

## COMPREHENSIVE REZONING REQUEST FORM

RECEIVED

Date: 10-21-19

OCT 22 2019

Property Owner: Kia Reed and Anthony ReedMailing Address: PO Box 524, Centreville, MD 21617QUEEN ANNE'S COUNTY  
PLANNING & ZONINGPremise Address: 211 Gravel Run Road, Grasonville, MD 21638Election District: \_\_\_\_\_ Tax ID Number: 1805018196Tax Map: 0584 Parcel: 0456 Lot: \_\_\_\_\_ Acreage approx 56Email Address: Kia7reed@gmail.com Phone Number: 410-490-4164Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither

## Comments:

Our property is currently zoned NC-20 and as a  
result of the changing character of our neighbor with  
the establishment of The Woods Development and 2 recent  
new constructions, we'd like to request the zoning of our  
property be included in the GPRN zone. My property is  
the last parcel in the NC-20 zone and is adjacent to the  
GPRN on 2 sides.

Attachments (please list them here):

Map of property and adjacent GPRN zone



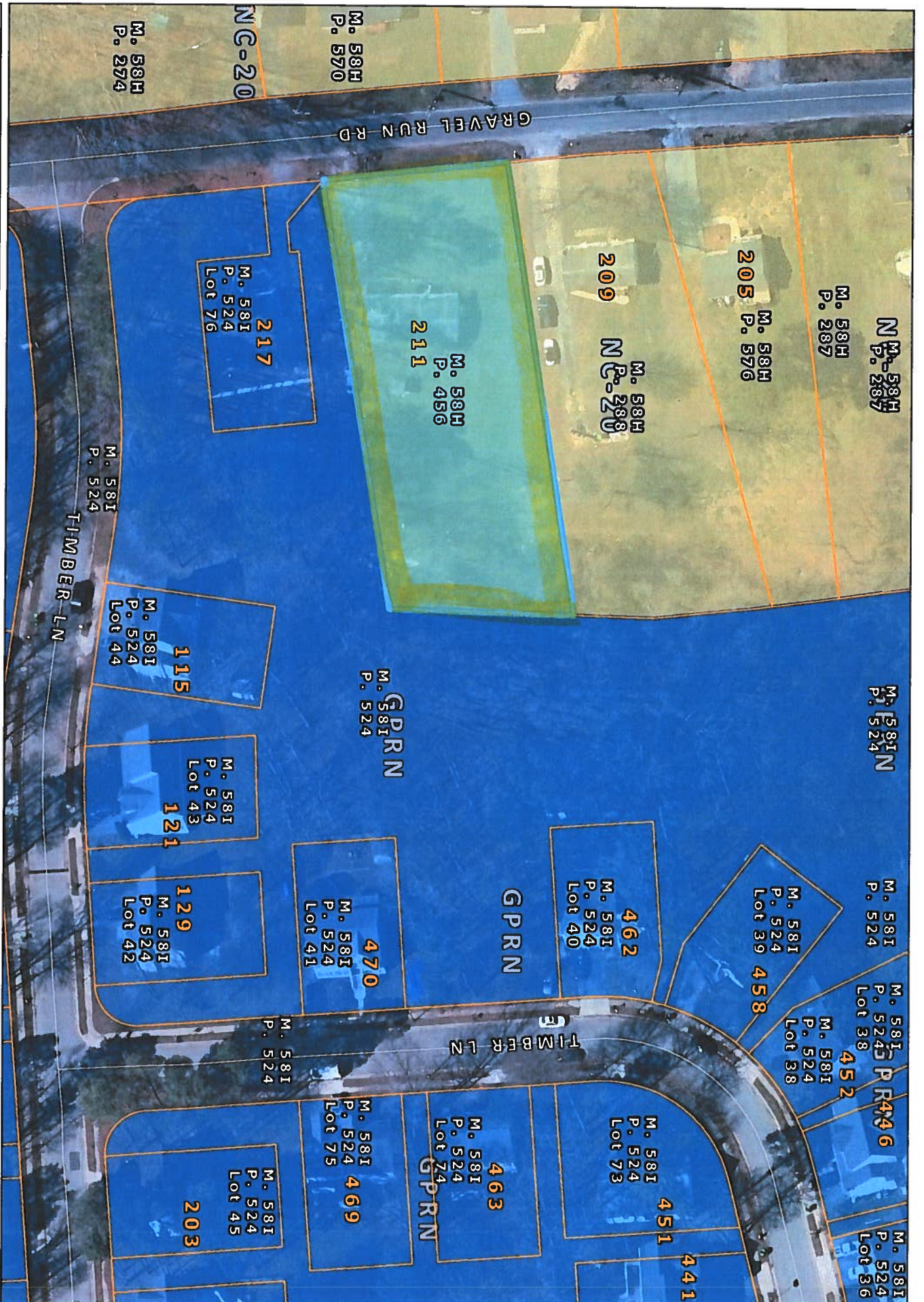
NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: amoredock@qac.org



1: 939



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.



## COMPREHENSIVE REZONING REQUEST FORM

Date: January 7, 2020Property Owner: Dream Farm, LLC C/O Tracy T. SchulzMailing Address: 133 Kirwans Landing Lane Chester, MD 21619Premise Address: 200 Dream Farm LaneElection District: 4 Tax ID Number: 051181Tax Map: 0057 Parcel: 0068 Lot: \_\_\_\_\_ Acreage: 150.00Email Address: tschulz@atlanticbb.net Phone Number: 443-496-1100Property is located within: ☒ Not located within a  
☐ Proposed Growth Area ☐ Critical Area ☐ Neither

## Comments:

I would like to have my property re-evaluated for a different zoning district. Some of it is located in the critical areas but a majority is outside of it. I feel that the property is located in a ideal location for growth with a main road, sewer and water system nearby. A change to the zoning district on this property would help bring jobs and a bigger tax base to the county.

The property and surrounding parcels should be included in the Stevensville/Chester Growth Area.

The desired zoning redesignation should suit the community need and be either NVC or TC. The

Critical Area designation should be changed to an IDA to accommodate intense commercial and

residential development. This redesignation would involve Growth Allocation.

Attachments (please list them here):

See illustrative maps below: Zoning, Critical Area designation, Growth Area, Priority Funding Area, and Enterprise Zone.

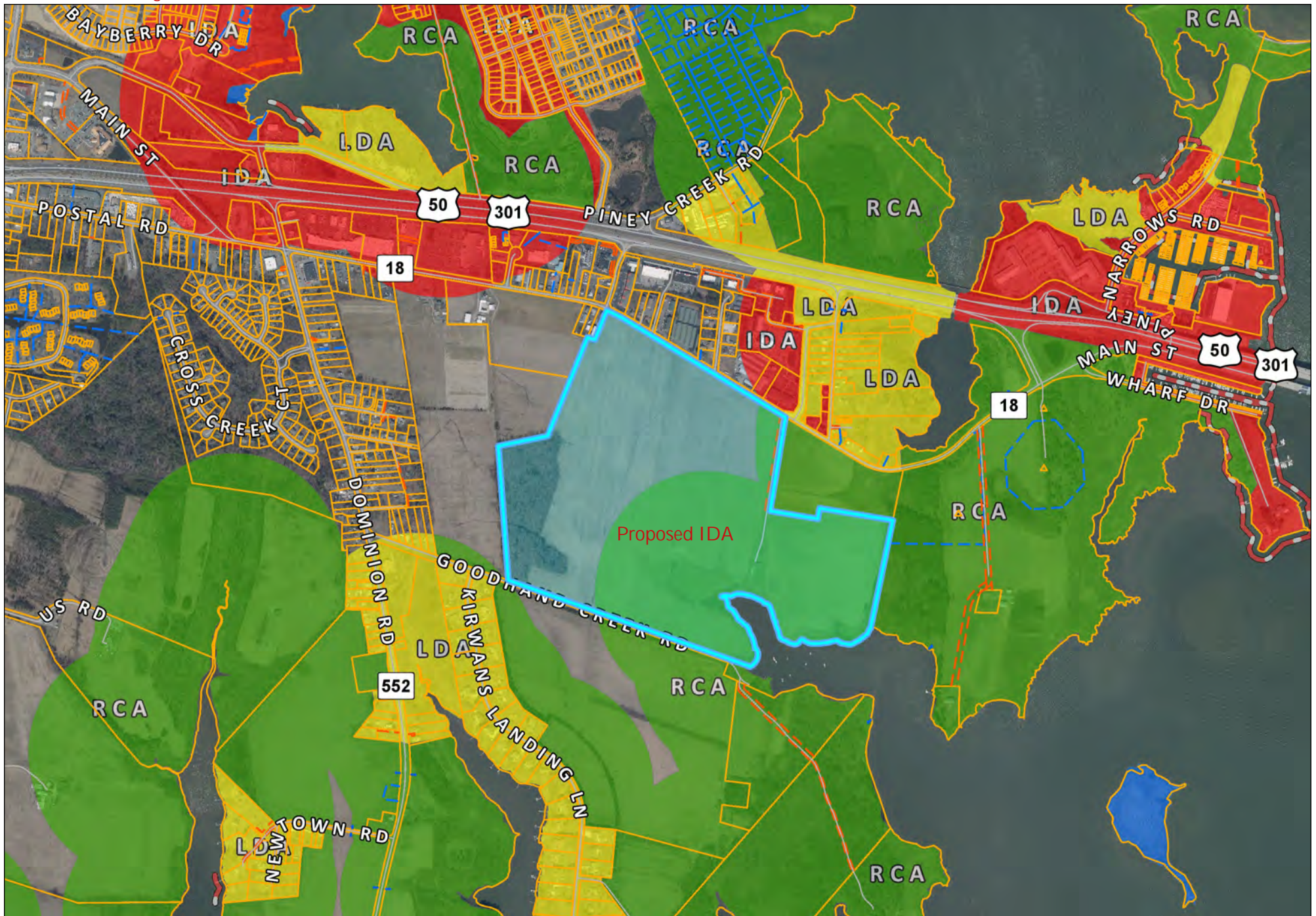


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Centreville, MD 21617  
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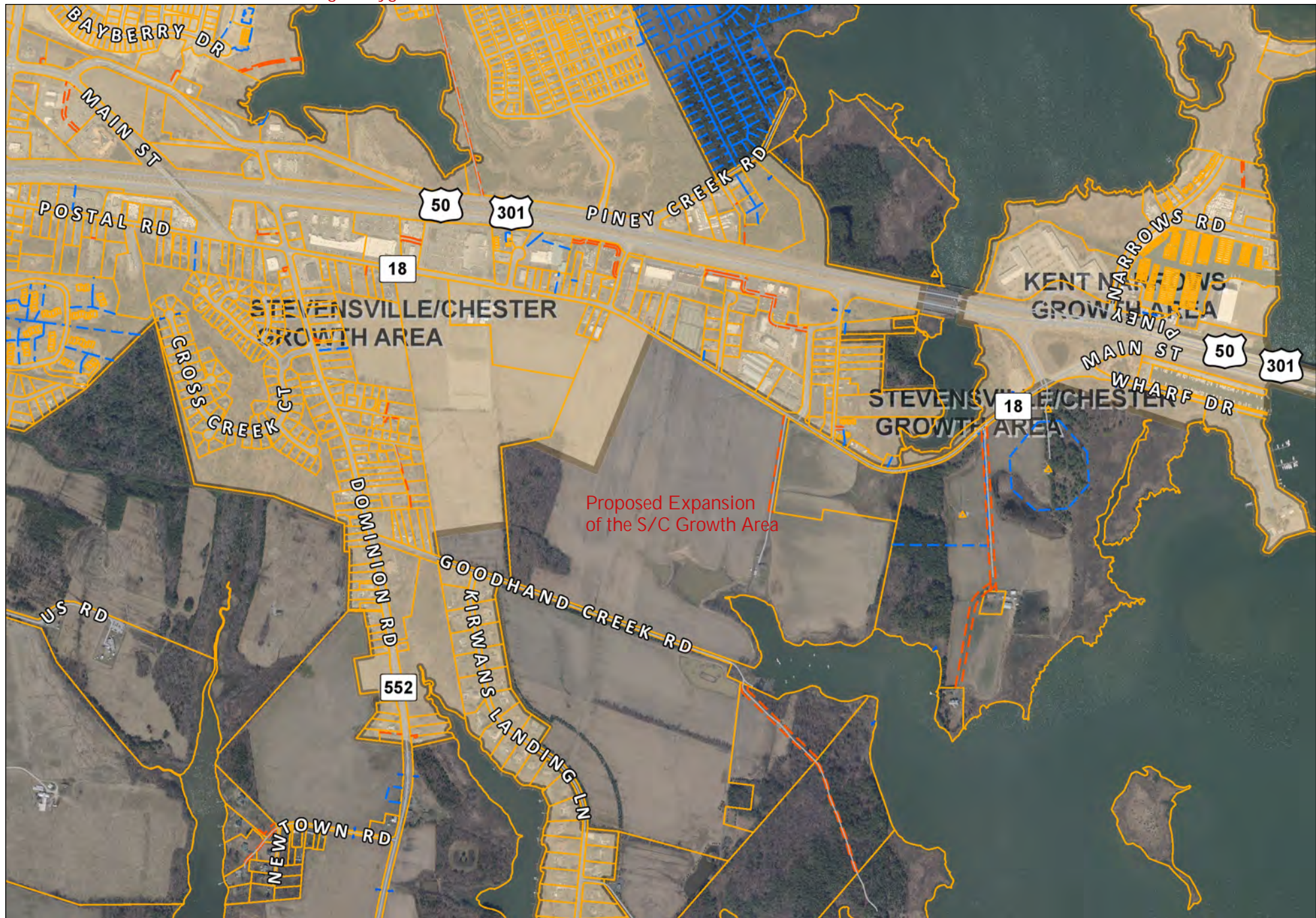




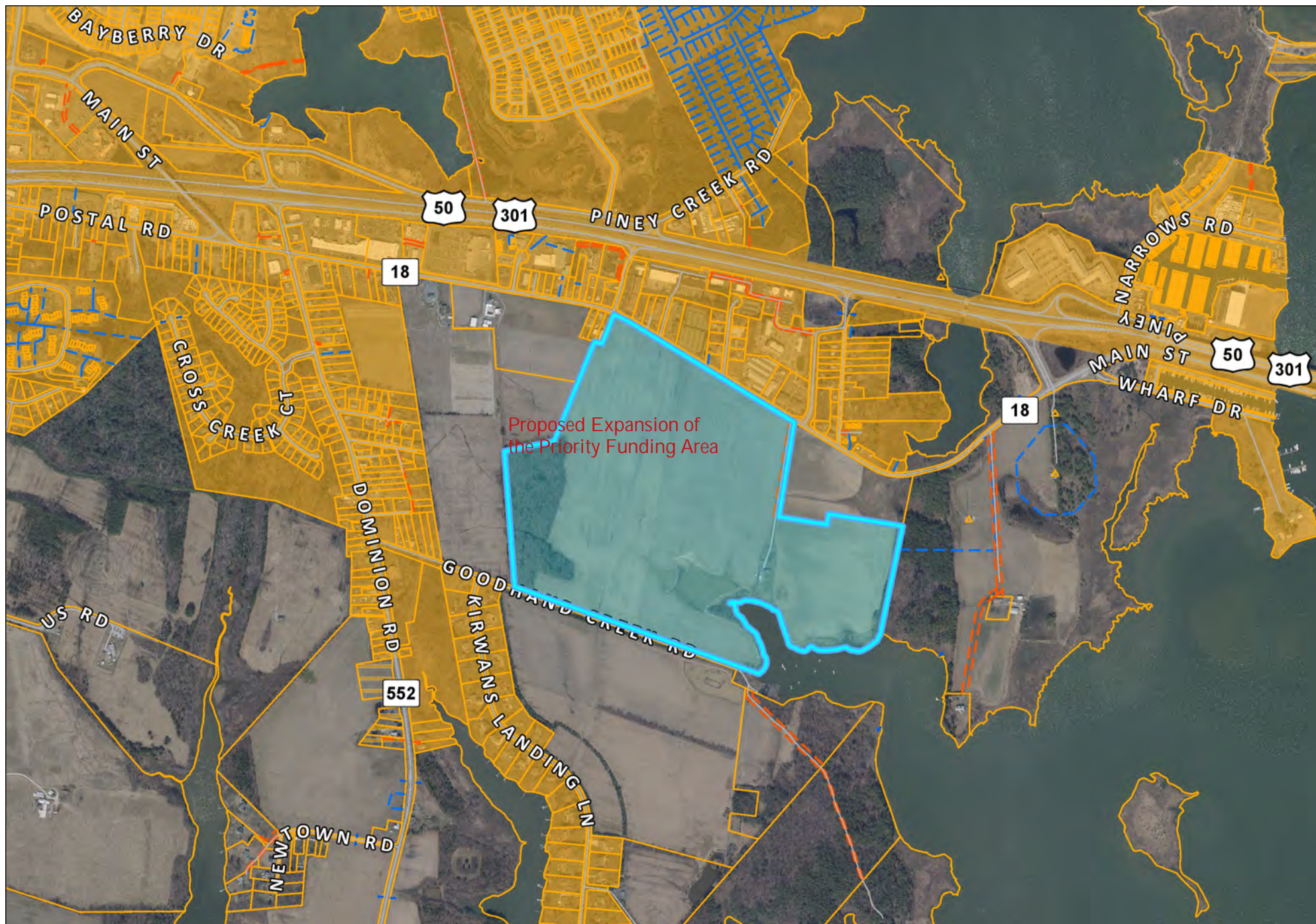


















# COMPREHENSIVE REZONING REQUEST FORM

CRR03

Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Premise Address: \_\_\_\_\_

Election District: \_\_\_\_\_ Tax ID Number: \_\_\_\_\_

Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☐ Neither

Comments:

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Attachments (please list them here):

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Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [amoredock@qac.org](mailto:amoredock@qac.org)



LR - Plat Fee - 25.00  
General Homestead Exemption - 25.00  
Name: Leaverton/Cole  
Ventures  
Reference/Control #: 45/90A-C  
Total: 06/09/2016 11:04  
06/09/2016 11:04  
CC17-HH  
#6301913 CC0224  
Queen Anne's County/CC02.04.02  
Register 02

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THE 10 DAY OF May, 2016.

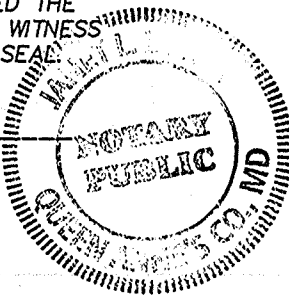
F. Kevin Leaverton  
F. KEVIN LEAVERTON

UNIFORM ACKNOWLEDGMENT ACT

STATE OF MD  
COUNTY OF QUEEN ANNE'S  
ON THIS 6th DAY OF MAY, 2016, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED F. KEVIN LEAVERTON

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Janet L. Lafer  
NOTARY PUBLIC



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THE 10 DAY OF May, 2016.

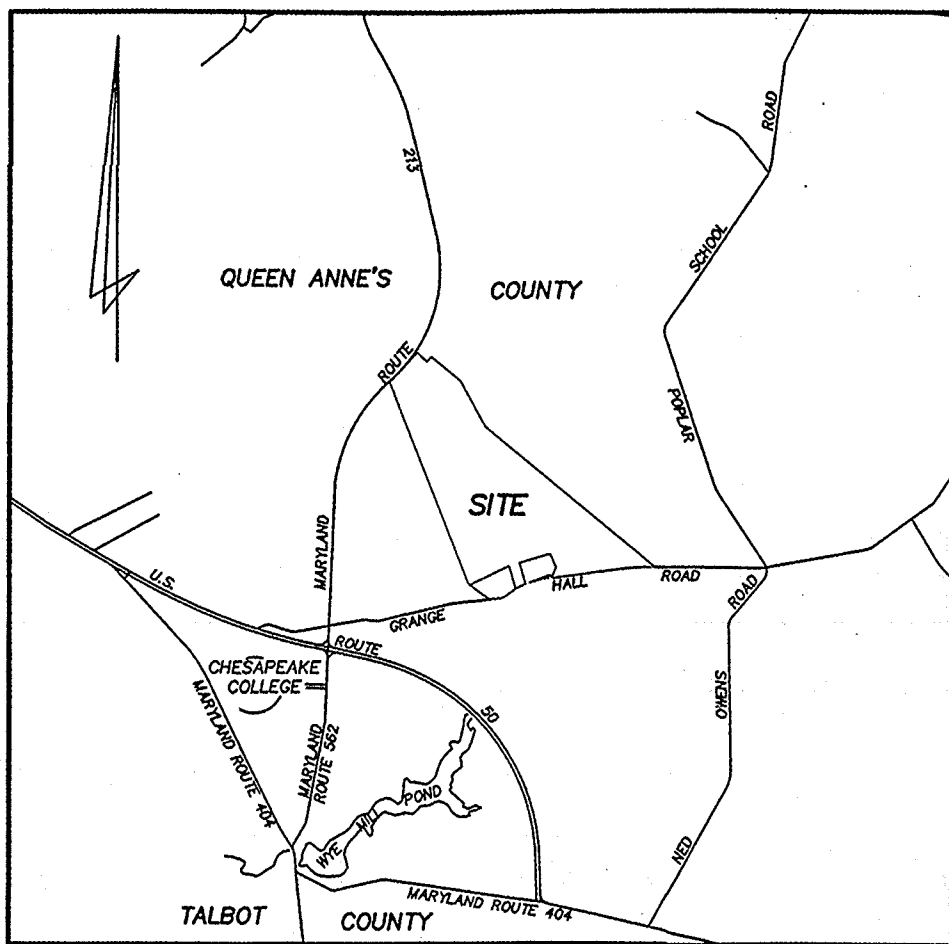
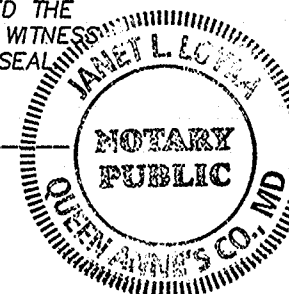
Matt Cole  
COLE VENTURES, INC. c/o MATT COLE

UNIFORM ACKNOWLEDGMENT ACT

STATE OF MD  
COUNTY OF QUEEN ANNE'S  
ON THIS 6th DAY OF MAY, 2016, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MATT COLE

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Janet L. Lafer  
NOTARY PUBLIC



VICINITY MAP  
SCALE 1" = 2000'

SURVEYOR

MICHAEL A. SCOTT, INC.  
207 MAPLE AVENUE  
CHESTERTOWN, MARYLAND 21620  
PHONE No. 1-410-778-2310

ENGINEER:

DMS & ASSOCIATES, LLC  
c/o WILLIAM T. DAVIS, Jr.  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE No. 1-443-262-9130

OWNER (P. 3):

F. KEVIN LEAVERTON  
865 POPLAR SCHOOL ROAD  
CENTREVILLE, MARYLAND 21617

OWNER (P. 108):

COLE VENTURES, INC.  
c/o MATT COLE  
1650 PLEASANT PLAINS ROAD  
ANNAPOLIS, MARYLAND 21401

TABLE OF CONTENTS

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| SHEET 1 | - | TITLE SHEET                                       |
| SHEET 2 | - | ADMINISTRATIVE SUBDIVISION (EXISTING CONDITIONS)  |
| SHEET 3 | - | ADMINISTRATIVE SUBDIVISION (RESULTING CONDITIONS) |

STATEMENT OF PURPOSE AND INTENT

THIS SITE CONSISTS OF TWO (2) EXISTING PARCELS. A DWELLING AND FARM BUILDINGS EXIST ON P. 3 AND A COMMERCIAL BUSINESS EXIST ON P. 108. THIS ADMINISTRATIVE SUBDIVISION IS BEING PREPARED TO TRANSFER 4.506 ACRES± OF LAND FROM P. 3 TO P. 108.

NOTE

AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY ZONING ORDINANCE OR SUBDIVISION REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT. THIS ADMINISTRATIVE SUBDIVISION CREATES NO NONCONFORMITIES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. \_\_\_\_\_, HAS SURVEYED AND SUBDIVIDED THE 0.318 ACRES± AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS 4 DAY OF MAY, 2016

Michael A. Scott  
REGISTERED MARYLAND SURVEYOR  
MICHAEL A. SCOTT  
MICHAEL A. SCOTT, INC.  
207 MAPLE AVENUE  
CHESTERTOWN, MARYLAND 21620

DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH OF QUEEN ANNE'S COUNTY ON THE 4th DAY OF MAY, 2016.

John E. Nickerson  
JOHN NICKERSON

PUBLIC WORKS CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE 5th DAY OF MAY, 2016.

David F. Remaniak  
DAVID F. REMANIAK

DEPARTMENT OF PLANNING AND ZONING

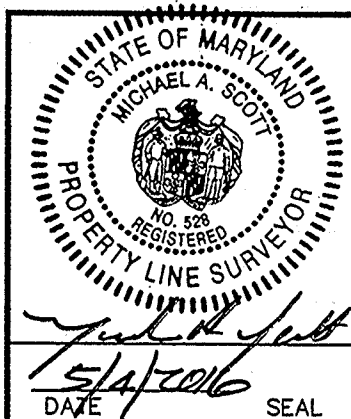
THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PLANNING AND ZONING ON THE 6th DAY OF JUNE, 2016.

Michael W. Wisnosky  
MICHAEL WISNOSKY, PLANNING DIRECTOR  
FILE #03-14-12-0001

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, SCT.

I HEREBY CERTIFY THAT  
THIS Plat WAS  
RECEIVED FOR RECORD THIS 9th  
DAY OF June 2016 AND  
RECORDED IN LIBER SM 45 FOLIO 90 A-C PLAT  
RECORD BOOK FOR QUEEN ANNE'S COUNTY  
SCOTT MACGLASHAN, CLERK



DAVIS, MOORE, SHEARON  
& ASSOCIATES, LLC  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617

MICHAEL A. SCOTT INC.  
207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

| DATE    | REVISION                   |
|---------|----------------------------|
| 3-1-16  | PER COMMENTS               |
| 5-3-16  | FINAL REVISIONS            |
| 5-24-16 | FINAL REV. PER 5-23-16 P&Z |
|         |                            |
|         |                            |
|         |                            |
|         |                            |
|         |                            |
|         |                            |
|         |                            |

ADMINISTRATIVE SUBDIVISION  
BETWEEN THE LANDS OF  
F. KEVIN LEAVERTON &  
COLE VENTURES, INC.  
TAX MAP - 60, GRID - 18 & 17, PARCELS - 3 & 108  
THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
PREPARED FOR : COLE VENTURES, INC.

| DATE        | SCALE       |
|-------------|-------------|
| JULY '14    | AS SHOWN    |
| JOB No.     | DRAWN BY    |
| 2011023     | J. MOORE    |
| FOLDER Ref. | DESIGNED BY |
| 60-2011023  |             |
| SHEET No. - | 1 OF 3      |
| CADD FILE - | 11023AP1    |



**NOTES:**

- PROPERTY LINE INFORMATION SHOWN HEREON FOR P. 3 IS TAKEN FROM A PLAT ENTITLED "SUBDIVISION PLAT OF GOLDEN RUN" PREPARED BY McCRONE, INC. IN MARCH 1991 AND RECORDED IN PLAT BOOK LIBER M.W.M. 16, FOLIO 96. PROPERTY LINE INFORMATION FOR PARCEL 108 IS TAKEN FROM A PLAT ENTITLED "LANDSCAPE/AFFORESTATION PLAN FOR COLE VENTURES YARD AT 437 GRANGE HALL ROAD" PREPARED BY TOWN CREEK LANDSCAPING AND CONSTRUCTION IN SEPTEMBER, 2004 AND RECORDED IN PLAT BOOK LIBER S.M. 36, FOLIO 7.
- FOR DEED REFERENCE, SEE LIBER S.M. 2038, FOLIO 149 (P. 3) AND LIBER S.M. 1588, FOLIO 84 (P. 108).
- CURRENT ZONING CLASSIFICATION IS AG (AGRICULTURAL) AND SI (SUBURBAN COMMERCIAL).
- EXISTING USE - AGRICULTURAL (P. 3) AND COMMERCIAL (P. 108).
- PROPOSED USE - AGRICULTURAL (P. 3) AND COMMERCIAL (P. 108).
- RESULTING PARCELS ARE NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- RESULTING PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24035C 0375D. (ZONE "X") (UNSHADED), EFFECTIVE DATE NOV. 5, 2014.
- EXISTING IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM AERIAL TOPOGRAPHY PROVIDED BY QUEEN ANNE'S COUNTY.
- EXISTING PRIVATE WELLS WILL BE UTILIZED FOR POTABLE WATER SUPPLY.
- EXISTING SEPTIC RESERVE AREAS WILL BE UTILIZED FOR SEWAGE DISPOSAL.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.

**BUILDING SETBACKS (AG ZONE) (REQUIRED) (SECTION 18-1-14):**

FRONT = 50'  
 REAR = 50'  
 SIDE = 50'  
 PRINCIPAL STRUCTURE HEIGHT = 40' (ALLOWED)

**BUILDING SETBACKS (SI ZONE) (REQUIRED) (SECTION 18-1-23.F(c)(d)):**

FRONT = 35'  
 REAR = 10'  
 SIDE = 10'  
 PRINCIPAL STRUCTURE HEIGHT = 45' (ALLOWED)

**EXISTING PERIMETER BOUNDARY COURSES AND DISTANCES FOR F. KEVIN LEAVERTON**

| LINE | BEARING                  | DISTANCE |
|------|--------------------------|----------|
| 1    | N 43°13'36" E            | 259.63'  |
| 2    | N 43°13'36" E            | 16.50'   |
| 3    | N 40°51'04" E            | 275.57'  |
|      | R = 3324.05' L = 275.65' |          |
| 4    | N 43°51'54" E            | 132.11'  |
| 5    | N 40°19'15" E            | 103.53'  |
| 6    | N 36°48'10" E            | 22.52'   |
| 7    | N 33°53'26" E            | 20.46'   |
| 8    | N 28°48'53" E            | 39.20'   |
| 9    | S 45°03'29" E            | 289.69'  |
| 10   | N 41°13'24" E            | 141.61'  |
| 11   | S 50°50'29" E            | 787.37'  |
| 12   | S 28°49'31" E            | 1137.76' |
| 13   | S 50°31'34" E            | 3928.46' |
| 14   | S 81°42'09" W            | 604.02'  |
| 15   | S 33°50'57" W            | 416.30'  |
| 16   | S 81°42'09" W            | 111.02'  |
| 17   | S 08°17'51" E            | 200.00'  |
| 18   | S 81°42'09" W            | 144.91'  |
| 19   | S 81°55'35" W            | 681.73'  |
| 20   | S 76°10'20" W            | 353.47'  |
|      | R = 1762.78' L = 354.06' |          |
| 21   | N 67°14'05" E            | 99.65'   |
| 22   | N 68°25'45" E            | 208.06'  |
| 23   | N 69°58'40" E            | 134.11'  |
| 24   | S 89°17'45" E            | 55.20'   |
| 25   | S 82°04'10" E            | 27.13'   |
| 26   | N 17°32'10" E            | 195.82'  |
| 27   | N 23°59'20" W            | 308.94'  |
| 28   | S 72°30'20" W            | 670.96'  |
| 29   | S 15°33'10" E            | 477.04'  |
| 30   | S 64°22'50" W            | 231.25'  |
|      | R = 1762.78' L = 231.42' |          |
| 31   | N 15°48'45" W            | 509.80'  |
| 32   | S 64°10'46" W            | 933.95'  |
| 33   | N 53°39'08" W            | 30.26'   |
| 34   | N 21°23'34" W            | 4637.95' |

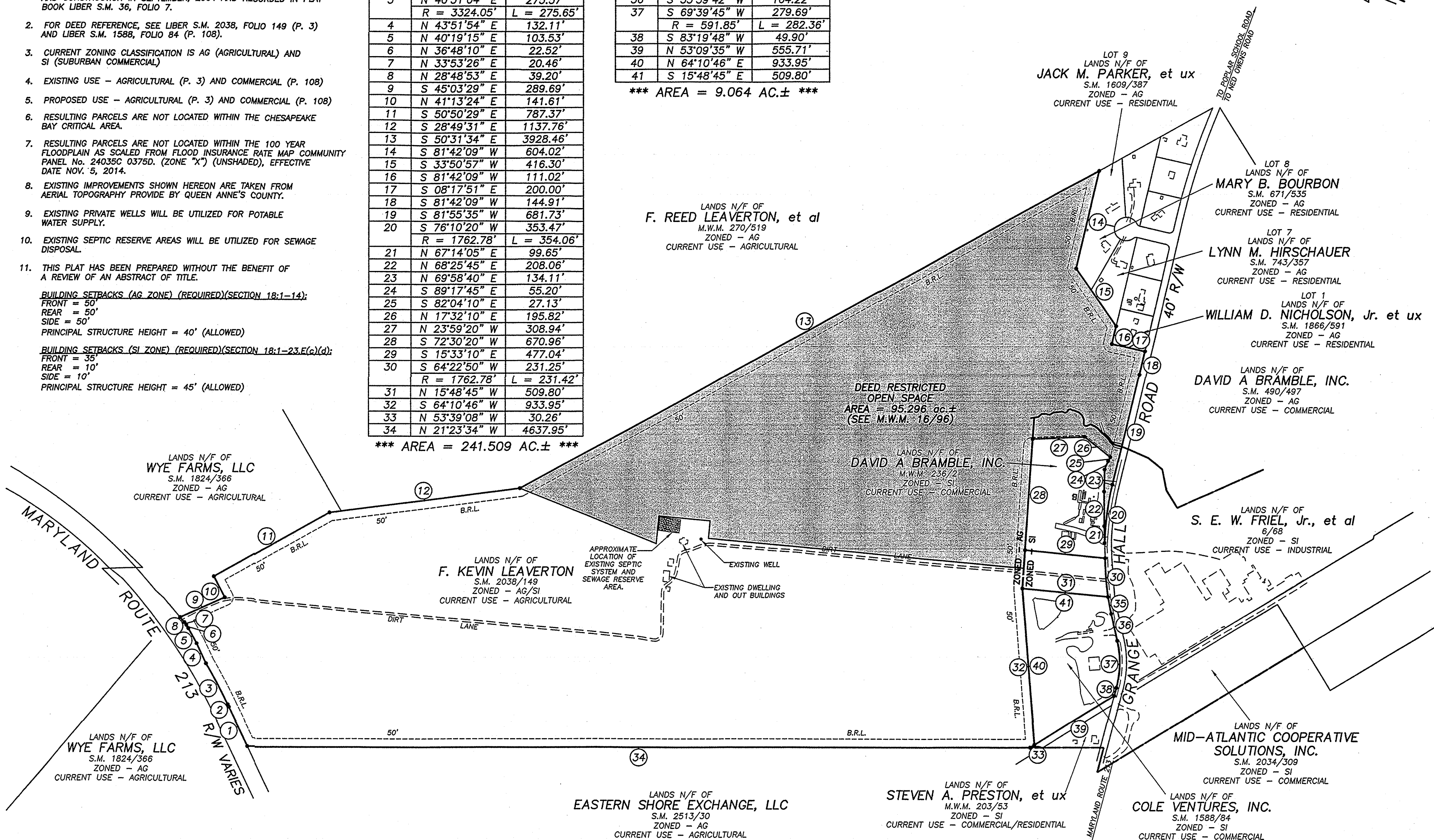
\*\*\* AREA = 241.509 AC.± \*\*\*

**EXISTING PERIMETER BOUNDARY COURSES AND DISTANCES FOR COLE VENTURES, INC.**

| LINE | BEARING                  | DISTANCE |
|------|--------------------------|----------|
| 35   | S 57°51'13" W            | 102.67'  |
|      | R = 1581.88' L = 102.69' |          |
| 36   | S 55°59'42" W            | 164.22'  |
| 37   | S 69°39'45" W            | 279.69'  |
|      | R = 591.85' L = 282.36'  |          |
| 38   | S 83°19'48" W            | 49.90'   |
| 39   | N 53°09'35" W            | 555.71'  |
| 40   | N 64°10'46" E            | 933.95'  |
| 41   | S 15°48'45" E            | 509.80'  |

