 to 1949	52	71	123	
1939 or earlier	84	142	226	

Source: U.S. Census Bureau

TABLE 26
RESIDENTIAL DEVELOPMENT BY OCCUPANCY
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

YEAR	OWNER NUMBER	OWNER PERCENT	RENTAL NUMBER	RENTAL PERCENT
1979 TO March 1980	264	93.3%	19	6.7%
1975 to 1978	1,100	96.2	43	3.8
1970 to 1974	690	91.6	63	8.4
1960 to 1969	840	87.6	114	12.4
1950 to 1959	603	32.8	125	17.2
1940 to 1949	393	76.2	123	23.8
1939 or Earlier	704	75.7	226	24.3

SOURCE: U.S. CENSUS BUREAU

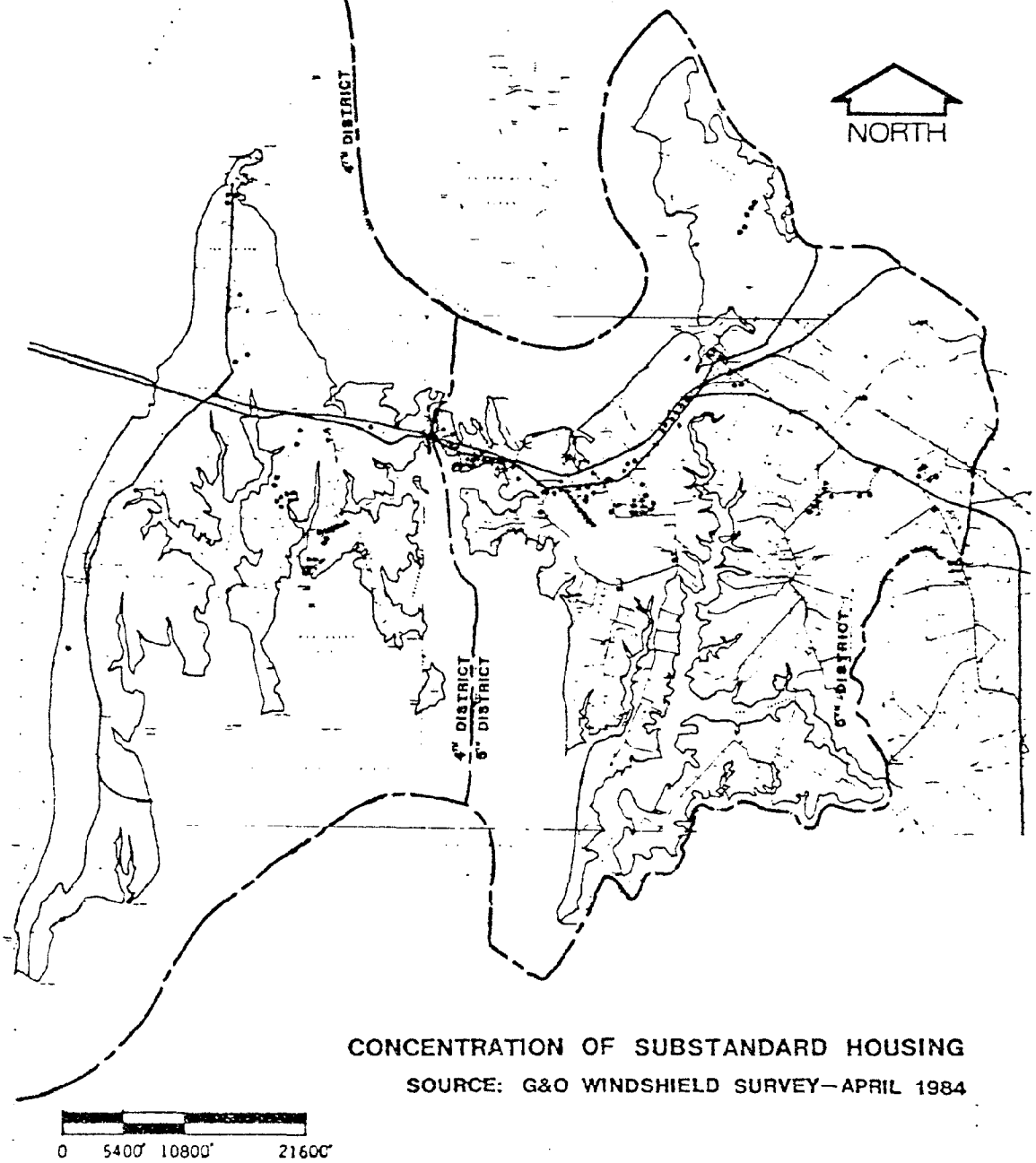
Twenty-four percent of the housing is over 40 years old, indicating that maintenance and rehabilitation are very important if the districts are to have a sufficient supply of adequate housing. A wind shield survey taken in the spring of 1984 revealed that there are 119 housing which had the exterior apparance of being substandard. The criteria included items needing major repair, such as sagging porches and roofs and crumbling foundations, or demolishment. Excluding the area within Queenstown jurisdiction, Table 27 and Figure 13 identify the number and concentration of the substandard housing.

TABLE 27
HOUSING CONDITION
FOURTH AND FIFTH DISTRICTS[1]
QUEEN ANNE'S COUNTY

	Fourth District Number	Fourth District Percent	Fifth District Number	Fifth District Percent
Sound	2828	98.9	1468	94.4
Substandard[2]	32	1.1	87	5.6
Total	2860	100	1555	100

[1] Excluding Queenstown
[2] Substandard housing -- needing major repair (sagging roof and porch and crumbling foundation, or demolition)
Source: Greenhorne & O'Mara, Inc., Spring 1984

FIGURE 13
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



CONCENTRATION OF SUBSTANDARD HOUSING

SOURCE: G&O WINDSHIELD SURVEY—APRIL 1984

... with high concentrations of substandard housing were in the Grasonville ...

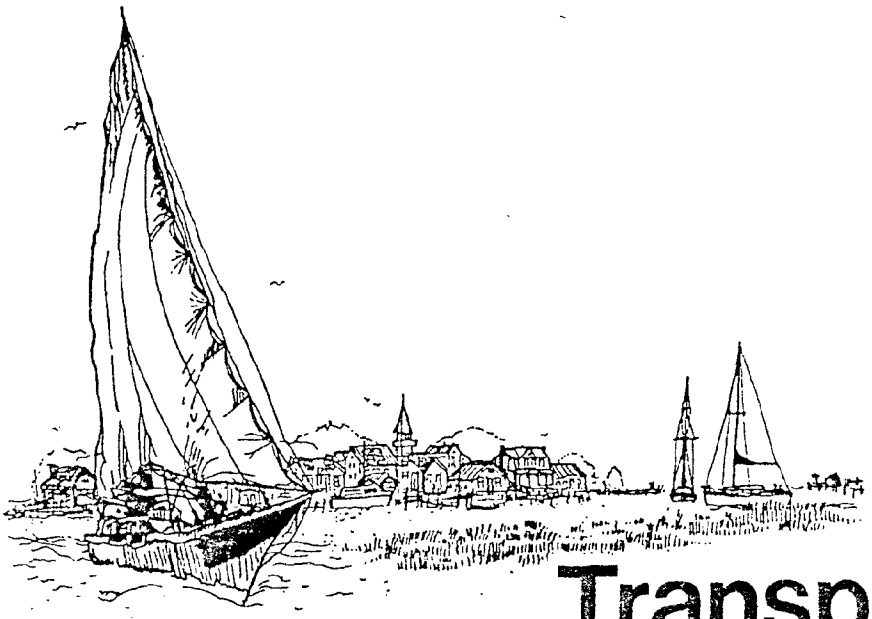
...-four percent of the owner occupied housing units in the Fourth ...ict were lacking complete plumbing. This is comparable to the 19 ...ent found in the Fifth District (Table 28).

TABLE 28
LACKING COMPLETE
PLUMBING FACILITIES

	Fourth District			Fifth District		
	1970	1980	Percent Change	1970	1980	Percent Change
...upied Units	274	129	-52.9%	286	163	-43.0%
Owner Occupied	163	72	-55.8	136	38	-57.4
Renter Occupied	111	57	-48.6	150	105	-30.0
...ant Units	64	49	-23.4	37	50	35.1
...tal Year-Round Units	338	178	-47.3	323	213	-34.1

...urce: U.S. Census Bureau

...e Fourth District comprised 17.1 percent of the total rental occupied ...using in Queen Anne's County, whereas the Fifth District had 20.7 percent ...f the rental occupied housing. Of the occupied rental housing, 16.2 ...ercent of the Fourth District's rental units were lacking complete plumbing, ...hereas 30 percent of the Fifth District's rental housing was lacking ...n complete plumbing facilities.



Transportation

TRANSPORTATION

-ajor element of the Districts' transportation system is their streets -ighways. They form the framework on which the county has developed ..ill develop in the future. Government funds are becoming more scarce ..ild new highways, and the emphasis should be to shift towards planning ..-ovements to the existing system in order to fully utilize it. Queen ..e's County Public Works have divided the Districts' streets into seven ..tional classifications: principal arterial, minor arterial, primary ..ector, secondary collector, primary residential, secondary residential, .. rural residential. Each classification has specific traffic volume .. design characteristics. Table 29 delineates the traffic volumes and ..gn characteristics associated with each type of street.

..lying the street classification system may not meet all of the design ..teria. However, the functional classification of the Districts' streets ..wn in Figure 14 provides guidance as to the type of future development .. its location.

..n year the Maryland State Highway Administration collects information .. the location of traffic accidents (Tables 30 and 31).

TABLE [illegible]
TRAFFIC VOLUMES AND
DESIGN CHARACTERISTICS

Street Classification	Right-of-Way Width	Minimum Stopping Distance	Daily Traffic Volumes	Land Use Typically Served
Principal Arterial	72'	300'	7,500 - 20,000	Commercial and Industrial
Minor Arterial	60'	300'	5,000 - 15,000	Commercial and Residential
Primary Collector	60'	275'	2,500 - 5,000	Residential (Subdivision lots contain 20,000 ft. or less, or have 100 ft. or less street frontage)
Secondary Collector	60'	275'	1,000 - 2,500	Residential (subdivision lots 20,000 - 40,000 ft.)
Primary Residential	60'	200'	under 1,000	Residential (subdivision lots contain 20,000 ft. or less or have 100 ft. or less street frontage
Secondary Residential	50'	200'	under 1,000	Residential (subdivision lots contain 20,000 -40,000 ft.)
Rural Residential	50'	200'	under 1,000	Provides access to agricultural lands and woodlands

Source: Queen Anne's County Subdivision Ordinance - 1981

FIGURE 14
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY

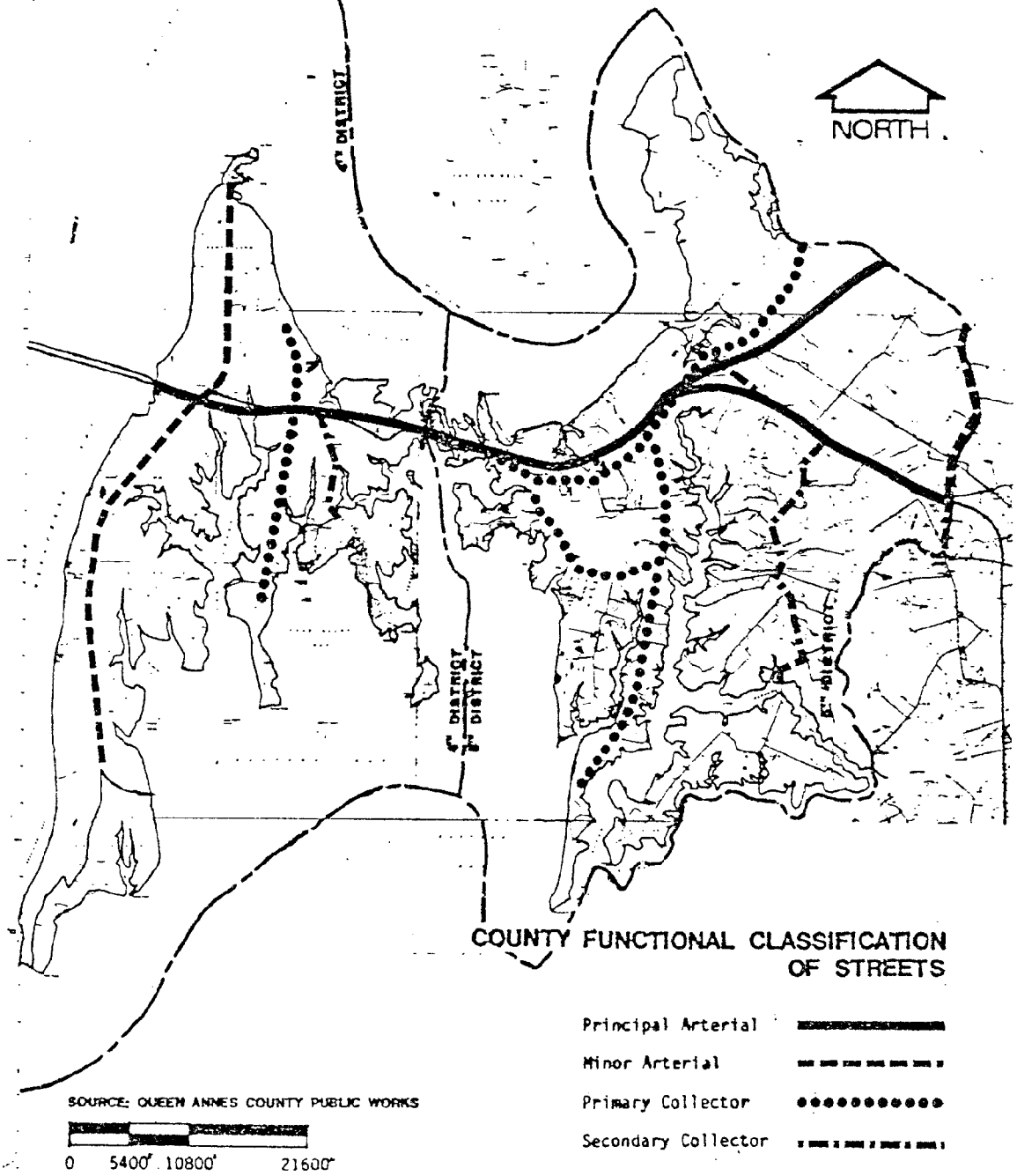


TABLE 30
HIGH ACCIDENT INTERSECTIONS
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

[illegible]	Intersection	1979	1980	1981	Total
[illegible]e Marina	US 50 & MD 18B	27	17	5	49
[illegible]ter Station	US 50 & MD 552	15	10	0	34
[illegible]son Creek Rd.	US 50 & MD 18F	10		4	14
[illegible]s Ave.	US 50 & CO 466	9	3	7	15
[illegible]d Marina	US 50 & MD 18C	8	3	7	18
[illegible] Ave.	US 50 & CO 406	6		4	10
[illegible]ping Center	US 50	5			5
[illegible]pson Creek	US 50	5	4	8	17
[illegible]ee Ave.	US 50	3			3
[illegible]s Rd.	US 50	3			3
[illegible] Neck Rd.	MD 18B & US 50	3			3
[illegible]owith	Zaidee Lane	1			1
[illegible]kson Creek #2	US 50		3		3
[illegible]ey Narrow	US 50 & MD 18B		3	3	6
[illegible]ene Way	MD 8		3		3
[illegible]nett Point Rd.	MD 18C		3		3
[illegible]antown Landing Rd.	MD 18C		3		3
[illegible]kson Creek Ln.	US 50 & MD 18F		6		6

[illegible]rce: Maryland State Highway Administration, Bureau of Accident Studies

TABLE 31
HIGH ACCIDENTS AT
STATE INTERSECTIONS
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

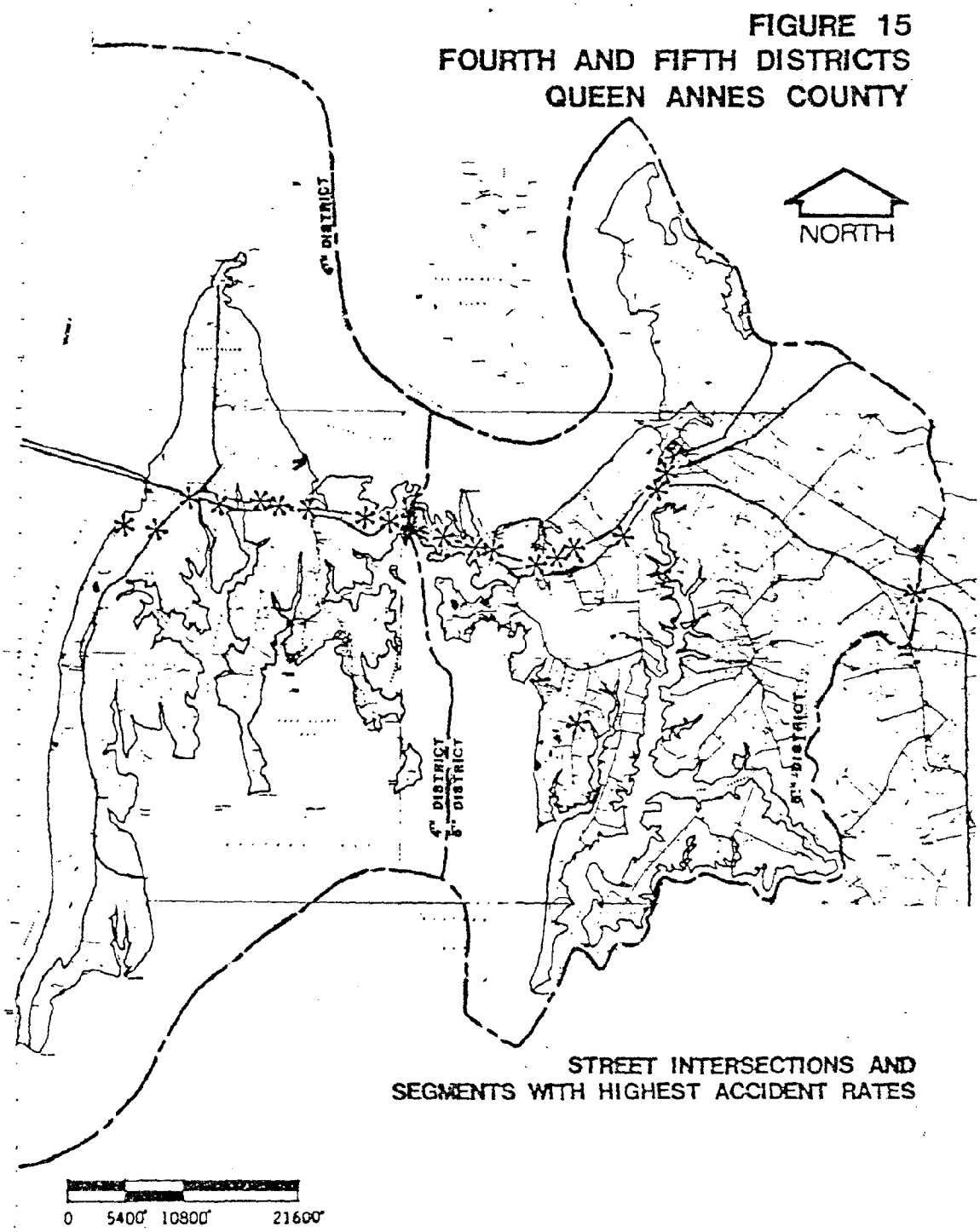
Intersection	1979	1980	1981	Total
50 & MD 8	32	30	20	82
50 & MD 18B	27	17		44
50 & MD 552	15	10	9	34
50 & MD 213+662	14		7	21
50 & Evans Ave.	9			9
50 & MD 18C W.	8			8
50 & VFW Ave.	6		4	10
50 & MD 18C E.	5			5
50 & Shop CTR Rd.	5			5
50 & Thompson Creek Rd.	5	4	8	17
50 & Jackson Creek Lane		3		3
18C & Bennett Point Rd.		3		3
8 & Irene Way		3		3

Source: Maryland State Highway Administration, Bureau of Accident Studies

Even though the number of accidents has decreased since 1979, approximately 50 percent of the County's accidents occur at major intersections in the Fourth and Fifth Districts. During the 1979-1981 period, the percent of traffic accidents at state intersections within the two districts decreased from 71 percent in 1979 to 43 percent in 1981.

By combining this data with the reported traffic volumes, a traffic accident rate for major street intersections can be calculated. This rate is expressed as accidents per million vehicles traveling past a given point. Tables 32 and 33 show the intersections with the highest accident rates in 1979 through 1982. These locations are also shown on Figure 15.

