

CHAPTER 8: INTERJURISDICTIONAL COORDINATION AND DEVELOPMENT REVIEW

The Maryland Economic Development, Resource Protection and Planning Act of 1992 encourages local jurisdictions to work cooperatively to manage growth. The joint efforts of the Town and County to prepare and adopt this Plan are continuing steps for Centreville and Queen Anne's County. The next step should be for the Town and County to work together to begin implementing this Plan. This will involve the modification of zoning and subdivision regulations, updating the County's water and sewer plan, the coordination of capital improvements programming, the joint application for program participation and grant funding, and the coordinated review of development applications.

Objective

The Town and County should continue to cooperate to manage the growth of Centreville and the surrounding area in accordance with the goals, objectives, and recommendations of this Community Plan.

Recommendations

1. The Town and County should assist each other in the preparation and review of each jurisdiction's modifications to development regulations as they relate to implementation of this Plan. Ensuring compatibility and consistency between Town and County development regulations will serve to streamline the development review and approval process as mandated by the State's 1992 Economic Development, Resource Protection and Planning Act.
2. The Town and County should coordinate capital improvements programming to fund infrastructure and community facilities recommendations contained in this Plan.
3. The Town and County should establish a new Planning Agreement to facilitate the necessary cooperation between the two jurisdictions to implement this Plan.
4. The Town and the County should discuss any proposed annexations and ensure their consistency with this Plan.
5. The Town and County Planning Commissions should periodically hold joint meetings to discuss issues relative to the implementation of this Plan.

6. The Town and County should negotiate a new Planning Agreement for County staff to provide technical assistance in reviewing major development projects within the Town. Town development review fees could be used to fund County technical assistance. The Town should also consider hiring a part-time or full-time planner to assist in the implementation of this Plan and to assist the Town Planning Commission with development review. The Town should continue to utilize the assistance of State Critical Area Commission staff to review development projects within the Chesapeake Bay Critical Area.
7. The Town and County should coordinate with the private sector and local business community to initiate an association of business owners, professional offices, and agency representatives to assist local government in Town Center economic development and improvement projects. It is crucial that the major stakeholders have a lead role in any efforts to revitalize and improve the business district.
8. The Town and the County should cooperate in establishing and participating in a Council of Governments+ with local and regional government representatives.
9. The County should continue to assist the Town in applications for State programs and grants that will benefit the community.
10. The County should contribute a proportional fair-share of the costs for Town public improvements recommended by this Plan whenever those improvements are determined to have County-wide growth management and economic development benefits.
11. The Town should investigate the establishment of a Development Corporation that would have the ability to acquire and develop land using public funding and special tax status.
12. The Town and County should cooperate in reviewing the County's Master Water and Sewer Plan for consistency with this Community Plan.
13. The Town and County should cooperate in efforts to acquire or preserve Greenbelt lands designated in this Community Plan.
14. The Town should seek the cooperation of the Queen Anne's County Housing Authority in developing rehabilitation plans for Redevelopment Area 6 located on the south side of Little Kidwell Lane.
15. The Town and County should cooperate in acquiring or preserving open space in the Growth Areas and Greenbelt for use as spray irrigation sites.

16. The Town and County should cooperate in the planning, funding, and construction of capital road projects, such as Taylor Mill Road.
17. The Town and the County will continue their cooperation and share responsibilities for the implementation of the Corsica River Watershed Restoration Strategy (WRAS).