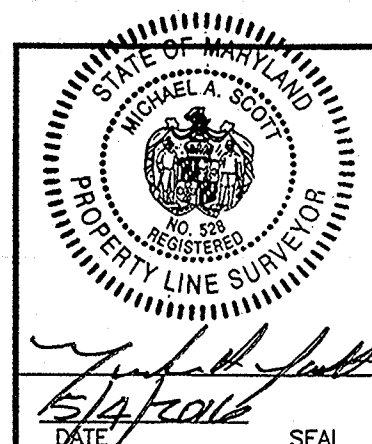
\*\*\* AREA = 9.064 AC.± \*\*\*

LANDS N/F OF  
**F. REED LEAVERTON, et al**  
 M.W.M. 270/519  
 ZONED - AG  
 CURRENT USE - AGRICULTURAL



STATE OF MARYLAND

QUEEN ANNE'S COUNTY, SCT.  
 I HEREBY CERTIFY THAT  
 THIS Plat WAS  
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 DAY OF June 2016 AND  
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**DAVIS, MOORE, SHEARON  
 & ASSOCIATES, LLC**  
 P.O. BOX 80  
 CENTREVILLE, MARYLAND 21617

**MICHAEL A. SCOTT INC.**  
 207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

| DATE   | REVISION        |
|--------|-----------------|
| 3-1-16 | PER COMMENTS    |
| 5-3-16 | FINAL REVISIONS |
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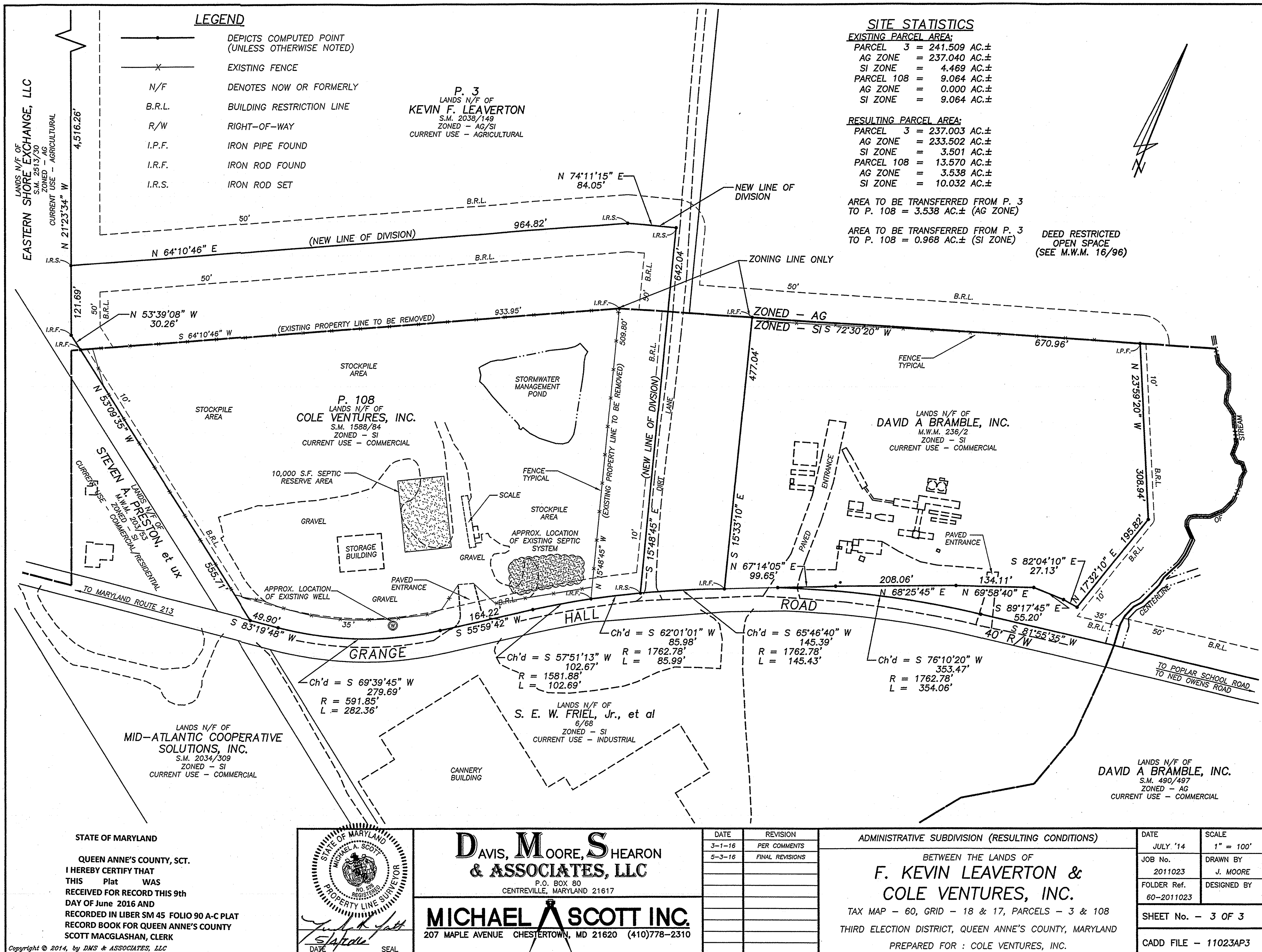
**ADMINISTRATIVE SUBDIVISION (EXISTING CONDITIONS)**

BETWEEN THE LANDS OF  
**F. KEVIN LEAVERTON &  
 COLE VENTURES, INC.**

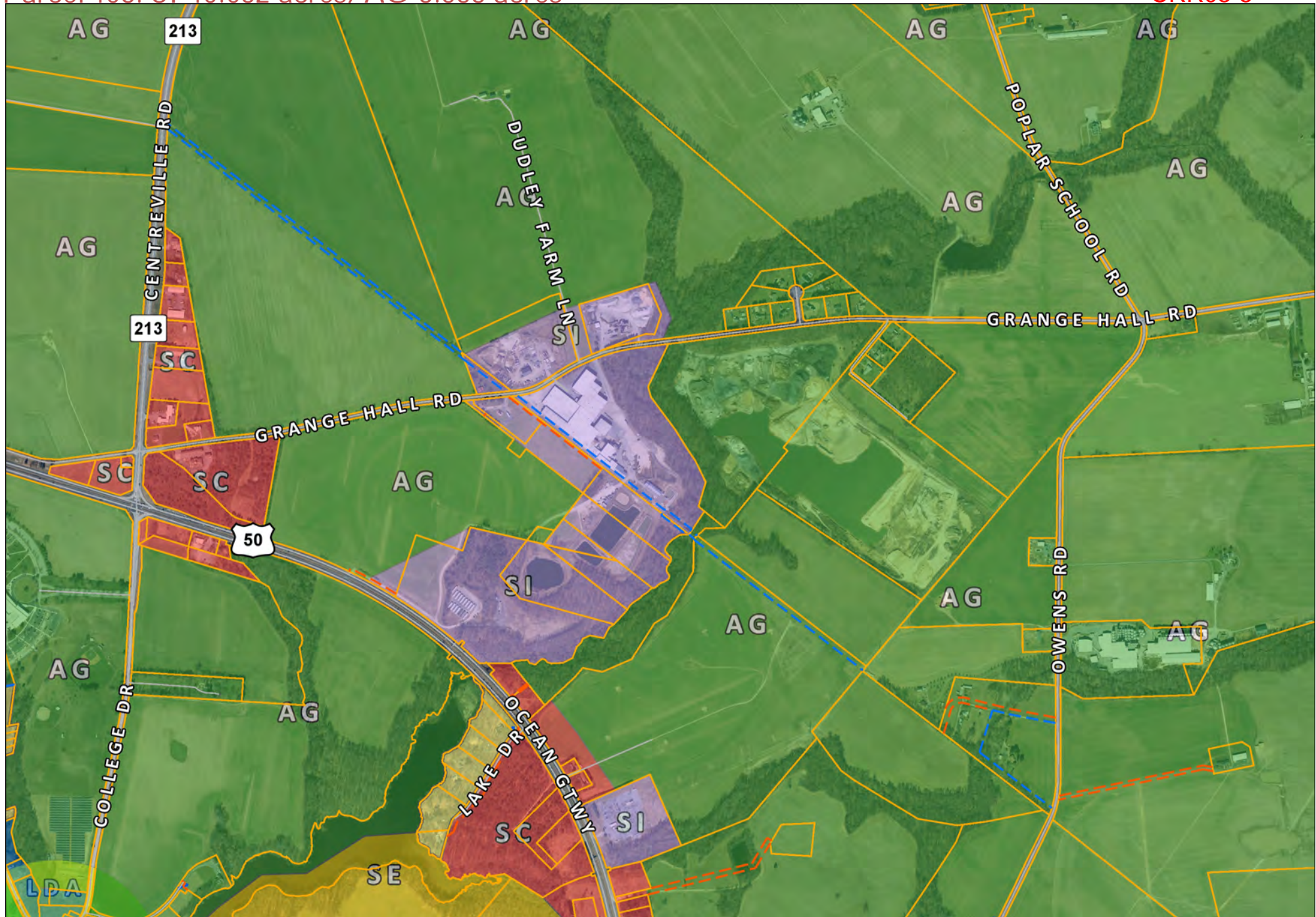
TAX MAP - 60, GRID - 18 & 17, PARCELS - 3 & 108  
 THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
 PREPARED FOR : COLE VENTURES, INC.

| DATE                 | SCALE       |
|----------------------|-------------|
| JULY '14             | 1" = 400'   |
| JOB No.              | DRAWN BY    |
| 2011023              | J. MOORE    |
| FOLDER Ref.          | DESIGNED BY |
| 60-2011023           |             |
| SHEET No. - 2 OF 3   |             |
| CADD FILE - 11023AP2 |             |









1: 15,028



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.







# COMPREHENSIVE REZONING REQUEST FORM

CRR04

Date: 8/27/2020  
 Property Owner: DAVID and Tamera Harper  
 Mailing Address: 908 Kentmorr Road, Stevensville, Md 21666  
 Premise Address: 908 Kentmorr Road, Stevensville, Md 21666  
 Election District: H Tax ID Number: \_\_\_\_\_  
 Tax Map: 0070 Parcel: 0024 Lot: 17P18 Acreage: 18,750 SF  
 Email Address: Kentmorrrestaurant@ Phone Number: 410-643-2263-W  
hotmail.com  
 Property is located within: ☐ Proposed Growth Area ☒ Critical Area ☐ Neither

## Comments:

Propose change use to KISC for this property since Lot 19 & 1/2 18 is already commercial. There is a right of way granted to Lot 19 & 1/2 18 on parcel 0024 because restaurant equipment and the restaurant's ~~septic~~ <sup>(part of)</sup> septic is on parcel 0024. There will be no change in house, used as a residence, no sitting change, no bathroom changes.

## Attachments (please list them here):

See attachments



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
 110 Vincit St., Suite 104  
 Centreville, MD 21617  
 Phone: (410) 758-1255  
 Email: amoredock@qac.org



## Real Property Data Search ( w2)

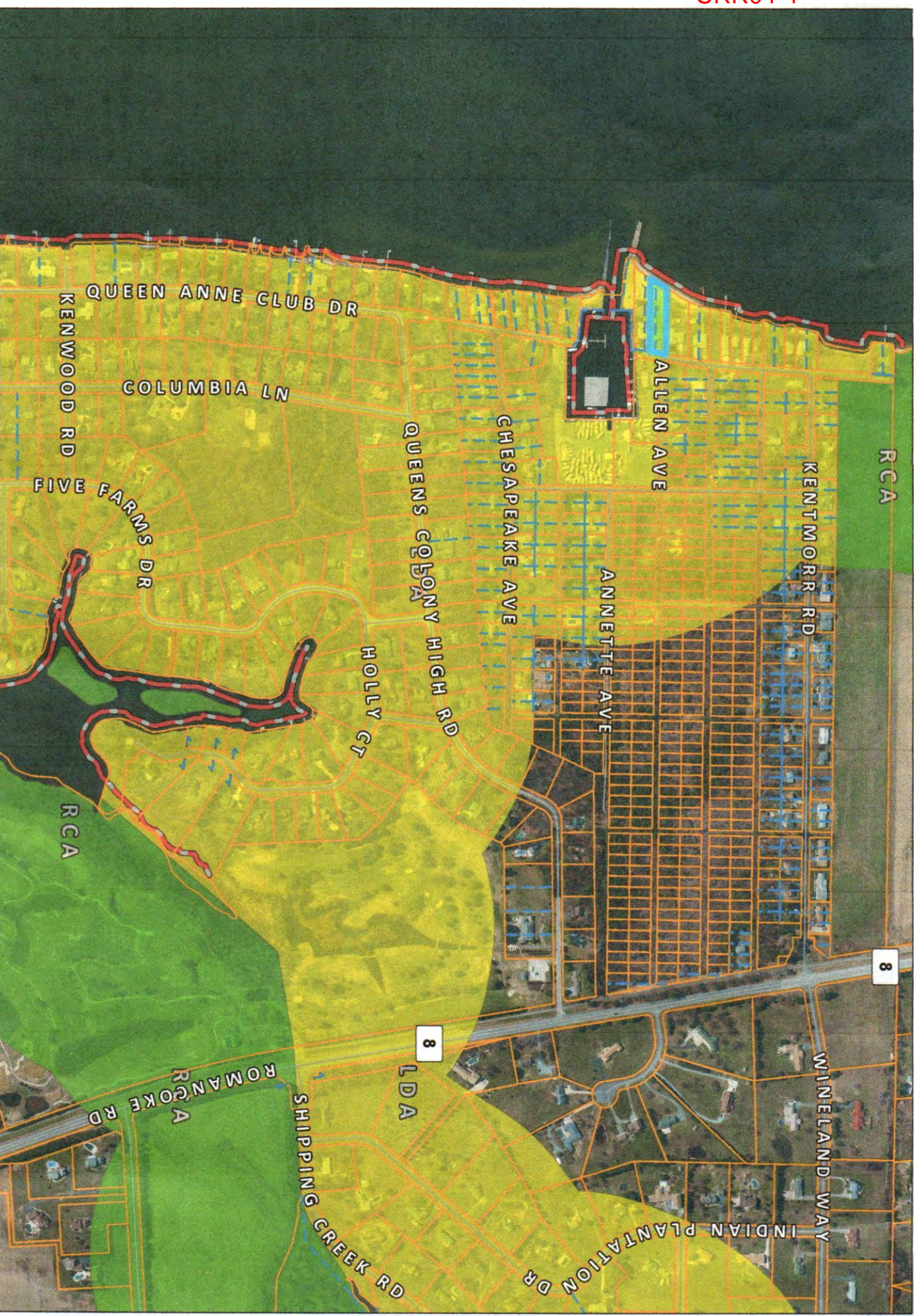
Search Result for QUEEN ANNE'S COUNTY

| View Map  |  | View GroundRent Redemption            |                        | View GroundRent Registration                        |                                   |
|---|--|---------------------------------------|------------------------|---|-----------------------------------|
| Tax Exempt: None  |  | Special Tax Recapture: None           |                        |   |                                   |
| Exempt Class: None  |  |                                       |                        |   |                                   |
| Account Identifier:                                       |  | District - 04 Account Number - 030931 |                        |   |                                   |
| Owner Information   |  |                                       |                        |   |                                   |
| Owner Name:   | HARPER DAVID A<br>HARPER TAMERA L                        |                                       | Use:                   | RESIDENTIAL   |                                   |
| Mailing Address:  | 908 KENTMORR RD<br>STEVENSVILLE MD 21666-3114            |                                       | Principal Residence:   | YES   |                                   |
|   |  |                                       | Deed Reference:        | /01489/ 00587                                       |                                   |
| Location & Structure Information                          |  |                                       |                        |   |                                   |
| Premises Address:   | 908 KENTMORR RD<br>STEVENSVILLE 21666-0000<br>Waterfront |                                       | Legal Description:     | LOT 17 AND 1/2 OF 18<br>BLOCK A<br>KENTMORR AIRPARK |                                   |
| Map:  | Grid:  | Parcel:                               | Neighborhood:          | Subdivision:  | Section:                          |
| 0070  | 0001   | 0024                                  | 4020006.18             | 4014  | A                                 |
|   |  |                                       |                        |   | 17P18                             |
|   |  |                                       |                        |   | 2018                              |
|   |  |                                       |                        |   | Plat No:                          |
|   |  |                                       |                        |   | Plat Ref:                         |
| Special Tax Areas: None                                   |  |                                       | Town:                  | None  |                                   |
|   |  |                                       | Ad Valorem:            | None  |                                   |
|   |  |                                       | Tax Class:             | 9   |                                   |
| Primary Structure Built                                   | Above Grade Living Area                                  |                                       | Finished Basement Area | Property Land Area                                  | County Use                        |
| 1961  | 1,474 SF   |                                       | 1456 SF                | 18,750 SF   |                                   |
| Stories   | Basement   | Type                                  | Exterior               | Quality   | Full/Half Bath                    |
| 1   | YES  | STANDARD UNIT                         | BRICK/                 | 4   | 1 full/ 1 half                    |
|   |  |                                       |                        |   | Garage                            |
|   |  |                                       |                        |   | Last Notice of Major Improvements |
| Value Information   |  |                                       |                        |   |                                   |
|   | Base Value   |                                       | Value                  |   | Phase-in Assessments              |
|   |  |                                       | As of                  |   | As of                             |
|   |  |                                       | 01/01/2018             |   | 07/01/2019                        |
|   |  |                                       |                        |   | As of                             |
|   |  |                                       |                        |   | 07/01/2020                        |
| Land:   | 453,800  |                                       | 453,800                |   |                                   |
| Improvements  | 159,900  |                                       | 209,300                |   |                                   |
| Total:  | 613,700  |                                       | 663,100                |   |                                   |
| Preferential Land:  | 0  |                                       | 646,633                |   | 663,100                           |
|   |  |                                       |                        |   | 0                                 |
| Transfer Information                                      |  |                                       |                        |   |                                   |
| Seller: KENTMORR MARINA PROPERTIES LLC                    |  | Date: 12/08/2005                      |                        | Price: \$675,000                                    |                                   |
| Type: ARMS LENGTH IMPROVED                                |  | Deed1: SM /01489/ 00587               |                        | Deed2:  |                                   |
| Seller: YACHT BASIN CO, INC, THE                          |  | Date: 05/23/2005                      |                        | Price: \$5,000,000                                  |                                   |
| Type: ARMS LENGTH MULTIPLE                                |  | Deed1: SM /01401/ 00272               |                        | Deed2:  |                                   |
| Seller: PEPE, JOHN E, III & ROBIN D                       |  | Date: 06/28/1981                      |                        | Price: \$119,000                                    |                                   |
| Type: ARMS LENGTH IMPROVED                                |  | Deed1: MWM /00176/ 00514              |                        | Deed2:  |                                   |
| Exemption Information                                     |  |                                       |                        |   |                                   |
| Partial Exempt Assessments:                               | Class  | 07/01/2019                            |                        | 07/01/2020  |                                   |
| County:   | 000  | 0.00                                  |                        |   |                                   |
| State:  | 000  | 0.00                                  |                        |   |                                   |
| Municipal:  | 000  | 0.00 0.00                             |                        | 0.00 0.00   |                                   |
| Tax Exempt: None  |  | Special Tax Recapture: None           |                        |   |                                   |
| Exempt Class: None  |  |                                       |                        |   |                                   |
| Homestead Application Information                         |  |                                       |                        |   |                                   |
| Homestead Application Status: Approved 03/10/2009         |  |                                       |                        |   |                                   |
| Homeowners' Tax Credit Application Information            |  |                                       |                        |   |                                   |
| Homeowners' Tax Credit Application Status: No Application |  |                                       |                        |   |                                   |
| Date:   |  |                                       |                        |   |                                   |











# COMPREHENSIVE REZONING REQUEST FORM

CRR05

Date: 2/24/21

Property Owner: Chesterhaven Beach Partnership, LLP

Mailing Address: Stevens Palmer, LLC 114 W. Water Street, Centreville, MD 21617

Premise Address: 2501 Piney Creek Road, Chester Maryland 21619

Election District: 04 Tax ID Number: 009797

Tax Map: 57 Parcel: 25 Lot: \_\_\_\_\_ Acreage: 101.49

Email Address: jstevens@spp-law.com Phone Number: (410) 758-4600

Property is located within: ☐ Proposed Growth Area ☒ Critical Area ☐ Neither

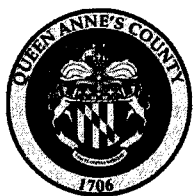
Comments:

Please see attached letter.

Attachments (please list them here):

Exhibit 1- 1959 Plat  
Exhibit 2-1962 Certificates of Exemption  
Exhibit 3- 1964 Zoning Map  
Exhibit 4- 1964 R-3 zoning provisions  
Exhibit 5-1987 Zoning NC-15  
Exhibit 6- 1996 Water and Sewer Plan  
Exhibit 7-1997 Chester Community Plan  
Exhibit 8- 2002 Comprehensive Plan Update

Exhibit 9-2005 Confirmation "Lots of Record"  
Exhibit 10- 2005 Administrative Subdivision consolidating lots  
Exhibit 11- 2007 Chester/Stevensville Community Plan page 5-5  
Exhibit 12- 2010 Public Works Agreement  
Exhibit 13- 2011 Sewer allocation  
Exhibit 14- 2019 Public Works Agreement  
Exhibit 15- 2020 Public Works Agreement



Submit completed forms to:

Queen Anne's County  
Planning and Zoning Department  
110 Vincit St., Suite 104  
Centreville, MD 21617

For questions or form help, contact:

Principal Planner  
☎ (410) 758-1255





114 West Water Street, Centreville, Maryland 21617  
410-758-4600 www.spp-law.com

February 24, 2021

**VIA FIRST CLASS MAIL AND EMAIL**

Amy G. Moredock, Director  
Queen Anne's County Department of Planning and Zoning  
110 Vincit Street, Suite 104  
Centreville, MD 21617  
AMoredock@qac.org

Re: 2020 Comprehensive Plan- Chesterhaven Beach

Dear Ms. Moredock:

I represent Chesterhaven Beach Partnership, LLP ("CHB") which is the owner of approximately 96 acres of land located on the north side of Route 50 in Chester, Maryland, immediately east of the Gibson's Grant community, west of the Kent Narrows and zoned NC-15 (the "Property"). The CHB Property contains 178 legal lots of record, is designated S-1 in the Comprehensive Water and Sewer Plan and has installed a sewer line to the Property.<sup>1</sup> As set forth in more detail below, CHB has made continuing efforts to obtain development entitlements in terms of both preservation of the status of 178 existing lots of record and pursuit of inclusion in the Chester/Stevensville Growth Area with a planned development zoning designation. As the County is preparing the 2021 Update to the Comprehensive Plan, we respectfully request the Chesterhaven Beach Property be including in the Kent Island Growth/Planning Area, and thereafter through comprehensive rezoning obtain a planned development zoning such as Chester Master Planned Development.

In support of the request to include the Property in the Growth/Planning Area and obtain planned development zoning, below is the relevant planning and development history of the Property, along with applicable documents.

**Relevant History Chesterhaven Beach Partnership Property**

1. In May 1959 a plat was recorded among the Land Records of Queen Anne's County (TSP Liber 1, folio 59) creating 186 lots ("Plat") on the Property. See Exhibit 1.
2. In July 1962 Certificates of Exemption were issued by Planning and Zoning recognizes Plat and lots set forth (TSP No. 67/139) See Exhibit 2.

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<sup>1</sup> The properties are set forth on Tax Map 57 as parcel 377 and part of parcel 25. CHB (affiliate entities or individuals) has owned the Property since 1955.



A. Moredock  
February 24, 2021  
Page 2

3. In 1964 Queen Anne's County adopts its first Zoning Ordinance depicting the CHB subdivision and zoning the Property R-3 Urban Residential District, with a minimum lot size 8,000. See Exhibits 3 and 4 zoning map and R-3 provisions, respectively.

4. In April 7, 1987 Queen Anne's County adopts a Comprehensive Plan and Zoning Ordinance wherein "Lots of Record" are defined as "Any validly recorded lot that, at the time of its recordation, complied with all appropriate laws, ordinances and regulations." CHB is zoned NC-15 (15,000 square foot lot size). See Exhibit 5.

5. In 1989 Queen Anne's County adopts a Critical Area Ordinance designating the CHB Property RCA, but recognizing the existing lots of record status as grandfathered. See QACC 14:1-22(D)

6. In 1990 Queen Anne's County Comprehensive Water and Sewer Plan is updated designating CHB Property as S-2, (sewer service within 1-3 years).

7. In 1993 Queen Anne's County Comprehensive Plan updated and the CHB Property is designated within the growth area.

8. In 1996 Queen Anne's County Water and Sewer Plan is updated. The CHB Property is designated S-1 expressly providing "186 lots that would require 46,500 gallons of sewage allocation". See Exhibit 6.

9. On July 1, 1997 Chester Community Plan is adopted again placing CHB Property in a growth area designation with a zoning of "Chester Master Planned Development" (CMPD). Importantly the CMPD established the means by which the grandfathered 186 lot subdivision dating back to 1959 could be redesigned as a "Master Planned" community consistent with modern land planning strategies. The 1997 Chester-Stevensville Community Plan designated the property in the growth area, set forth the lots of record on the plat and noted that the lots were designated as S-1 in the Comprehensive Water and Sewer Plan. See Exhibit 7.

10. On May 21, 2002 Queen Anne's County Comprehensive Plan Update is adopted and the CHB Property is again included in the Growth Area and Priority Funding Area. See Exhibit 8.

11. On October 11, 2005 Queen Anne's County Department of Planning and Zoning re-confirms CHB are legal lots are "Lots of Record." See Exhibit 9.

12. In December 2005 Department of Planning and Zoning approves a Declaration of Administrative Subdivision consolidating 7 CHB lots into one lot. (SM No. 1497/744) See Exhibit 10.

13. In July 2005 sewer allocation granted for one dwelling for administrative subdivision lot created by above. CHB Property remains designated S-1 in the CWSP.



A. Moredock  
February 24, 2021  
Page 3

14. As a result of significant political pressure to limit growth on Kent Island, in 2007 the newly adopted Chester/Stevensville Plan eliminates most growth areas on Kent Island. (See Chester/Stevensville Community Plan, page 5-5, Exhibit 11) thus removing the growth area designation for the CHB Property.

15. The 2010 County Comprehensive Plan Update reaffirmed much of the 2007 Chester/Stevensville planning policies, and continues to leave the CHB Property out of the growth area despite the fact that it contains 178 lots of record.

16. In December 2010 Queen Anne's County Commissioners granted sewer allocation to Lot 1E and 8F in CHB and a Public Works Agreement executed, and CHB constructed a single-family home on the Property. See Exhibit 12.

17. On September 13, 2011 Queen Anne's County Commissioners granted sewer allocation for all remaining 178 lots (44,500 gallons) and CHB pays applicable 10% refundable deposit of \$124,600. See Exhibit 13.

18. In June 2013 CHB filed a Petition for Amendment to the Queen Anne's 2010 County Comprehensive Plan and the Chester/ Stevensville Plan seeking to reinstate the CHB Property into the Planning/Growth Area. We understand the Planning Commission heard the request in 2015 and advised CHB that it would not take a piecemeal action to the Comprehensive Plan, but instead would consider a request during a 10-year update to the Comprehensive Plan.

19. On September 10, 2019 CHB and the County Commissioners entered into a Public Works Agreement, where CHB made a nonrefundable sewer allocation deposit to the County of \$155,750 (which included the \$124,600 paid to the County in 2011). See Exhibit 14

20. On October 13, 2020, CHB and the County Commissioners entered into a Public Works Agreement, Amendment No. 1 where CHB made a second nonrefundable sewer allocation deposit to the County of \$159,310. See Exhibit 15.

Queen Anne's County has long recognized the 178 lots on the CHB Property as legal lots of record, and has granted sewer allocation to the same. Nonetheless, the CHB Property lacks designation in the County's Growth/Planning Areas and does not have public water. Both the County and CHB recognize that a significantly better community can be created through master planned development scheme rather than the reconfiguration of the grandfathered lots of record. This is precisely the path recognized by the 1997 Chester Community Plan, and the County's 2002 Comprehensive Plan.

Consistent with the Planning Commission's direction in 2015 CHB is requesting that the 2021 Comprehensive Plan Update include the CHB Property in the Chester growth area (or similar designation), and be rezoned to Chester Master Planned Development District, or similar designation.

Myself and the principals of CHB would be happy to meet with you and answer any questions you may have.



A. Moredock  
February 24, 2021  
Page 4

Very truly yours,  
STEVENS PALMER, LLC

Joseph A. Stevens

cc: Howard Brown, David S. Brown Enterprises, via email  
Barry Griffith, President, Lane Engineering, LLC, via email



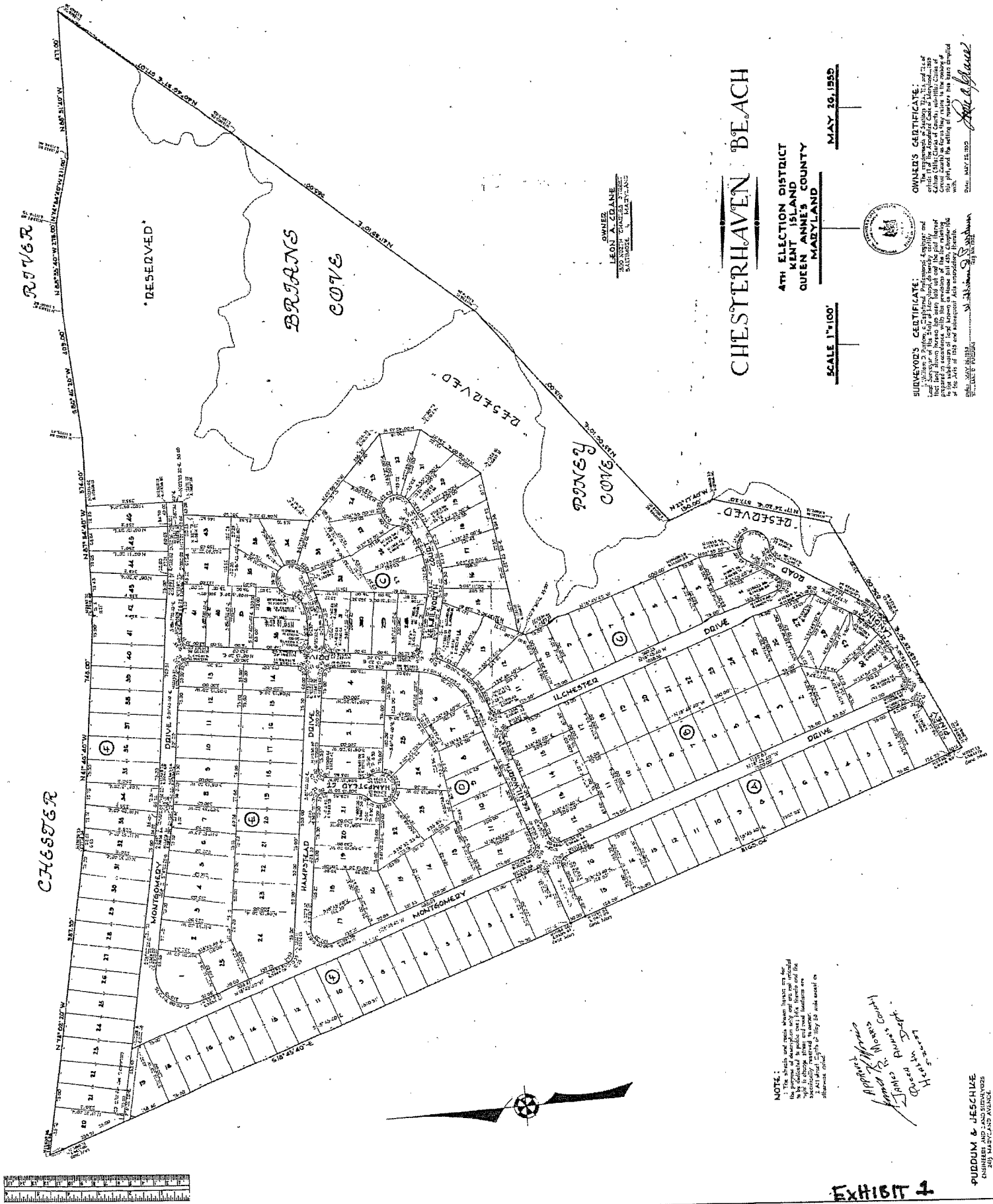
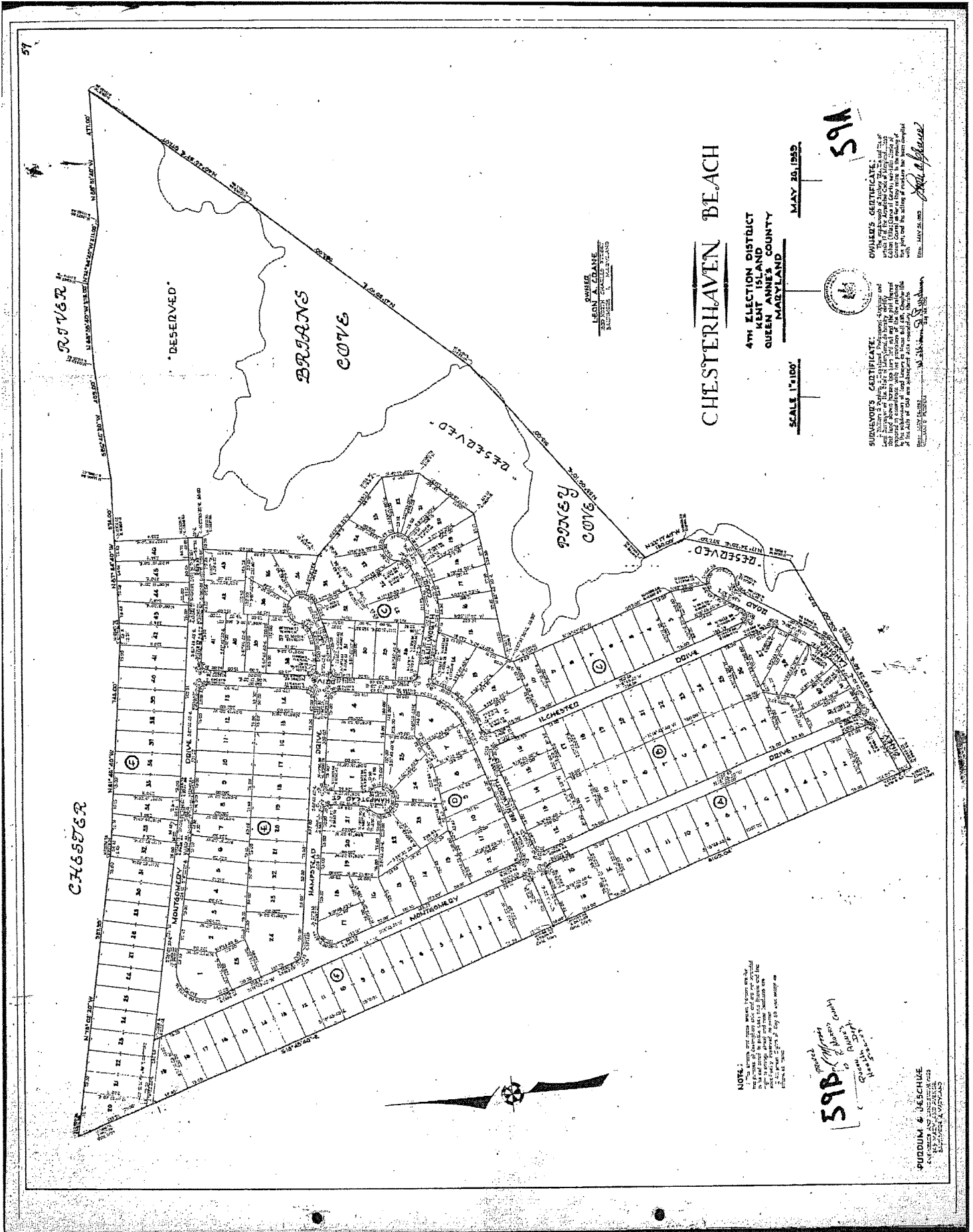


EXHIBIT 4

PUDDUM & JESCHKE  
ENGINEERS AND LAND SURVEYORS  
401 BAYLAND AVENUE  
ANNAPOLIS, MARYLAND 21403





CHESTERHAVEN BEACH

4TH ELECTION DISTRICT  
KENT ISLAND  
QUEEN ANNE'S COUNTY  
MARYLAND

MAY 20, 1929

SCALE 1"=100'

59A



OWNER'S CERTIFICATE:  
I, the undersigned, do hereby certify that the above described property is the property of the State of Maryland, and that the same is subject to the right of eminent domain.