FIGURE 15
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



STREET INTERSECTIONS AND
SEGMENTS WITH HIGHEST ACCIDENT RATES

TABLE 32
HIGHEST ACCIDENT RATES
STATE INTERSECTIONS
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

Intersection	Accident Rate (Accidents/Million Vehicle Miles) 1979	1980	1981
US 50 & MD 8	2.62	2.28	1.62
US 50 & MD 18B	2.08	1.43	
US 50 & MD 552	1.14	1.01	.88
US 50 & MD 213+662	1.69		.86
US 50 & Evans Ave.	.98		
US 50 & MD 18C W.	.86		
US 50 & VFW Ave.	.65		.41
US 50 & MD 18C E.	.54		
US 50 & Shop CTR Rd.	.39		
US 50 & Thompson Creek Rd.	.35	.36	.70
US 50 & Jackson Creek Lane		.36	
MD 18C & Bennett Point Rd.		2.73	
MD 8 & Irene Way		.99	

Source: Maryland State Highway Administration, Bureau of Accident Studies

TABLE 33
HIGHEST ACCIDENT RATES
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

Road	Intersection	1979	1980	1981
Castle Marina	US 50 & MD 18B	2.07	1.43	.41
Chester Station	US 50 & MD 552	1.13	1.00	.88
Jackson Creek Rd.	US 50 & MD 18F	1.11	.36	.40
Evans Ave.	US 50 & CO 466	.98	.33	.29
Seward Marina	US 50 & MD 18C	.86	.35	.68
VFW Ave.	US 50 & CO 406	.65		.41
Shopping Center	US 50	.38		
Thompson Creek	US 50	.35	.36	.70
Dundee Ave.	US 50	.23		
Hess Rd.	US 50	.33		
Cox Neck Rd.	MD 18B & US 50	3.73		
Chenowith	Zaidee Lane	3.91		
Jackson Creek #2	US 50			
Piney Narrow	US 50 & MD 18B		.30	.29
Irene Way	MD 8		.99	
Bennett Point Rd.	MD 18C		2.73	
Bryantown Landing Rd.	MD 18C		4.82	
Jackson Creek Ln.	US 50 & MD 18F		.73	

Source: Maryland State Highway Administration, Bureau of Accident Studies

The existing traffic flow is another factor to take into account when considering future development. Transversing through the Fourth and Fifth Districts, U.S. 50 is the heaviest traveled street in the District. During the weekends of the vacation season (June through August), there is approximately twice as much traffic as there is during the week (Table 34).

TABLE 34
HIGHEST TRAFFIC FLOW
U.S. 50/301
1982

Month	Day of Week	Average Number of Vehicles	Percent of Average Daily Traffic
January	Friday	10,060	65.51%
February	Friday	13,443	83.01
March	Friday	15,208	93.91
April	Friday	17,260	106.58
May	Friday	22,088	136.39
June	Saturday	25,974	160.38
July	Saturday	32,056	197.94
August	Saturday	30,709	189.62
September	Friday	22,385	138.22
October	Friday	18,799	116.08
November	Friday	18,173	112.21
December	Friday	13,716	84.69

Source: 1982, Maryland Department of Transportation, State Highway Administration, Bureau of Traffic Engineering

The State of Maryland's traffic priority system identifies a Primary System for important traffic routes with a maximum degree of access control. U.S. Routes 50/301 are classified as primary. The Secondary System is composed of state routes which serve intra-regional and localized traffic. The secondary system compliments County highway systems providing feeder and support function to the Primary System.

For the Primary System, the State Highway Administration has several projects

scheduled for the Fourth and Fifth Districts. The major one is to upgrade existing U.S. 50/301 to a six lane highway from Cox Creek to MD 404. Existing average daily traffic volumes on U.S. Routes 50/301 for summer weekends range from 43,600 vehicles to 47,000 vehicles within the 7.25 miles of the project. The existing accident rate is significantly higher than the statewide average for all highways of similar design. Construction of the project is anticipated to begin in fiscal year 1987.

Another scheduled improvement is the construction of an interchange and approach at MD 8 and U.S. 50/301. As previously stated, this area experiences severe traffic congestion and safety problems because of vacationing traffic. The construction of an interchange at the location will facilitate through traffic movements and allow for adequate local circulation. Another project in this area involves the upgrading of the existing U.S. 50/301 with a two lane service road from MD 8 to Thompson Creek Road, which will help direct traffic to a controlled intersection. The final project with the District's jurisdictions is construction of a two lane service road on the north side of U.S. 50/301, between Jackson Creek Lane and VFW Avenue. Figure 16 shows the primary and secondary highway scheduled improvements. Table 35 identifies the scheduled improvements for the secondary system.

Railroads

Penn Central Railroad once provided freight service to the Fourth and Fifth Districts. The railway was between Wye Mills and Queenstown. In 1982 the railways were vacated and sold to Delmarva Power Company which later sold the land to the adjacent property owners.

Air Service

The Fourth and Fifth Districts have only one active airfield: Bay Bridge Industrial. It is a public airfield and has a 3,000 foot runway.

The Fourth and Fifth Districts are within easy access of the Baltimore/Washington International Airport. The airport is located nine miles south of Baltimore and provides both excellent passenger and air freight service.

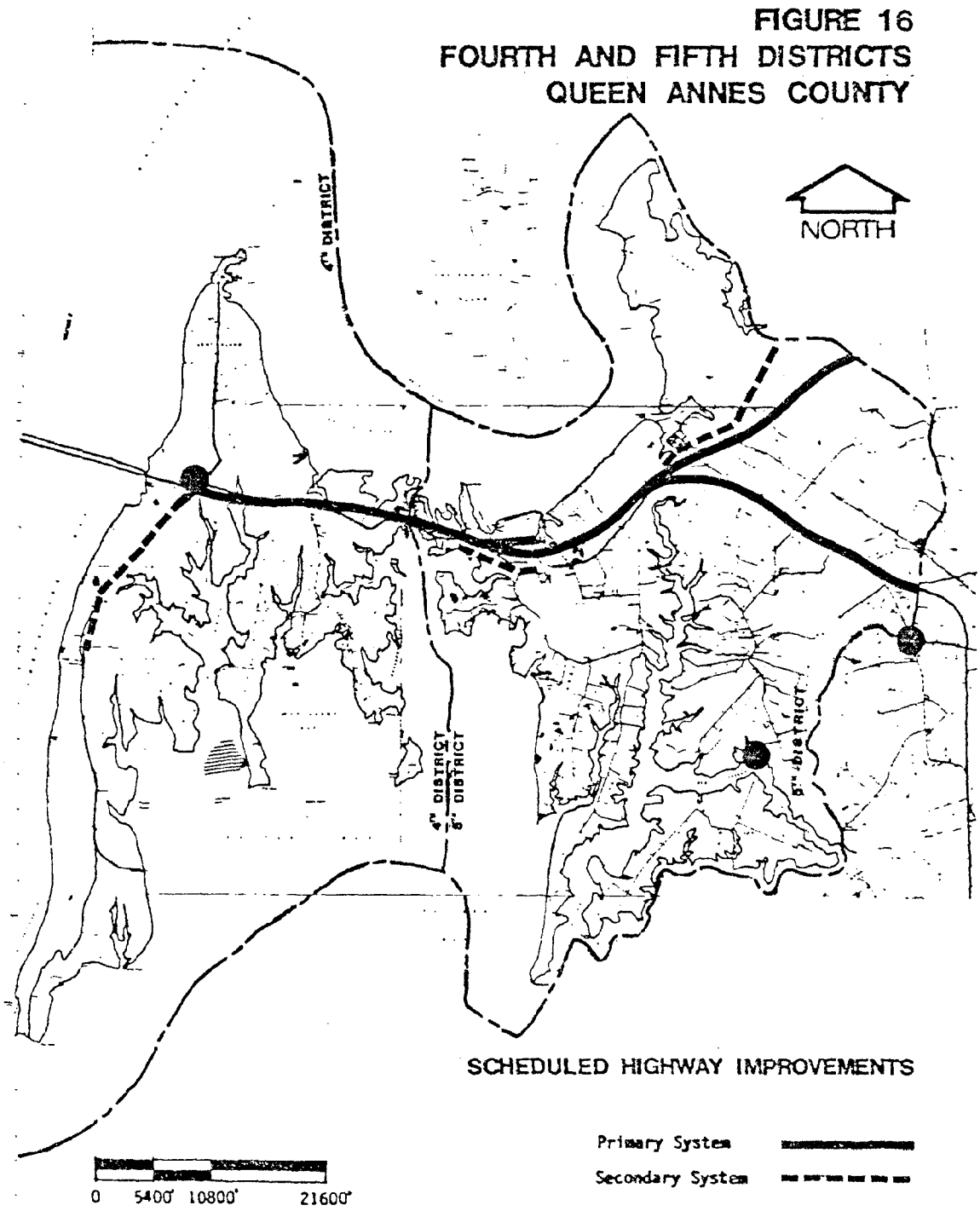


FIGURE 16
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY
NORTH
4th DISTRICT
4th DISTRICT
5th DISTRICT
5th DISTRICT
SCHEDULED HIGHWAY IMPROVEMENTS
Primary System
Secondary System
0 5400' 10800' 21600'

TABLE 35
HIGHWAY NEEDS - SECONDARY SYSTEM
FOURTH AND FIFTH DISTRICTS

Route-Route Name Limits	Length (Miles)	Need	Improvement Type Cost (Dollars)
MD 8 - Kent Point Rd. Wood Moor Rd. to MD 759C	2.3	Service, Structure	2 lane reconstruct 1,500
MD 18 - Stevensville/Queenstown Rd. U.S. 50 East of Kent Island Narrows to Bryanttown/Perrys Corner Road	2.1	Safety, Structure	2 lane reconstruct 1,600
MD 18 - Queenstown Rd. U.S. 50 at Queenstown Interchange to South Limits of Centreville	6.1	Structure	2 lane reconstruct 4,200
MD 404 - Old Wye Mills/Easton Rd. Wye East River Bridge	0.1	Service, Structure	bridge reconstruct 200
MD 838 - Wye Island Rd. Wye Narrows Bridge	0.7	Service, Structure	bridge reconstruct (including approaches) 3,000

Source: State of Maryland Department of Transportation
Highway Needs Inventory, 1982

Interstate Truck Service

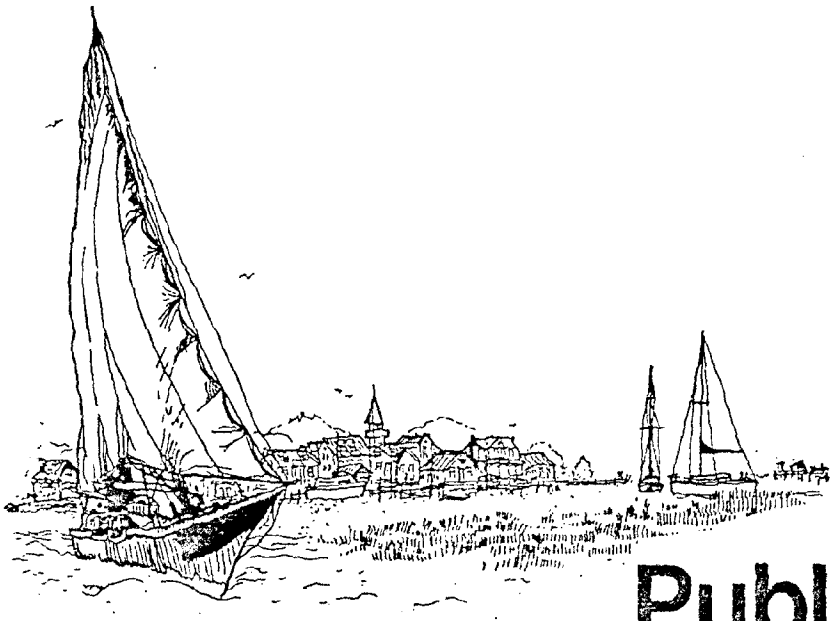
The I.C.C. Pennsylvania Regional representative on the Easter Shore lists 36 motor freight lines authorized to serve Queen Anne's County. Shippers from the Fourth and Fifth Districts are provided excellent service to nearby metropolitan area interchange facilities.

Mass Transit

The Trailways System provides the Fourth and Fifth Districts with daily bus service. Bus terminals are located at Grasonville and Stevensville.

Bicycling

During the 1970's, bicycles increased in popularity as more adults and children came to use bicycles for both recreation and personal transportation. Presently, there are no designated bikeways in the Fourth and Fifth Districts.



Public Utilities

WATER SUPPLY

Water is an essential ingredient for the Fourth and Fifth Districts' growth and development. The quality and amount of the water supply as well as its waste disposal are two critical problems that have to be addressed and resolved. Queenstown, Prospect Bay, and Stevensville Utility are the only community water systems in the two Districts. A community water system is currently being constructed for Queens Landing development. The remainder of the Districts' residents and businesses receive their groundwater tapped by individual wells.

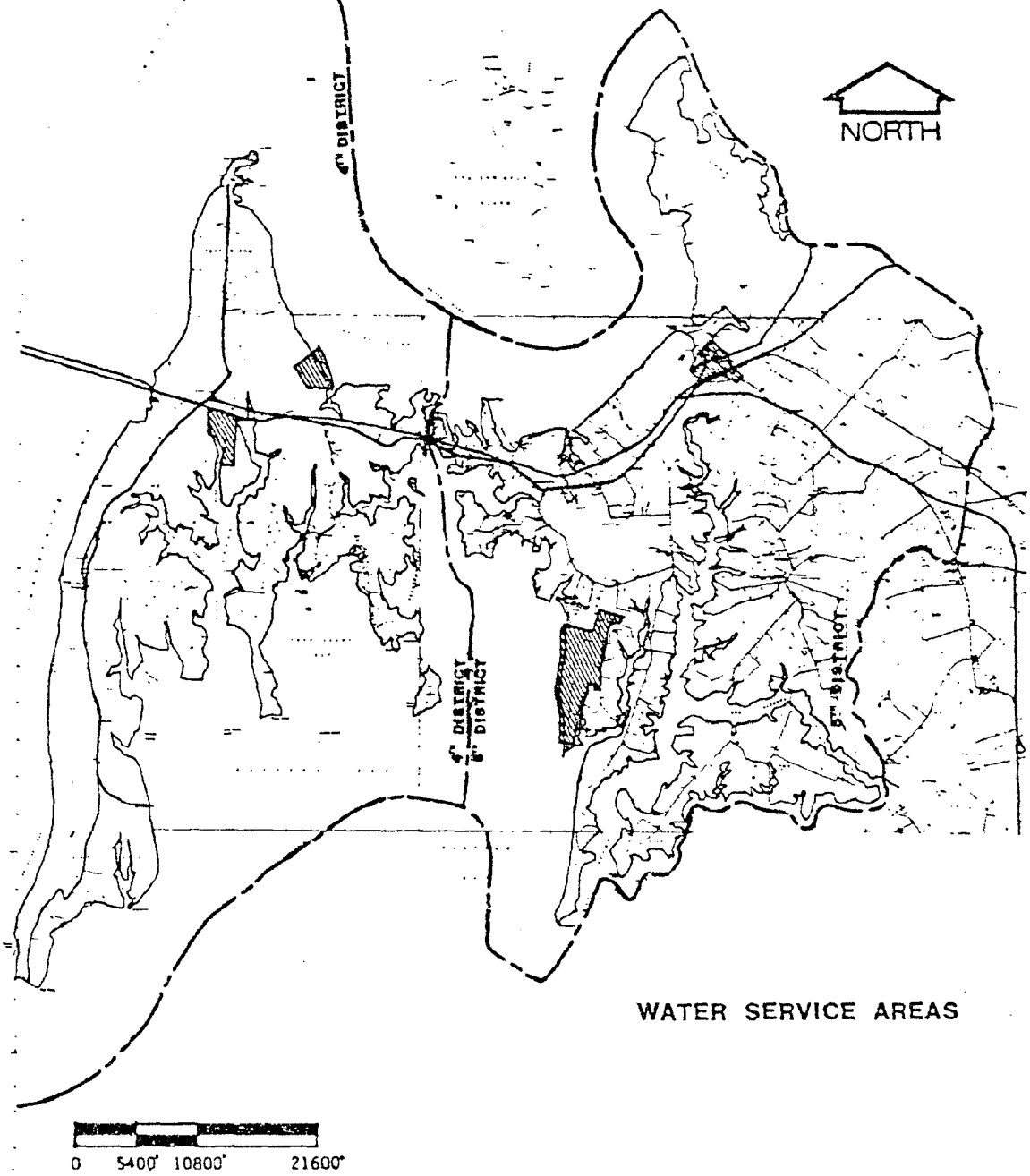
Two geologic formations underlying the County are important water producers: Aquia Greensand and Magothy formations. The sediments which comprise these aquifers are highly porous and have a high transmissibility, which makes them excellent water carriers. The aquifers are either recharged directly at the surface where they are exposed, such as long drainageways, or indirectly from overyling, permeable Pliocene and younger sediments.

Groundwater is the only water supply source for the Fourth and Fifth District. Except in the low-lying areas in the Fourth and Fifth Districts where the deeper wells are required, the majority of the wells are drilled and driven. In the majority of the agricultural uses, wells provide most of the water needs. But for those agricultural uses requiring large amounts of water, surface streams and farm ponds are used as supplement.

The chief users of water for industrial purposes in the Fourth and Fifth Districts are canneries and seafood processors. Both use large quantities of groundwater daily during their respective seasons. The canning season lasts for only about three months while fish, crab, and oyster processing facilities operate for longer periods.

As previously mentioned, there are three centralized distribution systems in the Districts: Stevensville Utility Company serves Kent Cover Condominiums, Kangaroo Beach Condomoniums and Thompson Creek Condominiums, plus a variety of commercial and light industrial uses (Figure 17).

FIGURE 17
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



WATER SERVICE AREAS

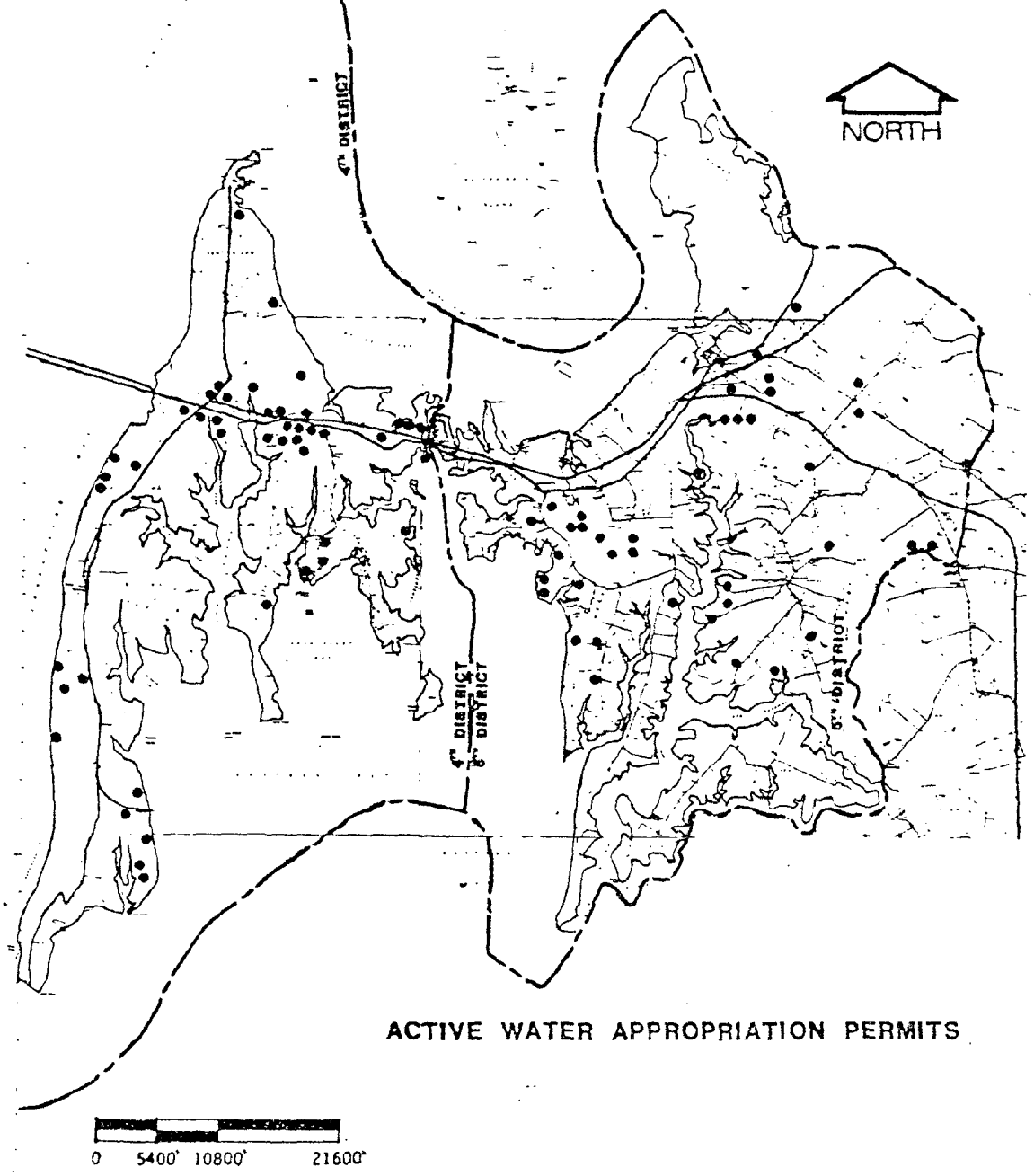
It has an authorized average use of 40,000 gallons of water per a storage capacity of 11,000 gallons. Queenstown's system is at an average use of 50,000 gallons of water per day and a storage capacity of 50,000 gallons per day. The Prospect Bay system is designed for an average use of 315,000 gallons of water per day and storage capacity of 300,000 gallons. The proposed Queens Landing system is designed for an average use of 73,600 gallons.

