

# **Chestertown Gateway Project**

## **Kent County Comprehensive Plan Consistency**

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Pursuant to your request concerning the consistency of the Chestertown Gateway Project with the County Comprehensive Plan, we have compiled the following excerpts from applicable sections of the Plan. If you have any questions, please do not hesitate to contact us with further questions or concerns.

### **A Vision for Kent County**

*Applicable Section of Comprehensive Plan Section I, (Page 1)*

The following principles will serve as a guide to decision making in the future:

- ☞ Stewardship of our lands and waters is a universal ethic.
- ☞ The County is committed to supporting agriculture and promoting working landscapes.
- ☞ In order to preserve the County's unique quality of life, growth is planned to occur slowly and deliberately at a manageable rate which does not exceed the County's historic growth rate.
- ☞ Growth will occur in limited and specific locations in a way that complements and enhances each community's character. These locations will be a result of mutually agreed upon boundaries established by working with existing communities.
- ☞ Elements necessary to enrich the lives of our citizens and sustain a healthy community include a high-quality system of public and private schools, opportunities for recreation and cultural activities, effective transportation systems, a variety of housing types, and a safe and healthy environment.

### **B. Towns and Villages**

*Applicable Section of Comprehensive Plan Section B. Towns and Villages, (Pages 17 -23)*

Of all Kent County's attributes, perhaps none are as special or as identifiable as its towns and villages. Some of our communities are architectural jewels, while others retain their agricultural and utilitarian charm. One of the guiding principles of this Comprehensive Plan is to encourage growth to occur in and around these existing towns, villages, and neighborhoods thereby preserving our rural character, agricultural lands, and environment. Accomplishing this goal presents the following four challenges:

- ☞ Insuring that towns and villages maintain and enhance existing character and remain desirable places to live, thereby attracting residents who would otherwise choose to live in the countryside;
- ☞ Insuring that new growth complements and enhances the character of the existing communities;
- ☞ Insuring that the County consults with the residents of incorporated towns and existing villages regarding planned growth around their communities;
- ☞ Insuring that an affordable and a wide range of housing opportunities are available to the citizens of the county.

## GROWTH IN TOWNS

The five incorporated towns of Betterton, Chestertown, Galena, Millington, and Rock Hall are the County's principal residential, commercial, and business centers. These towns are the best locations for future growth and development. Each town has its own independent planning and zoning boards, plans, and ordinances. Given the goal of focusing growth into the towns, the County needs to coordinate and support their efforts to manage growth.

### GOAL: INSURE THAT TOWNS AND VILLAGES ARE ATTRACTIVE PLACES TO LIVE AND WORK

#### *Strategy: Promote towns and villages*

The County will help make the towns active and vibrant by promoting cultural, recreational, and social events in the downtown areas. The County will also investigate tax incentives and focus federal and state funds on restoring houses and promoting small businesses within the towns. The County will encourage the location of facilities such as post offices and schools, which function as community gathering points, in the towns.

#### *Strategy: Provide public amenities to encourage development within the designated communities*

The County will develop new and enhance existing public amenities, such as parks, open spaces, pedestrian paths, landscaping, bikeways, water access, public parking areas, pedestrian trails, community centers, and other recreational facilities in the designated town growth areas and the villages.

#### *Strategy: Require Developers to work with a citizen's participation program*

Kent County residents are increasingly interested in decisions made about land use and developments in their communities because these decisions affect their quality of life. Therefore, Kent County will require developers to work with a citizen's participation plan in which the developer consults with the residents and other interested parties in an open dialogue outside the government review process. The Citizen Participation Plan is intended to facilitate communication and early and ongoing dialogue in the review process to ensure that both developers and citizens have adequate opportunities to understand and try to resolve concerns and issues related to a proposed project. The County will provide models and guidelines that describe citizen participation techniques.

### GOAL: COORDINATE PLANNING FOR GROWTH WITH THE TOWNS AND VILLAGES

*Strategy: Develop Designated Growth Areas in cooperation with the towns*

The County will work with interested incorporated towns to identify and map Designated Growth Areas for the towns. The Designated Growth Areas should encompass existing development and identify areas for new compact, mixed use neighborhoods. Where appropriate, the Designated Growth Area may include a growth boundary that represents the physical limits of future town growth. When approved by both the County and Town, the Designated Growth Areas will be included into both the Town and County Comprehensive Plans. This strategy will create a system of town growth boundaries that are the dividing line between areas planned for community development and green belt areas planned for resource-based uses such as agriculture, forestry and limited development designed to maintain the rural edge of each town.