SURVEYOR'S CERTIFICATE:  
I, the undersigned, do hereby certify that the above described property is the property of the State of Maryland, and that the same is subject to the right of eminent domain.

W. J. B. B. B.

W. J. B. B. B.

NOTE:  
The lots and areas shown on this map are subject to the right of eminent domain of the State of Maryland, and the same are subject to the right of eminent domain.

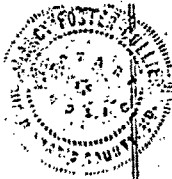
59B  
W. J. B. B. B.

W. J. B. B. B.



LIBER 67 PAGE 139

Witness my hand and notarial seal.



Tracy F. Collins  
Notary Public

My Commission expires 5-6-63

No 42241

RECEIVED FOR RECORD July 5, 1962

CERTIFICATE OF EXEMPTION

THIS IS TO CERTIFY that the Queen Anne's County Planning & Zoning Commission, in the exercise of the power conferred by paragraph (c) of the exceptions listed in Section 4. of Zoning Ordinance No. 3 of said County as amended on April 17, 1962, issues to Leon A. Crane this "Certificate of Exemption" as to the subdivision plat or plats entitled "Chester Haven Beach, Fourth Election District, Queen Anne's County, Maryland", dated May 26, 1959, and recorded among the Land Records of Queen Anne's County on May 27, 1959, in Liber T.S.P. No. 48, folio 163, to the intent that any lot shown on said subdivision plat or plats may be used for a single family dwelling irrespective of its area or frontage, subject to the approval of the Queen Anne's County Health Officer as provided in said Ordinance.

WITNESS the hand of said Commission by Kenneth Wilson  
Chairman and Cleo C. Green, Clerk, this  
2nd day of July, 1962.

QUEEN ANNE'S COUNTY PLANNING & ZONING  
COMMISSION

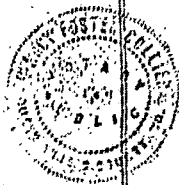
By Kenneth Wilson  
(Kenneth Wilson) Chairman

By Cleo C. Green  
(Cleo C. Green) Clerk

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

I Hereby Certify that on this 2nd day of July, 1962, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, personally appeared Kenneth Wilson, Chairman of Queen Anne's County Planning & Zoning Commission, and acknowledged the foregoing Certificate of Exemption to be the act of said Commission duly authorized.

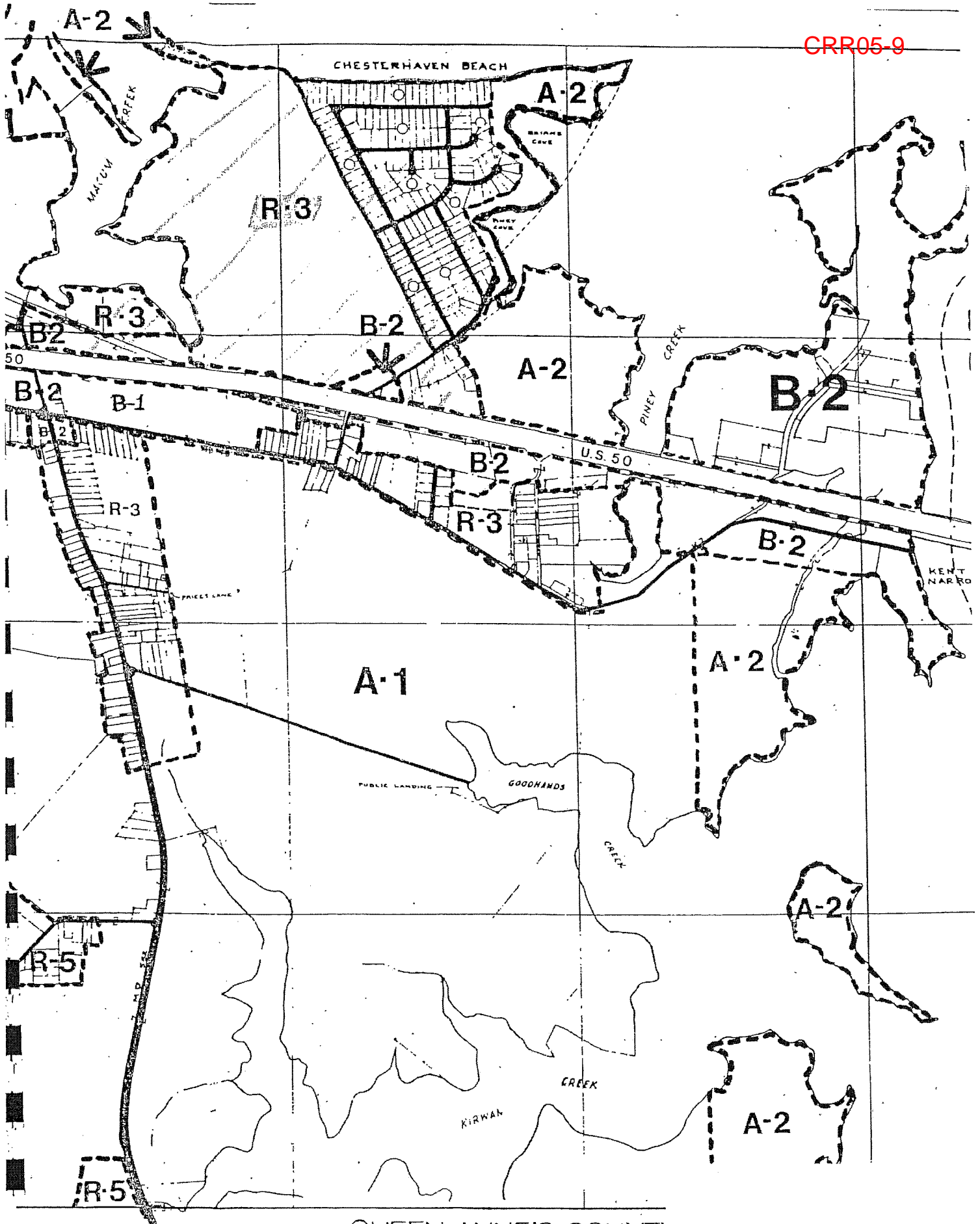
Witness my hand and notarial seal.



Tracy F. Collins  
Notary Public

My Commission expires 5-6-63





QUEEN ANNE'S COUNTY



## ARTICLE 10

**"R-3" URBAN RESIDENCE DISTRICT**

10.00—The following uses shall be permitted, and the following regulations and the applicable regulations contained in other Articles shall apply, in the "R-3" Urban Residence District:

**10.10—PRINCIPAL PERMITTED USES.**

10.101—Any Principal Use or structure permitted and as regulated in the "R-2" District, except as hereinafter modified.

**10.20—CONDITIONAL USES REQUIRING BOARD AUTHORIZATION.**

10.201—Any Conditional Use permitted and as regulated in the "R-2" District, except as hereinafter modified.

10.202—Nursery schools and child care centers when located not less than twenty (20) feet from any other lot in any "R" District, provided there is estab-

lished and maintained in connection therewith a completely fenced and screened play lot of adequate size.

10.203—Community Development Projects containing single-family or two-family dwellings, subject to the provisions of Section 17.07.

**10.30—ACCESSORY USES.**

10.301—Any accessory use or structure permitted and as regulated in the "R-2" District.

10.302—The keeping of not more than four (4) roomers or boarders by a resident family.

10.40—HEIGHT REGULATIONS. Same as specified in the "R-2" District.

10.50—LOT AREA AND WIDTH, YARD, AND FLOOR AREA REQUIREMENTS. The following minimum requirements shall be observed, subject to the modified requirements in Article 18:

|  | Min.<br>Lot<br>Area     | Min.<br>Lot<br>Width | Lot Area<br>per<br>Family | Front<br>Yard<br>Depth <sup>1</sup> | Side Yard<br>Least<br>Width | Widths<br>Sum of<br>Widths | Rear<br>Yard<br>Depth | Min.<br>Floor<br>Area s.f. |
|--|-------------------------|----------------------|---------------------------|-------------------------------------|-----------------------------|----------------------------|-----------------------|----------------------------|
| Dwellings                                  | 8,000 s.f. <sup>2</sup> | 70 ft. <sup>2</sup>  | 8,000 s.f.                | 35 ft.                              | 10 ft.                      | 30 ft.                     | 40 ft.                | 800                        |
| Public Utility Uses <sup>3</sup>           | Same as Dwellings       |                      |                           |                                     |                             |                            |                       |                            |
| Community Development Project <sup>4</sup> | 3 acres                 |                      | 6,000 s.f.                | —                                   | —                           | —                          | —                     | 800                        |

<sup>1</sup>Local roads only. For Major Highway frontage see Section 18.44; for built-up frontage, see Section 18.41.

<sup>2</sup>Subject to requirements of Section 18.31.

<sup>3</sup>Other than essential services as defined in sub-section 3.17.

<sup>4</sup>Subject to requirements of Section 17.07.

## ARTICLE 11

**"R-4" APARTMENT DISTRICT**

11.00—The following uses shall be permitted, and the following regulations and the applicable regulations contained in other Articles shall apply, in the "R-4" District:

**11.10—PRINCIPAL PERMITTED USES.**

11.101—Any Principal Use or structure permitted and as regulated in the "R-3" District, except as hereinafter modified.

11.102—Two-family and Multi-family dwellings.

**11.20—CONDITIONAL USES, REQUIRING BOARD AUTHORIZATION.**

11.201—Any conditional use permitted and as regulated in the "R-3" District, except as hereinafter modified.

11.202—Clubs, fraternities, lodges, and meeting places of other organizations, not including any use that is customarily conducted as a gainful business; provided that buildings in which such meeting places are housed shall be located at least twenty (20) feet from any other lot in any "R" District.

11.203—Community Development Projects con-

taining single-family, two-family, and multi-family dwellings, subject to the provisions of Section 17.07.

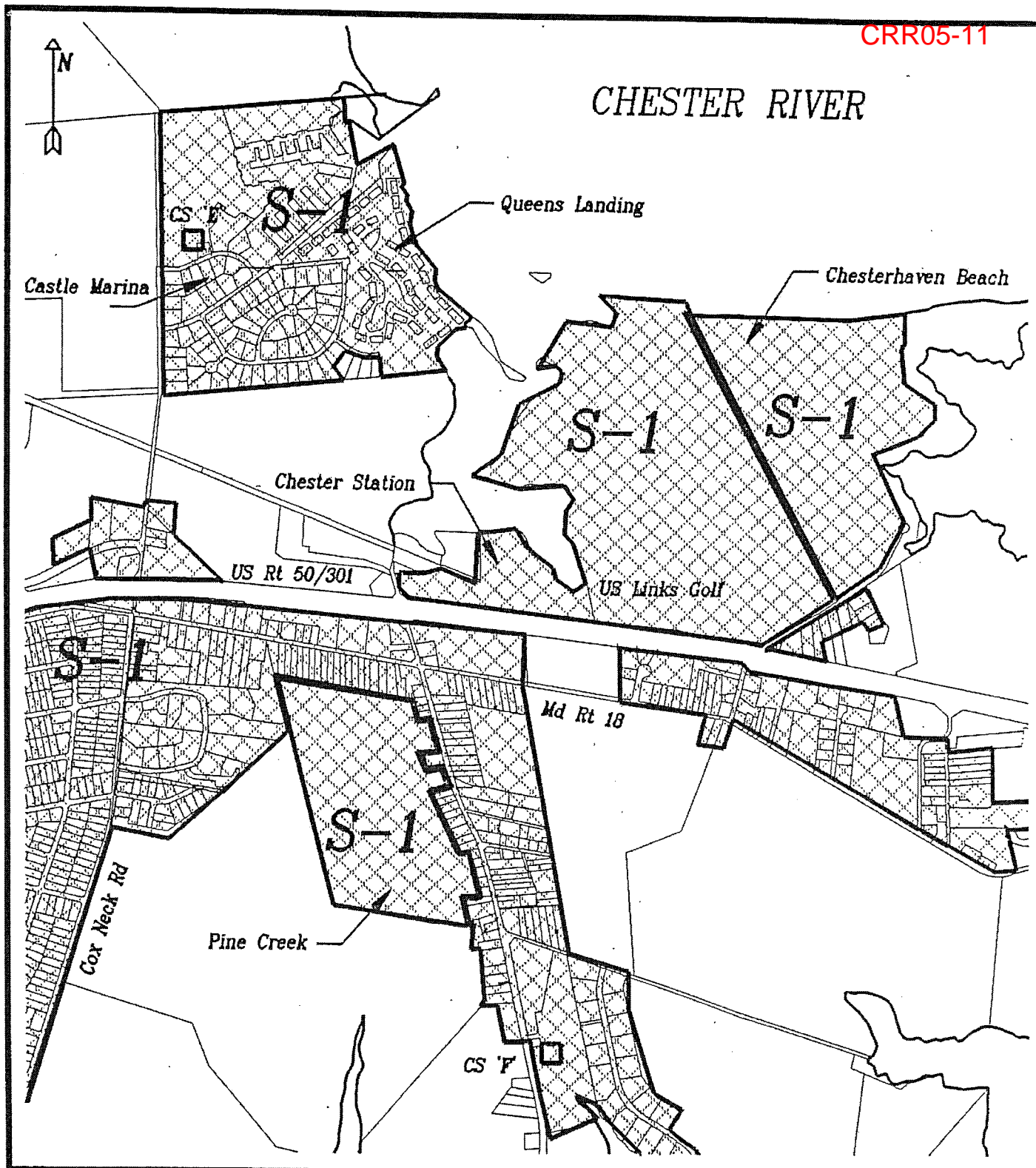
**11.30—ACCESSORY USES.**

11.301—Accessory uses and structures permitted and as regulated in the "R-3" District, except as hereinafter modified.

11.302—Other accessory uses and structures, not otherwise prohibited, customarily accessory and incidental to any permitted principal use.

11.40—HEIGHT REGULATIONS. No principal structure shall exceed three (3) stories or forty (40) feet in height, and no accessory structure shall exceed one and one-half (1½) stories or twenty-five (25) feet in height; except as provided in Section 18.2 and except that farm and utility structures may be built to any required height; — provided further, that the Board of Appeals, by an exception, may authorize a building not exceeding six (6) stories or seventy-five (75) feet in height, provided that for each story in excess of three, the front, side, and rear yard requirements shall each be five (5) feet greater than herein required.





|             |           |
|-------------|-----------|
| DATE        | June 1998 |
| SCALE       | 1"=600'   |
| DRAWN BY    | cadd      |
| APPROVED BY | AQ        |
| FILE        | mws-plot4 |

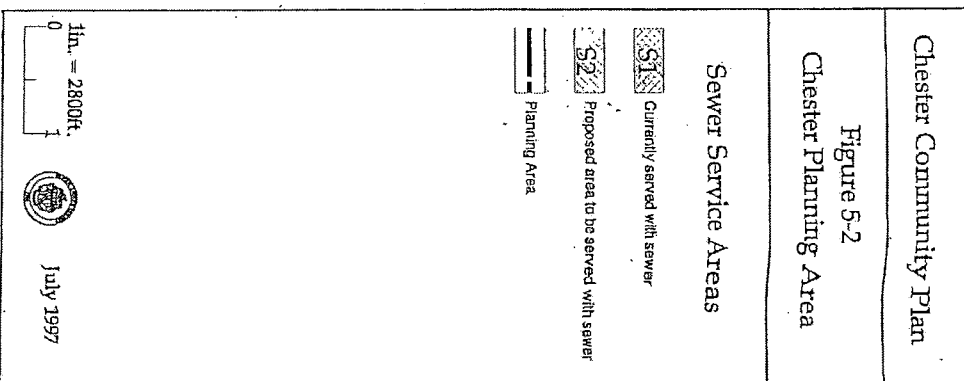
## Chester Area North&East

### KNSG Sewer Service Area

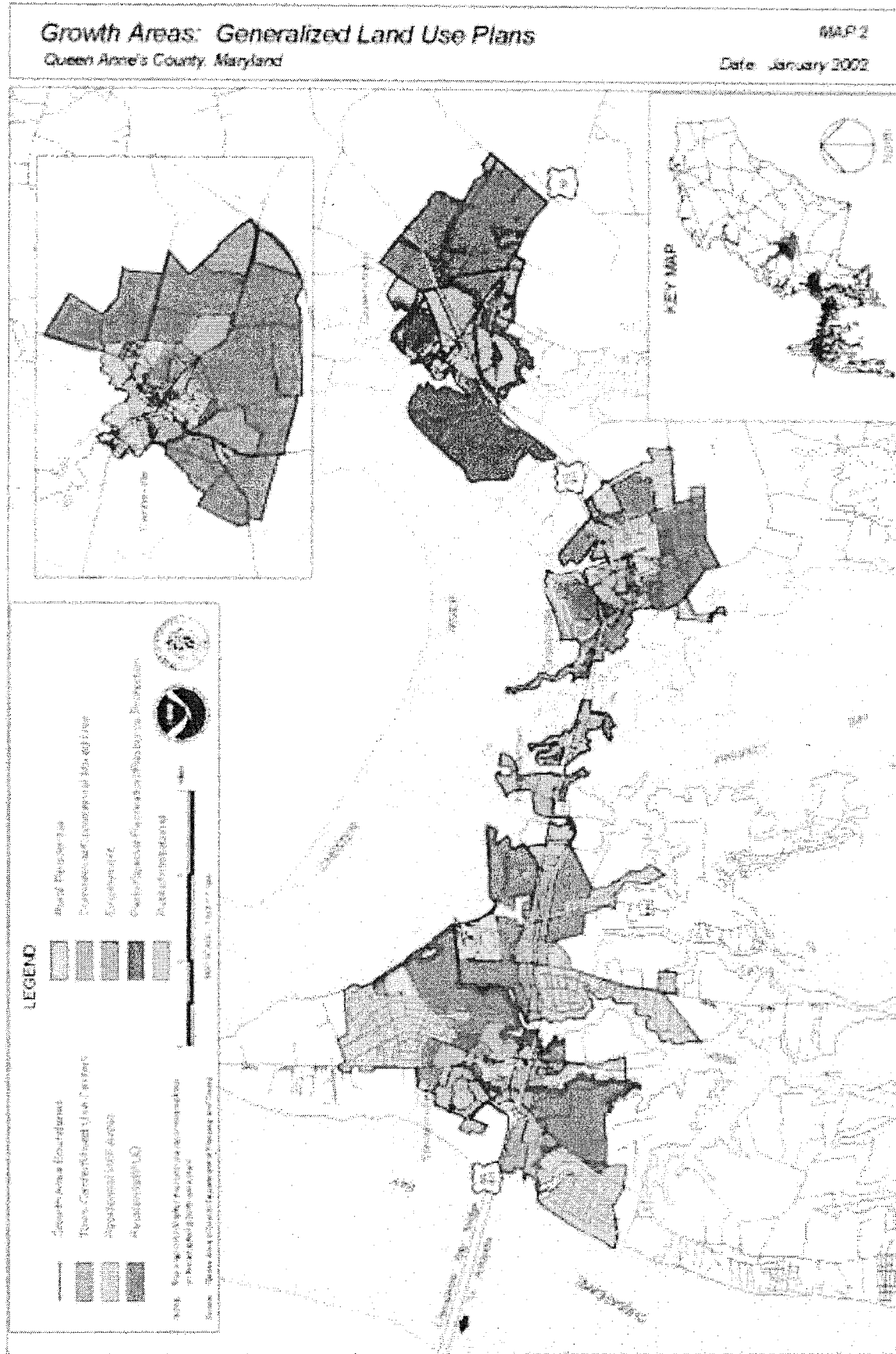
Master Water &amp; Sewer Plan

Fourth Election District







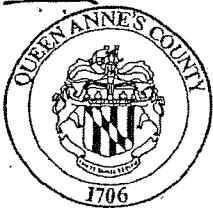


Map 2: Growth Areas: Generalized Land Use Plans

2002 Comprehensive Plan  
Queen Anne's County

Volume 1: County Profile  
Planning Regulatory Framework  
Page - 11





CRR05-14

DEPARTMENT OF PLANNING & ZONING  
QUEEN ANNE'S COUNTY  
160 COURSEVALL DRIVE  
CENTREVILLE, MARYLAND 21617

410-758-4088 Permits  
410-758-3972 Fax  
410-758-1255 Planning  
410-758-2905 Fax  
410-758-2126 TDD

Tuesday, October 11, 2005

Michael Foster, Esq.  
Foster, Braden & Thompson, LLP  
Stevensville Center  
102 East Main Street  
Suite 203  
Stevensville, MD 21666

Dear Michael:

In response to your request, please consider this letter as verification that the Chesterhaven Beach subdivision is an existing non-conforming development containing 186 lots as set forth of on a plat recorded May 27, 1959 (ref: TSP 48/163). The subdivision received a certificate of exemption from the County recognizing the lots despite the advent of zoning and subdivision regulations in 1962. The County has continued to recognize the subdivision as 186 lots of record.

While Section 14:1-22D indicates land subdivided into lots of record prior to December 1, 1985 and located within the resource conservation area may be developed for any permitted residential use at a density not exceeding the number of existing lots in the subdivision, the administrative subdivision [combining 7 (seven) lots into one (1) lot] effectively reduces the number of existing lots from 186 to 179.

Sincerely,

Faith Elliott Rossing, AICP  
Planning Director

cc: County Commissioners  
Paul Comfort, Esq., County Administrator  
Steve Walls, Director DPW  
Chris Drummond, Esq.

EXHIBIT 9



DECLARATION OF ADMINISTRATIVE SUBDIVISION

THIS DECLARATION made this 8th day of June 2005, by  
Chester Haven Beach Partnership (hereinafter the "Declarant(s)")  
 and \_\_\_\_\_ and  
 \_\_\_\_\_ (hereinafter the "Mortgagee(s)") and \_\_\_\_\_  
 \_\_\_\_\_ (hereinafter the "Trustee(s)"),

## WITNESSES:

WHEREAS, the Declarant(s) is or are the fee simple owner(s) of all those lots, parcels, or tracts of land located in the 4th Election District of Queen Anne's County, more particularly known as Map 57, Grid 4, Parcels 25/377, consisting of 186 lots (Plat Book TSP 48, folio 163), as described in a deed(s) dated 10/24/85 recorded among the Land Records of Queen Anne's County at Liber 242, Folio 152 and Liber \_\_\_\_\_, Folio \_\_\_\_\_, and

WHEREAS, said lots are set forth and depicted on a plat known as "Chester Haven Beach" Plat \_\_\_\_\_, Section \_\_\_\_\_, dated May 1959 recorded among the Land Records of Queen Anne's County in Plat Book TSP 1, Folio 59, and

WHEREAS, said lots are contiguous and share a common boundary line(s) \_\_\_\_\_' in length along a course set forth on the aforesaid plat as \_\_\_\_\_, and

WHEREAS, the Declarant(s) desires to eliminate the common boundary line(s) between Lots 18, 20, 21, 22 & 23 for the purpose of combining the lots into one (1) lot of record, and

NOW THEREFORE, in light of the premises and for no consideration, the Declarant(s) declares and agrees as follows:

1. The above recitals are not merely prefatory but are incorporated herein as if fully set forth.
2. The Declarant(s) declares that for all purposes other than the payment of fees or charges imposed by any covenants, agreements, or community association by-laws generally affecting or running with and binding lands within Chester Haven Beach, the common boundary line(s) between Lots 18, 19, 20, 21, 22 and 23, Block F, \_\_\_\_\_, being set forth on a plat attached hereto and of no further force and effect with the direct and intended result that Lots 18, 19, 20, 21, 22 and 23, Block F, \_\_\_\_\_, shall no longer be separate and distinct lots, but henceforth shall be treated, considered, granted and conveyed collectively as one (1) lot to be known as Lot 18, Block F, \_\_\_\_\_.
3. The Declarant(s) expressly acknowledges that after final approval of this Declaration by the Queen Anne's County Planning Director, the word "Lot" as applied to any land described in this Declaration shall be deemed for purposes of any zoning or subdivision ordinance to mean the resulting Lot 18 established herein.



Growth on Kent Island outside the Community Planning Area will be limited in order to protect the environmentally sensitive areas that had not been developed prior to 2006.

| <b>Table 5-1</b><br><b>Key areas proposed for removal from the</b><br><b>Community Planning Area Boundary</b> |                |
|---|----------------|
| <b>Location</b>   | <b>Acreage</b> |
| South Route 8 Corridor  |                |
| Parcel 279 – “The Cloister’s” (Kent Island, LLC)  | 105            |
| Parcel 21 – “Kent Manor” (Kent Manor Inn, LLC)  | 227            |
| Parcel 179 – Dixon Holding Company  | 21             |
| Parcel 269 – Breeding Property  | 6              |
| Parcel 35 – QAC County Commissioners  | 11             |
| 300 foot shore buffer along Parcel 20 – Ellendale   | 14             |
| Upper Cox Creek Corridor  | ~ 93           |
| North Chester Area (Chester Haven Beach)  | 103            |
| Southeast Chester   | 120            |
| <b>Total</b>  | <b>~700</b>    |



THIS PUBLIC WORKS AGREEMENT, made and executed this 23rd day of December, 2010, by and between **THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND**, a body politic of the State of Maryland, sometimes hereinafter called "**COUNTY**", party of the first part, and **CHESTERHAVEN BEACH PARTNERSHIP**, sometimes hereinafter called "**OWNER**" party of the second part.

NOW THEREFORE WITNESSETH: that for and in consideration of the mutual covenants and promises herein contained, the parties herein agree as follows:

- I. The property of **OWNER**, recorded among the Land Records of Queen Anne's County as Tax Map 57, Parcel 25, Lot 1E is currently a vacant single family lot without sewer allocation.
- II. **OWNER** will pay the **COUNTY** the sum of FIVE THOUSAND NINE HUNDRED FIFTY dollars (\$5,950.00) as a connection for acquiring capacity in the Kent Narrows/Stevensville/Grasonville Area Wastewater System. The proposed additional capacity of 250 gpd shall be used to construct a dwelling.  
  
It is understood by all parties concerned that the property will still be subject to all charges of the Kent Narrows/Stevensville/Grasonville Area Wastewater Subdistrict, including debt service charges.
- III. The property will be subject to additional charges at the time building permits are applied for if to be used for other than the above mentioned uses.
- IV. The **OWNER** will be responsible for the installation of any additional sewer appurtenances necessary for service to the property, for obtaining all necessary permits, and for the payment to the **COUNTY** of all associated inspection fees. Any fees unpaid within 30 days will be subject to a 1-1/2% per month interest charge.
- V. The **COUNTY** wastewater collection system, and any **COUNTY** obligation or responsibility, terminates at the **OWNER's** property line. Operation, maintenance, and repair, and any equipment required to collect and/or transport sewerage and wastewater to the **COUNTY** system, including the installation, maintenance, operation and repair of any pumping facilities necessary to transport and deliver wastewater to the **COUNTY** system, shall be the sole responsibility of **OWNER**, their successors, representatives, and assigns.
- VI. **OWNER** recognizes they will be billed user charges at the next regularly scheduled quarterly billing following the execution of this agreement.
- VII. All monies owed to the Queen Anne's County Sanitary District hereunder will be liens against the property collectable in the same manner as County taxes and will be paid in full prior to any transfer of the property.
- VIII. All monies owed are subject to, and due in accordance with, Queen Anne's County Sanitary District codes and policies.



IX. OWNER acknowledges that COUNTY'S existing 3-inch vacuum sewer infrastructure currently in place within the right of way of Piney Creek Road will not be sufficient to accommodate additional sewage flow from this property beyond a total of five (5) dwellings without off-site, and possibly on-site, sewerage system upgrades. Such upgrades to the 3-inch vacuum sewer will be required at OWNER'S expense prior to the grant of any further sewer allocation beyond five (5) dwellings for the property. The nature and extent of the upgrades will be dependent upon allocated flows to be generated by the OWNER'S property. Upgrades will be subject to COUNTY review and approval, and the cost of the same will be solely borne by the OWNER. The completion of such upgrades will be secured by a surety acceptable to the COUNTY, as well as payment of an inspection fee, in accordance with the applicable rate schedule, to the COUNTY to reimburse for the cost of the inspection of the construction. The nature and extent of the upgrades shall be detailed in a subsequent Public Works Agreement which will be required to be executed prior to the grant of any additional sewer allocation.

WITNESS:

Michelle Longolich

PROPERTY OWNER:

CHESTERHAVEN BEACH PARTNERSHIP

By: Michael R. Foster (SEAL)  
Michael R. Foster, Agent & Attorney

ATTEST:

Joseph L. Hanton

THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

Alan L. Smith

APPROVED:

Todd R. Mohn  
Todd R. Mohn  
Director of Public Works

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

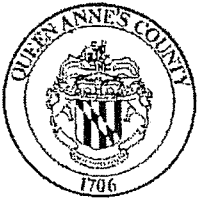
This document was prepared by, or under the supervision of, the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

Christopher F. Drummond  
Christopher F. Drummond  
Planning Commission Attorney

Tax Map 57 Parcel 25

Account Number: KG-133144

Valve Pit Fees Due: 0



THE DEPARTMENT OF PUBLIC WORKS  
OF QUEEN ANNE'S COUNTY  
SANITARY DISTRICT  
310 BATEAU DRIVE  
PO BOX 10  
STEVENSVILLE, MARYLAND 21666  
(410) 643-3535 FAX: (410) 643-7364  
TDD: (410) 758-2126

COUNTY COMMISSIONERS

STEVEN J. ARENTZ, At Large  
DAVID L. DUNMYER, District 1  
BOB SIMMONS, District 2  
PHILIP L. DUMENIL, District 3  
DAVE OLDS, District 4

TODD R. MOHN, P.E.  
Chief Administrative Officer

ALAN L. QUIMBY, P.E.  
Chief Sanitary Engineer

September 13, 2011

Mr. Michael Foster  
102 East Main Street  
Stevensville MD 21666

Re: Chesterhaven Beach  
Sewer Allocation Request

Dear Mr. Foster

At their regularly scheduled meeting of today, the County Commissioners conditionally approved your client's request for 44,500 gallons per day of sewer allocation consistent with your application. The cost of the allocation at 2011 rates is \$1,246,000.

This granting of allocation has five conditions.

1. Submission of the required 10% deposit of \$124,600 within 30 calendar days from today (October 13, 2011).
2. Final approval, if required, from Planning & Zoning and any other applicable state and federal agencies.
3. Execution of the Public Works Agreement (to be forwarded separately) within 36 months from the date of this allocation granting.
4. Reasonable attempts must be made to reconfigure the lot layout in order to move as many of the existing recorded lots out of the Critical Area.
5. Sewer service will be via a gravity sewer collection system utilizing a suction lift pump station and the design of the system is to be reviewed and accepted by the County and all performance sureties are to be in place, normal inspection fees are to be submitted, and the balance of the allocation fees paid, prior to the execution of the Public Works Agreement.

BILLING ADDRESS: 107 NORTH LIBERTY STREET, CENTREVILLE, MARYLAND 21617

EXHIBIT 13



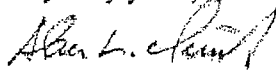
Page Two  
September 13, 2011

Re: Chesterhaven Beach  
Sewer Allocation Request

Please note that payment of the deposit does not 'lock-in' the amount of the allocation fee. The balance due will be at the amount being charged on the date the balance is paid in full and rates will increase on January 1.

Feel free to call me should you have any questions.

Very truly yours,



Alan L. Quimby, P.E.  
Chief Sanitary Engineer

cc: Gregg Todd  
Chris Drummond  
Beverly Davidson

CRR05-21

**PUBLIC WORKS AGREEMENT  
CHESTERHAVEN BEACH PARTNERSHIP**

THIS PUBLIC WORKS AGREEMENT, made and executed this 10 day of September, 2019, by and between **THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND**, a body politic of the State of Maryland, hereinafter called "COUNTY", party of the first part, and **CHESTERHAVEN BEACH PARTNERSHIP**, a Maryland limited partnership, their successors and assigns, hereinafter called "OWNER" or "DEVELOPER", party of the second part.

RECITALS

19-40

WHEREAS, by virtue of a deed dated October 27, 1985 and recorded among the Land Records of Queen Anne's County, Maryland, in Liber 242, folio 152, Developer is the owner of all that part or parcel of land consisting of 101 acres, more or less, situated in the Fourth Election District of Queen Anne's County, (hereinafter referred to as "Property"); and

WHEREAS, the Property, via a plat recorded in May 1959 (TSP 48/163), created a 186-lot residential subdivision of which 7 lots were administratively combined into one lot in December 2005 (SM 1497/744) and allocation was granted administratively for single family residence which was constructed on those combined lots, but the remaining 180 lots remained vacant.

WHEREAS in December 2010 sewer allocation was again granted administratively for two lots (Lots 1E and 8F), but which have remained vacant;

WHEREAS, on September 13, 2011 the County Commissioners, sitting as the Sanitary Commission, granted 44,500 gallons per day (gpd) of sewer allocation for 178 lots for the development of the existing subdivision. In accordance with the County's Water and Sewerage Allocation Policy, the granting of the allocation had conditions attached, one of which was the submission of a 10% refundable deposit which was fulfilled. Another condition of the granting of the allocation was to execute a Public Works Agreement within 36 months of the granting of the allocation (i.e. September 13, 2014). This deadline was not met.

WHEREAS At their regularly scheduled meeting of February 12, 2019, the Sanitary Commission voted unanimously to invoke Item IX of the Water and Sewerage Allocation Policy with the following motion.

**"I move that we advise all the project applicants of the Sanitary Commission's intention to recapture the allocations granted due to the projects' failure to achieve the timing milestones set out within the Water and Sewerage Allocation Policy. I further move that each project will be notified via Certified Mail of this impending action and given 60**

EXHIBIT 14



CRR05-22

days to pay the balance due on the allocation fees at today's rates as well as notifying them that Ready To Serve fees will be initiated following the fourth regularly scheduled quarterly billing following payment of the allocation fees."

WHEREAS, upon the written request from Chesterhaven Beach Partnership, the Sanitary Commission has reconsidered its position on the issues as reflected below and agreed to extend the grants of allocation upon the terms and conditions set forth below.