The State of Maryland requires water users to obtain a permit to appropriate and use waters of the State. The only water uses that are exempt from the permit requirement are individual residences and agricultural suppliers. Figure 18 shows the location of each water withdrawal. With one exception, all permitted water withdrawals in the Fourth District are from the Aquia Aquifer. Approximately 2,762 wells were constructed on Kent Island from 1945 to 1981. Nintey-eight percent of the wells drilled are in the Aquia Aquifer.

Using the assumption that every person uses 75 gallons per day, the average daily domestic water use for the Fourth District in 1980 is 613,275 gallons per day. Using the same assumption, the Fifth District uses 353,475 gallons per day. Because of th rapid growth and development, there are several areas within the Fourth and Fifth districts that have or will have water problems such as improper groundwater management and poor water quality caused by high concentration of individual wells.

Since about 1970, there has been an increasing concentration of chloride in the Aquia Aquifer, which supplies the Fourth and Fifth Districts with much of their water. Within areas of the Fourth District, the Maryland Department of Natural Resources has identified that the chloride concentrations have risen to as high as 822 ppm, which is more than three times the E.P.A. recommended limit of 250 ppm for drinking water. The Department speculated that the source of the high chloride concentrations is salt water intrusion from the Chesapeake Bay and that the probable source of the chloride increase is associated with increased water usage. The Department also speculated that future pumpage increases or continuation of present pumpage rates from the Aquia Aquifer may further increase chloride concentration.

FIGURE 18
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



The majority of the County's development has occurred in the Fourth Dist
Although the groundwater supply appears to be sufficient to provide
the expected increase in development, poor well spacing and high pumping
rates could cause a groundwater transmission problem. Through a groundwater
monitoring program and through the implementation of proper planning,
a continuous supply of acceptable groundwater can be ensured.

Individual wells have been the water supply system for most of the developments
in the Fourth and Fifth Districts. As development continues and residential
densities continue, the County will have to face a decision regarding
the provision of a community water system.

WASTEWATER TREATMENT FACILITIES

Presently most of the development in the Fourth and Fifth Districts utilizes individual septic tank systems to dispose of wastewater. The vast majority of the area of the two Districts are in the Mattapex-Keyport and Elkton-Othello soil associations, and because of their composition there are serious limitations to usage of septic tank disposal fields. In an effort to counter this problem, three central treatment plant and collector systems have been developed: Queenstown, Kent Narrows/Stevensville/Grasonville, and Prospect Bay.

Queenstown's treatment facility is a trickling filter with chlorination, with an existing capacity of 60,000 gallons per day. Since its average flows are 59,000, there are plans for the plant's expansion. Presently the plant discharges its effluent flows into the little Queenstown Creek. The existing Queenstown treatment facility is being upgraded to meet the effluent requirements of the NPDES Permit. The upgrading is to be accomplished by the addition of 85,000 gallons per day.

The recently built Kent Narrows/Stevensville/Grasonville wastewater treatment facility consists of a vacuum collection and force main transmission with a treatment capacity of 800,000 gallons per day. Reports from Queen Anne's County Public Works estimates that the average daily flow is 500,000 gallons per day. An additional 215,865 gallons per day in agreements have been authorized for future developments. Its outflow is into the Chesapeake Bay.

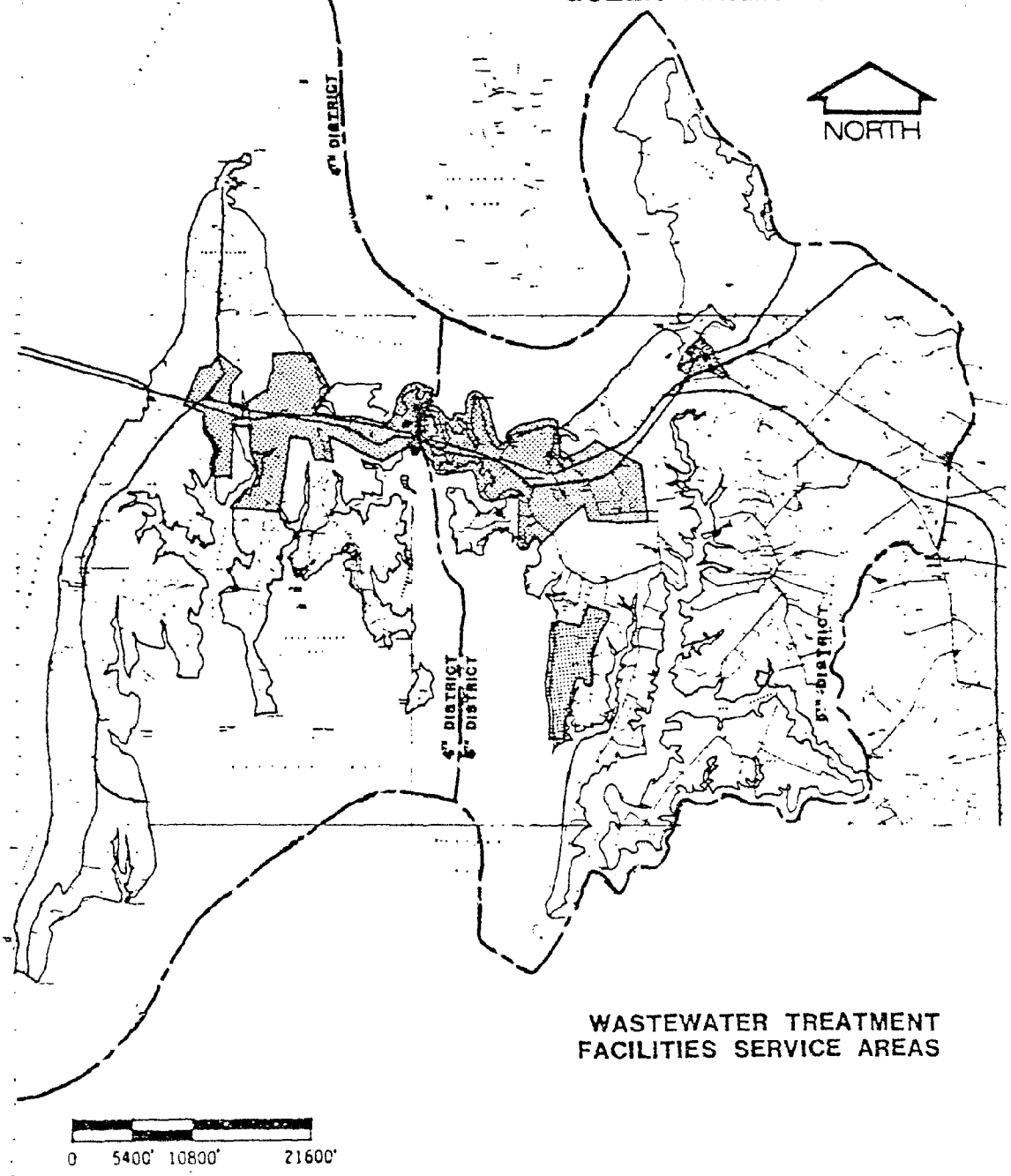
Prospect Bay's treatment facility is designed for an average influent flow of 130,000 gallons of wastewater per day and an average daily flow of 230,000 gallons of wastewater. Approximately 15,000 gallons of wastewater per day are being treated.

In addition to the three central systems, there are also several multi-use sewerage systems in operation within the two districts. Chesapeake College operates an existing multi-use wastewater system with an average flow of 15,000 gallons of wastewater per day and a peak flow of 27,000 gallons

wastewater per day. Friel, S.E.W. and Friel Lumber Company operate existing multi-use wastewater system serving a lumberyard and a tomato products cannery with an authorized average flow of 123,000 gallons of wastewater per day and a peak flow of 1,000,000 gallons of wastewater any one day during the twelve months of the year. Also, S.E.W. Friel operates an existing multi-use wastewater system serving a sweet corn products cannery near Wye Mills, with an average flow of 125,000 gallons wastewater per day and a peak flow of 1,500,000 gallons per day.

Sewerage Service Area is an area served by or potentially served by system of sanitary sewers connected to a treatment plant. Figure 19 illustrates the designated service areas.

FIGURE 19
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY

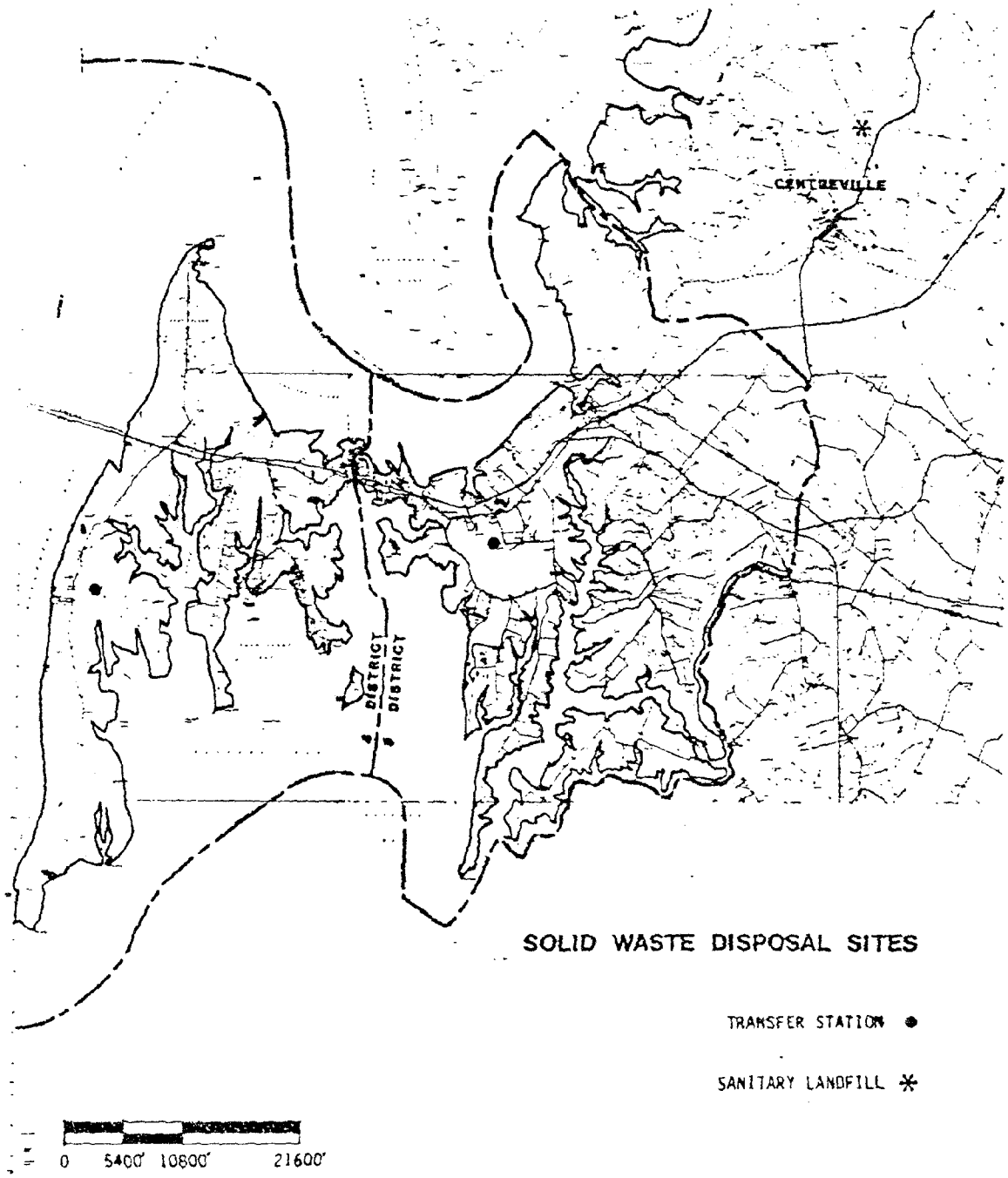


WASTEWATER TREATMENT
FACILITIES SERVICE AREAS

SOLID WASTE COLLECTION AND DISPOSAL

According to a study by Gershman, Brickner & Bratton, Inc., the Fourth and Fifth Districts' residents are generating 4.0 lbs. of garbage and trash per day or approximately 9,409.7 tons per year. Until recently, these wastes were disposed within six landfill facilities in Queen Anne's County. Located within the Fourth and Fifth Districts, two of the facilities, Kent's Neck and Grasonville, were converted into transfer stations (Figure [illegible]). The residents have to make individual arrangement with private haulers for the collection of the solid waste. The private haulers take the solid waste to the transfer stations, whereupon the county takes it to the landfill at Centreville. According to engineers at the Queen Anne's County Department of Public Works, the sanitary landfill at Centreville is close to reaching its capacity and has approximately two to three years left.

FIGURE 20
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY

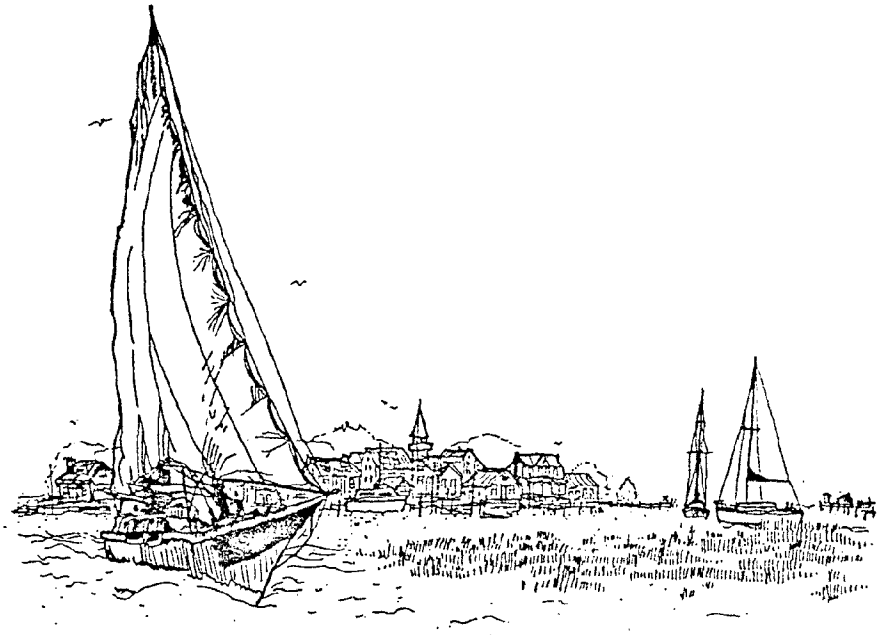


STORMWATER MANAGEMENT

One of the consequences of the growth and development which has occurred within the Fourth and Fifth Districts has been the increased quantity of stormwater. As development continues, the amount of imperivous surfaces also increases, preventing stormwater from filtering into the ground area. The runoff carries sediment from poor agricultural and grading practices adversely impacting water quality. Tons of sediment have deposited in the Chesapeake Bay by stormwater, destroying fish spawning grounds and aquatic vegetation which is necessary to support marine life. The sediment erosion from unmanaged stormwater has also been responsible for smothering shellfish beds. Pursuant to a study on the biologic health of the Chesapeake Bay, the Environmental Protection Agency brought out several conclusions:

1. Pollutants entering the Bay are not readily flushed out into the ocean but accumulate within the Bay.
2. Since the late 1960's, submerged aquatic vegetation had declined in abundance and diversity throughout the Bay.
3. Freshwater spawning fish have decreased in the Bay.
4. Oyster harvests have also decreased State-wide.
5. Increasing levels of nutrients are entering many parts of the Bay.
6. The amount of water in the main part of the Bay with low or no dissolved oxygen has increased about 15-fold in the last 30 years.
7. High concentrations of toxics and metals are found in the sediments.

Queen Anne's County Subdivision Ordinance requires that developments have a stormwater easement. The County recently adopted a stormwater management ordinance for new development and a stormwater management maintenance policy for existing developments. Both should help to reduce the amount of unmanaged stormwater from entering the Chesapeake Bay.



Public and Human Services

EDUCATION

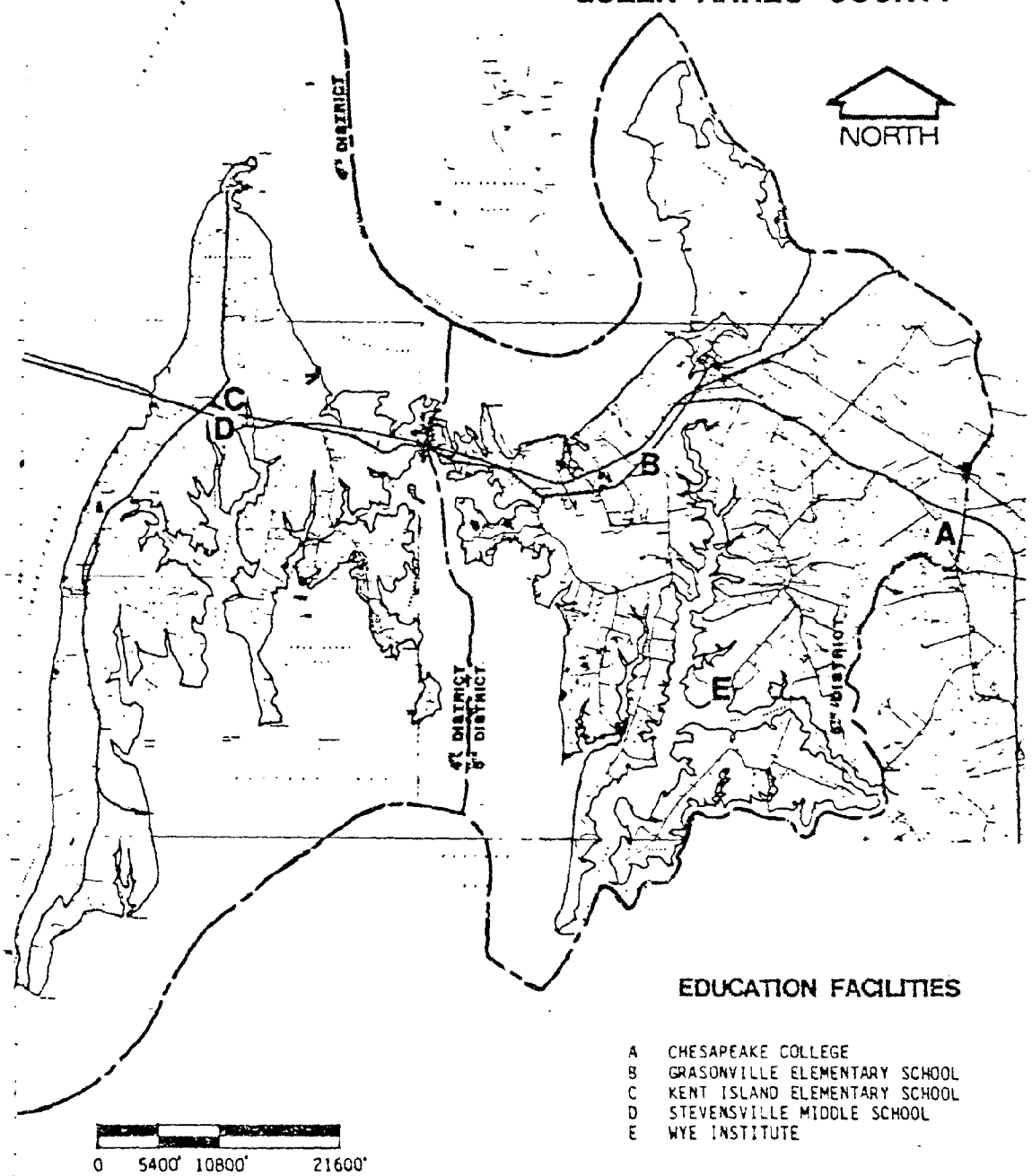
Education in Queen Anne's County is the responsibility of the Queen Anne's County Board of Education in conjunction with the Superintendent of Schools and his staff. The county provides a thirteen year program consisting of grades K-4 in elementary, grades 5-8 in middle schools and grades 9-12 in senior high school. Additional school services include guidance, health care, psychological services, adult education, vocational technical training and special education. Table 36 and Figure 21 show the Fourth and Fifth Districts' public schools and their enrollment for the years 1974 and 1983.

