

Town of Centreville

Comprehensive Plan: 2040



Adopted
Town Council of Centreville
Resolution 11-2023, December 14, 2023

Adopting Resolution

**TOWN COUNCIL OF CENTREVILLE
RESOLUTION 11-2023**

**A RESOLUTION OF THE TOWN COUNCIL OF CENTREVILLE ADOPTING THE
TOWN OF CENTREVILLE COMPREHENSIVE PLAN: 2040 PURSUANT TO THE
LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND**

WHEREAS, in 2020 the Town of Centreville Planning and Zoning Commission began efforts to update the 2009 Centreville Community Plan to be in compliance with the update requirements of the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, in accordance with requirements of the planning authority granted to the Town by the State of Maryland, the Town completed its first comprehensive plan in 1966, with amendments in 1974 and the first Plan update adopted in 1988, which was then amended in 1992, 1998, and 2009; and

WHEREAS, in 2021 the Town of Centreville Planning and Zoning Commission commenced preparation of an updated Comprehensive Plan, that involved work sessions, citizen input and comment, and input received from State and County agencies pursuant to the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, on October 5, 2022, the Town of Centreville Planning and Zoning Commission held a public workshop after which, the Planning and Zoning Commission voted to publicize the Plan for a public hearing, which was held on January 18, 2023 and February 15, 2023; and

WHEREAS, the Town Council of Centreville is empowered, in accordance with the Land Use Article of the Annotated Code of Maryland §3-204, to enact, adopt, amend, and execute the Town of Centreville Comprehensive Plan: 2040; and

WHEREAS, in adopting the Town of Centreville Comprehensive Plan: 2040, it is the intention of the Town Council of Centreville that the Plan recommendations are in service to the people of Centreville, those here today and those that will be here in the future; and

WHEREAS, the Town of Centreville Planning and Zoning Commission, at their August 2, 2023 meeting, approved changes to the Plan and recommending adoption by the Town Council of Centreville of the Town of Centerville Comprehensive Plan: 2040.

WHEREAS, on September 21, 2023, the Town Council of Centreville held a public hearing to receive public comment to the Draft Plan and reviewed and considered testimony from the public hearing; and

WHEREAS, on October 26, 2023, the Town Council of Centreville held a public workshop, providing feedback to the Planning and Zoning Commission recommending changes to the Town of Centreville Comprehensive Plan: 2040; and

WHEREAS, the Town of Centreville Planning and Zoning Commission, at their December 6, 2023, approved changes to the Plan and recommending adoption by the Town Council of Centreville of the Town of Centerville Comprehensive Plan: 2040; and

WHEREAS, on December 14, 2023, the Town Council of Centreville held a public hearing to receive public comment to the Draft Plan and reviewed and considered testimony from the public hearing; and

WHEREAS, the proposed Plan conforms to the requirements of the Land Use Article of the Annotated Code of Maryland §3-201(b)(1)(iii) and will promote the health, safety, and welfare of the citizens of Centreville, Maryland; and

NOW THEREFORE BE IT RESOLVED, by the Town Council of Centreville, acting pursuant to the authority of the Land Use Article of the Annotated Code of Maryland, hereby approve and adopt the Town of Centreville Comprehensive Plan: 2040.

ADOPTED AND EFFECTIVE THIS 14th day of December, 2023.


BY ORDER: We certify that Resolution Number 11-2023 is true and correct and duly adopted by the Town Council of Centreville, Maryland.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE


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Acting Town Clerk


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Eric B. Johnson, Jr., Vice President


Daniel B. Worth, Jr., Member

ABSENT
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Jeffrey D. Kiel, Member

CENTREVILLE COMPREHENSIVE PLAN 2040
Adopted December 14, 2023

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Glossary of Abbreviations

- AMI — Area Median Income
- CBD — Central Business District
- CIP — Capital Improvement Program
- EDU — Equivalent Dwelling Unit
- FEMA — Federal Emergency Management Agency
- GPD/gpd — Gallons per Day
- HAQAC — Housing Authority of Queen Anne’s County
- HOA — Homeowners Association
- HUD — United States Department of Housing and Urban Development
- IDA — Intensely Developed Area (within the Critical Area Zone)
- LDA — Limited Development Area (within the Critical Area Zone)
- LID — Low-impact Land Development
- LIHTC — Low Income Housing Tax Credit program
- LPPRP — Queen Anne’s County Land Preservation, Parks, and Recreational Plan
- MDE — Maryland Department of the Environment
- MDOT SHA — Maryland Department of Transportation State Highway Administration
- MPDU — Moderately Priced Dwelling Unit
- NOAA — National Oceanographic and Atmospheric Administration
- PBD — Planned Business Development
- POS — Program Open Space
- PRA — Planned Revitalization Area
- PUD — Planned Unit Development
- QAC — Queen Anne's County, Maryland
- R-1, R-2, R-3 — Density Based Residential Zoning Districts
- RCA — Resource Conservation Area (within the Critical Area Zone)
- TND — Traditional Neighborhood Development
- USDA —United States Department of Agriculture
- WRAS — “Corsica River Watershed Restoration Action Strategy”
- WWTP — Wastewater Treatment Plant

I. Introduction

Purpose of the Plan Update

This is the 2022 Update of the Centreville Community Plan, the Town's official comprehensive plan and guide to growth and development. It was written by the Centreville Planning Commission as required by Maryland law and in service to the people of Centreville, those here today and those that will be here in the future.

This is an update of the current 2009 Plan; it is not a wholesale reappraisal. It keeps the course we set a decade ago while recognizing that, from time to time, it is essential to turn the boat into the wind to make progress. So, this Update not only refines and details long held and prevailing ideas, but it also resolves to provide a guide to difficult policy decisions that will shape the Town through 2040.

The general purpose of comprehensive planning is to bring about the careful development of a community and the conservation of what residents find exceptional about it. This has been the continuous goal of Centreville's Community Plan since it was first adopted in 1966 and it remains so today¹. But now, as we look to the year 2040, we also focus on five specific goals, as follows:

1. **Provide direction on how to expand the municipal water and sewer system.** No other class of infrastructure is as essential to the sound and healthy development of a town as its water and sewer systems. The Town's water and sewer systems are nearing their capacities and must be improved and expanded to achieve the long-standing community planning goals.
2. **Develop the local economy, the commercial tax base, and ensure the strong and resilient fiscal health of our local government.** The Town's reserve of land for commercial or light industrial development is mostly developed. Some intensification may be feasible in the future but additional space for employment will be needed for the future and to position the Town to capitalize on regional development and transportation trends.
3. **Organize the character and function of the Town's existing and future streets and the development that will front them.** People fully experience a place by moving through it and a community's streets and avenues shape its enduring character. The Town is poised to grow so planning now for the intended character and function of major streets will guide development in lasting ways.
4. **Show how to interconnect existing and future neighborhoods with outstanding open spaces and greenways that will impart a character of good health, small town vitality, and scenic beauty.** The Town is planned to physically expand. It could grow as fragmented and separated places or in a way that brings about interconnected parks, walkways, and the far-reaching conservation of natural resources.
5. **Guide the location, layout, and character of future neighborhoods.** Open lands in and around Centreville could be developed as conventional single-use residential subdivisions or in ways that distinguish them as excellent neighborhoods unique to Centreville. Left to chance, land development seldom organizes itself into coherent extensions of existing or historic patterns.

This Plan Update does not depart significantly from the current 2009 Plan. Instead, it provides more detailed guidance, while addressing the needs of today and aiming to create the best conditions for the

¹ The Town adopted its first comprehensive plan (and zoning ordinance) in 1966, with amendments in 1974 and 1981. The first Plan Update was adopted in 1988, which then was amended in 1992 and 1998. The next Update, which is the Plan in effect at the time of this writing, was adopted in 2009.

Town's future. Each of the above ideas represents some refinement to the policy guidance and goals in the current plan.

Public Engagement

The Planning Commission conducted near monthly work sessions through 2021 and 2022 as it worked to update the 2009 Community Plan and assemble this document. It held a public workshop on a draft version on this document October 5, 2022. Following the public workshop, the Commission voted to publicize the Plan for a Public Hearing. Public Hearings were held on January 18, 2023, September 21, 2023, and December 14, 2023. The Centreville Town Council adopted the 2040 Centreville Community Plan on December 14, 2023 by Resolution 11-2023 (Included after the Cover page).

Maryland Visions for Comprehensive Planning

The State's guiding statutory visions for comprehensive planning summarize the minimum criteria by which any comprehensive plan in the State is judged to be valid. These visions explain why no town, city, or county can shut its doors to growth, or allow haphazard development, or disregard planning for public infrastructure, or neglect economic development or the need for housing. Local governments in Maryland that regulate land use development must adopt comprehensive plans aligned with the 12 Visions:

- Vision - 1. A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
- Vision - 2. Citizens are active partners in planning and implementing community initiatives and are sensitive to their responsibilities in achieving community goals.
- Vision - 3. Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
- Vision - 4. Compact, mixed use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
- Vision - 5. Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
- Vision - 6. A well-maintained multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
- Vision - 7. A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
- Vision - 8. Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged.
- Vision - 9. Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
- Vision - 10. Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
- Vision - 11. Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.

Vision - 12. Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.

The Visions also form the context for coordination between Centreville and Queen Anne’s County in both planning and “implementing strategies.” For example, the towns in Queen Anne’s County are among “the existing population centers” to which the County is called to direct growth. And just as the County’s planning directs growth to Centreville, the State’s visions oblige the County to implement complementary strategies, such as sharing in the municipal costs of providing essential facilities and services, which is recommended in this Plan Update.

Organization of the Plan

Following the next chapters about population, this report is organized into seven interrelated chapters, each focusing on a major functional or policy area: Municipal Growth, Land Use, Housing, Community Facilities, Water Resources, Natural Environment, and Transportation. Each chapter contains objectives and recommendations. The last chapter is about Implementation, including sections on land use regulations, interjurisdictional coordination, and areas of critical State concern.

II. The Population of Centreville

Location

The Town of Centreville is centrally located within Maryland's upper eastern shore region, 55 miles south of Wilmington, Delaware and 35 miles east of Baltimore along U.S. Route 301. (See Figure 1.) The upper eastern region, composed of five rural counties—Cecil, Kent, Queen Anne's, Caroline, and Talbot), is home to 243,245 people (or 4% of Maryland's population) and 123,400 jobs². Centreville is the county seat of Queen Ann's County.



Figure 1

Population

Decade by decade, between 1960 and 2000, Centreville's population remained within a narrow band changing only by plus 107 residents as shown in Figure 2 below. But between 2000 and 2010 the Town's population surged, growing at an unprecedented average annual rate of 8.1%, adding 2,315 residents and more than doubling in just 10 years³. The 2020 U.S. Census population count for Centreville is 4,727.

² Source of population estimate is U.S. Census, Maryland State Data Center (2019). Source of employment data is Jobs by Place, Maryland State Data Center, 2020 projected.

³ By comparison, over the full 60 years since 1960, the Town's average annual rate of growth approximated 1.6%.

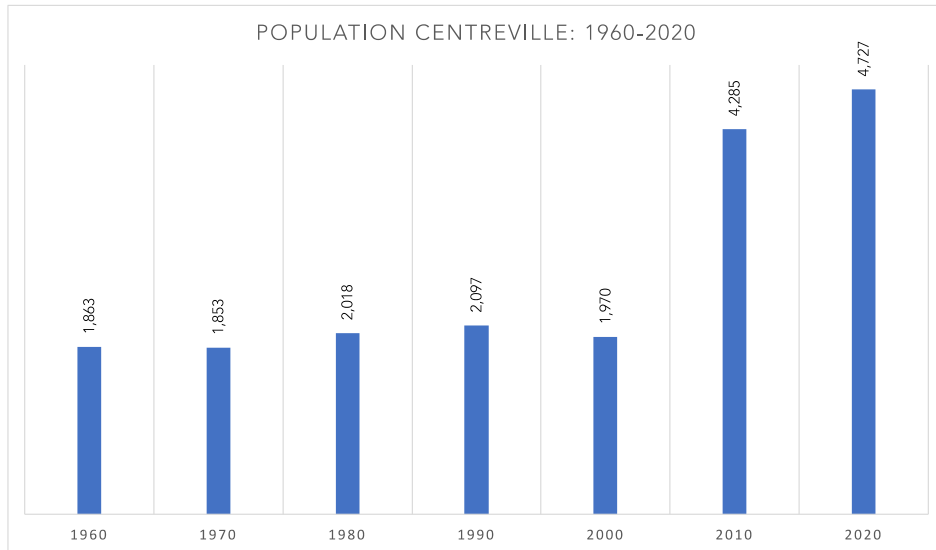
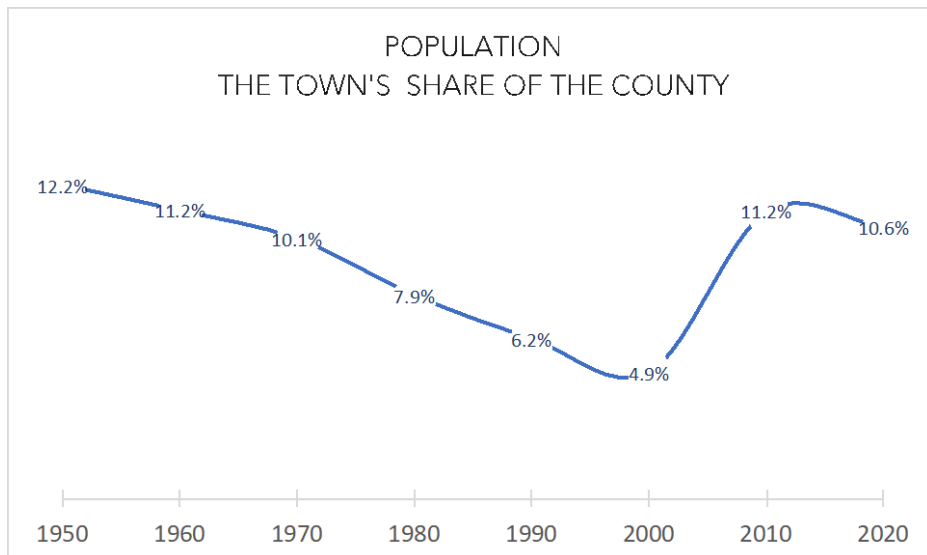


Figure 2, Source US Census

For decades, the Town’s share of Queen Anne’s County’s population fell, from a high of 12.4% in 1950 to a low of 4.9% by 2000 as shown in Figure 3. This was primarily the result of the County’s build-out of Kent Island combined with essentially no growth in Town (or in any of the County’s municipalities). However, by 2010, the Town’s share of the County’s population had been restored to its 1960 level before dropping recently to about 10.6%. As of 2020, the latest year data are available, the population of all the towns in the County, made up 14.2% of the County’s population⁴. Centreville, as the County’s largest town, accounts for the majority of municipal growth and plays a significant role in the County’s efforts to



concentrate growth in areas that can be served cost-effectively with public services, protect farmland, and preserve overall rural character.

Figure 3, Source US Census

⁴ Comparatively, the other counties in the Upper Eastern Shore region: 29% of Cecil County’s 2018 population is municipal; 36.3% in Caroline County; 40.2% in Kent County, and 52.0% in Talbot County, per MD Department of Planning, State Data Center and Source U.S. Census Bureau, Population Estimates, May 2019.

Age

Along with the development of new houses, between 2000 and 2010, the share of the Town's population under 18 years of age increased 5%, while the share of residents 65 years and older decreased by 4%. The household growth during that decade accounted for a younger Town population and the median age dropped from 41.3 to 39.5⁵. The 2020 U.S. Census Bureau finds the median age has increased to 42.1, indicating an overall 20-year trend toward an older population. Those under 18 now comprise only 22.9% of the Town's population. Centreville's recent slower pace of household formation may account for this change as younger families have aged without the offsetting effects of new households with children.

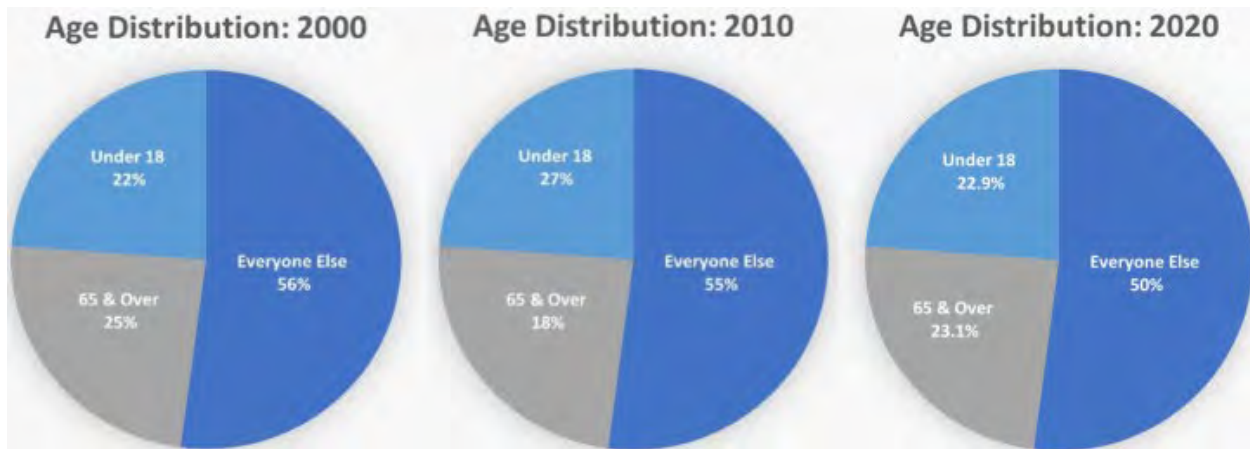


Figure 4, Source US Census

Households

Like the Town's population, households, which are occupied housing units, also increased rapidly between 2000 and 2010. During that decade, 761 households were added to the Town bringing the total to 1,568 households. Then, between 2011 and 2020, 268 more were added, bringing the number to 1,836. Households are the "demand units" for most municipal facilities and services. For example, the number of households is multiplied by the average water demand to estimate demand for domestic municipal water. In the next chapter, Municipal Growth, we look to the future and present projections using this estimated number of households as the baseline.

⁵ The median age in 2010 in Queen Anne's County was 42.6.

Table 1 shows the general make up of households. Since 2000, the number of households with children (persons under 18 years of age) has risen both numerically and as a percent of total households. By 2020, 601 households, or 32.7% of all households, had children. The Table also shows that households with seniors (65 and older) increased sharply between 2000 and 2020. In fact, during this period, the number of households with seniors increased from 234 households (or 29% of all households) to 716 households, (or 38.9% of all households). Also worth noting, between 2000 and 2010, the average size of a households in Town increased from 2.25 persons per household to 2.60. By 2000 it had fallen slightly to 2.49.

Households						
	2000		2010		2020	
	#	% of total	#	% of total	#	% of total
Total Households	807	-	1,568	-	1,836	-
With Persons under 18 years	245	30.4%	596	38.0%	601	32.7%
With Person 65 years or older	234	29.0%	470	30.0%	716	39.0%

Table 1, Source US Census

Housing Units

The number of housing units counted by the U.S. Census increased from 866 in 2000 to 1,694 in 2010 and to 1,989 by 2020. Housing units increased modestly over the last two decades from 6.8% of all units in 2000 to 7.7% of all units in 2020. The homeowner vacancy rate has remained quite low over time and only 3.1% of homeowner units were vacant in 2020, compared to 7.8% of rental units. There is no dominant reason for why housing units are vacant, mostly it is just because they happen to be “for sale” or “for rent” during the U.S. Census Count. “Seasonal, recreational, and occasional” housing units represent just 1.4% of the Town’s housing stock. Of the Town’s 1,836 occupied housing units in 2020, 1375 (or 74.9%), were owner-occupied and 461 (or 25.1%) were rental occupied. This is about the same split recorded in both 2000 and 2010.

III. Municipal Growth

The chapter presents alternative projections of household growth, estimates the number of housing units that could be developed within Town under current zoning rules, evaluates alternative growth scenarios, adopts a plan forecast of household for the year 2040, assesses the impact of growth on key community facilities, and updates the Town’s Municipal Growth Area boundary and land use plan for the growth area.

Projections of Household Growth

Zoned Development Capacity

A household is an occupied housing unit. It is the main “demand unit” considered when contemplating change and its impacts on community facilities. With a reasonably accurate forecast of households, for example, a town can estimate future residential demand for water and sewerage, classroom space in schools, and parkland. As noted in [Chapter I., Population](#), there were 1,836 households in 2020.

Centreville presently has no housing units in the development pipeline, which is to say there are no unbuilt housing developments with final plan or plat approval. The Providence Farm subdivision has 2 vacant lots remaining.

Capacity for New Housing

The term “Zoned Development Capacity” refers to the acreage within the Town that is available for development and the housing units which could be built on that land under current zoning rules. In estimating the Town’s capacity for development, only “buildable land” is considered, which refers to acreage that meets each of the following criteria:

- It is not encumbered by serious environmental constraints.
- It is undeveloped or clearly under-developed as evidenced for example by the presence of only one building on a large tract of land.
- It has a zoning classification that permits residential development.
- It is mapped within either a current or planned water and sewerage service area.
- It is otherwise not actively in another use.

It is not uncommon to find large parcels of residentially zoned land being used for religious, institutional, or recreational purposes, including schools and parks. Such parcels are not counted when estimating development capacity.

As shown, on Map 1A and noted in Table 2 there is land use capacity for 749 housing units⁶. The unit counts are mostly distributed on major infill parcels among the R-1, R-3, and TND zones, with only 30 lots remaining in the R-2 zone. Most of the residential infill development potential is found on five major tracts of land. Map 1A shows each tract, its current zoning district, and potential yield of new housing units. Each was designated a major infill area in the 2009 Community Plan and remains so today. It is estimated that there is potential for 749 dwelling units on these five major parcels alone (Infill Residential Subtotals in Table 2). These tracts, comprising 264 acres, account for 96% of the estimated capacity for new housing

⁶ It is important to note that Town zoning does allow housing units above commercial space, but a parcel-by-parcel evaluation of the redevelopment potential of existing commercial buildings was not undertaken. It is thus possible that a limited number of apartments would be developed in the Central Business District (CBD) through the renovation or adaptive reuse of existing buildings.

units⁷. The other 4% is comprised of lots that are platted but vacant and several small tracts which could be subdivided.

Table 2 provides estimates of Infill and Growth Areas and identifies the future water and wastewater needs of the Town. These estimates are based on the development potential for significant lands within the current Town Limits and on the residential development potential of the Growth Areas as identified on Map 1A and the Growth Area: Size and Location section of this Plan. Table 2 also includes 29,484 (gpd) of water and wastewater flow as an estimated need for future commercial/institutional/industrial development to serve the needs of the Town. The total future water and wastewater needs of the Town based on the planning estimates of the infill and growth areas approximately 1,580,000 gpd, respectively. This build-out analysis should serve as the basis for identifying the future water and wastewater needs of the Town, supported by the Town of Centreville’s Growth Tier Designations Sustainable Growth & Agricultural Preservation Act of 2012, identified on Map 1B.

Residential Infill Area	Zoning	Gross Acres	Sensitive Acres ****	Net Acres	Density DU/Net Acre* /***	Housing Units **	Population (2.49/du)	Water Flow (gpd)***	Wastewater Flow (gpd)***
Infill Area 1	R-3	70	31	39	8	313	779	78,250	78,250
Infill Area 2	R-1	47	15	32	3	97	242	24,250	24,250
Infill Area 3	TND	45	16	29	5	143	356	35,750	35,750
Infill Area 4	R-1	37	15	22	3	65	163	16,250	16,250
Infill Area 5	R-1	57	13	44	3	131	325	32,750	32,750
Residential Infill Subtotals		256	90	166		749	1,865	187,268	187,268
Misc. Residential	R-2	8	0	8		30	75	7,500	7,500
Residential Infill Totals:		264	90	174		779	1,940	194,750	194,750
Growth Area	Proposed Zoning								
Growth Area 1	Residential	266	62	204	3.5	714	1,778	178,500	178,500
Growth Area 2	Residential	91	35	56	3.5	196	488	49,000	49,000
Growth Area 3	Residential/ TED	311	35	276	3.5	966	2,405	241,500	241,500
Growth Area 4	Residential	510	129	381	3.5	1,334	3,320	333,500	333,500
Growth Area 5	Residential/ TED	351	22	329	3.5	1,152	2,867	288,000	288,000
Growth Area 6	Residential	346	63	283	3.5	991	2,466	247,750	247,750
Growth Area 7	Residential/ TED	234	61	173	3.5	606	1,508	151,500	151,500
Growth Area 8	Residential	183	9	174	3.5	609	1,516	152,250	152,250
Growth Area Subtotals		2,292	416	1,876		6,568	16,349	1,642,000	1,642,000
(Less) Growth Area Commercial/Industrial	TED District	293		293					
Residential Growth Area Total		1,999	416	1,583	3.5	5,541	13,797	1,385,125	1,385,125
Residential Totals:		2,263		1,757		6,320	15,737	1,580,000	1,580,000
Commercial									
Infill- Commercial, Institutional, Industrial Set Aside								18,000	18,000
Growth Area- (estimated) Commercial/Industrial	TED District	293						11,484	11,484
Total: Commercial, Institutional, Industrial Residential and Commercial								29,484	29,484
Grand Total:		2556		2050		6,320	15,737	1,609,484	1,609,484

*Infill Area Density Units calculated using maximum number of units allowable in each residential zone
**3.5 units per acre is min density to be achieved in support of financial feasibility for provision of Sewer and Priority Funding Area requirements
***Water & Sewer usage is estimated at 250 gallons per day (gpd) per Housing (Equivalent Dwelling) Unit, or EDU
****Sensitive Acres include forested land, wetlands, floodplains, and streams

Table 2

⁷ The recognition of the development potential on each major tract is not an endorsement of any development plan or an assurance that required public water and sewer allocation will be made to support such potential, or even that the zoning will remain unchanged. A developer must ultimately submit a plan for each tract for Town review and approval. In each case the actual development of the tract may provide less than its theoretical potential.

Alternative Growth Projections

Three projections are shown in Table 3 and graphed in Figure 6. Each represents a plausible future track for household growth through 2040, using the County’s Land-Use policies that direct housing development into municipalities and their surrounding lands. The availability of land in Centreville and its growth area, it seems likely the Town’s share of the County’s residential base will increase as it has onward after 2000. These projections are forecasts unconstrained by limitations on the availability of public water and sewer or zoning restrictions.

- As noted in Table 3, Projection #1 fixes the number of households in Centreville so that by 2040 the number of households in Town would comprise the same share of the County’s total households, 9.9%, as it did in 2020. Under this scenario the number of households in Centreville would increase by about 454 between 2020 and 2040 at an average annual rate of 1.11%.
- Under Projection #2, the Town would grow between 2020 and 2040 along the same trend recorded between 2000 and 2020, which was a period of significant residential growth in Centreville, particularly during the first decade of that period. Under this high growth scenario, the number of households in Centreville would more than double (like it did between 2000 and 2020), increasing by about 4.25% per year. By 2040 the Town’s share of total County households would approximate 18%.
- Under Projection #3, the Town would grow between 2020 and 2040 along the same trend recorded between 2010 and 2020, which was a period of moderate growth. Under this scenario, the number of households in Centreville would increase by about 724 at an average annual rate of 1.68%. By 2040 the Town’s share of total County households would approximate 11%.

Alternative Household Projections 2020 - 2040

Projection	Past		Current	Future		Change 2020-2040		
	2000	2010	2020	2030	2040	%	#	Ave Annual Rate
1. Fixed Share of County Households (at 9.9%)	807	1,568	1,836	2,070	2,290	24.7	454	1.11
2. Replicate Town's Growth Trend Between 2000 and 2020	807	1,568	1,836	3,000	4,220	129.8	2384	4.25
3. Replicate Town's Growth Trend Between 2010 and 2020	807	1,568	1,836	2,200	2,560	39.4	724	1.68

Table 3, Source Jakubiak & Associates, Inc.

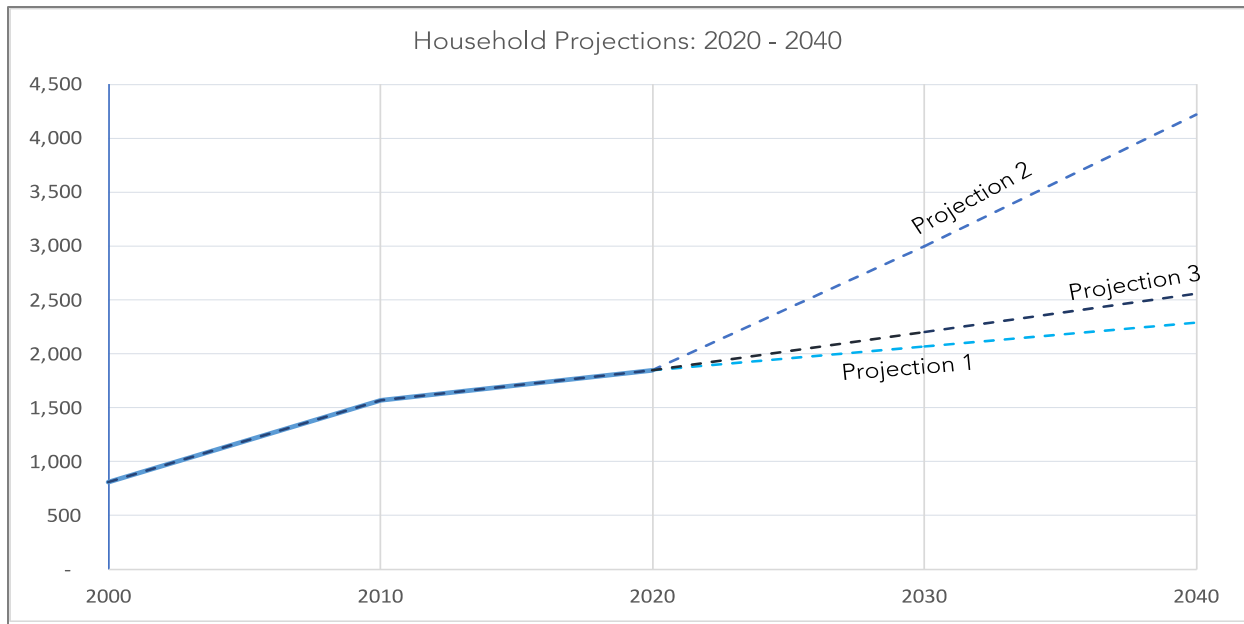


Figure 5, Source Jakubiak & Associates, Inc.

Impacts of Projected Growth

Tables 4-5 below show the impact of the projected household increase on the capacities of local schools and public water and sewer facilities. Table 4 shows the impact to pupil enrollment on the capacity of area public schools. The table does not account for the potential impact of changes (increase or decrease) in enrollment that may occur in the parts of the school districts outside the Town’s boundaries. It is worth noting that the *Queen Anne’s County School Facilities Master Plan* projects declining enrollments through 2028 and utilization rates well below state rated capacities—that is, enrollment is anticipated to be under capacity.

As shown in Table 4, current enrollments approximate 74% at Centreville Elementary, 89% at Kennard Elementary, 83.5% at Centreville Middle and 96% at Queen Anne’s County High. By 2040 enrollment would remain under capacity at the elementary and middle school levels with Projections #1 and #3. By contrast, enrollment would exceed capacity with Projection #2 at each of the schools, likely creating needs for new or expanded schools. The high school, with little existing capacity to spare, is expected to be near its capacity with Projections #1 and #3 and exceed it with Projection #2.

Estimated Impact of Projected Growth on Public School Capacity By Projection: 2040												
Public School	State Rated Capacity	2020 Fall Enrollment	% Use in 2020	Projection 1			Projection 2			Projection 3		
				Increased Enrollment	Capacity Remaining	% Use in 2040	Increased Enrollment	Capacity Remaining	% Use in 2040	Increased Enrollment	Capacity Remaining	% Use in 2040
Centreville Elementary	581	432	74.4%	89	117	89%	475	(269)	125%	143	64	94%
Kennard Elementary	503	446	88.7%									
Centreville Middle	659	550	83.5%	44	65	90%	237	(357)	119%	71	38	94%
Queen Anne's County High	1,263	1,214	96.1%	67	(18)	101%	356	(925)	124%	107	(58)	105%

¹The "Projected Increased Demand" (for student enrollment) reflects the following assumed pupil yields for new dwelling units: 0.2 students per unit (for elementary school), 0.1 students per unit (for middle school) and 0.15 students per unit (for high school).
Source of State Rated Capacity and Enrollment data is the Queen Anne's County Public Schools Educational Facilities Master Plan, 2022

Table 4

Table 5 shows the estimated impact to the Town’s water and wastewater treatment capacities. As shown, current public water usage plus commitments total 393,412 gallons per day or about 61% of permitted extractive capacity. The remaining capacity is sufficient to serve growth under Projections #1 and #3, but under Projection #2 expanded extractive (and storage) capacity would be required under those scenarios.

With respect to public sewer, the existing demand for wastewater treatment plant capacity approximates 542,000 gpd, representing 93% of available capacity. In each projection scenario, an expanded plant capacity would be required. Projections #1 and #3 would each create demands that would significantly exceed available capacity. As a practical matter, an expanded wastewater treatment plant, sized to accommodate approximately 1.18 to 1.25 million gallons per day, would be required by 2040 under these more modest growth scenarios. Projection #2, the high growth projection, would require an even larger capacity—approximating 1.7 million gpd.

Community Facility	Capacity	Existing & Committed Demand	% Use	Projection 1				Projection 2				Projection 3			
				Non-Residential Demand	Residential Demand	Capacity Remaining	% Use in 2040	Non-Residential Demand	Residential Demand	Capacity Remaining	% Use in 2040	Non-Residential Demand	Residential Demand	Capacity Remaining	% Use in 2040
Public Water (gallons per day)	645,000	393,412	61%	25,000	113,500	24,588	82%	25,000	596,000	(369,412)	157%	25,000	181,000	45,588	93%
Public Sewer (gallons per day)	542,000	503,000	93%	25,000	113,500	(188,000)	118%	25,000	596,000	(582,000)	207%	25,000	181,000	(167,000)	131%
Implications				A WWTP with a capacity of at least 1.18 million gpd would be required.				A WWTP with a capacity of at least 1.66 million gpd would be required.				A WWTP with a capacity of at least 1.25 million gpd would be required.			
<small>Notes: For public water, "Existing & Committed Demand" includes the actual average daily use of 360,912 gpd plus a committed reserve approximating 26,000 gpd. Commitments include a reserve of 200 gpd of capacity for 62 vacant lots-of-record whose owners pay a "vacant lot fee". Since some share of future Residential Demand will occur through the construction of buildings on existing vacant lots, this table somewhat overstates the "% Use" under both current and projected 2040 conditions. For public sewer, "Existing & Committed Demand" includes actual flows in 2022 plus commitments to provide service equivalent to 26,000 gallons per day (gpd). It should be further noted that the projected demand for both water and sewer assumes a household or household equivalent generates a demand of 250 gpd, which exceeds actual use or flow. The higher number is used for comprehensive planning purposes to promote conservative estimates. Source: Town of Centreville and Jalubick & Associates, Inc.</small>															

Table 5

Forecast 2040

Having evaluated three alternative projections, the Planning Commission selected one of them to be its forecast or guide through 2040. A reliable forecast allows a Town to anticipate and prepare for the impacts of growth and the needs of future residents. The Commission selected Projection #3 from the previous section—a projected rate of growth of 1.68% per year on average, which would result in about 724 new households by 2040.