*Strategy: Coordinate development of the Master Plans for the Town Growth Areas with the respective incorporated town*

The County will work with each of the incorporated towns in the development of Town Master Plans for their Town Growth Areas to insure consistency and integration with the existing towns Comprehensive Plan. These Town Master Plans may address growth areas, annexation, public facilities and amenities, and design and environmental guidelines. For the interim period between the adoption of the County Comprehensive Plan and the establishment of the Town Growth Area Master Plans, the County will solicit comments from the town and will require citizen participation programs, such as a charrette or similar public design workshop, for major developments.

*Strategy: Coordinate project review with the incorporated towns*

The County will forward any subdivisions or site plans within 1 mile of a town boundary to the town for their review and comment. The Towns' recommendations must be submitted in a time-frame consistent with and not prolong the current site plan review process.

*Strategy: Developed Town Gateway Standards*

The town gateways, where the transition occurs between the County's agricultural areas and its traditional town centers, strongly influence local and visitor perceptions of the County. The County will work with the Towns to develop design guidelines that will insure safe and aesthetically pleasing entrances to our Towns. These guidelines should address the accommodation of pedestrians, landscaping and screening, contextual building and site design, access improvements, and intra-parcel connections.

## COMMUNITY DESIGN

Kent County's unique character and special sense of place did not happen by accident. It is a result of many years of effort by County citizens to preserve and enhance the County's diverse gifts. This plan seeks to maintain a traditional development pattern of compact towns and villages surrounded by working landscapes. Given the importance of the towns and villages to the County's overall character, the County

will emphasize the traditional design, scale, and character through all new development and improvement efforts.

GOAL: ESTABLISH FOR ALL COMMUNITIES A DESIGN REVIEW PROCESS, INCLUDING DESIGN GUIDELINES AND A DESIGN OVERVIEW COMMITTEE, FOR NEW DEVELOPMENT AND MAJOR RENOVATIONS.

*Strategy: Establish design guidelines*

Design guidelines provide the means to guide future development in a manner which reflects existing community character. As part of the Master Plan process, the County will work with the designated growth areas to develop design guidelines. These guidelines will address landscaping, signage, and site design. Maintaining historic patterns of development and spatial relationships between buildings and the street will be required to insure future development is compatible with existing community character.

Voluntary architectural guidelines will also be developed as part of each town and village master plan. These architectural guidelines are intended to help residents and businesses make improvements that enhance the overall character of the town or village.

*Strategy: Encourage a wide variety of housing styles and sizes in all developments*

The wide variety of housing styles in the county's communities adds significantly to its sense of place. Throughout the country, communities have become increasingly concerned about the long-term impacts and sustainability of neighborhoods when rows of similar houses with repetitive rooflines, front facades, and garage doors come to define their character. Kent County will investigate ways to assure that new developments provide a varied street scene.

## GROWTH MANAGEMENT

In order to achieve the County's goals and objectives, the County will investigate innovative growth management tools that control the scale, location, type, intensity, and timing of development and redevelopment. Where appropriate, the County will work with the incorporated towns in developing and implementing these tools. This system of tools must be consistent with the overall vision for the County and may only be successful through regional cooperation, active citizen involvement, and an ongoing evaluation of the actual result of the tools.

*Strategy: Develop a pro-active Capital Improvement Program*

A strong Capital Improvements Program (CIP) identifies the new or improved facilities and services required to support anticipated growth while realizing the County's vision for the future. A CIP may include an analysis of the fiscal impacts of growth, a prioritized list of needed improvements and facilities, their estimated cost (including operation, maintenance, and life cycle cost), and the proposed means of meeting those costs. Given the level of detail contained in a CIP, it usually extends only five or six years into the future but is updated every year as a part of the budget process.

*Strategy: Coordinate future development with the provision of infrastructure*

Kent County will explore options to coordinate development in the towns and villages with public infrastructure improvements. The county will carefully review these options for appropriateness to a rural community and for unintended consequences.

*Strategy: Investigate means to insure that development pays its share of the cost of providing public facilities and services*

Revenues from new growth should be sufficient to pay for all public service and facility expansions required by the new growth plus the wear and tear that the development imposes on existing infrastructure. It should include a proportionate share of funding for scheduled replacements and the potential impact on housing cost and of traffic congestion.