AND WHEREAS, these recitals are not merely prefatory but form a part of this Public Works Agreement:

NOW, THEREFORE, THIS PUBLIC WORKS AGREEMENT WITNESSETH: that for and in consideration of the mutual covenants and agreements herein contained, and the payments to the County set forth, the parties hereto do agree as follows, to wit:

I. Existing Allocation Deposit

- (a) The previously paid deposit of \$124,600 is and shall be non-refundable.
- (b) The cost at today's rates for the 44,500 gpd of water and sewer allocation granted is \$1,557,500 of which a 10% deposit would be \$155,750. Developer will submit the difference from the deposit placed in 2011, and the amount at the current rates, i.e. \$31,150, which will also be non-refundable.
- (c) Agreeing to these provisions, and submitting the additional non-refundable deposit, grants the Developer an additional 12 months from the date of execution of this Public Works Agreement, to initiate construction.

II. Future Deposits

- (a) In the event the Developer fails to initiate construction within the 12 months provided above, the Developer has the option to place a second 10% non-refundable deposit at rates then in effect.
- (b) Submission of the second non-fundable deposit grants the Developer an additional 24 months (a total of 36 months from the date of execution of this Public Works Agreement) to initiate construction.

III. Other Conditions of Granting of Allocation

- (a) The granting of the allocation in 2011 had other conditions reproduced below:
  - a. Reasonable attempts must be made to reconfigure the lot layout in order to move as many of the existing lots out of the Critical Area Buffer (the word "Buffer" was mistakenly left out of the 2011

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) Non 3175, p. 9200, MON\_0209\_0000. Date Generated: 10/10/2015 10:00:00 AM

CRR05-23

conditions, thus has been added here).

- b. Sewer service will be via a gravity sewer collection system utilizing a suction lift pump station and the design of the system is to be reviewed and accepted by the County and performance sureties are to be in place, normal inspection fees are to be submitted, and the balance of the allocation fees paid, prior to the execution of the Public Works Agreement.

#### IV. Amendment

- (a) In order to achieve unconditional final subdivision plan approval for the revised subdivision layout as required above, this Public Works Agreement will need to be amended or a new Public Works Agreement executed to provide provisions associated with the project that are more typically included within a Public Works Agreement including final payment of allocation fees, timing of infrastructure improvements, inspection fees, sureties, and other provisions as typically found in a Public Works Agreement.

WITNESS the hands of the parties hereto:

WITNESS:

**Chesterhaven Beach Partnership,  
a Maryland limited partnership**

Mary Jansen Howard Brown (SEAL)  
(Print) Mary Jansen Howard Brown, General Partner

ATTEST:

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

Margie Houck James J. Moran (SEAL)  
(Print) Margie Houck James J. Moran, President

WITNESS:

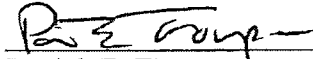
Joseph E. Hanton Alan Quimby (SEAL)  
Alan Quimby, Director



CRR05-24

(Print) JOSEPH L. HAXTON Department of Public Works  
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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



Patrick E. Thompson  
County Attorney

This instrument is being recorded by Queen Anne's County and is exempt from recording fees pursuant to Section 3-603 of the Real Property Article of the Annotated Code of Maryland.

CRR05-25

**PUBLIC WORKS AGREEMENT  
CHESTERHAVEN BEACH PARTNERSHIP  
Amendment No. 1**

THIS AMENDED PUBLIC WORKS AGREEMENT, made and executed this 13 day of October, 2020, by and between **THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND**, a body politic of the State of Maryland, hereinafter called "COUNTY", party of the first part, and **CHESTERHAVEN BEACH PARTNERSHIP**, a Maryland limited partnership, their successors and assigns, hereinafter called "OWNER" or "DEVELOPER", party of the second part (Collectively the "Parties").

20-46

RECITALS

WHEREAS, by virtue of a deed dated October 27, 1985 and recorded among the Land Records of Queen Anne's County, Maryland, in Liber 242, folio 152, Developer is the owner of all that part or parcel of land consisting of 101 acres, more or less, situated in the Fourth Election District of Queen Anne's County, (hereinafter referred to as "Property"); and

WHEREAS, the Property, via a plat recorded in May 1959 (TSP 48/163), created a 186-lot residential subdivision of which 7 lots were administratively combined into one lot in December 2005 (SM 1497/744) and allocation was granted administratively for single family residence which was constructed on those combined lots, but the remaining 180 lots remained vacant.

WHEREAS, the Parties entered into a Public Works Agreement which was executed on September 10, 2019 (designated internally by the Department of Public Works as PWA 19-40) and recorded among the Land Records for Queen Anne's County at Liber 3175, folio 232.

WHEREAS, the Parties now wish to amend the time allowed to commence construction with the payments of the deposit schedule as set forth therein.

AND WHEREAS, these recitals are not merely prefatory but form a part of this Amended Public Works Agreement:

NOW, THEREFORE, THIS AMENDED PUBLIC WORKS AGREEMENT WITNESSETH: that for and in consideration of the mutual covenants and agreements herein contained, and the payments to the County set forth, the parties hereto do agree that the Future Deposits Section shall be amended as follows:

II. Future Deposits

(b) Submission of the second non-refundable deposit grants the Developer an additional 36 months (a total of 48 months from the date of execution of the original Public Works Agreement being September 10, 2019) to initiate construction.

**RECEIVED**

JAN 13 2021

Clerk, Circuit Court  
for Queen Anne's County

EXHIBIT 15



CRR05-26

In all other respects the Public Works Agreement executed on September 10, 2019 shall remain in full effect and unchanged.

WITNESS the hands of the parties hereto:

WITNESS:

Chesterhaven Beach Partnership,  
a Maryland limited partnership

Debbie White (SEAL)  
(Print) Debbie White Harold Brown, General Partner

ATTEST:

COUNTY COMMISSIONERS OF  
QUEEN ANNE'S COUNTY

Lynda Thomas (SEAL)  
(Print) Lynda Thomas James J. Moran, President

WITNESS:

Shari Herschberger (SEAL)  
(Print) Shari Herschberger Alan Quimby, Director  
Department of Public Works

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Patrick E. Thompson  
Patrick E. Thompson  
County Attorney

This instrument is being recorded by Queen Anne's County and is exempt from recording fees pursuant to Section 3-603 of the Real Property Article of the Annotated Code of Maryland.

# COMPREHENSIVE REZONING REQUEST FORM

CRR06 - rev2

Date: April 5, 2021

**Property Owner:** Michael R. Foster and Ellen B. Foster, Madison Land Partnership (Parcel 324, Lot 3), Queenstown Bank of Maryland (Parcel 324, Lot Parcel 427) and MPH Enterprises, LLC (Parcel 324, Lot 4).

**Mailing Address:** 102 E. Main Street, Suite 101, Stevensville, MD 21666

**Premise Address:** Benton's Crossing, Main Street, Stevensville

**Election District:** 4      **Tax ID Number:** 4-093089

**Tax Map:** 56      **Parcel:** 342      **Lot:** 2      **Acreage:** 9.698

**Email Address:** [mrfoster@fosterlawmd.com](mailto:mrfoster@fosterlawmd.com)      **\_Phone Number:** 410-643-4004

**Property is located within:**    ☐ Proposed Growth Area    ☐ Critical Area    ☐ Neither

**Comments:**

Property historically zoned UC developed Phase I Benton's Crossing and the north side of Main Street was Phase II.

The Main St./Love Point Rd. portion of the property should be zoned UC with the Cockey Road portion of the property remaining SHVC.

**Attachments:**



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
[Email: sijones@qac.org](mailto:sijones@qac.org)



Michael R. Foster

July 21, 2021

Amy Moredock  
Planning Director  
Queen Anne's County  
Department of Planning and Zoning  
110 Vincit Street, Suite 104  
Centreville, MD 21615

Via E-Mail to: [amoredock@qac.org](mailto:amoredock@qac.org)

Re: Comprehensive Rezoning Request  
Village at Benton's Crossing Lot 1, Lot 3, Lot 4, Part of Lot 2  
Phase II Village of Benton's Crossing  
Map 56, Parcel 427(Lot 1) and 324(Lot 3, Lot 4 and Part of Lot 2)

Dear Amy:

I have attached the separate documentation evidencing the Queenstown Bank of Maryland (Map 56, Parcel 427, Lot 1), Maddison Land Partnership (Map 56, Parcel 324, Lot 3) and MPH Enterprises, LLC (Map 56, Parcel 324, Lot 4), consent and desire to join in my earlier request for a rezoning of their lands as well as a portion of Lot 2 lying to the west of the drainage ditch set forth on the accompanying plats.

I would like to have an opportunity to have a site visit with you to observe the drainage ditch which has resulted in the de facto subdivision of Lot 2, with the west side of the drainage ditch being a UC dominated area together with the adjoining Phase I of Benton's Crossing. On the other hand, the acreage to the east, fronting on Cockey Lane is agreeably an "in town" parcel, which should retain the Stevensville Historic Village Center designation.

Please call me at your earliest convenience so that we can schedule a brief meeting. I would suggest that we meet at my office and walk across to the Cockey Lane portion of my site.

Very Truly Yours,



Michael R. Foster

Enclosures  
MRF/jy

Michael R. Foster

June 23, 2021

Amy Moredock  
Planning Director  
Queen Anne's County  
Department of Planning and Zoning  
110 Vincit Street, Suite 104  
Centreville, MD 21615

Via E-Mail to: [amoredock@qac.org](mailto:amoredock@qac.org)

Re: Comprehensive Plan Update/Rezoning Request

Dear Amy:

The undersigned signed Queenstown Bank of Maryland (owner Map 56, Grid 5, Parcel 342- Lot 2), Madison Land Partnership (owner Map 56, Grid 5, Parcel 324 – Lot 3) and MPH Enterprise, LLC (owner Map 56, Grid 5, Parcel 324 – Lot 4) do hereby join in the Request for Rezoning of Michael R. and Ellen B. Foster attached hereto as Exhibit 1.

Queenstown Bank of Maryland

By: \_\_\_\_\_  
\_\_\_\_\_

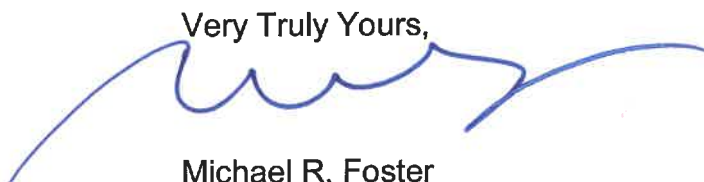
Madison Land Partnership

By:   
Mitchell C. Andrew, Partner

MPH Enterprise, LLC

By: \_\_\_\_\_  
Matthew P. Hrisko, Member

Very Truly Yours,



Michael R. Foster



Michael R. Foster

June 23, 2021

Amy Moredock  
Planning Director  
Queen Anne's County  
Department of Planning and Zoning  
110 Vincit Street, Suite 104  
Centreville, MD 21615

Via E-Mail to: [amoredock@qac.org](mailto:amoredock@qac.org)

Re: Comprehensive Plan Update/Rezoning Request

Dear Amy:

The undersigned signed Queenstown Bank of Maryland (owner Map 56, Grid 5, Parcel 342- Lot 2), Madison Land Partnership (owner Map 56, Grid 5, Parcel 324 – Lot 3) and MPH Enterprise, LLC (owner Map 56, Grid 5, Parcel 324 – Lot 4) do hereby join in the Request for Rezoning of Michael R. and Ellen B. Foster attached hereto as Exhibit 1.

Queenstown Bank of Maryland

Madison Land Partnership

By: \_\_\_\_\_  
\_\_\_\_\_By: \_\_\_\_\_  
Mitchell C. Andrew, Partner

MPH Enterprise, LLC

By:   
Matthew P. Hrisko, Member

Very Truly Yours,

Michael R. Foster



102 East Main Street, Suite 101, Stevensville, MD 21666

Michael R. Foster

June 23, 2021

Amy Moredock  
Planning Director  
Queen Anne's County  
Department of Planning and Zoning  
110 Vincit Street, Suite 104  
Centreville, MD 21615


Via E-Mail to: [amoredock@qac.org](mailto:amoredock@qac.org)

Re: Comprehensive Plan Update/Rezoning Request

Dear Amy:

The undersigned signed Queenstown Bank of Maryland (owner Map 56, Grid 5, Parcel 427- Lot 1), Madison Land Partnership (owner Map 56, Grid 5, Parcel 324 – Lot 3) and MPH Enterprise, LLC (owner Map 56, Grid 5, Parcel 324 – Lot 4) do hereby join in the Request for Rezoning of Michael R. and Ellen B. Foster attached hereto as Exhibit 1.

Queenstown Bank of Maryland

By:   
KEVIN B. CASHEN, PRES.

Madison Land Partnership

By: \_\_\_\_\_  
Mitchell C. Andrew, Partner

MPH Enterprise, LLC

By: \_\_\_\_\_  
Matthew P. Hrisko, Member

Very Truly Yours,

Michael R. Foster



Michael R. Foster

July 6, 2021

Amy Moredock  
Planning Director  
Queen Anne's County  
Department of Planning and Zoning  
110 Vincit Street, Suite 104  
Centreville, MD 21615

Via E-Mail to: [amoredock@qac.org](mailto:amoredock@qac.org)

Re: Comprehensive Plan Update/Rezoning Request

Dear Amy:

I am following up on my letter to you dated April 5, 2021 requesting that a portion of Phase II of the lands known as the Village of Benton's Crossing be rezoned from SHVC to UC. All adjacent property owners have verbally agreed. The attached consent form is being circulated for signatures. I should have by week's end.

I am attaching a Comprehensive Rezoning Request. I also note that the earlier form had a typo and should have requested rezoning to UC consistent with the letter dated April 5, 2021.

Very Truly Yours,



Michael R. Foster

Enclosures  
MRF/jy

Michael R. Foster\*  
Morgan E. Foster\*\*

\*Admitted in MD  
\*\*Admitted in MD, DC, GA

April 5, 2021

Amy Moredock  
Planning Director  
Queen Anne's County  
Department of Planning and Zoning  
110 Vincit Street, Suite 104  
Centreville, MD 21615

Via E-Mail to: [amoredock@qac.org](mailto:amoredock@qac.org)

Dear Amy:

I am writing to you concerning Phase II of the Village at Benton's Crossing located outside of Stevensville, fronting on Main Street and Love Point Road. I attach a copy of the zoning map from 1998 which shows the Phase I and the Phase II of the Village at Benton's Crossing.

At that time, the development of Phase I was completely subdivided and a plan for subdivision of Phase II centered on the Queenstown Bank area on the corner lot, and a contract for the adjoining Love Point Wines property.

The State Highway entrance cuts were constructed to mimic one another as well as street lights and restrictive covenant. All road improvements and street lights were constructed and installed at the same time.

Subsequently, the County created the Stevensville Historic District Village Center (SHVC) zoning district. Barry Griffith who was then employed by the County indicated that he thought that the land fronting on Cockey Lane, being part of Phase II, should be brought within the new SHVC District.

I have also attached an aerial which shows that Phase II is physically divided by a drainage ditch and non-tidal wetlands resulting in the Main Street side being inaccessible to the Cockey Lane frontage.

The portion of Phase II located on the Main Street and Love Point Road side were unfortunately included in the rezoning, though they clearly are not oriented towards the town and are instead oriented towards the highway known as Main Street and Love Point Road, with uses similar to those in Phase I, UC.



Amy Moredock  
April 5, 2021  
Page 2

The permitted uses of the SHVC and UC generally reflect a distinction between "in town" vs. "highway" uses.

Thus while SHVC lists uses such as offices, antique stores, bed & breakfasts, restaurants and a residential component, UC lists carry out food service, coffee shops, convenience stores, deli, farmers market and shopping centers.

The Village at Benton's Crossing was created for the UC, highway driven uses. Any residential component, other than second floor commercial would be inappropriate for Benton's Crossing.

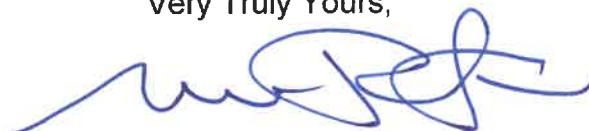
Another troubling aspect of SHVC District is the design guidelines designed to "preserve and enhance the historic village character." Clearly this is not applicable to the Main Street/Love Point Road portion of Phase II which was developed with architectural guidelines in the 1980's.

This represents a major problem under the SHVC designation and has recently caused your department to attempt some compliance for the Bayside Auto project, which is a clear UC use.

I would propose that the land located to the east of the drainage ditch retain its Stevensville Historic Village Center designation while the lands to the west, which I have outlined in Green be rezoned back to its original UC zoning.

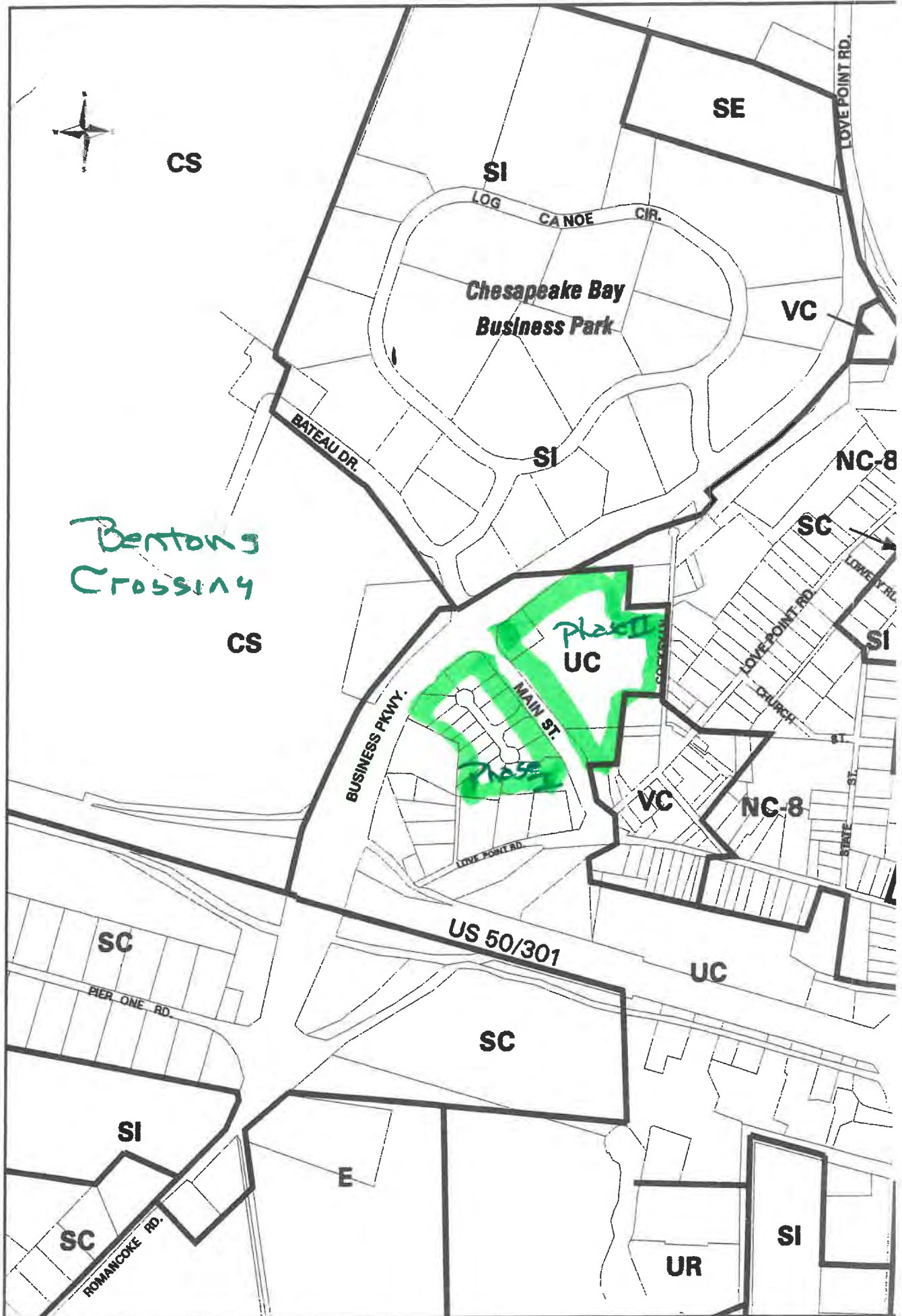
In order to correct what I consider to be a mistake in mapping it would also involve not just my lands but the lands of MPH Enterprises, LLC which is the Bayside Auto currently under construction, Maddison Land Partnership which is Love Point Wine and Deli and the Queenstown Bank of Maryland. I have already spoken to these owners and I will have them join in an addendum to my Comprehensive Rezoning Request form in the near future.

Very Truly Yours,

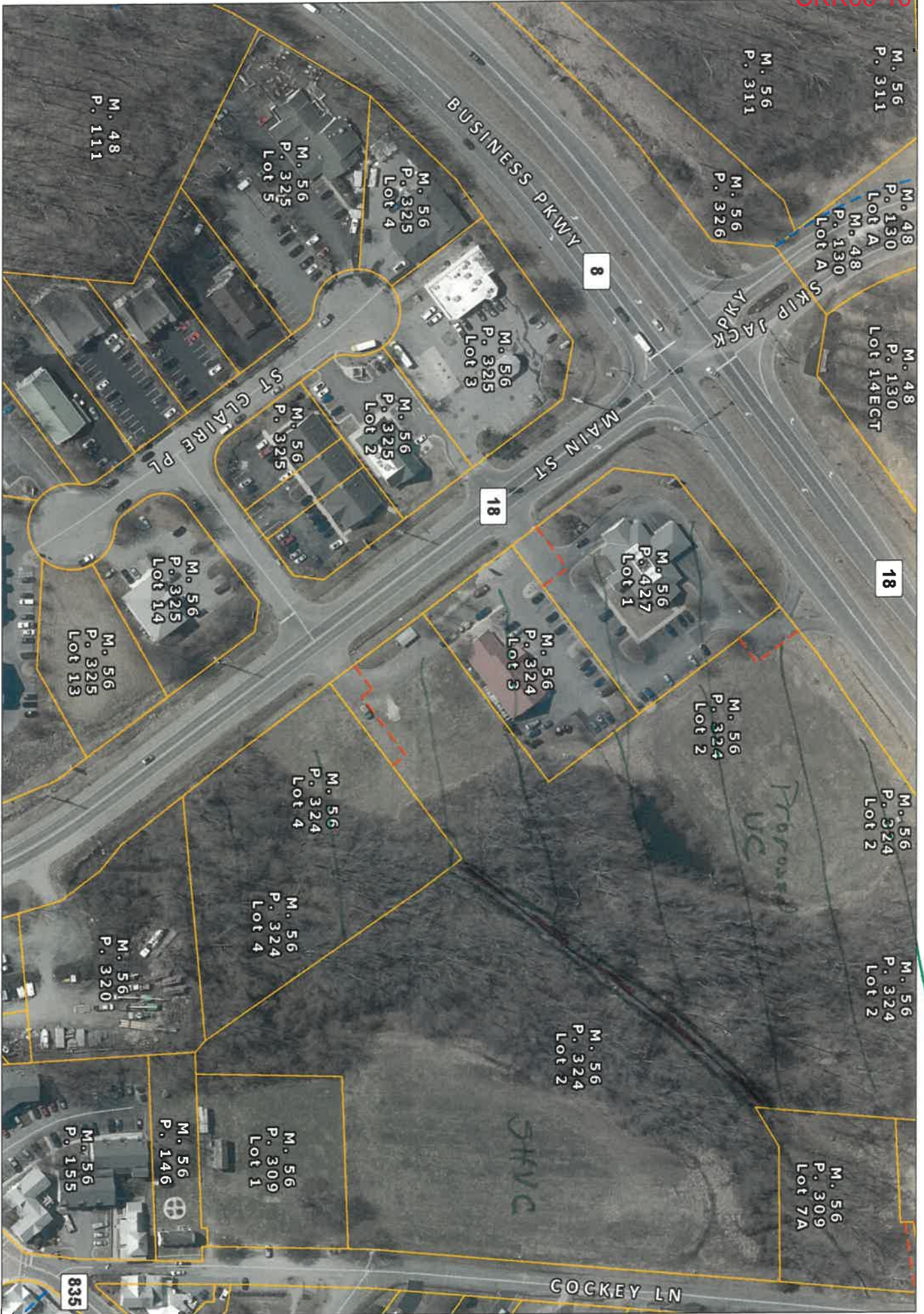


Michael R. Foster

MRF/jy  
Enclosures







1: 1,878



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.







COMPREHENSIVE REZONING REQUEST FORM **RECEIVED**

Date:

6/10/2021

JUN 11 2021

Property Owner:

Cliff Lowe III and Danielle Lowe

QUEEN ANNES COUNTY  
PLANNING & ZONING

Mailing Address:

1544 Love Pt Rd, Stevensville, MD 21666

Premise Address:

0 Walker Rd., Stevensville, MD 21666

Election District:

4

Tax ID Number:

Tax Map:

48

Parcel:

11

Lot:

11

Acreage:

23+

Email Address:

danielle.lowe@qacps.org

Phone Number:

4432625937

Property is located within:

☐

Proposed Growth Area

☒

Critical Area

☐

Neither

Comments:

Our request is to have the property designated as Lot 11 in the attachments included in the Stevensville/Chester growth area. It is currently zoned CS. Sewer runs up Walker Rd. and our request is to be able to get one tap off of the sewer so that we can build one home on the 27+ acres. Our plan would be to only develop @2ac for our home, yard, and a barn. The rest of the land would be pastures and farmed. We would acquire a conservation easement to protect the current natural habitat and ~~include~~ <sup>include</sup> an existing living water pond.

Attachments (please list them here):

A- Showing current lots and the new lots once the lot lines are adjusted - Lot 14 + Lot 11

B- Showing current zoning for the area and location of sewer on Walker Rd.



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: [sjones@qac.org](mailto:sjones@qac.org)





1: 4,800



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.





# COMPREHENSIVE REZONING REQUEST FORM

CRR08

Date: 6-11-21

Property Owner: MIKE & LYNN FOSTER

Mailing Address: PO Box 333 CENTREVILLE MD 21617

Premise Address: BULLET RUN LANE A  
420 COLLEGE DR WYE MILLS MD

Election District: 3rd Tax ID Number: Lot 1 03-005151  
Lot 2 03-125413

Tax Map: 67 Parcel: 7 Lot: 1 Acreage:     

Email Address: MIKE@SEWRIEL.COM Phone Number: 410-310-5466

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither  
PARTIAL

Comments:

APPLICANT REQUEST REZONING OF PORTIONS  
OF THEIR PROPERTY FROM AG TO SC  
AND AG TO SE.

Lot 2 AG TO SC 36 Ac ±

Lot 1 AG TO SE 128 Ac ±

Attachments (please list them here):

SEE ATTACHED PLAT

RECEIVED



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

QUEEN ANNE'S COUNTY  
PLANNING

JUN 11 2021



| SLIDING SCALE CALCULATIONS              |          |      |
|---|----------|------|
| GROSS SITE AREA                         | = 173.62 | ac.± |
| SHA RIGHT-OF-WAY TAKE                   | = 0.43   | ac.± |
| BASE SITE AREA                          | = 173.19 | ac.± |
| AREA WITHIN ANY FLOODPLAIN              | = 6.20   | ac.± |
| TOTAL RESOURCE PROTECTION LAND          | = 40.11  | ac.± |
| NONTIDAL WETLANDS                       | = 9.13   | ac.± |
| WETLAND BUFFER                          | = 10.44  | ac.± |
| STREAM BUFFER                           | = 4.98   | ac.± |
| FOREST                                  | = 15.56  | ac.± |
| NUMBER OF LARGE LOTS (ALLOWED)          | = 8      |      |
| NUMBER OF SLIDING SCALE LOTS (PROPOSED) | = 1      |      |
| AREA OF LOT 1                           | = 137.62 | ac.± |
| AREA OF LOT 2                           | = 36.000 | ac.± |

| SLIDING SCALE CALCULATIONS               |          |      |
|--|----------|------|
| GROSS SITE AREA                          | = 137.62 | ac.± |
| BASE SITE AREA                           | = 137.62 | ac.± |
| AREA WITHIN ANY FLOODPLAIN               | = 6.20   | ac.± |
| TOTAL RESOURCE PROTECTION LAND           | = 40.11  | ac.± |
| NONTIDAL WETLANDS                        | = 7.07   | ac.± |
| WETLAND BUFFER                           | = 10.44  | ac.± |
| STREAM BUFFER                            | = 3.86   | ac.± |
| FOREST                                   | = 14.11  | ac.± |
| NUMBER OF SLIDING SCALE LOTS (ALLOWED)   | = 2      |      |
| NUMBER OF SLIDING SCALE LOTS (PROPOSED)  | = 2      |      |
| NUMBER OF SLIDING SCALE LOTS (REMAINING) | = 0      |      |
| OPEN SPACE REQUIRED                      | = 0.000  | ac.± |
| OPEN SPACE PROVIDED                      | = 0.000  | ac.± |

#### CLUSTER SUBDIVISION & LARGE LOT CALCULATIONS

|                                      |          |                       |
|--------------------------------------|----------|-----------------------|
| GROSS SITE AREA                      | = 137.62 | ac.±                  |
| SLIDING SCALE LOTS (LOTS 3 & 8)      | = 3.700  | ac.±                  |
| BASE SITE AREA                       | = 133.92 | ac.±                  |
| NUMBER OF DWELLING UNITS (ALLOWED)   | = 16     | du's (0.125 du's/ac.) |
| NUMBER OF DWELLING UNITS (PROPOSED)  | = 4      | du's                  |
| NUMBER OF DWELLING UNITS (REMAINING) | = 12     | du's                  |
| NET BUILDABLE AREA (ALLOWED)         | = 20.088 | ac.±                  |
| NET BUILDABLE AREA (PROPOSED)        | = 5.328  | ac.±                  |
| LOTS (4 thru 7)                      | = 4.250  | ac.±                  |
| PRIVATE ROAD                         | = 1.078  | ac.±                  |
| NET BUILDABLE AREA (REMAINING)       | = 14.760 | ac.±                  |
| MINIMUM OPEN SPACE (REQUIRED)        | = 30.192 | ac.±                  |
| OPEN SPACE (PROVIDED)                | = 30.192 | ac.±                  |

PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A BOUNDARY SURVEY ENTITLED "BOUNDARY SURVEY, THE LANDS OF WILLIAM H. FLETCHER, JR. et al" PREPARED BY STEPHEN H. JUPITZ, SURVEYOR, DATED OCTOBER, 1993 AND RECORDED IN PLAT BOOK LIBER S.M. 23, FOLIO 20, AND FROM MARYLAND STATE ROADS COMMISSION PLAT No. 58907, DATE JUNE 8, 2012. COURSES AND DISTANCES HAVE BEEN ROTATED TO MARYLAND STATE PLAIN GRID, NAD 83/91.

FOR DEED REFERENCE, SEE S.M. 517/930

RESULTING LOTS ARE ZONED - AG - (AGRICULTURE)

RESULTING PROPERTIES ARE NOT LOCATED WITHIN THE CRITICAL AREA

CURRENT USE - AGRICULTURAL

PROPOSED USE - RESIDENTIAL/AGRICULTURAL

SITE IS PARTIALLY LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0049 B. (ZONE "A")

CONTOURS SHOWN HEREON ARE THE RESULT OF A FIELD RUN SURVEY BY KIRBY AND ASSOCIATES, INC. IN MAY, 2013. VERTICAL DATUM IS BASED ON NAVD 88.

FOREST SHOWN HEREON ARE SCALED FROM THE NATIONAL SEAMLESS SERVER ORTHO PHOTOGRAPH, DATED FEBRUARY, 2008 AND HAVE BEEN VERIFIED BY A SITE VISIT.

NONTIDAL WETLANDS SHOWN HEREON ON THE SUBJECT PROPERTY ARE SCALED FROM THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE WETLAND INVENTORY MAP OF WYE MILLS, MARYLAND.

PERENNIAL/INTERMITTENT STREAMS SHOWN ON THE SUBJECT PROPERTY AS SCALE FROM U.S. GEOLOGICAL SURVEY, WYE MILLS, MARYLAND TOPOGRAPHIC QUADRANGLE MAP. STREAMS AND STREAM BUFFERS ARE A PROTECTED RESOURCE WITH PERENNIAL STREAMS HAVING A BUFFER OF 100'. IN ACCORDANCE WITH SECTION 18-1-63, NO DEVELOPMENT ACTIVITIES ARE PERMITTED ON STREAMS OR WITHIN STREAM BUFFERS EXCEPT THAT WITHIN AG ZONED DISTRICT, NO MORE THAN 20 OF AREAS DESIGNATED AS STREAM OR STREAM BUFFER MAY BE DISTURBED FOR DEVELOPMENT ACTIVITY (SECTION 18-1-63.B.) AND STREAMS AND STREAM BUFFERS MAY BE DISTURBED IN ORDER TO PRESERVE NATURAL STORM DRAINAGE SYSTEMS IF THE DEVELOPMENT ACTIVITY IS PART OF AN APPROVED STORMWATER MANAGEMENT PLAN.

SOILS SHOWN HEREON WERE TAKEN FROM U.S. DEPARTMENT OF AGRICULTURE 2002 SOILS SURVEY MAP No. 34 OF QUEEN ANNE'S COUNTY, MARYLAND. HYDRIC SOIL - DOWNER AND UNICORN SOILS (DUD) IS LOCATED ON THE BACK OF LOTS 2 THRU 6 BEYOND THE TOP OF BANK. NO DEVELOPMENT IS PROPOSED WITHIN BEYOND THE TOP OF BANK.

STEEP SLOPES DO NOT APPEAR TO OCCUR ON THE SUBJECT PROPERTY.

STORMWATER MANAGEMENT WILL BE ADDRESSED WITH PREFERENCE TO ENVIRONMENTAL SITE DESIGN PRACTICES IN ACCORDANCE WITH THE STORMWATER ORDINANCE IN EFFECT AT THE TIME OF BUILDING PERMIT. SEE STORMWATER MANAGEMENT EVALUATION AND CONSTRUCTION PLANS PREPARED BY DMS & ASSOCIATES, LLC IN JULY, 2013.

THIS SUBDIVISION HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.

THERE ARE NO HISTORIC STRUCTURES OR FEATURES LOCATED ON THE SUBJECT PROPERTY.

THERE ARE NO RARE OR ENDANGERED SPECIES LOCATED ON THE SUBJECT PROPERTY PER LETTER FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, DATED JUNE 5, 2013.

SEE ROAD CONSTRUCTION PLANS FOR IMPROVEMENTS TO THE PRIVATE ROAD, PREPARED BY DMS & ASSOCIATES, LLC IN JULY, 2013.

THE DECLARATION OF PRIVATE ROAD COVENANTS ARE TO BE RECORDED WITH THIS SUBDIVISION.

NO NONCONFORMITIES ARE CREATED AS A RESULT OF THIS SUBDIVISION.