At this level of growth, Centreville’s population would approximate 6,670 in 2040. As noted above, this level of growth would keep public school enrollment well within current capacities at the elementary and middle school levels. Highschool capacity would likely be exceeded, but only modestly and the County Board of Education has ample time to plan for and adjust as it deems necessary. At this level of growth, the Town would need to expand its wastewater treatment capacity to 1.25 million gallons per day. As required, the Town will seek to amend the Queen Anne’s County Comprehensive Water and Sewer Plan reflecting the increase in treatment capacity from 542,000 gpd to 1.0 million gpd and the commensurate expansion of treated effluent disposal measures currently in place. In order to most effectively accommodate that growth in Centreville, as development is proposed in the Growth Area, each new development should make a meaningful contribution to the municipal water and sewer systems. The

Town's Water and Sewer Allocation Policy should be revised to prioritize allocations for development consistent with the complete neighborhoods approach:

- Intergenerational neighborhoods with housing to meet the needs of area residents through many stages of life.
- Cohesive functional, and aesthetic use of open spaces enlarging resource areas connecting existing and planned open spaces on adjoining tracts of land preserving of broad open vistas.
- Neighborhoods and construction of buildings designed to respond to the unique environmental, cultural, and scenic resources that characterize a property and its surroundings.
- Very low impact and highly energy-efficient patterns of development, especially in or near environmentally sensitive areas.

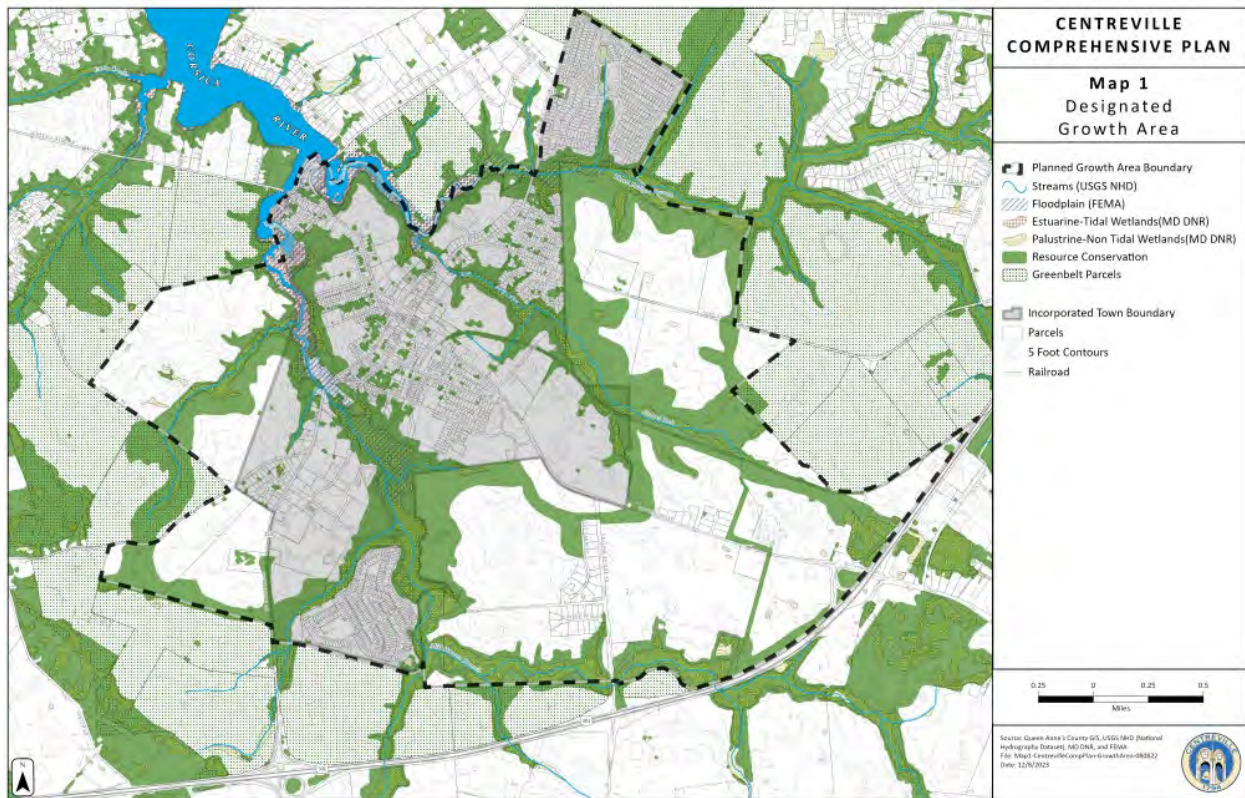
A Plan for Municipal Growth

Objectives

1. To grow both in a measured way--through deliberate and strategic planning--to maximize the benefits that accrue to both existing and future residents.
2. To grow only in a manner that assures essential public facilities and infrastructure remain adequately sized and equipped with capacities to deliver exceptional services without compromise to existing residents, institutions, and businesses.
3. To prioritize the protection, conservation, and even restoration of natural resource lands, and the natural services they provide, as the Town expands its boundaries.
4. To bring about logical extensions of the Town, its streets, infrastructure, parks, and trails, and connect future neighborhoods with those existing to form a cohesive community.
5. To preserve the growth area in farming and other open space and natural resource uses until such time as annexation takes place.

Growth Area: Size and Location

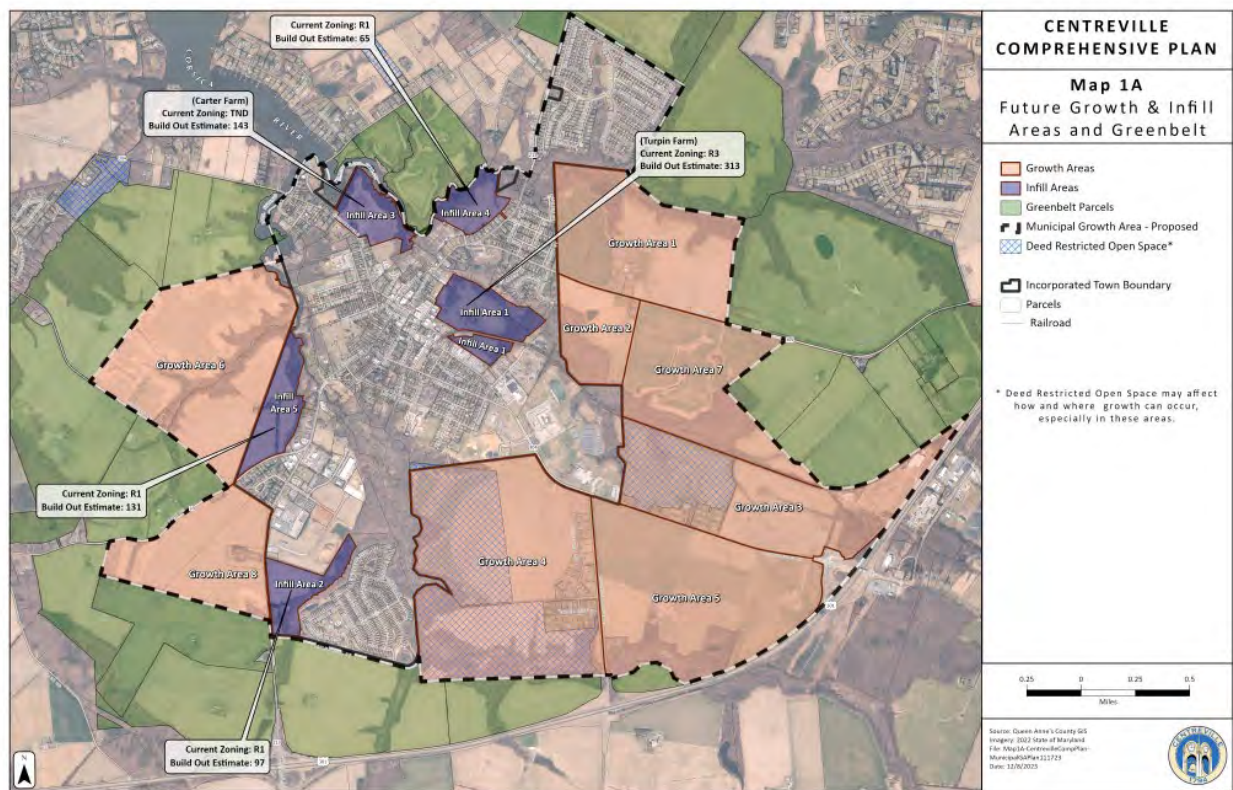
A designated growth area is a planned extension of the municipal boundaries to encompass lands that may be annexed in the future. Under Maryland planning law, properties must be within the growth area to be eligible for annexation. This Plan's growth area contains about 2300 Gross Acres /1878 Net Acres and is shown on Map 1.



Map 1 - Growth Area and Greenbelt

Important to balancing and maintaining the growth area are the areas available for Infill development and the Greenbelt areas (also depicted on Maps 1A, 1B, 2 and described in more detail in the Greenbelt section and Figure 6).

The Growth Area, as drawn in the 2009 Community Plan, encompassed about 1720 acres. The newly drawn and updated Growth Area is about 2293 acres in size. This new size reflects the net effect of an approximately 136-acre reduction due to elimination of a large farm tract on the southwest side between MD Route 213 and Hibernia Road, an approximately 298-acre expansion of the boundary on the east side primarily through the addition of acreage previously planned as a “County Businesses Park” located on the west side of U.S. Route 301, expansion south of Taylor Mill Road to the Mill Stream adding 169 acres, and including an additional 237 acres to the west of 213, along the Mill Stream.



Map 1A - Growth Area, Infill and Greenbelt

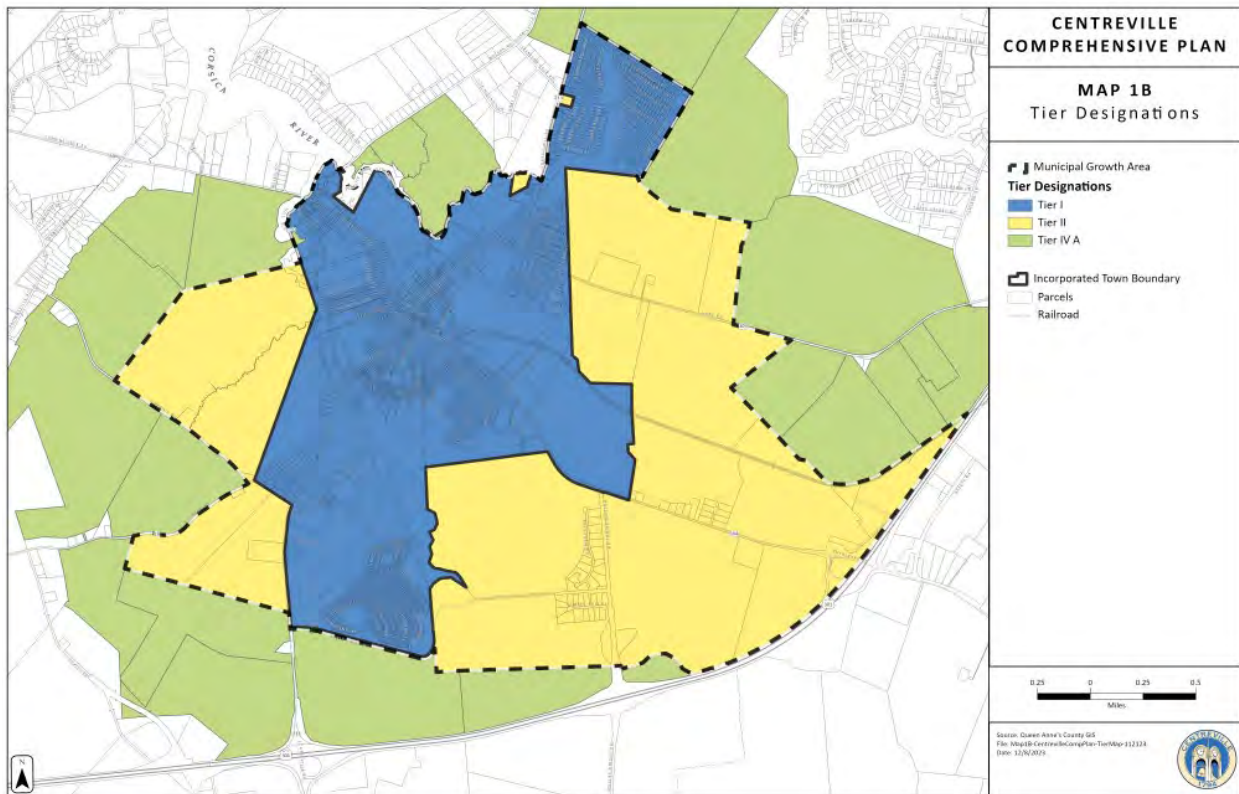
This Plan includes the area indicated as the Queen Anne's County Planned Business Park in the 2009 Plan's Growth Area to signal the Town's intention that such development should occur within the municipal limits under Town development rules. The Growth Area is enlarged along the southern side so that it now follows the stream rather than the planned Taylor Mill Road Extended. With this change, the Town could allow development to occur on both the north and south sides of Taylor Mill Road Extended which would facilitate the upgrade of this road by the private sector. Further, using natural features like a stream or property line to establish the boundary is consistent with how the Centreville growth area is drawn elsewhere.

The 2009 Plan's Growth Area 8 is included in this plan due to its importance in helping address Future improvements identified for Route 18 Diverted. The existing intersection of Rte. 213 and Rte. 18 is an awkward alignment with poor geometry. Although a previous State Highway Administration (SHA) study (See Chapter 3) has concluded that overall traffic conditions are good under current conditions and that a roundabout may be needed under future conditions, the Town and SHA should consider the realignment of Rte. 18 through Growth Area 8 from Hibernia Road to Rte. 213 when that area is developed. The new intersection of Rte. 18 and Rte. 213 would align directly across from the Centreville Business Park Loop Road. This realignment would provide a ninety degree alignment with Rte. 213 and a four-leg intersection with the Centreville Business Park Loop Road. The portion of Rte. 18 through Growth Area 8 should be constructed in accordance with State Highway Administration specifications and should be denied access to individual lots. The existing intersection of Rte. 18 and Rte. 213 should be closed and that portion of Rte. 18 from Hibernia Road to Rte. 213 converted to a County or Town road."

Growth Area 6 just west of Millstream has been enlarged based on the following potential characteristics. As identified on Map 1 natural resource issues around Millstream could serve to help preserve this important asset. This area is currently under single ownership and consists of approximately 241 acres, including a historic resource - the 1881 Home know as Claude Anthony Farm on the Maryland Inventory of Historic Properties MIHP QA-249. The home is located closer to Hibernia Road and should be appropriately considered regarding historic context and preservation in any future growth considerations.

- The old railroad bed of the Love Point to Centreville Railroad (one of two competing railroads terminating in Centreville). This feature is both historic and practical as a connection to the existing Millstream Trail system.
- Queen Anne's County can look at the old railroad bed as a possible link from Queenstown to Centreville.
- This area and the current GA#6 can most easily be sewered by a direct connection to the wastewater plant headworks via an existing easement in Glendale and over the Bd. of Ed. This means the whole area (including #8) can bypass the south pumping station completely. Growth Areas #4 and #5 head to the South Pumping station as will infill in the Centreville Business Park and infill area #2.
- Centreville has complete control of the environmental development concerns for the Millstream.
- The Trail system can wrap west of town and connect to the Millstream Trail and Wharf Park.
- West bound traffic from #6 and this area will not contribute to the downtown congestion coming and going to work north and south, etc.

Map 1B identifies the tier designations required under the Sustainable Growth & Agricultural Preservation Act of 2012. The designations include Tier I designations: areas currently served with public sewer; Tier II areas: future growth areas planned for sewer service, and Tier IVA areas (Greenbelt) planned for conservation and no major subdivisions on septic.



Map 1B - Growth Tier Designations

Planned Land Use

The generalized land use plan for the Growth area is shown in Map 2 and each of the recommended land use designations are described below.

Resource Conservation / Open Space

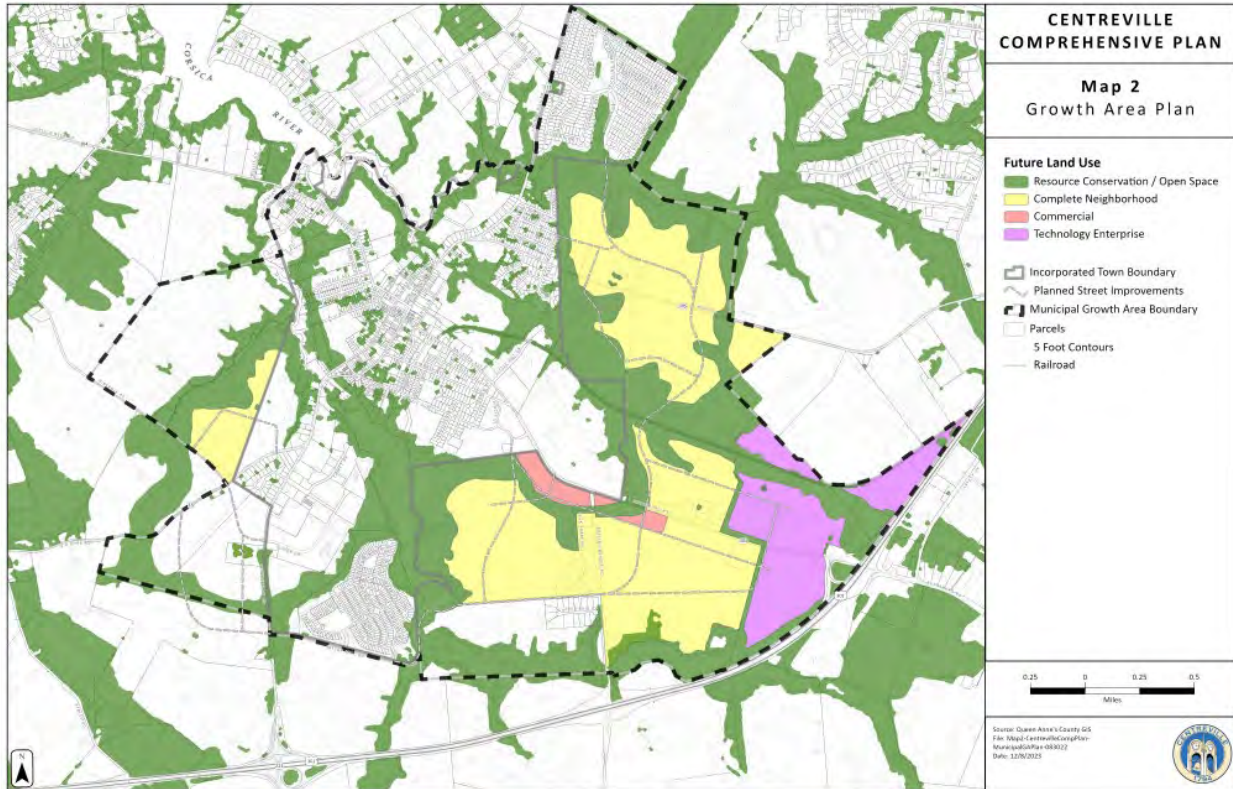
The Resource Conservation designation encompasses those natural resource lands that exist today including wetlands, streams and their buffers, steep slopes, shorelines, and forested areas (See [Chapter VIII, Natural Environment](#)). The generalized land use plan also envisions an expansion of resource lands as development takes place, through the widening of stream buffers and planned forest regeneration, and the designation of lands for future conservation area especially when connections can be made between natural areas. As future neighborhoods are developed, land along existing streams and forest areas would be set aside for conservation and parks and open space amenities could be provided such as trails to link neighborhoods together.



Complete Neighborhoods

The yellow areas on Map 2 show the location of the Town's future neighborhoods. These areas would allow for a diverse set of housing types, open spaces and parks, institutional uses, and, where applicable,

a limited amount of neighborhood level retail, office, and commercial service uses. As noted in [Chapter VIII, Natural Environment](#), this Plan recommends substantial forest regeneration, clustering home sites to minimize the coverage of the land in impervious surfaces, connecting areas with bike and walking trails, using the stormwater practices designed to treat stormwater associated with the most significant rainfall events, right-sizing the design of Town streets and infrastructure, and developing renewable energy neighborhoods—that is, the Centreville neighborhoods of the future could be powered by renewable energy sources. These goals may require approaches that are fundamentally different than conventional zoning and subdivision procedures provide for.



Map 2

To implement complete neighborhoods for the future, the Town will update its land development regulations to incentivize/encourage creative design and development of complete neighborhoods as recommended in [Chapter IV, Land Use](#). This Plan prepares for a future when neighborhoods may look substantially different than the conventional single-family subdivisions now in Town. In the future, homes may be clustered in higher density arrangements and in attached buildings which will leave more open space to be preserved. Housing types and architecture are likely to be different than they are today too, and zoning, subdivision, and infrastructure standards may need to be modified to guide development where energy efficiency, affordability, and very economical utility delivery will be driving Forces in community design.

It is important to clarify that this Plan does not envision a future of residential subdivisions covering the entire growth area. Instead, it envisions pockets of well-planned and denser development interconnected with major preserved open spaces. This will result in substantially less road mileage and less mileage of public water and sewer lines to be installed and maintained. In the future, clusters of residential development may even be able to exist without a hard connection to the Town’s wastewater treatment plant (WWTP) and open spaces may accommodate community scale wind and solar projects to supply some portion of the demand for residential energy.

This *complete neighborhoods* planning approach should be implemented by zoning and subdivision regulation updates that include modifications to the development plan review and approval process, which incentivizes/encourages developers to use more creativity in neighborhood design. More specific objectives to be achieved by development in the Growth Area are as follows:

- To encourage cohesive, functional, and aesthetic use of open spaces including the enlarging resource areas, connecting existing and planned open spaces on adjoining tracts of land, and preserving of broad open vistas.
- To encourage flexibility in the design of neighborhoods and construction of buildings so they are responsive to the unique environmental, cultural, and scenic resources that characterize a property and its surroundings.
- To encourage intergenerational neighborhoods, where housing is provided to meet the needs of area residents through many stages of life.
- To encourage innovations in the development of land to bring about very low impact and highly energy-efficient patterns of development, especially in or near environmentally sensitive areas.
- To tie the development of land more closely to the goals and recommendations of this Comprehensive Plan.

Employment Areas, Economic Development

Technology Enterprise District

This Plan recommends the creation of a *Technology Enterprise District (TED)* to be reserved for master developed and cohesively planned projects. Nearly 135 acres are so designated for office and light industrial use. This does not include vegetated buffers and open spaces that have long been envisioned



along the highway frontage. Corporate, business, and professional office complexes, along with medical or technology campuses are some uses envisioned, contained within a parklike setting. This area can strongly contribute to the economic well-being of the Town and region. This new TED is referenced in [Map 4](#) and [Chapter IV, Land Use](#). With competent business park design and infrastructure planning, this acreage could readily accommodate up to 1.3 million square feet of floor area and about 1,460 jobs⁸.

⁸ These estimates are arrived at by assuming at least 75% of the 134 acres designated for Employment Use on the Growth Area Plan Map are developed; that such land develops at a floor-to-area-ratio (FAR) of 0.3; and that the uses generate one job per 900 square feet of industrial floor area.

Greater intensity of development and/or a mix of office uses would increase the overall potential floor area and employment. One of the objectives of encouraging a TED at this location is that it can thrive without major downtown traffic congestion. It could also contribute significantly to the Town's assessable tax and supply a source of employment and economic development to the larger area.

Commercial: MD Route 304 Corridor

Commercial uses are recommended in the MD Route 304 Corridor, on the south side of Route 304 roughly extending from Vincit Street 0.75 mile eastward. About 35 acres of land is so designated on [Map 2](#). This would be a central commercial corridor for the Growth Area at a highly accessible location intersected by the planned East Side Major Collector, which is visible on [Map 2](#) but discussed in more detail in [Chapter IX, Transportation](#). Both the planned East Side Collector and MD Route 304 are envisioned as future parkways and the arrangement of the corridor's buildings and sites should take on the character of parkway, with coordinated landscaping, trees, screening of parking lots, and buildings along MD Route 304, generally set within a park-like environment.

A collector road running parallel to MD Route 304 is shown on [Map 2](#). Its purpose is to interconnect all future commercial sites and eliminate the need for multiple driveway connections to MD Route 304. This collector street is mapped roughly 400 feet back from MD Route 304 creating a compact linear form along the parkway. The Town will need to prepare a small area master plan and design standards and adopt zoning and site development requirements to guide the development of this area to avoid uncoordinated and sprawling commercial development.

MD Rt. 213 & 301 Interchange

The interchange of US Route 301 and MD Route 213 is regarded as a gateway to Centreville in spirit, if not in body. The Plan recognizes that the area is outside of the planned Municipal Growth Area, however, this Plan holds that it is in Centreville's best interests the Town should be included in decisions made by QAC regarding development at that area. Centreville may at some point decide to amend this Plan to extend its Growth Area and its water and sewer services along MD Route 213 south to the properties near the interchange in the event that proposed development would provide a direct benefit that fits the values and priorities of the Town.



Greenbelt

Figure 6 shows the planned Greenbelt, carrying forward the concept from the 2009 Community Plan. The Greenbelt encompasses areas beyond the Growth Area that are intended to be left undeveloped through the foreseeable future in open space, natural area, and farming. As an intact land use zone, the Greenbelt creates a unified edge to development and ensures the Town remains set within a rural preserve of natural lands and agriculture.

Preservation of the Greenbelt in naturalized and farming uses also helps ensure the Town has space available for treated wastewater spray irrigation allowing for the necessary increases in the capacity of the municipal sanitary sewer system. One farming tract in the Greenbelt is currently being used as a spray irrigation field. The use of other parts of the Greenbelt for this purpose is encouraged as needs may arise.

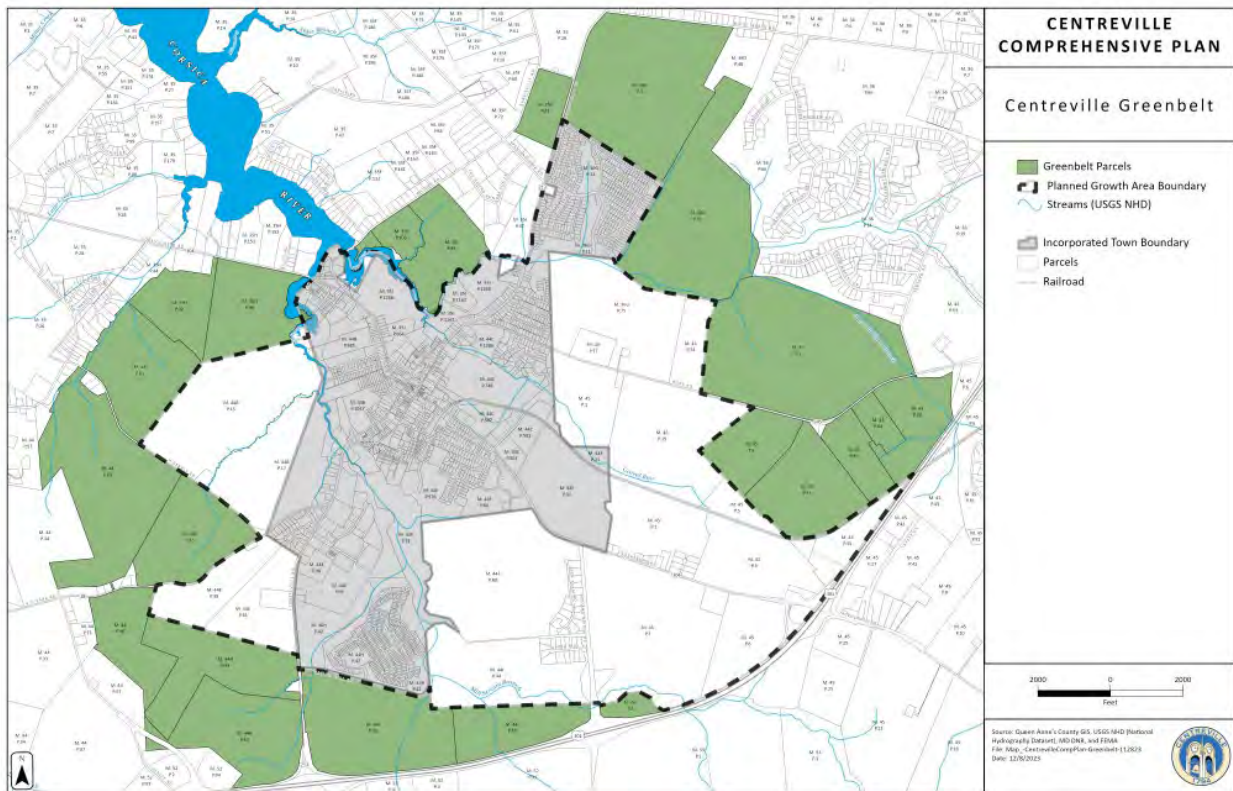


Figure 6

IV. Land Use

Introduction

This land use plan focuses on the pattern, distribution, and character of activities through 2040⁹. It is a guide to the use and development of land, showing the preferred generalized use of every parcel within the Town. It is especially interrelated with the other elements of this Plan report and some of the land use ideas and recommendations highlighted here are detailed further in other sections. Land use recommendations for the Municipal Growth Area are provided in [Chapter III, Municipal Growth](#) and should be read in concert with this chapter to appreciate the full scope of Centreville’s long range land use planning.

The land use plan guides commercial and residential uses into downtown, along Railroad Avenue and MD Route 213 and within the Centreville Business Park. It endeavors to make downtown a vibrant center of economic, cultural, and civic life within the region. It seeks to enhance the potential for the private housing market to deliver a variety of housing types to meet the needs and preferences of residents of different income levels and life stages. It recommends open spaces and seeks to protect the Town’s remaining forests, which are identified in [Chapter VIII, Natural Resources](#). While embracing growth, it seeks to sustain Centreville’s traditional small-town character and charm.

⁹ A land use plan is not a zoning map. Instead, it is a guide to the use and development of land. The zoning map is more than a guide, it is part of the Town’s laws and divides the Town into districts, each having its own set of use and development regulations. While a zoning map is not a land use plan, it derives its substance and content from the adopted land use plan.

As noted in [Chapter III, Municipal Growth](#), Centreville will absorb an increasing share of household growth in Queen Anne’s County. Over the next two decades, this is likely to happen through the conversion of large tracts of land to new neighborhoods within the Town’s boundaries and to some extent within the Growth Area. With the existing settlement pattern as a general model for future development, Centreville should remain a relatively compact community within a greenbelt of farms and forests.

Implementation of the objectives and recommendations of this Plan will occur in many ways, but the most prominent way is through the Town’s Zoning Ordinance. Following adoption of this Plan, a new zoning map and amendments to the Zoning Ordinance would be adopted as is customary.

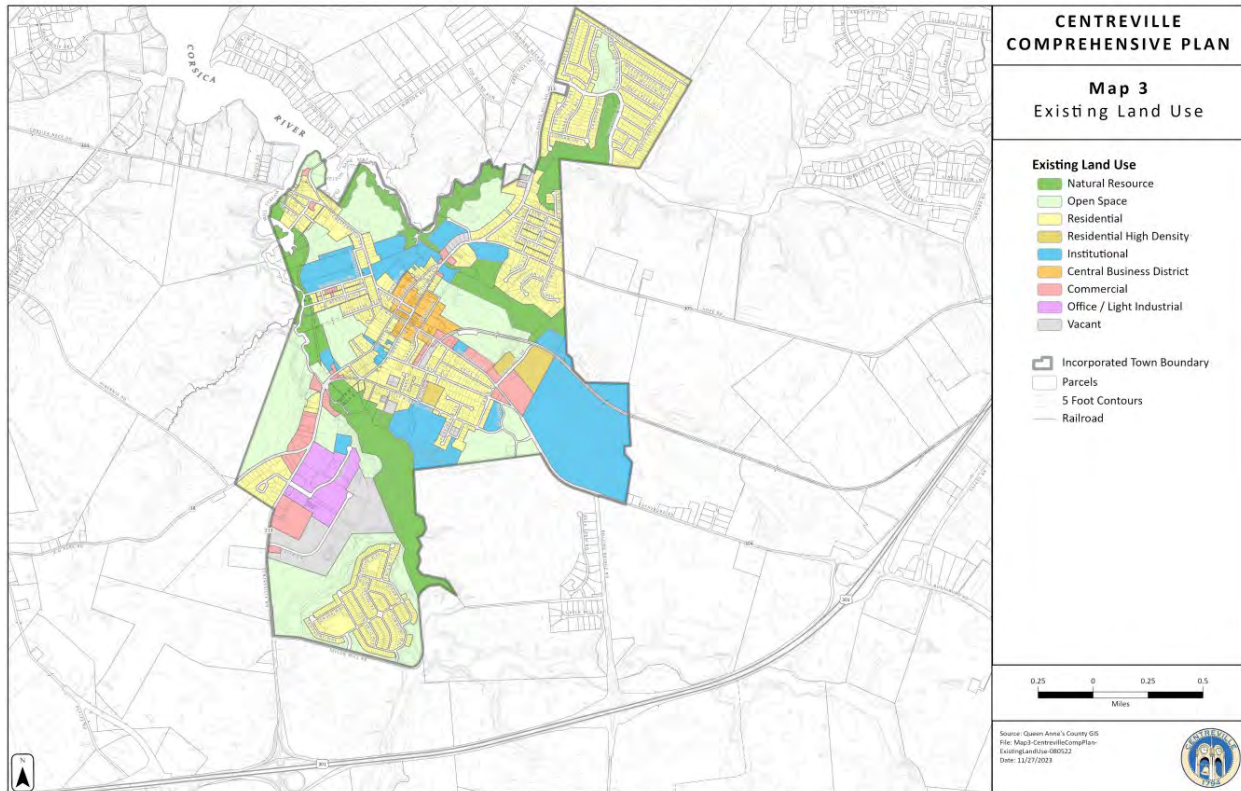
Existing Pattern of Use

The term “land use” refers to the way property owners use land and therefore it reflects the cultural, economic, and environmental character of an area. A land use map is the visual expression of that character. Centreville’s existing land uses are shown on [Map 3](#). An overview of the existing pattern of land use follows.

