

Critical Area Commission

STAFF REPORT

August 12, 2026

APPLICANT:	Town of Vienna
PROPOSAL:	Refinement - Critical Area Map Update
JURISDICTION:	Town of Vienna (Dorchester County)
COMMISSION ACTION:	Concurrence with Chairman's Determination of Refinement
STAFF RECOMMENDATION:	Approval
STAFF:	Jonathan Coplin

APPLICABLE LAW/ REGULATIONS:

DISCUSSION

The Town of Vienna (Town) is requesting approval of an update to their Critical Area map. Under Critical Area law and COMAR 27.01.11, each local jurisdiction is required to update the 1,000-foot Critical Area boundary using the best available information and technologies every twelve years. This is the first boundary line update for the Town of Vienna.

Updated Critical Area Maps

Commission staff worked with the Town, the Maryland Department of Natural Resources, the Maryland Department of the Environment, and the Eastern Shore Regional GIS Cooperative (ESRGC) to develop updated Critical Area maps for the Town. These draft maps were vetted by the aforementioned agencies and delivered to the Town as Summary Draft Maps for local adoption. The update resulted in a 39-acre gain and a 16-acre loss for a net increase of 23 acres in the Town's Critical Area. The increase is a result of a significant expansion of tidal wetlands west of the Town. A copy of the map is attached to this Staff Report.

Ordinance 2026-03

On June 8, 2026, the Town voted to approve ordinance 2026-03 to amend the Town's Critical Area maps in accordance with State law and Critical Area Commission's mapping regulations (COMAR 27.01.11). This action constitutes local adoption of the updated Critical Area Map for the Town.

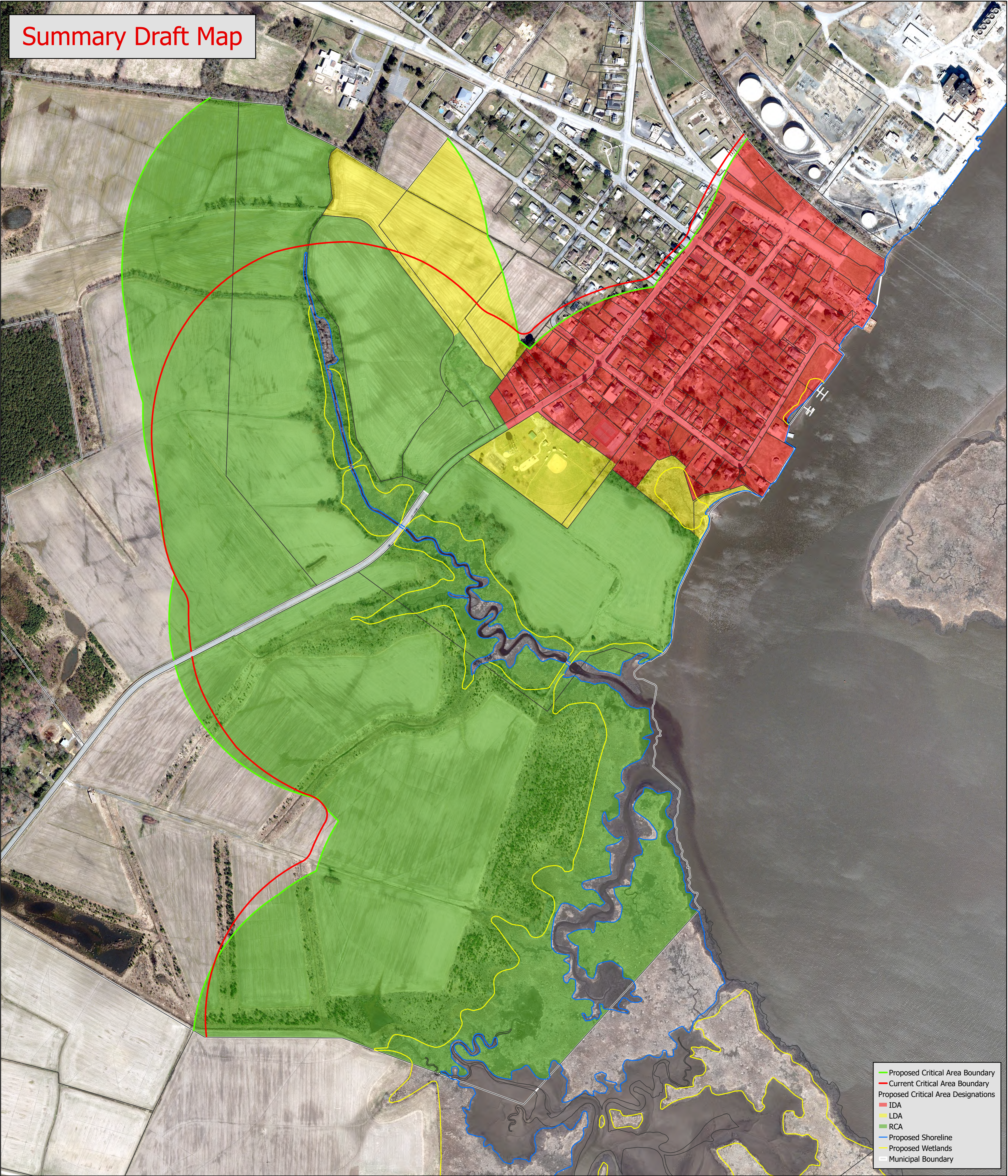
RECOMMENDATION

The mapping update was completed in accordance with State Law and COMAR 27.01.11, which require an update to the Critical Area map and the 1,000-foot boundary line. Therefore, Commission staff recommends the Program Committee concur with the Chair's determination that the Town of Vienna mapping update be reviewed as a refinement to the Town's Critical Area Program. Furthermore, staff recommend approval of the proposed map update.

ATTACHMENTS

Attachment 1. Summary Draft Map

Summary Draft Map



- Proposed Critical Area Boundary
- Current Critical Area Boundary
- Proposed Critical Area Designations
 - IDA
 - LDA
 - RCA
- Proposed Shoreline
- Proposed Wetlands
- Municipal Boundary

IMPORTANT INFORMATION ABOUT THIS MAP:
This Summary Draft Map for the Town of Vienna Critical Area shows the proposed Critical Area designations. This map is the Summary Draft Map for the jurisdiction, and is currently being reviewed in preparation for formal adoption by the local government. This map is not intended for official use at this time because it has not been approved by the governing body in the Town or by the Critical Area Commission.
The aerial photography is from 2022 Maryland State Highway Administration contract. All imagery for the project was captured as a nominal flying altitude of 4800 AMT, with a minimum 30% side-lap to achieve a 6' ortho-product. The imagery was processed to meet or exceed NMA standards for 1" = 100' map products. Supplemental data and imagery used to create the Critical Area Boundary were also produced at a scale of 1:1200 or 1" = 100'.

Proposed Critical Area:
Vienna, Maryland

Wes Moore
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Aruna Miller
Lt. Governor
Susan C. Lee
Secretary

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0 500 1,000 Feet
Map Created: June, 2024