ANY DISTURBANCE WITHIN THE 100' WETLANDS BUFFER WILL REQUIRE PROPER MDE PERMITS PRIOR TO CONSTRUCTION.  
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#### LEGEND

|  |  |
|--|--|
|  | DEED POINT<br>(UNLESS OTHERWISE NOTED)     |
|  | EXISTING FOREST MARGIN                     |
|  | PERENNIAL STREAM                           |
|  | NONTIDAL WETLANDS                          |
|  | FLOODPLAIN LINE                            |
|  | SOILS LINE AND TYPE                        |
|  | WELL                                       |
|  | AREA OF STATE HIGHWAY<br>RIGHT-OF-WAY TAKE |
|  | 10,000 sq. ft. ± SEPTIC RESERVE AREA       |

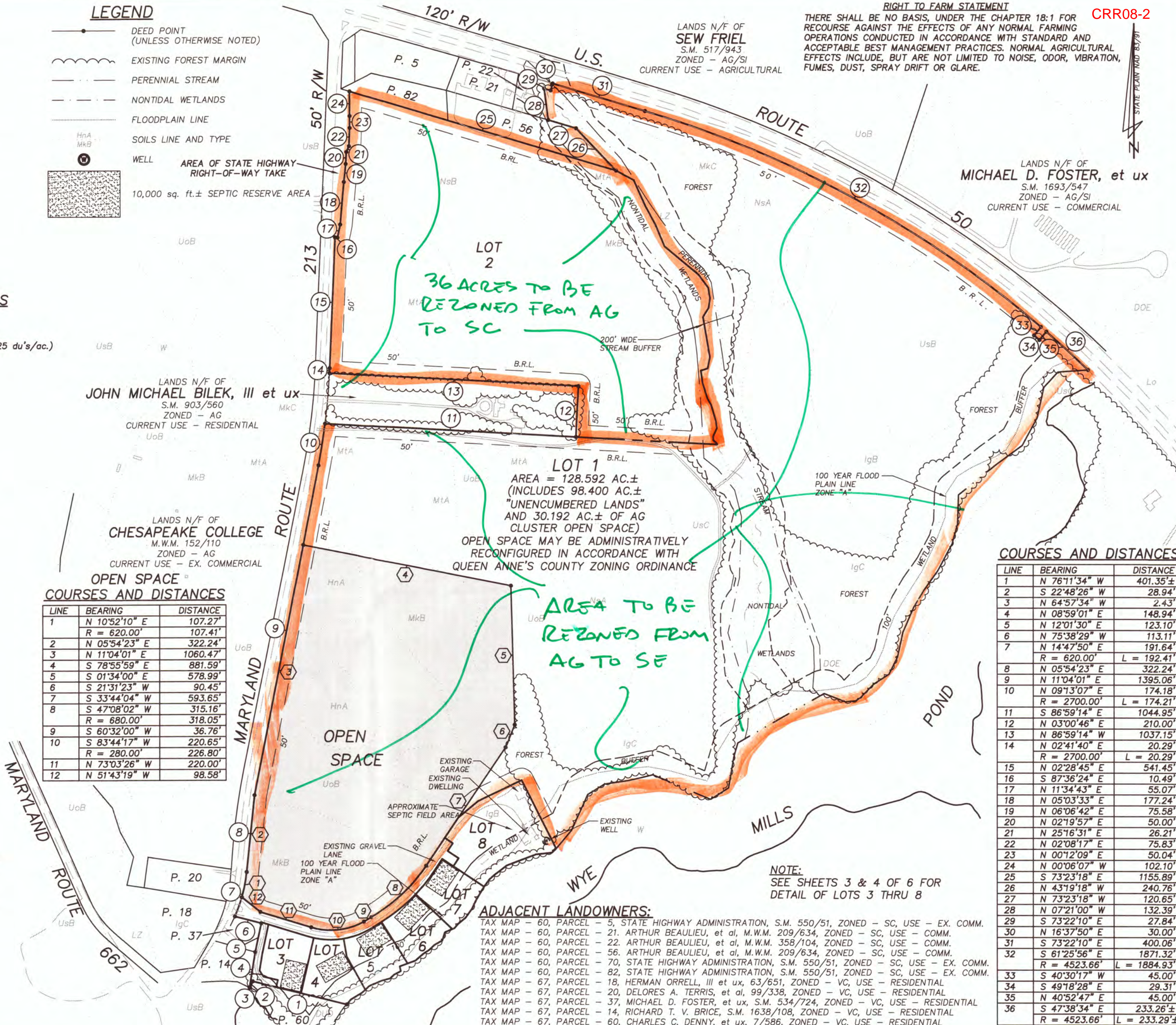
LANDS N/F OF  
**JOHN MICHAEL BILEK, III et ux**  
S.M. 903/560  
ZONED - AG  
CURRENT USE - RESIDENTIAL

LANDS N/F OF  
**CHESAPEAKE COLLEGE**  
M.W.M. 152/110  
ZONED - AG  
CURRENT USE - EX. COMMERCIAL

#### OPEN SPACE COURSES AND DISTANCES

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 10°52'10" E | 107.27'  |
|      | R = 620.00'   | 107.41'  |
| 2    | N 05°54'23" E | 322.24'  |
| 3    | N 11°04'01" E | 1060.47' |
| 4    | S 78°55'59" E | 881.59'  |
| 5    | S 01°34'00" E | 578.99'  |
| 6    | S 21°31'23" W | 90.45'   |
| 7    | S 33°44'04" W | 593.65'  |
| 8    | S 47°08'02" W | 315.16'  |
|      | R = 680.00'   | 318.05'  |
| 9    | S 60°32'00" W | 36.76'   |
| 10   | S 83°44'17" W | 220.65'  |
|      | R = 280.00'   | 226.80'  |
| 11   | N 73°03'26" W | 220.00'  |
| 12   | N 51°43'19" W | 98.58'   |

MARYLAND ROUTE 662



OPEN SPACE MAY BE ADMINISTRATIVELY RECONFIGURED IN ACCORDANCE WITH QUEEN ANNE'S COUNTY ZONING ORDINANCE

AREA TO BE  
REZONED FROM  
AG TO SE

#### ADJACENT LANDOWNERS:

|   |
|---|
| TAX MAP - 60, PARCEL - 5, STATE HIGHWAY ADMINISTRATION, S.M. 550/51, ZONED - SC, USE - EX. COMM.  |
| TAX MAP - 60, PARCEL - 21, ARTHUR BEAULIEU, et al, M.W.M. 209/634, ZONED - SC, USE - COMM.        |
| TAX MAP - 60, PARCEL - 22, ARTHUR BEAULIEU, et al, M.W.M. 358/104, ZONED - SC, USE - COMM.        |
| TAX MAP - 60, PARCEL - 56, ARTHUR BEAULIEU, et al, M.W.M. 209/634, ZONED - SC, USE - COMM.        |
| TAX MAP - 60, PARCEL - 70, STATE HIGHWAY ADMINISTRATION, S.M. 550/51, ZONED - SC, USE - EX. COMM. |
| TAX MAP - 60, PARCEL - 82, STATE HIGHWAY ADMINISTRATION, S.M. 550/51, ZONED - SC, USE - EX. COMM. |
| TAX MAP - 67, PARCEL - 18, HERMAN ORRELL, III et ux, 63/651, ZONED - VC, USE - RESIDENTIAL        |
| TAX MAP - 67, PARCEL - 20, DELORES A. TERRIS, et al, 99/338, ZONED - VC, USE - RESIDENTIAL        |
| TAX MAP - 67, PARCEL - 37, MICHAEL D. FOSTER, et ux, S.M. 534/724, ZONED - VC, USE - RESIDENTIAL  |
| TAX MAP - 67, PARCEL - 14, RICHARD T. V. BRICE, S.M. 1638/108, ZONED - VC, USE - RESIDENTIAL      |
| TAX MAP - 67, PARCEL - 60, CHARLES C. DENNY, et ux, 7/586, ZONED - VC, USE - RESIDENTIAL          |

NOTE:  
SEE SHEETS 3 & 4 OF 6 FOR  
DETAIL OF LOTS 3 THRU 8

RIGHT TO FARM STATEMENT  
THERE SHALL BE NO BASIS, UNDER THE CHAPTER 18:1 FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES. NORMAL AGRICULTURAL EFFECTS INCLUDE, BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.

CRR08-2

LANDS N/F OF  
**MICHAEL D. FOSTER, et ux**  
S.M. 1693/547  
ZONED - AG/SI  
CURRENT USE - COMMERCIAL

#### COURSES AND DISTANCES

| LINE | BEARING       | DISTANCE     |
|------|---------------|--------------|
| 1    | N 76°11'34" W | 401.35'±     |
| 2    | S 22°48'26" W | 28.94'       |
| 3    | N 64°57'34" W | 2.43'        |
| 4    | N 08°59'01" E | 148.94'      |
| 5    | N 12°01'30" E | 123.10'      |
| 6    | N 75°38'29" W | 113.11'      |
| 7    | N 14°47'50" E | 191.64'      |
|      | R = 620.00'   | L = 192.41'  |
| 8    | N 05°54'23" E | 322.24'      |
| 9    | N 11°04'01" E | 1395.06'     |
| 10   | N 09°13'07" E | 174.18'      |
|      | R = 2700.00'  | L = 174.21'  |
| 11   | S 86°59'14" E | 1044.95'     |
| 12   | N 03°00'46" E | 210.00'      |
| 13   | N 86°59'14" W | 1037.15'     |
| 14   | N 02°41'40" E | 20.29'       |
|      | R = 2700.00'  | L = 20.29'   |
| 15   | N 02°28'45" E | 541.45'      |
| 16   | S 87°36'24" E | 10.49'       |
| 17   | N 11°34'43" E | 55.07'       |
| 18   | N 05°03'33" E | 177.24'      |
| 19   | N 06°06'42" E | 75.58'       |
| 20   | N 02°19'57" E | 50.00'       |
| 21   | N 25°16'31" E | 26.21'       |
| 22   | N 02°08'17" E | 75.83'       |
| 23   | N 00°12'09" E | 50.04'       |
| 24   | N 00°06'07" W | 102.10'      |
| 25   | S 73°23'18" E | 1155.89'     |
| 26   | N 43°19'18" W | 240.76'      |
| 27   | N 73°23'18" W | 120.65'      |
| 28   | N 07°21'00" W | 132.39'      |
| 29   | S 73°22'10" E | 27.84'       |
| 30   | N 16°37'50" E | 30.00'       |
| 31   | S 73°22'10" E | 400.06'      |
| 32   | S 61°25'56" E | 1871.32'     |
|      | R = 4523.66'  | L = 1884.93' |
| 33   | S 40°30'17" W | 45.00'       |
| 34   | S 49°18'28" E | 29.31'       |
| 35   | N 40°52'47" E | 45.00'       |
| 36   | N 47°38'34" E | 233.26'±     |
|      | R = 4523.66'  | L = 233.29'± |

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617

**KIRBY & ASSOCIATES, INC.**  
Professional Land Surveying Services  
P.O. Box 27  
206A Banjo Lane  
Centreville, Maryland 21617

| DATE    | REVISION                             |
|---------|--------------------------------------|
| 10-9-13 | PER 8/21 COMMENTS                    |
| 12-9-13 | ADDED LOTS 7 & 8                     |
|         | RECEIVED                             |
|         | JUN 11 2021                          |
|         | QUEEN ANNES COUNTY PLANNING & ZONING |

#### SLIDING SCALE/MINOR SUBDIVISION

OF THE LANDS OF  
**MICHAEL D. FOSTER, et ux**  
IN THE VILLAGE OF WYE MILLS  
TAX MAP - 67, GRID - 4, PARCEL - 7  
THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
PREPARED FOR : MICHAEL D. FOSTER, et ux

| DATE                | SCALE       |
|---------------------|-------------|
| JULY '13            | 1" = 300'   |
| JOB No.             | DRAWN BY    |
| 2012003             | J. MOORE    |
| FOLDER Ref.         | DESIGNED BY |
| 67-2012003          |             |
| SHEET No. - 2 OF 6  |             |
| CADD FILE - 12003-2 |             |



# COMPREHENSIVE REZONING REQUEST FORM

CRR09

Date: 6-11-21

Property Owner: SEW FRIEL c/o JAY FRIEL

Mailing Address: PO Box 10 QUEENSTOWN MD 21658

Premise Address: CLOSE TO 350 GRANGE HALL ROAD CENTREVILLE

Election District: 3rd Tax ID Number: 03-028925

Tax Map: 60 Parcel: 140 Lot: N/A Acreage: 73.4 Ac ±

Email Address: JAY @ SEWFRIEL.COM Phone Number: 410-490-4757

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither

Comments:

APPLICANT REQUEST REZONING FOR A PORTION  
OF THE SUBJECT PROPERTY IN ACCORD W/  
THE PLAN ATTACHED. IT IS ANTICIPATED  
THAT THE REZONED PORTION OF THE PROPERTY  
WOULD BE ADDED BY AN ADMINISTRATIVE  
SUBDIVISION TO THE ADJACENT PROPERTY  
OWNED BY THE APPLICANT.

Attachments (please list them here):

MARKED UP PLAN SHOWING REZONING REQUEST  
AREAS.

RECEIVED



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

JUN 10 2021

QUEEN ANNE'S COUNTY  
PLANNING & ZONING



SITE NOTES

1. THE SITE'S PHYSICAL ADDRESS IS :  
MID-ATLANTIC COOPERATIVE SOLUTIONS, INC.  
350 GRANGE HALL ROAD  
CENTREVILLE, MARYLAND 21617
2. PROPERTY LINE INFORMATION SHOWN HEREON FOR THE LANDS OF S.E.W. FRIEL IS TAKEN FROM A PLAT ENTITLED "ADMINISTRATIVE SUBDIVISION BETWEEN THE LANDS OF S.E.W. FRIEL, et al AND MICHAEL D. FOSTER, et ux" PREPARED McCRONE, INC. IN MARCH, 1998 AND RECORDED IN PLAT BOOK LIBER S.M. 25, FOLIO 99. PROPERTY LINE INFORMATION FOR THE LANDS OF MID-ATLANTIC COOPERATIVE SOLUTIONS, INC. IS THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN FEBRUARY, 2017. HORIZONTAL DATUM IS ASSUMED.
3. FOR DEED REFERENCE, SEE LIBER S.M. 2034, FOLIO 309 (MID-ATLANTIC COOPERATIVE SOLUTIONS, INC.) AND LIBER S.M. 517, FOLIO 943 (S.E.W. FRIEL).
4. PARCEL 8 IS LOCATED IN A "PFA" (PRIORITY FUNDING AREA).
5. CURRENT ZONING CLASSIFICATION IS "SI" & "AG" - (SUBURBAN INDUSTRIAL & AGRICULTURE)
6. THE PROPERTIES ARE NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE PROPERTIES ARE NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 24035C0355D (ZONE "X") (UNSHADED), EFFECTIVE NOVEMBER 5, 2014.
8. THE EXISTING IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM A FIELD RUN SURVEY AND SCALED FROM ORTHO IMAGERY TAKEN FROM <http://earthexplore.usgs.gov>. DATED FEBRUARY 20, 2013 AND VERIFIED BY A SITE VISIT IN FEBRUARY, 2017.
9. AN EXISTING SEPTIC RESERVE AREA FOR PARCEL 140 AND A NEW SEPTIC RESERVE AREA HAS BEEN PROVIDED FOR PARCEL 8. HOWEVER, PRIVATE SEWER WILL NOT BE NEEDED FOR THIS PROJECT.
10. PUBLIC/PRIVATE WATER WILL NOT BE REQUIRED FOR THIS PROJECT. NO WELLS ARE LOCATED ON THE SUBJECT PROPERTIES.
11. NO NONCONFORMITIES ARE OR WILL BE CREATED AS PART OF THIS SUBDIVISION.
12. SITE REQUIREMENTS:

ZONE : SI (SEE SECTION 18:1-23.E(2)(c)[1][4])  
MINIMUM BUILDING SETBACKS:  
FRONT = 35' REAR = 10' SIDE = 10'  
ZONE : AG (SEE SECTION 18:1-14)  
MINIMUM BUILDING SETBACKS:  
FRONT = 50' REAR = 50' SIDE = 50'

RESULTING PARCEL 8  
COURSES AND DISTANCES

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 83°46'16" E | 436.49'  |
| 2    | S 52°48'44" E | 1077.71' |
| 3    | S 37°11'16" W | 300.00'  |
| 4    | N 52°48'44" W | 668.23'  |
| 5    | S 37°11'16" W | 100.00'  |
| 6    | N 52°48'44" W | 145.00'  |
| 7    | N 37°11'16" E | 100.00'  |
| 8    | N 52°48'44" W | 581.54'  |

RESULTING PARCEL 140  
COURSES AND DISTANCES

| LINE                      | BEARING       | DISTANCE |
|---------------------------|---------------|----------|
| 10                        | S 52°48'44" E | 581.54'  |
| 11                        | S 37°11'16" W | 100.00'  |
| 12                        | S 52°48'44" E | 145.00'  |
| 13                        | N 37°11'16" E | 100.00'  |
| 14                        | S 52°48'44" E | 668.23'  |
| 15                        | S 37°11'16" W | 435.78'  |
| 16                        | N 77°46'44" W | 160.00'  |
| 17                        | S 37°11'16" W | 160.00'  |
| 18                        | N 77°44'18" W | 538.08'  |
| 19                        | S 18°04'00" W | 228.28'  |
| 20                        | N 71°56'00" W | 456.55'  |
| 21                        | S 18°04'00" W | 605.77'  |
| 22                        | N 66°04'05" W | 1197.06' |
| R = 4643.66' L = 1200.40' |               |          |
| 23                        | N 73°30'52" W | 156.95'  |
| 24                        | N 09°37'22" E | 974.95'  |
| 25                        | N 77°37'55" E | 41.99'   |
| R = 2525.00' L = 41.99'   |               |          |
| 26                        | N 77°09'20" E | 1067.44' |
| 27                        | N 80°26'46" E | 284.12'  |
| R = 2475.00' L = 284.28'  |               |          |
| 28                        | N 83°44'12" E | 345.62'  |

S.E.W. FRIEL  
GRANGE HALL ROAD,  
CENTREVILLE, MARYLAND 21617

LANDS N/F OF  
EASTERN SHORE  
EXCHANGE, LLC  
S.M. 2513/30  
ZONED - AG  
CURRENT USE - AGRICULTURAL

LANDS N/F OF  
STEVEN A. PRESTON, et ux  
M.W.M. 203/53  
ZONED - SI  
CURRENT USE - COMM./RES.

EXISTING 20' WIDE  
RIGHT-OF-WAY  
SEE T.S.P. 59/317

EXISTING 150' WIDE RIGHT-OF-WAY  
TO DELMARVA POWER  
SEE C.W.C. 46/19

LANDS N/F OF  
S.E.W. FRIEL, Jr. et al  
A.S.G. Jr. 6/68  
ZONED - SI  
CURRENT USE - INDUSTRIAL

LANDS N/F OF  
S.E.W. FRIEL, Jr. et al  
59/317  
ZONED - SI  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
S.E.W. FRIEL, Jr. et al  
1/193  
ZONED - SI  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
S.E.W. FRIEL, Jr. et al  
44/435  
ZONED - SI  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
S.E.W. FRIEL, Jr. et al  
73/208  
ZONED - AG  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
S.E.W. FRIEL, Jr. et al  
72/487  
ZONED - SI  
CURRENT USE - COMMERCIAL

EXISTING AREA

PARCEL 140 = 73.689 Ac.±  
PARCEL 8 = 8.514 Ac.±

RESULTING AREA

PARCEL 140 = 73.356 Ac.±  
PARCEL 8 = 8.847 Ac.±  
SI ZONE = 8.514 Ac.±  
AG ZONE = 0.333 Ac.±

AREA TO BE TRANSFERRED FROM  
PARCEL 140 TO PARCEL 8 = 0.333 AC.±

RIGHT TO CONDUCT SEAFOOD INDUSTRY OPERATION STATEMENT  
THERE SHALL BE NO BASIS, UNDER THE QUEEN ANNE'S COUNTY ZONING ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF ANY COMMERCIAL SEAFOOD INDUSTRY OPERATIONS THAT IS CONDUCTED IN A MANNER CONSISTENT WITH ACCEPTED COMMERCIAL SEAFOOD AND FISHING INDUSTRY MANAGEMENT PRACTICES AS DEFINED BY SECTION 19-13 OF THE CODE OF PUBLIC LOCAL LAWS OF QUEEN ANNE'S COUNTY.

RIGHT TO FARM STATEMENT  
THERE SHALL BE NO BASIS, UNDER THE QUEEN ANNE'S COUNTY ZONING ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES. NORMAL AGRICULTURAL EFFECTS INCLUDE, BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.

NOTE:  
AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY ZONING ORDINANCE OR SUBDIVISION REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT. THIS ADMINISTRATIVE SUBDIVISION CREATES NO NONCONFORMITIES.

NOTE:  
THE MARYLAND DEPARTMENT OF NATURAL RESOURCES HERITAGE DIVISION HAS IDENTIFIED THIS SITE AS A POTENTIAL SITE FOR THE ENDANGERED SOURWOOD TREE. PRIOR TO THE CLEARING OF WOODLANDS, THE MARYLAND DEPARTMENT OF NATURAL RESOURCES IS TO BE CONTACTED TO DETERMINE IF THIS SPECIES EXISTS.

EXISTING 30' WIDE  
RIGHT-OF-WAY

LANDS N/F OF  
MICHAEL & VIRGINIA FOSTER, et al  
S.M. 1693/547  
ZONED - SI  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
MICHAEL & VIRGINIA FOSTER  
S.M. 2249/116  
ZONED - AG  
CURRENT USE - AGRICULTURAL

RECEIVED

JUN 10 2021

QUEEN ANNE'S COUNTY  
PLANNING & ZONING

DAVIS, MOORE, SHEARON  
& ASSOCIATES, LLC  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617

MICHAEL A SCOTT INC.  
207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

DATE 5-11-17  
REVISION PER P&Z COMMENTS

ADMINISTRATIVE SUBDIVISION PLAT (#03-17-06-0005-C)

OF THE LANDS OF  
MID-ATLANTIC COOPERATIVE  
SOLUTIONS, INC.  
AND S.E.W. FRIEL

TAX MAP - 60, GRID - 23, PARCELS - 8 & 140

THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

DATE MARCH '17  
SCALE 1" = 200'

JOB No. 2016062  
DRAWN BY J. MOORE  
FOLDER Ref. 60-2016062  
DESIGNED BY

SHEET No. - 2 OF 6

CADD FILE - 16062-2

DATE SEAL



## COMPREHENSIVE REZONING REQUEST FORM

CRR10

Date: 6/2/2021  
 Property Owner: GLD Group, LLC  
 Mailing Address: 344 Loblolly Way, Grasonville, MD 21638  
 Premise Address: 4045 Main St., Grasonville MD 21638  
 Election District: 05 Tax ID Number: 18-013798  
 Tax Map: 058H Parcel: 0161 Grid: 0002 Lot: \_\_\_\_\_ Acreage: 22,999 SF  
 Email Address: Dngstfsh@hotmail.com Phone Number: 443.988.1011  
 Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

## Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM  
 110 Vincit St., Suite 104  
 Centreville, MD 21617  
 Phone: (410) 758-1255  
 Email: [sijones@gac.org](mailto:sijones@gac.org)

Catherine Wysocki6/3/21PROPERTY OWNER  
SIGNATURE

DATE



**Queen Anne's County - Planning & Zoning**  
**Attachment to Comprehensive Rezoning Request Form**

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC)** standard to **Grasonville Village Center (GVC)** standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

4045 Main St., Grasonville, MD 21638  
 Property Address

GLD Group, LLC  
 Owner's Name/Business Name

[Signature]  
 Authorized Signature

DATE

344 Loblolly way Grasonville  
 Owner's Mailing Address

Phone Number 443-988-1011

Email Address Dngstfsn @ Hotmail.com

# COMPREHENSIVE REZONING REQUEST FORM

DRR11

Emailed Lindsey

Date: 5/31/21

Property Owner: Lindsay Leszczynski

Mailing Address: 3913 Main St., Grasonville, MD 21638

Premise Address: Same

Election District: 05

Tax ID Number: 1805051967

Grid: 0019

Tax Map: 058E

Parcel: 0122

Lot: 2

Acreage: 17.269 sq ft.

Email Address: linds165@gmail.com

Phone Number: 410.200.1930

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

Lindsay Gark  
Property Owner  
Signature

5/31/21  
Date



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC)** standard to **Grasonville Village Center (GVC)** standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

3913 main St., Grasonville, MD 21638

Property Address

Lindsay Leszcynski

Owner's Name/Business Name

Robert Gorman

Authorized Signature

5/31/21

DATE

Same

Owner's Mailing Address

Phone Number 410.200.1936

Email Address linds165@gmail.com

## COMPREHENSIVE REZONING REQUEST FORM

Date: 6/1/2001Property Owner: Ronald + Julie BennettMailing Address: 3925 Main St., Grasonville, MD 21638Premise Address: SameElection District: 05 Tax ID Number: 18-000750Tax Map: 058E Parcel: 0141 Grid: 0019 Lot: \_\_\_\_\_ Acreage: 1.22 AcEmail Address: Kirodder@yahoo.com Phone Number: 410-829-2857Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See Attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104  
 Centreville, MD 21617  
 Phone: (410) 758-1255  
 Email: [sijones@gac.org](mailto:sijones@gac.org)

Julie & Ronnie Bennett 6/1/2001  
 PROPERTY OWNER DATE  
 SIGNATURE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC)** standard to **Grasonville Village Center (GVC)** standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

3925 Main St., Grasonville, MD 21638  
 Property Address

Ronald + Julie Bennett  
 Owner's Name/Business Name

Julie + Ronnie Bennett 4/1/2021  
 Authorized Signature DATE

Same  
 Owner's Mailing Address

Phone Number 410-829-2857

Email Address Kirodder@yahoo.com

# COMPREHENSIVE REZONING REQUEST FORM

Send Allison 5/5 CRR13

Date: 5/31/2021

Property Owner: Allison Rhodes

Mailing Address: 3943 Main St., Gasonville, MD 21638

Premise Address: same

Election District: 05 Tax ID Number: 18-016916

Tax Map: 058H Parcel: 0145 Grid: 0001 Lot:            Acreage: 10,500 sq. ft.

Email Address: OK - allison@yahoo.com Phone Number: (443) 496-0934

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

[Signature]  
PROPERTY OWNER  
SIGNATURE

5/31/2021  
DATE



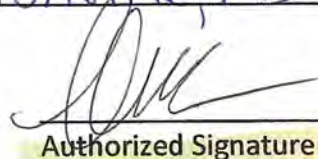
Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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3943 Main St, Grasonville, MD 21638  
 Property Address

Allison Rhodes  
 Owner's Name/Business Name

  
 Authorized Signature

5/31/2021  
 DATE

Same  
 Owner's Mailing Address

Phone Number (443) 496-0934

Email Address OK - allison@yahoo.com

# COMPREHENSIVE REZONING REQUEST FORM

CRR14

Date: 6/1/2021

Property Owner: Robert Krampitz

Mailing Address: 3947 Main St., Grasonville, MD 21638

Premise Address: Same

Election District: 05 Tax ID Number: 18-016010

Tax Map: 058H Parcel: 0146 Grid: 0001 Lot: \_\_\_\_\_ Acreage: 15,000 SF

Email Address: ROBERT.KRAMPITZ@OUTLOOK.COM Phone Number: 443-803-1359

Property is located within: ☒ <sup>COM</sup> Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: [sijones@qac.org](mailto:sijones@qac.org)

[Signature]  
PROPERTY OWNER  
SIGNATURE

JUN 3, 2021  
DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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3947 Main St., Grasonville, MD 21638

Property Address

Robert Krampitz

Owner's Name/Business Name

[Signature]

Authorized Signature

JUNE 3, 2021  
DATE

Same

Owner's Mailing Address

Phone Number 443-803-1359

Email Address ROBERT.KRAMPITZ@OUTLOOK.COM

# COMPREHENSIVE REZONING REQUEST FORM

Sent 5/5

CRR15

Date: 4/6/2021

Property Owner: Brigitte Barbee

Mailing Address: 4003 MAIN ST., GRASONVILLE, MD 21638

Premise Address: SAME

Election District: 05 Tax ID Number: 1805002184

Tax Map: 058H Parcel: 0152 Sid: 0001 Lot: 0001 Acreage: 9900 sq ft.

Email Address: tollbarbee@msn.com Phone Number: 410-827-5736

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

Brigitte Barbee  
SIGNATURE

5-14-21  
DATE



CRR15-2

Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC) standard to Grasonville Village Center (GVC) standard**. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

4003 Main St, Grasonville, MD 21638  
Property Address

Brigitte Barbee B Barbee 6-01-21  
Owner's Name/Business Name Authorized Signature DATE

Same  
Owner's Mailing Address

Phone Number 410.827.5736

Email Address tolbarbee@msn.com

# COMPREHENSIVE REZONING REQUEST FORM

CRR16

Date: 5/5/2021  
Property Owner: Charles & Edith Breeding  
Mailing Address: 4004 Main St., Grasonville, MD 21638  
Premise Address: Same  
Election District: 05 Tax ID Number: 18-034523  
Tax Map: 058H Parcel: 0754 Grid: 0001 Lot:      Acreage: 33,323 sq. ft.  
Email Address: chuck@duvidabrand.com Phone Number: (410) 310-3505  
Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

## Comments:

See Attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

Charles Theophilus Breeding Jr.  
Edith M. Breeding  
PROPERTY OWNER  
SIGNATURE

5/5/2021  
DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from Grasonville Neighborhood Commercial (GNC) standard to Grasonville Village Center (GVC) standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

4004 Main St., Grasonville, MD 21638

Property Address

Charles & Edith Breeding

Owner's Name/Business Name

Charles J. Breeding

Authorized Signature

6/1/2021

DATE

Same

Owner's Mailing Address

Phone Number

410.310.3505

Email Address

chuck@davidabrambleme.com

# COMPREHENSIVE REZONING REQUEST FORM

CRR17

Date: 5/2/2021

Property Owner: Charles C. Lawhead

Mailing Address: 4007 Main St, Grasonville, MD 21638

Premise Address: Same

Election District: 05 Tax ID Number: 05-18-015316

Tax Map: 058H Parcel: 0151 Grid: 0002 Lot: \_\_\_\_\_ Acreage: 15,750 sq. ft.

Email Address: CC Lawhead 864 @ gmail dot com Phone Number: 410-827-6259

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: [sijones@qac.org](mailto:sijones@qac.org)

Charles C. Lawhead

PROPERTY OWNER  
SIGNATURE

5-31-21

DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4007 Main St., Grasonville, MD 21638  
Property Address

Charles C. Lawhead  
Owner's Name/Business Name

Charles C. Lawhead  
Authorized Signature

5-31-21  
DATE

Same  
Owner's Mailing Address

Phone Number 410-827-6253

Email Address CC Lawhead 864@gmail.com

# COMPREHENSIVE REZONING REQUEST FORM

CRR18

Date: 5/28/2021

Property Owner: ~~Robert H. Ihle~~ \* Robert J. Berra  
(Burtonsville)

Mailing Address: 4120 Sandy Spring Rd, Burtonsville, MD 20866

Premise Address: 4029 Main St, Grasonville, MD 21638

Election District: 05 Tax ID Number: 18-003555

Tax Map: 058H Parcel: 0157 Grid: 0002 Lot: \_\_\_\_\_ Acreage: 10,500 sf

Email Address: Bob\_Berra@yahoo.com Phone Number: 301.674.3770

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

6/1/2021

\* Robert J. Berra purchased this property from the estate of Mr. Robert Ihle a few weeks ago. This was a For Sale By Owner. It is scheduled to settle on July 7, 2021

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

Robert J. Berra 5/28/2021  
PROPERTY OWNER DATE  
SIGNATURE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4029 Main St, Grasonville, MD 21638  
 Property Address

Robert H. Ihle  
 Owner's Name/Business Name

[Signature] 5/28/2021  
 Authorized Signature DATE

Same  
 Owner's Mailing Address

Phone Number 301.674.3770

Email Address Bob\_Berra@yahoo.com

# COMPREHENSIVE REZONING REQUEST FORM

5/5/21

CRR19

Date: 4/30/2021

Property Owner: Dawn Eber + Earl Eber

Mailing Address: 4033 Main St., Grasonville, MD 21638

Premise Address: SAME

Election District: 05 Tax ID Number: 05.18.013003

Tax Map: 058H Parcel: 158 Grid: 002 Lot:        Acreage: 15,750 <sup>sq ft</sup>

Email Address: dawneber@yahoo.com Phone Number: 410.924.8205

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See Attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: [sijones@qac.org](mailto:sijones@qac.org)

Dawn Eber  
PROPERTY OWNER  
SIGNATURE

05-01-2021  
DATE



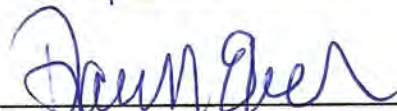
Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC)** standard to **Grasonville Village Center (GVC)** standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

4033 Main St., Grasonville, MD 21638  
Property Address

Dawn + Earl Eber  
Owner's Name/Business Name

  
Authorized Signature

DATE

Same  
Owner's Mailing Address

Phone Number 410.924.8205

Email Address dawneber@yahoo.com

# COMPREHENSIVE REZONING REQUEST FORM

5/5/21

CRR20

Date: 5/5/2021

Property Owner: Frances DeSales Ward

Mailing Address: 4013 Main St., Grasonville, MD 21638

Premise Address: Same

Election District: 05 Tax ID Number: 18-000386

Tax Map: 058H Parcel: 0153 Grid: 0002 Lot:  Acreage: 15,750 sq. ft.

Email Address: Missmustang58@gmail.com Phone Number: (843)360-3647

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

Frances DeSales Ward 05/05/2021  
PROPERTY OWNER DATE  
SIGNATURE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4013 Main St., Grasonville, MD 21638  
Property Address

Frances DeSales Ward [Signature] 5/5/2021  
Owner's Name/Business Name Authorized Signature DATE

Same  
Owner's Mailing Address

Phone Number 843-366-3647

Email Address missmustang58@gmail.com

# COMPREHENSIVE REZONING REQUEST FORM

5/5/21

CRR21

Date: 4/22/2021

Property Owner: Bob Berra

Mailing Address: 4120 Sandy Spring Rd, Burtonsville, MD 20866

Premise Address: 4020 Main St, Gaithersburg, MD 20878

Election District: 5 Tax ID Number: 1805003482

Tax Map: 058H Parcel: 128 Grid: 01 Lot: Acreage: 3.83

Email Address: Bob\_Berra@yahoo.com Phone Number: 301.674.3770

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached.

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Note correction to email address!

Bob\_Berra@yahoo.com

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: sijones@gac.org

Bob Berra  
PROPERTY OWNER  
SIGNATURE

04/22/2021  
DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4020 Main Street, Grasonville, MD 21638

Property Address

Robert J. Berra

Owner's Name/Business Name

[Signature]

Authorized Signature

5/28/2021

DATE

4021 Sand Springs Rd, Burtonsville, MD 20866

Owner's Mailing Address

Phone Number 301.674.3770

Email Address Bob\_Berra@yahoo.com



## COMPREHENSIVE REZONING REQUEST FORM

Date: 5/30/2021  
Property Owner: ELIN LANDENBURGER  
Mailing Address: 4024 Main St, Grosvenorville, MD 21638  
Premise Address: SAME  
Election District: 05 Tax ID Number: 18-003873  
Tax Map: 058H Parcel: 0722 Grid: 0008 Lot: \_\_\_\_\_ Acreage: 3 ACRES  
Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See Attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St, Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sjones@gac.org](mailto:sjones@gac.org)

Elin Landenburger  
PROPERTY OWNER  
SIGNATURE

5/31/21  
DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4024 MAIN ST., GRASONVILLE MD 21638  
 Property Address

ELIN LANDENBURGER  
 Owner's Name/Business Name

Elin Landenburger  
 Authorized Signature

DATE

SAME  
 Owner's Mailing Address

Phone Number 703-919-3804

Email Address elandenburger@gmail.com



# COMPREHENSIVE REZONING REQUEST FORM

CRR23

Date: 5/17/21

Property Owner: TDSM, LLC

Mailing Address: 1413 Lehman Court, Annapolis, MD 21409

Premise Address: 4028 Main St., Grasonville, MD 21638

Election District: 05 Tax ID Number: 18-003822

Tax Map: 058H Parcel: 0129 Grid: 0002 Lot: \_\_\_\_\_ Acreage: 14,787 sq. ft.