- As the County seat, Centreville is a center of governmental uses which are concentrated in downtown around the historic courthouse and green. Downtown is also home to law and other professional offices, restaurants, and shops. It is designated as “central business district” on [Map 3](#).
- From the downtown core, residential neighborhoods extend westward along Chesterfield Road and eastward between Water Street and Kidwell Avenue. These neighborhoods are primarily made up of single-family detached houses but also include institutional uses including churches and schools. Occasionally there are commercial uses in these neighborhoods, whose establishment predate modern zoning laws.
- During the past couple of decades, land further removed from downtown was subdivided, creating neighborhoods such as Providence Farms to the east, Symphony Village to the south, and North Brook to the north.
- Residential apartment buildings and complexes are designated “Residential High Density” on [Map 3](#). Since adoption of the 2009 Community Plan, the east side of Little Hut Drive has been developed as a multi-building apartment complex known as the Willows at Centreville.
- The Centreville Business Park is a significant area of commercial and light industrial use, including a community shopping center fronting Centreville Road (MD Route 213). Business offices and light industrial uses are situated internal to the business park. Existing commercial uses are shown in red and light industrial uses in purple on [Map 3](#). Much of the business park is still vacant.
- An institutional center is emerging along Railroad Avenue (MD Route 304) at its intersection with Kidwell Avenue near the County middle and high school complex. Since the adoption of the last community plan, the County has constructed its main governmental office building there, the YMCA has nearly completed a major indoor / outdoor recreational facility, and the County Board of Education has obtained conditional site plan approval for a new building to replace the existing Board of Education facilities currently located on Chesterfield Avenue.
- As documented in [Chapter III, Municipal Growth](#) there remains nearly 264 undeveloped acres within Town limits zoned for residential use. The majority of this is the 5 major infill areas shown

on Map 1A. These lands are included as portions of the Open Space indicated on Map 3. An additional part to that total undeveloped acreage is approximately 30 vacant individual residential lots throughout Town that are not highlighted on Map 3.

- Lastly, the extent of natural resource land, including shorelines, wetland and forested stream buffers within municipal limits is substantial. This land use reflects the presence of underlying natural conditions. It is mapped and discussed in detail in [Chapter VIII, Natural Resources](#) and shown in a dark green color on Map 3.



Map 3

Outside of Town, agriculture is the prominent land use. Scattered housing lots and residential subdivisions can also be found throughout the countryside just beyond Town limits. The Town’s designated growth area is comprised of very large tracts of land. Each has significant development potential, and with thoughtful planning and coordination, an interconnected arrangement of open spaces and naturalized areas can be preserved for recreational use and environmental protection. The planning goals for this area are found in [Chapter III, Municipal Growth](#).

A Plan for Land Use

This section of the Plan focuses on the future use of land located within the current Town boundaries. This updated land use plan signals that Centreville will be especially intentional and purposeful in its decisions about development through 2040. The term land use “development” is defined here as the conversion of vacant land to another use, or the redevelopment or re-use of existing buildings and sites,

in ways that advance the Town's improvement, progress, and enhancement as described by the Objectives incorporated throughout the Comprehensive Plan.

To ensure that proposed land use changes meet this definition, this Plan recommends that all major proposals proceed through a deliberative process during which the benefits that are delivered to the Town are investigated and established. The Town is receptive to allowing flexibility where needed to achieve quality and competent community design, but where individual proposals fail to meaningfully advance the Town's development (as defined above), they will not comply with this Plan and should not be approved.

Through 2040, Map 4 and the supporting text of this chapter are to be used to guide the location, type, intensity, and character of development and redevelopment. This means the Planning Commission will evaluate new land development proposals in light of this Plan.

Objectives

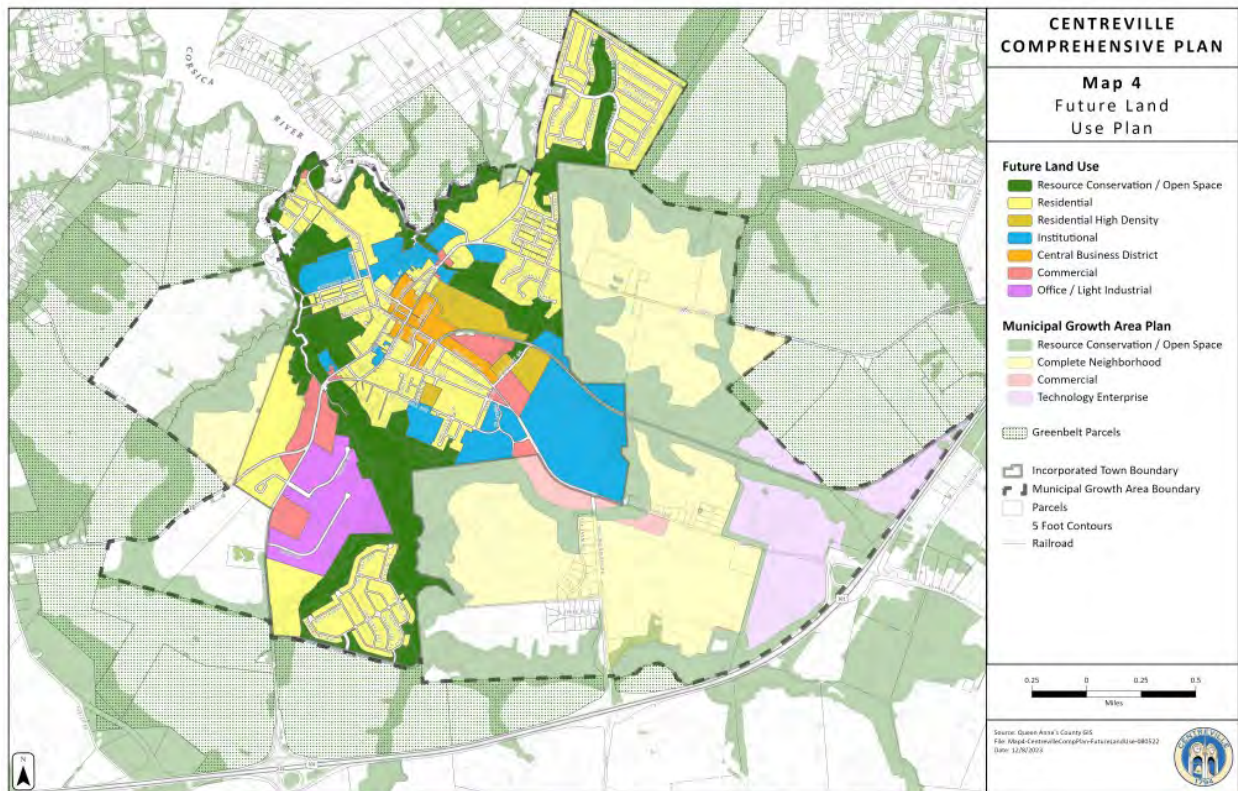
The main goal of the land use plan is that Centreville develops as a healthy, prosperous, and beautiful town with a continual improvement in the quality of life for its residents and the vitality of its businesses.

The supporting objectives are as follows:

- To create a network of open spaces and resource conservation lands which will secure important environmental functions, form the basis of a town wide recreational asset, and promote community health, vitality, and scenic beauty.
- To guide future neighborhoods into patterns that encourage an intergenerational community, which features a variety of housing types instead of neighborhoods separated by age or income.
- To foster an economically vibrant downtown, preserve its historic elements, promote residential uses in and near downtown and link downtown to other parts of the Town with an efficient system of streets, walkways, community open space, and public utilities.
- To foster continual real estate investment, the redevelopment of vacant or underutilized properties, and the redevelopment or improvement of properties that do not contribute to the Town's overall wellbeing.

Future Land Use Map

Map 4 shows the 2040 future land use plan. Each of the major use categories within the Town's current boundaries are described below. Map 4 also shows the more generalized land use plan for the Growth Area, which is discussed in more detail in [Chapter III, Municipal Growth](#).



Map 4

Open Space / Resource Conservation

Areas planned for Open Space / Resource Conservation include improved public and private recreational areas, specialized open areas like the Chesterfield Cemetery, and natural resource areas such as the shorelines and 100-year floodplains associated with the Corsica River and its tributaries. These areas are, to the extent possible, meant to be protected so they can perform their resource functions, like retaining flood waters, recharging ground water supplies, and protecting downstream water quality. See [Chapter VIII, Natural Resources](#) for a discussion of these resource areas and recommendations for their protection.

Residential

The light-yellow areas shown on [Map 4](#) encompass existing neighborhoods and residential lots that are primarily zoned R-1 and R-2. The primary purpose of the designation is to signal the Plan’s intent that these areas be conserved in residential use and/or continue to be developed for housing under approved plats. It also encompasses four of the five major residential infill tracts that are discussed in [Chapter III, Municipal Growth](#) and shown in [Figure 5](#). As discussed later in this chapter, the Plan recommends that these infill tracts be developed as complete neighborhoods based on designs consistent with the Complete Neighborhoods Objectives and the Town’s complete neighborhood priorities-with an overall density approximating 3.5 housing units per acre.

The current Zoning Ordinance contains a zoning district and regulations for Traditional Neighborhood Development (TND) communities. The Town adopted these provisions following the last comprehensive plan. Currently the Carter Farm on Chesterfield Avenue is the only property with TND zoning. The purpose of the TND designation is to signal a preference for patterns consistent with pre-WW II residential neighborhoods that feature a mix of housing types, grid streets, open spaces, institutional uses, and possibly small-scale complementary commercial uses. The Planning Commission has reviewed multiple development plans and its experience has informed the Commission that TND zoning may need updates.

Although the TND concept is reminiscent of the existing patterns of the Chesterfield Ave neighborhood, citizen concern regarding traffic circulation, commercial competition with the CBD, and possible long term negative environmental impacts should be considered as part of the TND zoning update process. —This plan further recommends that the TND provisions in the Zoning Ordinance be reviewed during the Zoning Checkup process to explore any updates that may be warranted.

Residential, High Density

The primary purpose for the “high density” designation is to signal this Plan’s intent to conserve existing multiple-family housing areas in residential use and promote other residential neighborhoods featuring a variety of housing types. For the most part, this designation covers existing townhouse neighborhoods and apartment complexes, now zoned R-3, but it also includes the Turpin Farm. The Turpin Farm is centrally located adjacent to downtown, and its development should support the economic vitality of downtown. The current allowable density of housing units in the R-3 district is eight housing units per acre.

Institutional

This designation signals the Plan’s intent of keeping the existing institutional uses as the preferred uses on those properties so designated. The Plan also supports the development of institutional uses such as places of worship, schools, nursing homes, and day care centers in certain residential and commercial areas, and the Zoning Ordinance should continue to accommodate them. This Plan recommends that an Institutional zoning district be established and that the significant institutional properties, especially the publicly held ones, be rezoned to this new district.

Central Business District (CBD)

This designation encompasses properties within downtown where mixed-use development is encouraged, and a broad array of commercial and institutional land uses would continue to be allowed. The Plan also encourages residential apartments above commercial storefronts and new residential buildings with densities that can meaningfully increase the resident population in the CBD, such as one housing unit per 1,200 square feet of lot area. The Plan recommends that the Zoning Ordinance be amended to allow standalone residential building within the CBD. More specific recommendations are provided in the next section of this Chapter.

Commercial

As shown on [Map 4](#), recommended commercial areas are clustered along Water Street and Railroad Avenue, Pennsylvania Avenue, Centreville Road, south of Town and Church Hill Road north of downtown. With few exceptions, every lot designated on [Map 4](#) for Commercial use is already developed. The two main exceptions include the 9.8-acre pasture and farmstead located on the north side of Delmarva Power at 2612 Centreville Road, and the 4-acre parcel at Ruthsburg Road, opposite the high school which is owned by Queen Anne’s County. Both parcels are zoned C-2, General Commercial.

The C-2 district is a general commercial zone. It allows retail, service and office uses and is intended to provide convenient locations for local shopping. The district is located along Centreville Road, the southern gateway from MD Route 18 to the Mill Stream Bridge, at the northern gateway into downtown along Centreville Road and near the future YMCA site.

The Town’s other Commercial zoning district is called C-3 (Intense Commercial). It is located on the south side of MD Route 18 east of MD Route 213 and along Railroad Avenue from the Acme Shopping Center to Pennsylvania Avenue. The east side of Pennsylvania Avenue is also zoned C-3. Commercial uses including automotive garages, motor vehicle fuel stations, bottling and beverage distribution, wholesale businesses

and warehousing, and manufacturing are permitted in the C-3 district. These uses, if located along Railroad or Pennsylvania Avenues, could adversely impact the character of adjoining residential neighborhoods, and introduce heavy truck traffic onto local streets. This Plan recommends that zoning map and text amendments be considered to promote more compatible commercial uses in these areas.

Planned Business District

Intensive business and light industrial uses are recommended in the Centreville Business Park shown in purple on [Map 4](#). The business park is currently zoned Planned Business Development (PBD) District which permits a variety of commercial land use activities.

Because only two other sizable commercial parcels remain undeveloped within Town boundaries and their conversion to commercial use cannot be assured, it is likely that pressure will mount to develop the remaining lots in the Planned Business Development (PBD) District through 2040. This plan strongly recommends that space in the business park be reserved primarily for major and intensive commercial uses that may not be compatible elsewhere in Centreville and which can strongly contribute to the local economy and employment. A Master Plan for the business park indicates a mix of parcel size, the majority of which will accommodate large scale commercial buildings and site operations, large office and flex-space buildings, and to a lesser degree, retail and hospitality.

Other Recommendations

Promote the Vitality of Downtown

Downtown Centreville, the central business district, is the institutional center for the Town and Queen Anne's County. It is also the community's traditional center for government, shopping, entertainment, restaurants, and local professional and law offices associated with the courthouses. Downtown should remain highly walkable.

- From a land use perspective, to promote the preservation, upkeep, and adaptive reuse of historic buildings, the Town should consider incentives to encourage developers to rehabilitate buildings and to incorporate residential apartments on the upper floors where possible. In this regard the Town should consider historic districting and the use of State and Federal preservation tax incentives to encourage private sector investment in and rehabilitation of historic buildings¹⁰.
- Where feasible, without disrupting the historic character, this Plan encourages development (and re-development where relevant) that seeks to replicate the look of the west side of Pennsylvania Avenue. This is inclusive of mixed-use commercial buildings at street level, with residential apartments above. The concept should place emphasis on attached buildings where possible.



¹⁰ The Maryland Historic Trust administers an Historic Revitalization Tax Credit Program consisting of three separate programs for buildings and uses that are either listed on the National Register of Historic Places, are designated as historic properties by local (town) law or are within a qualifying local (town) historic district.

- As noted on the Future Land Use Map 4, this Plan recommends that the CBD be extended along the north side of Railroad Avenue to Little Hut Drive, and the full length of the east side of Pennsylvania Avenue.

Promote the Development of Complete Neighborhoods

This recommendation applies to the large infill tracts as described in [Chapter III, Municipal Growth](#); generally, tracts of 10 acres or more in size, which are designated on the [Map 4](#). These tracts are intended for master planned communities with a mix of housing types (single-family detached, duplexes, tri-plexes, attached houses, and apartment buildings) and supporting non-residential uses, like institutions, parks, open spaces, and limited commercial buildings under certain conditions. To achieve this, this Plan recommends updates to the Town's zoning and subdivision regulations. These updates would establish a set of standards that guide master planned complete neighborhood development. In this approach, a qualifying tract, (such as parcels 10 acres or more in size) would be granted flexibility in certain pre-defined development standards and are required to use that flexibility to achieve what the Town regards as exceptional community design.

It is this Plan's general intent to guide the placement, design, use, and density of well-planned residential neighborhoods that can offer a variety of building types and uses with optimal freedom to achieve great community design within the context of a site's location and special attributes. The purpose statements for Town's zoning categories are set forth in Chapter 170 of the *Centreville Zoning Ordinance*. This Plan recommends that they be evaluated and revised as necessary to fulfill the recommendations of this Plan, and activity implemented in the review and approval of future development.

Incorporate Open Space into Neighborhood Design

The Town's current subdivision regulations do not outline minimum open space requirements across all zoning districts. This Plan recommends they be revised to lead to development that will ensure both active open and passive open spaces shape future neighborhood development as well as provide for the connection of trails and greenways throughout the Town. This recommendation lies in conjunction with Open Space/ Resource Conservation discussed earlier in this chapter, this however is intended for open space to play a deliberate and major role in good neighborhood design.

Evaluate Residential Zoning Densities

This Plan encourages re-evaluation of existing residential zoning densities given the projections provided in [Chapter III., Municipal Growth](#), and the preliminary WWTP expansion plan outlined in [Chapter VI. Community Facilities](#). Infill parcels abutting environmentally sensitive areas should be considered for a creation of a Residential Conservation floating zone. In general, reassessing permitted maximum densities will easily allow beneficial infill development when using complete neighborhood zoning principles, while also maintaining a responsible rate of growth through 2040.

V. Housing

Introduction

This section of the report provides a summary and evaluation of existing conditions, objectives, and recommended policies on housing. The *Land Use Article* of the *Annotated Code of Maryland* was amended in 2019 to require that comprehensive plans contain a housing element to address affordable “workforce” and “low-income housing.” Affordability is measured in relation to the Area Median Income (AMI), a measure set by the Federal Department of Housing and Urban Development (HUD). The “area” in the term AMI, for Centreville, is the Baltimore-Columbia-Towson Metro Region. The median annual income for the Region is \$105,100¹¹. By comparison, the 2021 median annual income for Centreville was \$94,744.

Increasing the availability of affordable housing as a goal can conflict with other vital planning goals but policies about housing are especially important because they directly shape who can live in a community and who cannot. In this chapter we seek to balance competing goals and aim to encourage affordable housing options that can fit compatibly within the Town over the long run and maintain the Town’s zoning and land use framework.

Existing Conditions

Affordability in Centreville

HUD’s “housing cost burden” is the standard measure of housing affordability in the United States. According to the standard, households that are cost-burdened pay 30% or more of their gross income on housing expenses (such as rent, mortgage, utilities, condominium and HOA fees, and taxes) and thus have difficulty affording other necessities such as food, clothing, transportation, and medical care. Not surprising households that are most cost burdened have the lowest incomes.

For the Town’s renter households, 39.7% of them, or 122 households, are cost burdened. This is less than the State and Region, where about one-half are. For the Town’s homeowners, 26% or 254 households pay more than 30%.¹² Therefore, relative to the State and Region, a smaller share of the Town’s households is burdened by housing costs.

Workforce housing is housing that is affordable for a household making between 60% and 100% of median income. For the official AMI – that means between \$63,300 and \$105,100. Ideally households in this range should be able to find an apartment renting for no greater than 30% of annual income. A renter household earning \$63,300 would pay up to \$18,990 per year, or \$1,582 per month before becoming cost burdened. The median rent for a two-bedroom apartment in Centreville is \$1,384¹³, or about \$199 per month less, one could conclude the Town is a good value relative to the Region.

However, to appreciate local affordability—that is, the cost for Centreville residents in particular, the Town’s median income is used. A renter household in Centreville earning 60% of the Town’s median income or \$53,820, would be cost-burdened if paying more than \$16,150 per year in rent, or \$1,345 per month. The 2019 *US Census, American Community Survey* shows that 44 of the Town’s households are paying monthly rents between \$1,000 and \$1,499, 40 are paying rents between \$1,500 and \$1,999, 61 are paying rents between \$2,000 and \$2,499 and 18 are paying more than \$3,000¹⁴. This explains the

¹¹ “FY 2021 Income Limits Documentation System.” FY 2021 Income Limits Documentation System -- Summary for Baltimore-Columbia-Towson, MD MSA, www.huduser.gov/portal/datasets/il/il2021/2021summary.odn.

¹² “Census Profile: CENTREVILLE, MD Urban Cluster.” Census Reporter, censusreporter.org/profiles/40000US15090-centreville-md-urban-cluster/.

¹³ HUD Economic and Market Analysis Division. “FY 2021 Fair Market Rent Documentation System.” FY 2021 Fair Market Rent Documentation System - Calculation for Centreville www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn.

¹⁴ “Census Profile: CENTREVILLE, MD Urban Cluster.” Census Reporter, censusreporter.org/profiles/40000US15090-centreville-md-urban-cluster/.

finding that 39.4% of the Town’s renter households are housing cost burdened. For lower income households—making less than 60% of local median income—renter housing is unaffordable in Centreville.

The same assessment can be for owner occupied housing. As of early 2023, for a house valued at the current estimated median sales price of \$354,000¹⁵ a household would pay about \$2,555 per month, in mortgage, taxes, and insurance, exceeding the 30% affordability standard.

Other Characteristics of Housing in Centreville

Housing Unit Type

The *US Census, American Community Survey* (2019) provides an estimate of housing units and a break down among the various housing types¹⁶. As shown in **Table 6**, about 85% are single-family detached units and 5% are single-family attached units (townhouses). Combined, single-family units comprise 90% of the Town’s housing units. The remaining 10% is found in buildings with two or more housing units.

Table 7 shows the share of the Town’s existing housing units constructed in each decade since before 1940. It is striking that 41% of housing units were built in one decade alone, 2000 to 2009. About 14% of total units are in structures built before 1940.

Current Housing Units by Type		
Total units	1,969	100%
1 unit detached	1,672	85%
1 unit attached	101	5%
2 or 4 units	97	5%
5 to 9 units	61	3%
10 to 19 units	0	0%
20 or more units	38	2%

Table 6, Source US Census, American Community Survey

Current Housing Units by Age of Structure		
Year Structure Built	#	%
2010 to 2019	180	9%
2000 to 2009	808	41%
1990 to 1999	68	3%
1980 to 1989	122	6%
1970 to 1979	230	12%
1960 to 1969	104	5%
1950 to 1959	101	5%
1940 to 1949	75	5%
1939 or earlier	281	14%

Table 7, Source US Census, American Community Survey

¹⁵ “Census Profile: CENTREVILLE, MD Urban Cluster.” Census Reporter, censusreporter.org/profiles/40000US15090-centreville-md-urban-cluster/.

¹⁶ The data published by the U.S. Census, American Community Survey is based on statistical methods and, at the smaller geographic sample size such as the Town, such data contain substantially high margins of error. The data should be used here as a basis for general characterization only.

Housing Types Permitted by Town Zoning

Table 8 below shows the distribution of permitted housing types by zoning district. The Town’s current Zoning Ordinance generally allows a variety of housing types including duplexes, townhouses, apartments in combination with commercial buildings, and stand-alone multi-family buildings. The Town’s TND zone is a mixed-use district though only one tract (Carter Farm) is now zoned TND and is has yet to be developed. Elderly housing which can be a specialized form of multi-family housing is permitted in all residential districts and mobile home developments are allowed in the R-3 and Planned Revitalization Area (PRA) zones.

New Housing Types Permitted by Mapped Zoning District										
Housing Types	Zoning Districts									
	R-1	R-2	R-3	PRA	TND	PUD	CBD	C-2	C-3	PBD
Single-family detached	permitted	permitted	permitted	permitted	permitted	permitted				
Single-family attached (townhouse)		permitted	permitted	permitted	permitted	permitted				
Accessory dwelling	permitted ¹	permitted	permitted	permitted	permitted	permitted				
Duplex and two-family			permitted	permitted	permitted	permitted				
Multi-family ²			permitted	permitted	permitted	permitted				
Elderly Housing	permitted	permitted	permitted	permitted	permitted	permitted				permitted
Mobile Homes			permitted	permitted						
Dwelling units with commercial					permitted		permitted	permitted	permitted	

¹The accessory unit must be within the single-family dwelling, not in a separate stand along building.
²A multi-family dwelling is one that is within a building containing three or more housing units, such as an apartment building.
 Note the Light Industrial District (I) does not permit residential uses and is not included in the table.

Table 8, Source Town of Centreville

Housing for Lower Income Households

Housing Developments

Renaissance Chase Apartments and Willows at Centreville Apartments offer low-income housing to all age groups. Willows at Centreville Apartments is a mix of both market rate and low income units. Both were built under the Federal Low Income Housing Tax Credit program (LIHTC). Under the program, the Federal Department of Housing and Urban Development grants state and local agencies authority to issue tax credits for the acquisition, rehabilitation, and construction of rental housing for lower income households. The units are set aside for households making less than 60% of the area median household income and rents are generally capped at 30% of a household’s income.

Renaissance Chase has 64-units consisting of one, two, and three-bedroom options¹⁷. This property was developed using the LIHTC program and provides Section 515 Rural Rental Housing which is available to low-income families and elderly persons with disabilities. Renters are also eligible for Section 521 USDA Rental Assistance, which allows for renters to pay no more than 30% of their adjusted income towards rent. Not all units at Renaissance Chase may qualify for this program but some units are eligible. The Willows at Centreville consists of ten two-story buildings. It is a mixed-income family rental community

¹⁷ The Renaissance Chase project is located within the R-2 zoning district and is a non-conforming use as the R-2 district does not permit multi-family buildings

with a mix of both market rate and low income one-, two-, and three-bedroom options for a total of 70 units¹⁸.

Housing Authority of Queen Anne's County

Most of the affordable options in QAC are owned and operated by the Housing Authority of Queen Anne's County (HAQAC). In fact, there are five communities in the County owned and operated by the Housing Authority, though none are in Centreville. The Authority also manages a Housing Choice Voucher program which provides vouchers used by households to rent houses or apartments from private owners. Presently there are 141 Housing Choice Vouchers active throughout the County. The program however is no longer funded, and no vouchers have been approved since 2017. The waiting list for a voucher is 10 years¹⁹.

Queen Anne's County Department of Housing and Community Services

The County's Department of Housing and Community Services operates housing programs for existing and prospective County residents.

- The Critical Workforce Home loan program helps essential personnel who work and want to live in Queen Anne's County. This includes teachers, law enforcement, and first responders. As of February 2020, the County had distributed 81 Critical Workforce Home loans²⁰.
- Moderately Priced Dwelling Unit (MPDU) Rental program. Limited Rental units are available through this program for renters making 80% of median area income. As of February 2020, the County has distributed 44 MPDU loans²¹.

Senior Housing

Between 2010 and 2019 the share of the Town's population 65 years or older rose from 18% to 22%. Projections by the State for Queen Anne's County indicate this trend will continue. Between 2020 and 2040 the senior share of the County's population is projected to increase from 20% to 26%²². It is reasonable to conclude that the aging expected at the County level will continue to occur in the Town through 2040.

There is one renter-subsidized senior living community in Centreville called Tilghman Terrace; apartments for seniors subsidized by the Federal Housing and Urban Development (HUD). Renters typically pay 30% of gross income for rent. There are 42 units available that vary between one and two-bedroom options²³.

Multiple national studies and surveys indicate that seniors generally want to remain at home rather than relocate to senior housing as they age. And yet seniors, especially as they progress through their 70's, can encounter difficulties with living at home and can benefit from specialized health care and interacting with other people. Traditional large scale assisted living facilities or convalescent homes are one option but other, smaller housing options, might fit well within the Town's existing neighborhoods. In fact, other options may become a necessity as the cost of private assisted living can be considerable and outpace the savings of middle- and lower-income seniors.

¹⁸ The Willows at Centreville Apartments: <https://livewillows.com/communities/the-willows-at-centreville/>

¹⁹ Queen Anne's County Department of Community Services. Housing Strategy for Queen Anne's County Maryland, Partners for Economic Solutions, 20 Apr. 2020

²⁰ "Affordable & Workforce Housing Unit." Affordable & Workforce Housing Unit | Queen Anne's County MD-Official Website, <https://www.qac.org/1212/Affordable-Workforce-Housing-Unit>

²¹ "Affordable & Workforce Housing Unit." Affordable & Workforce Housing Unit | Queen Anne's County MD-Official Website, <https://www.qac.org/1212/Affordable-Workforce-Housing-Unit>

²² Explore Census Data, data.census.gov/cedsci/table?tid=ACSDP5Y2019.DP05&g=0400000US24_0500000US24035.

²³ "Tilghman Terrace Apartments In Centreville, Maryland." Affordable Housing Online, affordablehousingonline.com/housing-search/Maryland/Centreville/Tilghman-Terrace-Apartments/10005981

Fair Housing

In 2021, the *Land Use Article* of the *Maryland Annotated Code* was amended to require that comprehensive plans contain a fair housing assessment to ensure they “affirmatively further fair housing”. Fair housing refers to the ability of persons with similar incomes to have the same housing choices regardless of the following characteristics: race, color, religion, sex, age, national origin, familial status, disability, sexual orientation, gender identity, marital status, and source of income. “Affirmatively furthering fair housing,” per Section 2-401 of the *Housing and Community Development Article* of the *Maryland Annotated Code*, means preventing discrimination and taking actions aimed at overcoming patterns of segregation and fostering communities free from barriers that restrict access to housing and opportunity based on the above-mentioned characteristics. Here are a number of relevant findings:

- For background, the Town does not operate a housing authority, subsidize housing or the residents of any housing, develop property, or license or inspect rental housing. The Town’s Zoning Ordinance and Subdivision Regulations are the principal means for implementing land use and housing goals.
- The Housing Authority of Queen Anne’s County owns and operates five housing communities in the County, though none are in the Town.
- The term “group home” is a residential structure used to provide community living for persons with physical or mental disability. A group home provides an opportunity for persons with disabilities to live as a unit within the same residential neighborhoods as other residents. While the Zoning Ordinance does address group homes expressly, any group of up to five un-related persons constitute a “single-family” by definition in the Zoning Ordinance and the Town cannot prohibit a group of five disabled persons from living together wherever single-family housing is otherwise permitted. State and Federal law and regulations further provide that an applicant for a group home may petition for a reasonable accommodation from the strict application of local zoning so as to avoid being discriminated against²⁴. Upon a properly filed request for a reasonable accommodation, the Town may be asked to approve occupancies in group homes greater than five residents.
- The Zoning Ordinance expressly permits “elderly housing” within the R-1 and R-2 zoning districts at densities up to twice that applicable to non-elderly housing—that is, up to six units per acre. There is one elderly housing project now in the R-2 zoning district. Within the R-3 zoning district, such housing is also permitted, capped at the maximum density allowed in the district. The Zoning Ordinance also permits housing for individuals 55 years and older on the same lot as an approved assisted living or convalescent care facility in the Planned Business Development District.
- All public-school students in Centreville track through the same schools regardless of residency location within the Town. Municipal water and sewer services are ubiquitous within the Town and no households are excluded from the benefits of this public service or facility. As documented in

²⁴ For a survey of the law and principles governing this topic see the following: [Determination of No Reasonable Cause in the Case of Humble House Recovery v. Town of Chestertown MD, et. al.](#), United States Department of Housing and Urban Development, February 2021; [Civil Rights and Discrimination, Housing-Applicability of Fair Housing Amendments Act to Fire Safety Code Requirements](#), MD Attorney General J. Joseph Curran, Jr. June 25, 1999; [Sober Homes and the Opioid Epidemic Federal and State Laws Affecting Local Governmental Ability to Regulate Sober Homes/Recovery Residences](#), International Municipal Lawyers Association, 2018 Mid-Year seminar, Work Session I, April 20, 2018; [Reasonable Accommodations Policies and Procedures](#), City of Baltimore Office of the Zoning Administrator; [Principles to Guide Zoning for Community Residences for People with Disabilities in Fort Lauderdale, Florida](#), Daniels Lauber, AICP, February 13, 2018.

Chapter VI, Community Facilities, the Town is somewhat deficient in neighborhood parks, but this issue is applicable throughout the Town. In general, no household's access to basic Town services and facilities is inequitable or unfair relative to anyone else in Centreville.

- The income-restricted affordable housing project called Renaissance Chase Apartments and the income restricted senior housing project called Tilghman Terrace are both centrally located within the R-2 zoning district in a predominantly single-family neighborhood. The other, income restricted housing development, Willows at Centreville, is located on Little Hut Drive in the R-3 zoning district near market rate apartments. All three developments are in walkable parts of Town where shopping, institutions, and public services are accessible.
- The Zoning Ordinance contains planned unit development (PUD) regulations which create the opportunity that developers will submit plans that provide a mix of housing types within future developments. The R-3 zoning district also allows for a mixing of such housing types. Currently however, the PUD approach, in which different housing types could be placed within the same development, is not required.

With respect to fair housing, the above assessment indicates that the zoning ordinance does not discriminate against persons based on race, color, religion, sex, age, national origin, familial status, disability, sexual orientation, gender identity, marital status, and source of income. In order to “further fair housing”, the recommendations of this Plan that address land use and housing and especially that encourage the use of PUDs in future developments, should be followed. This can help ensure there is a variety of housing types for persons across the income spectrum while preventing the formation of development patterns that distribute housing (and future town residents) by income and age.

A Plan for Housing

Objectives and recommendations for land use and municipal growth are set forth elsewhere in this report, while this Chapter's recommendations focus mostly on affordable housing types and adapting to changes in housing needs. The Town's main goal for housing through 2040 is that Centreville is a place where residents of all ages and income levels have housing options that allow them to live comfortably and affordably in the community.

Objectives

- Encourage a variety of housing types to maintain the Town as an inter-generational community.
- Protect the supply of quality housing to meet the affordable housing needs of the Town's households that earn less than 60% of the median household income and thus face a high-cost burden.
- Remain flexible to accommodate changing housing needs over time in both the production of new housing and the preservation and repurposing of existing units especially considering the aging trends in area population.

Recommendations

Maintain a Land Use Pattern that Encourages Multiple Housing Types

The current Zoning Map classifies the Turpin Farm as R-3, a zoning district that allows a large variety of housing types. The Zoning Ordinance also currently allows certain tracts to be developed as planned unit

developments or traditional neighborhood developments and both districts allow flexibility in housing types. Taken as a whole, Centreville’s zoning allows duplexes, townhouses, apartments in combination with commercial buildings, and stand-alone multi-family buildings. In practice, however, specific standards can make it practically difficult for property owners to deliver these options, even when they would otherwise be compatible with neighborhood character. Increasing the supply of new housing, while conserving existing neighborhood character is possible however and the Town should continue to encourage a mix of housing types by reducing unwarranted regulatory obstacles where possible. This has the added benefit of making more efficient use of available land and municipal infrastructure and does not involve land development.

Presently duplexes are prohibited in the R-1 and R-2 zones and while they are allowed in the R-3 zone, each of the two units in a duplex must have its own minimum lot area of 5,000 square feet, which is an obstacle. Accessory apartments in separate buildings are not allowed in the R-1 district and only permitted as a Special Exception in the R-2 district provided the lot is at least 10,000 square feet.



Duplexes and accessory apartments can be compatible within all residential neighborhoods and can have no adverse impact on neighborhood quality of life. Duplexes can be made indistinguishable from single-family houses as illustrated in the photographs here and can readily fit on the same lot as a single-family house²⁵.



Create an Inter-generational Housing Taskforce

A town that is intergenerational will have housing and social options that allow older residents, young people, and families to mix within neighborhoods. Because workable solutions to any important and complex goal requires focused long-term community attention, the Town might consider sponsoring a citizen committee to study and recommend approaches for addressing existing and future housing needs for middle- and lower-income seniors especially.

The committee can suggest ways the Town might facilitate senior housing and aging in place within neighborhoods. Options might include repurposing houses into small senior living and care arrangements, co-housing options where seniors share expenses, and encouraging universal design principles in new or rehabilitated housing to make it easier for seniors to live at home. The committee could also coordinate with HAQAC and Queen Anne’s County Government to evaluate the needs of low-income households in this age group. As noted previously, there is a rental-assisted senior housing community in Centreville, but the demand may increase over time in response to health care costs and the aging of the area population. Efforts to promote new senior housing within existing neighborhoods should be investigated and adopted if found workable.

The Town’s land use plan is the overall policy framework within which these housing recommendations must fit. The intent is that within the land use vision of Centreville, there will always be housing options that meet the needs of the Town’s households regardless of income and age. This includes the housing

²⁵ Credit. The source of these photos and the outline of housing types herein is Opticos Design, “Missing Middle Housing” which is available at www.missingmiddlehousing.com.

needs of young adults and families who could be putting down roots in Centreville and the needs of its senior citizens who live in and near Town. The Town aims to have a housing stock which meets the needs of its residents and their family members through their full cycle of life.

