

previous section--a projected rate of growth of 1.65 percent per year on average, which would result in about 714 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 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.

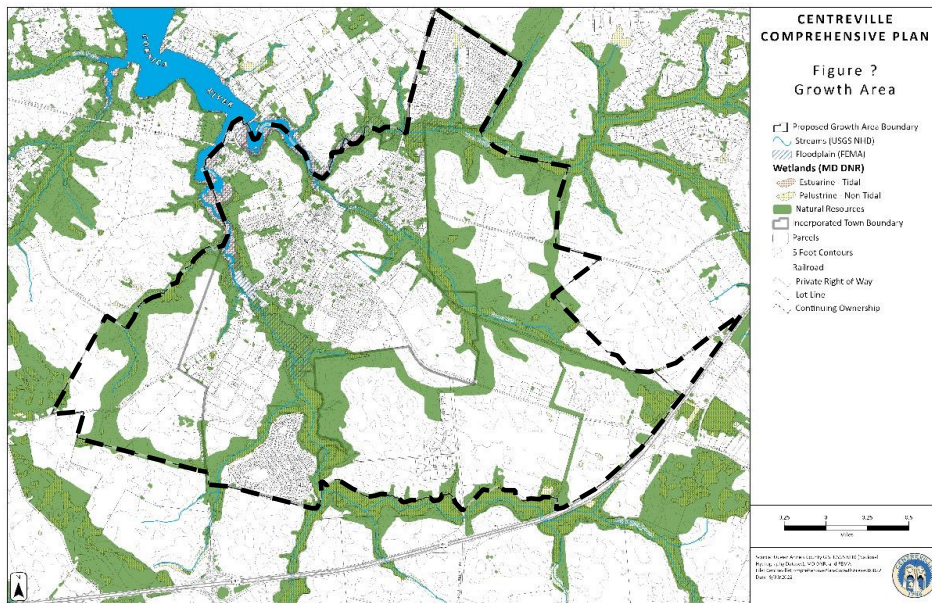
A Plan for Municipal Growth

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 2,250 acres and is shown on Map 1.



MAP 1

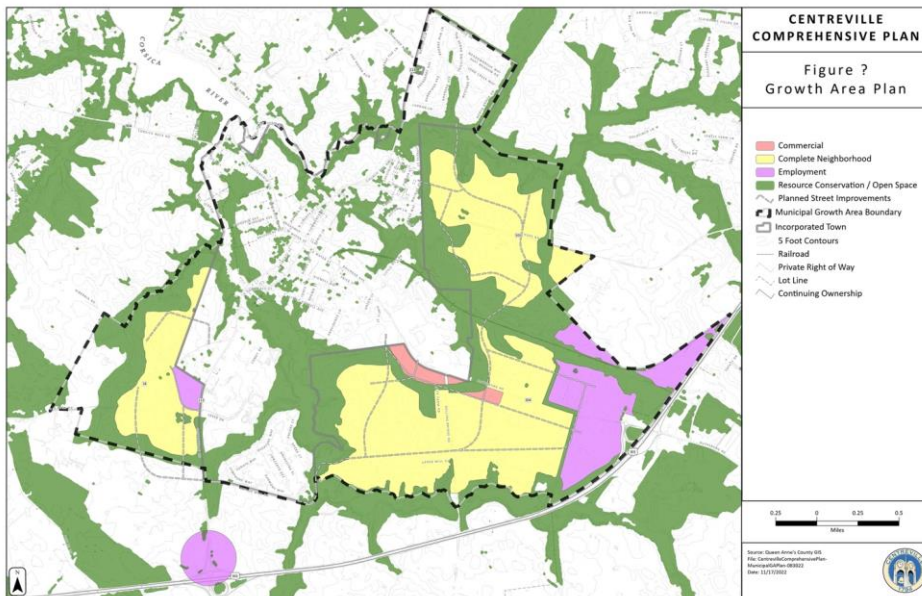
The Growth Area, as drawn in the 2009 Community Plan, encompassed about 1,720 acres, nearly 390 acres of which are environmentally sensitive and thus not available for development. The updated Growth Area is about 310 acres larger primarily because it now includes acreage previously planned as a “County Business Park” located on the west side of U.S. Route 301, 13 and land along the Growth Area’s southern boundary between Rolling Bridge Road and Symphony Village.

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This Plan includes the planned business park in the Growth Area to signal the Town’s intention that such development 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 to establish the boundary is consistent with how the Centreville growth area is drawn elsewhere.

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.



MAP 2

[3/1/23 Worksession: remove purple bubble @ 213, remove southwest "growth area" completely.](#)

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 IV, [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 IV, [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.

To implement complete neighborhoods for the future, the Town would apply new planned unit development (PUD) standards as recommended in Chapter VI, [Land Use](#). The recommended PUD approach represents a departure from the standard zoning districting in which each zone is set aside primarily for one main use to the exclusion of most others. This PUD approach provides site plan flexibility, as well as special requirements, on the use and development of land.

