

**Comprehensive Rezoning Requests Summary Table**  
Revised October 8, 2021

Req/ Map #	Property Owner	Tax				Location	Acres		Zoning		Property Within						2010 Comp Plan		2021 Comp Plan Discussion		
		ID No.	Map	Parcel	Lot		Total	CRR Reqst.	Current	Proposed	Growth Area	Critical Area	PFA	PPA	Sewer SA	Water SA	Comp Plan Land Use	Detailed Future Land Use	For request to be consistent with 2021 Comp Plan, following changes would be needed:	Tech Committee Recommendation	Planning Commission Recommendation (August 12, 2021) <i>*Unless Otherwise Noted</i>
CRR01	Kia and Anthony Reed	1805018196	058H	456		211 Gravel Run Road, Grasonville	0.59	0.59	NC-20	GPRN	Grasonville		Yes		S1	W1	ERA	LDR	Expand Grasonville Community Plan "Planned Neighborhood" area	Oppose Expansion: Inconsistent with Intent & Policy	Concur with Technical Committee Recommendation
CRR02	Dream Farm, LLC c/o Tracy T. Schulz	1804051181	0057	0068		200 Dream Farm Lane, Chester	154.03	138.19	CS*, NVC	NVC or TC	Chester (part)	RCA (part)	Yes	Partial	S3 (part)	W3 (part)	RAA*, RBEA	RR*, CMU	Expand Chester Growth Area; C/PLU to ERA, DFLA to MDR or CMU	Oppose Expansion: No SSA Capacity, Inconsistent with '21 Growth Area Policy	Oppose Technical Committee Recommendation. Support expansion of Chester Growth Area, Comprehensive Plan Land Use change to ERA, and Detailed Future Land Use change to MDR or CMU.
CRR03	Cole Ventures, Inc.	1803024644	0060	0108		437 Grange Hall Rd., Centreville	13.57	3.54	AG*, SI	SI			Yes	Partial	S6	W6	RAA*, RBEA	RR	Full parcel C/PLU to RBEA, DFLA to CMU	Support LU Change: Cleans up parcel split with existing use	Concur with Technical Committee Recommendation
CRR04	David and Tamera Harper	1804030931	0070	0024	17P	908 Kentmorr Rd., Stevensville	0.43	0.43	NC-20	KISC		LDA			S2	W6	ERA, RBEA	MDR	C/PLU to RBEA, DFLU to CMU	Oppose LU Change: Exacerbates existing nonconformities	Concur with Technical Committee Recommendation
CRR05	Chesterhaven Beach Partnership, LLP	1804009797	0057	0025		2501 Piney Creek Road, Chester	101.49	101.49	NC-15	CMPD		RCA	Yes		S1	W6	ERA	MDR	Expand Chester Growth Area	Oppose Expansion: Nothing materially changed since 2007 C/SMP removal	Oppose Technical Committee Recommendation. Support expansion of Chester Growth Area.
CRR06	Michael and Ellen Foster, Madison Land Partnership Queenstown Bank of Maryland Madison Land Partnership MPH Enterprises LLC	1804093089 1804105346 1804114175 1804126137	0056 0056 0056 0056	0324 0427 0324 0324	2 1 3 4	Benton's Crossing, Stevensville	9.70 1.10 0.73 1.66	5.55 1.10 0.73 1.11	SHVC	UC	Stevensville		Yes		S1	W1	ERA*, RBEA*, RAA RBEA RBEA ERA, RBEA	MDR	C/PLU to RBEA, DFLU to CMU	Oppose LU Change: Need to honor C/SMP pedestrian/greenway connection strategy	Oppose Technical Committee Recommendation. Support Comprehensive Plan Land Use change to RBEA and Detailed Future Land Use change to CMU.
CRR07	Cliff and Danielle Lowe	1804061381	0048	0011	11	0 Walker Rd, Stevensville	57.31	28.50	CS	CS	REQ	RCA	Yes	Yes	S6/REQ	W6	RAA	RR	Expand Stevensville Growth Area	Oppose Expansion: Inconsistent with '21 Growth Area Policy	Oppose Technical Committee Recommendation. Support expansion of Stevensville Growth Area (only for portion east of dotted line).