VI. Community Facilities

Introduction

Community facilities are the part of municipal development that most depends on coordination between multiple agencies and units of government. Because of their complexity and the efficiencies that can be obtained, public facilities are provided to all residents within designated service areas. Often this means residents of separate jurisdictions are served by the same facilities and services. Community facilities, at least when they are operated optimally and provided fairly, are delivered in such a way that one person's enjoyment is not diminished by another person's use.

This section of the report focuses on municipal water and sewerage facilities, public education, libraries, parks, and police and fire protection. These are the primary community facilities that benefit Town residents. This section of the report provides a summary and evaluation of existing conditions, a list of objectives, and recommended policies.

Existing Conditions

Public Water

Centreville operates a municipal water supply and distribution system. It consists of two operating wells. The Town also has three water storage tanks with storage capacities of 100,000, 200,000 and 300,000 gallons. The Town plans to construct a fourth elevated tank near MD Route 304 along the eastern edge of the Town's current limits with a capacity of up to 600,000 gallons.

The Town has two water treatment facilities. The facility at North Brook has a treatment capacity of 720,000 gpd. The facility at the Business Park has a treatment capacity of 750,000 gpd. Both include the removal of arsenic. The entire municipal limits are served with water.

The systems' maximum permitted extractive capacity is 645,000 gallons per day (gpd) with a daily average capacity of 775,400 gpd for the month of maximum use. Current average daily use approximates 360,912 gpd. Commitments made by the Town to ongoing development projects and to ensure all lots have at least one allocation approximate 261,688 gpd. This leaves an effective excess capacity of about 22,400 gpd. For comprehensive planning purposes, this excess capacity can be converted into equivalent dwelling units (EDUs) where dwelling units are assumed to demand water at a rate of 250 gallons per day²⁶. Assuming 250 gallons per day per EDU, the Town has excess capacity for 90 EDU's²⁷.

Public Sewerage

The Town operates a public sewerage system. It consists of a wastewater treatment plant (WWTP), five pumping stations and distribution lines²⁸. The WWTP is permitted to discharge an average of 542,000 gpd of treated domestic wastewater but only between December 1 and March 31. The plant is located within Town limits on Johnstown Lane and discharges to Gravel Run which the Maryland Department of the Environment (MDE) classifies as a "Use 1 Waterway" where water quality is protected for human contact and nontidal warmwater aquatic life. The MDE permits the Town to operate a spray irrigation system for

²⁶ This demand factor is higher than that actual per household daily use so that it provides a conservatively higher estimate of demand for comprehensive planning purposes given the critical nature of water infrastructure.

²⁷ At 200 gpd, a less conservative estimate, though still greater than actual household use, effective remaining capacity is 112 EDU's.)

²⁸ As noted in the [2021 Centreville Wastewater Treatment Plant Expansion, Preliminary Engineering Report](#), which is available for review at Town Hall, the WWTP was upgraded and expanded in 2003 to achieve biological nutrient removal (BNR) levels of treatment. The plant's treatment process consists of a two-tank sequencing batch reactor with chemical addition for phosphorous precipitation and cloth media filtration. The plant treats wastewater as designed and within in NPDES permit limits.

effluent disposal year-round, which the Town is required to do, in combination with discharge to Gravel Run, to provide this essential service.

For the purposes of capacity estimating, because wastewater flows fluctuate year to year and can be impacted by weather conditions, a three-year average is used for estimating “current” flows. The current average annual daily flow of the plant for the period 2018 through 2020 approximates 477,000 gpd, meaning the plant is said to be operating at 88% of permitted capacity, leaving 65,000 per day remaining. For context, this remaining capacity is equivalent to the flow generated by 260 equivalent dwelling units (EDUs). The Town has made commitments to provide service to other potential users, which when considered, leaves an effective capacity of about 195 EDU’s.

It is important to note that flows at the WWTP have been increasing each year. The WWTP recorded an average daily flow of 506,000 gpd in 2021, which is well above the three-year average noted above, and represents 93% of permitted capacity, leaving a remaining capacity of 36,000 gpd. For context, this is equivalent to the flow generated by 144 more households. The Town is in the process of actively evaluating and assembling funding for an upgrade and expansion of the WWTP including effluent discharge and spray irrigation capabilities, which is discussed later in this chapter and elsewhere in this report.

Public Schools

There are four public schools in Centreville. As shown in Table 9, current (2020) full time enrollment approximates 89% at Centreville Elementary, 89% at Kennard Elementary, 83% at Centreville Middle and 96% at Queen Anne’s County High. Elementary school enrollment is split between Centreville and Kennard Elementary Schools. Centreville houses Kindergarten through second grade while Kennard houses grades three, four, and five. The Middle School houses grades six, seven, and eight and the High School houses grades nine through 12. There are nine portable classrooms at the High School.

The Queen Anne’s County School Educational Facility Master Plan projects full time enrollment through the 2030-31 school years as follows: Centreville Elementary, including Pre-K (517); Kennard Elementary (485); Centreville Middle (528); and Queen Anne’s High School (1,210). With the exception Kennard Elementary School (grades three, four and five) enrollments are expected to be lower in 2030 than in 2020²⁹. Kennard would operate at 96.4% of capacity in 2030.

Enrollment and Capacity at Centreville Area Schools: 2020			
Public School	State Rated Capacity	2020 Fall Enrollment	% Use in 2020
Centreville Elementary	581	519	89.3%
Kennard Elementary	503	446	88.7%
Centreville Middle	659	548	83.2%
Queen Anne's County High	1,263	1,214	96.1%

Source of State Rated Capacity and Enrollment data is the [Queen Anne's County Public Schools Educational Facilities Master Plan](#), July 2021. The enrollment presented here for Centreville Elementary School includes 87 pupils estimated by Queen Anne's County Public Schools to be enrolled in pre-K in each of the next 10 years.

Table 9

²⁹ Queen Anne’s County Public School Educational Facilities Master Plan, July 2021.

Public Library

Queen Anne's County operates a library system including the central library at 121 Commerce Street in Centreville, which serves a population extending well beyond Town limits of about 20,000. The Centreville location has an estimated floor area of 10,480 square feet. Town residents are well served by the library and no capacity expansions to the building are currently planned, though it is recognized that long term future expansions may be needed to serve the area's growth³⁰. The County also operates one branch location in Stevensville.

Parks

A community's parks and recreational land resources are best viewed as a system: a system of parts that can function together to provide a full suite of recreational amenities. There are three main levels of municipal parkland: Mini-Parks; Neighborhood Parks; and Community Parks. A fourth type, Natural Resource Areas, can also fit into a larger system of recreational assets and this is certainly the case in Centreville.

Mini-Parks

A mini-park is a small park that usually addresses specific needs within less than one-quarter mile walking distance or serves as a memorial or other special place with a town. A mini-park is typically less than one acre in size and can be either passive or active.

The Queen Anne's County Courthouse Green, the quintessential courthouse square, is an example. Owned by QAC, it provides passive amenity open space for residents, employees, and visitors to downtown. The property includes the historic courthouse building, which was built in 1793. The other mini-park is Nickerson Park, at 420 N. Commerce Steet



along the southern bank of Gravel, which serves as public memorial space. Another example of a mini-park is the park and playground at the Renaissance Chase Apartments on Queen Anne's Circle which is owned and maintained privately for the residents of that apartment community.

Neighborhood Parks

Neighborhood parks generally serves residents within a distance ¼ to ½ mile, a 5-to-10-minute walk. These parks contain active recreational amenities like ball fields, tennis or basketball courts, and playgrounds. The Town does not own any neighborhood parks. The Northbrook Phase II Homeowners Associations owns and maintains open space tracts within that subdivision of which about 4.5 acres are dedicated to recreational space including a soccer field and playground. The Symphony Village Homeowners also owns and maintains neighborhood level parkland and open space amenities. The Willows at Centreville Community along Little Hut Drive also owns and maintains neighborhood level improved parkland.

³⁰20-year Facilities Master Plan for the Maryland Eastern Shore Libraries, Queen Anne's County, 2013.

Community Parks

Community parks are larger than neighborhood parks and serve residents drawn from a larger area³¹. Generally, community parks contain multiple fields for team sports and amenities including courts, walking trails, playgrounds, and picnic pavilions. The Whitemarsh Park located just north of Town along MD Route 213 is a community park owned by QAC. The property contains 318 acres. Though not fully improved, it contains multiple athletic fields and baseball diamonds.

Natural Resource Areas

A fourth type, natural resource areas, are located where natural and sensitive environments exist and encompass areas that cannot or should not be developed because of their resource value or development constraints. The principal function of natural resource areas is resource preservation and allowing human interaction with and connection to the natural environment through low impact activities such as hiking, beachcombing, swimming, boating, fishing, wildlife photography, and picnicking.

Mill Stream Park is the Town's major natural resource area park. It encompasses the park improvements directly accessible at MD Route 213 and the riverine buffer that extend westward along Mill Creek. The Mill Stream Trail has been constructed through this area. The town-owned Centreville Wharf Park (2.4 acres) also qualifies as a natural resource area and it lies adjacent to the Centreville Landing, which is owned by QAC. In the same vicinity, all but one waterfront property located between Front Street and the Corsica River has been acquired by the Town or County and improved for parkland. There is a near continuous park resource extending between Chesterfield Road and Centreville Wharf Park.



Lastly it is worth noting that Nickerson Park, while located on N. Commerce Street lies adjacent to Gravel Run being part of a major Town land holding that extends about 800 feet eastward encompassing the Gravel Run stream buffer. This Town property lies adjacent to the Turpin Farm which when developed could help create a much larger public greenway.

Summary

Among the park types noted above, the Town is deficient in neighborhood parks and mini-parks. There are no neighborhood level parks in Town apart from the private HOA-owned parks in North Brook and Symphony Village. It is important to note that the Town is home to four public schools whose grounds may hold potential for park programming, which may be especially beneficial to the residents that live within walking distance of them. Lastly the Town Planning Commission recently approved development plans for a YMCA at Vincit Street. While, the YMCA operates as a private fee-based membership

³¹ A source for more information on the community level parks in Queen Anne's County, and other parks throughout the County, is the Land Preservation, Parks, and Recreation Plan (LPPRP) which the County maintains and periodically updates. The County adopted the current version of the LPPRP in 2018.

organization, it will be an important recreational asset to the greater community and include athletic fields.

The Town has developed nature-based recreational resources including the Mill Stream Park and Centreville Wharf Park and these are significant amenities, unique within Maryland’s municipalities. The County has developed the boat landing and the White Marsh community park is located just to the north of the Town. These represents substantial progress on the Town’s long-term objectives of securing recreational assets, greenways, and trails.

The Town has a Parks Advisory Board that has developed a Master Plan for parks showing the proposed alignments for bike trails, walking trails and greenways, which was an important source of information for this Comprehensive Plan.³² The Town also maintains a set of proposed Design Guidelines for the development of Parks. Later in this Chapter is a recommendation that the Master Plan and Design Guidelines be evaluated in light of this Comprehensive Plan and incorporate its recommendations.

Queen Anne’s County Land Preservation, Parks, and Recreational Plan

Queen Anne’s County prepares and updates (every five years) the *Queen Anne’s County Land Preservation, Parks, and Recreational Plan (LPPRP)*. The LPPRP is required by the State of Maryland for counties, and the municipalities within them, to remain eligible for local Program Open Space (POS) grants. POS is a statewide program that funds the acquisition and improvement of land for parks. In coordination with the County, each year Centreville can submit land acquisition and development projects for the State’s consideration under the Open Space Annual Program, which the County submits to the Maryland Departments of Natural Resources and Planning.

Police and Fire Protection

The Town of Centreville operates a municipal police department with 13 sworn officers. The department is located on a 2.5-acre Town owned lot at 420 N. Commerce Street. The police building is a two-story structure with approximately 2,800 square feet of floor area.

The Goodwill Fire Company provides fire protection and emergency services in Centreville and within a larger service area in central Queen Anne’s County. The company’s station, constructed in 1948, is located at 212 Broadway.

A Plan for Community Facilities

Chapter III, Municipal Growth discusses the impacts that planned growth would have on the local facilities through 2040 and notes that the capacity of municipal sewer facilities will need to be expanded and the capacity of the high school will need to be thoughtfully tracked over the next decades. The Town’s basic goal with respect to community facilities is that they be expanded, maintained, and managed such that they remain sized and equipped to deliver exceptional service to existing and future, residents, institutions, and businesses.

Objectives

- To upgrade and expand the Town’s public water and sewer systems.

³² A current Parks Master Plan is available upon request of Town Hall

- To ensure the Town’s community facilities are accessible to and provide benefit and value to all members of the community.
- To develop a system of interconnected parks and open spaces built on a foundation of natural resource areas with special emphasis on neighborhood parks.
- To ensure that developers contribute to providing and enhancing community facilities and essential public services at least commensurate with the expected impact of their proposed projects.

Recommendations

Upgrade and Expand Public Water and Wastewater Treatment Capacity

The highest priority for community facilities is modernizing the WWTP and its effluent discharge capacity. This Plan recommends that the plant be expanded as well as modernized to meet the Town’s development goals. The current seasonal stream discharge to Gravel Run should be evaluated for year-round discharge as may be approved by all interested regulatory agencies. The outfall would need to be extended into the Corsica River west of the Watson Road Bridge. The decision to expand the WWTP will depend on the availability of funding, and options under current consideration include replacing the plant at about its same capacity and expanding it to 750,000 gpd, 1.0 million gpd, or 1.25 million gpd. As discussed in [Chapter III, Municipal Growth](#), a capacity of 1.25 million gpd would be necessary to serve the Town’s forecast growth through 2040. As required, the Town will seek to amend the Queen Anne’s County Comprehensive Water and Sewer Plan reflecting the increase in treatment capacity from 542,000 gpd to 1.0 million gpd and the commensurate expansion of treated effluent disposal measures currently in place. The Town will also make any needed amendments to the Growth Area to coincide with amendments that may be required to the County Water and Sewer Plan for any needed additional treatment capacity. Additionally, Tier Map 1-B (Land Use Article Section 1-502, Maryland Annotated Code) identifies areas where Town Sewer is Planned and areas that are important to remain Greenbelt (Areas noted as Tier IVA). The Town will evaluate its current Water and Sewer Allocation Policy to prioritize allocations for development consistent with the complete neighborhoods approach.

Extending Municipal Water and Sewerage Services

[Chapter III, Municipal Growth](#), discusses five tracts of land that have the potential to be converted to residential use in the future (infill tracts). Generally, there is value in developing lands that are already adjacent to existing neighborhoods and served by existing roads. However, the intent of this *Comprehensive Plan* is not to limit the Town’s development to the private timelines of the owners of

these tracts or even to specifically reserve capacity for them. As a matter of policy, as opportunities arise to develop the Town in smart and sustainable ways, to achieve environmental, public health, or economic development benefits, or to obtain contributions to the expansion and financing of the Town's infrastructure, Centreville will be open to annexing land, and extending municipal water and sewer services to properties within the Growth Area irrespective of any residual infill potential within current boundaries. The Town will develop and maintain a strict allocation policy through 2040 making final allocation commitments only upon final site plan or final subdivision plat approvals. As development is proposed in the Growth Area, the Town should require that each new development make a meaningful contribution to building the municipal water and sewer systems. In each case, the details of these contributions would be made part of a binding annexation agreement between the developer and Town of Centreville. For example, some future annexations may be required to build new capacity within the Town's wastewater treatment plant while others may be required to reimburse the Town for public costs already expended. Others may be required to deploy advanced wastewater treatment technologies. This Plan's vision of interconnected clusters of development set among a landscape of open spaces and forest conservation zones, is compatible with systems-based technological advances in wastewater treatment and disposal.

Develop A Town Greenway and Park System

Centreville has natural resource related recreational assets and great potential to secure a system of greenways throughout the Town and Growth Area. However, Centreville lacks neighborhood parks. This Plan recommends the Town's Park Advisory Board continue to update the Town's existing Park Design Guidelines for consistency with this Comprehensive Plan. The Park Advisory Board along with the Planning Commission should develop a review process for when new trails and parks are being designed as part of a site plan proposal. An updated Park Plan should assess the availability of public-school grounds for recreation, incorporate the resource conservation, land use, growth area and other recommendations discussed throughout this Plan. The Park Advisory Board should also coordinate with Queen Anne's County on a regular basis in the update of the County Land Preservation, Parks, and Recreational Plan.

The Town aspires to develop a greenway and trail network along with public neighborhood parks in all future neighborhoods. Figure 7 shows existing parks and the recommended general location of future greenways and parks. Where greenways are shown on land to be developed, such land should be dedicated by the developer to the Town as public resources to be preserved in perpetuity and improved for public recreational and educational purposes and managed for environmental protection.

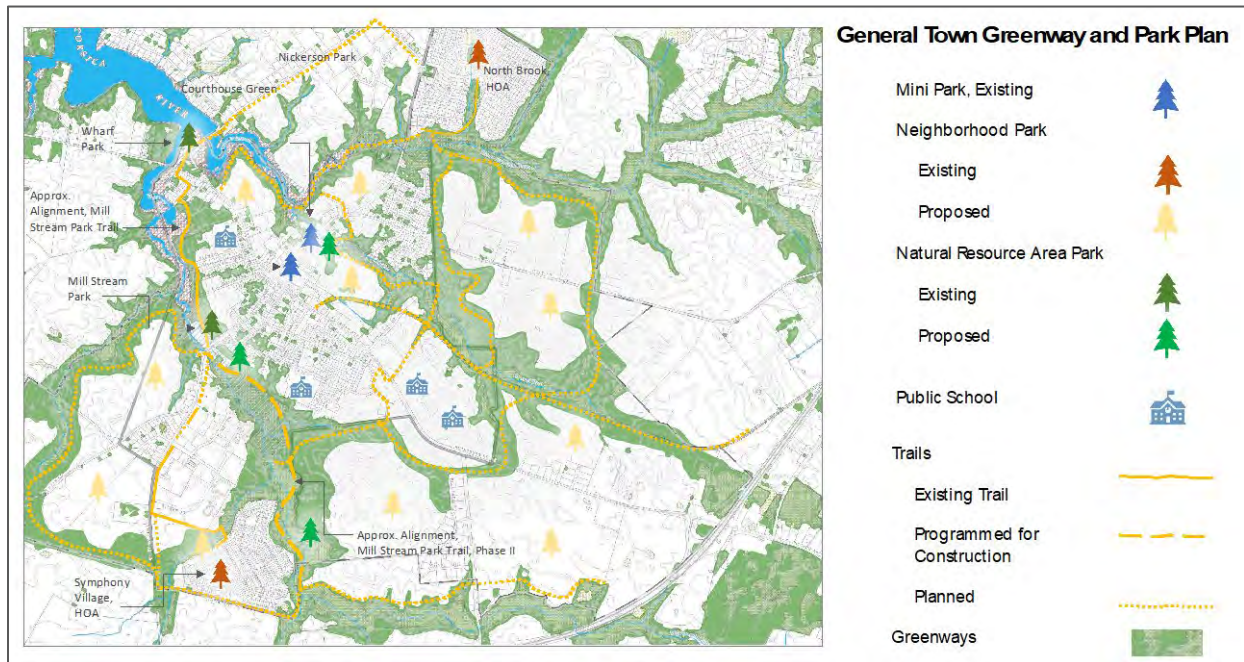


Figure 7

New residential development projects should include the development, improvement, and dedication of public parks, open spaces, and trails. This Plan acknowledges that the provision of exemplary park and open spaces within major infill tracts (see [Chapter III, Municipal Growth](#)) and the Growth Area may reduce the land available to developers for new housing units and that clustering of houses within the landscape is one way to free up land for parks and open space. Future neighborhood development in Centreville will favor creative arrangements of open spaces and neighborhood design that prioritize high accessibility to parks over the run-of-the-mill platting of lots that maximize the yield of lots. Until such time as the Town adopts specific regulations, the following standard should stand as the minimum amount of parkland in new developments: 1,000 square feet of parkland should be provided for each proposed household in a residential development.

This Plan also recommends that the Town coordinate with Queen Anne’s County Public Schools to program school grounds for recreational purposes especially in areas that lack neighborhood parks. Centreville Elementary School and Kennard Elementary School are especially accessible for residents within their respective neighborhoods.

Consider and Adopt Growth Management Tools

This Plan recommends that the Town systematically study, and if found advisable adopt, regulations such as adequate public facilities ordinances (APFO), impact fees, street, park, and school ground dedication requirements, and other growth management tools and programs that could be administered to ensure community facilities are appropriately funded so that their capacities are retained or expanded. This includes police and fire and emergency medical services, whose capital facilities and services will need to be expanded as development takes place to ensure adequate levels of service are maintained. It is the

Town's policy that new development contributes to maintaining the adequacy and indeed improving community facilities.

Protecting and Expanding Local Public Schools

While the Queen Anne's County Board of Education administers the public school system and a facilities master planning program, the Town of Centreville—home to four public schools—has a great stake in the outcome of such planning. This Comprehensive Plan recognizes each school as an essential community asset that contributes to the quality of life and vitality of the Town. While the Board of Education's currently published projections show little change in enrollment through the 2030-31 school year (except for Kennard Elementary), it is vitally important to the Town that new development is balanced with available capacity. It is also important to the Town that local children be able to attend schools within the Town's boundaries. Therefore, the Town will seek to coordinate with the Board of Education to ensure adequate capacities exist for the Town's growth and that excellent schools remain in Centreville.

VII. Water Resources

Introduction

This chapter addresses both the quality of the Town’s drinking water and the water quality of local waterways. In this chapter we discuss the Town’s municipal wells in the Acquia aquifer which are naturally protected from land-based pollution, being deeply set below ground, and shielded by a packed layer of sand and silt. We also review information on the Corsica River Watershed. The recommendations set forth in [Chapter IV, Land Use](#) and [Chapter VIII, Natural Environment](#) are integral to this chapter. In their entirety, these three chapters advance a comprehensive policy aimed at improving and sustaining the water related natural resources that protect the health and well-being of the Town.

Existing Conditions

Aquia Aquifer³³

Groundwater, drawn from the Aquia Greensand Formation (aquifer), is the sole source for potable water supplies in Centreville. According to the QAC Comprehensive Water and Sewer Plan, this formation is the most important source of groundwater in QAC, with several hundred wells, mostly on Kent Island and in the Grasonville and Queenstown areas. Because of heavy pumping of water on Kent Island in the Talbot County towns of Easton and St. Michael’s, brackish water intrusion has affected water quality on the northwestern half of Kent Island. The State does not allow any new Aquia aquifer appropriations on Kent Island and will only consider them east of the Kent Narrows—including within the Centreville area—on a case-by-case basis. The aquifer has a band a few miles wide within its formation wherein water exceeds the Federal drinking water standard for arsenic. This band extends from the Prospect Bay community in southern QAC northeast through Centreville. Centreville’s water treatment therefore requires arsenic removal.

Public Water

Centreville operates a municipal water supply and distribution system. It consists of two operating wells. The Town has three water storage tanks: a 200,000-gallon tank near Goodwill Fire House, a 300,000-gallon tank on Comet Drive, and a 100,000-gallon tank in Northbrook Subdivision. The Town plans to construct a fourth elevated tank near MD Route 304 along the eastern edge of the Town’s current limits with a capacity of up to 600,000 gallons.

The Town has two water treatment facilities. The facility at North Brook has a treatment capacity of 720,000 gpd. The facility at the Business Park has a treatment capacity of 750,000 gpd. Both include the removal of arsenic. The entire municipal limits are served with water.

The systems' maximum extractive capacity is 645,000 gallons per day (gpd) for the month of maximum use. Current average daily use approximates 360,912 gpd. Commitments made by the Town to ongoing development projects and to ensure all vacant lots enrolled in the Town's vacant lot fee payment plan have at least one allocation approximate 26,000 gpd. This leaves an effective excess capacity of about 258,088 gpd. For comprehensive planning purposes, this excess capacity can be converted into equivalent dwelling units (EDUs) where dwelling units are assumed to demand water at a rate of 250 gallons per day.³⁴ Assuming 250 gallons per day per EDU, the Town has excess capacity for 1032 EDU's.³⁵

³³ The source of information on source water is the [Queen Anne’s County Comprehensive Water and Sewerage Plan](#), 2011.

³⁴ The demand factor is higher than that actual per household daily use so that it provides a conservatively higher estimate of demand for comprehensive planning purposes given the critical nature of water infrastructure.

³⁵ At 200 gpd, a less conservative estimate, though still greater than actual household use, effective remaining capacity is 1,290 EDU's.

Corsica River Watershed and Non-Point Source Water Pollution³⁶

The Corsica River Watershed, shown in Figure 8, encompasses Centreville and has a drainage area approximating 25,600 acres (40 square miles). The River, with its headwaters just east of Town is about 6.5 miles long and is a tributary to the lower portion of the Chester River which flows into the Chesapeake Bay. Land use in the watershed is distributed among primary classifications as follows: agricultural (66%), forests (26.3%), residential (4.5%), nonresidential urban (3.3%) and wetlands (0.3%).

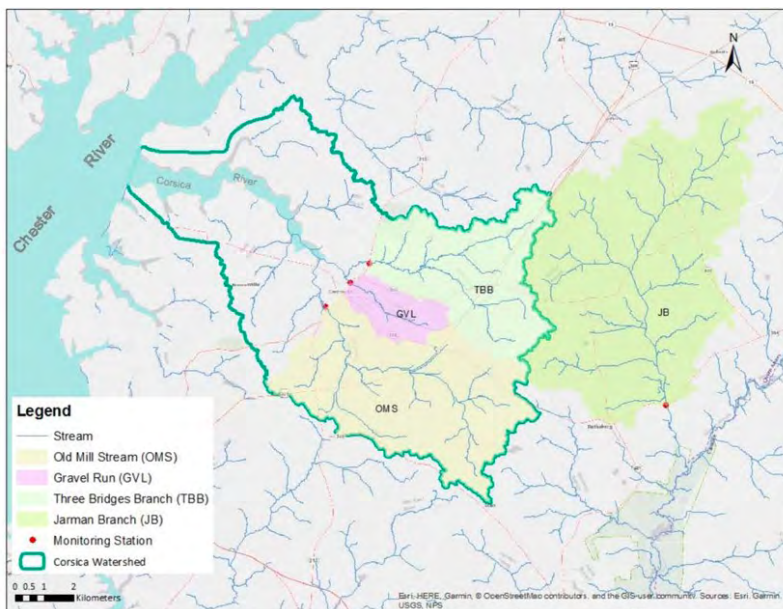


Figure 8, Source Maryland Department of Environment

The term “non-point source” refers to pollutants that are carried off the land by rainfall and washed into streams or make their way into ground water. There is no single discharge point for these pollutants; their sources mostly include farm fields, but also parking lots, streets, roofs, and other impervious surfaces. Nutrients, fertilizers, sediments, bacteria, oil, and other contaminants degrade stream quality and the Chesapeake Bay.

Nutrients are the principal contributor to poor water quality from non-point sources. The two chemical nutrients that are most frequently associated with pollution in the Chesapeake Bay and its tributaries are nitrogen and phosphorus. Excessive concentrations of these can grow algae and deplete oxygen making the water unsuitable for most aquatic life. The farm fields throughout the Corsica River watershed are the primary contributors to pollutant loadings in the Corsica River, but within town limits impervious surfaces are the primary source.

Because non-point water pollution flows from impervious surfaces, the amount of impervious coverage is a general indicator of the health of a watershed and its streams. When impervious coverage within a watershed exceeds 10%, the most sensitive stream qualities are lost. When coverage reaches 25 to 30%, stream quality is generally significantly degraded. In 2016, Queen Anne’s County estimated impervious coverage in the Corsica River watershed at only 4.5%³⁷. This is not meant to suggest the Corsica River is in

³⁶ The primary source for information on the Corsica River Watershed is the report titled, [Updating the Statistical Analysis of Non-Tidal Nutrient Monitoring Data in the Corsica River Watershed, Final Report](#), 2019, by Carlington W. Wallace, Interstate Commission on the Potomac River Basin for the Maryland Department of the Environment.

³⁷ 2022 Update, Queen Anne’s County Comprehensive Plan, Appendix D (Water Resources Element).

pristine condition; it is not as non-point source runoff from farm fields overwhelms the benefits of low imperviousness and the River is classified as an impaired waterway.

Wastewater Treatment

The Town operates a public sewerage system³⁸. The WWTP, a point source of water pollution in the Corsica River Watershed, is permitted to discharge an average of 542,000 gallons per day of treated domestic wastewater, but only between December 1 and March 31. The plant discharges to Gravel Run which is a “Use 1 Waterway” where water quality is protected for human contact and nontidal warmwater aquatic life. The Town operates a spray irrigation system for effluent disposal year-round in combination with the approved seasonable discharge to Gravel Run. More information on the Town’s public sewerage system is found in [Chapter VI, Community Facilities](#).

A Plan for Water Resources

The State of Maryland entered into the 2014 Chesapeake Bay Watershed Agreement committing to achieve targeted reductions in the amount of pollution entering the Bay, especially nitrogen and phosphorous by 2025³⁹. The focus is on the reduction of excess nitrogen flowing into tributary waters and the Bay. Each of the counties in Maryland have a targeted reduction to achieve including QAC.

Centreville will contribute to the overall efforts in Queen Annes County to meet the State’s pollution targets by minimizing the pollutant loadings generated within Town limits. Over the longer term, the Town will work to reduce or minimize pollutant runoff through new development with Environmental Site Design under modern stormwater management rules. It will also seek to bring about water quality improvements by following this Plan’s recommendations including those related to open space preservation, forest retention, the creation of stream buffers and modernization of the wastewater treatment plant.

Objectives

1. To ensure the long-term safety and quality of Centreville’s drinking water.
2. To protect water quality of the streams in and around Centreville as the Town develops.
3. To reduce water pollution by retrofitting antiquated stormwater management, adding new green solutions to address untreated impervious areas, planting trees, restoring stream buffers and other approaches.
4. To encourage low impact land development (LID) techniques to the greatest extent possible to minimize development’s impact to area water resources.

Recommendations

Wellhead Protection

To optimally protect underlying water sources, the Town could, in coordination with the County, prepare a Source Water Protection Plan and then adopt a Wellhead Protection Ordinance. Such an ordinance works by designating zones that encompass source water protection areas and regulating land use activities to reduce contamination risks. MDE has published a model ordinance which the Town could customize and adopt. The other aspect of wellhead protection is to mitigate, to the extent

³⁸ As noted in the [2021 Centreville Wastewater Treatment Plant Expansion, Preliminary Engineering Report](#), which is available for review at Town Hall, the WWTP was upgraded and expanded in 2003 to achieve biological nutrient removal (BNR) levels of treatment. The plant’s treatment process consists of a two-tank sequencing batch reactor with chemical addition for phosphorous precipitation and cloth media filtration. The plant treats wastewater as designed and within in NPDES permit limits.

³⁹ Maryland entered into the Agreement with the five other states, and the District of Columbia, within the Chesapeake Bay watershed and with the United States Environmental Protection Agency.

possible, currently identified contamination sources on the land. These potential sources would be identified as part of the Source Water Protection Plan.

Ensure Abandoned Wells are Closed

Coordinate with the Queen Anne's County Department of Health and the State of Maryland in ensuring that any abandoned wells in the area are properly and permanently sealed to prevent the potential for pollutants to enter the water supply.

Protect Remaining Forest Areas and Streams

Forests left in a natural condition are optimally suited to protect water quality both surface water (such as Three-Bridge Branch, Gravel Run, and Mill Stream) and groundwater reserves. The Town should work to prevent them from being cleared, graded, and developed to urban uses. As noted in the Land Use and Municipal Growth chapters, certain parts of the Growth Area are currently forested. This Plan recommends that, through the processes of annexation and development plan review, these forests be protected and expanded.

This Plan aims to establish broad vegetated buffers along all streams that run through the Town and its designated growth area. Where redevelopment and the intensification of existing uses of land is proposed or where new development is proposed on properties containing streams, the Plan recommends that broad stream buffers be established wide enough to provide optimal water quality improvement and preservation. Naturalized buffers play a significant role in protecting water quality. Also, the Plan recommends that the Town plant buffers along streams that are on publicly owned properties where feasible.

Modern Stormwater Management

Redevelopment under modern stormwater management regulations generally improves the quality and reduces the quantity of runoff. The Town will continue to adhere to stormwater management regulations that reduce water pollution through its agreement with QAC by which the County administers State stormwater management and sediment and erosion control regulations within Town limits. This Plan does recommend that in the early or conceptual parts of development site planning, the Planning Commission guide developers to use low impact development and environmental site design.

Minimize Impervious Surfaces

Non-point water pollution refers to the chemicals, fertilizers, and sediments that wash off impervious surfaces into streams. As previously noted about 4.5% of the watershed is now covered by buildings, streets, driveways, and parking lots. The long-term goal of this plan is to remain under 10% as the Town develops and expands into its growth area.

As Centreville is the only urban center in the watershed, it will impact the health of the Corsica River. To keep the watershed from exceeding the 10% impervious coverage, while allowing responsible growth, about 1,320 more acres of land in the watershed (the equivalent to 2.0 square miles) can ultimately be converted to impervious coverage. So, over the next 20 years, as development takes place in Town and its growth area, the Town must aim to minimize the amount of new impervious surface area created. See [Chapter III., Municipal Growth](#) for supporting recommendations.

The Town has made strides in this regard by modifying zoning standards to allow for narrower neighborhood streets and clustering of houses on small lots within planned unit developments (PUDs). These efforts, reduce the length of streets and private driveways. Other methods that the Town might consider include reducing standard parking requirements, requiring pervious materials for parking lots, prioritizing the use of pervious materials in parks and in major developments, requiring clustering of houses in proposed subdivisions, and incentivizing the use of green roofs and the voluntary removal of unused or unnecessary lot coverage.

VIII. Natural Environment

Introduction

The Town of Centreville lies within the gently rolling landscape of the Corsica River watershed, at the confluence of the Corsica River and its main tributary streams. All rainwater that falls within the Town and the 40-square mile watershed makes its way to the Corsica River through many small and intermittent streams that extend eastward from the River to points beyond Centreville. The natural resources and environmentally sensitive areas within the Town are discussed in this section of the report.

Corsica River, Tributary Streams, and Stream Buffers

The Corsica River flows northwest about five miles from the Watson Road Bridge, which is near the western edge of Town, before entering the Chester River. The Chester River is one of the Chesapeake Bay's major tributaries, merging with the Bay at Love Point. The River's main tidal tributaries are Yellow Bank and Mill Stream. Three-Bridge Branch and Gravel Run extend from the Yellow Branch eastward as non-tidal streams and the Old Mill Stream extends from Mill Stream southeastward as a non-tidal stream to points east and south of US Route 301.

The Town's streams are generally buffered in woody vegetation and have natural shorelines. A stream buffer (riparian buffer) is an integral part of the natural resource. It is the area of land extending outward from the top of the stream bank. Wide and naturally vegetated buffers protect the health and vitality of streams, while narrow and urbanized buffers, allow the water temperature to rise and excess pollutants and sediments to pass into the water. To achieve the optimum protection of a stream's water quality, buffers would be naturally vegetated, fully encompass their floodplains and, where possible, be at least 100- to 300-feet wide.

Floodplains

Map 5 shows the floodplains in Centreville. The Federal Emergency Management Agency (FEMA) regularly maps the 100-year floodplains. These are areas where mapped flood elevations have a 1% chance of being matched or exceeded in any given year by flood events. Within its boundaries, the Town regulates development activities in these floodplains through its Floodplain Management Ordinance.