TABLE 36
PUBLIC EDUCATION
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

	Grasonville Elementary School	Kent Island Elementary School	Stevensville Middle School
1974	221	427	366
1980	172	611	502
1983	192	635	517
Enrollment Change 1974-1980	-49	+184	+136
Enrollment Change 1980-1983	-29	+208	+151
Building Capacity	310	570	650
Difference Between Capacity and 1983 Enrollment	118	-65	133

Source: Board of Education of Queen Anne's County, Comprehensive Plan for School Facilities, 1981.

FIGURE 21
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



EDUCATION FACILITIES

A CHESAPEAKE COLLEGE
B GRASONVILLE ELEMENTARY SCHOOL
C KENT ISLAND ELEMENTARY SCHOOL
D STEVENSVILLE MIDDLE SCHOOL
E WYE INSTITUTE

The Board of Education of Queen Anne's County has developed a set of criteria for the school facility's location, space needs and design features. They are:

a) Size

1. Elementary School - (Pre K-4) - Ten acres plus one acre for each 100 students.

2. Middle School - (5-8) - Twenty acres plus one acre for each 100 students.

3. High School / Vocational Center - (9-12) - Thirty (30) acres plus one acre for each 100 students.

b) Location

1. Be consistent with the county's long-range plans.

2. Be convenient to the communities within its attendance area.

3. Minimize traffic congestion and the need for school transportation.

4. Allow for site expansion.

5. Be adaptable to other purposes.

6. Have proximity to fire protection services.

c. Enrollment

1. Enrollments in each of Queen Anne's County's elementary schools is not to exceed 600 students.

2. Middle school grades are defined 5-8 and the maximum capacity is 800 students.

3. The Board of Education of Queen Anne's County has established that secondary school attendance shall be grades 9-12 and that a secondary school should have not more than 1,200 students.

Table 37 compares the Board of Education's established criteria with the existing facilities.

TABLE 37
SCHOOL FACILITIES
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY
1983

	Grasonville Elementary School	Kent Island Elementary School	Stevensville Middle School
Site (Acres)			
Existing	8.6	13.7	12.6
Recommended	11.7	16.1	25
Excess (Deficiency)	(3.1)	(2.4)	(12.4)
Enrollment			
Existing	192	635	517
Recommended	600	600	800
Excess (Deficiency)	408	(35)	283

SOURCE: Board of Education of Queen Anne's County, Comprehensive Plan for School Facilities, 1980.

All three school facilities are deficient in site acreage and Kent Island Elementary School exceeds the recommended enrollment. Along with its deficient site acreage, Grasonville Elementary School was also evaluated to have marginal to inadequate accommodations for instructional programs, separate indoor physical education area, and indoor area to meet support program needs (library, art, music, etc.). The school was also evaluated to have inadequate handicap access and rest room facilities.

Located within the Fifth District, Chesapeake College is the only institution of higher education located in Queen Anne's County. The college offers a two-year Associate of Arts degree in a variety of subjects. There is a total of 470 full time students, and 1700 part time students enrolled

the educational program. From Queen Anne's County, there are 283 students the credit program and 281 in the continuing education program.

the Queen Anne's County High School in Centreville, the Fourth and Fifth Districts' students can receive vocational education as well as college preparatory work. Vocational courses include auto mechanics, carpentry, clerical stenographic training, cosmetology, distributive education, drafting, electronics, farm power mechanics, general occupations, general office, licensed practical nursing, trowel trades, agriculture,, home education, and welding.

Over 60 percent of the school-aged children in the Fourth and Fifth Districts are in the grades of Kindergarten to eight (Table 38). Using historical components, Queen Anne's County Board of Education has prepared enrollment projects for the public schools in the Fourth and Fifth Districts for the next twenty years. Table 39 reveals that the enrollment should reach a plateau and then level off for Grasonville Elementary by the year 1990; whereas the enrollment for both Kent Island Elementary and Stevensville Middle School will continue to increase.

TABLE 39
ENROLLMENT PROJECTIONS
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

School	1980	1985	1990	1995	2000
Grasonville Elementary	172	225	250	250	250
Kent Island Elementary	611	850	920	950	960
Stevensville Middle	502	592	650	850	870

SOURCE: QUEEN ANNE'S COUNTY BOARD OF EDUCATION

TABLE 38
SCHOOL ENROLLMENT BY RACE
FOURTH AND FIFTH DISTRICT
QUEEN ANNE'S COUNTY

	Nursery School		Kindergarten and Elementary (Grades 1 to 8)		High School (1 to 4 Years)		College	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
FOURTH DISTRICT								
Total	62		1,121		490		164	
White	56		1,060		465		160	
Black	6		61		45		4	
FIFTH DISTRICT								
Total	27		693		384		85	
White	27		457		298		76	
Black			236		86		9	
Spanish Origin			24					
SUBTOTAL								
Total	89	2.9%	1,814	60.0%	874	29.0%	249	8.1%
White	83		1,517		763		236	
Black	6		297		131		13	
Spanish Origin			24					

SOURCE: U.S. CENSUS BUREAU

PARKS AND RECREATION IN QUEEN ANNE'S COUNTY

Queen Anne's County, the greatest population increase has been and still occurring in the Fourth and Fifth Districts. This creates a problem to the County since sufficient recreation programs and park facilities must be provided to the districts' residents while still tending to the needs of the rest of the County. Even with the progress made by the County, there are not sufficient park and recreation facilities to meet the current population, not to mention the future demand.

The concept of hierarchy of parks is used in planning for parks and recreation facilities. Each level has standards for size, service area desirable activities establishing the foundation for analyzing the Districts' need. The hierarchy of parks will consist of three levels: neighborhood, community and county parks.

A neighborhood park is located in the interior of a residential development which usually serves the area within a .1 to .25 mile radius. Its minimum size is 3.5 acres and there is usually no street access, since its primary users are preschool children or the elderly. The financial responsibility for the land acquisition and development as well as its maintenance should be private (such as the Homeowners Association). The following are the suggested facilities for neighborhood parks:

> Swings, sandbox, climbers, merry-go-round, single & group spring bouncers, water fountain, benches, fence surrounding lot for safety of children; or gardens, fountains, walking paths, park benches, picnic tables, horseshoe or shuffleboard courts.

A community park is usually located at the center of residential neighborhoods or adjacent to an elementary school. The park usually serves an area of .25 to .5 mile. The park's size ranges from 10 to 20 acres and is designed primarily for school age children. There is at least a 300 foot frontage on a collecter street and 20 off-street spaces. The responsibility for its development and maintenance rests with the County or school district. The following facilities are recommended for a community park:

> Informal softball field, open play area, tennis court, surfaced area for basketball, playground apparatus, shelter house with restrooms, water fountains, passive shaded area with park benches, picnic tables, grills, gardens, walking paths, and neighborhood park facilities.

County parks are usually located in the center of the community and at the periphery of residential areas, along or near major streets. County parks are designed to serve all age groups within an area five miles around them. The size of county parks should be at least 20-75 acres, and there should be a minimum street frontage of 600 feet on an arterial street or with good access off an arterial street. Seventy-five parking spaces should be provided for use of a park. Its acquisition, development and maintenance rest entirely with the county.

Besides neighborhood and community park facilities, it is also suggested that county parks should have the following facilities:

> Large open space for picnic tables, grills, park benches, water fountains, gardens and walking paths. Large area for informal games and activities. A shelter house with restrooms. In addition, facilities for one or more of the following: softball, baseball, tennis, basketball, football, track or ice-skating.

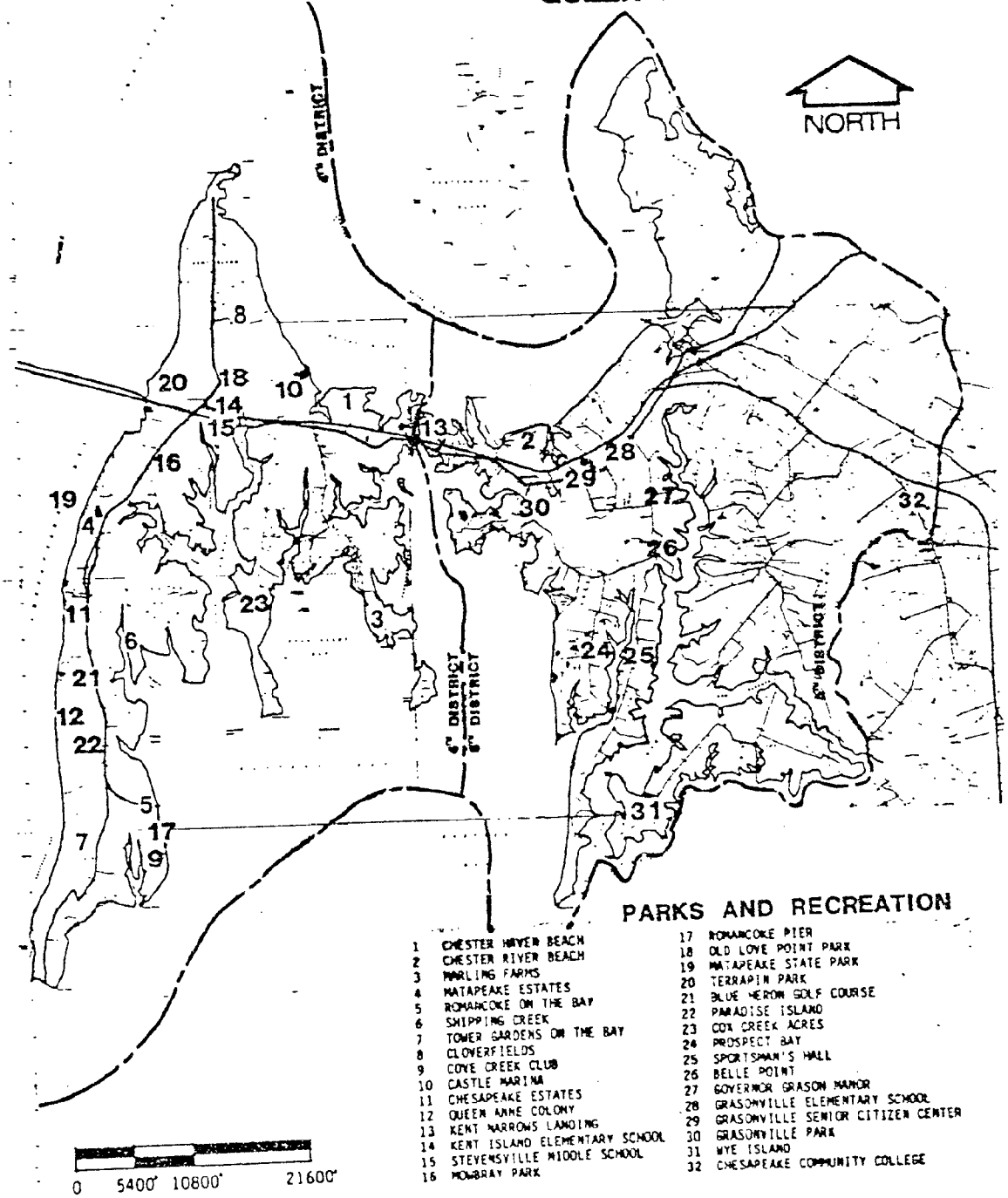
Figure 22 identifies the location of parks and open space fcilities within the Fourth and Fifth Districts.

FOURTH DISTRICT

Neighborhood Parks

All of the Fourth District's neighborhood park acreage is land reserved for private community recreational use within existing subdivided tracts. This land includes a nine hole golf course in the Cove Creek Club subdivision as well as park areas in the subdivisions of Cloverfields, Castle Marina, Chesapeake Estates, Queen Anne Colony, Paradise Island, Cox Creek Acres, Chester Haven Beach, Marling Farms, Matapeake Estates, Romancoke on the Bay, Shipping Creek and Tower Gardens on the Bay. Several of these park areas include beaches and bike paths. This land is easily accessible to the residents of the respective subdivisions and adjacent residences. The objective of these neighborhood parks and recreation areas is to provide a place for individual recreational activities for the subdivision's residents.

FIGURE 22
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



PARKS AND RECREATION

1 CHESTER RIVER BEACH
2 CHESTER RIVER BEACH
3 MARLING FARMS
4 MATAPEAKE ESTATES
5 ROMANCOKE ON THE BAY
6 SHIPPING CREEK
7 TOWER GARDENS ON THE BAY
8 CLOVERFIELDS
9 COVE CREEK CLUB
10 CASTLE MARINA
11 CHESAPEAKE ESTATES
12 QUEEN ANNE COLONY
13 KENT NARROWS LANDING
14 KENT ISLAND ELEMENTARY SCHOOL
15 STEVENSVILLE MIDDLE SCHOOL
16 MOWBRAY PARK
17 ROMANCOKE PIER
18 OLD LOVE POINT PARK
19 MATAPEAKE STATE PARK
20 TERRAPIN PARK
21 BLUE HERON GOLF COURSE
22 PARADISE ISLAND
23 COX CREEK ACRES
24 PROSPECT BAY
25 SPORTSMAN'S HALL
26 BELLE POINT
27 GOVERNOR GRASON MANOR
28 GRASONVILLE ELEMENTARY SCHOOL
29 GRASONVILLE SENIOR CITIZEN CENTER
30 GRASONVILLE PARK
31 WYE ISLAND
32 CHESAPEAKE COMMUNITY COLLEGE

...ty Parks

... Island Elementary and Stevensville Middle Schools are both located ... Fourth District. The 1981 Recreation and Park Master Plan and ...ensive Plan for School Facilities recommended that school facilities ... sites be jointly used for community parks and recreation. This joint ... of school facilities is necessitated by the lack of adequate park ...ities. The recreation areas adjacent to these school facilities ... classified as community parks. According to the standards for minimum ...age established by the school plan, both schools are deficient in ... area and recreation facilities for the community residents. Besides ... school ground facilities, Kent Narrows Landing is also considered ... community park, which provides boat ramps and basketball courts.

...ty Parks

...bray Park: Located on Route 8, the 14-acre park site has two baseball/ ...ftball fields, one soccer field, three tennis courts, play area, an ...ercise course, barbeque grills, tables, access to Route 8, parking and ...munity bulletin board.

...mancoke Pier: A County operated fishing and crabbing pier equipped ...th barbeque grills, picnic tables and restroom complex, situated on ... one-acre site. This community pier (the former Romancoke Ferry Pier) ... free for use by county residents. Fees are charged to out-of-county ...sers only. This facility is currently producing additional revenues ...r Recreation and Parks.

...ld Love Point Park: This newly developed 20-acre park is located at the north area of Stevensville and contains three softball/baseball diamonds and two football/ soccer fields.

Blue Heron Golf Course: The County recently acquired this nine hole golf course, located on Route 8, from Queen Anne Colony Subdivision. This course is on a 27 acre parcel of land.

..apin Park: This newly acquired 260 acres of land will be developed .. a county park. On this parcel, it has beach front property and will .. ..e an asset not only to the residents of the Fourth and Fifth Districts, .. to the entire County.

..onal Park

..peake State Park: This 239-acre park is owned and operated by Maryland ..te Department of Natural Resources, with the objective of preserving ..en space.

..e Fourth District offers a quality of life enjoyed by many families ..arching for water access property on the Eastern Shore, but still accessible .. places of employment west of the bay. Since the population of the ..urth District will continue to increase, acquisition and development .. parks should continue to be a major priority.

..any of the existing parks and recreation facilities in the Fourth District, ..cluding baseball fields and soccer fields, have been developed and maintained .. private organizations. For example, five of the 13 baseball/softball ..ields have been developed and are maintained by private leagues or organiza-..ions; whereas out of the seven football/soccer fields in the Districts, ..hree fields have been developed and are maintained by private leagues. ..able 40 lists park and recreation facilities in the Fourth District:

TABLE 40
PARKS AND RECREATION FACILITIES
FOURTH DISTRICT

	TYPE OF LAND AND IMPROVEMENTS	ACREAGE
Neighborhood Parks		
Love Creek Club	Home Owners' Assoc. - Land & Two Ponds; Private Wetlands; Bike Path; Nine Hole Golf Course	40.3
Paradise Island	One Community - Use Parcel	2.25
Cox Creek Acres	One Community - Use Parcel	1.04
Chester Haven Beach	Reserved Lands	15
Marling Farms	Four Reserved Lots	4
Matapeake Estates	Community Beach & Park Area	7.74
Romancoke on the Bay	Community Beach & 24 Unsaleable Lots	28
Shipping Creek	One Open Space Parcel	8.69
Tower Gardens on the Bay	One Reserved Area; One Community-Use Area	3.96
Cloverfields	Community-Use Area	5
Castle Marina	Private Clubhouse, Pool & Marina	±5
Chesapeake Estates	Community Beach & Open Space	±3.5
Queen Anne Colony	Open Space	21
Community Parks		
Kent Narrows Landing	Boat Ramp, Basketball Court	3.73
Kent Island Elementary School	One Softball/Baseball Field, Playground Equipment	13.7
Stevensville Middle School	Two Softball/Baseball Fields, One Football Field	12.6
County Parks		
Mowbray Park	Two Baseball/Softball Fields; One Soccer Field; Three Tennis Courts; Play Area; Exercise Course, Barbeque Grills and Picnic Tables	14
Romancoke Pier	Fishing, Crabbing, Picnics	2
Old Love Point Park	Three Softball/Baseball Fields, Two Soccer/Football Fields	20
Blue Heron Golf Course	Nine Hole Golf Course, Driving Range	27
Terrapin Park	Beach Front, Open Space (Undeveloped)	260
Regional Parks		
Matapeake State Park	Open Space, Wildlife Preserve	239

SOURCE: QUEEN ANNE'S COUNTY PARKS AND RECREATION DEPARTMENT

FIFTH DISTRICT

The Fifth District is experiencing moderate growth, influenced somewhat by the Fourth District's high growth rate. Commercial and residential development occurs outward from Route 50 which bisects the area. The two main town centers in the area are Queenstown and Grasonville. Growth and development remain centered around these two towns and along the U.S. Route 50 corridor.

Neighborhood Parks

The Fifth District contains about 203 acres of neighborhood parks. This land is reserved for private use within the subdivisions of Chester River Beach, Prospect Bay, Belle Point, Governor Grason Manor and Sportsman's Hall along with a private golf course, public beaches, park lands and open space.

Community Parks

Grasonville Elementary School and Chesapeake College are school facilities which also have recreation facilities. As a joint community school and recreation center, the elementary school is used as a location for various recreation programs, indoors and out. According to the Comprehensive Plan for School Facilities, Grasonville Elementary School is deficient of 3.1 acres. Chesapeake College provides a location for holding specialized events on a limited-use basis. The County's Parks and Recreation Department uses the indoor swimming pool, on a rental basis, for swimming lessons and programs. Grasonville Senior Citizen Center provides two softball fields and playground equipment.

County Parks

Grasonville Park is an approximately 28 acre site with two baseball/softball fields, three tennis courts, one soccer field, one football field, picnic tables, two play areas, barbeque grills, community bulletin board, access and parking.

Regional Park

The Fifth District also has a considerable amount of open space. Wye Island, a State Natural Resources park, has almost 2,600 acres and is preserved as a balanced, unique and healthy ecosystem. Table 41 identifies the parks and recreation facilities in the Fifth District:

TABLE 41
PARKS AND RECREATION FACILITIES
FIFTH DISTRICT

PARK	TYPE OF LAND AND IMPROVEMENTS	ACREAGE
Neighborhood Parks		
Chester River Beach	Community Bathing Beach	2
Prospect Bay	Two Community Recreation Areas; 18 Hole Golf Course	178
Sportsman's Hall	One Community Park Site; One Community Park Site with Pond	4
Belle Point	Open Space	±15
Governor Grason Manor	One Community Area	4
Community Park		
Grasonville Elementary School	One Softball/Baseball Field; Playground Equipment; Soccer/Football Field	8.6
Grasonville Senior Citizen Center	Two Softball Fields; Playground Equipment	6.3
Chesapeake College	Indoor Swimming Pool; Recreation Facilities	45.0
County Parks		
Grasonville Park	Two Baseball/Softball Fields; Three Tennis Courts, One Soccer Field, One Football Field, Picnic Tables, Play Areas, and Barbeque Grills	27.7
Regional Parks		
Wye Island	Preserved Open Space and	2,600

SOURCE: QUEEN ANNE'S COUNTY PARKS AND RECREATION DEPARTMENT

Queen Anne's County's Parks and Recreation Department provides a multitude of recreation activities and programs for the residents of the two districts at a minimal fee. The variety of programs range from music, art and crafts to aerobic exercises and organized athletic sports. These programs are usually held at the Kent Island Estate Community Hall, Kent Island Methodist Church, Stevensville Middle School, Kent Island Elementary School, Grasonville Methodist Church, Grasonville Senior Citizen Center, and Grasonville Elementary School.