### **C. Countryside**

*Applicable Section of Comprehensive Plan Section C. Countryside, (Pages 25-30)*

#### **GOAL: MAINTAIN AGRICULTURAL LAND AND FORESTS**

*Strategy: Retain the Resource Conservation District*

The County will maintain its current standards for the Resource Conservation District. This district is intended to:

- Conserve, protect, and enhance the overall ecological values of the Critical Area, its biological productivity, and its diversity;
- Provide adequate breeding, feeding, and wintering habitats for those wildlife populations that require the Chesapeake Bay, its tributaries, or coastal habitats to sustain populations of those species;
- Conserve the existing developed woodlands and forests for the water quality benefits that they provide.
- Conserve the land and water resource base necessary to maintain and support such uses as agriculture, forestry, fisheries and aquaculture. It includes areas characterized by nature-dominated environments (that is, wetlands, forests, abandoned fields) and resource-utilization activities (that is, agriculture, forestry, fisheries activities, or aquaculture).

#### **GOAL: PROTECT AGRICULTURAL AREAS, FORESTED LANDS AND OPEN SPACES IN THE COUNTRYSIDE**

*Strategy: Protect forested land and other open spaces in the countryside*

Not all land in the countryside is suitable for agriculture. Although these areas may not be productive agriculturally, they are an important part of our rural character and natural environment. Steep and poorly drained soils are often forested or are wetlands; both of which provide valuable wildlife habitats and protect water quality. The County will encourage the conservation of these areas.

*Strategy: Define scenic viewsheds and develop guidelines to protect most threatened views*

The County will consider completing a study to define important scenic views and will consider developing guidelines to protect the most threatened views. The loss of scenic views especially along the Chesapeake Country National Scenic Byway will have a major impact on the rural character of the County.

*Clarification: The Countryside Section would be applicable only to that area within the Resource Conservation District i.e. those areas within 1000 feet of Morgan Creek.*

#### **D. Environment**

*Applicable Section of Comprehensive Plan Section D. Environment, (Pages 33-42)*

The hallmarks of Kent County are the Chesapeake Bay and its tributaries, good soils, rich marshlands, and a landscape teeming with wildlife. These resources are the foundation from which our local culture emerged. Today, they remain the foundation of Kent's economy and are the very essence of its character. These irreplaceable resources are the basis upon which we will continue to thrive and maintain our heritage.

**GOAL: ENCOURAGE STEWARDSHIP OF THE CHESAPEAKE BAY, ITS TRIBUTARIES AND THEIR WATERSHEDS THROUGH BEST MANAGEMENT PRACTICES**

*Strategy: Promote the use of "BayScapes"*

The county will encourage homeowners and businesses to use native plants in their landscaping. Native plants tend to require less maintenance and flourish under normal weather conditions.

*Strategy: Promote the use of bio-retention as a means of water quality improvement and stormwater management where appropriate*

Bio-retention provides stormwater treatment that enhances the quality of downstream water bodies by using soil and both woody and herbaceous plants to remove pollutants from stormwater runoff. Also known as a rain garden, a disorientation facility consists of a porous soil covered by a thin layer of mulch and planted with grasses, shrubs, and small trees. These facilities are designed to promote evapotranspiration, maintain soil porosity, encourage biological activity, and promote uptake of some pollutants. Bio-retention systems function similarly to infiltration/filtration practices with the added advantage of attractive landscaping.

*Strategy: Work cooperatively with federal, state, and non-profit organizations to achieve an increase in the amount and quality of non-tidal wetlands*

Between 1950 and the late 1970's, the Bay experienced substantial losses of wetlands. The County recognizes the need to maintain and increase non-tidal wetlands as these wetlands play a vital role in the health of the Chesapeake Bay, its tributaries and provide critical habitat for birds, plants, and amphibians. Non-tidal wetlands play an important role in maintaining and improving water quality, provide plant and wildlife habitat, and in flood and stormwater control.