The Town's floodplains are directly associated with the Corsica and its tributary streams. It is generally the case that the Town's floodplains are undeveloped and mostly in a forested or wetland condition. During flooding events the most noticeable part of the floodplain is where S. Commerce and S. Liberty Streets join to form the two-way section of MD Route 213. Here the floodplain covers Mill Stream Park. The floodplain is also extensive along Front Street from Wharf Lane to and including the Centreville Wharf Park.



Map 5

Wetlands

Map 5 also shows the Town’s tidal and non-tidal wetlands which for the most part are closely associated with the Corsica and its tributaries. These wetlands attenuate flooding, prevent shoreline erosion, help maintain the water quality of the Corsica River, Chester River, and by extension the Chesapeake Bay, and provide habitat for native plants and wildlife.

Tidal (Estuarine) wetlands line the banks of the Yellow Branch and Mill Streams and are quite extensive along the Town’s western border from Corsica Neck Road to Mill Stream Park. Figure 9 shows the general location of tidal wetlands in this area.



Figure 9

The non-tidal (Palustrine) wetlands in Centreville are generally forested and extend into slightly higher elevations at greater distance from tidal influence. Centreville's non-tidal wetlands, whether populated by trees or just herbaceous plants, provide vital basins for retaining and filtering rainwater that flows from upland locations.

These are generally located on the east side of MD 213 and coincide with the forested corridors that are a prominent part of the area's natural setting. Figure 10 shows non-tidal wetlands associated with Gravel Run located just north of the Turpin Farm.

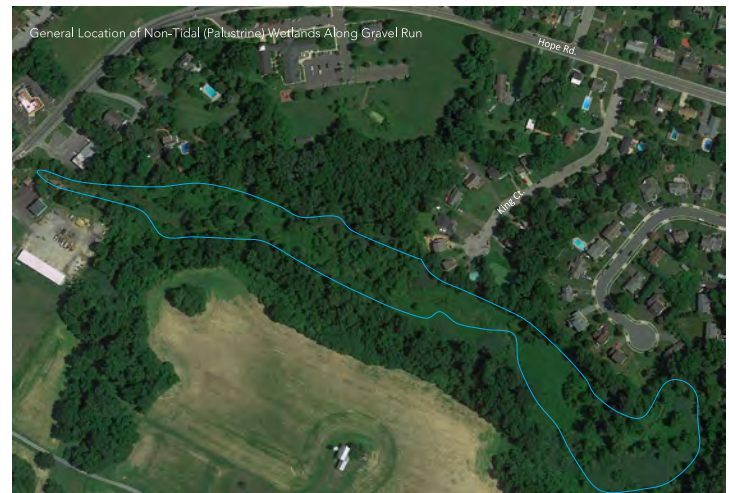


Figure 10

Steep Slopes

The Town's landscape, like the Corsica River watershed generally, is gently rolling. Steep slopes, which are hillsides with grades of 15% or greater, are confined to the wooded shorelines of the Yellow Bank Stream, Mill Stream and the other streams that extend into forested or otherwise undeveloped portions of the Town. These areas of steep slopes can be seen on Map 5 within the green corridors that coincide with the streams. On the map, the differences in the land's surface elevation is revealed using contour lines which connect points of equal elevation above sea level. Where contour lines are spaced far apart, the land is relatively level with little change in elevation. Where contour lines run closely together, the land is sloping, and the closer they are, the steeper the grade. Land disturbance on steep slopes in Centreville including clearing trees can lead to stormwater and pollutant runoff into the streams, soil erosion, and stream bank failures.

Forests

Map 5 also shows areas covered in forests including very small forest stands and wooded backyards. Forests provide many ecological benefits including producing oxygen, protecting streams and groundwater quality, moderating localized temperatures, providing habitat for wildlife and birds, and capturing carbon dioxide (CO₂) from the air and sequestering carbon. A single tree can remove many tons of carbon from the air over its lifetime.

The remaining forested lands in and around Centreville are aligned with streams and wetlands, typically these are areas that could not readily be put to aquicultural use. In fact, the three most significant forested areas extend along streams radiating eastward from the Corsica River. They are fragmented into long corridors that extend into and beyond the Town's Growth Area. While they provide residual water quality benefits, they bear no resemblance to their pre-agricultural extent and function. The preservation of these remaining forests is vital to the maintain the current health status of the Corsica River; their expansion is vital to restoring the River's health.

Chesapeake Bay Critical Area

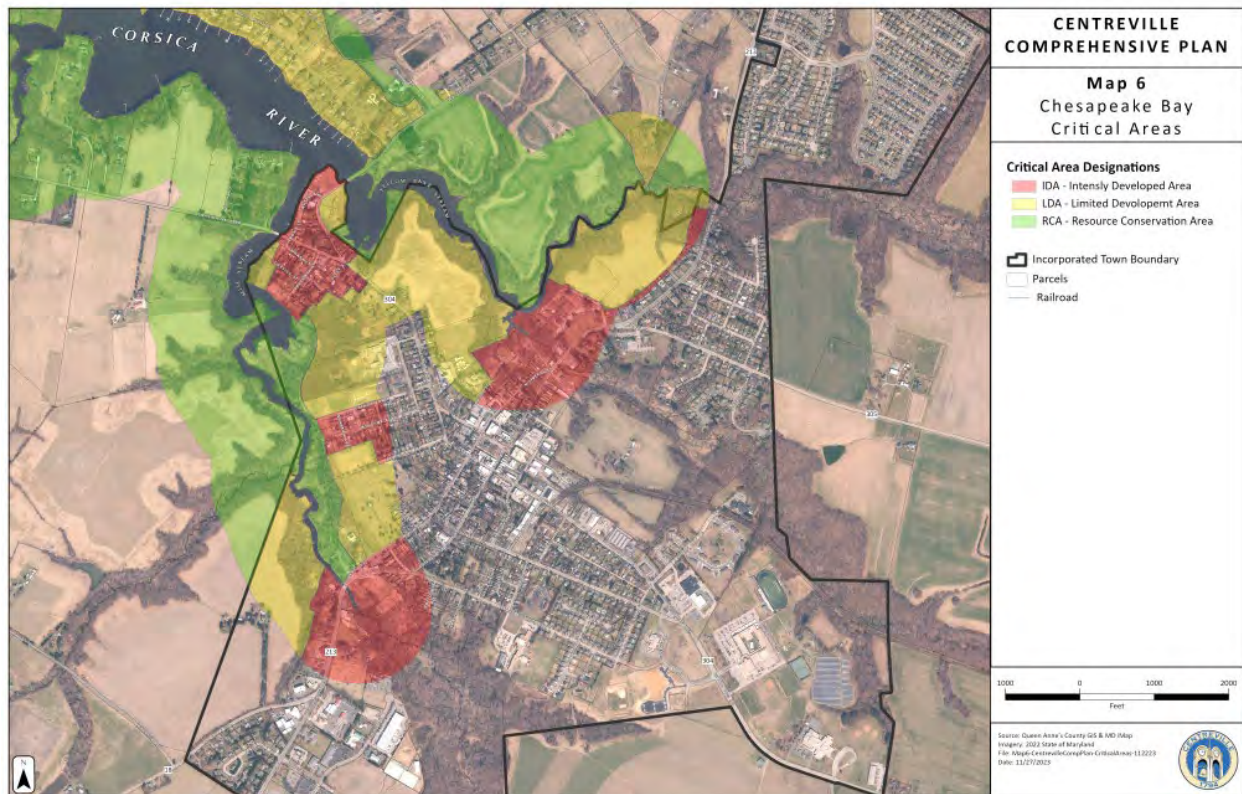
The Town is required by the State of Maryland to administer regulations limiting the use and development of land within 1,000 feet of tidal waters, an area known as the Chesapeake Bay Critical Area (see Map 6). All lands within 1,000 of the Bay, its tributaries, and tidal marshes are designated as

the Critical Area. Properties within the Critical Area are designated one of three categories: Intensely Developed Area, Limited Development Area, and Resource Conservation Area⁴⁰.

Intensely Developed Area (IDA): The IDA is meant for intensely developed areas where houses, businesses, marinas, parking lots, etc. were constructed mostly before the State’s adoption of the Critical Area Program in the 1980’s. The IDA generally coincides with development that has substantially altered the natural capability of the land to protect the water quality. This area is shown in red on Map 6. The IDA classification does not restrict development but does require that applicants for development / redevelopment put measures into place when developing land that can reduce stormwater pollutant runoff by at least 10% below pre-development conditions.

Limited Development Area (LDA): The LDA designation is meant for those areas, where limiting the amount of additional land development (i.e., the coverage of the land with impervious surfaces such as buildings and parking lots), will protect water quality. This coincides with areas of less intensive development than the IDA and is shown in yellow on Map 6. The LDA classification places significant limitations on development, requiring for example that no more than 15% of a certain sized lots be covered with impervious surfaces and requiring the protection of forests.

Resource Conservation Area (RCA): The RCA is meant to cover the most sensitive parts of the Critical Area, such as intact riverine forests, natural shorelines, wetlands, and wildlife habitats; areas that function naturally to protect the Bay’s water quality and wildlife. These areas are shown in green on Map 6.



⁴⁰ The rules and criteria for classifying properties into these categories are set forth in the Critical Area regulations (found in the Town’s Zoning Ordinance 170-30. https://centreville.municipalcodeonline.com/book?type=ordinances#name=Ch_170_Art_III_A_Critical_Areas

Impacts of Sea Level Rise

The Chesapeake Bay is rising but because of the Town's limited amount of developed shoreline, the Town is not as vulnerable to sea level rise as coastal communities⁴¹. However, sea level rise will impact the Town's tidal shorelines, wetlands, the floodplains of the Corsica River and the tidal parts of other streams. Impacts may include shoreline erosion, deterioration of tidal wetlands, rising groundwater, and nuisance flooding in lower lying riverine areas.

Figure 11 is a composite of two images from the National Oceanographic and Atmospheric Administration (NOAA) Sea Level Rise Viewer. The image on the left shows the current extent of open water, which coincides with the Corsica River and the main branches of its tributary streams. The exhibit on the right shows an expanded open water scenario under the assumption that sea levels rise 2.0 feet above the year 2000 levels.



Figure 11

The Maryland Commission on Climate Change projects, with high confidence, that by 2050 area sea levels will rise 2.1 feet over the levels measured in 2000. Should this come to pass, the Town could expect through the lifetime of this Plan that floodplains will expand, flooding will be more severe and frequent, and tidal wetlands will extend further upland as hydrologic conditions change. Lands at or below the elevation of 2.1 feet are projected to be inundated. As a general guide, protecting these areas over the next decades will become increasingly important. Sea level rise is project to continue through this century.

⁴¹ In its 2018 report, Sea Level Rise Projections for Maryland, the Maryland Commission on Climate Change (MCCC) noted that the Bay's water levels have been rising for a long time, since Last Ice Age actually, as the Bay filled up and coastal Maryland settled (which is still happening). But during the 20th century, with warming waters and glacial melt, the oceans began to expand their volumes steadily and rise. Now, well into the 21st century, the warming of the earth is accelerating and so is the rise of the tidal water throughout the Chesapeake Bay region.

A Plan for Natural Resources

Objectives

- To ensure that the Centreville Growth Area is designed and built to avoid and/or minimize adverse impacts to environmentally sensitive areas.
- To preserve, protect, and grow the remaining natural resource features and sensitive areas and the key roles they play in sustaining life and property in and around Centreville.
- To use the preservation of natural areas as a means of linking the Town as it grows with natural and recreational assets.
- To facilitate the natural migration of wetlands and natural vegetation as Bay water levels rise along the tidal portions of streams, so that buffers can continue to function to improve water quality and minimize flooding.
- To cultivate a love for the outdoors and promote greater public recreational access to and use of shorelines and forested stream buffers throughout the Town.

Recommendations

Modernize Critical Area Regulations, Forest Conservation

The Town should continue to update its Critical Area Program and Ordinance, as required by State law, to remain consistent with State Critical Area law and regulations and to reflect the unique context of Centreville. Likewise, the Forest Conservation Ordinance needs to be updated especially considering the opportunities arising from development in the Town and other recommendations related to forest regeneration and stream protection.

A Town Forestry Program

Town implementation of a forestry program would promote forest health and vitality and greater tree canopy coverage by (i) creating funding mechanisms for protecting existing and future forests, (ii) planting street trees, (iii) encouraging the voluntary planting of native tree species on public and private lands, (iv) encouraging property owners to conserve forested areas to the extent possible, and (v) growing local forests through strict enforcement of the Town's Forest Conservation Ordinance. Tree planting within the Town can enhance the aesthetic quality of streetscapes, cool impervious surfaces, create wildlife habitat, promote stormwater management, reduce energy consumption, and improve air quality. The Town has a Tree Ordinance, Section 145 of the Town Code. In 2021, the Planning Commission recommended amendments to that ordinance along with detailed specifications to guide the installation of street trees on the Town's public streets. This Plan recommends the adoption of these amendments.

Protect Stream Buffers

This Plan aims to establish naturalized stream buffers along all streams that run through Town and the Growth Area. Where redevelopment of land is proposed or where new development is proposed on properties containing streams, this Plan recommends that expansive stream buffers be established both within and outside of the Critical Area. This Plan recommends that the Town amend the Zoning Ordinance to require non-disturbance buffers of at least 100-feet wide on each side of perennial streams and 50-feet on each side of intermittent streams, expanded as needed to account for steep slopes and floodplains. Naturalized buffers play a significant role in protecting water quality and accommodating the migration of wetlands and flood zones as sea levels rise. Also, the Plan recommends that the Town and other units of government or public agencies plant wide stream buffers on publicly owned properties where feasible.

Protect Sensitive Environmental Areas

To ensure that regulations and standards related to environmental protection are implemented the Town must insist on high quality site design, professionally engineered land plans, and thoughtful early reviews of concept plans. Thoughtful land planning can promote the growth and resilience of natural areas, for example by designating lands adjacent to existing streams for afforestation and land preservation.

Perennial and intermittent streams and adjoining natural buffers, habitats of threatened and endangered species (where present), wetlands, steep slopes, and the forests shown on [Map 5](#) should be protected from the adverse effects of development. With respect to each of these “sensitive areas” within Centreville, some level of protection is already in place through either local, state, and/or Federal regulations. But the value of identifying sensitive area early in the site planning process for review by the Planning Commission is vital to drawing up plans that offer the greatest long-term protection.

Transform the Growth Area into High Value Ecologically Sustainable Neighborhoods

Over the long term as the Growth Area is developed, this Plan recommends that the Town guide community development into high value ecologically sustainable ways: for example, substantial forest regeneration, clustering home sites to minimize the coverage of the land in impervious surfaces, connecting areas with bike and walking trails to minimize vehicle trips, using the most advantageous stormwater practices designed to treat stormwater associated with the most significant rainfall events not just typical rain events, right-sizing the design of Town streets and infrastructure, and developing 100% renewable energy neighborhoods—that is, Centreville future neighborhoods would be powered by renewable energy sources.

Facilitate Access to Natural Resource Areas

[Chapter IX, Transportation](#), describes and maps existing and proposed Greenways. The Greenways encompass natural resource lands such as stream buffers and forested areas within the Town and its Growth Area. The Greenways provide access to and through these areas to shorelines, parks, and recreational opportunities and address a central organizing feature of this Plan—that natural areas should interconnect the Town as it grows, providing residents with public access to and through natural areas.

Coordinate with the Queen Anne’s County, the State, Federal Agencies, and Non-Government Organizations

The Town of Centreville provided leadership to the *Corsica River – Watershed Restoration Action Strategy – Final Report, September 2004* (WRAS). The effort led to measurable improvements in water quality. There may be other opportunities over the next two decades for the Town to coordinate with others on studies and strategies aimed at environmental improvements within the Corsica River Watershed.

IX. Transportation

Introduction

This section addresses existing circulation in Centreville and provides guidance on addressing future access and circulation for the Town's long-term development. Some streets will need to be improved and several will need to be constructed, when the time is right, to sustain smart municipal growth and expansion. Left unplanned and underdeveloped, the street system could become ill-equipped to handle traffic and then development could burden residents, leading especially to gridlock within the MD Route 213 corridor and downtown.

Map 7 shows the existing street and highway system in the Centreville area and Map 8 shows the planned street system focusing on major streets called Collectors and Primary Local streets. The alphanumeric symbols on Map 8 corresponds to the discussion of proposed projects later in this section under the heading "Recommendations".

Among other things, this section of the Plan also recommends that the Town continue building an interconnected network of sidewalks, trails, and bikeways and extend that network into the planned Growth Area as development take place.

Existing Conditions

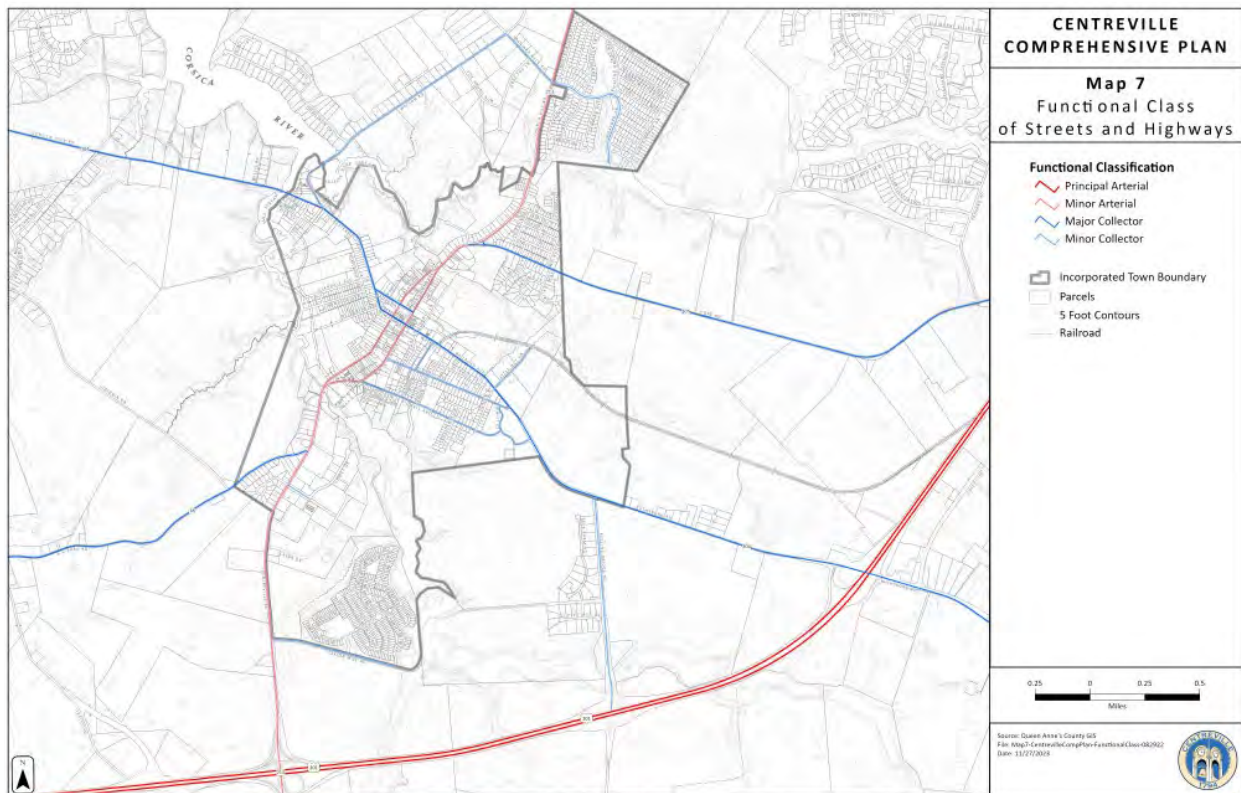
Functional Roadway System

Map 7 classifies existing major streets and highways in the Centreville area by their function: arterials and collectors. Arterial highways carry higher traffic volumes at relatively high speeds and connect Centreville to the region. These are MD Route 213 and U.S. Route 301.

MD Route 213 is the north-south axis through the core of Centreville where it operates with one lane in each direction: Commerce Street northbound, and Liberty Street southbound. The Maryland Department of Transportation State Highway Administration (MDOT SHA) classifies MD Route 213 as a minor arterial. U.S. Route 301, by contrast, is a principal arterial on the Federal highway system. It bypasses Centreville on its southern and eastern sides where it intersects with MD Routes 213 and 304 at grade separated interchanges. U.S. Route 301 in the Centreville area is a four-lane divided and access-controlled highway.

MDOT SHA classifies MD Routes 18, 304, and 305 as major collectors. Major collectors collect traffic from lesser streets and convey it to arterial highways and thus to points beyond Centreville, and in reverse, they collect traffic from the arterial system and distribute it to local neighborhoods. Within Town, these same collectors—MD Routes 18, 304, and 305—are the primary means of east-west travel. The efficient movement of areawide traffic is a primary concern on the collector road network.

Map 7 also shows the Town's minor collector roads including Wexford Road, Watson Road, Kidwell Avenue, Little Kidwell Avenue, Coursevall Drive and Taylor Mill Road. These roads also collect traffic from minor streets but are secondary in that function to the major collectors. As a network, arterials, and collectors (both major and minor) shape the distribution and character of travel in and around Centreville.



Map 7

Highway Traffic Volumes and Conditions

Table 10 shows average daily traffic volumes reported by MDOT SHA in 2000, 2010, and 2019 for the main north-south movements through Town—that is, along MD Route 213⁴². As shown, traffic increased over time along MD Route 213, most notably on the section south of MD Route 18, which is the section of highway fronting the Centreville Business Park and the Town’s busiest shopping center. Table 10 shows that the average number of vehicles per day along the shopping center’s frontage increased by 18% between 2010 and 2019. By comparison, during the same decade, traffic north of Downtown increased by only 2%.

Table 10 also shows that traffic within downtown has increased since 2010 most notably southbound. Traffic on Liberty Street increased 12%, measured near Water Street, and 9% measured further south at Church Lane. The data show that northbound (via Commerce Street) traffic volumes drop as vehicles move toward downtown demonstrating the role that Kidwell Avenue plays in intercepting traffic before it gets to the core of downtown. Traffic on Commerce Street at its intersection with Water Street fell by 4% between 2010 and 2019. Peak period congestion and delay remain a recurring issue in the MD Route 213 corridor and often coincides with the release of students from area schools in the afternoon.

⁴² Because the reported 2020 volumes were likely impacted by the economic shut down due to the pandemic and because of the disruption of normal traffic operations occurred during the period of the MD Route 213 utility construction, data for 2019 are presented instead of 2020.

Traffic Volumes in Centreville Over Time					
Highway Section	Vehicles per Day			Change 2010-2019	
	2000	2010	2019	#	%
At the Gateways to Downtown					
MD 213 South of MD 18 (4H Park Rd)	14,600	13,532	16,002	2,470	18%
MD 213 North of MD 18 (4H Park Rd)	12,150	15,042	16,674	1,632	11%
MD 213 South of MD 305 (Hope Rd)	-	11,842	12,135	293	2%
Within Downtown					
Commerce Street (northbound) at Kidwell Ave.	-	7,272	7,665	393	5%
Commerce Street (northbound) at Water St.	-	6,452	6,205	(247)	-4%
Liberty Street (southbound) at Church Ln.	-	7,152	7,795	643	9%
Liberty Street (southbound) at Water St.	-	6,102	6,825	723	12%

Table 10

One of the consequences of the opening of the interchange at US Route 301 and MD Route 213 was the introduction of a steady flow of traffic northbound into Town during peak periods. The signalized intersection at Coursevall Drive, shown in Figure 12, was intended, in combination with the signalization of Laser Drive, to disrupt the steady flow of travel to allow upstream traffic in downtown to dissipate. Laser Drive, however, has not been completed nor signalized so the State’s traffic operational strategy has not been implemented. This has complicated the unsignalized entrance into the Food Lion Shopping Center, which MDOT SHA determined back in 2004 warranted a traffic signal. This intersection is the site of significant delay and congestion when MD Route 213 is carrying high volumes of traffic.



Figure 12, MD Route 213 at Coursevall Drive

MD Routes 304 (Ruthsburg Road and Water Street) and 305 (Hope Road) connect to US Route 301 east of Town. As noted above MD Route 304 intersects U.S. Route 301 at a grade-separated interchange. MD Route 305 has been reconfigured to allow entrance onto 301 southbound only. The distribution of traffic over time on these main east-west routes and on US Route 301 is shown in Table 11. Traffic has increased on each of these highway sections except for MD Route 305 (Hope Road). Traffic on Hope Road has trended downward for 20 years and even decreased by 15% between 2010 and 2019 likely owing to the

Note that at each location where volumes were recorded, the 2020 volumes were significantly lower than the 2019 volumes indicating the probable impact on areawide traffic of these two factors.

closure of direct access to northbound 301 at that intersection, and the improved crossing provided by the US 301/ MD 304 interchange.

Highway Section	Vehicles per Day			Change 2010-2019	
	2000	2010	2019	#	%
U.S. Route 301 (south of MD Route 304)	15,126	17,427	24,353	6,926	39.7%
MD Route 305 - Hope Road (East of MD 213)	1,900	1,743	1,481	-262	-15.0%
MD Route 304 - Water Street (East of MD 213)	5,400	4,260	5,000	740	17.4%

Table 11, Source MDOT SHA

MD Route 304 also extends to the west side of Downtown on an alignment made up of W. Water Street, Chesterfield Avenue, and Corsica Neck Road. A proper and consistent comparison of traffic volumes on this route cannot be made using MDOT SHA data because the count location has changed frequently over time. For the W. Water Street section, SHA’s 2019 counts show 3,673 vehicles per day. This roadway section is an important part of the major collector road network for traffic headed toward MD Route 213 from Shore Lumber Millwork, Centreville Elementary School, and the offices of the Queen Annes County School Board. These land uses contribute to heavy morning volumes on Chesterfield Avenue.

The most significant change in area traffic volumes is the nearly 40% increase on U.S. Route 301 between 2000 and 2019. This reflects the response of interstate traffic to major highway upgrades in the US Route 301 corridor in Delaware, which have provided a viable alternative to the more heavily travelled Interstate Highway 95 corridor.

Local Streets

The municipal street system includes the Town’s original streets like Broadway and Lawyers Row, laid out in the 18th century, collector streets like Kidwell Avenue and Little Kidwell Avenue, and residential streets constructed at various stages of development. Overall, travel speeds and volumes on Town-owned streets are typical of local streets with a residential character. The roads are adequate to safely handle the volumes they carry, and there are no known safety or capacity issues that require rehabilitation or roadway expansion. Because of small blocks, intersecting streets, and extensive sidewalks, the Town’s core is highly interconnected and very walkable. Most town streets have sidewalks so walking within neighborhoods is generally convenient. However pedestrian linkages between the Town’s various residential communities and between them and downtown are not developed.

Public Transit

The Queen Anne’s County Department of Aging operates three weekday “deviated fixed routes” within the County, and one of those routes connects Centreville to Stevensville. These routes operate on a standard schedule, but the bus driver may deviate from the route up to ¾ mile for a rider. The regular stops in Town include the Kramer Center, Acme, Tilghman Terrance, and Food Lion. Rides are available to the public generally, as well as disabled persons and senior citizens.

Trails

There are three hiker / biker trails in Town. The first is the Town-owned Millstream Trail which extends from Mill Stream Park on MD Route 213 (at the merging of Liberty and Commerce Streets) northwest to Creamery Lane. From that point it is a short distance over existing residential streets to Centreville Wharf Park via Front Street. The second is the Nature Trail which is a platted open space amenity contained

entirely within in the North Brook Subdivision. The third is the trail connecting Symphony Village to the shopping center on MD Route 213.

A Plan for Transportation

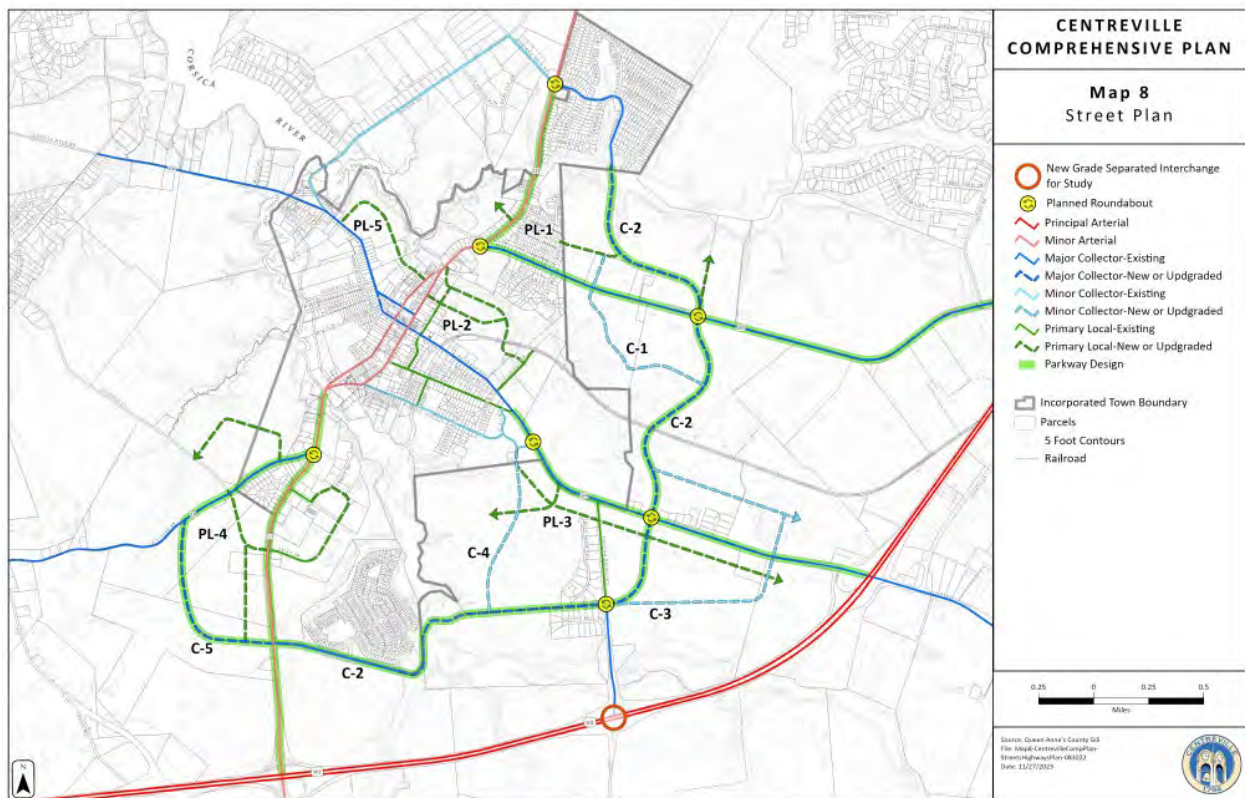
Objectives

- To have a transportation system that allows residents of all stages of life and abilities the freedom to move about Town and be active participants in the cultural, civic, and business life of Centreville without unnecessary obstacles.
- To ensure long-term street access and circulation throughout Centreville is protected so that residents and visitors move efficiently through the community and business goods and commercial services are efficiently transported.
- To be guided by an overall street system plan where traffic speeds and loadings are compatible with the local context, and beautiful, with the complete set of features that make them a joy to drive on or walk or bike along.
- To have an interconnected town where the logical extensions of existing and planned streets and trails are made.
- To promote walkability in downtown and along all streets extending from downtown where sidewalks, crosswalks, pedestrian amenities, and parking are strategically located.
- To ensure the problem of heavy truck traffic is continually addressed and to eliminate, to the extent possible, the mixing of heavy truck traffic with local traffic and pedestrian movements.
- To promote modernized street infrastructure that capitalizes on existing and emerging traffic operational and safety technologies and supports alternative fuel vehicles.
- To promote a cost-effective and system-based holistic approach to development, Improvement, and maintenance of Town streets.

Recommendations

Build the Planned Collector Street System as the Town Develops

The Centreville street system will need to evolve to accommodate the Town's planned development, especially within the Growth Area. This Plan is needed to ensure that streets are improved in a way that is cost effective, delivers lasting mobility benefits to existing and future residents and businesses, and provides options for minimizing congestion on MD Route 213 through downtown. The proposed general alignments for new and upgraded Collector and Primary Local streets are shown on Map 8.



Map 8

When land within the Growth Area is proposed for development, developers will be required to conform their plans with this planned street system and build the new streets or upgrade existing ones that serve their projects. The Town will coordinate with MDOT SHA to review traffic impact studies for developments that impact State owned and maintained roadways. As is its practice, the Town will continue to require that developers make planned street upgrades as a condition of development approval. Until they are needed, the mapped street alignments are to be reserved and protected from development.

Map 8 shows the major elements of the future street system which is planned to serve the eventual build-out of Centreville and its growth area. It shows both new and upgraded streets and the future functional classification of the street network. The map does not show all future local streets that may be needed; these would be built as development takes place. Instead, it shows the planned alignments of Collectors (C) and Primary Local (PL) streets. The planned projects corresponding to Map 8 are described below.

- C-1. This minor collector would run from the planned Oak Street Extended southward and cross MD Route 305 before heading east to connect with the planned East Side Major Collector. It would address circulation needs of future residents east of the existing Town limits between MD Route 305 and the railroad.
- C-2. This is the planned East Side Major Collector. This major Collector would extend from Wexford Drive in the north to Rolling Bridge Road, south of MD Route 304, before turning westward onto the Taylor Mill Road alignment. It would collect traffic throughout the growth area and distribute it to the arterial road network--that is, to U.S. Route 301 or MD Route 213. It would also function to link existing and future neighborhoods and commercial areas in the Growth Area. As this route is constructed in the southern part of the Growth Area, Rolling Bridge Road could be

downgraded to a Primary Local street and carry slower moving traffic. This route in combination with other collector routes would provide congestion relief to MD Route 213.

- C-3. This minor Collector would extend from Rolling Bridge Road eastbound before bending northward and crossing MD Route 304 near the Planned Business Park.
- C-4. This minor Collector would extend Vincit Street southward to the East Side Major Collector at Taylor Mill Road Extended. This would serve the north-south travel needs of the southeast portion of the Growth Area.
- C-5. Taylor Mill Extended-West. This would continue the Eastside Major Collector to MD Route 18.
- PL-1. This is the extension of Oak Street eastward toward the Eastside Major Collector and westward over MD Route 213, through a narrow portion of the larger tract which has been set aside for future access.
- PL-2. This is a set of Primary Local streets that connect Commerce Street to Banjo Lane and Little Hut Drive through the Turpin Farm.
- PL-3. This is a set of Primary Local streets that primarily run parallel to MD Route 304 providing for the circulation needs of future mixed-use development. This allows MD Route 304 to be an attractive parkway because commercial driveways, truck loading zones, and parking lots would connect directly to it rather than to the MD Route 304.
- PL-4. This is a set of Primary Local streets that includes the completion of Laser Drive and its extension westbound from MD Route 213 to MD Route 18. It also includes a street that would be extended south on the west side and parallel to MD Route 213 and a separate street connecting Hibernia Road to MD Route 18.
- PL-5. This Primary Local street would extend from Chesterfield Road to Liberty Street through the following three properties, Carter Farm, Queen Anne’s County Board of Education, and the Town owned public works lot. It would include an upgrade to the existing Johnstown Lane which presently intersects Liberty Street. This roadway would relieve traffic on Chesterfield Avenue.