Park Land Requirements

The State Comprehensive Outdoor Recreation Plan (SCORP) establishes objectives for acquiring recreation sites and open space land. The local portion of the 1990 acreage objective is based upon a national average of 35 acres per 1,000 persons. This is broken down into the following service levels:

Neighborhood Parks	5 acres per 1,000 persons
Community Parks	10 acres per 1,000 persons
County Parks	20 acres per 1,000 persons

These acreage to population ratios were developed by the U.S. Bureau of Outdoor Recreation as a general guideline for the states to use in establishing acreage objectives for counties and local municipalities. Table 42 assesses the park acreage to 1980 population.

TABLE 42
PARK AND RECREATION FACILITIES
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

	Actual Acreage	Recommended Acreage	Difference + -
FOURTH DISTRICT			
Neighborhood	145.5	41	+ 104.5
Community	30	82	- 52
County	323	163	+ 160
FIFTH DISTRICT			
Neighborhood	203	24	+ 179
Community	59.9	47	+ 12.9
County	27.7	94	- 66.3

SOURCE: QUEEN ANNE'S PARKS AND RECREATION DEPARTMENT

though both Districts have ample neighborhood parks, there are some ciencies in community and county park lands. Unfortunately, neighborhood s have been developed for the private use of the particular subdivisions' dents.

FIRE AND EMERGENCY SERVICES

Four of the nine County fire and emergency stations are located in the Fourth and Fifth Districts: Stevensville, Grasonville, Queenstown, and United Communities located in Romancoke (Figure 23). There are at least 20 volunteers per station. Queen Anne's County 911 is responsible for the dispatching of all fire and emergency services. The dispatch service is totally supported by Queen Anne's County.

The average budget to operate a station ranges from $45,000 to $50,000 per year. Presently, each station is receiving $22,000 from Queen Anne's County. Additional funds for the stations' operation must be obtained through donations and fund raising activities. The 1983 budgets for the Fourth and Fifth Districts' fire station were:

Kent Island Fire Company (Stevensville)	$51,860
Grasonville Fire Company	$52,000
Queenstown Fire Company	$47,079
United Communities Fire Company (Romancoake)	$48,000

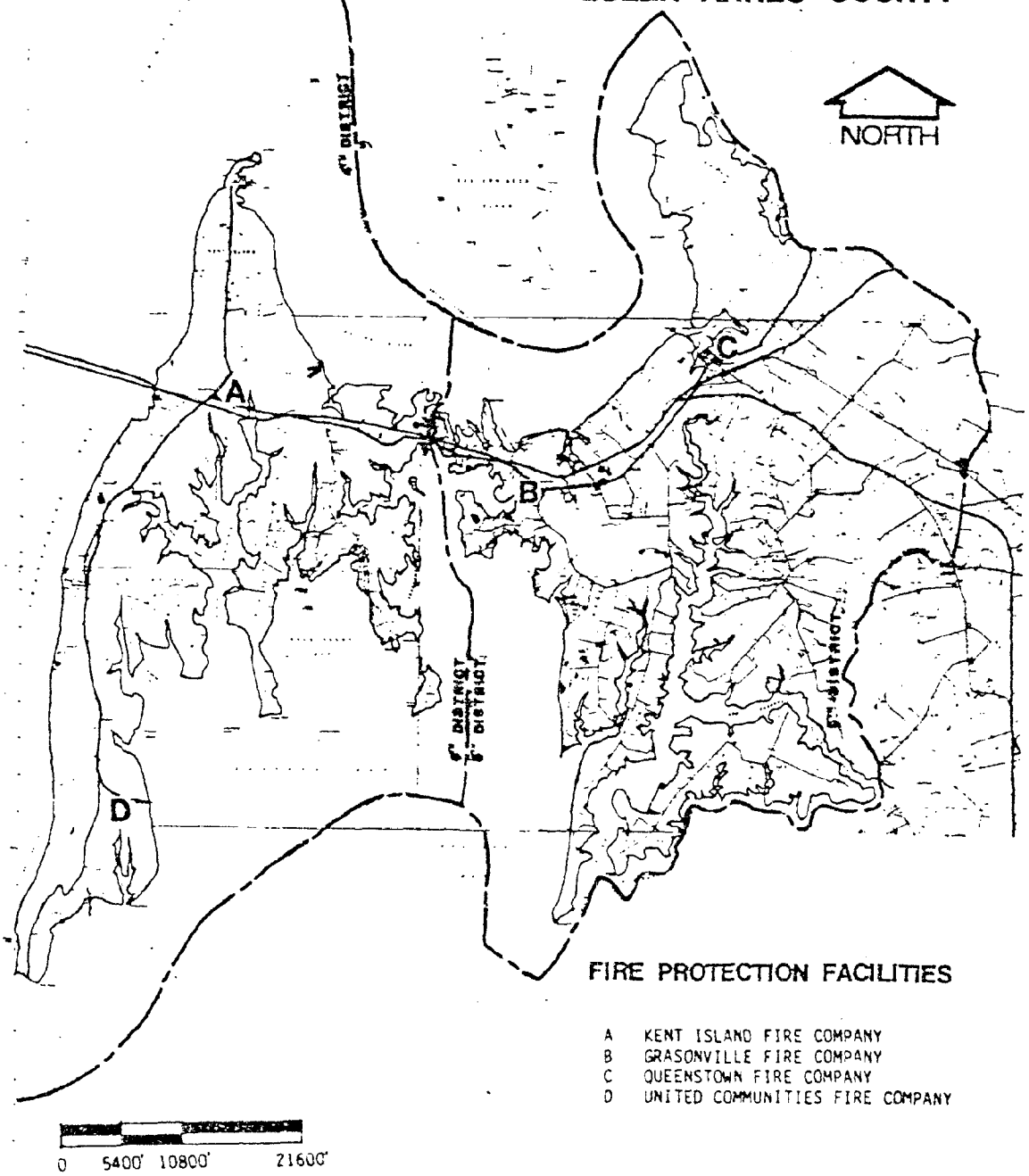
The Stevensville, Grasonville, Queenstown, and United Communities fire/emergency service stations also provide ambulance service. Families in the Fourth and Fifth Districts have the opportunity to participate in the rescue program for a small fee per year. Table 43 lists the total number of fire and ambulance service calls for the last five years.

TABLE 43
FIRE AND AMBULANCE SERVICE CALLS
FOURTH AND FIFTH DISTRICTS
QUEEN ANNE'S COUNTY

Stations	1979	1980	YEAR 1981	1982	1983
Kent Island	543	595	594	539	561
Grasonville	433	406	463	450	424
Queenstown	237	297	281	286	305
United Communities	156	196	176	165	121

Source: Queen Anne's Volunteer Fire Fighters

FIGURE 23
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



FIRE PROTECTION FACILITIES

A KENT ISLAND FIRE COMPANY
B GRASONVILLE FIRE COMPANY
C QUEENSTOWN FIRE COMPANY
D UNITED COMMUNITIES FIRE COMPANY

According to the Districts' volunteer fire fighters, operation and equipment costs have exceeded the donations and the County's contribution. Whether or not the population in the Districts continues to increase, the cost of providing fire protection and ambulance service will increase. The residents will have to bear more of the cost burden either through a tax levy (for example, one cent fire tax on the present $2 property tax) or a larger County donation.

POLICE

Police protection is provided for the Fourth and Fifth Districts by Queen Anne's County Sheriff and the Maryland State Police, both of which are located in Centreville. Besides the sheriff, there are eleven deputies and the cost to provide protection and service is $260,000. Over 60 percent of all calls come from the businesses and residences of the Fourth and Fifth Districts.

Besides assisting in criminal investigation, the State Police are responsible for providing highway assistance and responding to traffic accidents. In 1983, 59 percent of the total State police calls for service within Queen Anne's County were generated from the Fourth and Fifth Districts. Out of the six sworn state troopers assigned to full-time duties in the County, Three are assigned to the Fourth and Fifth Districts. Another one, an investigator position, is assigned to cover the whole county, but the majority of his cases are in the Fourth and Fifth Districts.

According to the Maryland Uniform Crime Report, the number of total arrests has steadily increased since 1977 (Table 44). Adult committed crimes increased by 122 percent during the six year period. The increase in the incidents of crime can be associated with population increase. It has been estimated by the Queen Anne's County Sheriff and the Maryland State Police that 60 percent of the crimes committed in the County occur in the Fourth and Fifth Districts.

TABLE 44
CRIMES COMMITTED
QUEEN ANNE'S COUNTY
1977-1982

	1977	1978	1979	1980	1981	1982
Total Arrests	608	616	728	678	791	1,071
Total Adults	386	380	462	455	639	855
Total Juveniles	222	236	266	223	152	216
Murder	1	0	0	0	0	3
Nonnegligent Manslaughter	0	1	0	3	1	2
Rape	4	2	4	7	1	5
Robbery	6	6	6	14	6	14
Aggravated Assault	27	36	17	21	13	24
Breaking or Entering	54	70	30	73	36	53
Larceny	38	61	86	88	81	128
M/V Theft	10	19	21	15	16	8
Simple Assaults	78	34	99	124	113	133
Arson	1	0	0	1	1	6
Forgery & Counterfeiting	7	4	13	3	10	3
Fraud	11	7	18	1	4	2
Embezzlement	0	1	0	0	0	0
Receive, Possess or Buy Stolen Prop.	5	17	6	1	1	1
Vandalism	28	39	46	19	39	37
Weapons: Carrying, Possessing	2	1	7	7	1	1
Prostit. & Commer. Vice	0	0	0	0	0	0
Sex Offenses	3	6	3	6	4	5
Drug Abuse Violations	35	45	35	21	13	55
Gambling	0	0	4	0	0	0
Offenses Against Family & Children	1	1	2	0	0	0
Driving Under the Influence	34	49	43	86	250	325
Liquor Laws	51	43	31	23	11	26
Disorderly Conduct	13	2	4	5	9	17
Vagrancy	0	0	0	0	0	0
All Other Offences	159	144	226	126	156	207
Suspicion	9	7	3	14	0	0
Curfew & Loiter. Law Violations	5	0	0	0	4	0
Runaways	26	21	24	20	21	16

Source: Maryland Uniform Crime Reports 1977-1982

HEALTH CARE

The residents of the Fourth and Fifth Districts have to travel to either Annapolis or Chestertown for medical and health services. Currently, there are three general practitioners and a part-time pediatrician practicing in the two Districts. The ratio of general practitioners to the Districts' population is 1:4297, lower than the State of Maryland (1:1650) but higher than the county (1:6377). Besides the physicians, there are five dentists practicing. The Districts' ratio of dentists is 1:2578, lower than the county's ratio of 1:1962 and the state's (1:1557).

In 1980, the U.S. Department of Health, Education and Welfare provided factors to use within a model to determine existing and projected demand for primary care service. Using the 1980 Census, the model determined the Districts' existing need:

Family/General Practice	12,542 visits
Internal Medicine	3,925 visits
Obstetrics/Gynecology	3,069 visits
Pediatrics	4,417 visits
Dentistry	20,503 visits

According to the Maryland Health Systems Agency, the following are the capacities in physician visits per year by type of service:

Adult Health (General, Obstetrics, Gynecology)	5,605 visits/year/ full time physician
Pediatrics	5,322 visits/year/ full time physician
Dental	3,628 visits/year/ full time physician

For the Fourth and Fifth Districts, the analysis of demand versus capacity shows the following:

TABLE 45
PRIMARY CARE SERVICES
FOURTH AND FIFTH DISTRICTS
PHYSICIANS

	Existing Capacity	Needed Capacity	Excess (Deficit) Capacity
Adult Care	3	3.4	(.4)
Pediatrics	.5*	.83	(.33)
Dentist	5	5.65	(.65)

* The assumption of half time was made for the pediatrician.

The model showed that the Districts are in deficit capacity of primary care service. The deficit level of health care service will continue to increase as the Districts continue to experience growth.

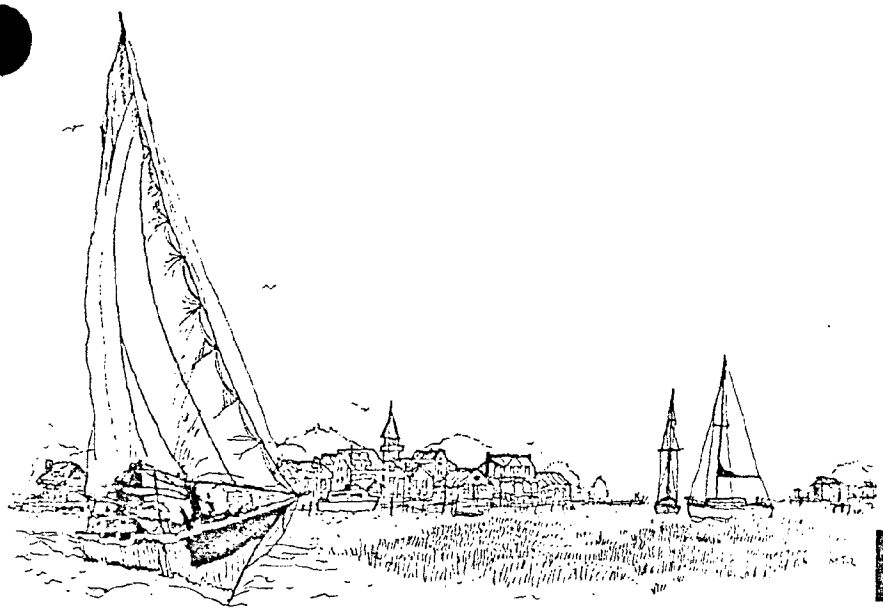
In cooperation with the Maryland Department of Health and Mental Hygiene, public health services are provided to the Fourth and Fifth Districts' residents by Queen Anne's County. The County Health Department, located in Centreville, has a staff consisting of a part time health officer, 12 public nurses, two public health nurse's aides, two dental aides, four sanitarians, one sanitarian's aide, and several part time consultants. The department offers a variety of health services such as: alcohol group therapy, cardiac care, hearing tests, maternity care, planned parenthood, mental hygiene, neurology and orthopedic care, pediatric consulting, pediatric seizure, speech evaluation, vision testing, immunization services, and venereal disease care. Chest x-rays are contracted out to Kent - Queen's General Hospital in Chestertown and physical therapy is provided as needed. Drug abuse counseling is provided by a tri-county association. Weight control and smoking treatment are some of the sessions provided in the adult health education classes offered by the County Health Department. According to the County Health Department, 40 to 60 percent of the visits to the Health Department Clinic are made by persons from the Fourth and Fifth Districts.

Because of the considerable amount of growth, there has been a great deal of discussion regarding the need for opening a Health Department annex in the Fourth and Fifth Districts.

LIBRARY

The residents of the Fourth and Fifth Districts have the opportunity to use the Queen Anne's County Free Library, located in Centreville. The library's 10,000 square foot building houses a collection of over 57,000 books and has the capacity of 75,000. The bookmobile has an additional capacity of 2,800 books and it makes 37 stops in the Fourth and Fifth Districts. In 1983, the circulation of books and other library materials was 118,000. The library also has an inter-library loan system, which enables Queen Anne's County residents to have access to the resources of the Eastern Regional Shore Library in Salisbury, the Enoch Pratt Free Library in Baltimore, Theodore R. McKeldin Library of the University of Maryland, and the library of the John Hopkins University.

Current standards recommend that a library should serve a three mile radius and that there should be .5 square feet of library space per capita. Additionally, each 10,000 square feet of building space requires 1 to 1.5 acres of land. Consideration should be given to develop a 7,000 square foot branch library on a one acre site, in a central location within the districts. Currently there are plans underway to build a minimum 1,700 square foot branch library in the Kent Island area, but it is feared that the size of the new facility will not meet the future library needs of the Districts' residents.



Land Use

LAND USE

In the spring of 1984, a land use survey was completed for the Fourth and Fifth Districts. This survey classified land uses and also indicated what type of land use prevailed in each zoning classification. The survey found that over 78 percent of the Districts' land was vacant or used as agriculture. Residential (both low and high density) was the next largest category with nearly 9.0 percent. The next largest category was public buildings and lands which are owned by the state and federal governments. This is due to the state government ownership of Wye Island. Table 46 and Figure 24 show the results of the 1984 land use survey.

There has been a considerable amount of change in the relative acreage devoted to the various uses over time. A comparison of such amounts in 1962, 1974 and 1984 shows the extent of urbanization within the Fourth and Fifth Districts. Table 47 shows the comparison of the absolute and relative amounts of land use in the Districts for the last 22 years.

The largest land use (50,258 acres) in the Districts are either undeveloped, vacant or used for agriculture. Of this undeveloped land, 12,294.5 acres (24 percent) have been zoned as residential. Another 608 acres (1.2 percent) of the undeveloped, vacant or agricultural land are zoned for business and 859.1 acres (1.7 percent) have been zoned as industrial. Nearly 3,596.6 acres have been developed as residential since 1962. Transportation is another land use which corresponds directly to the growth. Over 1700 acres have been reserved and/or developed as streets and highways. Tables 48, 49 and 50 show the amount and zoning of the Districts' lands.

The Queen Anne's County Zoning Ordinance designates 12 districts and one floating classification for the Fourth and Fifth Districts (Figure 25).

A-1 Agricultural District - Includes all agricultural uses, single family and two-family dwellings, including farm trailers and incidental home occupations. Special exceptions are possible for many uses. Minimum size is 1 acre. There are 31,208 acres of A-1 District in the Fourth and Fifth Districts, of which 28,565.3 acres are either vacant or being

TABLE 46
LAND USE
FOURTH AND FIFTH DISTRICTS
1984

	Fourth District		Fifth District		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Low Density Residential	2600.0	12.8%	2243.8	6.5%	4842.7	8.3%
High Density Residential	66.2	.3	8.2	0.02	74.5	.13
Retail/Commercial	173.5	.8	181.4	0.53	354.9	.6
Industry, Communication, Transportation, Utilities & Wholesalers	1130.3	5.6	803.5	2.3	1933.8	3.5
Public Buildings & Lands	181.2	.9	3661.0	10.6	3842.3	6.2
Institutional Buildings & Lands	273.3	1.3	395.8	10.6	669.1	1.2
Agricultural Vacant or Non-Urban Use Areas	15851.4	77.8	26983.3	78.4	42834.7	78.3
TOTAL	20313.1	100%	34406.8	100%	54719.9	100%

Source: Greenhorne & O'Mara, Land Use Survey 1984

FIGURE 24
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY

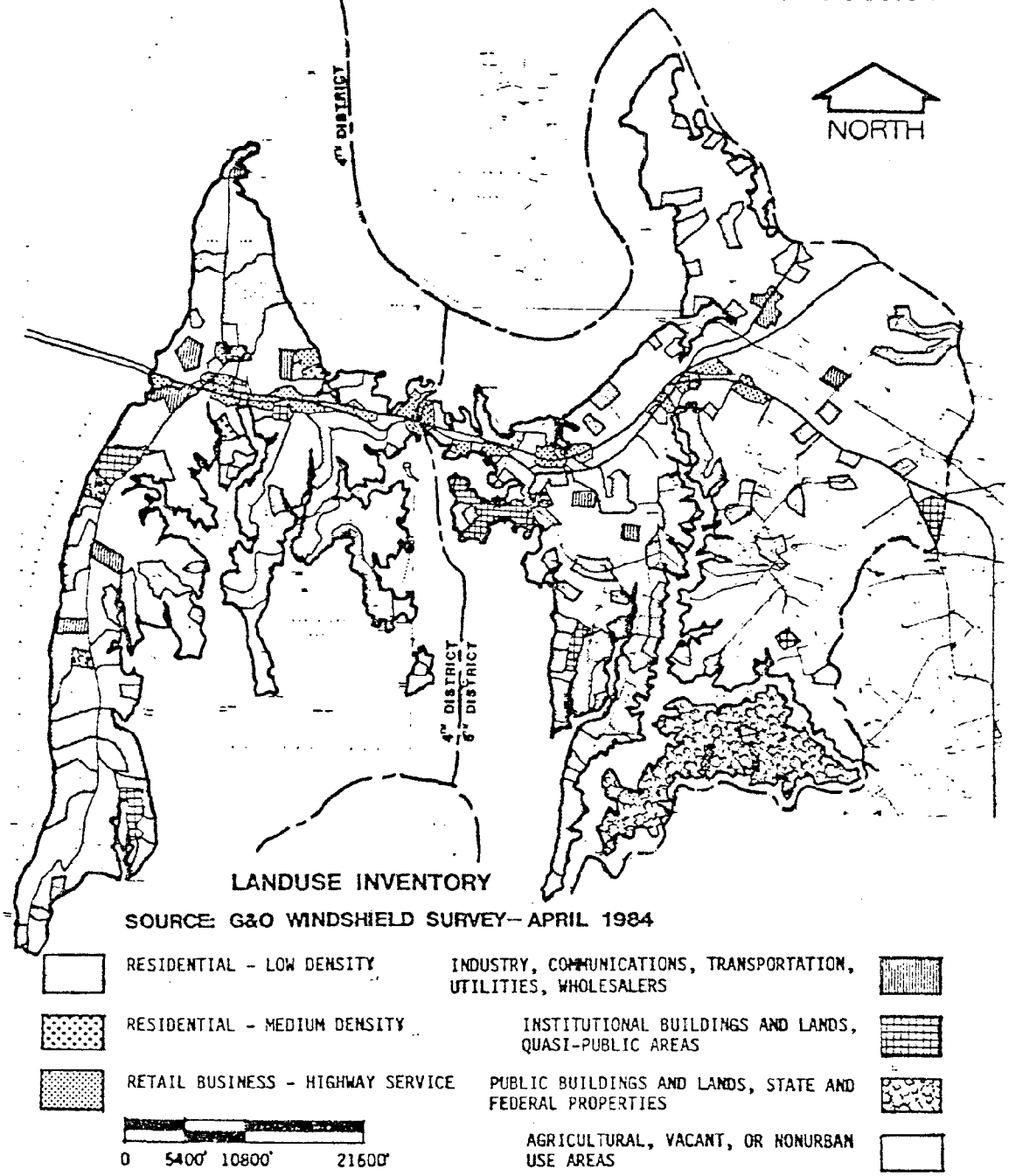


TABLE 47
LAND USE
FOURTH AND FIFTH DISTRICTS
1962 1974 1984

Land Uses	Fourth District 1962 Acres	Fourth District 1974 Acres	Fourth District 1984 Acres	Fifth District 1962 Acres	Fifth District 1974 Acres	Fifth District 1984 Acres
Residential	813	1601	2666.6	509	1171	2252
Commercial	62	162	173.5	72	149	181.4
Industrial, Communication, Transportation, Utilities & Wholesalers	94	922	1130.3	62	1370	803.5
Public and Quasi-Public	145	365	454.5	46	20	4056.8
Agricultural Vacant or Non-Urban Use Areas	19062.6	17126	15851.4	33572.8	31551	34406.8

Source: Queen Anne's County Planning Department
Greenhorne & O'Mara, Inc.

