



**Queen  
Anne's  
County**

**DEPARTMENT OF PUBLIC WORKS**

312 Safety Drive  
Centreville, MD 21617  
Telephone: (410) 758-0925

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Philip L. Dumenil, District 3  
Christopher M. Corchiarino, District 4

**MEMORANDUM**

Date: January 12, 2021

**INFORMATIONAL ITEM**

To: County Commissioners

From: Steve Cohoon, Public Facilities Planner

Re: Bay Crossing Study Update

The Chesapeake Bay Crossing Study: Tier 1 NEPA (Bay Crossing Study) is a National Environmental Policy Act (NEPA) study that will result in the identification of a preferred corridor alternative to address congestion at the Chesapeake Bay Bridge and evaluation of its financial feasibility.

Funded by toll dollars, the Bay Crossing Study Tier 1 began in 2016 and is expected to be complete in 2021. Below are the steps in the process to complete the Tier I NEPA.

**Completed Steps**

- Project scoping and public scoping meetings
- Develop the purpose and need study and hold public outreach meetings
- Develop a range of 14 potential corridors
- Narrow the 14 corridors to 3 corridors for additional study

**Remaining Steps**

- Identify and study the 3 corridors retained – in process
- Identify MDTA's recommended preferred corridor alternative
- Publish Draft Tier 1 Environmental Impact Statement (DEIS)
- Hold public hearings
- Publish Final Tier I Environmental Impact Statement (FEIS)
- Record of Decision for the selected corridor.

Following the completion of Tier I NEPA process a Tier II NEPA study will need to be completed to identify the detailed alignment of a future bay crossing. The Tier II NEPA is not scheduled or funded at this time. Once funded the Tier II NEPA is anticipated to take approximately 4 years to complete.



**Queen  
Anne's  
County**

**DEPARTMENT OF PUBLIC WORKS**

312 Safety Drive  
Centreville, MD 21617  
Telephone: (410) 758-0925

**County Commissioners:**

- James J. Moran, At Large
- Jack N. Wilson, Jr., District 1
- Stephen Wilson, District 2
- Philip L. Dumenil, District 3
- Christopher M. Corchiarino, District 4

**MEMORANDUM**

Date: January 12, 2021

**INFORMATIONAL ITEM**

To: County Commissioners

From: Steve Cohoon, Public Facilities Planner

RE: Dynamic Tolling

With dynamic tolling, also known as congestion pricing, tolls are continually adjusted according to traffic conditions to maintain a free-flowing level of traffic. Under this system, prices increase when the tolled lanes get relatively full and decrease when the tolled lanes get less full. The current price is displayed on electronic signs prior to the beginning of the tolled section. This system is more complex and less predictable than using a fixed-price table, but its flexibility helps to consistently maintain the optimal traffic flow. Motorists are usually guaranteed that they will not be charged more than a pre-set maximum price under any circumstances. There are many examples of dynamic tolling throughout the country successfully changing driver travel times and improving congestion at peak travel times.

To implement dynamic tolling there are a number of considerations that would require study such as:

- The viability and impacts of adjusting toll rates
- The potential revenue that could be generated
- The structure of setting new rates and when rates are adjusted based on congestion
- How toll rates would apply to different size vehicles during times of congestion
- How different toll rates may apply to different drivers such as commuters and shoppers
- How rates apply for different electronic tolling methods (e-z pass, video tolling, pay by plate)
- Improved safety and by reducing congestion
- Implementation with changing traffic patterns such as contraflow on the Bay Bridge
- The cost associated with implementation. For example, the Bay Bridge collects one toll for eastbound traffic. New electronic toll collection equipment, policies and procedures would need to be put in place for implementation

Maryland Transportation Authority (MDTA) comprehensively manages all the toll facilities in Maryland. MDTA is governed by a citizen board that approves the capital budget for MDTA as well as project funding. To explore Dynamic Tolling the MDTA Board would need to approve funding for a study to change from current set rate tolls to dynamic tolling. Once the study is completed, based on the study findings the MDTA Board could consider changing toll rates. The board would propose a plan supported by the study and conduct public hearings in multiple locations to receive public input. Based on the input a Final Public Comment Summary Report and final proposal would be considered for a vote by the MDTA Board. It is my understanding the Board is the public body that can initiate and approve changes to toll rates.

In 2019 the MDTA Board followed this process to implement All Electronic Tolling (AET) and to adjust toll rates at several facilities in Maryland. The board held 9 public hearings in Maryland including one at Kent Island High School. The board voted to revise and implement toll changes on November 7, 2019.



**Queen  
Anne's  
County**

**DEPARTMENT OF PUBLIC WORKS**

312 Safety Drive  
Centreville, MD 21617

Telephone: (410) 758-0925

Fax: (410) 758-3341

www.qac.org

**County Commissioners:**

- James J. Moran, At Large
- Jack N. Wilson, Jr., District 1
- Stephen Wilson, District 2
- Philip L. Dumenil, District 3
- Christopher M. Corchiarino, District 4

**MEMORANDUM**

Date: January 12, 2021

To: County Commissioners

**ACTION ITEM**

From: R. Shane Moore, PE

Subject: Public Hearing - Abandon Portion of Kent Narrows Way South

Pursuant to the County Code §12-512, the Commissioners held a public hearing for November 10<sup>th</sup> at 6:30 pm, regarding the transfer of the end portion of Kent Narrows Way South to Schulz Development LLC. Please see the attached Plat for review.