Email Address: tde1413@gmail.com Phone Number: 240-486-1572

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: [sijones@qac.org](mailto:sijones@qac.org)

Teresa Emigh

PROPERTY OWNER

SIGNATURE

5/17/21

DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4028 Main St., Grasonville, MD 21638  
 Property Address

TDsm, LLC  
 Owner's Name/Business Name

Teresa Emigh 6/3/21  
 Authorized Signature DATE

1413 Lehman Court, Annapolis, MD 21409  
 Owner's Mailing Address

Phone Number 240.486.1572

Email Address +de1413@gmail.com

# COMPREHENSIVE REZONING REQUEST FORM

CRR24

Date: 5/17/21

Property Owner: TDSM, LLC

Mailing Address: 1413 Lehman Court, Annapolis, MD 21409

Premise Address: 4030 Main St, Grasonville, MD 21638

Election District: 05 Tax ID Number: 18-051827

Tax Map: 058H Parcel: 0129 Grid: 0002 Lot: 2 Acreage: 17,253 sq ft.

Email Address: tdc1413@gmail.com Phone Number: 240-486-1572

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

Teresa Emeigh  
PROPERTY OWNER  
SIGNATURE

5/17/21  
DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4030 Main St., Grasonville, MD 21638  
Property Address

TDSM, LLC  
Owner's Name/Business Name

Teresa Emigh 6/3/21  
Authorized Signature DATE

1413 Lehman Court, Annapolis, MD 21409  
Owner's Mailing Address

Phone Number 240.486.1572

Email Address tdel413@gmail.com

# COMPREHENSIVE REZONING REQUEST FORM

CRR25

Date: 5/17/21

Property Owner: Idsm, LLC

Mailing Address: 1413 Lehman Court, Annapolis, MD 21409

Premise Address: 4032 Main St, Grasonville, MD 21638

Election District: 05 Tax ID Number: 18-051819

Tax Map: 058H Parcel: 0129 Grid: 0002 Lot: 1 Acreage: 17,248 sq.ft

Email Address: tde1413@gmail.com Phone Number: 240-486-1572

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: [sijones@qac.org](mailto:sijones@qac.org)

Tessa Emigh 5/17/21  
PROPERTY OWNER DATE  
SIGNATURE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

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4032 Main St. Grasonville, MD 21638  
 Property Address

TDSm, LLC  
 Owner's Name/Business Name

Teresa Emigh 6/3/21  
 Authorized Signature DATE

1413 Lehman Court, Annapolis, MD 21409  
 Owner's Mailing Address

Phone Number 240.486.1572

Email Address tdel413@gmail.com

# COMPREHENSIVE REZONING REQUEST FORM

5/5/21

Date: 4-22-2021

CRR26

Property Owner: Kathy Lee Gascon

Mailing Address: 4041 Main St Centerville MD 21638

Premise Address: Jame

Election District: 05

Tax ID Number: 18-05-007151

Tax Map: 05814

Parcel: 160

Grid: 002

Acreage: 15803 sq ft

Email Address: Kgascon1234@gmail.com Phone Number: 410-320-9658

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached.

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centerville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

Kathy Lee Gascon

4-22-21

PROPERTY OWNER  
SIGNATURE

DATE



Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

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4041 Main St., Grasonville, MD 21638  
Property Address

Kathy L. Gascon  
Owner's Name/Business Name

[Signature]  
Authorized Signature

6/1/2021  
DATE

same  
Owner's Mailing Address

Phone Number 410.827.7724

Email Address Kgascon1234@gmail.com

Kgascon1234@gmail.com

# COMPREHENSIVE REZONING REQUEST FORM

CRR27

Date: June 10, 2021

Property Owner: James B. Roy, Jr.

Mailing Address: PO Box 57, Wye Mills, MD 21679

Premise Address: 100 Arrington Road, Queenstown, MD 21658

Election District: 5 Tax ID Number: 05-003970

Tax Map: 60 Parcel: 37 Lot: N/A Acreage: 7.495

Email Address: jimroy63@outlook.com Phone Number: 410-320-2204

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither

## Comments:

The owner requests that the zoning boundary that currently strikes through Parcel 37  
(subject of SUB 19-09-0149) be adjusted as shown on the provided exhibit. The parcel is currently split  
zoned Suburban Industrial and Neighborhood Conservation - NC-1T. The adjusted zoning boundary is  
proposed to be relocated south so that it borders neighboring parcel 28 and then leaves at a property corner,  
crossing the subject property to the western boundary of the parcel. This will allow the Suburban Industrial  
portion of the parcel to encompass the stormwater management, drainage, and septic features that serve the  
industrial building as approved in minor site plan SP19-09-0037. It is noted that the owner of neighboring  
parcel 28 is the owner of the subject parcel with just an LLC formed for its ownership.

Attachments (please list them here):

1. ReZoning Exhibit



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

RECEIVED

JUN 11 2021

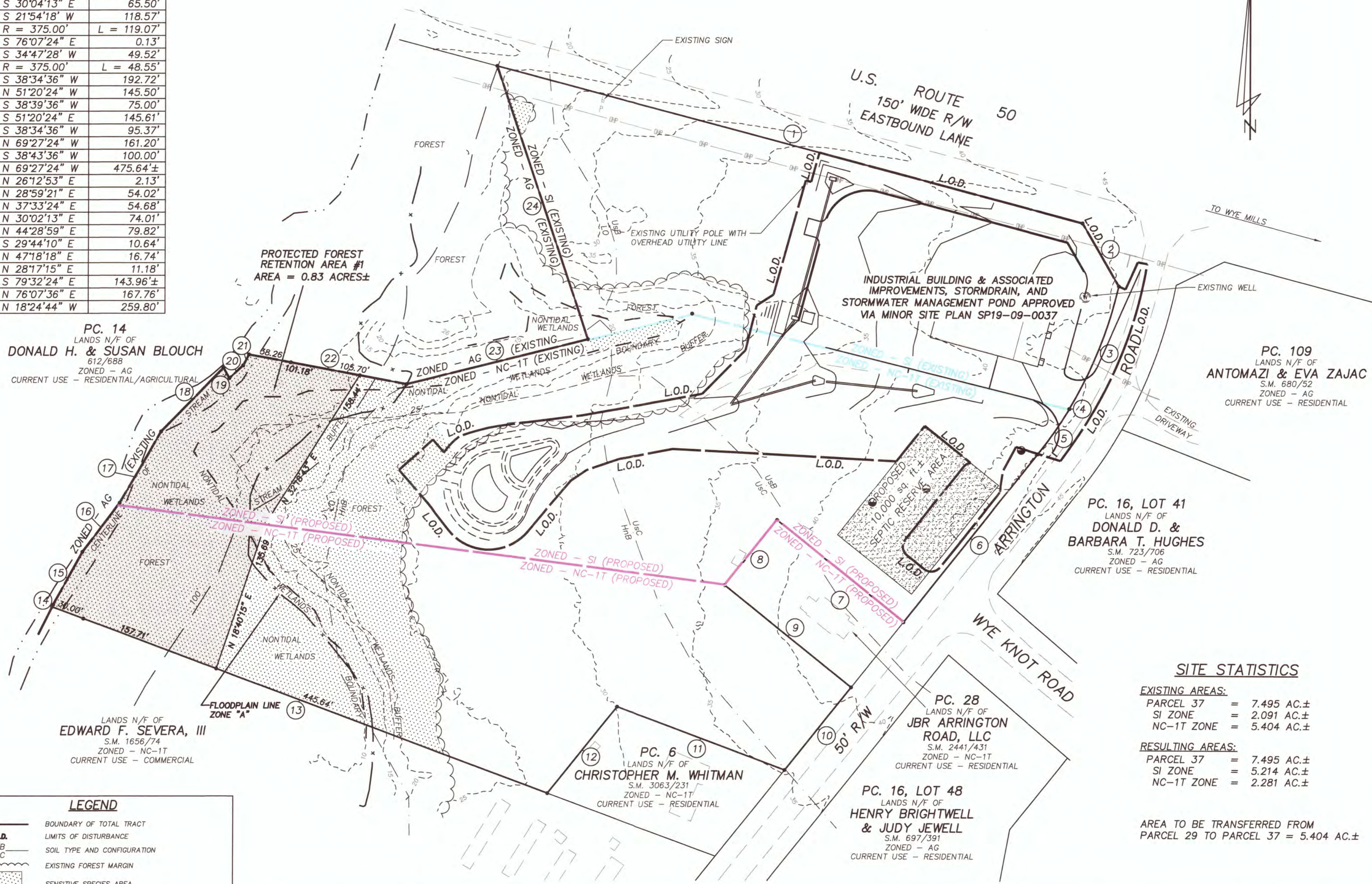
QUEEN ANNE'S COUNTY  
PLANNING & ZONING



PERIMETER BOUNDARY  
COURSES AND DISTANCES

| LINE | BEARING       | DISTANCE    |
|------|---------------|-------------|
| 1    | S 75°04'13" E | 544.54'     |
| 2    | S 30°04'13" E | 65.50'      |
| 3    | S 21°54'18" W | 118.57'     |
|      | R = 375.00'   | L = 119.07' |
| 4    | S 76°07'24" E | 0.13'       |
| 5    | S 34°47'28" W | 49.52'      |
|      | R = 375.00'   | L = 48.55'  |
| 6    | S 38°34'36" W | 192.72'     |
| 7    | N 51°20'24" W | 145.50'     |
| 8    | S 38°39'36" W | 75.00'      |
| 9    | S 51°20'24" E | 145.61'     |
| 10   | S 38°34'36" W | 95.37'      |
| 11   | N 69°27'24" W | 161.20'     |
| 12   | S 38°43'36" W | 100.00'     |
| 13   | N 69°27'24" W | 475.64'±    |
| 14   | N 26°12'53" E | 2.13'       |
| 15   | N 28°59'21" E | 54.02'      |
| 16   | N 37°33'24" E | 54.68'      |
| 17   | N 30°02'13" E | 74.01'      |
| 18   | N 44°28'59" E | 79.82'      |
| 19   | S 29°44'10" E | 10.64'      |
| 20   | N 47°18'18" E | 16.74'      |
| 21   | N 28°17'15" E | 11.18'      |
| 22   | S 79°32'24" E | 143.96'±    |
| 23   | N 76°07'36" E | 167.76'     |
| 24   | N 18°24'44" W | 259.80'     |

CRR27-2



SITE STATISTICS

|                  |              |
|------------------|--------------|
| EXISTING AREAS:  |              |
| PARCEL 37        | = 7.495 AC.± |
| SI ZONE          | = 2.091 AC.± |
| NC-1T ZONE       | = 5.404 AC.± |
| RESULTING AREAS: |              |
| PARCEL 37        | = 7.495 AC.± |
| SI ZONE          | = 5.214 AC.± |
| NC-1T ZONE       | = 2.281 AC.± |

AREA TO BE TRANSFERRED FROM  
PARCEL 29 TO PARCEL 37 = 5.404 AC.±

LEGEND

L.O.D.

UsB

UsC

EXISTING FOREST MARGIN

SENSITIVE SPECIES AREA

PROTECTED FOREST RETENTION AREA

STOCKPILE AREA  
(DESIGNATED AREA MUST BE > 100' FROM FCA)

TOPOGRAPHY CONTOUR AND ELEVATION

NON-TIDAL WETLAND MARGIN

25' BUFFER FROM NON-TIDAL WETLAND MARGIN

ZONING LINE AND DESIGNATION

FLOODPLAIN LINE AND ZONE

EXISTING STREAM

DATE

SEAL

DAVIS, MOORE, SHEARON  
& ASSOCIATES, LLC

ENGINEERING, DRAFTING/DESIGN,  
ENVIRONMENTAL SERVICES & SURVEYING

P.O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE : 1-443-262-9130  
FAX : 1-443-262-9148

| DATE | REVISION                                 |
|------|--|
|      | RECEIVED                                 |
|      | JUN 11 2021                              |
|      | QUEEN ANNE'S COUNTY<br>PLANNING & ZONING |

REZONING EXHIBIT

ON THE LANDS OF  
JAMES B. ROY, JR.

NEAR THE TOWN OF QUEENSTOWN

TAX MAP - 60, GRID - 13, PARCEL 37

FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR: JIM ROY

|                       |             |
|-----------------------|-------------|
| DATE                  | SCALE       |
| JUNE, 2021            | 1" = 60'    |
| JOB No.               | DRAWN BY    |
| 2021049               | BD          |
| FOLDER Ref.           | DESIGNED BY |
| 60-2021049            |             |
| SHEET No. - 2 OF 2    |             |
| CADD FILE - 21049-RZ2 |             |



# COMPREHENSIVE REZONING REQUEST FORM

CRR28

Date: 6/1/21

Property Owner: Kent Island Volunteer Fire Department

Mailing Address: 1610 Main Street, Chester, MD 21619 - Jody Schultz, President

Premise Address: 0 Dominion Road, Chester, MD 21619

Election District: 4th Tax ID Number: 102509

Tax Map: 57 Parcel: 501 Lot:  Acreage: 2.5 acres

Email Address: jody6953@gmail.com Phone Number: (410) 310-1002

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

This property is currently zoned Suburban Estate - SE and located within the Stevensville/Chester Growth Area. It is also located within the Critical Area and designed Resource Conservation Area - RCA.

Requesting property be changed to NC-8.  
Property is in sewer service area.

Attachments (please list them here):

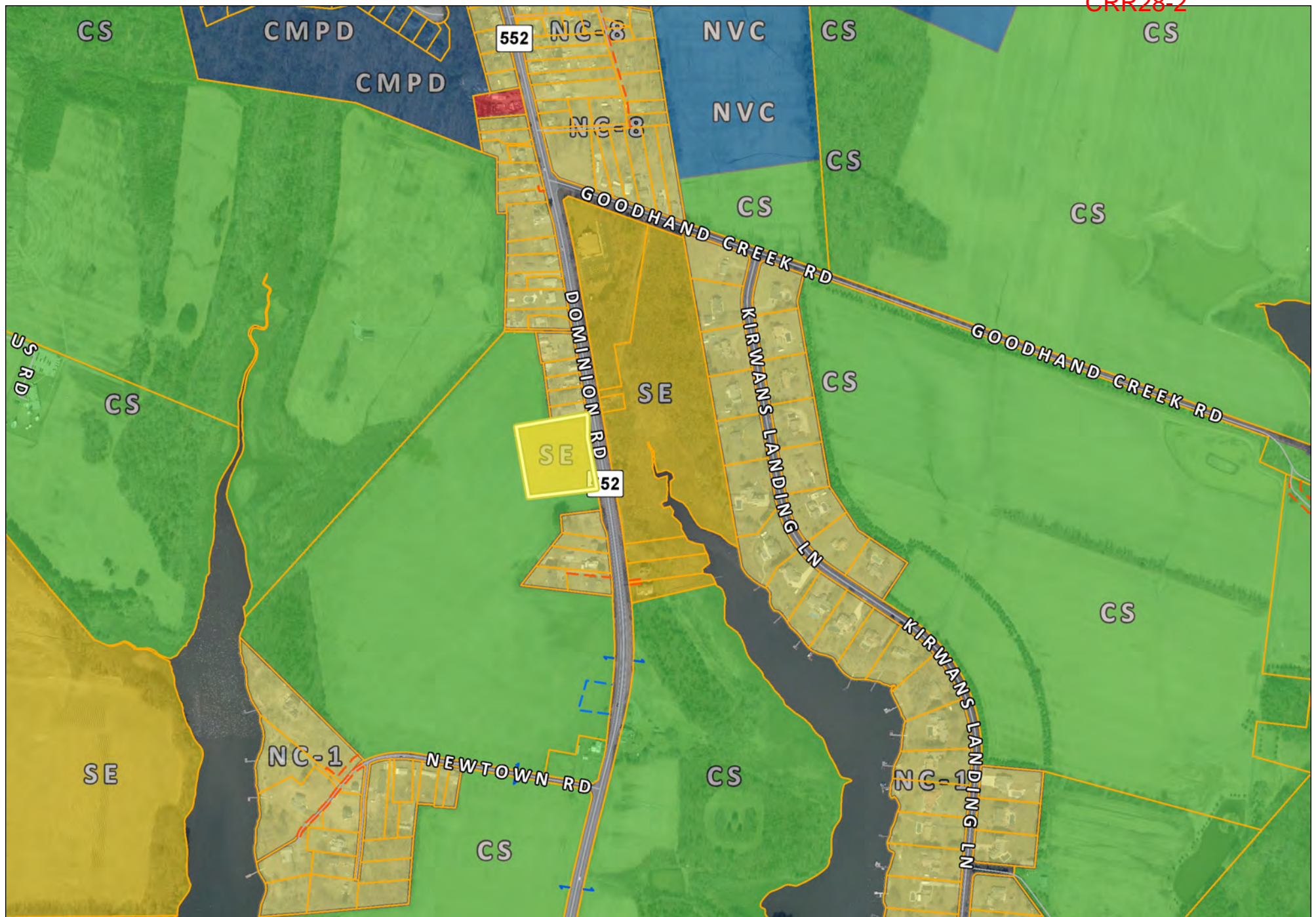
Maps: Zoning, Growth Area, and Critical Area.



**NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU COMPLETE THIS FORM**

110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

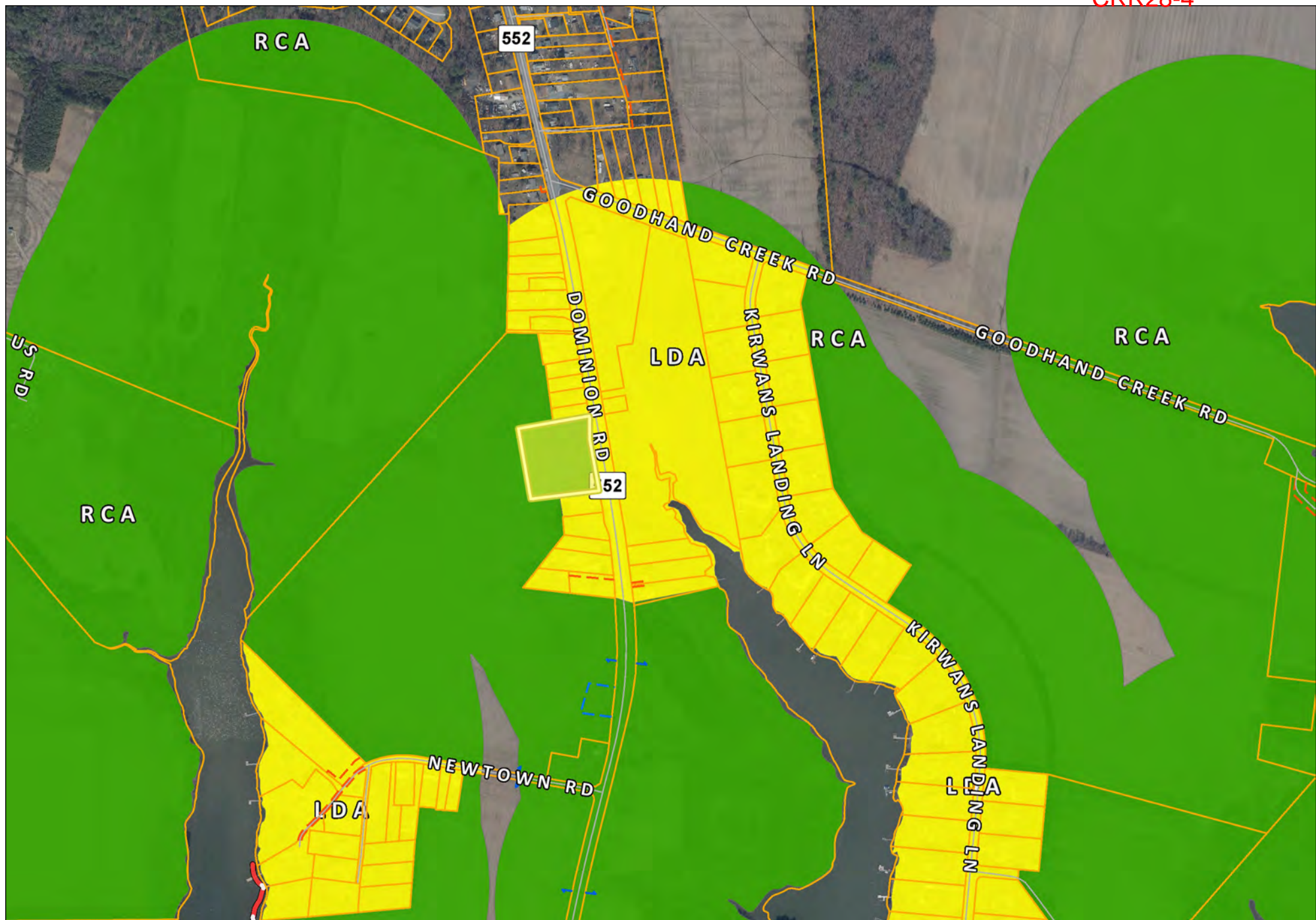














# QAC Property Report

## 0 DOMINION RD

CRR28-5

06/28/2021

### Address Entered:

**KENT ISLAND VOLUNTEER FIRE DEPT**

0 DOMINION RD

CHESTER, 21619

Account Number: 1804102509

Map/Parcel/Lot: 0057 0501

Area (acres): 2.5

[Link to SDAT](#)



### School Information:

**Elementary School:** Kent Island / Bayside

**Middle School:** Stevensville

**High School:** Kent Island

### Election Precinct:

**Election Precinct:** 2

### Fire District:

**Fire District:** 1

### Critical Area:

**Critical Area Designation:** RCA

**Modified Buffer Area:** No

\* This information is used for reference only. Please refer to the map for the correct interpretation.

### Commissioners District:

**District** 3

**County Commissioner:** Philip L. Dumenil

### Property Information:

|                            |                                     |
|----------------------------|-------------------------------------|
| Hydric Soils:              | <input type="checkbox"/>            |
| Wetlands:                  | <input type="checkbox"/>            |
| Sensitive Species:         | <input type="checkbox"/>            |
| Conservation lands:        | <input type="checkbox"/>            |
| Waterfront:                | <input type="checkbox"/>            |
| Streams:                   | <input type="checkbox"/>            |
| Flood Plain:               | <input checked="" type="checkbox"/> |
| PFA:                       | <input checked="" type="checkbox"/> |
| Inc. Town:                 | <input type="checkbox"/>            |
| Growth Area:               | <input checked="" type="checkbox"/> |
| Heritage Review:           | <input checked="" type="checkbox"/> |
| Historic Structure Review: | <input checked="" type="checkbox"/> |
| Enterprise Zone:           | <input type="checkbox"/>            |
| USSA:                      | <input type="checkbox"/>            |

### Zoning Information:

**Zoning :** SE

[Zoning and Subdivision Regulations](#)





## COMPREHENSIVE REZONING REQUEST FORM

Date: 6/01/21

Property Owner: Kolby Schulz

Mailing Address: 222 Schulz Lane Chester MD 21619

Premise Address: 620 Dominion Rd. Chester MD 21619

Election District: 4 Tax ID Number: 053931

Tax Map: 57 Parcel: 210 Lot: \_\_\_\_\_ Acreage: .481ac

Email Address: Jody6953@gmail.com Phone Number: 410-310-1002

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

## Comments:

This property along with all the neighboring properties (parcels 209,208,207 lots 1 & 2) are all currently zoned NC-1 and are non-conforming as all these lots are less than 1 acre. All these lots should be re-zoned to NC-8 as this is the prominent zoning on this area of Chester on Dominion Road.

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
 110 Vincit St., Suite 104  
 Centreville, MD 21617  
 Phone: (410) 758-1255  
 Email: amoredock@qac.org



# COMPREHENSIVE REZONING REQUEST FORM

Rcvd - 6/18/2021

Date: 6-11-21

CRR30

Property Owner: F. KEVIN LEAVERTON

Mailing Address: 865 POPLAR SCHOOL ROAD CENTREVILLE MD 21617

Premise Address: GRANGE HALL ROAD CENTREVILLE MD

Election District: 3RD Tax ID Number: 03-026663

Tax Map: 60 Parcel: 3 Lot: N/A Acreage: 237 Ac<sup>±</sup>

Email Address: LEAVERTONKEVIN@GMAIL.COM Phone Number: 443-496-2605

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither

Comments:

APPLICANT REQUEST REZONING FOR A PORTION  
OF THE SUBJECT PROPERTY IN ACCORD W/  
THE PLAN ATTACHED. IT IS ANTICIPATED  
THE REZONED PORTION OF THE PROPERTY  
WOULD BE OFFERED FOR SALE TO THE  
ADJACENT LAND OWNERS AND REZONED  
LAND WOULD BE ADDED TO ADJACENT  
PROPERTIES VIA AN ADMINISTRATIVE SUBDIVISION  
★ SEE BELOW

Attachments (please list them here):

MAILED UP PLAN SHOWING REZONING  
REQUEST.

★ A PORTION OF THE AREA TO BE REZONED IS OPEN  
SPACE. THE OPEN SPACE WILL BE RECONFIGURED.



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)



NOTES:

- PROPERTY LINE INFORMATION SHOWN HEREON FOR P. 3 IS TAKEN FROM A PLAT ENTITLED "SUBDIVISION PLAT OF GOLDEN RUN" PREPARED BY McCONE, INC. IN MARCH 1991 AND RECORDED IN PLAT BOOK LIBER M.W.M. 16, FOLIO 96. PROPERTY LINE INFORMATION FOR PARCEL 108 IS TAKEN FROM A PLAT ENTITLED "LANDSCAPE/AFFORESTATION PLAN FOR COLE VENTURES YARD AT 437 GRANGE HALL ROAD" PREPARED BY TOWN CREEK LANDSCAPING AND CONSTRUCTION IN SEPTEMBER, 2004 AND RECORDED IN PLAT BOOK LIBER S.M. 36, FOLIO 7.
- FOR DEED REFERENCE, SEE LIBER S.M. 2038, FOLIO 149 (P. 3) AND LIBER S.M. 1588, FOLIO 84 (P. 108).
- CURRENT ZONING CLASSIFICATION IS AG (AGRICULTURAL) AND SI (SUBURBAN COMMERCIAL)
- EXISTING USE - AGRICULTURAL (P. 3) AND COMMERCIAL (P. 108)
- PROPOSED USE - AGRICULTURAL (P. 3) AND COMMERCIAL (P. 108)
- RESULTING PARCELS ARE NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- RESULTING PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24035C 0375D. (ZONE "X") (UNSHADED), EFFECTIVE DATE NOV. 5, 2014.
- EXISTING IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM AERIAL TOPOGRAPHY PROVIDED BY QUEEN ANNE'S COUNTY.
- EXISTING PRIVATE WELLS WILL BE UTILIZED FOR POTABLE WATER SUPPLY.
- EXISTING SEPTIC RESERVE AREAS WILL BE UTILIZED FOR SEWAGE DISPOSAL.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.

BUILDING SETBACKS (AG ZONE) (REQUIRED)(SECTION 18.1-14):

FRONT = 50'  
REAR = 50'  
SIDE = 50'  
PRINCIPAL STRUCTURE HEIGHT = 40' (ALLOWED)

BUILDING SETBACKS (SI ZONE) (REQUIRED)(SECTION 18.1-23.E(c)(d):

FRONT = 35'  
REAR = 10'  
SIDE = 10'  
PRINCIPAL STRUCTURE HEIGHT = 45' (ALLOWED)

EXISTING PERIMETER BOUNDARY COURSES AND DISTANCES FOR F. KEVIN LEAVERTON

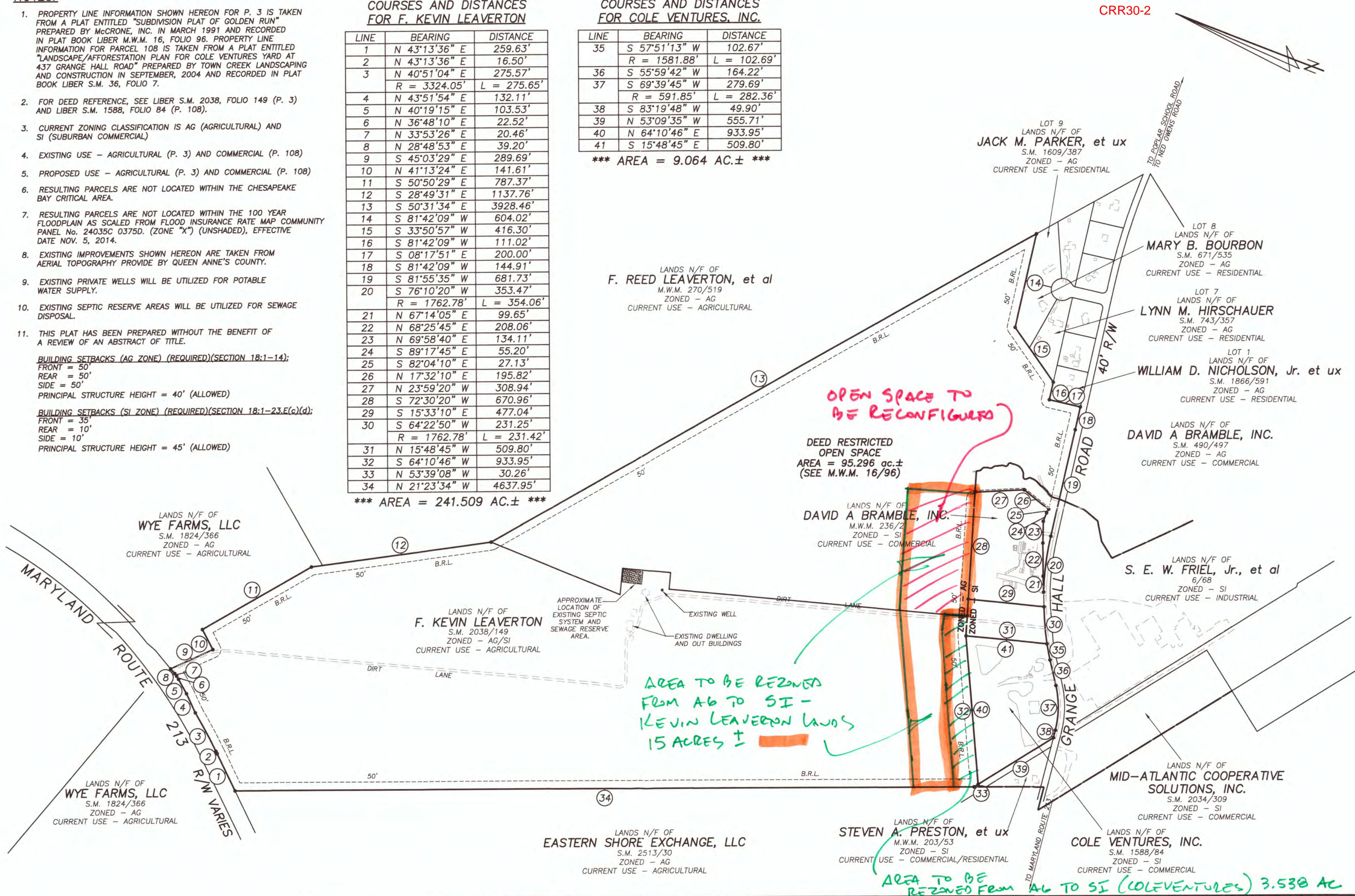
| LINE | BEARING                  | DISTANCE |
|------|--------------------------|----------|
| 1    | N 43°13'36" E            | 259.63'  |
| 2    | N 43°13'36" E            | 16.50'   |
| 3    | N 40°51'04" E            | 275.57'  |
|      | R = 3324.05' L = 275.65' |          |
| 4    | N 43°51'54" E            | 132.11'  |
| 5    | N 40°19'15" E            | 103.53'  |
| 6    | N 36°48'10" E            | 22.52'   |
| 7    | N 33°53'26" E            | 20.46'   |
| 8    | N 28°48'53" E            | 39.20'   |
| 9    | S 45°03'29" E            | 289.69'  |
| 10   | N 41°13'24" E            | 141.61'  |
| 11   | S 50°50'29" E            | 787.37'  |
| 12   | S 28°49'31" E            | 1137.76' |
| 13   | S 50°31'34" E            | 3928.46' |
| 14   | S 81°42'09" W            | 604.02'  |
| 15   | S 33°50'57" W            | 416.30'  |
| 16   | S 81°42'09" W            | 111.02'  |
| 17   | S 08°17'51" E            | 200.00'  |
| 18   | S 81°42'09" W            | 144.91'  |
| 19   | S 81°55'35" W            | 681.73'  |
| 20   | S 76°10'20" W            | 353.47'  |
|      | R = 1762.78' L = 354.06' |          |
| 21   | N 67°14'05" E            | 99.65'   |
| 22   | N 68°25'45" E            | 208.06'  |
| 23   | N 69°58'40" E            | 134.11'  |
| 24   | S 89°17'45" E            | 55.20'   |
| 25   | S 82°04'10" E            | 27.13'   |
| 26   | N 17°32'10" E            | 195.82'  |
| 27   | N 23°59'20" W            | 308.94'  |
| 28   | S 72°30'20" W            | 670.96'  |
| 29   | S 15°33'10" E            | 477.04'  |
| 30   | S 64°22'50" W            | 231.25'  |
|      | R = 1762.78' L = 231.42' |          |
| 31   | N 15°48'45" W            | 509.80'  |
| 32   | S 64°10'46" W            | 933.95'  |
| 33   | N 53°39'08" W            | 30.26'   |
| 34   | N 21°23'34" W            | 4637.95' |

\*\*\* AREA = 241.509 AC.± \*\*\*

EXISTING PERIMETER BOUNDARY COURSES AND DISTANCES FOR COLE VENTURES, INC.

| LINE | BEARING                  | DISTANCE |
|------|--------------------------|----------|
| 35   | S 57°51'13" W            | 102.67'  |
|      | R = 1581.88' L = 102.69' |          |
| 36   | S 55°59'42" W            | 164.22'  |
| 37   | S 69°39'45" W            | 279.69'  |
|      | R = 591.85' L = 282.36'  |          |
| 38   | S 83°19'48" W            | 49.90'   |
| 39   | N 53°09'35" W            | 555.71'  |
| 40   | N 64°10'46" E            | 933.95'  |
| 41   | S 15°48'45" E            | 509.80'  |

\*\*\* AREA = 9.064 AC.± \*\*\*





# COMPREHENSIVE REZONING REQUEST FORM

CRR31

Date: 6-11-21

Property Owner: RB BAKER & Sons Inc

Mailing Address: PO Box 2 QUEENSTOWN MD 21658

Premise Address: 311 CHERRY LANE QUEENSTOWN MD

Election District: 5 Tax ID Number: 05-000580

Tax Map: 51 Parcel: 7 Lot: N/A Acreage: 115 Ac<sup>±</sup>

Email Address: MJABAKER0@GMAIL.COM Phone Number: 410-827-8831

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither  
UNSURE

Comments:

APPLICANT REQUEST REZONING OF THE  
ENTIRE PROPERTY FROM A6 TO LHS

Attachments (please list them here):

SEE ATTACHED MARKED UP PLAN &  
TAX MAP



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

RECEIVED

JUN 11 2021

QUEEN ANNE'S COUNTY  
PLANNING & ZONING







# COMPREHENSIVE REZONING REQUEST FORM

CRR32

Date: 6-11-21

Property Owner: RB BAKER & SONS INC

Mailing Address: PO Box 2 QUEENSTOWN MD 21658

Premise Address: 323 CHERRY LANE QUEENSTOWN MD

Election District: 5 Tax ID Number: 05-011329

Tax Map: 51 Parcel: 28 Lot: N/A Acreage: 10.084 AC

Email Address: MJABAKER0@gmail.com Phone Number: 410-827-8831

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither  
UNKNOWN

Comments:

APPLICANT REQUEST REZONING OF THE  
ENTIRE PROPERTY FROM AG TO SC

Attachments (please list them here):

SEE ATTACHED MARKED UP TAX MAP



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

RECEIVED

JUN 11 2021

QUEEN ANNE'S COUNTY  
PLANNING & ZONING

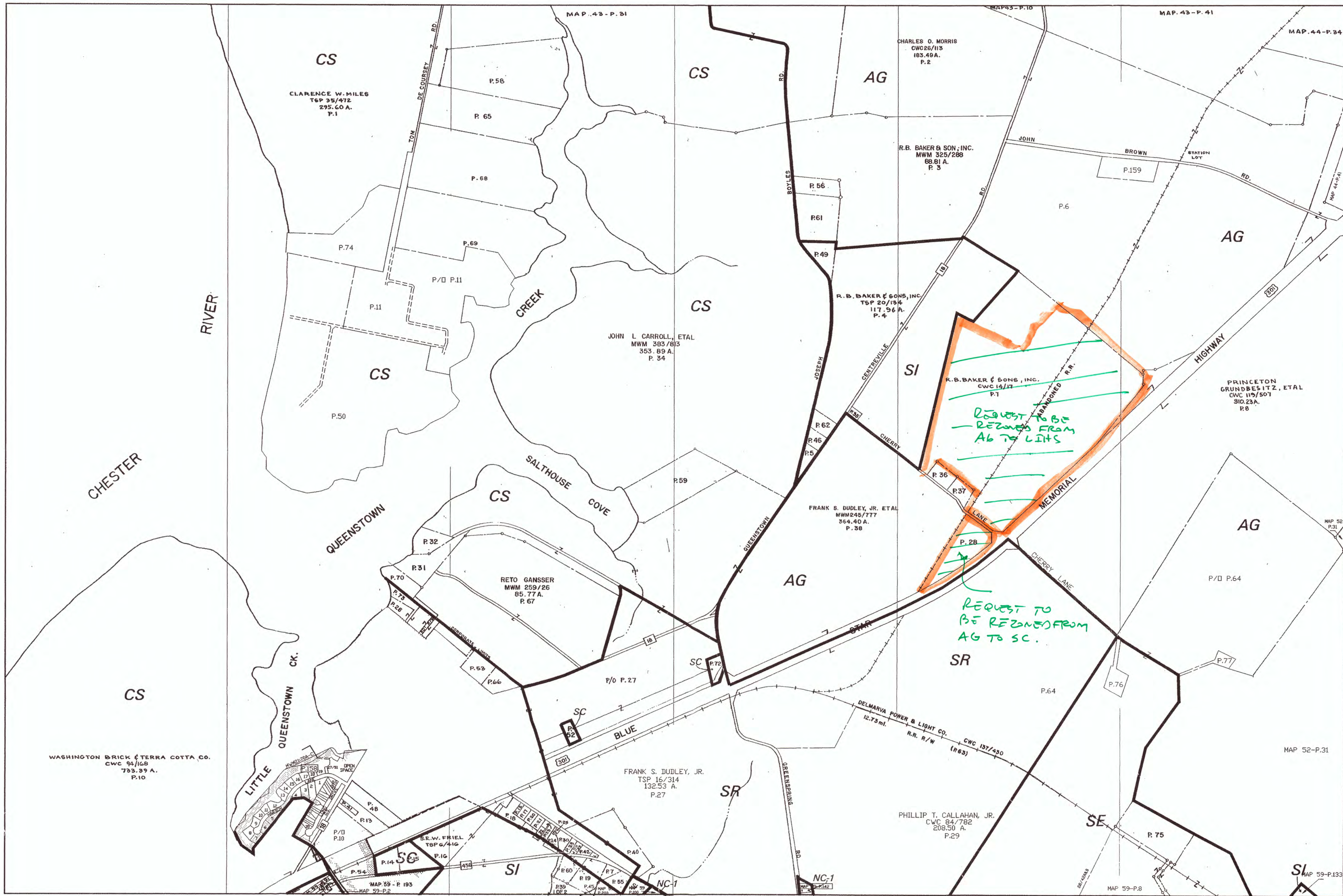


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CRR32-2

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MEANS SUCH AS: DIGITIZING, SCANNING AND IMAGE PROCESSING,  
OR BY ANY SYSTEM KNOWN OR TO BE INVENTED WITHOUT PERMISSION  
IN WRITING FROM THE PROPERTY MAP DIVISION.