TABLE 48
ZONING AND LAND USE
FOURTH DISTRICT
1984

Zoning District	Total	Low Density Residential	High Density Residential	Retail/ Commercial	Industrial[1]	Public Buildings and Lands	Institutional	Agriculture and Vacant
R-2	2126.6	370.4	0.0	0.0	159.4	38.1	9.2	1549.5
A-1	11906.3	957.7	0.0	12.4	367.1	21.5	70.7	10477.0
R-3	4033.0	1180.9	0.0	5.3	434.4	22.8	40.6	2349.0
B-1	240.8	3.9	0.0	36.0	13.7	1.7	0.0	185.4
B-2	410.6	9.7	22.5	91.3	33.9	19.9	0.0	233.2
R-5	199.7	55.9	0.0	1.1	6.2	0.0	0.4	136.1
A-2	584.5	2.3	0.0	1.9	17.2	77.3	146.2	339.6
M-1	215.8	6.4	0.0	6.3	65.6	0.0	0.0	137.4
M-2	181.7	2.7	2.3	7.9	4.2	0.0	0.0	164.7
R-4	277.5	8.9	41.5	0.0	24.6	0.0	6.1	196.4
M-3	98.4	0.0	0.0	11.3	3.9	0.0	0.0	83.2

[1] Also includes communication, transportation, utilities & wholesalers

Source: Greenhorne & O'Mara, Inc. - 1984

TABLE 49
ZONING AND LAND USE
FIFTH DISTRICT
1984

Zoning District	Total	Low Density Residential	High Density Residential	Retail/ Commercial	Industrial[1]	Public Buildings and Lands	Institutional	Agriculture and Vacant
A-1	19301.6	1020.1	0.0	2.4	396.7	389.7	268.4	17224.2
M-3	266.6	10.4	0.0	58.0	29.7	0.2	0.0	168.3
R-1	10083.9	548.8	0.0	0.0	161.2	2739.0	104.0	6530.8
R-2	541.6	222.7	0.0	1.0	24.4	0.0	0.0	293.4
A-2	1349.1	10.7	5.1	27.8	35.3	516.2	0.0	753.9
R-5	996.4	251.0	3.2	7.6	29.5	13.7	19.7	671.7
B-1	31.2	6.4	0.0	11.6	21.6	0.0	0.4	0.0
B-2	295.5	31.9	0.0	50.5	10.7	0.9	3.3	198.2
M-1	75.0	0.0	0.0	0.0	0.0	0.0	0.0	75.0
R-3	727.7	126.8	0.0	.8	4.2	1.3	0.0	594.6
M-2	608.6	14.9	0.0	21.7	90.0	0.0	0.0	482.0

[1] Also includes communication, transportation, utilities & wholesalers

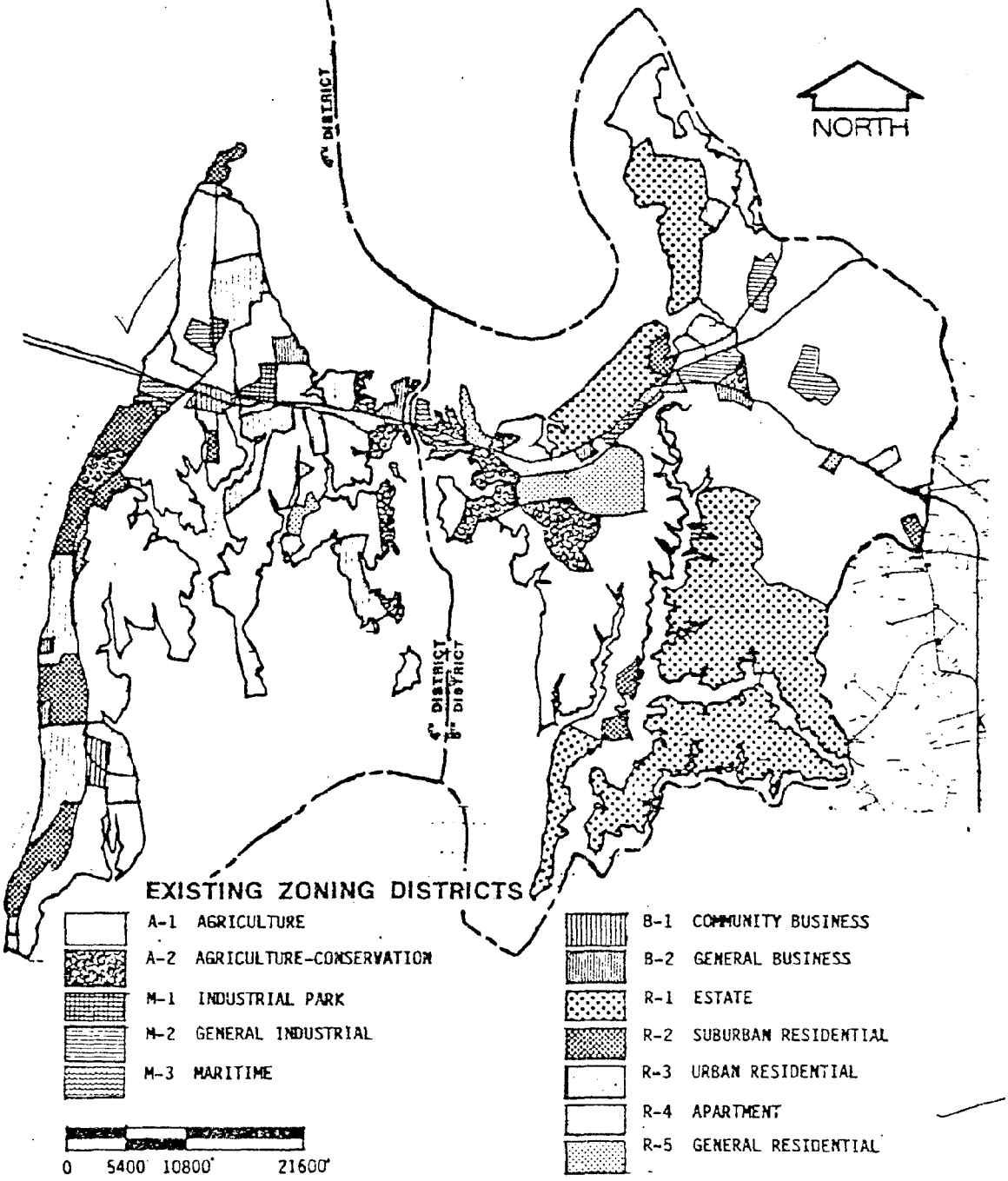
Source: Greenhorne & O'Mara, Inc. - 1984

TABLE 50
ZONING AND LAND USE
FOURTH AND FIFTH DISTRICTS
1984

Zoning District	Total	Low Density Residential	High Density Residential	Retail/ Commercial	Industrial	Public Buildings and Lands	Institutional	Agriculture and Vacant
R-2	2668.2	593.2	0.0	1.0	183.9	38.1	9.2	1842.8
A-1	31208.0	1977.8	0.0	14.8	763.9	411.1	339.1	27701.2
R-3	4760.8	1307.7	0.0	6.1	438.6	24.1	40.6	2943.7
B-1	271.9	10.3	0.0	47.6	35.4	1.7	0.4	176.5
B-2	706.1	41.6	22.5	141.8	44.6	20.8	3.3	431.5
R-5	1196.1	306.9	3.2	8.7	35.7	13.7	20.1	807.8
A-2	1933.5	12.9	5.1	29.7	52.5	593.5	146.2	1093.5
M-1	290.7	6.4	0.0	6.3	65.6	0.0	0.0	212.4
M-2	790.3	17.6	2.3	29.6	94.2	0.0	0.0	646.7
R-4	277.5	8.9	41.5	0.0	24.5	0.0	6.1	169.4
M-3	365.0	10.3	0.0	69.3	33.6	0.2	0.0	251.4
R-1	10083.9	548.8	0.0	0.0	161.2	2739.0	104.0	6530.8

Source: Greenhorne & O'Mara, Inc. - 1984

FIGURE 25
FOURTH AND FIFTH DISTRICTS
QUEEN ANNES COUNTY



used for agricultural purposes.

A-2 Agriculture-Conservation District - Allows all agricultural uses, but permits non-farm dwellings only by special exception. Other special exceptions allowed. Minimum lot size: 2 acres. There are 1933.5 acres zoned as A-2 in the two Districts of which 753.9 acres are either vacant or being used for agriculture purposes. The vast majority (1349.1 acres) of the A-2 property is in the Fifth District.

R-1 Estate District - Permits all farm uses, "estates", and single-family residences on 5 or more acre lots. Some special exceptions possible. There are 10,084 acres of agriculture land and all of it is located in the Fifth District. Approximately 27.1 percent of the R-1 Estate District is public land, owned by the state and federal government.

R-2 Suburban Residence District - permits all R-1 uses, plus parks, public landings, and single-family dwellings on 20,000 square-foot lots. Such special exceptions as community boat harbors are possible. There are 2668.2 acres zoned as R-2, out of which 1842.8 acres are either undeveloped, vacant, or presently being used for agriculture purposes.

R-3 Urban Residence District - Basically same as R-2, but minimum lot size is 8,000 square feet where water and sewer are available. Within the Districts, there are 4760 acres zoned R-3 and only 1308 acres for low density residential.

R-4 Apartment District - Multi-family dwellings are first permitted in this district. Single-family minimum lot size with water and sewer: 7,000 square feet. There are 277.5 acres of R-4 zoned land and over 50.4 acres are used for residential purposes.

R-5 General Residence District - In addition to the single family dwellings and apartments, the R-5 District also permits mobile homes. The minimum lot size is 7,000 square feet with public water and sewer. There are 1,193.1 acres zoned as R-5, where a vast majority of the land (83 percent) is in the Grasonville area (Fifth District).

B-1 Community Business District - Residences, except trailers, are permitted, as well as neighborhood commercial uses and unified shopping centers. Out of the 272 acres zoned B-1, only 48 acres are used for business use and the remaining acreage is adjacent to Highway 301 and 50.

B-2 General Business District - Permits all types of residences and the complete range of wholesale and retail businesses. There are 706 acres zoned B-2, of which 142 acres are presently being used for businesses.

M-O Controlled Industrial Districts - Provides for such special uses as observatories and laboratories in complexes, along with residential and farm uses. There is a heavy emphasis on nuclear testing and production. This is the "floating zone", available in the A-1, A-2 and R-1 districts. There is no acreage zoned M-O in the Districts.

M-1 Industrial Park District - Permits light industry and office in parks. Residences and other business not permitted. Out of the 291 acres zoned M-1, there are only 66 acres used for industry.

M-2 General Industrial District - Provides for most types of industry, along with the business uses as permitted in the B-2 district. Dwellings are prohibited, as are some particularly obnoxious industries. Of the 790 acres zoned M-2, only 94 acres have been developed as industrial.

M-3 Maritime District - Permits a wide range of commercial and industrial uses related to the water, but not residences. There are 365 acres zoned M-3 located in the Fourth and Fifth Districts. Within this District, 251.4 acres are not developed for any land usage and only 33.6 acres are used as maritime.

In the Fourth District, there are 7,751 platted subdivision lots of which 3,854 have not been developed. Using the figure of 2.8 persons per household, there would be an additional 10,791 persons residing in the Fourth District if the vacant lots were absorbed by the market and developed (Table 51). Similarly, there are 749 vacant residential lots in the Fifth District, which would generate 2,093 additional residents (Table 52).

TABLE 51
POPULATION POTENTIAL OF
EXISTING PLATTED RESIDENTIAL LAND
FOURTH DISTRICT

Subdivision	Number of Lots	Vacant Lots	Area	Population Estimate*
Kent Point Farm	103	65	15,000- 24,000 sq. ft.	182
Kent Point Manor	35	34	40,000 sq. ft.	95
Tower Garden of the Bay	203	85	15,000- 33,000 sq. ft.	238
Cove Creek	88	70	35,000-152,000 sq. ft.	196
Romancoke on the Bay	426	136	14,250 sq. ft.	381
Kent Island Estates	1866	375	10,000 sq. ft.	1050
Paradise Island	89	89	72,000 sq. ft.	249
Kent Timbers	5	4	64,600 sq. ft.	11
Queen Anne Colony	301	187		524
Kentmorr Air Park	634	440	5,000 sq. ft.	1232
Butler's Landing	14	5	1 1/2 - 2 acres	14
Shipping Creek	28	18	1 1/2 - 3 acres	50
Kentwood	14	3	5 acres	8
Long Creek Farm	17	15	196,000 sq. ft.	42
Chesapeake Estates	154	45	14,875 sq. ft.	126
Sunny Isle of Kent	273	217	9,000 sq. ft.	608
Gomoljak Property	35	21	5 - 18 acres	59
Matapeake Estates	40	20	22,500 sq. ft.	56
Matapeake Co. Lands	64	50	5,000 sq. ft.	140
Baldwin Acres	24	11	1 - 5 acres	31
Bay City	824	388	16,500 sq. ft.	1087
Cloverfields	972	767	15,000- 17,000 sq. ft.	1893
St. Martins	8	4	1 - 12 acres	11
Castle Marina	81	23	22,000 sq. ft.	64
Harbor View	603	262	12,000- 13,000 sq. ft.	734
Chester Haven Beach	186	185	15,000 sq. ft.	518
Old Pt. Estates	14	10	1 1/2 acres	28
Ches-Lou Village		7	20,000 sq. ft.	0
James B. Brown Subdivision	12	7	20,000 sq. ft.	20
Calverton	10	3	1 - 4 acres	8
Island View	8	7	4.5 acres	20
Roy Golt Farm	22	11	15,000 sq. ft.	31
Marling Farms	439	206	15,000 sq. ft.	577
Benton's Pleasure	126	74	15,000 sq. ft.	207
Chaney Creek Estate	6	4		11
Goose Pt. Estate	16	13		36
TOTAL	7,751	3,854		10,791

*Assuming 2.8 persons per household

TABLE 52
POPULATION POTENTIAL OF
EXISTING PLATTED RESIDENTIAL LAND
FIFTH DISTRICT

Subdivision	Number of Lots	Vacant Lots	Area	Population Estimate*
Long Pt.	79	32	20,000 - 22,500 sq. ft.	89
Chester River Beach	252	142	10,000 - 80,000 sq. ft.	398
Winchester Estates	13	0	10,000 - 51,000 sq. ft.	0
White House Acres	33	0	9,000 sq. ft.	0
R & R Development	18	6	20,000+ sq. ft.	17
Hickory Ridge	55	36	1 - 12 acres	101
Governor Grason Manor	119	53	1 1/2 acres	148
Belle Point Farm	45	23	15,000 - 65,340 sq. ft.	64
Riverbend Estates	13	5	20,000 sq. ft.	14
Queen Anne Woods	35	34	37,500+sq. ft.	95
Queen Anne's on Wye	33	9	37,500+sq. ft.	25
Sportsman's Hall	26	18	3/4 - 1 acre	50
Queen Anne Acres	35	5	1 acre	11
Prospect Bay - East and West	361	320	1 - 5 acres	896
Scottown Road	14	0	34,500 sq. ft.	0
Bryce Property	16	6	1 - 30 acres	17
John Brown Road	20	6	1 acre	17
Bennett's Pt.	59	27	5 acres	76
Windward Cove	17	9	1 - 5 acres	25
Wye Island Farms	5	5	10+ acres	14
Blair Woods	10	5	1 1/2 acres	14
Gadd	5	4	1 1/2 acres	11
Queen Anne's Estate	6	4	5 - 6 acres	11
TOTAL	1,239	749		2,093

* Assuming 2.8 persons per household

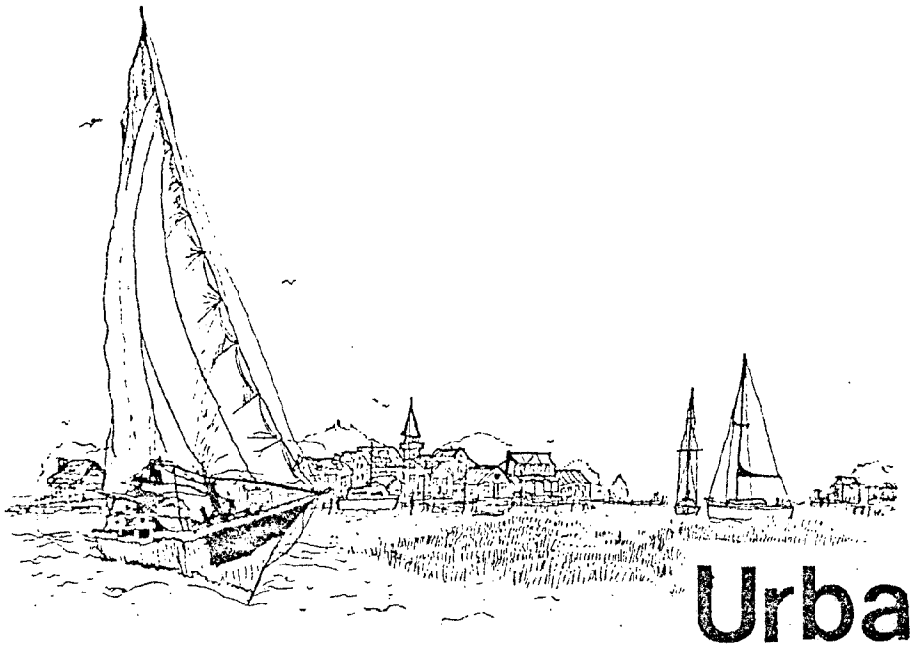
Assuming that it would be feasible to extend the public utilities (water, sewer, etc.) or provide community services (education, police, fire, etc.) to all of the platted lots and they were subsequently developed, the Districts would encounter a minimum population increase of 12,884.

Land Use Problems

The range of land use problems and issues is nearly limitless and an effort to discuss the whole range must inevitably fall short. This part of the land use analysis and inventory will briefly discuss some of the major land use problems affecting the Fourth and Fifth Districts.

Perhaps the biggest land use problem facing the Districts is unplanned development. Such development places a burden on community facilities and services and, in most cases, wastes land. In most instances, unplanned development occurs when land is converted from one use to another prematurely. The County is then pressured or forced to provide services such as sewer, police and fire protection, and street maintenance. Providing such services then leads to further unplanned development which causes the services to be overburdened, and the County finds that it has paid a high price for development.

The key to combatting unplanned development is an effective planning program carried out by officials who believe in their plans and are willing to stand by them. It cannot be emphasized enough that implementation and the day-to-day decisions made by the County's elected officials and administrative staff are crucial to the effectiveness of the planning program. The goals, objectives and policies contained in the Comprehensive Plan for the Fourth and Fifth Districts must be reflected in every decision made by the County Commission, the Planning Commission, the Board of Appeals, the various County departments, and others who have an impact on the development of the County. At the very least, such a planning program would mean that decisions will have been made consciously and deliberately with foreknowledge of the ramifications of the decisions which are made.