Following the November 10<sup>th</sup> hearing the public record was left open for a period of two weeks. In summary there has been no testimony from the public as part of this project beyond the outreach to representatives of the Narrows Restaurant, which was presented at the hearing by staff.

If agreeable to the transfer of a portion of Kent Narrows Way South to Schulz Development LLC, please find the attached Resolution prepared by the County Attorney for signature.

**Action Request:**

**Execute Resolution**

Cc Patrick Thompson

**LIVE • WORK • PLAY** in QA 

visitqueenannes.com

things to do...places to go...ways to grow your business...scan for info

**NO TITLE EXAMINATION**

**THIS QUITCLAIM DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, party of the first part, hereinafter Grantor; and SCHULZ DEVELOPMENT, LLC, a Maryland Limited Liability Company, party of the second part, hereinafter Grantee.**

**WITNESSETH, that for and in consideration of the sum of NO DOLLARS (\$0.00), the receipt of which is hereby acknowledged, the said party of the first part does hereby grant, convey and quitclaim unto the party of the second part, its successors and/or assigns, in fee simple, all the following described real estate, to wit:**

**ALL that part or parcel of land situate, lying and being at the terminus of Kent Narrows Way South in the Fifth Election District, Queen Anne's County and designated as "Right-of-Way to be Abandoned and Transferred to Schulz Development, LLC, Area = 4,493 sq. ft. 0.103 acres ±" as more particularly set forth and shown on the plat attached as Exhibit "A" entitled "SPECIAL PURPOSE PLAT FOR THE ABANDONMENT OF A PORTION OF KENT NARROWS WAY SOUTH, NEAR THE VILLAGE OF GRASONVILLE, FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND," dated June 2020.**

**BEING the same land and premises which was closed by the Grantor as a public road by Resolution dated contemporaneously herewith.**

**RESERVING UNTO the Grantor an easement for the placement and the repair and maintenance of public sewer and water lines over, under or across the area described above.**

**FURTHER RESERVING unto the general public the right to access the area described above to permit normal passenger vehicles to enter from the new terminus of Kent Narrows Way South and to turn around for purposes of reversing direction.**

**THIS CONVEYANCE, is subject to the existing restrictive covenants, easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.**

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the Grantee, its successors and/or assigns, in fee simple, forever.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property granted and that it will execute such further assurances of the land as may be requisite.

WITNESS the hand and seal of the said Grantor.

WITNESS:

THE COUNTY COMMISSIONERS OF  
QUEEN ANNE'S COUNTY

\_\_\_\_\_  
Christopher M. Corchiarino, President

\_\_\_\_\_  
Stephen K. Wilson

\_\_\_\_\_  
Margie Houck

\_\_\_\_\_  
James J. Moran

\_\_\_\_\_  
Jack N. Wilson, Jr.

\_\_\_\_\_  
Phillip L. Dumenil

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this \_\_\_ day of \_\_\_\_\_, 2020,  
before me, the subscriber, a Notary Public of the State and County aforesaid,

personally appeared CHRISTOPHER M. CORCHIARINO, STEPHEN K. WILSON, JAMES J. MORAN, JACK N. WILSON, JR., and PHILLIP L. DUMENIL, who acknowledged themselves to be THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, and that they as such County Commissioners, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
Notary Public  
My commission expires:

This document was prepared under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_  
Patrick E. Thompson





# Resolution

20-37

**A RESOLUTION OF THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND CLOSING A PORTION OF KENT NARROWS WAY SOUTH, A PUBLIC RIGHT-OF-WAY.**

**WHEREAS, the County Commissioners of Queen Anne's County have determined that a portion of Kent Narrows Way South, a 40' wide County right-of-way, is no longer needed for public purposes;**

**AND WHEREAS, a hearing has been held with respect to the proposed road closing and public comment received;**

**NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that the westernmost portion of Kent Narrows Way South shown and designated as "Right-of-way To Be Abandoned and Transferred to Schutz Development, LLC, Area = 4,493 sq. ft. +/-, 0.103 acres +/-" on a plat dated June, 2020 by Davis, Moore, Shearon & Associates, LLC and entitled "Special Purpose Plat for the Abandonment of a Portion of Kent Narrows Way South Near the Village of Grasonville, Fifth Election District, Queen Anne's County" be and is hereby closed and shall no longer be a portion of the County roads system.**

**WITNESS the hands and seals of the County Commissioners of Queen Anne's County this \_\_\_\_ day of \_\_\_\_\_, 2021.**

**ATTEST:**

**THE COUNTY COMMISSIONERS OF  
QUEEN ANNE'S COUNTY**

\_\_\_\_\_  
Christopher M. Corchiarino, President

\_\_\_\_\_  
James J. Moran

\_\_\_\_\_  
Margie Houck  
Executive Assistant

\_\_\_\_\_  
Jack N. Wilson, Jr.

\_\_\_\_\_  
Stephen Wilson

\_\_\_\_\_  
Phillip L. Dumenil