THE COMMISSIONERS OF QUEEN ANNE'S COUNTY

Attest: *Mary H. Houch*  
DATE: 1-13-04

*John L. Carroll*  
*Robert E. Gannon*  
*James M. Gannon*

|   |                      |
|---|----------------------|
| DEPT. OF ASSESSMENTS AND TAXATION<br>PROPERTY MAP DIVISION  |                      |
| THE INFORMATION SHOWN HEREON HAS<br>BEEN COMPILED FROM THE BEST<br>AVAILABLE SOURCES AND IS NOT<br>GUARANTEED TO BE ACCURATE.<br>NOTES: ENGINEERS AND SURVEYORS<br>SHOULD BE ADVISED TO NOTIFY<br>THE PROPERTY MAP DIVISION<br>OF ANY CHANGES TO THE<br>PROPERTY MAP.   |                      |
| PROPERTY LINES  | SUBDIVISION BOUNDARY |
| CONTINUING OWNERSHIP  | PARCEL NUMBER        |
| SCALE 1" = 800' (8" = 1/2" = 1/4" = 1/8" = 1/16" = 1/32" = 1/64" = 1/128" = 1/256" = 1/512" = 1/1024" = 1/2048" = 1/4096" = 1/8192" = 1/16384" = 1/32768" = 1/65536" = 1/131072" = 1/262144" = 1/524288" = 1/1048576" = 1/2097152" = 1/4194304" = 1/8388608" = 1/16777216" = 1/33554432" = 1/67108864" = 1/134217728" = 1/268435456" = 1/536870912" = 1/1073741824" = 1/2147483648" = 1/4294967296" = 1/8589934592" = 1/17179869184" = 1/34359738368" = 1/68719476736" = 1/137438953472" = 1/274877906944" = 1/549755813888" = 1/1099511627776" = 1/2199023255552" = 1/4398046511104" = 1/8796093022208" = 1/17592186044416" = 1/35184372088832" = 1/70368744177664" = 1/140737488355328" = 1/281474976710656" = 1/562949953421312" = 1/1125899906842624" = 1/2251799813685248" = 1/4503599627370496" = 1/9007199254740992" = 1/18014398509481984" = 1/36028797018963968" = 1/72057594037927936" = 1/144115188075855872" = 1/288230376151711744" = 1/576460752303423488" = 1/1152921504606846976" = 1/2305843009213693952" = 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## COMPREHENSIVE REZONING REQUEST FORM

Date: June 11, 2021Property Owner: Ronald A. Kopec Sr.Mailing Address: 2510 Ruthsburg Rd., Centreville, MD 21617Premise Address: N/AElection District: \_\_\_\_\_ Tax ID Number: 1805025710Tax Map: 058E Parcel: 0643 Lot: N/A Acreage: 12.34Email Address: APKPaint@aol.com Phone Number: 410.935.8439Property is located within: ☐ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

This rezoning request for parcel with TaxID 1805025710 is submitted in conjunction with the rezoning request for parcel with TaxID 1805046416. Both parcels are adjacent to each other and are currently zoned Grasonville Planned Residential Neighborhood (GPRN). The parcels are only approved for the development of 8 lots over the total 15.96 acres (12.34+3.618) per the 2011 Comprehensive Water and Sewerage Plan and Amendment No. 11-16 for the Kopec Property. The GPRN zoning allows for potential intense development including apartment buildings, but along with that potential intense development requires common or public open spaces and a comprehensive array of supporting information and studies. Given that the potential development of these properties will result in only 8 lots, it makes sense to re-zone to a Neighborhood Conservation District (NC-15) to allow for a Large-Lot subdivision, but reduce the required supporting information and studies to a more appropriate level for the proposed development.

Attachments (please list them here):

Kopec Map A - Highlighted Parcel Boundaries TaxID 1805025710

Kopec Map B - Highlighted Parcel Boundaries TaxID 1805046416



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)



Submit completed forms to: \_\_\_\_\_ For questions or form help, contact:





## COMPREHENSIVE REZONING REQUEST FORM

Date: June 11, 2021Property Owner: Ronald A. Kopec Sr.Mailing Address: 2510 Ruthsburg Rd., Centreville, MD 21617Premise Address: N/AElection District: \_\_\_\_\_ Tax ID Number: 1805046416Tax Map: 058E Parcel: 0814 Lot: N/A Acreage: 3.618Email Address: APKPaint@aol.com Phone Number: 410.935.8439Property is located within: ☐ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

This rezoning request for parcel with TaxID 1805046416 is submitted in conjunction with the rezoning request for parcel with TaxID 1805025710. Both parcels are adjacent to each other and are currently zoned Grasonville Planned Residential Neighborhood (GPRN). The parcels are only approved for the development of 8 lots over the total 15.96 acres (12.34+3.618) per the 2011 Comprehensive Water and Sewerage Plan and Amendment No. 11-16 for the Kopec Property. The GPRN zoning allows for potential intense development including apartment buildings, but along with that potential intense development requires common or public open spaces and a comprehensive array of supporting information and studies. Given that the potential development of these properties will result in only 8 lots, it makes sense to re-zone to a Neighborhood Conservation District (NC-15) to allow for a Large-Lot subdivision, but reduce the required supporting information and studies to a more appropriate level for the proposed development.

Attachments (please list them here):

Kopec Map A - Highlighted Parcel Boundaries TaxID 1805025710

Kopec Map B - Highlighted Parcel Boundaries TaxID 1805046416

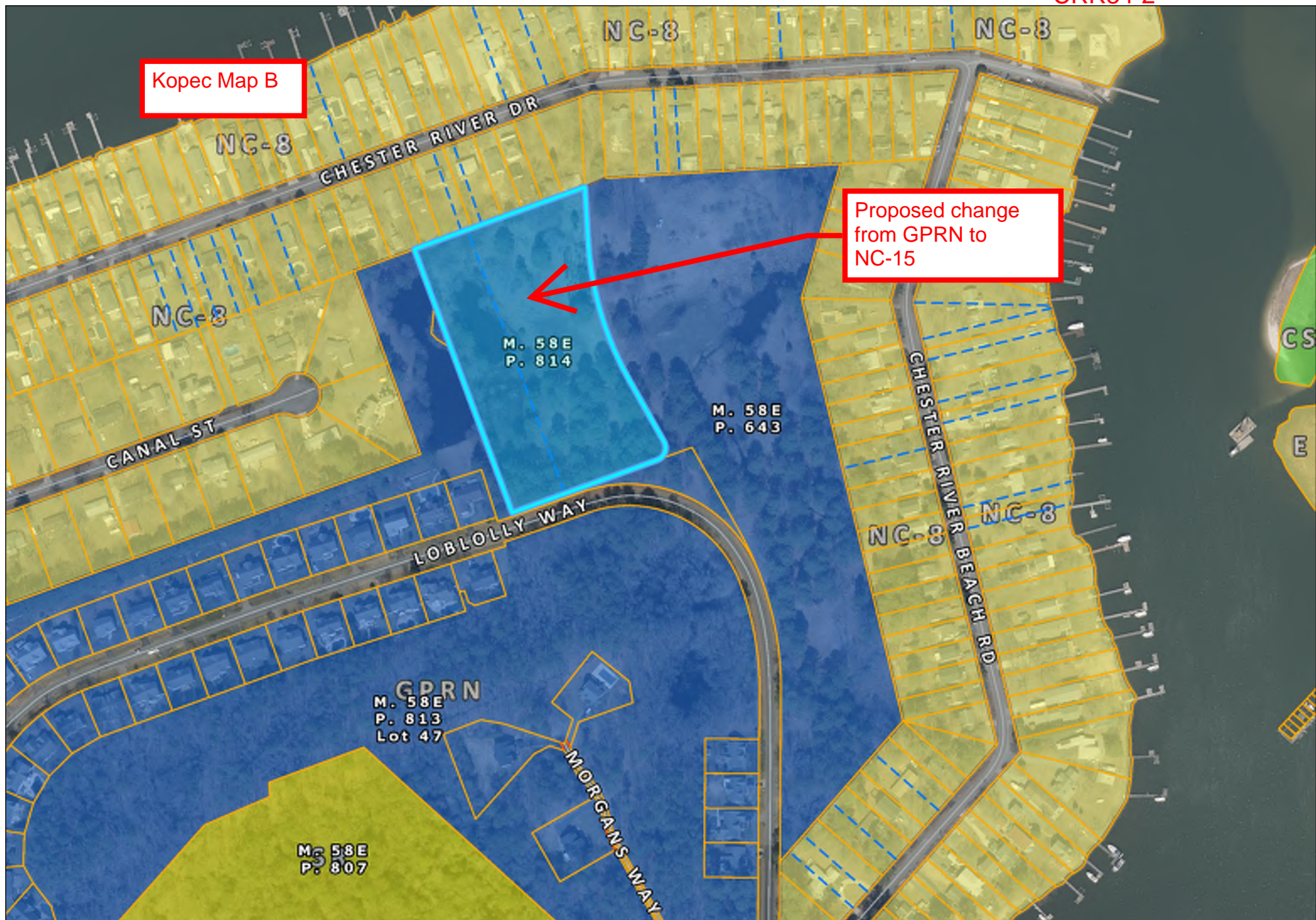


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Submit completed forms to: \_\_\_\_\_ For questions or form help, contact:

Kopec Map B





# COMPREHENSIVE REZONING REQUEST FORM

CRR35

Date: June 10, 2021

Property Owner: H.D.. Myles Farms, LLC.

Mailing Address: 530 Carter Rd Church Hill, MD 21623

Premise Address: 826 Roberts Station Rd Church Hill, MD 21623

Election District: 1 Tax ID Number: 009609

Tax Map: 0023 Parcel: 0026 Lot: \_\_\_\_\_ Acreage: 183.63

Email Address: mike@hdmyles.com Phone Number: 443-480-1786

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☐ Neither

Comments:

Please consider this formal request for two zoning changes on one parcel at the intersetion of Rt 301 @  
Rt 19. The entire parcel is currently zoned as "AG" . We are requesting Parcel "B" which contains  
5.4 acres +/- be re-zonned to "SC" Suburban Commercial. We are also requesting Parcel "A"  
which containes 34.86 acres +/- be rezoned to "LIHS" Light Industrial Highway Service.  
Both of these requests would follow recomendations contained in the "North County Economic  
Development Study" Commissioned by the QA County Commisioners in 2018.

Attachments (please list them here):

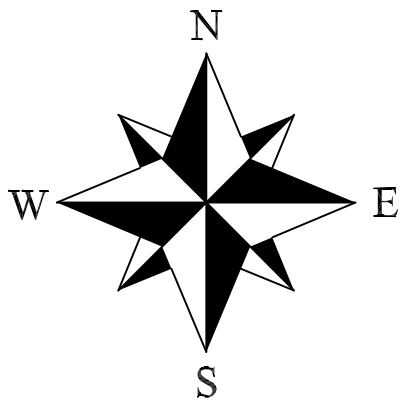
A - Map/Site Plan for proposed zonning changes



**NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU COMPLETE THIS FORM**

110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)





VICINITY MAP  
NTS

ASH MATERIALS, LLC  
PARCEL 131  
DEED REF 1889/442  
ZONE - AG

US ROUTE 301 - BLUE STAR MEMORIAL HIGHWAY

MD ROUTE 19 - ROBERTS STATION ROAD

PARCEL B  
5.40 AC +/-

PARCEL A  
34.86 AC +/-

REMAINING AREA  
143.37 AC +/-

PIPPIN LLC  
PARCEL 30  
DEED REF 3435/237  
ZONE - AG

PARCEL A

| LINE | BEARING       | DISTANCE  |
|------|---------------|-----------|
| L1   | N 35°33'42" E | 241' +/-  |
| L2   | N 35°52'28" E | 492' +/-  |
| L3   | N 49°09'09" E | 397' +/-  |
| L4   | N 45°23'03" E | 308' +/-  |
| L5   | N 68°47'31" E | 325' +/-  |
| L6   | S 76°48'32" E | 300' +/-  |
| L7   | S 16°03'13" W | 15' +/-   |
| L8   | S 73°56'47" E | 423' +/-  |
| L9   | S 00°10'10" E | 389' +/-  |
| L10  | S 89°02'52" W | 625' +/-  |
| L11  | S 82°45'24" W | 532' +/-  |
| L12  | S 02°00'44" W | 249' +/-  |
| L13  | S 15°08'25" W | 234' +/-  |
| L14  | S 48°29'41" E | 154' +/-  |
| L15  | S 06°07'15" E | 226' +/-  |
| L16  | N 74°27'03" W | 1208' +/- |
| L17  | N 65°45'56" W | 247' +/-  |
| L18  | S 04°08'35" E | 1135' +/- |
| L19  | N 23°24'08" E | 309' +/-  |
| L20  | N 19°29'52" E | 423' +/-  |
| L21  | N 04°45'05" E | 281' +/-  |

PARCEL B

| LINE | BEARING       | DISTANCE  |
|------|---------------|-----------|
| L17  | N 65°45'56" W | 247' +/-  |
| L18  | S 04°08'35" E | 1135' +/- |
| L19  | N 23°24'08" E | 309' +/-  |
| L20  | N 19°29'52" E | 423' +/-  |
| L21  | N 04°45'05" E | 281' +/-  |

RICHARD A. SMITH  
PARCEL 134  
DEED REF 2527/153  
ZONE - AG

RICHARD A. SMITH  
PARCEL 17  
DEED REF 2527/153  
ZONE - AG

BREEDING ENTERPRISES, LLC  
PARCEL 18  
DEED REF 1958/426  
ZONE - AG

CONCEPTUAL PLAN FOR  
H D MYLES FARMS, LLC



LICENSE EXPIRATION  
05/02/23



SITE DATA:

OWNER:  
H D MYLES FARMS, LLC  
530 CARTER ROAD  
CHURCH HILL, MD 21623

PROPERTY ADDRESS:  
826 ROBERTS STATION ROAD  
CHURCH HILL, MD 21623

TAX MAP 23, GRID 23, PARCEL 26

DEED REFERENCE 2455-10

TOTAL AREA 183.63 AC +/-

ZONE - AG - AGRICULTURAL



# COMPREHENSIVE REZONING REQUEST FORM

CRR36

Date: 6/11/2021

Property Owner: Ohryn Valecourt. 812 Island Creek Road, LLC

Mailing Address: 820 Birck Schoolhouse Rd. Centreville, MD. 21617

Premise Address: 812 Island Creek Rd. Chuch Hill, MD. 21623

Election District: 02 Tax ID Number: 014440

Tax Map: 0022 Parcel: 0021 Lot: \_\_\_\_\_ Acreage: 6.745

Email Address: ohrynvalecourt@gmail.com Phone Number: 703-203-7120

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☐ Neither

Comments:

We request that this property be zone AG use. The site will be used as a teaching farm growing vegetables in a Healthy Soils environment. We will be creating soil essays on every type of crop grown along with sharing the growing data with University of Maryland AG school and extension offices. We are also working with Maryland DNR. To restore depleted farm lands back to healthy soil standards and will be sharing the data used on this site with staff in their office.

The primary goal of this farm is to establish base line healthy soil practices using soil biology as the determining factor. By establishing proper microbiology in the soil, nutrient cycling can be adjusted to grow profitable crops without the use of synthetic chemicals. We plan to allow students and teachers to participate in the science data gathering and hold workshops for farmers who want to improve their soils nutrient cycling capabilities.

This site has a farming history dating back the 1920's and was most recently used to raise pigs. The farming was abandoned over 30 years ago providing this site the ideal starting point for establishing this research project. Proving that small farming can yield sustainable results using biology alone to produce healthy bio nutrient rich foods.

Attachments (please list them here):

SDAT: Real Property Search



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.

110 Vincit St., Suite 104

Centreville, MD 21617

Phone: (410) 758-1255

Email: [sijones@qac.org](mailto:sijones@qac.org)



# COMPREHENSIVE REZONING REQUEST FORM

CRR37

Date: June 11, 2021

Property Owner: James B Clements Trust/Marjorie M Clements Trust

Mailing Address: c/o James W. Clements, 8 College Avenue, Swarthmore, PA 19081

Premise Address: 2430 Sudlersville Road, Sudlersville, MD 21668

Election District: \_\_\_\_\_ Tax ID Number: Parcel# 902003953 and 02003961

Tax Map: Libor/Folio 1749/591 Map 18 Parcel: 0028 and 0094 Lot: Grid 0001 Acreage: 186 & 2.68 acres

Email Address: jw@clementscap.com

Phone Number: 267-255-1325 (cell)

Property is located within: ☒ **Proposed Growth Area (Opportunity Zone)** ☐ Critical Area ☐ Neither

Comments:

The 2 parcels (189 acres) are located in the Southeast portion of the Route 300/Highway 301 intersection. The properties are now located in the Opportunity Zone for Queen Anne's County as determined by county and state officials in selecting certain census tracts for OZ designation as created under the 2017 Tax Cuts and Jobs Act. The properties are now located in the designated OZ census tract for Queen Anne's County (24035810300).

The properties are owned by the Clements family (through two trusts). We would like to request as part of the Comprehensive Rezoning process to rezone the properties from Agricultural (AG) to Urban Commercial (UC).

We believe the UC District is most appropriate based on the overall plan and density for the site which will include: (1) grocer-anchored shopping center (2) Convenience & Gas station (Wawa/Royal Farms) (3) limited service hotel (Marriot/Hilton flag) (4) standalone QSR/Restaurant outparcels (5) pharmacy (6) Commercial apartments (7) Commercial/Medical Office and (8) Light Industrial (industrial park).

The Commercial District would be located along Sudlersville Road and the Industrial Park would be located against Highway 301. Due to the federal tax advantages of the Opportunity Zone designation, investors in both the real estate and also the tenant businesses that locate within the site would benefit from very favorable federal tax treatment in investing in the project and businesses that locate within the OZ. OZ funds are available to support the proposed development.

We think UC is the most appropriate for the site due to (1) Highway 301 location at a major intersection (Rt 300) and (2) the OZ designation and the ability to raise substantial capital for the larger greenfield project envisioned. Also, the central location of the site within North County (proximity to Sudlersville, Church Hill, Kingstown, and Barclay) provides these communities with services many residents are traveling to Middletown and Dover for. The office and industrial components also would seek to attract businesses interested in locating within an OZ zone and provide local jobs and economic opportunity for business owners.

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Attachments (please list them here):

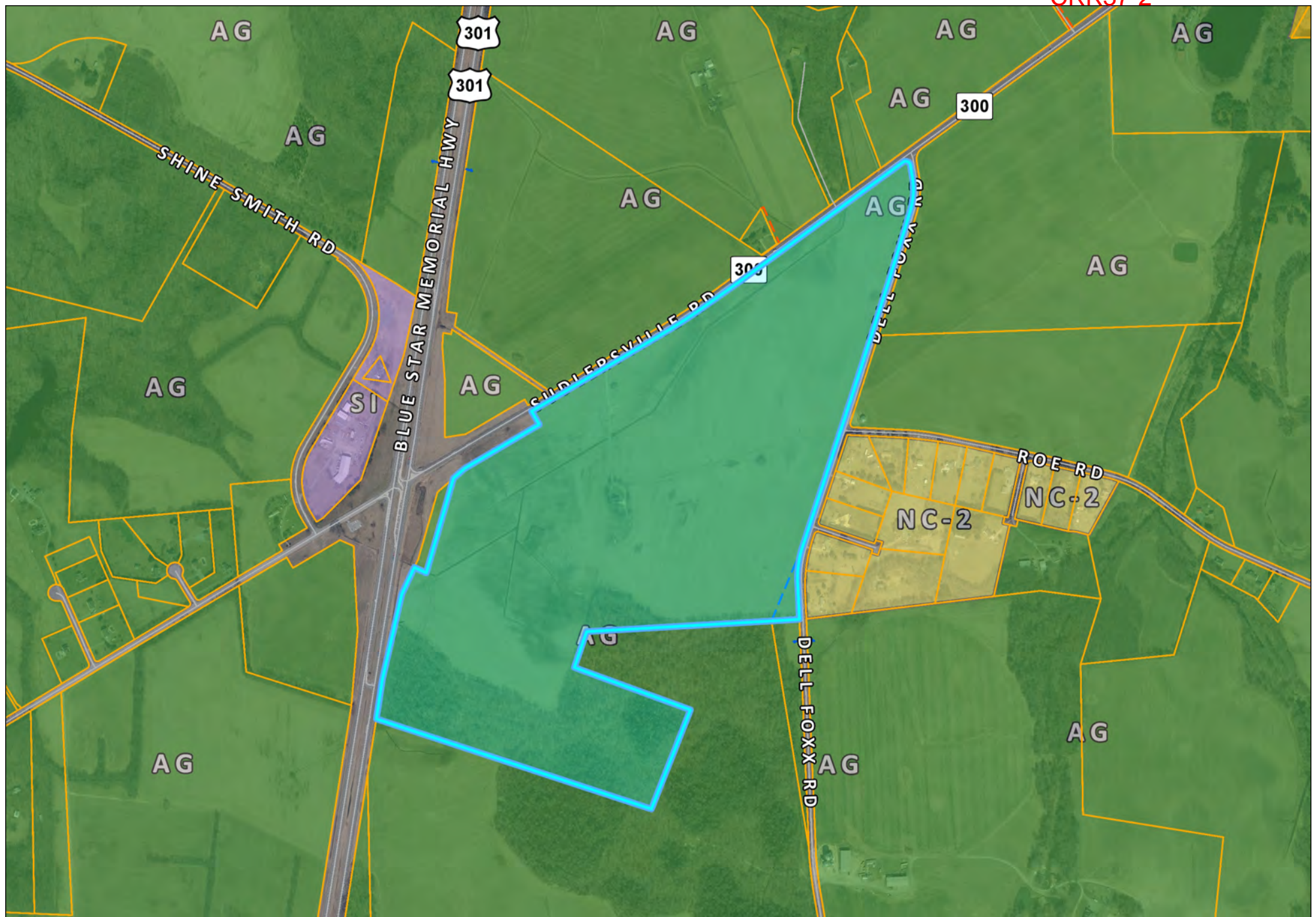
IRS Fact Sheet on Opportunity Zones (August 2020)



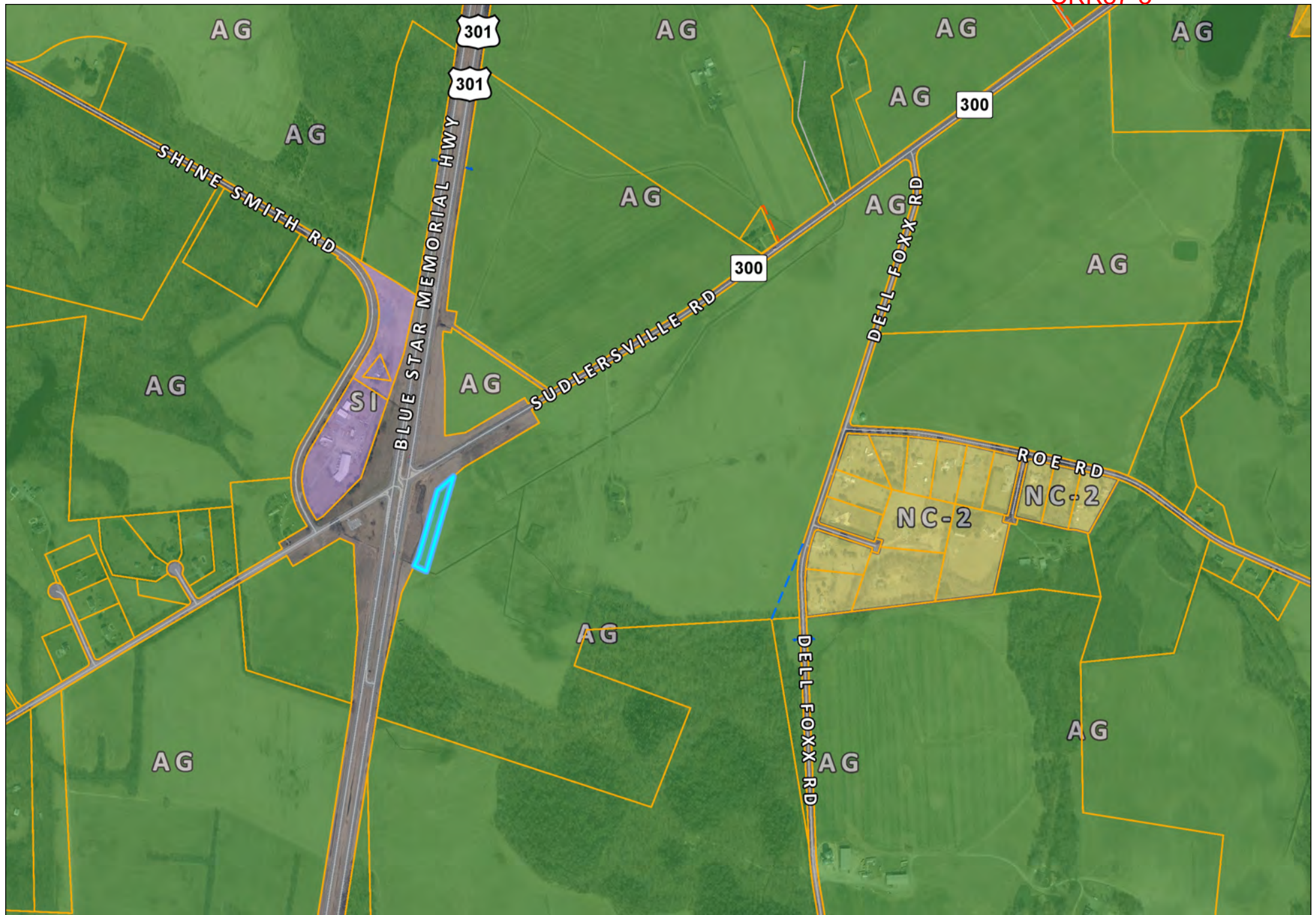
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Phone: (410) 758-1255  
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FS-2020-13, August 2020

## Facts about opportunity zones

The Tax Cuts and Jobs Act included changes for businesses and individuals. One of these is the creation of the Opportunity Zones tax incentive, an economic development tool that allows people to invest in distressed areas. This incentive's purpose is to spur economic development and job creation in distressed communities by providing tax benefits to investors. Low income communities and certain contiguous communities qualify as Opportunity Zones if a state, the District of Columbia or a U.S. territory nominated them for that designation and the U.S. Treasury certified that nomination. Following the nomination process, 8,764 communities in all 50 states, the District of Columbia and five U.S. territories were certified as Qualified Opportunity Zones (QOZs). Congress later designated each low-income community in Puerto Rico as a QOZ effective Dec. 22, 2017. The list of each QOZ can be found in IRS Notices [2018-48 \(PDF\)](#) and [2019-42 \(PDF\)](#). Further, a visual map of the census tracts designated as QOZs may be found at [Opportunity Zones Resources](#).

## Benefits of investing in opportunity zones

Opportunity Zones offer tax benefits to business or individual investors who can elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). Investors can defer tax on the invested gain amounts until the date they sell or exchange the QOF investment, or Dec. 31, 2026, whichever is earlier.

The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.

- If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases by 10% of the deferred gain.
- If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain.
- If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.

## Deferral of Eligible Gain

- Gains that may be deferred are called "eligible gains." They include both capital gains and qualified 1231 gains, but only gains that would be recognized for federal income tax purposes before Jan. 1, 2027, and that aren't from a transaction with a related person. To obtain this deferral, the amount of the eligible gain must be timely invested in a QOF in exchange for an equity interest in the QOF (qualifying investment). Once this is done, taxpayers can claim the



deferral on their federal income tax return for the taxable year in which the gain would have been recognized if they had not deferred it.

Taxpayers may make an election to defer the gain, in whole or in part. For additional information, see How To Report an Election To Defer Tax on Eligible Gain Invested in a QOF in the [Form 8949 instructions](#).

## Qualified opportunity funds

A QOF is an investment vehicle that files either a partnership or corporate federal income tax return and is organized for the purpose of investing in QOZ property. To become a QOF, an eligible corporation or partnership self-certifies by annually filing Form 8996 with its federal income tax return. See [Form 8996 instructions](#). The return with the Form 8996 must be filed timely, taking extensions into account. An LLC that chooses to be treated either as a partnership or corporation for federal income tax purposes can organize as a QOF.

## Qualified opportunity zone property

QOZ property is a QOF's qualifying ownership interest in a corporation or partnership that operates a QOZ business in a QOZ or certain tangible property of the QOF that is used in a business in the QOZ. To be a qualifying ownership interest in a corporation or partnership, (1) the interest must be acquired after Dec. 31, 2017, solely in exchange for cash; (2) the corporation or partnership must be a QOZ business; and (3) for 90% of the holding period of that interest, the corporation or partnership was a QOZ business. See [Form 8996 instructions](#).

## Qualified opportunity zone business property

QOZ business property is tangible property that a QOF acquired by purchase after 2017 and uses in a trade or business and:

- The original use of the property in the QOZ commenced with the QOF or QOZ business OR  
the property was substantially improved by the QOF or QOZ business; and
- During 90% of the time the QOF or QOZ business held the property, substantially all (generally at least 70 percent) of the use of the property was in a QOZ.

Leased property may also qualify as QOZ business property. To qualify, the lease must be a market rate lease entered into after December 31, 2017.

## Qualified opportunity zone business

Each taxable year, a QOZ business must earn at least 50% of its gross income from business activities within a QOZ. The regulations provide three safe harbors that a business may use to meet this test. These safe harbors take into account any of the following:

- Whether at least half of the aggregate hours of services received by the business were performed in a QOZ;
- Whether at least half of the aggregate amounts that the business paid for services were for services performed in a QOZ; or
- Whether necessary tangible property and necessary business functions to earn the income were located in a QOZ.

## Resources

- [Opportunity Zone FAQs](#)
- [Opportunity Zones](#)
- [TD 9889, OZ Final Regulation](#)
- [Proposed Regulation 115420-18](#)
- [Proposed Regulation 120186-18](#)
- [Revenue Procedure 2018-16 \(PDF\)](#)
- [Revenue Ruling 2018-29 \(PDF\)](#)
- [Form 8949, Sale and Other Dispositions of Capital Assets](#)
- [Form 8996, Qualified Opportunity Fund](#)
- [Form 8997, Initial and Annual Statement of Qualified Opportunity Fund \(QOF\) Investments](#)
- [Publication 544, Sales and Dispositions of Assets](#)



Michael R. Foster\*  
Morgan E. Foster\*\*

\*Admitted in MD  
\*\*Admitted in MD, DC, GA

November 15, 2019

*Sent Via Email to: [mwisnosky@gac.org](mailto:mwisnosky@gac.org)*

Michael Wisnosky  
110 Vincit Street #104  
Centreville, MD 21617

Re: AYS Marine Enterprises, LLC  
307 State Street, Stevensville, MD 21666  
Map 56, Parcel 77

Dear Mike:

I represent AYS Marine Enterprises, LLC regarding their above-captioned property, which is located in the Village of Stevensville.

My services were retained in 2017 to seek a rezoning of the property from KISC to SI, being the same zoning as the adjoining properties located along the State Street corridor. We received a favorable review by the Department of Planning and Zoning and a recommendation for rezoning by the Queen Anne's County Planning Commission.

In my 40+ years of practice, this represented the best factual case for a rezoning so as to eliminate the spot zoning of this 14,000 square foot parcel. Ironically the parcel consists of two side by side tracts, the smaller of which is zoned SI, even though both parcels have a single parcel number from SDAT. Much to my absolute surprise and consternation, for reasons obviously not grounded in either law or common sense zoning the County Commissioners denied by client's application. The injustice of this action is further evidenced by what would have appeared to have been a fraudulent alteration of the Queen Anne's County Zoning Maps in 1989.