Apply New Street Development Principles

To promote overall design uniformity, good balance with planned land uses, street design quality, and functional resiliency, several general principles must guide the development of Collector and Primary Local streets. These are as follows:

- The primary purpose of each Collector street is to collect traffic from the local street system and to allow efficient travel throughout the Town as it grows. While the alignments of the planned streets may vary somewhat from that shown on [Map 8](#), the planned Collector streets are to be roughly spaced one-half to two-thirds of a mile apart, which is the approximate distance at which they are mapped. Where possible they should be designed as parkways scaled to the context of the Town’s future development. They should be landscaped scenic streets with a high degree of emphasis on natural beauty and ease of movement serving the travel needs of future development.
- Access onto the planned Collectors via public street intersections is preferred over direct driveways. Public street intersection spacing of about one-quarter mile along major Collectors is about right. For the minor Collectors shown on [Map 8](#), however the spacing could be less and should be balanced with the goal of serving the circulation needs of the land uses proposed. Generally, direct access to adjoining properties (e.g., via driveways) along all existing and

proposed Collector streets shown on Map 8 should be limited in order preserve their capacity, functionality for cars, bikes and pedestrians, and their scenic beauty.

- Collector and Primary Local streets should provide wide planting strips for large street trees, landscaped medians where feasible, and separate protected bike lanes or multi-use trails.
- To the extent possible, the right-of-way for each new or upgraded Collector street should be 80- to 100-foot wide which ensures street space for the ultimate buildout of the Town and the optimal flexibility for configuring travel lanes, turning lanes, bikeways, pedestrian amenities, street trees, landscaping, and utilities. The current “major and minor collector road” standards in the Centreville Subdivision Regulations, establish the minimum rights-of-way widths at 60 feet and should be revised. Rights-of-way for Primary Local streets can generally be less wide than those for the planned Collector streets and should be sized for the land uses they would serve: 50- to 60-foot wide is generally adequate (corresponding to the Secondary Street section in the Subdivision Regulations).
- To the extent possible, all Primary Local streets should include ample planting strips and street trees well suited to and selected to complement the design of the street.
- The development of all new streets, primary streets, and local streets and lanes, should follow required design standards and specifications, including those standards in the Town’s Tree Ordinance, that the Town maintains and would revise in accordance with this Plan.
- Figures 13-15 reflect the recommended generalized character (for Major Collector street design) for MD Routes 213, 304, 205 and the East Side Major Collector as indicated with the “parkway” designation on Map 8. In the images, note the boulevard median, the separated bike lanes, the use of street trees within the median and along the street, the capacity for on-street parking, the use of street lighting and landscaped setbacks between the street and buildings. Initial phases of Major Collector street development may never need to exactly match the standards reflected in these images. For instance, one traffic lane in each direction separated by a landscape medium could generally be sufficient in most cases through the foreseeable future. These images are for long term guidance however and they help ensure that limited street development does not foreclose the possibility for optimal design.

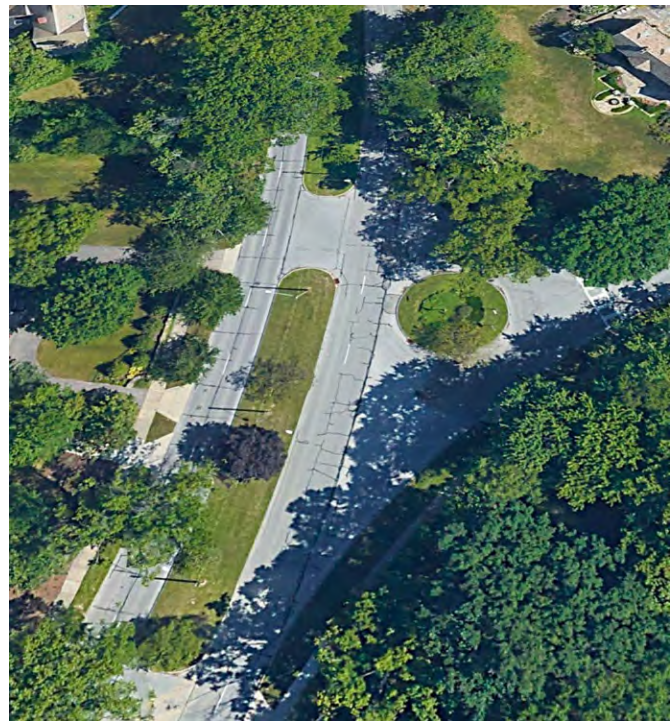


Figure 13

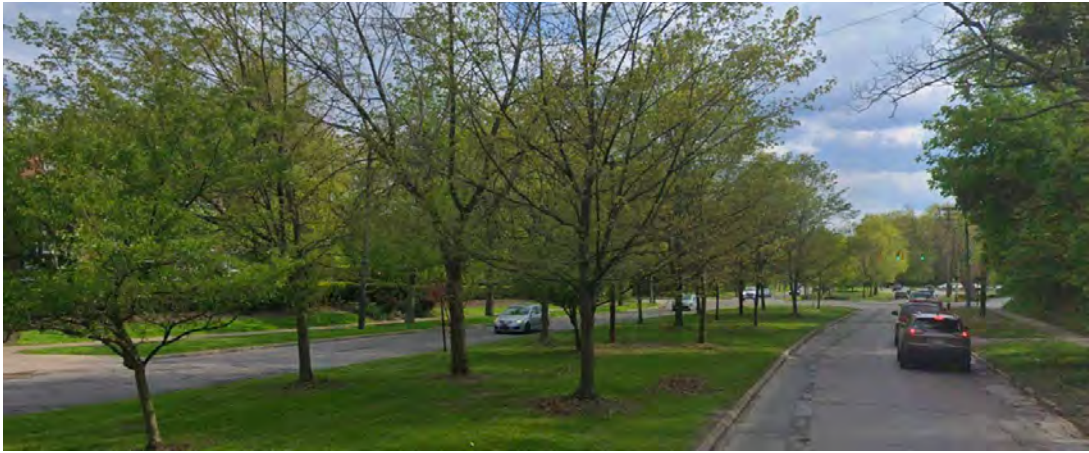


Figure 14

- All planned upgrades and improvements should reflect the context and character of the areas through which they pass and contribute to the sense of place of the local neighborhood or part of Town. This is especially the case with the Primary Local streets. While these streets, which are shown in green on Map 8 are intended to carry traffic through and between future neighborhoods, intersecting residential or commercial driveways would be acceptable. The right-of-way and the required pavement widths of the Primary Local streets should be balanced against the land uses they are intended to serve. So, for example Laser Drive as an industrial roadway would be significantly wider than the local residential streets that would extend through the Carter and Turpin Farms.



Figure 15

Deploy Smart Street Technologies for Safer and More Effective Streets

New Collector streets should be smart streets—that is, outfitted with sensors that monitor and record traffic volumes, heavy truck traffic, wear and tear, and conditions such as temperature, ice, and other factors that would allow for the most efficient long-term care and management of the street system. For MD Routes 213, 304 and 305, encourage MDOT SHA to deploy smart street technologies. Also, for all streets consider the use streetlight technologies that can detect traffic volumes at signalized intersections and adjust red and green times and pedestrian crosswalk times to improve overall convenience and safety. Consider streetlights that can adjust to ambient light conditions and increase in intensity when

pedestrians approach on a sidewalk or crosswalk. Consider embedded lights in crosswalks that light up to signal to oncoming vehicles when a pedestrian is about to enter the crosswalk.

Insist that New Development Build an interconnected Local Street System

It is critical that no major development become an island unto itself; that all neighborhoods and parts of Town are interconnected. Roads that may be stub-ended in anticipation of future extension into newly developed areas must not be prevented from being extended when the time comes. New development must also conform itself to the planned streets shown in this Plan and construct those streets whose alignments pass through the development tract.

Ensure all Aspects of the Transportation System are Accessible and Safe to People with Disabilities, Children, and Seniors.

Through development plan review and attention to the details of street design, the Town can ensure that new and redeveloped parking lots, sidewalks, crosswalks, transit stops, trails, and entrance ways into commercial and institutional buildings or sites meet the objectives of the Federal Americans with Disabilities Act.

Build A Town-wide Trail Network

Extend the Millstream Trail from Mill Stream Park east into the Growth Area and build an interconnected trail network as shown in Figure 16, “Greenway and Trail Plan”. The Town should require developers to build multi-use trail linkages within and near their development projects using the figure as a guide. This is relevant within the Town and in the Growth Area.

This Plan recommends that trail alignments be reserved, and the trails be constructed as land development takes place or sooner where practical. The trails may run within or along the planned



Figure 16

collector road rights-of-way or on separate alignments and ultimately would provide a greenway network connecting residents to the Town’s park system.

The Town should also consider preparing and implementing a Walking and Bicycle Trail Plan which would recommend and program specific improvements for pedestrian and bicycle connectivity throughout the

greater Centreville area. This plan should refine and detailed the proposed greenway trail alignments shown in this Chapter and coordinate with property owners as needed to secure rights of access. The Town could then actively implement projects recommended in that plan, supported where possible by grant programs. In the meantime, the major trail alignments shown in [Figure 17](#) should be implemented to the extent possible.

Coordinate with Queen Anne’s County to Ensure Continued Transit

Queen Anne’s County provides bus service to Town residents to Kent Island at Stevensville. Over time the Town and County should coordinate in the context of the County’s five-year transit planning process to determine if adjustments and expansions of the services would be beneficial to local mobility goals. To be a vibrant intergenerational community, paratransit service may need to become especially useful within Centreville given the trends toward an increasingly older population.

X. Implementation

Introduction

It can be difficult to implement all the recommendations and achieve all the objectives of a Comprehensive Plan, but significant progress can be achieved through sensible and practical actions and a commitment to progress tracking. This chapter recommends adopting changes to zoning regulations, preparing studies, using a capital improvements program, coordinating with the State of Maryland and QAC to fund infrastructure and promote the planned development of the Centreville growth area, and annual reporting by the Planning Commission.

Plan implementation in Centreville involves coordination with QAC and the State of Maryland. Queen Anne's County administers stormwater management review in the Town. It also administers zoning and subdivision regulations within the Growth Area so it can play a constructive role in the long-term development of the community. The State of Maryland is a partner in many initiatives where its interests overlap those of the Town as discussed later in this chapter.

Zoning and Subdivision Amendments

The Centreville Zoning Ordinance and Subdivision Regulations regulate the use and development of land within Town boundaries. The Zoning Ordinance establishes the purposes of each zoning district and specific standards such as the maximum allowable building height, minimum lot size, and the maximum number of dwellings per acre. The Subdivision Regulations provide standards and procedures for subdividing land into buildable lots and laying out streets, parks, and other public improvements. Both laws are extremely important and are amended from time to time following public hearings and deliberations.

The Zoning Ordinance is Chapter 170 of the Town Code. The Subdivision Regulations are set forth in Chapter 138. Amendments can help align these essential ordinances with the objectives and recommendations of this Plan. Some amendments should be made and adopted soon after adopting this Plan and some require more time for study, consultation with the public, and deliberation. Here are the main topic areas to be addressed with the recommended time frames for study and adoption.

Immediate Term Amendments

These are among the main amendments that should be evaluated and adopted soon after adoption of this Plan as part of the Zoning Checkup process.

- Comprehensively amend the Zoning Map to bring it into alignment with the land use recommendations set forth in this Comprehensive Plan, most notably [Map 4, Chapter IV, Future Land Use](#).
- Create the following two new zoning districts with purposes and standards in accord with this Plan: Resource Conservation / Open Space District, and Institutional District, and update the Traditional Neighborhood Development (TND) District.
- Modify the current zoning and subdivision regulations standards and procedures to establish master planned complete neighborhoods as the preferred and required approach to development within residential zoning districts, the Planned Unit Development (PUD) process and standards should focus on the complete neighborhood approach for Annexations.

- Establish stand-alone residential buildings as a permitted use within the Central Business District (CBD).
- Consider incorporation within the Zoning Ordinance of language to require testing and documentation of the traffic carrying capacity of streets and intersections, the adequacy of sidewalks, pedestrian routes generally, and bikeways, and the adequacy of municipal water, sewer, and other facilities and services as a condition precedent to development plan approval.
- Establish a required public comment period and standards for the Town to follow before it can issue a permit to demolish any building in the CBD.
- Amend the existing common open space provisions in the Zoning Ordinance to establish a required minimum amount of open space, a minimum amount of improved amenity open space, and the provision of park amenities.
- Establish standards for buffers on both sides of streams of at least 100-foot wide for perennial streams and 50-foot wide for intermittent streams and consider minimum buffers along existing forests.
- Undertake other amendments that would improve the Zoning Ordinance and support implementation of this Plan.
- 2009 Community Plan Community Design Recommendations are included in the Annex. Important for the Implementation of the 2040 Comprehensive Plan, the Development Design Standards should be revisited and appropriately adjusted especially in how they might help guide the development of Complete Neighborhoods throughout Centreville (not just in Growth Areas) and their implementation through the “Zoning Checkup” as well as review guidance.

Longer Term Amendments

These are the amendments that should be evaluated and if found advisable, approved within about three years of adopting this Comprehensive Plan.

- Amend the subdivision regulations to require the expansion and reservation of broad riparian buffers and the reservation, improvement, and dedication of planned streets, open spaces, parks, and school sites as a condition of subdivision approval.
- Amend the Zoning Ordinance to include the protection and preservation of the Centreville historic district, which is on the National Register of Historic Places⁴³.
- Amend the standards of the Zoning Ordinance that presently make it difficult to provide compatible and affordable housing options such as duplexes, accessory apartments, and small senior care homes.

⁴³ The Centreville Historic District was listed on the United States, National Register of Historic Places on November 13, 2004. The National Register of Historic Places is managed by the National Park Service as part of a “national program to coordinate and support public and private efforts to identify, evaluate and protect America’s historic and archeological resources” (National Register of Historic Places (www.NPS.gov)). The District (Centreville’s downtown) was laid out during the 18th century. The inventory description of the District and a listing of the structures that contribute to the District’s significance are provided at: <https://mht.maryland.gov/nr/NRDetail.aspx?NRID=1459>.

- Adopt architectural, building, and site design guidelines and standards for development and redevelopment specific to the Central Business District.
- Adopt new standards for public streets as recommended in [Chapter IX, Transportation](#).
- Update regulations including the Critical Area regulations and the Floodplain Management Ordinance for areas vulnerable to sea level rise.

Water and Sewer Allocation Program

This Plan recommends that the Town Council adopt, publish, and regularly update allocation policies for public water and sewer services immediately. As documented in [Chapter VI, Community Facilities](#), available water supply capacity only approximates that needed to serve 90 more dwelling units and wastewater treatment capacity only approximates that needed to serve 144 more dwelling units. It is in the public interest of responsible and effective growth management, fiscal well-being, and economic development, to establish procedures for (i) continuously tracking the use of water and sewer services against design and permit capacities and (ii) for requesting and approving allocations.

It is further recommended that the Town also immediately designate and maintain unallocated emergency reserves of water and sewer capacities in an amount judged sufficient by the Town Council upon consultation with its consulting engineers and the Maryland Department of the Environment.

Studies and Specific Plans

The Plan has identified challenges which require further study and coordination with the State of Maryland and QAC, (and with residents, business owners and other stakeholders) before specific or detailed recommendations can be made. The most pressing is the study of wastewater treatment capacity, the design of a new wastewater treatment plant, and acquisition and outfitting of another spray irrigation field. This study and the plan for financing necessary upgrades is underway.

Transportation and Traffic Operational Study

A transportation, traffic operation and safety study for Centreville should be undertaken in coordination with the Maryland Department of Transportation State Highway Administration MDOT SHA with the purpose of identifying existing and future problem areas and proposing and identifying funding solutions. This Study needs to consider safety, especially pedestrian safety transportation connectivity (gaps in sidewalk, bicycle and roadway network), east-west connectivity. Identification of needed safety and operational improvements, including but not limited to the consideration of applicable roundabouts. The study area should include MD Route 213 from the U.S. 301 interchange to the northern municipal limits and western Town limits on Corsica Neck Road to the US 301/304 Interchange on the East and the main intersections throughout this study area. The streets to be studied include Commerce and Liberty Streets and those that radiate from Downtown such as Broadway, Water Street, Chesterfield Avenue, Kidwell Avenue, Little Kidwell Avenue, and Turpins Lane as well as all links and major collectors identified in the Centreville growth areas. After the initial study, this Plan recommends that traffic conditions be continuously monitored and traffic counts along key sections and intersections, as well as implementation progress of identified solutions, be periodically updated.

Funding Mechanisms

It is advisable that the Town create a five-year Capital Improvement Program (CIP) which is a financial planning tool for scheduling infrastructure priorities in line with available and projected revenues. A CIP matches planned capital projects with required revenue sources, which may include general obligation

bonds, the general fund, and QAC, State, and/or Federal payments. The Town should use its CIP to schedule the improvements recommended in this Plan and those that flow from supporting studies.

Public sewer service and water supply in Centreville are provided through an enterprise fund, which means that operations and expansions of capacity are to be financed by new system users and grants, but not funded through the general fund of Town government. There may be times when direct County assistance in expanding essential facilities is desirable as the optimal way to support planned development. This Plan recommends that the Town and County jointly study and advance strategies to fund needed expansions of water and sewer services. After all, Centreville is a vital location for planned growth within the overall development framework of the County.

The Town should continue to work cooperatively with the funding programs administered by State agencies to implement key priorities. Each of these agencies has a long-term interest in promoting the harmonious, prosperous, and environmentally sustainable development of Centreville. As discussed below, this value is illuminated in the State's overarching blueprint for economic vitality and environmental stewardship as part of a Maryland Department of Planning program, called "A Better Maryland."⁴⁴

Interjurisdictional Coordination

Centreville and Queen Anne's County

Growth Area and General Planning

This Plan counts on Queen Anne's County's cooperation with the Town in not allowing development activities within the Town's Growth Area, without municipal annexation. The Town and County share interests in the thoughtful and planned development of Centreville over the long term. The Town needs to develop infrastructure and support patterns of growth that preserve future parkland and resource areas, open space corridors for trails, the rights-of-way for future streets, and opportunities for the efficient provision of emergency services, among other things. These essential goals can be blocked by uncoordinated and unplanned development.

Queen Anne's County in turn relies on Centreville to absorb a share of the County's growth so that among other things: farming areas are not converted to development or fragmented into suburban sprawl; domestic wastewater is treated at the wastewater treatment thereby delivering water quality benefits over the alternative of onsite private septic systems; historic investments in schools and other facilities are optimized and school bussing costs are minimized; and County roadways are not burdened by commuting traffic. Development in the Town's Growth Area without annexation and Town infrastructure would disrupt implementation of this Comprehensive Plan. This Plan recommends that the Town and County coordinate on:

- The continual review, update, and implementation of the Queen Anne's County Comprehensive Water and Sewer Master Plan.
- Strategies for land preservation in the designated Greenbelt around the Growth Area.
- Preserving and acquiring open spaces for use as spray irrigation fields.
- Town review and comment on land use and development proposals within the Growth Area, which may necessitate the preparation of a Joint Planning Agreement between the Town and County.

⁴⁴ <https://abetter.maryland.gov/plan>

- County funding assistance for municipal water and sewer facilities and wastewater treatment plan upgrades.
- County funding assistance and cooperation in the reservation of land for and construction of planned streets, parks, open spaces, and potential school sites.

This Plan further recommends that the separate Town and County Planning Commissions and staff meet periodically to review implementation of their respective comprehensive plans and work to sustain existing and develop new cooperative arrangements.

Queen Anne’s County Land Preservation, Parks, and Recreation Plan

This Plan recommends that the Town participate with QAC in its regular five-year update of the County Land Preservation, Parks, and Recreation Plan. The plan is required by the State of Maryland for the County, and the towns in the County, to be eligible for local Program Open Space (POS) grants. POS is a statewide program that funds the purchase and development of parkland. In coordination with the County, each year Centreville can submit land acquisition and park development requests for funding consideration under the Open Space Annual Program which the County submits to the Maryland Departments of Natural Resources and Planning for approval.

Areas of Critical State Concern

The State of Maryland has prepared and adopted a statewide plan, A Better Maryland, which seeks to support a thriving economy and environmental stewardship throughout Maryland. The Plan’s highlight is its commitment to collaboration between the State and local governments by providing resources and tools for implementing long-term plans. To facilitate this collaboration, the State’s plan advances certain “areas of critical state concern.” The most prominent for Centreville are shown in [Figure 17](#). This Comprehensive Plan recommends close coordination between the State and the Town.

A Continuing Planning Program

Town planning is a continuous process guided by an adopted comprehensive plan, and the primary responsibility falls to the Planning Commission. The Centreville Planning Commission routinely reviews site development plans and subdivision plats, and it has the authority to lead more detailed studies and plans and advise the Town Council and the citizens of the Town on changes to zoning and other regulations, annexations, and capital improvements. As part of its work, the Planning Commission should also conduct a yearly assessment of growth and development and a progress report about implementation of this Comprehensive Plan as part of its Annual Report. The Annual Report should then be made available to Town residents, neighboring jurisdictions, and the State of Maryland.

Recommendation / Policy Area	Maryland Areas of Critical State Concern		
	Spatially Designated Program	Policy Program	Plan
Planning and adaptation for sea level rise, flood mitigation, habitat and shoreline protection	Coastal Community Flood Risk Program	Chesapeake & Coastal Service Program, Climate Leadership Academy, MD Commission on Climate Change	MD Hazard Mitigation Plan
Updating environmental regulations in flood prone areas	Chesapeake and Atlantic Coastal Bays Critical Areas Program, Coastal Community Food Risk Areas	Chesapeake & Coastal Service Programs	
Protecting water quality and preserving forests	Sustainable Communities Program	Chesapeake & Coastal Service Programs	
Developing neighborhood parks and playgrounds and trails		Program Open Space - Local	
Addressing affordable and senior housing	Community Legacy Program	Home Ownership and Affordable Housing (DHCD)	
Tourism and related business development, programming downtown activities	Community Legacy Program Main Street Program	Office of Tourism Development assistance programs	
Promoting economic development, downtown revitalization	Community Legacy Program, Main Street Program, Arts and Entertainment District		A Strategic Plan for Accelerating Economic Development
Historic preservation, protection of historic structures and cultural heritage	Certified Heritage Area Program, Stories of the Chesapeake, National Register Places and State designate historic sites	Maryland Historic Trust	
MD Route 213 traffic operational studies		State Highway Administration Traffic Study	MD Transportation Plan
Building bikeways and sidewalks			MD Bicycle and Pedestrian Master Plan
Smart streets technologies		Chesapeake & Coastal Service Programs	MD Transportation Plan

Note: Sustainable Community Program designation is a prerequisite for eligibility in the Community Legacy Program.

Figure 17

Conclusion

The Planning Commission understands that the Plan described in this report will not be realized in the short term or exactly as conceptualized. Our aim is to anticipate the needs of the future as best we can and encourage growth, development, and conservation toward the greatest good possible. Departures from this Plan may, from time to time, be suggested; future information and a wider knowledge may point to better solutions or unforeseen opportunities. In such cases, it is our intention that such departures be studied and if found justified considering the Plan’s long-term goals, they should be accepted by amending this Plan in the same way it was adopted. It is our goal that this comprehensive plan update, which is but one in a long series of Centreville Comprehensive Plans, points the Town in the direction of a sustainable and prosperous future. ***

Annex: Table 2, Enlarged Maps, Community Design
Recommendations

Table 2

Residential Infill Area	Zoning	Gross Acres	Sensitive Acres ****	Net Acres	Density DU/Net Acre*/**	Housing Units ** DU/acre	Population (2.49/du)	Water Flow (gpd)***	Wastewater Flow (gpd)***
Infill Area 1	R-3	70	31	39	8	313	779	78,250	78,250
Infill Area 2	R-1	47	15	32	3	97	242	24,250	24,250
Infill Area 3	TND	45	16	29	5	143	356	35,750	35,750
Infill Area 4	R-1	37	15	22	3	65	163	16,250	16,250
Infill Area 5	R-1	57	13	44	3	131	325	32,750	32,750
Residential Infill Subtotals		256	90	166		749	1,865	187,268	187,268
<i>Misc. Residential</i>	R-2	8	0	8		30	75	7,500	7,500
Residential Infill Totals:		264	90	174		779	1,940	194,750	194,750
Growth Area	Proposed Zoning								
Growth Area 1	Residential	266	62	204	3.5	714	1,778	178,500	178,500
Growth Area 2	Residential	91	35	56	3.5	196	488	49,000	49,000
Growth Area 3	Residential/ TED	311	35	276	3.5	966	2,405	241,500	241,500
Growth Area 4	Residential	510	129	381	3.5	1,334	3,320	333,500	333,500
Growth Area 5	Residential/ TED	351	22	329	3.5	1,152	2,867	288,000	288,000
Growth Area 6	Residential	346	63	283	3.5	991	2,466	247,750	247,750
Growth Area 7	Residential/ TED	234	61	173	3.5	606	1,508	151,500	151,500
Growth Area 8	Residential	183	9	174	3.5	609	1,516	152,250	152,250
Growth Area Subtotals		2,292	416	1,876		6,568	16,349	1,642,000	1,642,000
<i>(Less) Growth Area Commercial/Industrial</i>	TED District	293		293					
Residential Growth Area Total		1,999	416	1,583	3.5	5,541	13,797	1,385,125	1,385,125
Residential Totals:		2,263		1,757		6,320	15,737	1,580,000	1,580,000
Commercial									
Infill- Commercial, Institutional, Industrial Set Aside								18,000	18,000
Growth Area- (estimated) Commercial/Industrial	TED District	293						11,484	11,484
Total: Commercial, Institutional, Industrial								29,484	29,484
Residential and Commercial Grand Total:		2556		2050		6,320	15,737	1,609,484	1,609,484

*Infill Area Density Units calculated using maximum number of units allowable in each residential zone












**3.5 units per acre is min density to be achieved in support of financial feasibility for provision of Sewer and Priority Funding Area requirements

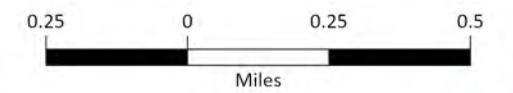
***Water & Sewer usage is estimated at 250 gallons per day (gpd) per Housing (Equivalent Dwelling) Unit, or EDU

****Sensitive Acres include forested land, wetlands, floodplains and streams

CENTREVILLE COMPREHENSIVE PLAN

Map 1 Designated Growth Area

-  Planned Growth Area Boundary
-  Streams (USGS NHD)
-  Floodplain (FEMA)
-  Estuarine-Tidal Wetlands(MD DNR)
-  Palustrine-Non Tidal Wetlands(MD DNR)
-  Resource Conservation
-  Greenbelt Parcels
-  Incorporated Town Boundary
-  Parcels
-  5 Foot Contours
-  Railroad

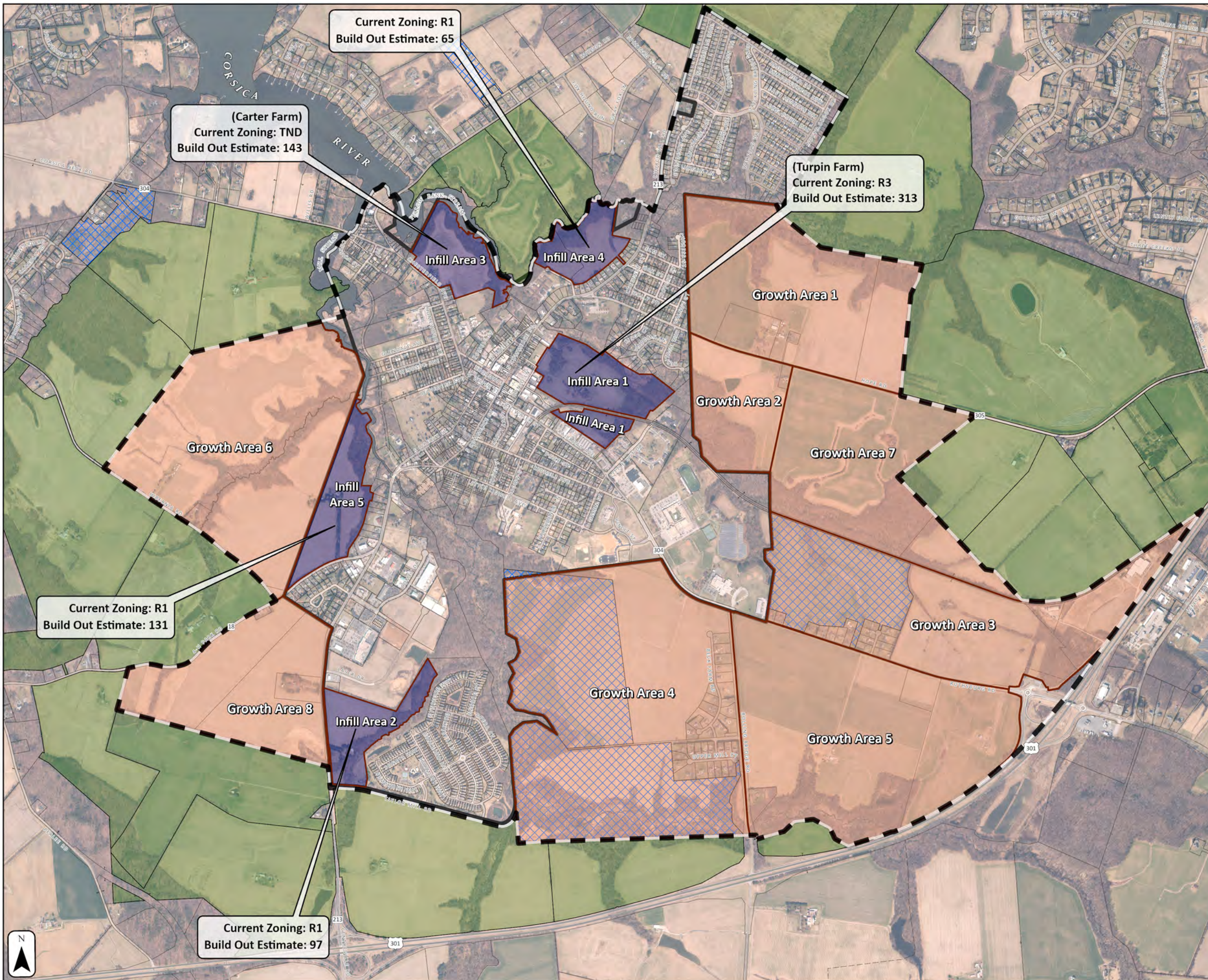


Source: Queen Anne's County GIS, USGS NHD (National Hydrography Dataset), MD DNR, and FEMA
File: Map1-CentrevilleCompPlan-GrowthArea-080822
Date: 12/8/2023



CENTREVILLE COMPREHENSIVE PLAN

Map 1A Future Growth & Infill Areas and Greenbelt



- Growth Areas
- Infill Areas
- Greenbelt Parcels
- Municipal Growth Area - Proposed
- Deed Restricted Open Space*
- Incorporated Town Boundary
- Parcels
- Railroad

* Deed Restricted Open Space may affect how and where growth can occur, especially in these areas.