*Strategy: Encourage shore erosion control and promote living shorelines as the preferred method of shoreline stabilization*

The County will encourage stabilization of eroding shoreline. Kent County will encourage waterfront property owners to consider living shorelines as the preferred treatment to restore eroding shorelines. In many areas, living shorelines have proven effective at stabilizing shorelines while maintaining more of the vital fish and wildlife habitat at the water's edge. Where living shorelines are not appropriate, rip rap and stone revetments protect shorelines by the dispersal of wave energy. Technical assistance is available from the State and Federal government.

*Strategy: Coordinate natural resource conservation, green infrastructure, and sensitive area policies with the incorporated towns*

Environmental resources extend beyond jurisdictional boundaries. The County will work with the incorporated towns to develop policies to coordinate natural resource protection and enhancement. During development review, the County, where appropriate, will strive to connect open space with existing dedicated open space in the incorporated towns.

Goal: Protect Plant and Wildlife Resources within the County

*Strategy: Maintain and enforce existing county regulations for the protection of wildlife*

The current county zoning ordinance requires the protection of forest interior dwelling birds and threatened species, endangered species and species in need of conservation.

## FOREST AND WOODLANDS

One of Kent County's many environmental assets is its tree-lined waterfront. There are 268 miles of tidal shoreline, virtually all of which is wooded. These woodlands provide a striking background for both land and water-related activities. Trees continue to line the major inland stream courses. Most of the larger forests still standing are in the extreme eastern section of the County.

GOAL: CONSERVE EXISTING WOODLANDS; ENCOURAGE REFORESTATION, AND PROMOTE PROPER FOREST MANAGEMENT PRACTICES

*Strategy: Retain and expand riparian forest and large forest areas*

Riparian forests provide valuable habitat and remove nutrients from runoff. Large forest areas provide the unique habitat required by forest interior dwelling birds. Kent County recognizes that forests are protective land uses and should be managed to maximize values for timber, recreation, wildlife, and water quality.

*Strategy: Work cooperatively with federal, state, and non-profit organizations to achieve an increase in area of forest in the County*

Forests perform important environmental, recreational, and economic functions. Forests protect stream banks and soils, clean the air, and provide food and habitat for fish and wildlife. Forests also provide opportunities for outdoor recreation and supply raw materials for fuel, lumber, paper, and many other products.

*Strategy: Work cooperatively with federal, state, and non-profit organizations to achieve to the habitat goals set forth in the Chesapeake Bay Critical Area and the Chesapeake Bay 2000 Agreement*

On June 28, 2000, the Chesapeake Executive Council signed the "Chesapeake 2000" Agreement. This agreement will guide the Chesapeake Bay Program over the coming decade and establishes a series of habitat goals necessary to support the living resources of the Bay. In 1984, the Maryland General Assembly adopted the Chesapeake Bay Critical Area Protection Law. Kent County is committed to doing its part to achieve the goals set forth in these documents.

## DEVELOPMENT CONSTRAINTS

Several areas of the County are not desirable for habitation because of development constraints. These areas include 100 year floodplains, cliffs, steep banks subject to possible failure, and highly eroding shoreline.

**GOAL: LIMIT DEVELOPMENT IN AREAS WITH CONSTRAINTS IN ORDER TO MINIMIZE THE LOSS OF LIFE AND STRUCTURES AND IMPACTS TO THE ENVIRONMENT**

*Strategy: Maintain, enforce and if necessary, strengthen existing regulations for floodplains and buffers*  
Kent County's existing regulations address building, filling and other disturbances within stream buffers, shoreline cliffs, and floodplains.

*Strategy: Maintain and enforce existing regulations for steep slopes and shoreline cliffs*

The County has standards for protecting steep slopes in the Critical Area and shoreline cliff setbacks in the current zoning ordinance. The County will review the impacts of Hurricanes Isabel and Floyd to identify ways to mitigate future damage from severe storms.

*Strategy: Inventory steep slopes outside of Critical Area and if necessary protect the steep slopes*

Most steep slopes in Kent County occur along the shore. The County will use the U.S. Geological Survey maps to determine if the extent of steep slopes outside the critical area is large enough to require protection. Soils on steep slopes will also be checked for erodibility.

Goal: Promote sustainable building practices

Sustainable building is the practice of creating and operating healthier and more resource efficient construction, renovation, operation, maintenance, and demolition. The many elements of sustainable building include the efficient use of energy and water; the use of building materials, in comparison to other brands, that have a reduced effect on the environment throughout its lifecycle; the reduction of waste from construction, remodeling, and demolition; and designing and operating buildings that are healthy for their occupants.

