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## October 2011

### APFO Public Hearing!

Mark your calendars for Tuesday, October 25th at 6:25 PM for a Public Hearing to be held in the Commissioner's meeting room in Centreville regarding Ordinance 11-22 which revises the Adequate Public Facilities Ordinance. Ordinance 11-22 was introduced by Commissioner Dumenil on September 27th

BUSINESS Queen Anne's supports this ordinance which, if adopted, will help swing the pendulum of growth and development regulations in Queen Anne's County back to a more balanced position. A report by the The National Center for Smart Growth Research and Education, University of Maryland explains the purpose for APFO's as follows:

Adequate Public Facilities Ordinances, or APFOs as they are commonly called, are designed to assure that public schools, roads, sewers, water for fire fighting, police and rescue response times and/or other infrastructure or services are "adequate" to support proposed new development. APFOs are timing devices that can be a useful tool for managing urban growth. When properly used, they can help ensure that needed facilities and services are available for new development and can signal to planners and elected officials what types of infrastructure, in which particular growth areas, are in need of additional capital improvement spending. They are intended to provide the rationale for prioritizing infrastructure investment decisions.

A copy of the full report explaining the use and unintended consequences of some APFOs within Maryland can be seen at:  
[http://www.smartgrowth.umd.edu/research/pdf/NCSG\\_APFOMaryland\\_041906.pdf](http://www.smartgrowth.umd.edu/research/pdf/NCSG_APFOMaryland_041906.pdf)

The problem with the Queen Anne's County APFO, as amended over time, has been that it has simply been used as a political tool to stop development, even within designated growth areas. The changes proposed by Ordinance 11-22 are intended to modify APFO standards and procedures so that responsible development can proceed in the County while still ensuring that sewer, water, roads and schools are adequate to handle the existing population and proposed growth..

BQA strongly urges it's members to attend this hearing to show support for this ordinance. If you can not make the meeting, please contact your County Commissioners via email or submit written comment before the meeting. If you can attend, please sign up to speak! Sitting in the audience and assuming they know where you stand on the issue is not enough!! And take a friend!

According to BQA Chair, Mareen Waterman, "This is one the most important pieces of legislation to affect the business community and deserves all of our efforts!"

Check out this link to [County Ordinance No. 11-22](#)

### Grasonville Gateway Zone

BUSINESS Queen Anne's supports the new version of text amendment 11-17 which was presented by community and environmental planner Helen Spinelli at the Sept. 8 Queen Anne's County Planning Commission meeting. It will create a new Gateway and Medical Center Zone for the area around the Queen Anne's Emergency Center in Grasonville.

#### In This Issue

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#### Your BQA Board!

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According to the the September 21st issue of *The Bay Times*, Spinelli stated that the gateway designation "is intended as a mixed use zone to primarily support medical and health care uses, retail and some ancillary office uses and multifamily residential along with commercial apartments." This would apply to both the Nesbit East and Nesbit West properties.

This new gateway zone will allow the Nesbit properties to have a lot more flexibility as they presently are restricted due to a covenant between the landowners and the University of Maryland Medical System that prohibits many of the uses formerly proposed for the Nesbit East property.

This text amendment is on the agenda for the October 13th Planning Commission Meeting.

## Congratulations!

BUSINESS Queen Anne's would like to congratulate Al Helfenbein on his appointment to the Health Care Exchange Sustainability Advisory Council.



**Healthcare Exchange®** is an online community powered by BenefitMall focused on educating and supporting broker and carrier partners. The platform allows industry experts to participate by weighing in on topics that are current to the health insurance market, communicate with their colleagues and find pertinent information on the latest activities in healthcare reform.



## BluePrint Maryland

BQA Board Member Al Helfenbein attended one of the round table discussions outlined in the September newsletter. He recommends that everyone read the online report regarding Maryland's Business Climate and Vulnerability to Federal Downsizing at <http://www.blueprintmaryland.org/>



BluePrint Maryland is trying to schedule a November 1st roundtable luncheon in Easton. If you are interested, please contact the BQA office at [administrator@businessqueenannes.com](mailto:administrator@businessqueenannes.com)

## Back Burner Items

### Four Seasons:

The latest news is that the State board of public Works has appealed Judge Sause's recent ruling. K. Hov has filed a motion to dismiss and requested a hearing "prior to oral argument on the merits of the appeals," according to court papers.

That filing was followed by one from the Board of Public Works asking that the Hovnianian dismissal motion be denied. The case will ultimately be taken up by the Court of Special Appeals sometime in February 2012.

### Big Box Petition:

The Board of Election Supervisors is still checking the submitted signatures. If the verified signatures total 10% of QAC registered voters then the new law allowing owners of property zoned Suburban Commercial to build Big Box retail developments without restrictions to floor-area size will be put to a referendum in the 2012 election. (Should know something by October 11th...the day this newsletter

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## BQA Membership New Investment Rate!

Business Queen Anne's is now offering a special rate for new members!

**\$99 a year for three years!**

Click the link below to download an application!

[Membership Application](#)



## Mark Your Calendar...

County Commissioner's Meeting  
Second and Fourth  
Tuesday of the month!  
[Click here for weekly agendas!](#)  
107 N. Liberty Street  
Centreville, MD 21617

Planning Commission Meetings  
[Click here for monthly agendas!](#)  
160 Coursevall Drive  
Centreville, MD 21617

**October 13th, 8:45 AM**  
Planning Commission Meeting -  
Grasonville Gateway Text  
Amendment to be discussed!

**October 25th at 6:25 PM**  
County Commissioner's Office  
Public Hearing re: APFO Revisions



goes out! Look for an update in the November Newsletter!)

## Thank you to our recent renewals!

Hoffman Publishing *"The Update"*  
C&D Concrete  
Title One & Associates, Inc.

BQA would also like to announce that Board Member, Steve Donovan has agreed to be our interim Membership Chair!

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