CRR08A	Mike and Lynn Foster	1803005151	0067	0007		420 College Drive, Queenstown	128.59	128.59	AG	SE		RCA		Yes	S6	W6	RAA, PPL	RR	C/PLU to ERA, DFLU to LDR	Oppose LU Change: Outside GA	Concur with Technical Committee Recommendation
CRR08B	Mike and Lynn Foster	1803125413	0067	0007		Bullet Run Lane, Queenstown	36.00	36.00	AG	SC				Yes	S6	W6	RAA	RR	C/PLU to RBEA, DFLU to CMU	Oppose LU Change: Outside GA, future intersection needs/transpo. Improvements	Concur with Technical Committee Recommendation
CRR09	SEW Friel c/o Jay Friel	1803028925	0060	0140		Near 350 Grange Hall Rd, Centreville	73.36	11.00	SI, AG	SI (part)			Yes	Yes	S6	W6	RAA, RBEA	RR	C/PLU to RBEA, DFLU to CMU	Support LU Change: Supports expansion of existing business	Concur with Technical Committee Recommendation
CRR10	GLD Group, LLC	1805013798	058H	0161		4045 Main St., Grasonville	0.53	0.53	GNC	GVC	Grasonville	IDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR11	Lindsay Leszczynski	1805051967	058E	0122	2	3913 Main St., Grasonville	0.40	0.40	GNC	GVC	Grasonville	LDA	Yes		S1	W3	ERA	CMU, I	C/PLU to RBEA, DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR12	Ronald and Julie Bennett	1805000750	058E	0141		3925 Main St., Grasonville	1.22	1.22	GNC	GVC	Grasonville	LDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR13	Allison Rhodes	1805016916	058H	0145		3943 Main St., Grasonville	0.24	0.24	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	CMU	C/PLU to RBEA	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR14	Robert Krampitz	1805016010	058H	0146		3947 Main St., Grasonville	0.34	0.34	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	CMU	C/PLU to RBEA	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR15	Brigitte Barbee	1805002184	058H	0152		4003 Main St., Grasonville	0.23	0.23	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	MDR, CMU	C/PLU to RBEA, DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR16	Charles and Edith Breeding	1805034523	058H	0754		4004 Main St., Grasonville	0.76	0.76	GNC	GVC	Grasonville	IDA	Yes		S1	W3	RBEA	MDR, CMU	DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR17	Charles C. Lawhead	1805015316	058H	0151		4007 Main St., Grasonville	0.36	0.36	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	MDR, CMU	C/PLU to RBEA, DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR18	Robert J. Berra	1805003555	058H	0157		4029 Main St., Grasonville	0.24	0.24	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	MDR	C/PLU to RBEA, DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR19	Dawn and Earl Eber	1805013003	058H	0158		4033 Main St., Grasonville	0.36	0.36	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	MDR	C/PLU to RBEA, DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR20	Frances DeSales Ward	1805000386	058H	0153		4013 Main St., Grasonville	0.36	0.36	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	MDR, CMU	C/PLU to RBEA, DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR21	Bob Berra	1805003482	058H	0128		4020 Main St., Grasonville	3.83	3.83	GNC	GVC	Grasonville	LDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR22	Elin Landenburger	1805003873	058H	0722		4024 Main St., Grasonville	3.00	3.00	GNC	GVC	Grsnvl (part)	LDA, RCA	Yes		S1 (part)	W3 (part)	RBEA, ERA, RAA	CMU, AOS	C/PLU to RBEA, DFLU to CMU	Propose Instead: C/PLU of Redevelopment Corridor	Concur with Technical Committee Recommendation

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		ID No.	Map	Parcel	Lot		Total	CRR Reqst.	Current	Proposed	Growth Area	Critical Area	PFA	PPA	Sewer SA	Water SA	Comp Plan Land Use	Detailed Future Land Use	For request to be consistent with 2021 Comp Plan, following changes would be needed:	Tech Committee Recommendation	Planning Commission Recommendation (August 12, 2021) <i>*Unless Otherwise Noted</i>