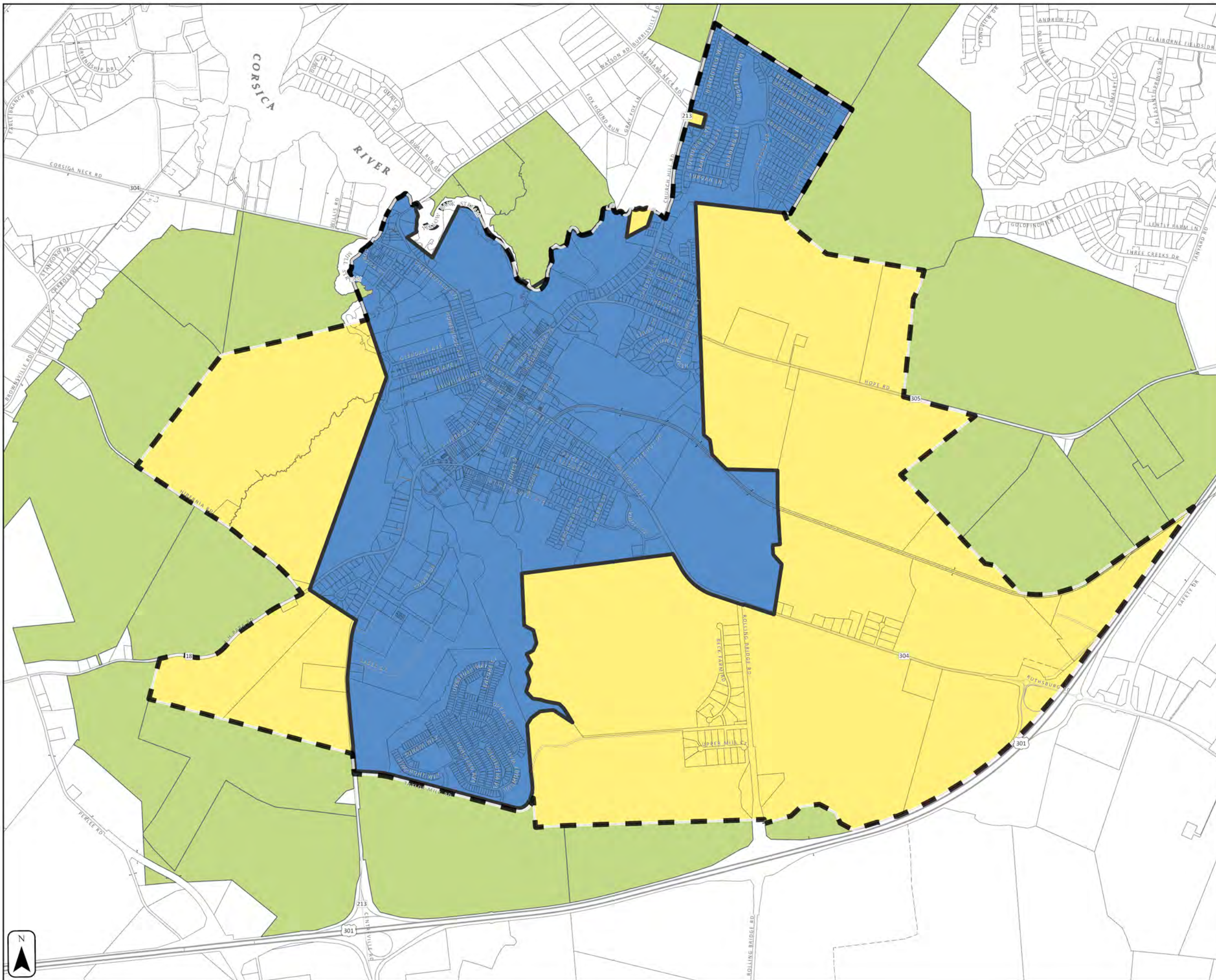
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 Imagery: 2022 State of Maryland
 File: Map1A-CentrevilleCompPlan-MunicipalGAPlan111723
 Date: 12/8/2023



CENTREVILLE COMPREHENSIVE PLAN

MAP 1B Tier Designations

-  Municipal Growth Area
- Tier Designations**
 -  Tier I
 -  Tier II
 -  Tier IV A
-  Incorporated Town Boundary
-  Parcels
-  Railroad



Source: Queen Anne's County GIS
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Date: 12/8/2023



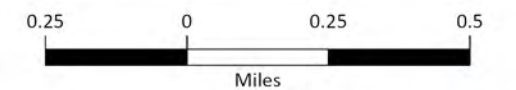
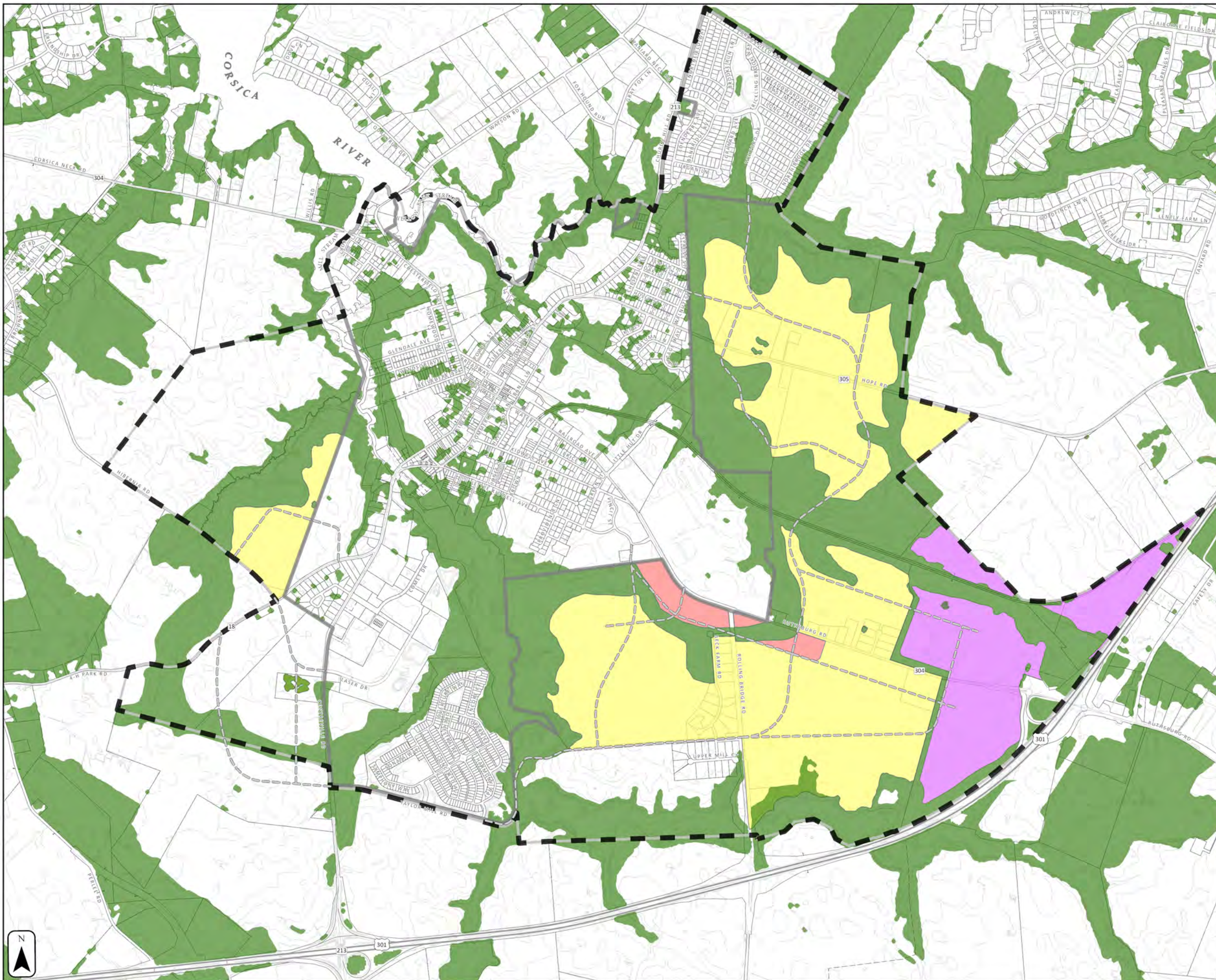
CENTREVILLE COMPREHENSIVE PLAN

Map 2 Growth Area Plan

Future Land Use

- Resource Conservation / Open Space
- Complete Neighborhood
- Commercial
- Technology Enterprise

- Incorporated Town Boundary
- Planned Street Improvements
- Municipal Growth Area Boundary
- Parcels
- 5 Foot Contours
- Railroad









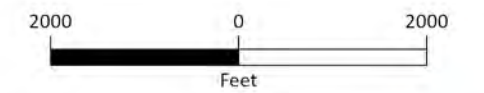
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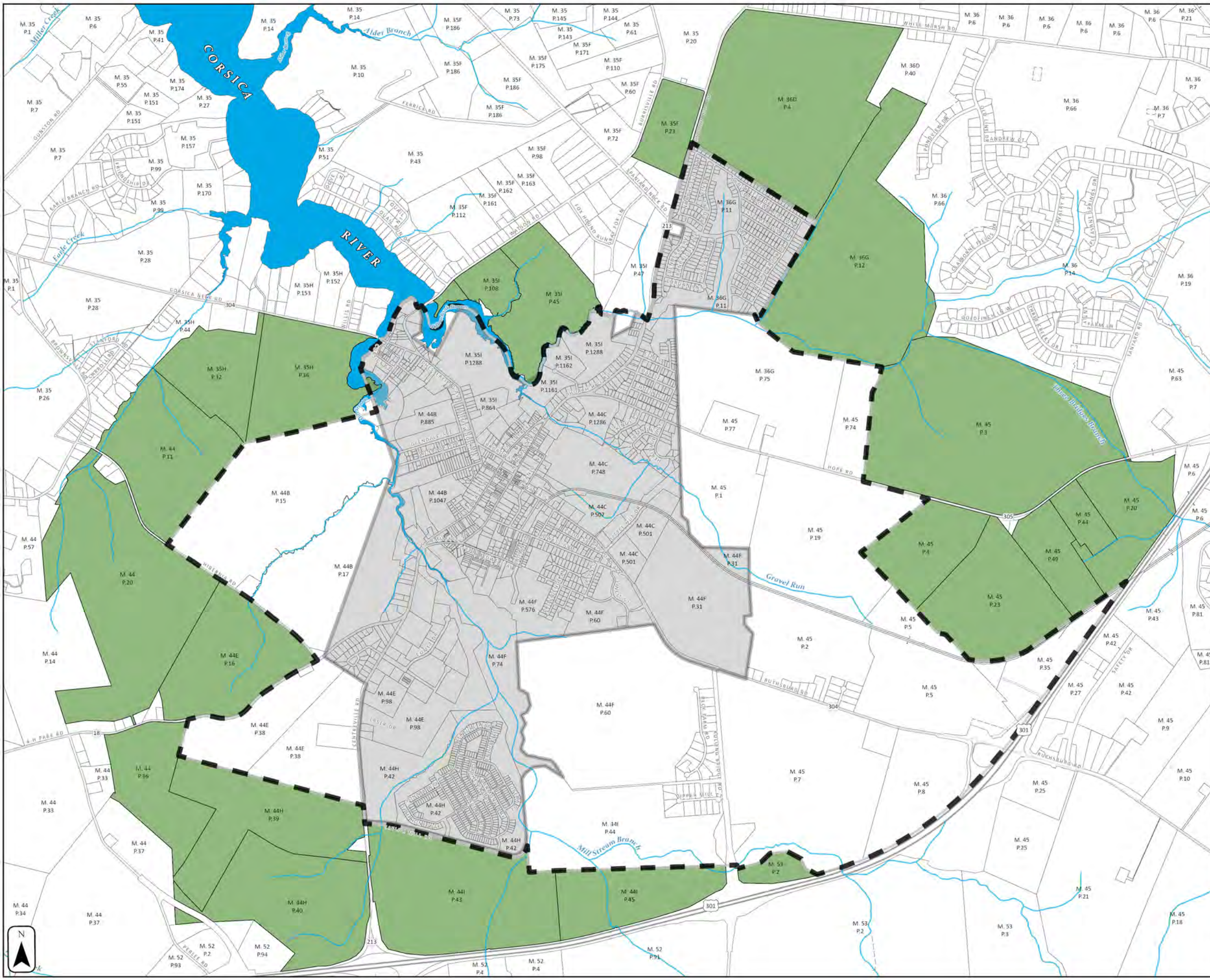
CENTREVILLE COMPREHENSIVE PLAN

Centreville Greenbelt

-  Greenbelt Parcels
-  Planned Growth Area Boundary
-  Streams (USGS NHD)
-  Incorporated Town Boundary
-  Parcels
-  Railroad



Source: Queen Anne's County GIS, USGS NHD (National Hydrography Dataset), MD DNR, and FEMA
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Date: 12/8/2023



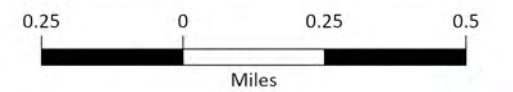
CENTREVILLE COMPREHENSIVE PLAN

Map 3 Existing Land Use

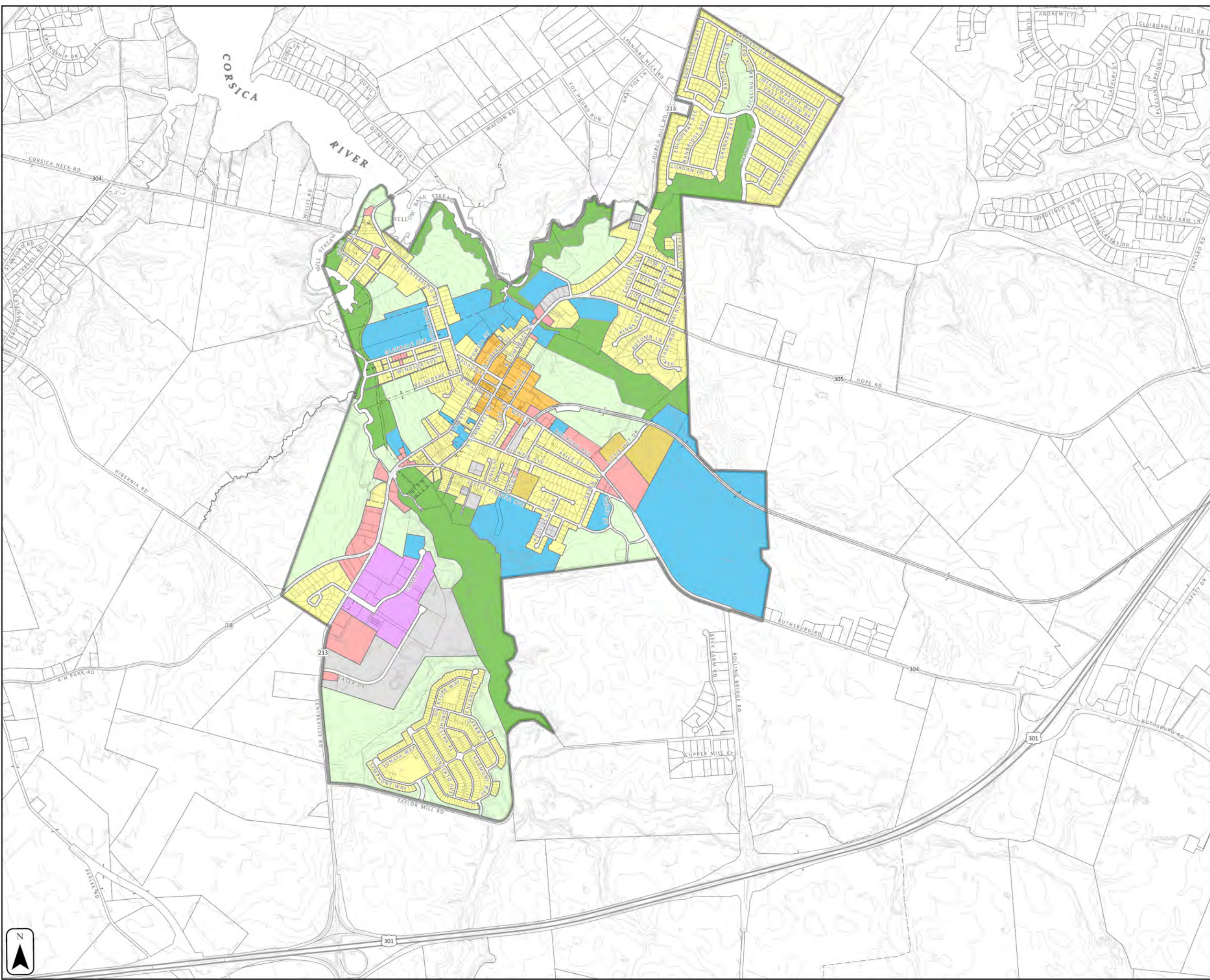
Existing Land Use

-  Natural Resource
-  Open Space
-  Residential
-  Residential High Density
-  Institutional
-  Central Business District
-  Commercial
-  Office / Light Industrial
-  Vacant

-  Incorporated Town Boundary
-  Parcels
-  5 Foot Contours
-  Railroad



Source: Queen Anne's County GIS
File: Map3-CentrevilleCompPlan-
ExistingLandUse-080522
Date: 12/8/2023



CENTREVILLE COMPREHENSIVE PLAN

Map 4 Future Land Use Plan

Future Land Use

- Resource Conservation / Open Space
- Residential
- Residential High Density
- Institutional
- Central Business District
- Commercial
- Office / Light Industrial

Municipal Growth Area Plan

- Resource Conservation / Open Space
- Complete Neighborhood
- Commercial
- Technology Enterprise

Greenbelt Parcels

Incorporated Town Boundary

Municipal Growth Area Boundary

Parcels

5 Foot Contours

Railroad



Source: Queen Anne's County GIS
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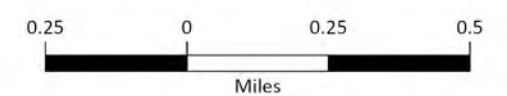


CENTREVILLE COMPREHENSIVE PLAN

Map 5 Natural Resources

-  Streams (USGS NHD)
-  Floodplain (FEMA)
-  Estuarine-Tidal Wetlands(MD DNR)
-  Palustrine-Non Tidal Wetlands(MD DNR)
-  Forest Cover (QAC LULC)

-  Incorporated Town Boundary
-  Parcels
-  5 Foot Contours
-  Railroad



Source: Queen Anne's County GIS, USGS NHD (National Hydrography Dataset), MD DNR, and FEMA
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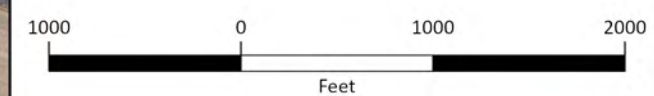
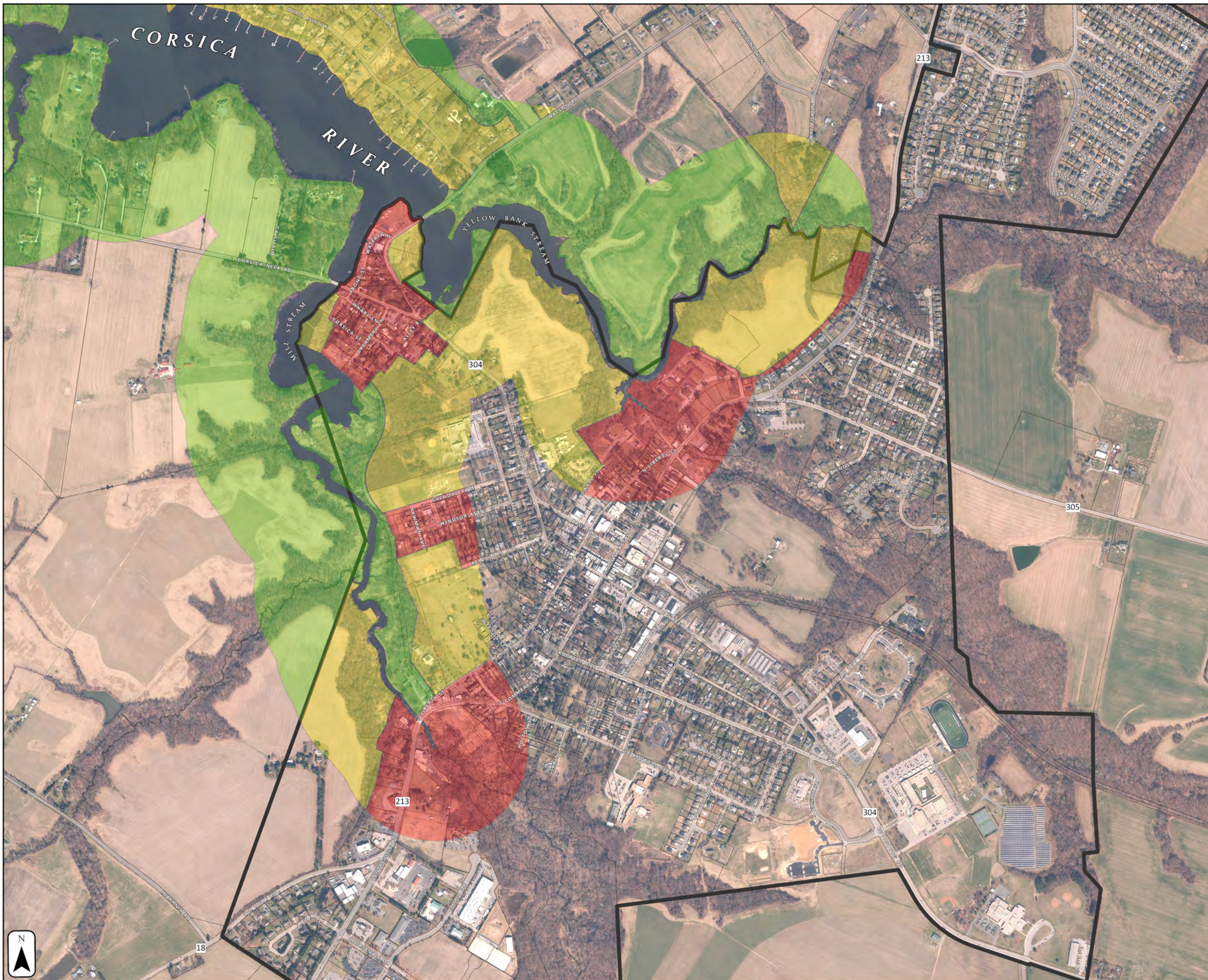
CENTREVILLE COMPREHENSIVE PLAN

Map 6 Chesapeake Bay Critical Areas

Critical Area Designations

- IDA - Intensely Developed Area
- LDA - Limited Development Area
- RCA - Resource Conservation Area

- Incorporated Town Boundary
- Parcels
- Railroad



Source: Queen Anne's County GIS & MD iMap
Imagery: 2022 State of Maryland
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Date: 12/8/2023



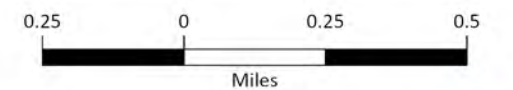
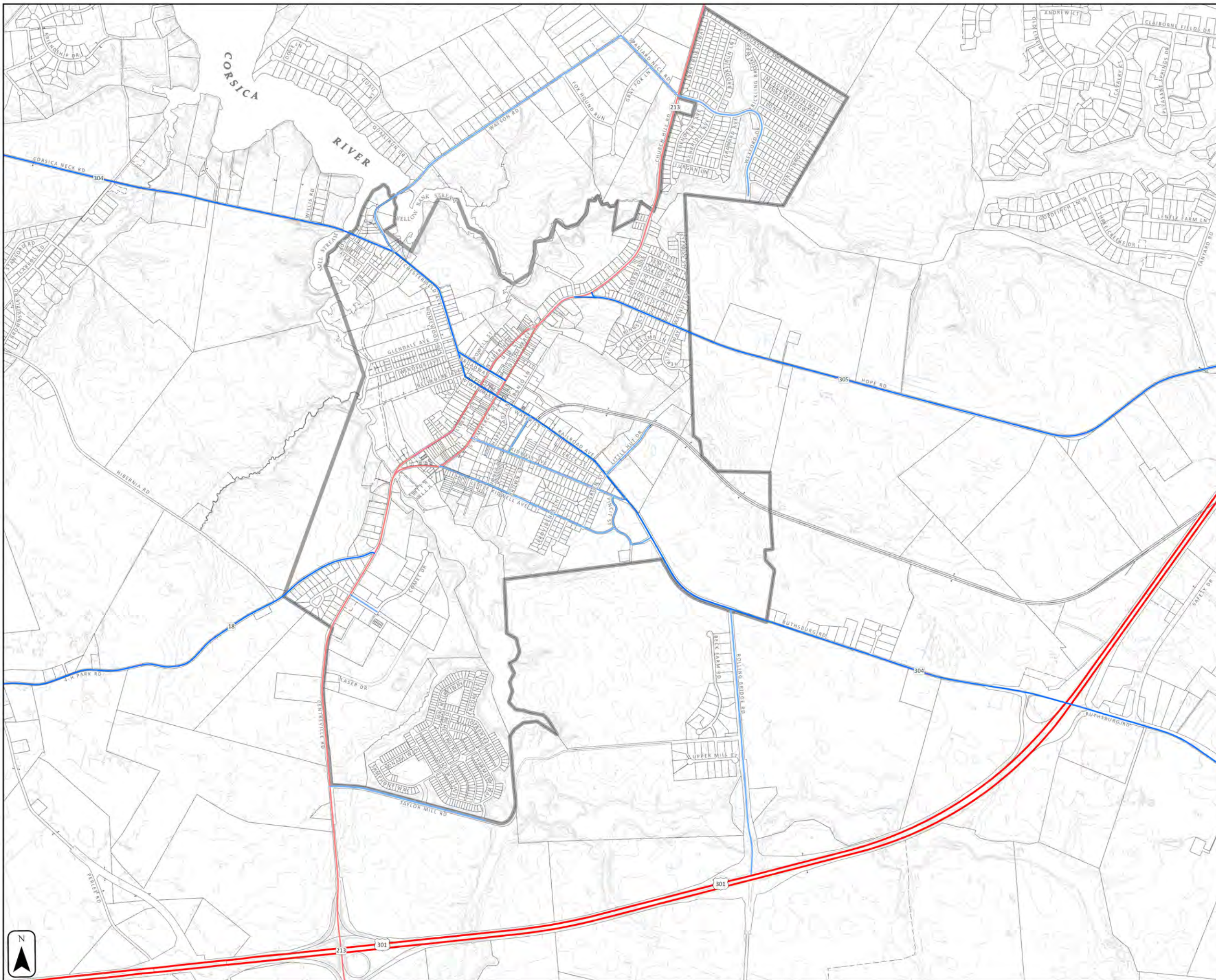
CENTREVILLE COMPREHENSIVE PLAN

Map 7 Functional Class of Streets and Highways

Functional Classification

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

- Incorporated Town Boundary
- Parcels
- 5 Foot Contours
- Railroad


















Source: Queen Anne's County GIS
File: Map7-CentvilleCompPlan-FunctionalClass-082922
Date: 12/8/2023

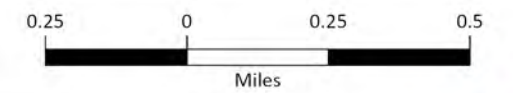


CENTREVILLE COMPREHENSIVE PLAN

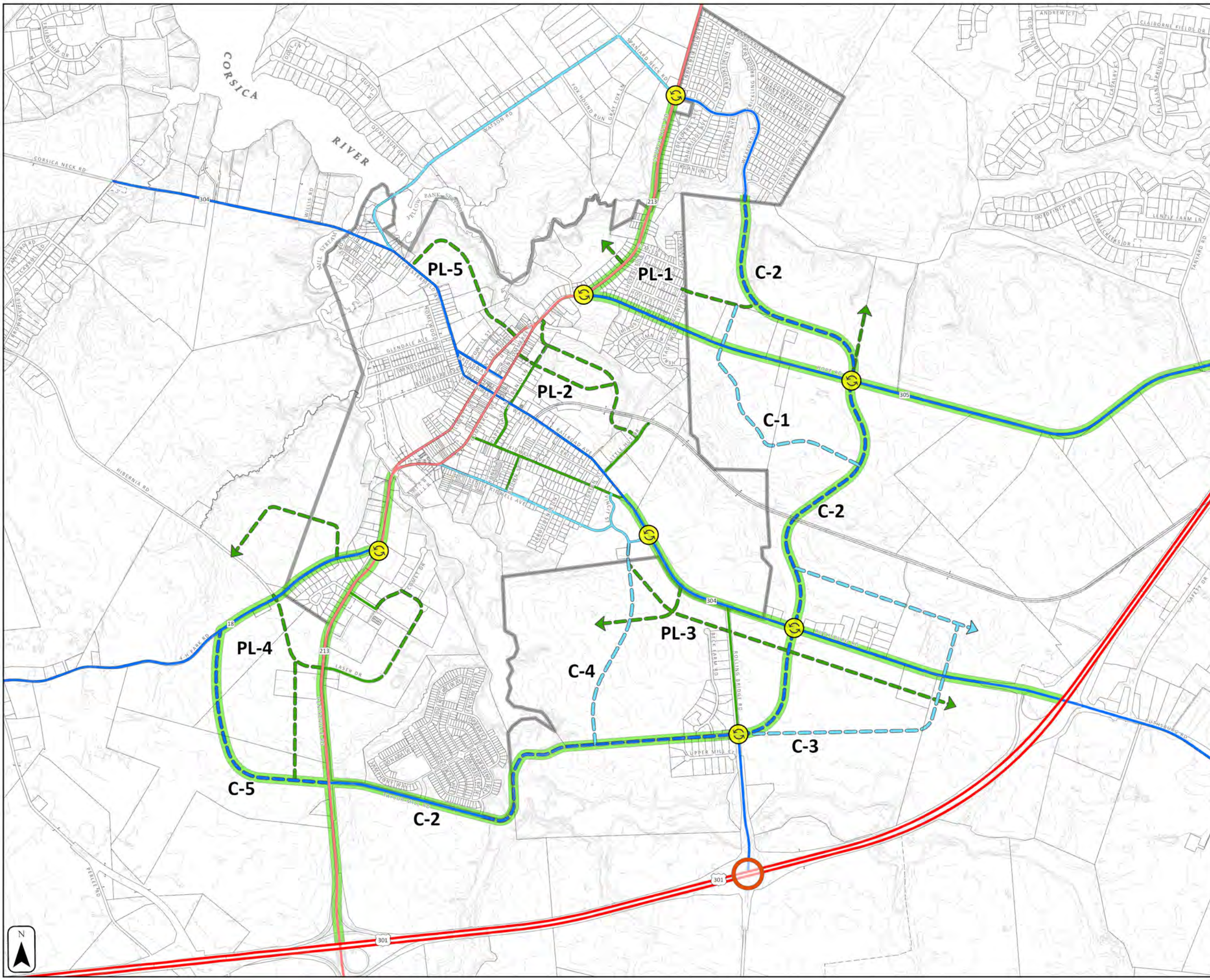
Map 8 Street Plan

-  New Grade Separated Interchange for Study
-  Planned Roundabout
-  Principal Arterial
-  Minor Arterial
-  Major Collector-Existing
-  Major Collector-New or Upgraded
-  Minor Collector-Existing
-  Minor Collector-New or Upgraded
-  Primary Local-Existing
-  Primary Local-New or Upgraded
-  Parkway Design

-  Incorporated Town Boundary
-  Parcels
-  5 Foot Contours
-  Railroad



Source: Queen Anne's County GIS
File: Map8-CentrevilleCompPlan-
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Date: 12/8/2023



Community Design Recommendations - Community Plan 2009

Centreville's current Zoning Ordinance contains numerous provisions for the design of future development related to site planning, signs, parking, and bufferyard landscaping. These provisions are generally effective in the context of the existing Town zoning districts. Implementation of this Community Plan will entail revisions to the Zoning Ordinance, particularly to enact the recommended new zoning districts recommended in Chapter 4.

The following community design recommendations are general in nature and are meant to serve as a guide for:

- Future specific zoning regulation changes
- Future Growth Area developments
- Future public improvement policies

As has been stated earlier in this Community Plan, the future development of Growth Areas is intended to occur with the benefit of community facilities, such as public sewer and water. These new developments are meant to have an overall density of approximately 3.5 dwelling units per acre and utilize the design standards and zoning regulations adopted by the Town as a result of recommendations in this Plan. What is not intended is a direct replication of the Historic District of Centreville into the surrounding Growth Areas. This Plan proposes numerous new zoning districts, including TND (Traditional Neighborhood Development) and MUD (Mixed-Use Development) which will offer developers a variety of opportunities for innovative site design and the combining of uses where appropriate. Another common development pattern that is not intended to occur in the Growth Areas is large lot suburban sprawl that consumes inordinate amounts of land without the provision of open space, community character, and linkage to the core of Centreville.

Recommendations for community design:

1. The Town should continue to take advantage of its status as a ~~Revitalization~~ ^{Revitalization} Area as designated by the Maryland Department of Housing and Community Development. Specific areas targeted by the Town are eligible for loan and grant assistance through programs such as:
 - a. Office and Commercial Space Conversion Initiative
 - b. Neighborhood Business Works Program
 - c. Sidewalk Retrofit Program
 - d. Job Creation Tax Credit Program
 - e. Capital and Non-Capital Historic Preservation Grant Program
 - f. Historic Communities Investment Fund

2. The Town should continue to investigate participation in the State's Brownfields program to encourage the redevelopment of sites that once housed industrial uses where contamination may be a deterrent to development of new uses. To be eligible, a site must be vacant, underutilized, and located where remediation is feasible. An additional condition is that the redevelopment will create jobs and increase the Town's tax base. Design Illustrations 9, 10, 11, 12, and 13 show several options available for typical redevelopment areas.
3. Proposed roads shown on Figure 11 (Future Town Land Use) should be subject to acquisition efforts as development occurs in their vicinity. Efforts need to be made to retain the rural character of these proposed roads through the use of adjacent open space and landscaping. Proposed roads within and near the current Town boundaries should be the subject of street tree and landscape plantings. Design Illustrations 4 and 5 provide examples of two types of street cross sections.
4. Planned Unit Development in the Growth Areas should be designed to link with existing Town streets and should encourage pedestrian use sidewalks that provide connections to the Central Business District, other business areas, schools, and other institutional uses. Modified grid street patterns, traditional Town lot layouts, and integrated open spaces should be encouraged. Dead end streets and cul-de-sacs should be avoided. Sidewalks and street trees should be required. Community open space in the form of tot lots, and neighborhood and community parks should be functional and useable. Design Illustration 1 is an example of how new neighborhoods should relate to the Town's existing pattern.
5. Proposed Town commercial areas should be designed to utilize groupings of clustered buildings, as opposed to standard strip commercial structures. Parking and pedestrian spaces should be integrated into the project rather than separated from buildings and structures. All building façades visible from adjoining properties or a street should have an architectural theme and appearance. Façades should reflect local vernacular architectural styles. Flat roofs should be discouraged. Design Illustrations 6, 7 and 8 show the alternative site design options, while Design Illustrations 15 and 16 describe a typical site plan and cross section of the Mixed-Use Corridor.
6. Parking areas should be located in and around building masses and should be heavily landscaped with shade trees. Adequate signage should be permitted with an emphasis on aesthetics. All mechanical equipment and service areas should be screened from public view.
7. Town and County Planned Business Parks should be designed as a complete development unit, as opposed to incremental and unrelated building sites. Stormwater management and forest conservation practices should be

consolidated rather than site specific. Business Parks should incorporate internal access designed to accommodate the intended users. Perimeter landscaping and highway corridor buffering should be planned and implemented. Exterior storage areas should be discouraged and only permitted with adequate screening.

8. Greenways and trails should be planned and implemented as development occurs in and around the Town. Existing sidewalks and trails should be extended when new development abuts existing developments. Portions of planned trails should be implemented as outlying development in Growth Areas occurs. Design Illustrations 2 and 3 portray typical greenway cross sections and show the relationships to surrounding areas.
9. Street standards should be adopted that reflect Town scale development needs and respond to emerging trends in engineering. The proposed development form outlined previously requires an ordered, hierarchal street system, where larger street types handle different traffic requirements than smaller, neighborhood-only type streets. Streets should be designed to accommodate safe traffic for the adjoining use proposed. They should also function as a corridor for pedestrian trail systems. All street sections should require street trees and lighting scaled to the need and land use to be served. Design Illustrations 4 and 5 show two typical street type cross sections with pedestrian areas and landscaping.
10. Streetscape improvements should be maintained or considered for the Central Business District and other Town commercial areas leading into Centreville. Examples are as follows:
 - a. Street trees along sidewalk edges.
 - b. Brick sidewalks or stamped pavement along commercial street frontages in historic areas.
 - c. Sidewalk benches and informational signage.
 - d. Pedestrian and building foundation lighting.
 - e. Ultimate relocation of utility lines and poles from the streetscape.
 - f. Relocation of parking areas to the side and rear of buildings.
 - g. Building façade renovations in keeping with character of building.
 - h. Location of new buildings to maintain adjoining setbacks.
 - i. Public participation in placing public art at key locations.
11. Ensure linkage of Redevelopment Area 1 to CBD through the use of pedestrian and open space corridors. Design Illustrations 9, 10, 11, 12 and 13 offer examples of connection options for this Redevelopment Area.
12. Ensure public access to Redevelopment Area 5, the historic Wharf area of Centreville. Design Illustration 14 is an example of potential development options.

13. Centreville should pursue designation and participation in the Maryland Main Street Program. This program would permit the Town to acquire technical expertise and guidance for Main Street preservation projects. Participation could also assist the Town in locating and acquiring grant and loan funding for Main Street projects in the CBD.
14. Utilize available resources of the Management Plan for the Stories of the Chesapeake Certified Heritage Area, as adopted by the Town. See Chapter 1, page 8, for more details.
15. Consider the adoption of a Livability Code compatible with Queen Anne's County and the Maryland Minimum Livability Code to address minimum property maintenance standards for housing, including equipment used for light, ventilation, heat, and sanitation. This should apply to owner occupied and rental housing, interior and exterior of units.

Design Standards

All of the objectives listed in the above section on Objectives should be consolidated into Design Standards that would be adopted by the Town as regulations affecting new development and redevelopment in all zoning districts. Such guidelines would also be relevant to Growth Areas annexed into the Town. Examples of Design Standards elements are building density and materials, building styles and accessories, streetscape features, landscaping and buffering, pedestrian and vehicular circulation, lighting, and signage. In particular, it is recommended that the Design Standards include regulations for the preservation of historic structures and programs for their use and adaptive reuse.

Historic Preservation Recommendations

The Centreville Community Plan of 1998 recommended that sections of the Town with historic and architectural significance be designated as historic districts. Within those districts, all new development, renovation, or demolition would have to be reviewed and approved by a historic commission. That recommendation has not been adopted as of the writing of this Plan; however, the Town has begun the process by identifying a historic district and a historic district is designated on the National Register of Historic Places. Additionally, individual historic buildings within the Town have been included in the National Register. The enactment of regulations and the creation of a board have yet to be implemented. These two matters need to be addressed by the Town in order for the historic district to be truly meaningful. In some communities with similar regulations, historic preservation is seen as burdensome and a dilution of individual property rights. Although the goals of historic preservation are usually

seen as being beneficial, the application of regulations can sometimes be seen as a limitation on individual property rights. At the least, historic preservation can be a controversial municipal function.