In 1987 the County completed a comprehensive rezoning process and my clients parcels together with all surrounding parcels on both the East and West side of State Street were zoned Suburban Industrial (SI). In 1989 the then owners of the property filed a request for rezoning from the SI to Urban Commercial (UC). At the March 1989 meeting of the Planning Commission, the Planning Commission indicated that they were not inclined to grant the request, however recommended "that the parcels and surrounding areas be reevaluated and that the matter be tabled until the applicant

resubmits a revised rezoning application to include parcels 200 and 185 at the corner of State Street and Lowery Road, Stevensville". It is obvious the Planning Commission considered the rezoning application for a single parcel to constitute spot zoning and suggested that the applicant contact its neighbors and have multiple property owners at the intersection of Lowery Road and State Street request a rezoning. I have examined the Planning and Zoning records from that date for the next 2 years and the minutes of the Planning Commission do not reveal any rehearing or subsequent application.

I have also requested the office of the County Commissioners to review their records after March of 1989 for the next 24 months and likewise they find no reference or records of any zoning application on the subject property or any vote or hearing on any zoning application.

I contacted one of the County Commissioners at that point in time and he does not recall any zoning hearing or the granting of any rezoning for the subject property.

The records of the Department of Planning and Zoning do indicate a zoning map from November 1989 for the subject property which has what appears to be a penciled notation of the subject property that it is Suburban Commercial.

The records of the Planning Commission of Queen Anne's County, the County Commissioners of Queen Anne's County as well as the recollection of a then sitting County Commissioner would indicate that there was an absence of any official action which could have resulted in this property being rezoned from SI to SC.

It is for all the above reasons as well as simply good planning practice that the owners respectfully request that the subject property be rezoned from KISC to SI in the course of your comprehensive update.

Please feel free to call me should you have any further questions.

Very Truly Yours,



Michael R. Foster



**Amy Moredock**

---

**From:** Amy Moredock  
**Sent:** Tuesday, November 19, 2019 4:40 PM  
**To:** 'lindsay@FosterLawmd.com'  
**Cc:** Michael Wisnosky  
**Subject:** RE: AYS Marine Enterprises, LLC  
**Attachments:** 2019 COMPREHENSIVE REZONING REQUEST FORM.docx

Hello Lindsay,

Mike has forwarded the rezoning request that have submitted. The County has recently begun on the Comprehensive Plan Update process, having obtained the services of Smith Planning and Design. We are just now establishing a schedule, preparing a specific website, and gathering information prior to our public engagement process. Here is our official rezoning consideration process:

The County will begin the Comprehensive Plan update in January 2020, following the selection of a consultant in the Fall of 2019. In the Fall of 2020, the County will be issuing a Draft 2020 Comprehensive Plan for a 60-day public consider rezoning applications. These Comprehensive Rezoning Requests may be submitted up to the end of this 60-day time frame, after which such rezoning applications will no longer be accepted.

All applications submitted will be presented to the Planning Commission for their review in the context of the goals and objectives of the Comprehensive Plan. Following the 60-day review period, the Planning Commission will hold a public hearing on the draft Comprehensive Plan. If you have no intention of seeking a rezoning in the next 10 years, then no action is necessary.

Your submittal is appreciated and a bit ahead of the curve. I will file your letter with our growing list of requests. Could you please complete the attached form and submit it for the file, as well.

Best regards,

Amy

***Amy G. Moredock, CFM***

*Principal Planner*

Queen Anne's County Planning and Zoning

110 Vincit St., Suite 104 | Centreville, MD 21617

Phone: 410.758.1255 | Fax: 410.758.2905

[www.qac.org](http://www.qac.org)

---

**From:** Michael Wisnosky  
**Sent:** Tuesday, November 19, 2019 12:21 PM  
**To:** Amy Moredock <AMoredock@qac.org>  
**Subject:** FW: AYS Marine Enterprises, LLC

Amy:

Please add to the list of rezoning requests.

Thanks,

---

**From:** Lindsay Whittington [<mailto:lindsay@FosterLawmd.com>]  
**Sent:** Tuesday, November 19, 2019 10:03 AM  
**To:** Michael Wisnosky  
**Subject:** [EXTERNAL] AYS Marine Enterprises, LLC

**\*\*\*Attention:\*\*\*** This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

-----  
Good Morning,

Please see the attached correspondence from Michael Foster.

Thank You,

Lindsay Marsh  
**FOSTER LAW, LLC**  
102 East Main Street, Suite 101  
Stevensville, Maryland 21666  
T [410.643.4004](tel:410.643.4004) | F [410.643.6620](tel:410.643.6620)  
[lindsay@fosterlawmd.com](mailto:lindsay@fosterlawmd.com)



# COMPREHENSIVE REZONING REQUEST FORM

CRR39

Date: 4/22/2021

Property Owner: Dean & Sandra Rhodes

Mailing Address: 3802 Main Street

Premise Address: 3802 Main Street

Election District: 5 Tax ID Number: 18.05.008425

Tax Map: 058-D Parcel: 95 Grid: 24 Lot:            Acreage: 25,700

Email Address: alliegager@hotmail.com Phone Number: 443.496.1152

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments: See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

[Signature]  
PROPERTY OWNER

4/22/2021  
DATE

Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC) standard to Grasonville Village Center (GVC) standard**. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

3802 Main St., Grasonville, MD 21638

Property Address

Dean + Sandra Rhodes Sandra Rhodes 5/31/21

Owner's Name/Business Name

Authorized Signature

DATE

Same

Owner's Mailing Address

Phone Number 443.496.1152

Email Address alliegager@hotmail.com



# COMPREHENSIVE REZONING REQUEST FORM

CRR40

Date: 5-6-21

Property Owner: FRC Properties, LLC

Mailing Address: 116 NW Creek Dr., Stevensville, MD 21666

Premise Address: 3901 Main St., Grasonville, MD 21638

Election District: 05 Tax ID Number: 1805013038

Grid: 2019

Tax Map: 058E Parcel: 0563 Lot: \_\_\_\_\_ Acreage: 16,422 sq ft.

Email Address: fcwaline1@verizon.net Phone Number: 410.310.0846

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

Frank Waline 5/6/21  
Property Owner Date  
Signature

Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC)** standard to **Grasonville Village Center (GVC)** standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

3901 Main St., Grasonville, MD 21638

Property Address

FRC Properties, LLC

Owner's Name/Business Name

Frank R Cwalina AA

Authorized Signature

6/1/21

DATE

116 NW Creek Dr., Stevensville, MD 21664

Owner's Mailing Address

Phone Number 410.310.0844

Email Address FCWALINA@gmail.com



# COMPREHENSIVE REZONING REQUEST FORM

5/5/21

Date: 04/22/21

CRR41

Property Owner: LAWRENCE G. ROMJUE

Mailing Address: PO BOX 548 CHESTER, MD 21619

Premise Address: 3911 MAIN ST, GRASNVILLE, MD 21638

Election District: 05

Tax ID Number: 18.05.018072

Tax Map: 058E

Parcel: 121

Grid: A

Lot: \_\_\_\_\_

Acreage: 14,000 SF

Email Address: LROMJUE@HOTMAIL.COM

Phone Number: 443-249-3882  
410-490-6717

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

[Signature] 04/22/2021  
PROPERTY OWNER DATE  
SIGNATURE

Queen Anne's County - Planning & Zoning

CRR41-2

Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from Grasonville Neighborhood Commercial (GNC) standard to Grasonville Village Center (GVC) standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

3911 Main St., Grasonville, MD 21638

Property Address

Lawrence G. Romjue

Owner's Name/Business Name

Lawrence G. Romjue

Authorized Signature

May 31, 2021

DATE

PO Box 548, Chester, MD 21619

Owner's Mailing Address

Phone Number 410.490.6717

Email Address LROMJUE@hotmail.com



# COMPREHENSIVE REZONING REQUEST FORM

CRR42

Date: 5/25/2021

Property Owner: Franklin H. + Tammy Sewell Clark

Mailing Address: 3724 Main St., Grasonville, MD 21638

Premise Address: Same

Election District: 05 Tax ID Number: 18-125844

Tax Map: 058D Parcel: 0087 Grid: 0024 Lot: 2 Acreage: 10,015 SF

Email Address: fclarkhomes@gmail.com Phone Number: 410.924.1406

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See Attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

[Signature]  
PROPERTY OWNER  
SIGNATURE

5/25/21  
DATE

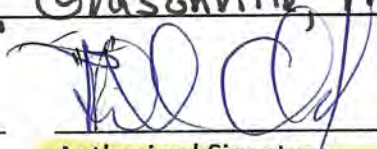
Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC)** standard to **Grasonville Village Center (GVC)** standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

3724 Main Street, Grasonville, MD 21638  
Property Address

Franklin + Tammy Clark  
Owner's Name/Business Name

  
Authorized Signature

5/25/21  
DATE

SAME  
Owner's Mailing Address

Phone Number 410.924.1406

Email Address fcclarkhomes@gmail.com



# COMPREHENSIVE REZONING REQUEST FORM

CRR43

Date: 5/31/2021

Property Owner: Gage T. Rhodes

Mailing Address: 3800 Main St., Grasonville, MD 21638

Premise Address: Same

Election District: 05 Tax ID Number: 18-015685

Tax Map: 058D Parcel: 0096 Grid: 0024 Lot:  Acreage: 9,500 SF

Email Address: rhodes.gage@gmail.com Phone Number: 410 443 4158

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See Attached

I also believe that it is logical to rezone the north side of Main Street GVC since many of the properties behind them are UC and more commercial than residential. I would also like to see more signage opportunities, lighting and sidewalks!

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM

110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@qac.org](mailto:sijones@qac.org)

Gage Rhodes

5/31/21

PROPERTY OWNER  
SIGNATURE

DATE

Queen Anne's County - Planning & Zoning  
Attachment to Comprehensive Rezoning Request Form

As an owner of property located on Main Street, Grasonville, MD from Chester River Beach Road West to Queenstown Bank, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from **Grasonville Neighborhood Commercial (GNC)** standard to **Grasonville Village Center (GVC)** standard. This rezoning would create consistent District Standards on Main Street from Gravel Run Road (east of Chester River Beach Road) to Queenstown Bank (west of Chester River Beach Road). The homes on the east side of Chester River Beach Road have enjoyed the privilege of maximizing the value of their properties and the opportunity to have more viable home business. We would like the same opportunity on the west side of Chester River Beach Road.

3800 Main St., Grasonville, MD 21638  
Property Address

Gage T. Rhodes  
Owner's Name/Business Name

Gage Rhodes 5/31/21  
Authorized Signature DATE

Same  
Owner's Mailing Address

Phone Number 410 443 4138

Email Address rhodes.gage@gmail.com



# COMPREHENSIVE REZONING REQUEST FORM

CRR44

Date: 7/1/2021

Property Owner: Joseph G. Johns, III

Mailing Address: 215 Parks Rd., Chester, MD 21619

Premise Address: 201 Old Love Point Rd., Stevensville, MD 21666

Election District: 4 Tax ID Number: 041224

Tax Map: 0048 Parcel: 0029 Lot: 4 Acreage: 12,500  
Sq.Ft

Email Address: crichard@trlawoffice.com Phone Number: 410-758-0877

Property is located within: ☐ Proposed Growth Area ☐ Critical Area ☒ Neither

Comments:

Property owner is requesting that the above referenced property  
be re-zoned such that the zoning classification will change from  
NC-8 to VC. Such is in conformity with the surrounding neighbors

Attachments (please list them here):

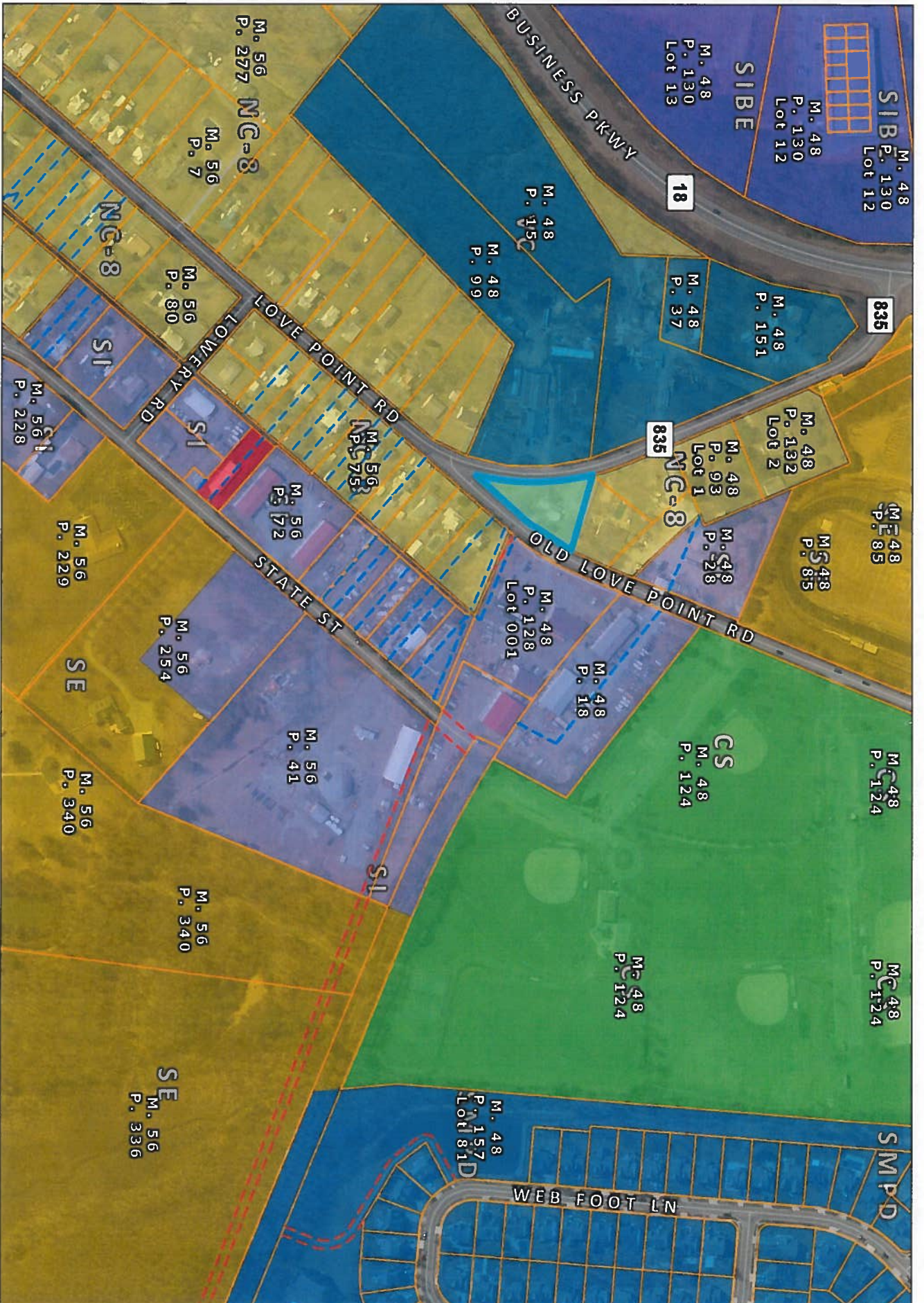
Deed, SDAT sheet, Aerial orth showing existing zoning.



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM.  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: amoredock@qac.org







1: 3,757



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.

**PREPARED WITHOUT TITLE EXAMINATION, BASED UPON  
INFORMATION PROVIDED BY THE PARTIES HERETO.**

**THIS DEED**, made this 14<sup>th</sup> day of June, 2017, by and between **JOSEPH G. JOHNS, III AND VIRGINIA A. JOHNS, his wife**, parties of the first part, hereinafter called "GRANTORS"; and **JOSEPH G. JOHNS, III**, party of the second part, hereinafter called "GRANTEE".

**WHEREAS**, this conveyance is made pursuant to a Voluntary Separation and Property Settlement Agreement between the parties dated May 13, 2017;

**WITNESSETH**, that for and in consideration of the sum of NONE (\$-0-), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, his personal representatives, heirs and assigns, in fee simple, the following described property, to wit:

ALL that tract of land situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County in the State of Maryland, and being shown and designated as Lot 4 as shown on a Plat entitled "Survey Plat for Robert Snyder (Plat of Richard Baxter)" dated March 1973, and recorded among the Land Records of Queen Anne's County, Maryland, in Liber 160, folio 746; reference to said plat being made for a more complete and accurate description thereof by metes and bounds, courses and distances.

Said property being known as 201 Old Love Point Road, Stevensville, and being Tax ID #04-041224.

**BEING** the same land which was granted unto Joseph G. Johns, III and Virginia A. Johns by deed from Betty W. Snyder dated March 9, 2016, and recorded among the Land Records of Queen Anne's County, Maryland, in Liber S.M. No. 2521, folio 1.

**TOGETHER** with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.



**TO HAVE AND TO HOLD** the land 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 said party of the second part, his personal representatives, heirs and assigns, in fee simple, forever.

**AND** the said Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed, that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of the same as may be requisite.

**AND** the Grantors herein certify that the consideration paid, or to be paid, for this conveyance is in the total sum of NONE.

**WITNESS** the hands and seals of said Grantors:

WITNESS:

Catherine M. Kerchner

Joseph G. Johns, III (SEAL)

Catherine M. Kerchner

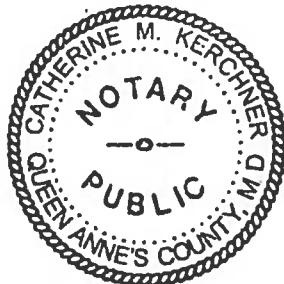
Virginia A. Johns (SEAL)

STATE OF MARYLAND )  
 )  
QUEEN ANNE'S COUNTY )

TO WIT:

I HEREBY CERTIFY, that on this 14<sup>th</sup> day of June, 2017, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared **Joseph G. Johns, III**, and acknowledged the foregoing Deed to be his act.

WITNESS my hand and Notarial Seal.



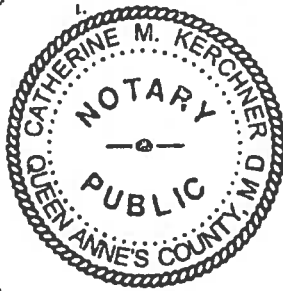
Catherine M. Kerchner  
Notary Public  
My Commission Expires: 2/15/21

TAXES LEVIED AS OF 6/30/17  
(PAID TO) [Signature]  
CLERK, Q.A.'S CO. FINANCE OFFICE

STATE OF MARYLAND )  
 )  
Queen Anne's COUNTY ) TO WIT:

I HEREBY CERTIFY, that on this 14<sup>th</sup> day of June, 2017, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared **Virginia A. Johns**, and acknowledged the foregoing Deed to be her act.

WITNESS my hand and Notarial Seal.



Catherine M. Kerchner  
 Notary Public  
 My Commission Expires: 2/15/21

I hereby certify that the within instrument was prepared by or under the supervision of an attorney licensed to practice law in the State of Maryland.

Crystal S. Richard  
 Attorney at law,  
 Crystal S. Richard





**HYATT & WEBER, P.A.**  
ATTORNEYS AT LAW

MARK F. GABLER  
[mgabler@hwlaw.com](mailto:mgabler@hwlaw.com)

July 8, 2021

**VIA FIRST-CLASS AND ELECTRONIC MAIL**

Amy G. Moredock, Director  
Queen Anne's County Planning & Zoning  
110 Vincit Street, Suite 104  
Centerville, MD 21617  
[amordock@qac.org](mailto:amordock@qac.org)

Re: Kent Island, LLC's request for comprehensive plan revision for Parcel 279

Dear Ms. Moredock:

This law firm represents Kent Island, LLC, owner of the above-referenced property and the developer of the Bay Bridge Cove community located on Kent Manor Drive in Stevensville. I am writing on behalf of our client, to request that the Queen Anne's County Comprehensive Plan be amended in all manner and form to recognize Kent Island LLC's above-referenced property as part of the Stevensville Planning Area as a prerequisite to Kent Island, LLC's request for comprehensive re-zoning of the property. The property has unique history. Although the property is currently in the Countryside (CS) zoning district, it is being developed in accordance with the Stevensville Master Planned Development (SMPD) zoning district pursuant to a November 5, 2007 order of the Circuit Court and a March 10, 2009 Consent Order between Kent Island LLC and Queen Anne's County. We ultimately plan to ask that majority of the property be re-zoned from CS to SMPD with the exception of the portion of the property in the critical area and that the approximately 3.4 acre remaining lands portion to the north of the Thompson Creek Connector Road be re-zoned to Urban Commercial (UC). Below is a summary of the background and lengthy history of the project and the reasons for our request.

**Background and History**

Kent Island, LLC acquired parcel 279 in Stevensville, Maryland, a largely undeveloped 104 acre parcel in 2002 with the intent of developing the parcel with a large, age-restricted, active adult community. At the time, the property contained all of the indicia of development they were looking for. Among other things, the property was zoned SMPD (permitting a maximum residential development density of 3.5 units per acre) and was located in a designated growth area in the 2002 Comprehensive Plan and in a water and sewer service area. The property was also adjacent to Ellendale, an existing residential development across Kent Manor Drive.

SEVERN BANK BUILDING  
200 WESTGATE CIRCLE, SUITE 500  
ANNAPOLIS, MARYLAND 21401  
[WWW.HWLAW.COM](http://WWW.HWLAW.COM)

ANNAPOLIS: 410-266-0626  
BALTIMORE: 410-841-6899  
WASHINGTON, D.C.: 301-261-8550  
FAX: 410-841-5065

In April 2003, the Queen Anne's County Planning Commission approved a sketch plan for 289 dwelling units on parcel 279 and recommended to the Sanitary Commission that the property be designated for immediate water and sewer service. However, in a stark turn-around, on November 18, 2003, the County Commissioners, sitting as the Queen Anne's County Sanitary District, denied Kent Island LLC's request for an immediate water and sewer service designation (W1/S1) providing no rationale or explanation to support their decision. This denial of service to Kent Island, LLC was unquestionably political and designed to stop the property from being developed until it could be down-zoned. Sewer infrastructure existed nearby and there was sufficient sewer service capacity available to serve the proposed development. Also, other subdivisions nearby had, at the time, recently received sewer allocation.

On December 23, 2003, the County Commissioners adopted Resolution No. 03-78 establishing a moratorium with no stated expiration date precluding all extensions of sewer service areas for residential development in the Chester and Stevensville growth areas and prohibiting any new S-1 designations for residential development.

On February 23, 2005, Kent Island, LLC sued the County and while the suit was pending, the County down-zoned the property from SMPD to CS. After several years of litigation and an appeal to the Court of Special Appeals, the Circuit Court ruled on remand in favor of Kent Island LLC. On November 5, 2007 the Circuit Court entered an order finding that the Queen Anne's County Government acting as the Sanitary Commission acted arbitrarily and capriciously and illegally in denying Kent Island, LLC's request for immediate water and sewer service and declared Resolution 03-78 to be an illegal moratorium. The court ordered the County to grant Kent Island, LLC's request for an immediate water and sewer service designation (W1/S1) and required the County to give Kent Island, LLC a period of 18 months to obtain subdivision approval under the laws and circumstances in effect when the water and sewer service designation was denied. The Court effectively nullified the impacts of the down-zoning on the subject property and to compensate Kent Island LLC for the County's unlawful denial of water and sewer service to the property and its illegal moratorium, allowed Kent Island, LLC to proceed as if it was still zoned SMPD. The County appealed the Circuit Court's decision to the Court of Special Appeals, but during the appeal, Kent Island, LLC and the County entered into a consent order whereby, in essence, the County agreed to extend Kent Island, LLC's deadline to obtain its approvals under SMPD for five additional years. In exchange, Kent Island, LLC agreed to reduce the density of its proposed subdivision from 273 units to 240. The Consent Order was signed and entered by a Circuit Court judge on March 10, 2009.

On December 17, 2009 the Queen Anne's County Conservation Association ("QACA") sued Kent Island, LLC attempting to challenge the Consent Order even though it was not a party to the earlier proceedings and even though the Consent Order had been entered as a final judgment. After a summary judgment ruling in favor of Kent Island, LLC, the case was appealed to the Court of Special Appeals and the Court of Appeals who affirmed the summary judgment and held that, once a consent order is entered as a final, it can only be challenged by a *party* [to the consent order] alleging fraud, mistake or irregularity.



In the meantime, while Kent Island, LLC was defending the QACA's challenge to the Consent Order, Kent Island, LLC proceeded to submit its 240 unit subdivision plans for review pursuant to the Court's order of November 5, 2007 and the Consent Order of March 10, 2009. However, the Queen Anne's County Planning Commission refused to cooperate. Even though the Consent Order was negotiated and agreed to by the County Commissioners, the Planning Commission refused to review Kent Island, LLC's subdivision plans. As a result, Kent Island, LLC was forced to bring an action to enforce the Consent Order and for contempt against the Planning Commission. On January 7, 2010, the Circuit Court found the Planning Commission in contempt and ordered it to review Kent Island, LLC's plans. The Planning Commission appealed the ruling to the Court of Special Appeals where it was upheld on July 18, 2011.

Having been ordered to cooperate and review the plans, on August 9, 2012, the Planning Commission approved Kent Island, LLC's reduced density, 240 unit subdivision plan. But after that approval was appealed by QACA, Kent Island, LLC reverted back to the larger, 273 unit project pursuant to a specific provision negotiated and agreed to in the Consent Order. Kent Island, LLC had previously received preliminary subdivision approval, conditional final site plan approval and Interim Adequate Public Facilities Ordinance mitigation approval from the Planning Commission on September 11, 2008. Thus, reverting back to that plan required only the re-submittal of slightly modified plans and satisfying the conditions imposed by the Planning Commission when it conditionally approved the 273 unit plan.

Kent Island's revised plans were submitted on February 12, 2013 and were ultimately signed and recorded on April 11, 2013. On March 10, 2013, once again, QACA filed an appeal to the Queen Anne's County Board of Appeals, but their appeal was dismissed for lack of standing. QACA then challenged the dismissal for lack of standing unsuccessfully to the Circuit Court, Court of Special Appeals and Court of Appeals at which time Kent Island, LLC was finally able, after many years of delay, to begin the project. At present, the project, known as Bay Bridge Cove is nearing its final stages of construction and nearly complete.

#### Revision of Comprehensive Plan and Comprehensive Re-Zoning

As explained earlier, we are requesting initially that the Queen Anne's County Comprehensive Plan be amended in all manner and form to recognize Kent Island LLC's above-referenced property as part of the Stevensville Planning Area as a prerequisite to Kent Island, LLC's intention to seek comprehensive re-zoning of the property. Kent Island, LLC intends to seek re-zoning of the entire property (excluding the critical area and the remaining lands to the north of the connector road) back to SMPD, the same zoning that existed prior to the downzoning to CS. Re-zoning this portion of the property to SMPD would make the underlying zoning consistent with the development that is ongoing and nearly complete. The property is zoned CS but is being developed, essentially as a court-ordered non-conforming use, in accordance with the SMPD district standards. Re-zoning the property to SMPD would make the existing development align with its underlying zoning without creating any additional subdivision or development potential. With respect to the ~ 3.4 acre remaining lands portion of the property to the north of the Thompson Creek Connector Road, we are asking for a re-zoning to UC. This would also be consistent with SMPD zoning that would have allowed for some mixed-use commercial

Amy G. Moredock  
July 8, 2021  
Page 4

CRR45-4

development and would also be consistent with a similar request recently approved for Ellendale next door. Kent Island, LLC will not request re-zoning of the critical area portion of the property to the south. I have enclosed page 4 of 25 of Kent Island LLC's final plat where I have made a few notations to further illustrate the comprehensive re-zoning we intend to pursue.

Please feel free to call if you have any questions or need any further information. I look forward to hearing from you.

Thank you for your cooperation and courtesy in this regard.

Very truly yours,

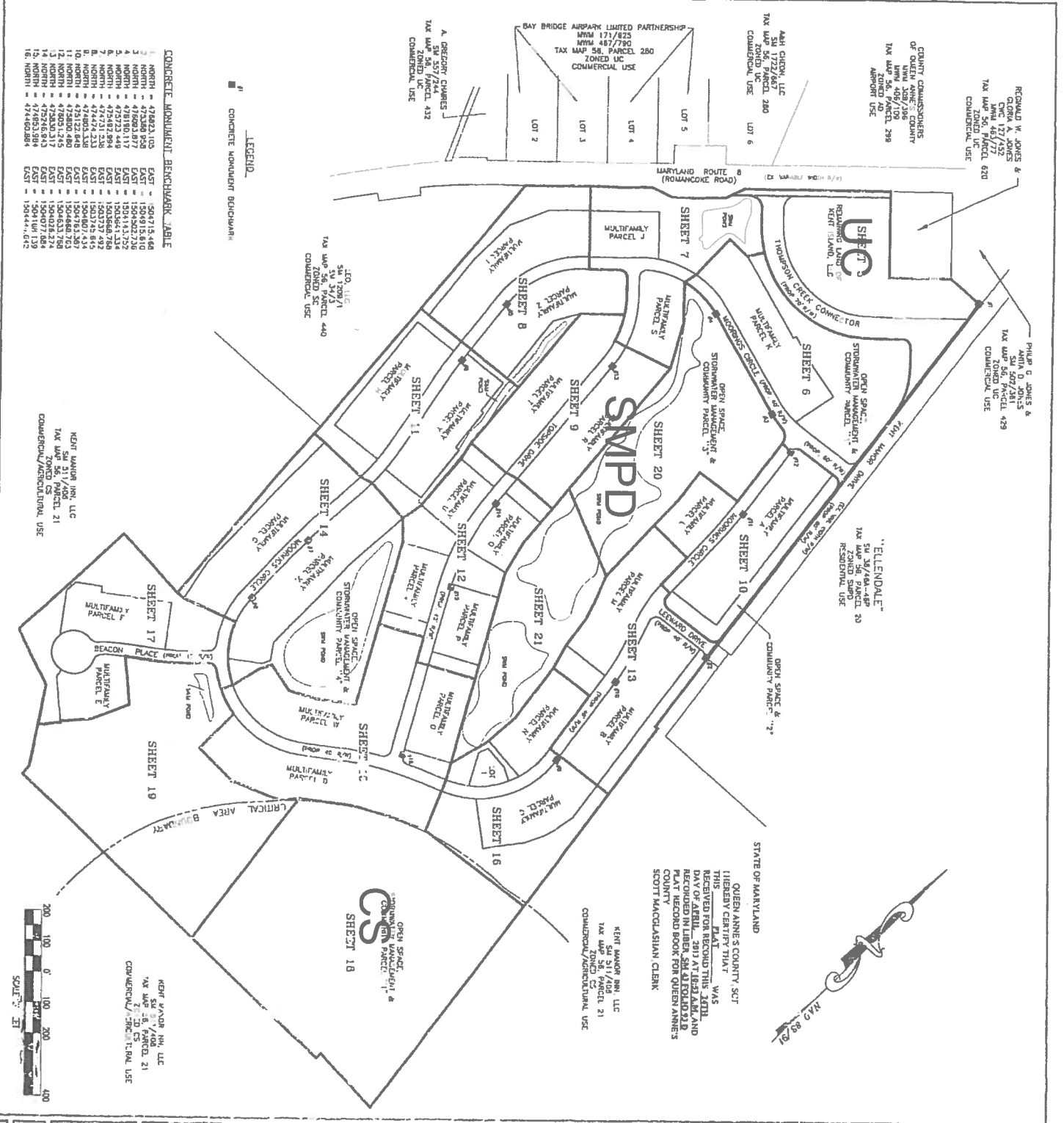
HYATT & WEBER, P.A.

A handwritten signature in blue ink, appearing to read 'MGF', with a long horizontal stroke extending to the right.

Mark F. Gabler

MGF/lrn  
Enclosure





|   |  |   |  |   |  |
|---|--|---|--|---|--|
| <p>112 Bay St. Suite 100<br/>                 Baltimore, MD 21201<br/>                 Tel: 410.528.1100<br/>                 Fax: 410.528.1101<br/>                 Email: info@lane-engineering.com</p> |  | <p><b>Lane Engineering, LLC</b><br/>                 Established 1980<br/>                 Civil Engineers • Land Planning • Land Surveys</p> |  | <p>112 Bay St. Suite 100<br/>                 Baltimore, MD 21201<br/>                 Tel: 410.528.1100<br/>                 Fax: 410.528.1101<br/>                 Email: info@lane-engineering.com</p> |  |
| <p>DATE: 1/11/13<br/>                 TO BE CONSISTENT WITH FINAL<br/>                 240 UNIT PLAT</p>  |  | <p>REV. NO. 1<br/>                 DATE: 1/11/13<br/>                 TO BE CONSISTENT WITH FINAL<br/>                 240 UNIT PLAT</p>      |  | <p>DATE: 1/11/13<br/>                 TO BE CONSISTENT WITH FINAL<br/>                 240 UNIT PLAT</p>  |  |
| <p>DATE: 1/11/13<br/>                 TO BE CONSISTENT WITH FINAL<br/>                 240 UNIT PLAT</p>  |  | <p>DATE: 1/11/13<br/>                 TO BE CONSISTENT WITH FINAL<br/>                 240 UNIT PLAT</p>                                      |  | <p>DATE: 1/11/13<br/>                 TO BE CONSISTENT WITH FINAL<br/>                 240 UNIT PLAT</p>  |  |

P9B3d8 MSA SW 1251 3859-4 SM 43 FOLIO 93D

# COMPREHENSIVE REZONING REQUEST FORM

CRR46

Date: July 12, 2021

Property Owner: Robert + Maria Holland

Mailing Address: 1607 Honeysuckle Ct., West Chester, PA 19380

Premise Address: 4000 Main St., Grasonville, MD 21638

Election District: 05 Tax ID Number: 1805009855

Tax Map: OSH Parcel: 0124 Sub: 0001 Acreage: 14.700 ~~Ac~~ ±

Email Address: bobholland48@gmail.com Phone Number: 610.696.3083

Property is located within: ☒ Proposed Growth Area ☒ Critical Area ☐ Neither

Comments:

See attached

RECEIVED

JUL 14 2021

QUEEN ANNE'S COUNTY  
PLANNING & ZONING

Attachments (please list them here):



NOTE: PLANNING STAFF IS AVAILABLE TO HELP YOU TO COMPLETE THIS FORM  
110 Vincit St., Suite 104  
Centreville, MD 21617  
Phone: (410) 758-1255  
Email: [sijones@gac.org](mailto:sijones@gac.org)

[Signature]  
Maria Holland  
SIGNATURE

7/12/2021  
7/12/2021  
DATE



**Queen Anne's County - Planning & Zoning**  
**Attachment to Comprehensive Rezoning Request Form**

As an owner of property located on Main Street, Grasonville, MD, I would like to see the Comprehensive Rezoning efforts positively impact economic opportunities for Queen Anne's County by offering residents and visitors more diversity in commercial services. The exploding housing market in Queen Anne's County, including 4 Seasons, Ellendale, Mallard Run, Kent Point Farm, support this commercial growth. Main Street in Grasonville provides quick and easy access for locals as well as tourists. Grasonville's location farther east of the Bay Bridge may dissipate congestion in Chester and Stevensville with the availability of more commercial services in Grasonville. Additionally, Grasonville's proximity to the Route 301/50 split is optimal for travelers heading east to Maryland's beautiful beaches or north into Delaware.

I am therefore submitting my request for consideration to change my current zoning from Grasonville Neighborhood Commercial (GNC) standard to Urban Commercial (UC) standard. This rezoning would create consistent District Standards on Main Street from Queenstown Bank to Chester River Beach Road which could be the gateway for more commercial services.

4000 Main St., Grasonville, MD 21638  
 Property Address

Robert + Maria Holland  
 Owner's Name/Business Name

[Signature] 7/12/2024  
 Authorized Signature Date

1607 Honeysuckle Ct., West Chester, PA 19380  
 Owner's Mailing Address

Phone Number 610-696-3083

Email Address bobholland48@gmail.com