Urban Design

URBAN DESIGN

Every year millions of tourists cross the Bay Bridge and travel through the Fourth and Fifth Districts on their way to the vacation beaches along the Atlantic Ocean. The quality of the visual environment which they experience and the visual connotations or feelings concerning the County conveyed to visitors and area residents are important considerations in planning for the future of the Fourth and Fifth Districts.

The process of ensuring that the Districts' appearance is attractive as well as functional and efficient is known as Urban Design. This study endeavors to understand a particular place as a visual and functional environment. In the case of the Fourth and Fifth Districts, the study includes understanding the natural environment as well as the man-made or 'built' elements (such as roadways, bridges and buildings). The key part of the study is to evaluate the appropriateness/responsiveness, and visual impact, of the man-made elements in relationship to the physical environment and the historic setting. To accomplish this a background understanding of how the Fourth and Fifth Districts have developed is appropriate.

Blessed with a beautiful natural setting, early settlements were responsive to the estuarine environment. Major settlements were concentrated at two locations -- Stevensville and Queenstown. These locations are well suited for community development, and two very pleasant towns/villages were established. Subsequently, with the construction of Route 50/301 and the Bay Bridge in the 1950's and 1960's development, much of it commercial in nature, shifted to areas adjacent to the Route 50/301 highway right of way. Much of this development was uncoordinated and piecemeal in nature; and, as a result much of the Districts' natural and historic beauty has either been destroyed or disfigured. Lack of sensitivity to the built and natural environment has resulted in misuse of resources, destruction of the estuarine landscape and historic buildings, and construction of insensitive structures. Much of the Route 50/301 corridor can be characterized as an area of visual conflict and poor visual quality. While development is essential, it should be responsive to the area's natural

and historic settings. For, the nature and quality of the Districts' visual environment has made it a special place to live and visit.

This brief introduction outlining the process and concerns of the urban design study is followed by two sections.

- The first section outlines the issues and opportunities which were identified during the analysis phase. This portion of the study primarily focuses on the existing conditions in the roadway environment. The analysis involves both natural and man-made factors such as topography, landscaping, circulation (vehicular and pedestrian), signage, utilities, and general visual quality.

- The second section, based upon the identified issues and opportunities, describes and develops the design guidelines. As improvements are made to the Districts, the visual quality of this area of Queen Anne's County will be enhanced. The goal is to encourage developers to strive for a higher level of aesthetics in their projects and provide a framework for developing a unique image and identity through both public and private improvements. These guidelines also establish a base for seeking County and State funding for public improvements.

ISSUES AND OPPORTUNITIES

The roadway environment in the Fourth and Fifth Districts can be distinctly separated into urban corridor environment, Route 50/301, and rural environment. Each has its own image and "sense of place".

The urban corridor environment, Route U.S. 50/301, is plagued with the commercial strip functional and aesthetic problems of the highway. This is evident by the over-indulgence and the lack of coordination in the number of accesses and signs of individual businesses. As with most commercial strip developments, the random development of paving, building and signage results in visual confusion and it conveys to the motorist and visitor a sense of bewilderment. The urban corridor does have periodic and visually important open spaces along its frontage. For the most part, these areas are undevelopable marshland. The unrestricted commercial growth appears to be destroying the inherent visual quality of these remaining open spaces.

The rural environment of the Districts is only a few hundred yards distant from the urban corridor environment. For the most part, it has not been spoiled by haphazard development. The high visual quality of the rural landscape is due to its feeling of wide open spaces with narrow country roads, scattered farms and small neighborhoods. Yet, it is this area that is endangered by development pressures which has dominated the urban corridor.

Addressing these different environments, this analysis separately identifies the following opportunities which are to be addressed by the design concepts.

Image/Identity

The urban corridor environment's image can best be described as that of a large parking lot. If not for natural features such as Kent Narrows, there would be no means of orientation as one commercial establishment blends into the next. U.S. Route 50/301 accentuates this parking lot appearance with its wide and monotonous alignment which is void of points of interest. Without the proper orientation and definition, a quality

ense of space cannot exist.

After a dramatic crossing of the Chesapeake Bay, the motorist's arrival into the Fourth District is welcomed only by a small standard sign. The entrance communicates no real sense of arrival or district identity.

Numerous opportunities exist to create a sense of identity and upgrade the urban corridor environment's image as a shopping and business environment.

Void of new 50/301 pt. of interchange and access roads.

Circulation

U.S. Route 50/301 is a major transportation corridor with heavy daily traffic volumes composed of both through and local traffic. Within the existing commercial areas, efficient traffic controls to regulate the circulation do not exist. The parking areas are void of traffic controls such as medians and signage. Pedestrians jeopardize their safety by competing with the automobile while walking across parking lots.

There are few cross walks along Route 50/301, and this becomes a barrier to pedestrian circulation. Additional service drives and pedestrian overpass walkways would help to facilitate movement across the highway, thus enhancing safety and accessibility. Although Route 50/301 will continue to have heavy traffic, pedestrians should be given equal opportunity for safe passage between businesses and across streets. With expansion of existing commercial facilities as well as development of new facilities, the Districts have the opportunity to better define vehicular pedestrian circulation and to screen the parking areas from the motorists' view.

Landscaping

Presently, Route 50/301 is lacking landscape plantings of any significance. Being a flat, wide and visually expansive paved path, landscaping would not help to break up the monotony, but it would help to create a positive impression. Parking lots and scattered parcels of marshland are the views seen by the motorist. The views or visual environment for the majority of the businesses adjacent to Route 50/301 are not as attractive. Their

customers' views consist of automobiles, either in parking lots or travelling on Route 50/301 or the commercial buildings' service areas. Both views leave the individual - whether he is a visitor or a resident - with a negative image of the Districts. There is minimal landscaping in the Districts, and sufficient regulations requiring new development to provide appropriate landscape amenities would make the area more attractive.

Landscape plantings can screen and modulate parking and service areas and break up the monotony of pavement. Landscaping can be effectively utilized to reduce noise pollution and create visual buffers against nuisances, while permitting adequate commercial identification.

Signage

Signs give directions, locations, ultimatums, and advertisements. They also convey an image and identity. Within the highway corridor of the Districts, there are numerous signs for governments, businesses or public groups. In addition, there are temporary or seasonal signs, such as real estate, seafood, and politics. (These temporary signs are rarely removed once their usefulness has expired.) Numerous billboards are located parallel to Route 301/50, causing confusion and conveying a negative impression to motorists. Even with the existing sign ordinance, Route 50/301 has an information overload, visually cluttered with the varying sign sizes, shapes, colors and placement.

The visibility of identification signs is important for a business success. Moreover, a system for coordination of signs is necessary. The goal is to clarify and control the amount of signage so that important information is not overlooked.

Rural Corridors

The Districts' rural image is unique with its open expanses of farmland, woods, or marshland. Development is concentrated at intersections and along bay frontage. Opportunities for enhancement of this image exists primarily in landscaping, site design, transitional elements or buffers,

architecture and signage. A major concern is the potential expansion of the urban corridor to the rural areas, and the subsequent disruption of their visual quality.

Existing scattered commercial uses do not have adequate screening from the road or adjacent residential areas. In areas where commercial uses are appropriate, strict site design controls are needed to prevent the expansion of a strip-commercial appearance. Commercial signs such as billboards are not appropriate along rural roads. Signage should be limited to direct residents to public facilities.

With their scale, character and historic architecture, towns such as Stevensville and Queenstown establish a special town character or sense of place. By developing standards for preservation and townscape enhancement, a unique opportunity exists to restore their buildings and revitalize and strengthen the town or village character and identity.

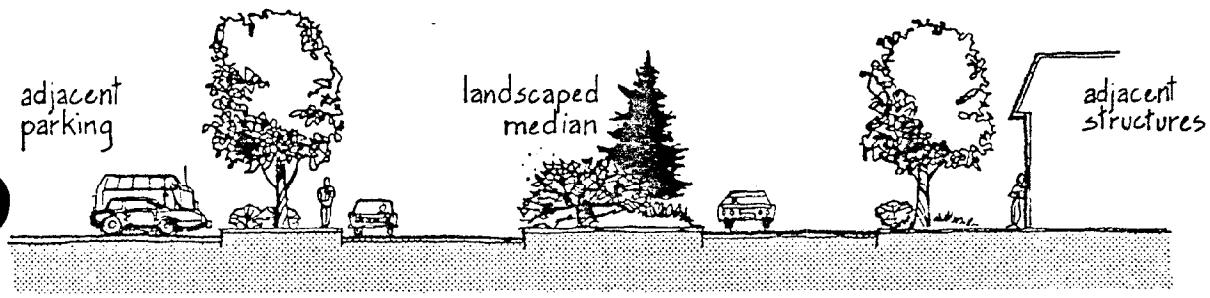
Summary

Uncontrolled growth has greatly diminished the scenic quality of the Districts. However, there are still opportunities to arrest the visual problems and to make the Districts visually attractive and memorable, as they were in the past. The following conceptual recommendations are ways to maximize the opportunities for improving the visual environment and image of the Fourth and Fifth Districts.

DESIGN GUIDELINES

Based upon the visual analysis of the Districts, the following guidelines have been developed. Taken as a group they form a comprehensive means or strategy to preserve the good and improve the not so good in terms of the visual elements or qualities of the Districts. The purpose of these design guidelines is to improve the visual appearance of the Districts and to accentuate a positive and inviting image of the County. Implementation of the guidelines remains with the administrations and people of Queen Anne's County.

Medians



Landscape Development of Median and Screening of Strip Areas

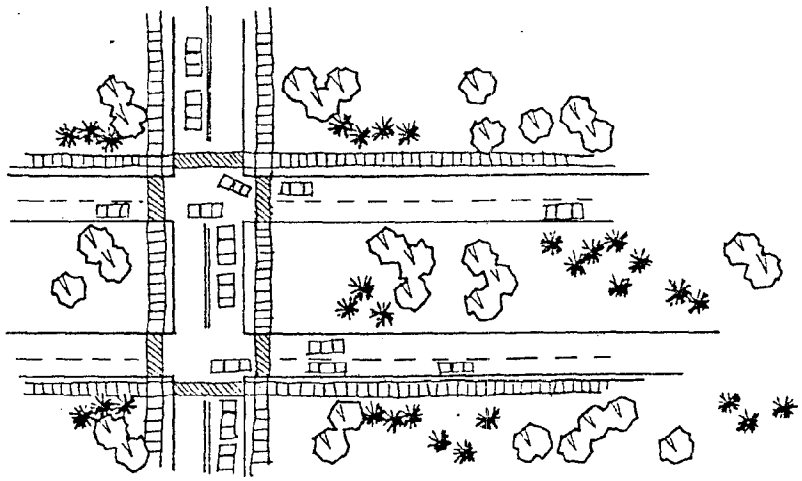
The median strip of Route 50/301 is wide enough to permit landscape treatments which could soften the visual harshness of paving and create a sense of space. Low, gentle berming would also improve the attractiveness and relieve the monotony of the median strip. Trees and shrubs can be planted to allow sufficient visibility for the motorist and still be effective as a screen. Small flowering trees and shrubs would add color, visual interest and spatial definition.

a. Plantings shall be clustered with a variety of deciduous and evergreen material.
b. Plantings shall be located a minimum 10 feet from curb.
c. Deciduous trees shall be 30-50 feet apart in each cluster, with a variety of type in order to minimize disease/pest lost.

d. Plantings should be installed systematically along the entire corridor utilizing a consistent theme. Develop a five year program based on funding.

e. Where feasible, provide a berm to a height of three feet.

Intersections

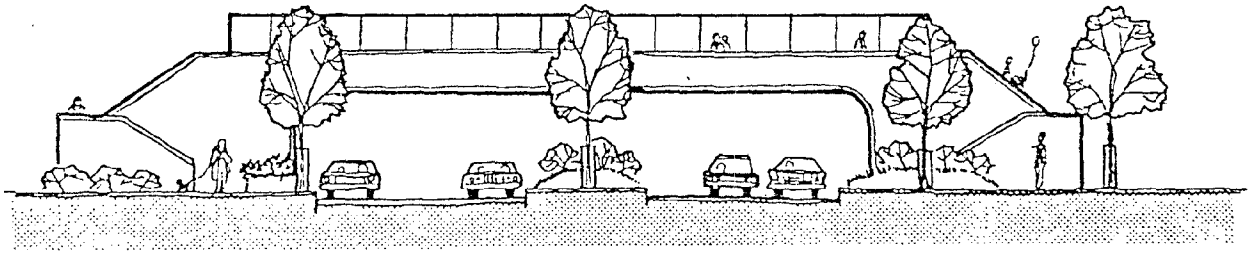


The major intersections of Route 50/301 need to be defined. This will provide better orientation for motorists and improved image for the entire Route 50/301 corridor. Increased safety for both the motorist and pedestrian will also be one of the benefits when the intersection is better defined.

a. Landscaping at each corner of the intersection provides spatial definition, interest and screening of parking.

b. Pedestrian facilities would encourage visitors to shop at the Districts' businesses. Pedestrian crosswalks or overpasses are needed at major developed intersections.

c. Simplify signalization, overhead utilities and signage to maximize identification and to improve appearance.



Entrances

The entry into Queen Anne's County via the Bay Bridge presents a unique opportunity for a "gateway" statement. Whether it is to be a gateway to the County or the eastern shore, there is a need for coordinated statement which simply states to the visitors that Queen Anne's County is a special and unique place. Consideration needs to be given to improve the appearance of the entrance.

a. Coordinate landscaping and other site improvements with development of industrial and commercial areas at the western entrance into the Districts.
b. Signage shall be an appropriate scale to be viewed easily by passing motorists.
c. Develop a standard County graphic system as a means of identification.
d. Landscape treatment at entrance needs to be of seasonal interest and be set back to permit adequate sight lines.

Road Areas

The areas adjacent to the roads needs to receive special consideration. The area adjacent to Route 50/301 requires greater definition and control of vehicular movement to minimize existing problems. Along the Districts' rural roads, there is a need for development controls to prevent problems associated with unrestricted growth.

a. Consolidate numerous curb cuts to provide greater traffic safety and additional parking.
b. Standardize widths and turning radi of curb cuts/driveways.
c. Wherever possible, provide a continuous service drive in commercial area to increase safety of movement between separate commercial centers.
d. Whenever possible, provide landscape planting strips (approximately 8 to 10 feet wide) and plantings of large scale shade trees along existing commercial frontage of Route 50/301.

e. Where natural features (such as Macum Creek, Piney Creek and Muddy Creek) cross or are adjacent to Route 50/301, maintain the views of these natural areas from the highway. Enhance and enframe these vistas with simple landscape plantings - primarily using native deciduous shade and flowering trees.

f. Require landscape screening along commercial road frontage in future development.

Signage

Route 50/301 is overloaded with signage which causes visual confusion. Public signage (speed limits, traffic control, information signs, etc.) is obscured by commercial signage. The use of legible graphics and more consistent placement of signage, whether public or commercial identification, will improve the effectiveness of communication and the visual quality along the route.

a. Initiate a study analyzing jurisdictional responsibilities and actual informational needs for all signage.

b. Establish criteria as to size, shape, color, height, style, etc. for all signage.

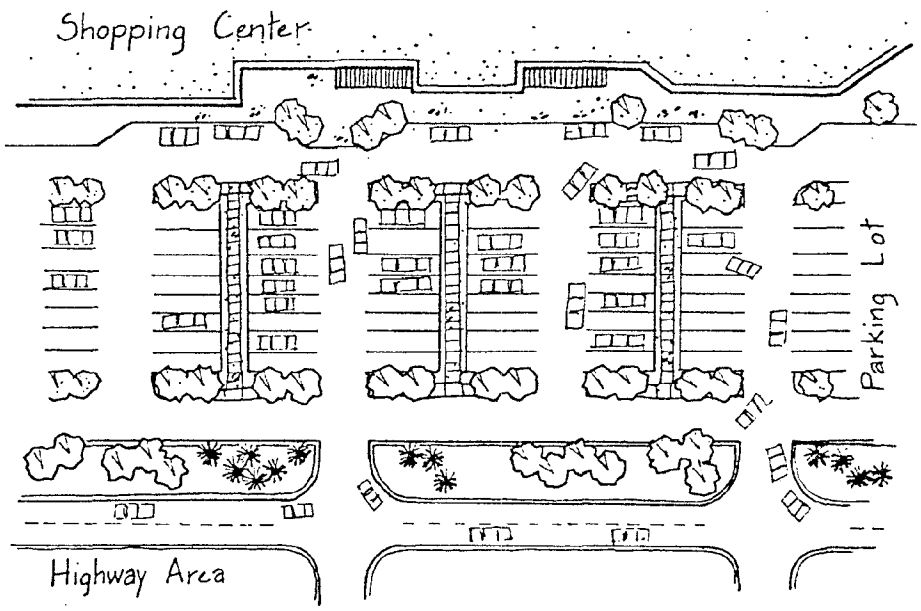
c. Establish administrative review process to assure conformance with adopted criteria.

d. Develop a unique graphic style/color for all public signage.

e. Provide appropriate signage in surrounding road system designating County government center and key public facilities.

f. Provide a unique sign at the County gateway. Sign location is to be coordinated with landscaping and vehicular sight lines.

Parking Areas



Parking areas have dominated the visual environment for the majority of recent development. Few areas exist in which there is an efficiency and clarity of parking space layout and vehicular movement. Landscaping is almost non-existent in the interior of most parking areas.

All new commercial and industrial developments (especially adjacent to residential areas) should be required to provide a minimum amount of interior landscaping and screening, while promoting ease of pedestrian access. These requirements will establish a sense of order and reduce visual problems. Accessibility should include provisions for the handicapped.

a. Develop a list of plant material appropriate for use in streetscape environment. Selection should be based on hardiness, pollution tolerance, soil adaptability and growth habit.
b. Require minimal interior landscaping for all new parking areas or expansion of existing facilities. All parking aisles shall have a landscape island at its terminus or at least every twenty spaces. Island shall be a minimum six feet wide.
c. Provide compact and handicapped parking spaces according to new code requirements. Provide necessary handicapped curb cuts.
d. Promote the use of two way circulation and ninety degree angle parking in commercial areas.
e. Require screening (landscaping berm, etc.) of commercial parking areas along all public road frontage.

f. Require screening of service areas from adjacent residential property and public right of ways.

g. Provide safe pedestrian circulation within parking areas through use of formal walkways, bollards, landscape islands, signage and crosswalks. Coordinate interior circulations with that of adjacent commercial developments and the crosswalks at major intersections.

Rural Preservation

Queen Anne's County's rural environment begins immediately at the edge of Route 301/50. Without proper planning controls, this unique character will be disrupted by the spreading commercial development. The rural scenic areas with its small village and towns and its unique bay ecological environments must be protected by development design standards. While the Route 301/50 corridor can be considered "anybody's land" since hundreds of thousands travel through it, it is the rural roadways that are the County resident's "home turf" and require protection.

a. Develop screening, setback, and coverage requirements for all development within the rural zones.

b. Restrict type and location of commercial development to promote compatibility of adjoining land uses.

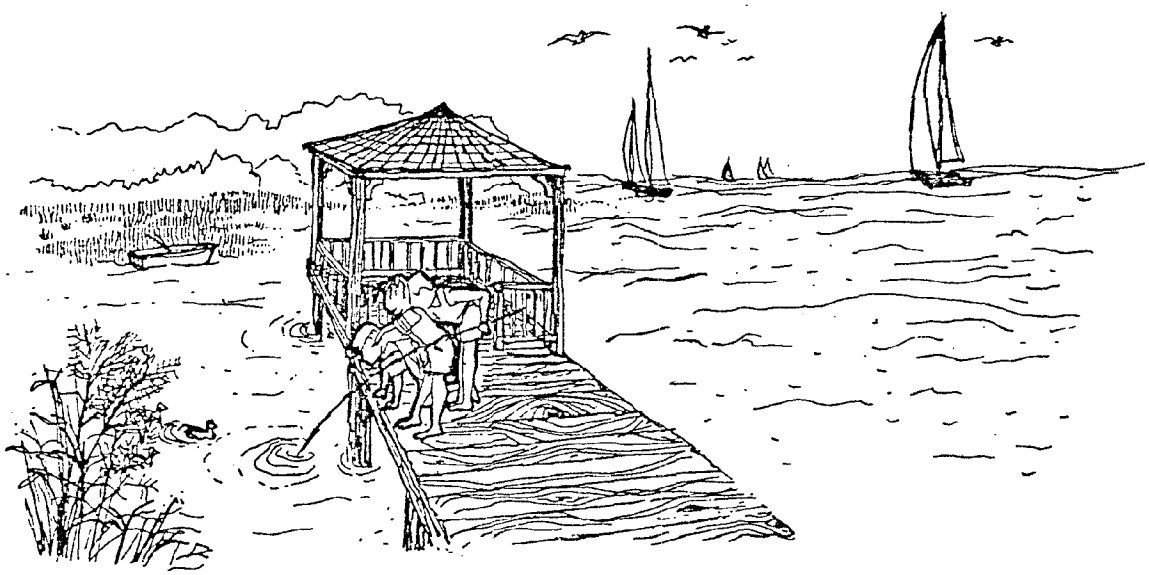
c. Restrict development of environmentally sensitive areas.