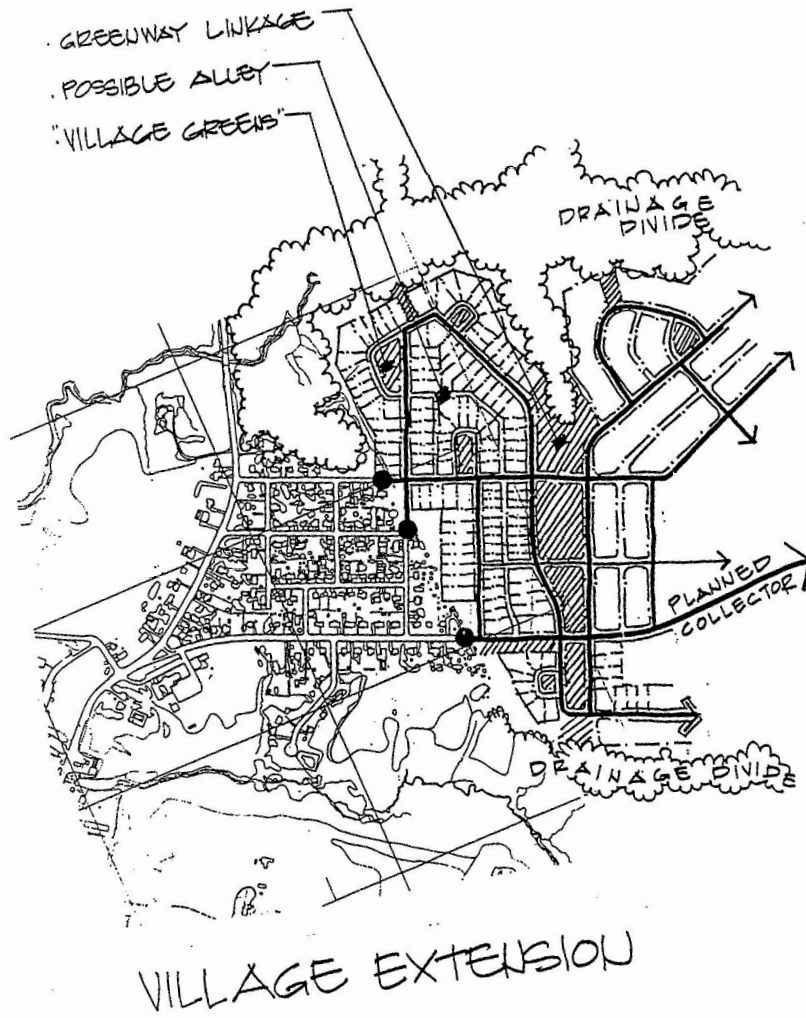
With the above noted concerns in mind, it is the intent of this Community Plan to suggest that the proposed Design Standards incorporate a separate and distinct set of regulations aimed at the preservation of the Town's historic fabric within a defined historic district. These regulations would not necessarily be of a greater burden to a property owner than those for nonhistoric structures. The intent would be the creation of an achievable and enforceable set of standards that would foster preservation over the options of neglect, alteration, demolition, and replacement.

The administration of the historic preservation standards would be within the context of the Design Standards as a whole. Applications for required permits would be received and reviewed by the Town staff, followed by consideration by a reviewing body, when appropriate, which would approve or deny a proposal based on its conformity with regulations and compatibility with the community.

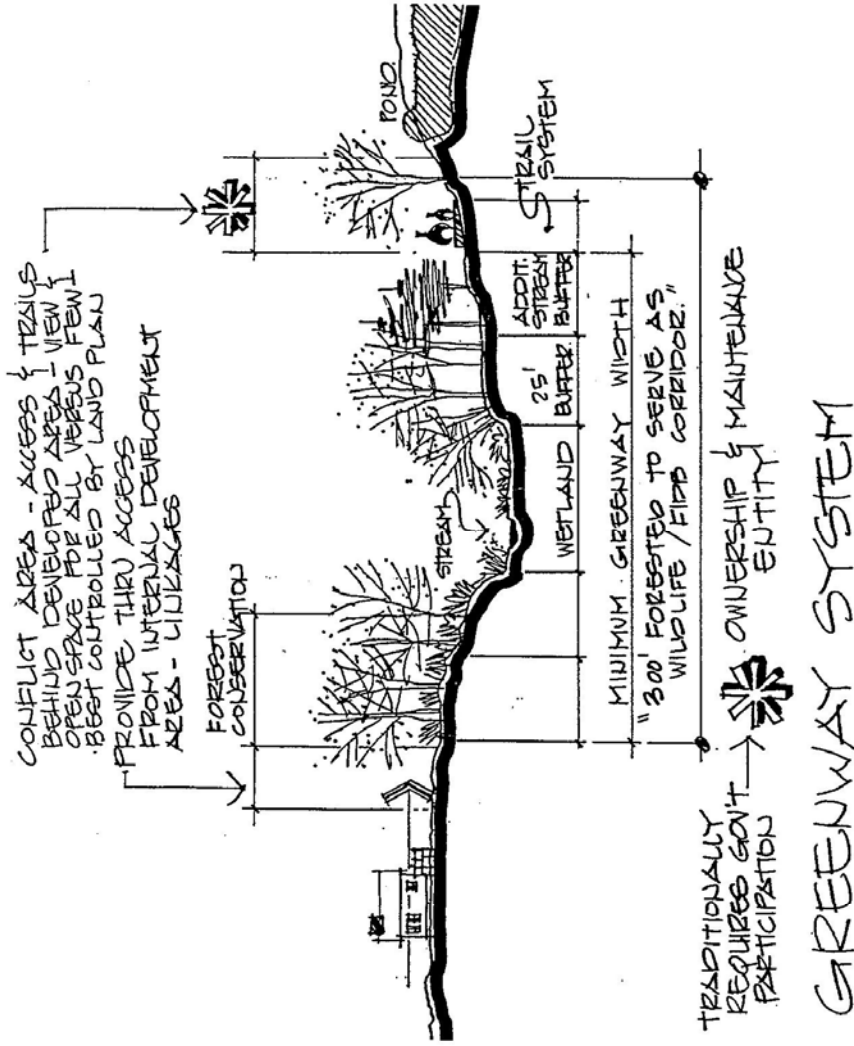
The following recommendations are made to facilitate the initial process of implementing a historic preservation program:

1. The Town's Historic District has been defined geographically and is found on Figure 2. Workshops with community leaders, local residents with an interest in historic preservation, State and regional preservation planners, and the general public should be held. The Historic District should be an overlay zoning district, providing supplemental regulation beyond that of the underlying zoning district.
2. The Town should expand an inventory of historic structures through coordination with the Maryland Historic Trust, other regional organizations, and local residents. The inventory should be made on acceptable forms and include data essential to contemporary collection techniques.
3. Standards to be incorporated into the Town's Historic District Design Standards need to be drafted and discussed with the community.
4. The Planning Commission and the residents of the Historic District should be educated about permit processing, technical issues of preservation planning, and the values of historic preservation.
5. The Town should continue to implement installation of historic markers for historic structures within the district.

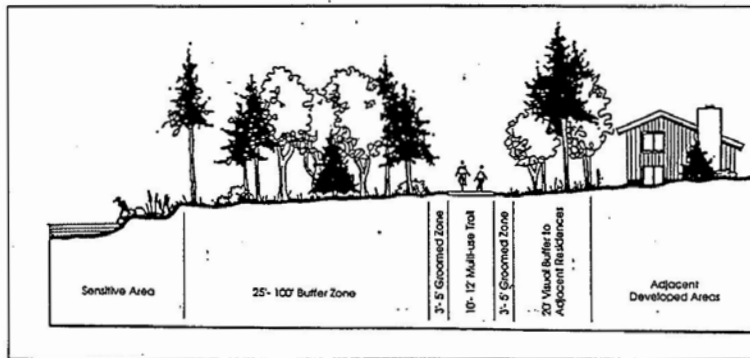
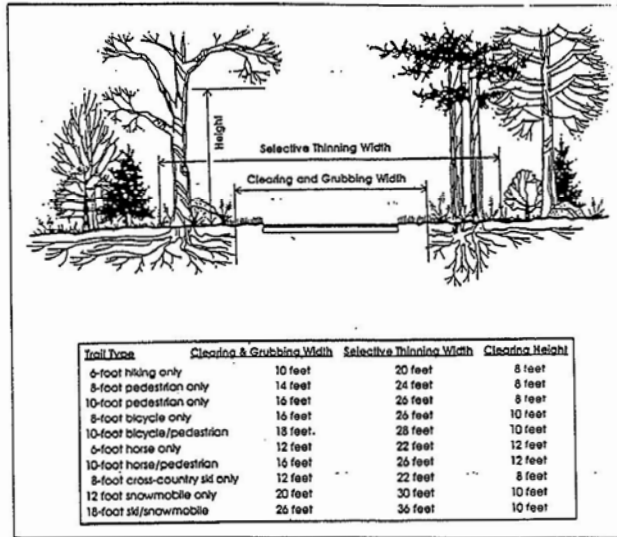
Design Illustration 1



Design Illustration 2



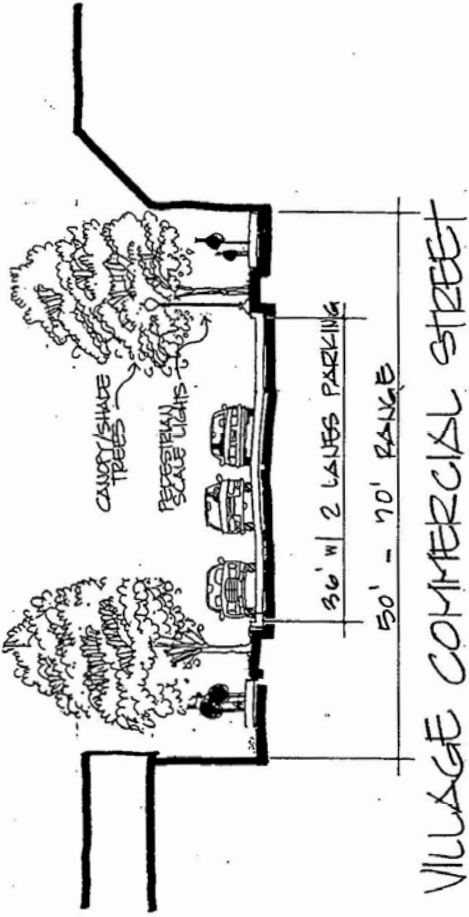
Design Illustration 3



GREENWAYS

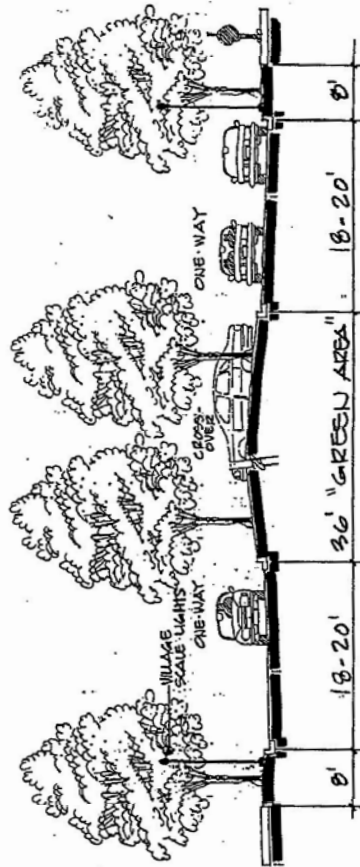
Design Illustration 4

- SIMILAR MODEL TO LOCAL RESIDENTIAL STREET.
- IF STREET TREES OMITTED, FACADE TO ESCAPE SHOULD BE 50-60'
- ON-STREET PARKING PREFERRED.



Design Illustration 5

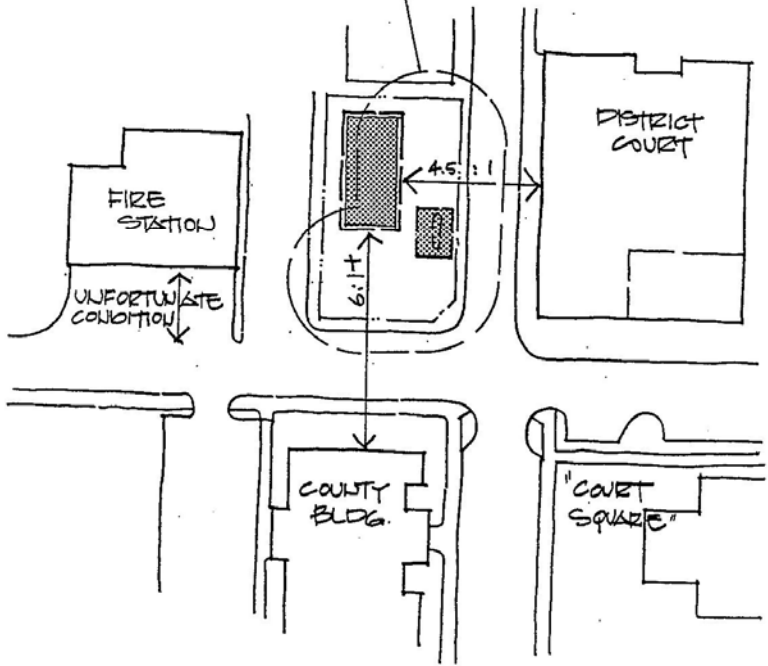
STREET CURBS CUTS ONLY
BUILD IN PLACES



BOULEVARD TYPE STREET

Design Illustration 6

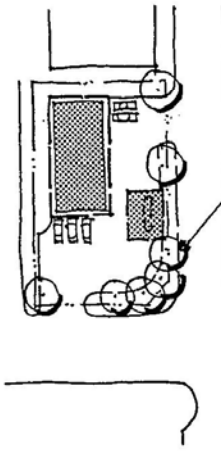
- COMPLETE LOSS OF STREET PRESENCE
- 4.5 : 1 WIDTH/HEIGHT RATIO
- NO EDGE DEFINITION
- EXPOSED, NO LANDSCAPE, SUBURBAN SCALE



VILLAGE CORNER

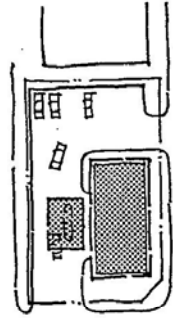
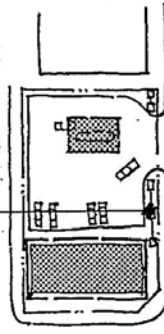
Design Illustration 7

BETTER ...



TREES, WALLS FORM VISUAL EDGE CREATE OUTDOOR ROOM

IMPROVED ...

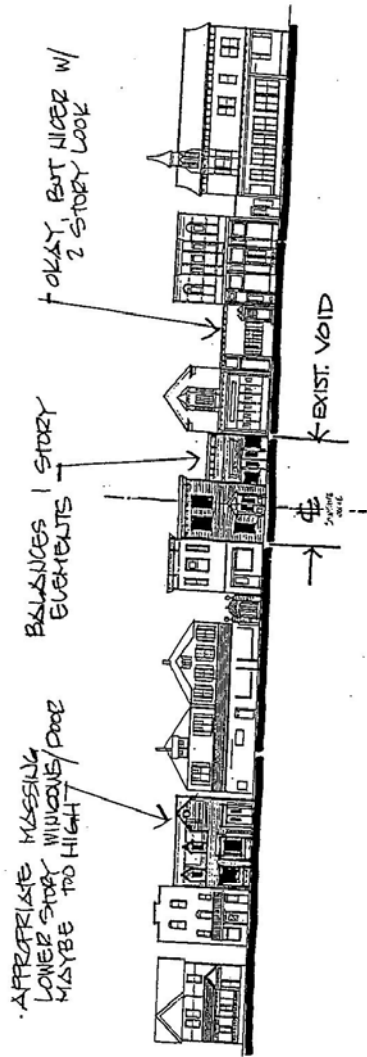


- BLDG RE-ESTABLISHES CORNER.
- VISUALLY UNPLEASANT USES TO BACK & SIDE

BEST ...

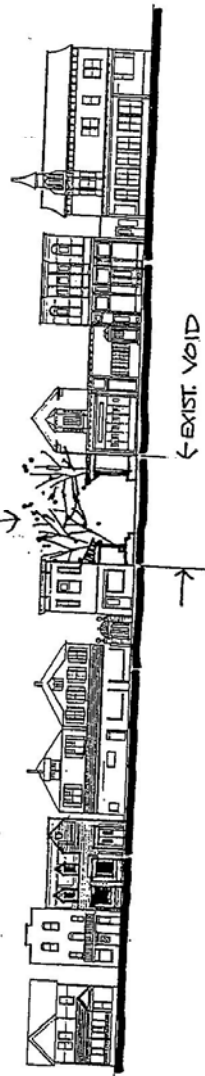
VILLAGE CORNER RE-DONE

Design Illustration 8



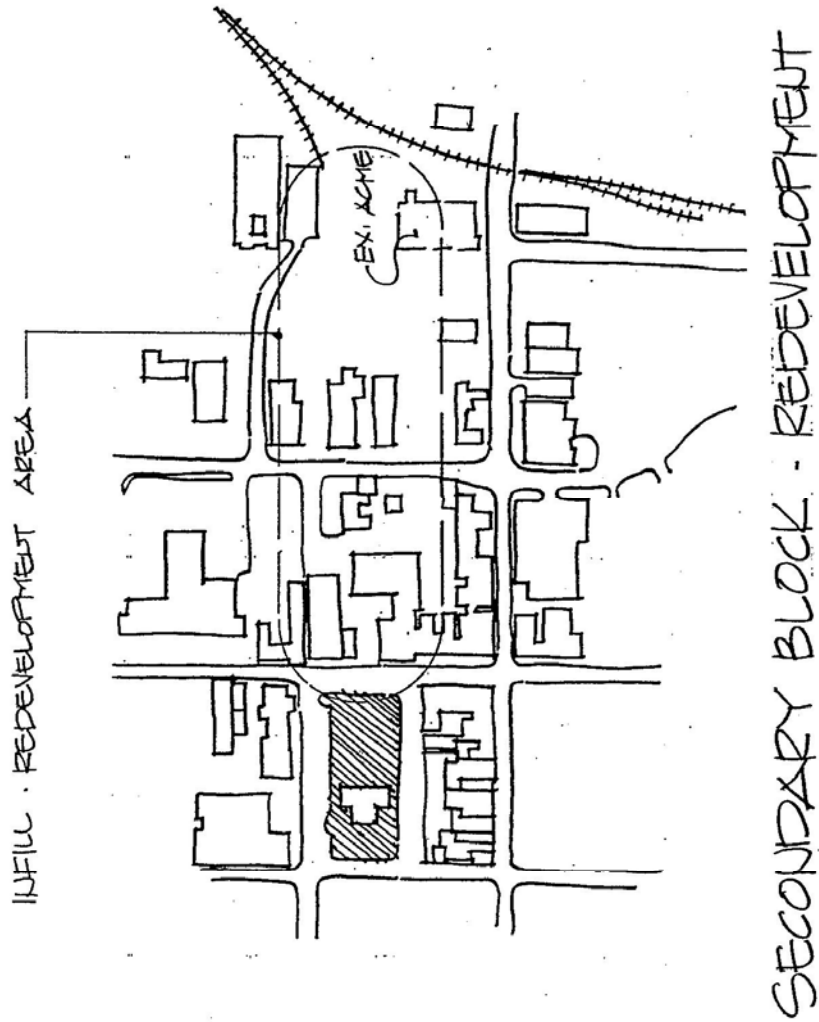
VIALE SOLUTION

OPEN SIDES OF EX. BUDGS TO PEDESTRIAN PROMENADE

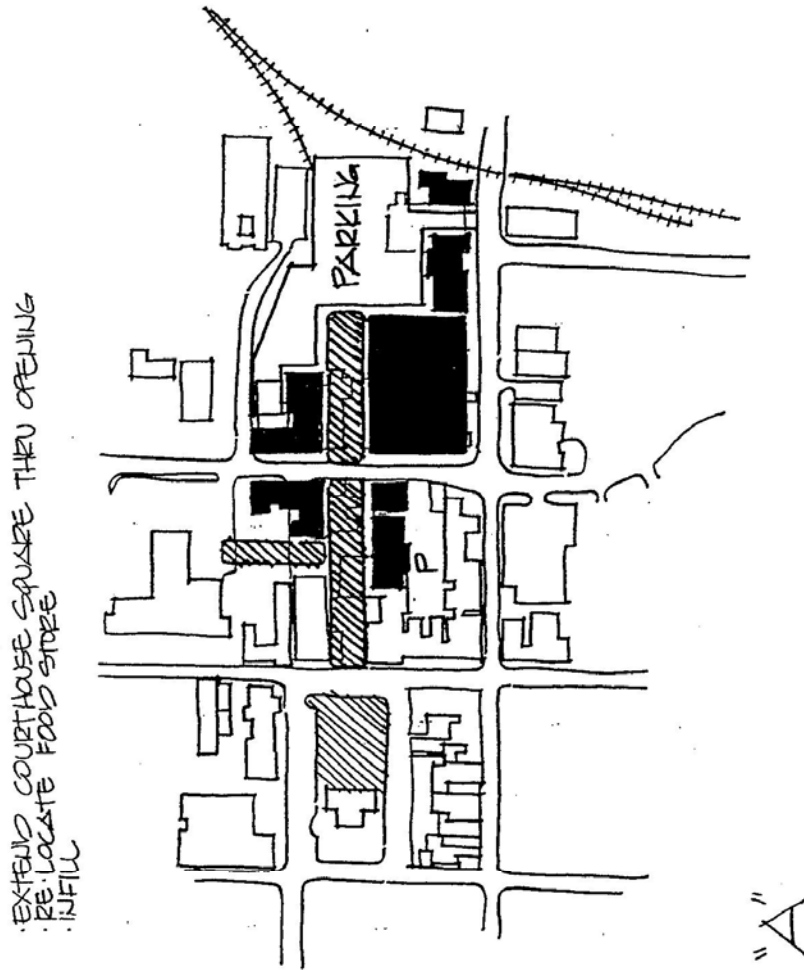


OPTION ...

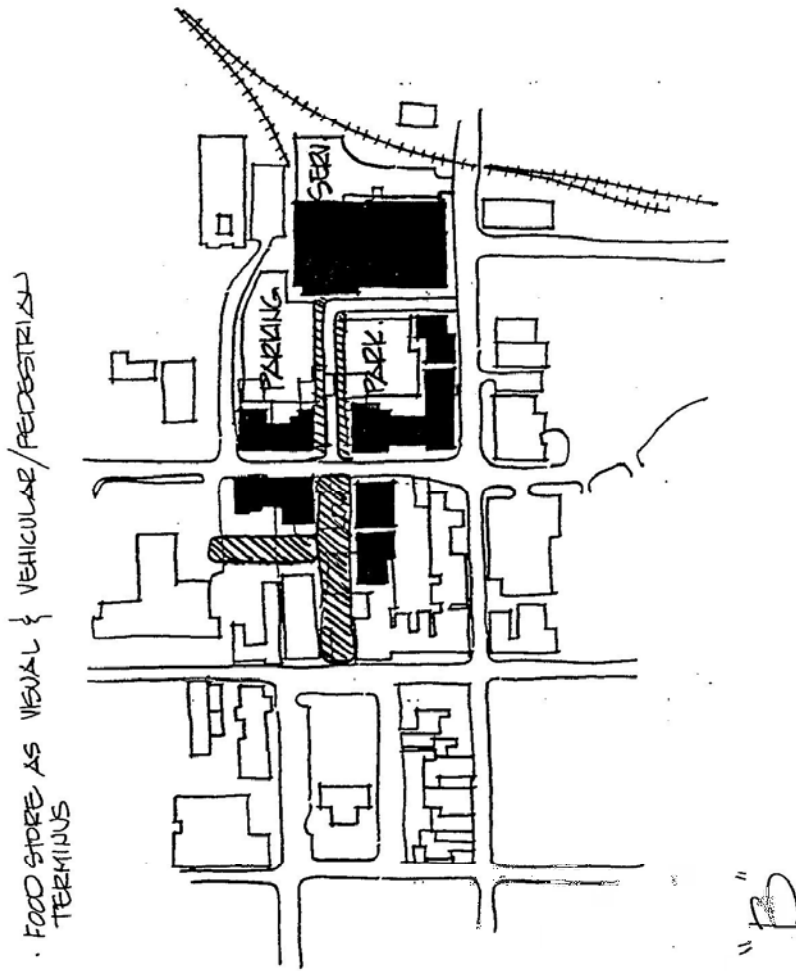
Design Illustration 9



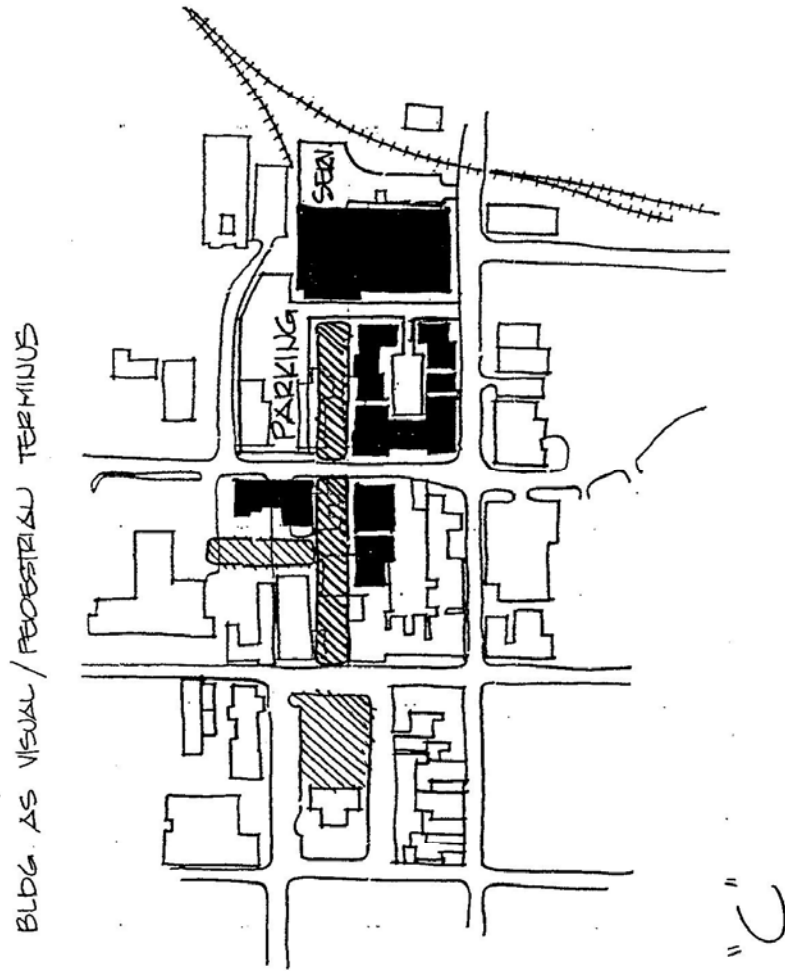
Design Illustration 10



Design Illustration 11

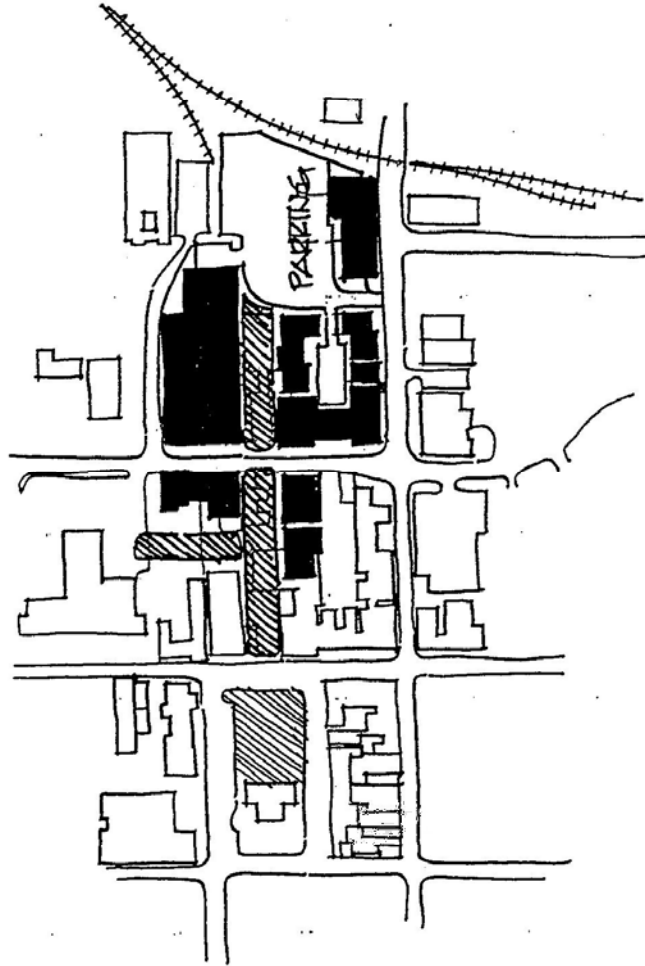


Design Illustration 12



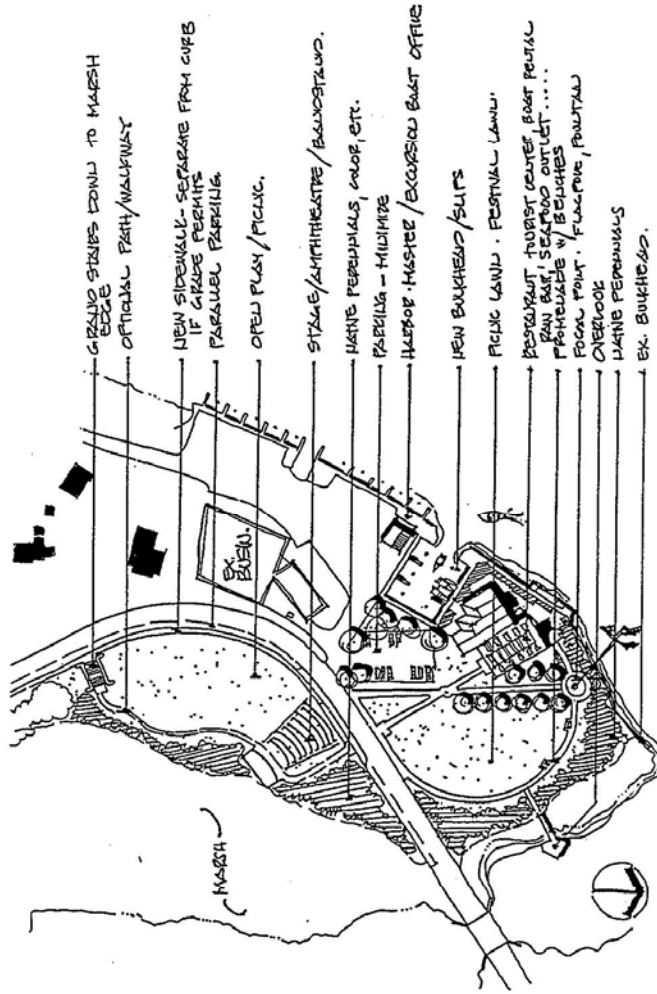
Design Illustration 13

FOOD STORE NOT VISIBLE FROM MAIN STREETS

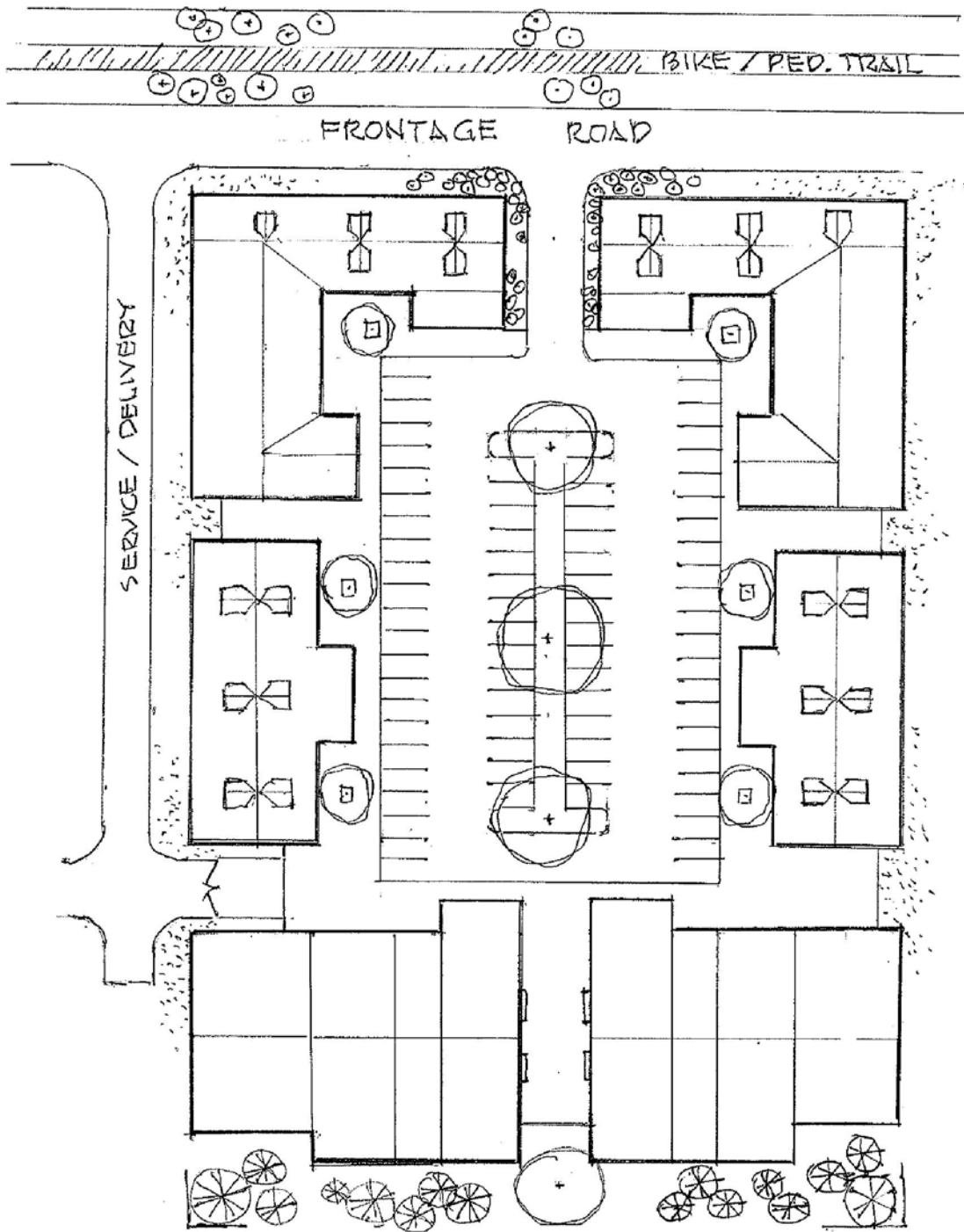


Design Illustration 14

CENTREVILLE WHARF
 . SITE PLAN CONCEPT.



Design Illustration 15 ROUTE 304



MIXED USE CORRIDOR CONCEPT
SITE PLAN 1" = 60' ±

Design Illustration 16