*Strategy: Encourage the design and operation of buildings to achieve the effective utilization of energy and water and to use alternative sources of energy*

Kent County will encourage the design and operation of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, service water heating, and illumination systems and equipment which enable the effective use of energy in new building construction. Kent County will also encourage the use of alternative energy sources such as solar, wind, and biomass and investigate federal and state incentives such as tax credits for the use of alternative energy sources. The County will provide information to area residents on available programs.

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## **E. Housing**

*Applicable Section of Comprehensive Plan Section E. Housing, (Pages 47-49)*

Kent County recognizes the need for a wide range of housing types meeting the needs of all County residents. The quality of housing affects the socioeconomic characteristics of the County's population

and helps determine the County's economic growth. Housing also greatly affects the County's general attractiveness as a place to live and conduct business.

**GOAL: PROVIDE A WIDE RANGE OF HOUSING OPPORTUNITIES TO MEET THE NEEDS OF KENT COUNTY RESIDENTS**

*Strategy: Encourage the development of housing for all income levels*

The County Commissioners will provide incentives to encourage private sector investment in the development of a variety of housing types. Incentives may include development at higher densities without the purchase of development rights in the Villages and their designated growth areas and variations in development requirements.

*Strategy: Provide equal opportunity for housing*

No person shall, on the basis of race, color, religious creed, ancestry, handicap or disability, use of guide dogs because of blindness or deafness of the user, age, sex, or national origin, be discriminated against in terms of housing and rights at places of public accommodation.

*Strategy: Promote energy efficient design*

The Planning Commission will continue to enforce its Building and Housing Codes to insure sound construction and require safe decent housing. The County will encourage use of construction and design techniques that conserve energy, fuel, and materials. Such investments in energy-efficiency and long lasting construction are affordable and provide long term housing benefits.

*Strategy: Investigate inclusionary housing practices*

The County will investigate programs which encourage new developments to construct more diverse and economical housing that meets the needs of moderate income families.

**F. Transportation**

The following principles will guide Kent County's transportation policies:

- ☞ Shorten distances between trip origins and destinations by encouraging growth to occur in the towns and villages;
- ☞ Promote alternatives to conventional automobile travel;
- ☞ Promote safe access to roadways by minimizing the number of, and controlling the spacing between, access points along arterial and collector roads;
- ☞ Maximize separation of through and local traffic;
- ☞ Provide adequate internal access to all properties;
- ☞ Promote development patterns that require road improvements only where they will not detract from environmental and scenic resources; and
- ☞ Assure "real need" for new roads or highways.

GOAL: DEVELOP A SAFE, CONVENIENT, ACCESSIBLE, AND EFFICIENT TRANSPORTATION SYSTEM THAT PRESERVES THE COUNTY'S HISTORIC, SCENIC, AGRICULTURAL AND NATURAL RESOURCES AND SERVES THE TRANSPORTATION NEEDS OF COUNTY RESIDENTS

*Strategy: Analyze traffic impact of proposed development*

The County will evaluate the potential traffic impact of proposed development and look for opportunities to provide pedestrian and bicycle pathways as part of the subdivision and site plan approval process. Primary access points from large scale, traffic-generating development will be located to minimize impacts on residential communities. The County will also encourage truck traffic to avoid traveling through small communities and residential areas. Where appropriate, the County may include conditions on which routes trucks may use when granting site approval.

*Strategy: Require developers to address the need for internal connections between adjacent land uses*

The County will require developers to address the need for internal connections (roads, pathways, and open space) between adjacent land uses, such as residential subdivisions or commercial developments, so as to provide a secondary means of emergency access, encourage more of a sense of community, and minimize local traffic on major roads.

GOAL: WORK WITH THE MARYLAND DEPARTMENT OF TRANSPORTATION TO IMPROVE THE TRANSPORTATION INFRASTRUCTURE

*Strategy: Construct the Chestertown Route 213 Bypass*

The current truck and agricultural equipment traffic over the Chester River Bridge and through Chestertown causes traffic congestion, safety hazards, and adversely affects local scenic and historic resources. Heavy vehicle loads also cause structural deterioration of the bridge which results in increased maintenance costs and time. The proposed Route 213 Bypass is necessary to provide an alternative route for these vehicles and to mitigate the negative impacts of escalating roadway traffic. The intent of the bypass is to create a parkway with access limited to Route 291 and Hopewell Corner.