CRR23	TDSM, LLC	1805003822	058H	0129		4028 Main St., Grasonville	0.34	0.34	GNC	GVC	Grasnvl (part)	LDA, RCA	Yes		S1 (part)	W3 (part)	RBEA, ERA, RAA	CMU, AOS	CPLU to RBEA, DFLU to CMU	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR24	TDSM, LLC	1805051827	058H	0129	2	4030 Main St., Grasonville	0.40	0.40	GNC	GVC	Grasonville	LDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR25	TDSM, LLC	1805051819	058H	0129	1	4032 Main St., Grasonville	0.40	0.40	GNC	GVC	Grasonville	LDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR26	Kathy Lee Gascon	1805007151	058H	0160		4041 Main St., Grasonville	0.36	0.40	GNC	GVC	Grasonville	IDA	Yes		S1	W3	ERA	MDR	CPLU to RBEA, DFLU to CMU	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR27	James B. Roy, Jr.	1805003970	0060	0037		100 Arrington Rd., Queenstown	7.50	7.50	SI, NC-1T	SI, NC-1T					S6	W6	ERA, RBEA	LDR, RR, MDR	Move location of split; 2.33 ac for NC-1T - no changes needed; 5.17 ac for SI - CPLU to RBEA, DFLU to CMU	Support LU Change: Cleans up parcel split with existing use	Concur with Technical Committee Recommendation
CRR28	Kent Island Volunteer Fire Department	1804102509	0057	0501		0 Old Dominion Rd., Chester	2.50	2.50	SE	NC-8	Chester	RCA	Yes		S2	W3	ERA	LDR	DFLU to MDR	Oppose LU Change: Could not achieve greater density with change - 20 ac. Requirement for Rca	<i>*September 9, 2021 PC Mtg.: Concur with Technical Committee Recommendation</i>
CRR29	Kolby Schulz	1804053931	0057	0210		620 Dominion Rd., Chester	0.48	0.48	NC-1	NC-8	Chester	LDA	Yes		S2	W3	ERA	LDR	DFLU to MDR	Support LU Change: Generally consistent with surrounding area	<i>*September 9, 2021 PC Mtg.: Concur with Technical Committee Recommendation</i>
CRR30	F. Kevin Leaverton	1803026663	0060	0003	11	400 Dudley Farm Ln., Centreville	237.00	15.00	AG, SI	SI (part)			Yes	Partial	S6	W6	RAA, PPL	RR, AOS	CPLU to RBEA, DFLU to CMU; designated open space would need reconfiguration	Support LU Change: Supports existing business	Concur with Technical Committee Recommendation
CRR31	RB Baker & Sons, Inc.	1805000580	0051	0007		311 Cherry Ln., Queenstown	115.00	115.00	SI, AG	LIHS			Yes	Yes	S6	W6	RAA, RBEA	RR, F	Full parcel CPLU to RBEA, DFLU to CMU	Oppose LU Change: LIHS purpose statement excludes-not a key intersection or plan to upgrade; outside Queenstown's long-range growth area	Request Withdrawn by Applicant at August 12, 2021 Planning Commission meeting.
CRR32	RB Baker & Sons, Inc.	1805011329	0051	0028		328 Cherry Ln., Queenstown	10.08	10.08	AG	SC	Queenstown				S6	W6	RAA	RR	CPLU to RBEA, DFLU to CMU	Oppose LU Change: Queenstown Comp Plan discourages premature subdivision of properties identified in their long-range growth area	<i>*September 9, 2021 PC Mtg.: Because this property is uniquely situated within the long-range planning area of the Town of Queenstown's Comprehensive Plan, the QAC Planning Commission does not support the Technical Committee's recommendation and does endorse the applicant's land use map request, provided that the Town of Queenstown is consulted and does not oppose the Land Use Map change.</i>  <i>The Queenstown Planning Commission met with the property owners and their attorney at their October 6, 2021 meeting. Upon review and discussion, the Queenstown Planning Commission has no objection with a CPLU change to RBEA and a DLU change to CMU.</i>
CRR33	Ronald A. Kopec Sr.,	1805025710	058E	0643		0 Chester River Beach Rd., Grasonville	12.34	12.34	GPRN, NC-8	NC-15	Grasonville	LDA	Yes		S2	W5	ERA	MDR	No changes needed	No changes needed	The current land use maps are consistent with the proposed rezoning request therefore the Planning Commission determined that a recommendation on the land use map was not required.