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 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 may require that the Centreville Planning Commission have more discretion in the development plan review and approval process, and it will require that future developers use more creativity in neighborhood design. More specific objectives to be achieved by PUD's 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

~~Light industrial uses are recommended near the western side of the interchange of U.S. Route 301 and MD Route 304.~~ This has long been planned as a site for a "County Business Park" since the 1988 Centreville Community Plan. 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.

This Plan recommends the creation of a Technology Enterprise District (TED) to be reserved for master developed and cohesively planned projects. 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 6, Future Land Use- CH.VI. This planned employment area can readily support a business park and/or multiple light industrial uses.



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 jobs¹⁰. 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 light industry at this location is that it can thrive without major downtown traffic congestion causing truck traffic or commuting in Town. It could also contribute significantly to the Town's assessable tax, supply a source of employment and economic development to the larger area, and support the local agricultural sector by being a location for value added industrial output.

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This Plan recommends that the land in this area be reserved for employment generating industrial and corporate office uses that may not be compatible elsewhere in Centreville and which can strongly contribute to the economic well-being of the Town and region. The Plan recommends that the Town's Light Industrial District be evaluated and amended as needed for this purpose or that a new zoning district be established to ensure that only light industrial and related employment uses are permitted; not uses such as a gasoline stations, restaurants, convenience stores, institutional uses, or other non-industrial uses.

Map 21/22 (redevelopment) Apple picture should be replaced with something in keeping with TED theme.

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The Growth Area Plan also designates the interchange of U.S. Route 301 and MD Route 213 as a potential employment area. This is a more conceptual designation meant to signal the Town's potential

¹⁰ These estimates are arrived at by assuming at least 75% of the designated 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.

~~openness to considering uses that would contribute to economic development near this interchange. The Plan recognizes that the area is outside of the planned Municipal Growth Area, however, this Plan holds open the possibility that annexation may be found in Centreville's best interests and the Town 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.~~

Commercial Areas—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 Road 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 VII, 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 parklike 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 U.S. 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 Queen Annes County 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.~~

~~(**modified and to be moved to last paragraph of section, 2/15/23)~~

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Greenbelt

Figure 7 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.

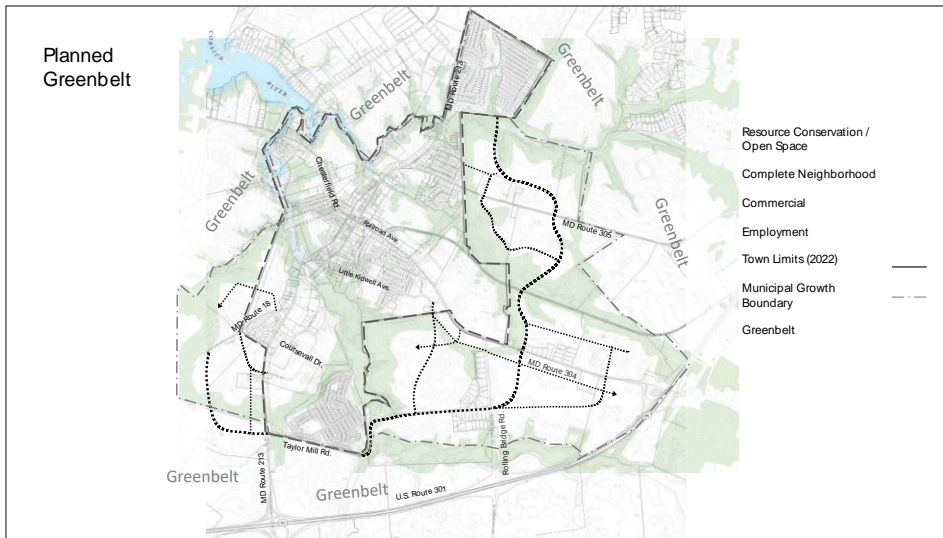


FIGURE 7

per 3/1/23 worksession: remove south-west growth area.

[2/15/23 meeting: Amend to expand growth area boundary to include Tidewater Property](#)

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 buildings¹⁹.
- Where feasible, without disrupting the historic character, this Plan encourages ~~the development~~ (and re-development where relevant) that seeks to replicate the look of the west side of Pennsylvania Avenue. Inclusive of new mixed-use commercial buildings at street level with featuring commercial at street level and residential apartments above, with an emphasis on attached buildings where possible, as well as stand-alone residential buildings.
- As noted on the Future Land Use Map, this Plan recommends that the CBD be extended along Water Street to Little Hut Drive and on both the north and south sides to Pennsylvania Avenue, 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 Future Land Use Plan, Map 6.

¹⁹ 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.