The County will ensure that the proposed right-of-way, as shown below, is incorporated into any future development plans. So as to preserve the capacity of the bypass within Kent County, access to this road will be limited to just the intersections with Routes 291 and 213. Since this road will function as a gateway to Kent County, attractive landscaping, controls on signage, and provision of appropriate buffers along the road will be required.

The County will continue to encourage Queen Anne's County to support a bypass but will also work towards construction of a bypass between Routes 291 and 213. This project is a high priority among the County's transportation improvements.

*Strategy: Encourage context sensitive design for all highway projects*

The County will encourage the use of context sensitive design when making improvements along highways. It will be particularly important to develop a consistent look for highway overpasses along the Chestertown Bypass and US Route 301 that respect the region's heritage. US Route 301 is an important gateway to the Eastern Shore and because overpass construction will occur sporadically, it is important that a consistent look be developed that can be implemented throughout the region.

**GOAL: DEVELOP AND ENCOURAGE THE USE OF ALTERNATIVE TRANSPORTATION MODES**

*Strategy: Enhance existing and create additional bicycle and pedestrian routes and linkages throughout the county*

Safe bicycle and pedestrian routes and linkages provide alternative means for residents and visitors to move throughout the county and can reduce the number of trips requiring a car. A trail network may make it easier for residents, especially children, to utilize county recreation facilities and connect houses to jobs.

**G. Community Facilities**

Community facilities and public services promote the overall health, safety, education, and well-being of County residents. These services and facilities include: schools, libraries, water and sewer systems, solid waste collection and disposal, and parks and recreation. The challenge to County government is to assure that these services and facilities are accessible, well maintained, and responsive to the needs of Kent County residents.

**WATER AND SEWER**

There are five existing municipal water systems in the County serving about 42 % of County residents: Betterton, Chestertown, Galena, Millington, and Rock Hall. The Kent County Sanitary District also operates four County water systems serving about 10% of County residents: Kennedyville, Fairlee/Georgetown, Worton/Butlertown and Edesville. One private water system serves the Delta Heights condominium project.

Approximately half of Kent County's population utilizes municipal, county, and private wastewater systems. Existing systems include the five municipalities: Betterton, Chestertown, Galena, Millington and Rock Hall; six County systems: Kennedyville, Fairlee/Georgetown, Rudnick, Little Neck, Worton/Butlertown, and Edesville; and three private systems: Campbell Soup, Velsicol Chemical Corporation, and the Great Oak Resort Club.

**GOAL: PROTECT DRINKING WATER QUALITY AND INSURE PROPER WASTEWATER TREATMENT WITHIN THE COUNTY**

*Strategy: Establish a policy to address the provision of adequate public water and sewer facilities in designated growth areas*

This Comprehensive Plan directs new growth to the existing towns and villages. In order for the towns and villages to accommodate this growth, adequate water and sewer facilities are essential. However, the County will investigate means to ensure that new development pays its share of the cost of providing water and sewer facilities. The water and sewer systems priority for the County is to locate these systems in the designated growth areas. Public water and/or sewer systems will not be extended into the Countryside except to correct public health emergencies. The extension of services will not be granted to parcels between developed areas and treatment facilities.

#### GOAL: ENHANCE AND PROMOTE THE PRESERVATION AND RECREATIONAL USE OF PUBLIC OPEN SPACE AND NATURAL AREAS

*Strategy: Improve public access to the Chesapeake Bay and its tributaries*

The County will pursue any opportunity to improve and expand the existing public landings to allow for additional parking, picnic areas, beaches, and passive park and open space areas. Improvements will be constructed in an environmentally sensitive manner. The County will also look for opportunities to acquire park and open space contiguous to, or providing linkages with, the Chesapeake Bay.

*Strategy: Assure that public open space and recreational land keeps pace with population growth and development*

In 2000, Kent County met the State of Maryland's acreage goal of 30 acres of open space per 1000 residents. It is the County's policy to maintain or exceed this ratio of open space to population as the County grows. To that end, Kent County, will identify areas for future recreational sites, will review and evaluate programs and policies, such as the required open space and open space fee in lieu regulations or developers rights and responsibilities agreements, to assure that new development provide its share of open space and recreational land. The County will encourage the incorporated towns to consider the provision of open space and recreation land in annexation agreements.