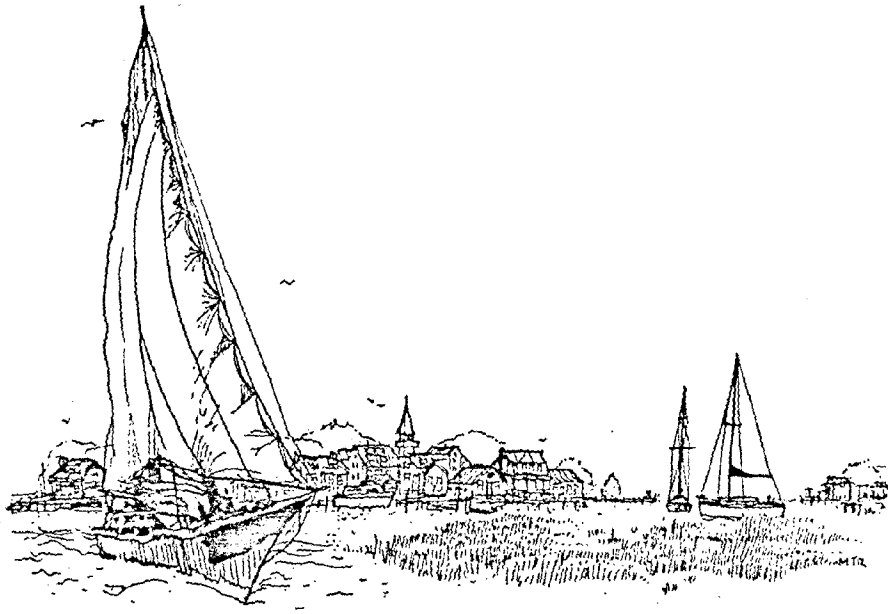
d. Consider architectural and site design controls for areas such as Stevensville and Queenstown.

e. Restrict placement of commercial signage in public right of way. Prohibit billboards in rural areas.

f. Inventory effectiveness and access to existing public facilities. Develop a county wide hiker/biker trail system coordinated with residential growth.

g. Provide 'waterfront overlooks' at prominent locations (such as Turkey Point, Normans Point, and Love Point), offering physical and/or visual access with the Bay, Eastern Bay and the Chester River. These small overlook points might be coordinated with the hiker/biker trail system.





Goals and Objectives

GOALS AND OBJECTIVES

The most important part of the Fourth and Fifth Districts' Comprehensive Plan is the establishment of goals and objectives for future development. The goals and objectives were developed as a result of the findings established during the inventory and analysis phase and representing the desire of the Districts' residents as to the future direction of the Districts' development. Many of the goals and objectives are long range considerations which are injected into the determination of short-range actions. The Comprehensive Land Use Plan is designed to accomplish the goals and objectives and to allow for flexibility.

LAND USE - GOAL

To direct the Districts' growth and development to areas that are appropriate for development by assigning an orderly and efficient utilization of land, while protecting and enhancing the Districts' rural and marine environments.

LAND USE - OBJECTIVES

Coordinate zoning and subdivision actions with water and sewer extension to ensure that land development takes place in accordance with the Comprehensive Plan Update for the Districts.

Maintain a rate of growth which falls within the County's ability to provide services.

Stage development so that capabilities of existing and programmed water, sewer, and storm water utilities are not exceeded.

Revitalize existing towns and villages through the maintenance and re-use of existing structures and the elimination of physical blight.

Require that all new development meet a high standard of planning, design, and workmanship.

Provide good waterfront access for the Districts' residents with minimum impact on the natural environment.

Minimize the conflicts between the uses of land and the uses of water.

ECONOMIC DEVELOPMENT - GOAL

To reinforce the Districts' present economic structure based on agriculture, seafood industries, and tourism with supporting diversified light industries and service businesses.

ECONOMIC DEVELOPMENT - OBJECTIVES

Encourage and provide for the upgrade and maintenance of the existing commercial businesses' appearance along Highway 301/50.

Locate commercial activities where the vehicular access is adequate and where pedestrian-bike path can be integrated into the design.

Strengthen the Districts' role as an important agricultural, marine, and recreation center in the regional economy.

Direct new commercial development to existing towns and proposed village centers, rather than on scattered sites or highway strips.

Attain and maintain a high rate of employment consistent with the Districts' economic role and the skills and occupational desires of the residents.

Locate industrial developments to areas where they will minimize disruptive effects on traffic circulation and adjacent land uses.

Improve the average incomes of residents through retention and development of business that provides relatively high levels of wages and salaries. Encourage quality industrial employment and industrial parks.

Develop a mix of diversified enterprises emphasizing agricultural, marine,

and recreation-related businesses that will improve the stability of employment and incomes.

Locate proposed village activity centers in areas where they will provide the commercial, social, cultural, educational and recreational needs of the adjacent residential development.

Capitalize on the benefits of tourism through development of new visitor attractions and the support of existing tourism related enterprises.

ENVIRONMENT - GOAL

To protect and preserve the quality of the Districts' environmental quality.

ENVIRONMENT - OBJECTIVES

Encourage the development of agricultural districts to permit realistic long-term farm planning.

Protect the District's agricultural soils through the use of sound management practices.

Avoid the unnecessary destruction of environmentally sensitive areas, such as wetlands, floodplains, woodlands, areas with substantial vegetation and wildlife habitats.

Conserve existing woodlands and promote reforestation.

Preserve tidal and nontidal wetlands and wildlife areas.

Protect potable water supplies and aquifer recharge areas.

Require the reclamation of lands disturbed by resource extraction, construction, and natural events.

Restore and maintain water quality in the Bay and its tributaries in order

to provide for the protection and preparation of fish, shellfish, and wildlife, and for human water contact recreation.

Encourage the establishment of good wildlife management.

Preserve the natural beauty of the waterfront.

Preserve the visually open character of the Districts' rural environment.

HISTORY - GOAL

To protect and preserve the Districts' cultural and historical heritage.

HISTORY - OBJECTIVES

Attract new businesses, tourists and visitors, stimulate retail sales, and increase sales tax revenues by revitalizing historic significant buildings and neighborhoods.

Increase property tax revenues by rehabilitated historic buildings.

Stimulate private investment in the Stevensville and Queenstown area by designating them as historic districts.

Publicize the available tax advantages for rehabilitation and restoration of historic properties.

Create new jobs in the construction field and later in office, retail, restaurant and tourism activities from renovating historic buildings.

HOUSING - GOAL

To protect and improve the quality of neighborhoods and residential developments while providing the Districts' residents with safe, healthful, and suitably located housing.

HOUSING - OBJECTIVES

Encourage neighborhood design which stresses neighborhood quality and which minimizes the cost of subsequent neighborhood maintenance and upkeep to taxpayers.

Upgrade the quality of existing and developing neighborhoods with assets and amenities that will ensure stability and provide a sound basis for the protection and enhancement of homeowner equities.

Demolish vacant, run-down houses which cannot or will not be upgraded in order to eliminate their blighting influence on the rest of the neighborhood.

Provide for the expeditious removal of existing incompatible, illegal, or nonconforming uses in existing residential neighborhoods.

Assure that future neighborhoods and housing are designed and located to be protected from floods and storm water damage, as well as adverse impacts of excessive noise and vibrations from adjoining uses, and by placing high priority on correcting and preventing such deficiencies in existing neighborhood areas.

Provide for the effective transition between residential neighborhoods and adjoining nonresidential uses through the imaginative use of urban design and the development of effective buffering techniques and standards.

Provide public facilities and services that are responsive to the specific needs generated by the residents of each community.

Encourage residential area urban design which preserves as much of the original land form and tree cover as possible.

Provide for a compact and contiguous residential development pattern that will minimize the costly scatterization of public services, facilities, and utilities.

Provide that local educational, recreational, commercial, and service facilities be designed and situated so as to be community assets.

Provide local recreation facilities, trails, and bikeways, as well as sidewalks, in neighborhoods at the time of development.

Provide housing for low and moderate income households by requiring developers to set aside a prescribed number of housing units within a project at reduced rate.

Remove or renovate all substandard housing in the Districts.

Upgrade all substandard units by the use of ordinances, enforcement and the fostering of neighborhood pride.

Provide opportunity for housing to all income levels.

Provide a broad range of housing opportunities and neighborhood choices which can meet the needs of different age groups, family sizes, life styles, and income capabilities.

Encourage increased opportunities for homeownership in order to improve the balance of housing opportunities.

Continuing to support open housing efforts so that no Queen Anne's residents will be denied housing because of race, color, creed, or national origin.

Require that all future multifamily residential buildings be of appropriate fire-resistant construction and provide adequate fire protection facilities.

Encourage adequate and visually attractive off-street parking in multifamily areas.

Encourage the design of housing and neighborhood areas so as to create safe spaces, minimizing vulnerability to crime and facilitating unobstructed access for emergency vehicles.

TRANSPORTATION - GOAL

To provide a safe, effective and efficient transportation system to maximize accessibility, opportunity, and movement of people and goods.

TRANSPORTATION - OBJECTIVES

Channel the highway traffic of U.S. Route 50/301 through the Districts safely and expeditiously with as much benefit to the Districts' economy as can be secured and with a minimum of disturbance to its residents and environment.

Retain without substantial change the current network of roads linking community activity centers and larger towns.

Keep the road system maintained to a high standard of repair and designed to a high standard of safety.

Design, develop and improve the transportation system as a comprehensive network.

Enable residents and employees to minimize vehicular miles traveled, as well as total travel time, in order to minimize air pollution and to conserve fuel.

Stage the development of the transportation system to compliment the overall development of an area.

Locate employment areas where adequate access exists or will exist for employees and for goods movement.

Coordinate the location of planned industrial sites with trucking routes. Use buffers between transportation facilities and incompatible adjacent land uses.

Minimize the introduction of through traffic in residential areas.

Minimize the introduction of traffic in environmentally sensitive areas.

Improve access to health centers, educational facilities, recreation areas, and employment areas.

Develop uninterrupted, nonvehicular circulation systems such as pedestrian walks, hiking trails, bicycle paths, and bridle paths.

Encourage fuel conservation through the design of the transportation system and through carpooling and vanpooling.

URBAN DESIGN - GOAL

To improve the quality of development, strengthen the image of the Districts, promote their heritage and generate community pride.

URBAN DESIGN - OBJECTIVES

Ensure high standards of construction in all forms of housing, as well as high quality environments for all residential areas.

Provide for the revitalization of declining commercial areas through cooperative public/private improvements, including urban renewal and the utilization of rehabilitation financing and ordinance techniques.

Give proper consideration to the design of community facilities to ensure architectural harmony with surrounding development.

Develop employment areas in accordance with the principles of good architectural and site design, with emphasis on the industrial park approach.

Improve the visual quality of the District through landscaping and aesthetic improvements of streets, highways, and commercial and industrial areas.

Upgrade existing substandard areas through the reasonable application (enforcement) of current codes and ordinances as well as beautification

and renewal programs.

Create unique identification features at major entranceways to the Districts.

Design public buildings to be aesthetically and functionally compatible with their surroundings.

Design public buildings to be energy efficient.

Preserve and create identifiable communities and a variety of living environments through urban design.

Vigorously support the inclusion of public open space such as parks, malls, landscaping, and plazas in the design of new, renewed, or expanded commercial areas.

PARK AND RECREATION - GOAL

To provide a variety of adequate parks and recreation facilities throughout the Districts.

PARK AND RECREATION

Encourage the preservation of unique natural areas for eventual park and recreation development in order to maintain the attractive character of the community and to provide leisure opportunities for the population.

Work with the school district for a better maintenance and utilization of school grounds and athletic facilities.

Study the feasibility of an indoor recreation facility.

Reuse and develop landfill areas where transfer stations are now located as community parks.

Encourage residential developments to better develop, landscape and maintain

their neighborhood parks.

Acquire property in the most efficient and equitable manner to meet the present and future needs and desires of the residents of the Districts for parks and recreation opportunities.

Strengthen the partnership between government and private enterprise by encouraging and assisting the private sector in providing recreation opportunities.

PUBLIC UTILITIES - GOAL

To provide for public utilities to meet the residential needs in a timely, orderly and cost-efficient manner.

PUBLIC UTILITIES - OBJECTIVES

Coordinate land planning with water and sewerage extensions to ensure that land development does not exceed the County's ability to finance needed services and capital construction.

Construct sewer lines with capacities appropriate to the planned development that they will serve.

Provide conveniently located parks and facilities for both active and passive recreation to meet the needs and interests of various segments of the Districts.

Provide an efficient and innovative system for the collection, disposal, and recycling of solid waste.

Coordinate a community water system in all existing and future residential developments.

Investigate the idea of acquiring and using the Corp of Engineers' Chesapeake Bay Model as a community water system.

COMMUNITY FACILITIES - GOAL

To make timely and orderly provisions for community facilities and services to meet the needs of the residents.

COMMUNITY FACILITIES - OBJECTIVES

Guide population and employment growth to areas in which adequate public facilities exist, are to be provided by the developer, or are included in a federal, state, or county Capital Improvement Program.

Develop a Capital Improvement Program which will assign high priority for funds to existing areas that are deficient in community facilities, while concurrently taking measures to pace urban growth in order to reduce the need to provide community facilities and services to new growth areas until presently deficient areas have been brought into conformance with County standards.

Link the Districts' population and employment growth with the County's fiscal ability to provide community facilities and services.

Carefully control development in areas where community facilities cannot feasibly be provided or upgraded.

Provide facilities and financial assistance that will enable the County Sheriff and Fire Departments to ensure an adequate level of physical safety and personal well-being for all residents of the Districts.

Provide facilities that assure comprehensive health care services that are reasonably accessible to all residents of the Districts, and that are designed to provide easy access for handicapped persons.

Make new public places, as well as existing public buildings, accessible to the handicapped.

Provide appropriate facilities to meet the general and specialized educational

needs of residents.

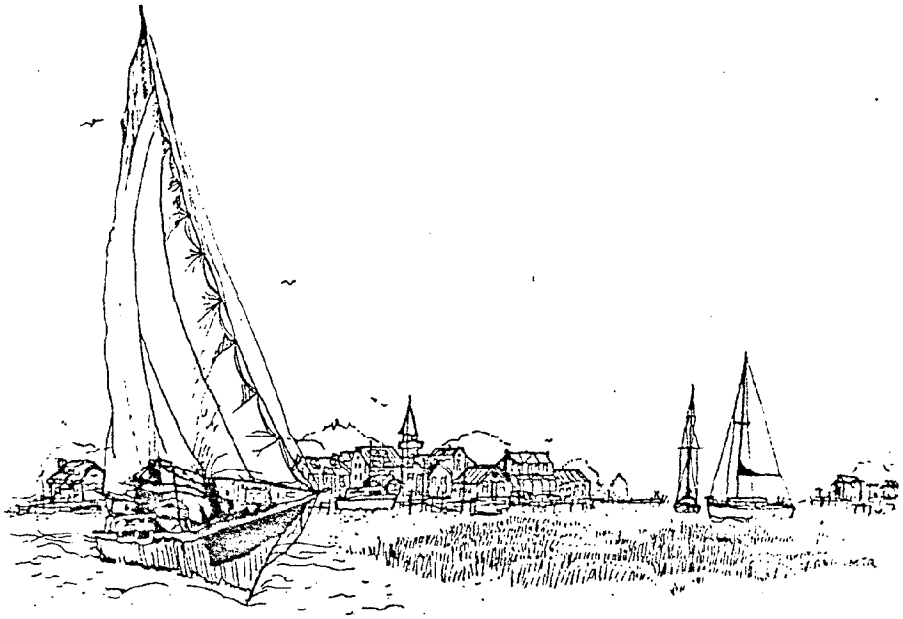
Improve the delivery of community services through the coordinated planning of facilities and programs.

Select appropriate locations for community buildings related to their functions and service areas.

Maximize the accessibility of medical, educational, and recreational opportunities by providing limited public transportation.

Promote multi-use of the County schools and establish them as centers for community activities.

Develop alternative use strategies for unoccupied public buildings.



Future Land Use Plan

FUTURE LAND USE PLAN

The Comprehensive Land Use Plan is meant to serve as a guide for future development and to provide a basis for proposed changes made to the zoning and subdivision ordinances which are intended to implement it. The Plan needs to be reviewed, changed and amended on a periodic basis to take account of changing needs.

The different land uses identified on the Comprehensive Plan are based on many factors and considerations, including the location and character of existing developments, the environmental suitability, the needs of the Districts, and the availability and adequacy of public utilities and community services. Below is a description of the land uses which are depicted on the Plan.

Agriculture Areas - These lands are farming areas of the Districts where the soils have been rated as excellent by the Soil Conservation Service. Farming, forestry and related activities should be encouraged in these areas. Residential development should be limited to one dwelling unit per five acres, with cluster residential development increasing to one dwelling unit per three acres.

Conservation Areas - These woodland areas have been identified as having unique vegetation and wildlife and need to be preserved. Residential development should be limited to one dwelling unit to twenty acres.

Agricultural Residential - Agricultural areas where residential development should be limited to one dwelling unit per two acres of land.

Low-Density Residential Areas - These are areas for residential development and should be located in areas where public utilities (water and sewer) are available. Single family detached and attached housing should be permitted, with a density of one to three units per acre. Cluster development should be encouraged in these areas.

Medium-Density Residential Areas - These areas are adjacent to or will have future access to public utilities (water and sewer) and for the most part are located on principal collector streets. The density should range from three to eight units per acre and clustering of the units should be encouraged.

High-Density Residential Areas - With a density of eight to twelve units per acre, these areas are located adjacent to existing villages and have access to water and sewer utilities.

Highway Commercial Areas - These areas are located adjacent to Highway 50/301 and allow those commercial uses and services which are compatible with a high traffic volume.

Village Commercial Areas - These commercial areas are located adjacent to existing (Stevensville, Queenstown, Grasonville and Wye Mills) and encourage those commercial uses of the visual character, scale and neighborhoodness of a small town.

Proposed Village Centers are areas where there will be a cluster of commercial shopping facilities with other public and semi-public facilities into unified site development. Proposed Village Centers should be the focal point for the newly developing residential areas and will make adequate provisions for a variety of other non-retail commercial uses at appropriate locations should also be made within the area. A higher density of housing will be surrounding the Village Center. The high density housing will take advantage of the village's commercial, cultural and educational facilities.

The activity center should contain 12 to 15 acres and its service area should be a two to four mile radius and serve three to five residential developments (subdivisions). In the village activity center, a supermarket and a small variety store would serve as anchor of its average gross lease area of 58,000 square feet with other retail outlets, such as a drugstore, restaurant, stationery store, service station, hardware store, beauty parlor, barber shop, baker, laundry and dry cleaning store. Public facilities

would include a nursery school, multi-purpose rooms, medical and dental offices. Open space and recreation facilities may include a plaza, swimming pool, tennis court and village park. The activity center might also include an elementary and junior high school.

Maritime - Located along the navigable waterways, these areas are intended to provide the District's maritime industries, businesses, recreation and tourism activities, gift shops, fish markets, canneries, and restaurants should all play an integral part of the maritime areas.

Industrial - These areas are located close to Highway 50/301 because of the growing need of truck transport. Industrial parks can gain operating efficiencies and reduce the amount of potential conflicts with adjacent land uses. Public utilities (water and sewer) are also located in close proximity to these sites.

Park and Recreation Facilities - The existing and proposed park and recreation facilities are located in areas where there is a higher residential density and good access to its future users.

Historic Districts - Within these areas, there is a collection or cluster of historic buildings, structures, sites, objects and spaces that possess integrity of location, design, setting, materials, workmanship, feeling and association. The two areas which show a potential of being designated as historic districts are Stevensville and Queenstown.

Redevelopment Areas - Within these areas there are clusters of substandard housing and the need exists for substantial redevelopment. The following steps should be considered:

1. Homes should be brought up to the County housing standards by utilizing systematic code enforcement within these areas, financial assistance (loans and grants), and voluntary efforts.

2. Abandoned and derelict structures within these areas, which are a blighting influence on neighborhoods, should be acquired and

demolished.

3. Priority should be given in the allocation of Community Development Block Grant funding to house-related assistance.

4. The redevelopment and expansion of businesses should be encouraged and new business investment promoted.

5. The county should assemble vacant parcels of land to facilitate the development of new housing and related improvements.

6. Overcrowding in redevelopment areas should be eliminated by means of relocation assistance and the promotion of home ownership opportunities.

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