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CRR34	Ronald A. Kopec Sr.,	1805046416	058E	0814		0 Chester River Beach Rd., Grasonville	3.62	3.62	GPRN	NC-15	Grasonville	LDA	Yes		S2	W5	ERA	MDR	No changes needed	No changes needed	The current land use maps are consistent with the proposed rezoning request therefor the Planning Commission determined that a recommendation on the land use map was not required.
CRR35	H.D. Myles Farms, LLC.	1802009609	0023	0026		826 Roberts Station Rd., Church Hill	183.63	34.86 5.40	AG	SC, LIHS				Yes	S6	W6	RAA	RR	CPLU to RBEA, DFLU to CMU	For "Parcel A & B", Oppose LU Change: Not consistent with purpose and surrounding land use	<i>*September 9, 2021 PC Mtg.: Concur with Technical Committee Recommendation</i>
CRR36	Ohryn Valecourt / 812 Island Creek Road LLC	1802014440	0022	0021		812 Island Creek Rd., Church Hill	6.74	6.74	NC-2	AG					S6	W6	ERA	LDR	CPLU to RAA, DFLU to AOS	Support LU Change: Consistent with '21 Comprehensive Plan policy to encourage agricultural preservation	Concur with Technical Committee Recommendation
CRR37A	James B. Clements Trust & Marjorie McKnight Clements Trust	1802003953	0018	0028		2430 Sudlersville Rd., Sudlersville	186.00	186.00	AG	UC				Yes	S6	W6	RAA	RR, F	CPLU to RBEA, DFLU to CMU	Oppose LU Change: No planned water or sewer service to this area	Concur with Technical Committee Recommendation
CRR37B	James B. Clements Trust & Marjorie McKnight Clements Trust	1802003961	0018	0094		0 Blue Star Memorial Hwy., Sudlersville	2.68	2.68	AG	UC					S6	W6	ERA	LDR	CPLU to RBEA, DFLU to CMU	Oppose LU Change: No planned water or sewer service to this area	Concur with Technical Committee Recommendation
CCR38	AYS Marine Enterprises LLC	1804038800	0056	0077		307 State Street, Stevensville	0.36	0.30	SI, KISC*	SI	Stevensville		Yes		S1	W1	RBEA	CMU	No changes needed	No changes needed	The current land use maps are consistent with the proposed rezoning request therefor the Planning Commission determined that a recommendation on the land use map was not required.
CCR39	Dean and Sandra Rhodes	1805008425	058D	0095		3802 Main Street, Grasonville	0.59	0.59	GNC	GVC	Grasonville	LDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CCR40	FRC Properties, LLC	1805013038	058E	0563		3901 Main Street, Grasonville	0.38	0.38	GNC	GVC	Grasonville	LDA	Yes		S1	W3	ERA	MDR	CPLU to RBEA, DFLU to CMU	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CCR41	Lawrence G. Romjue	1805018072	058E	0121		3911 Main Street, Grasonville	0.32	0.32	GNC	GVC	Grasonville	LDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CCR42	Franklin and Tammy Sewell Clark	1805125844	058D	0087	2	3724 Main Street, Grasonville	0.23	0.23	GNC	GVC	Grasonville	LDA, IDA	Yes		S1	W3	RBEA	CMU	No changes needed	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CCR43	Gage T. Rhodes	1805015685	058D	0096		3800 Main Street, Grasonville	0.22	0.22	GNC	GVC	Grasonville	LDA	Yes		S1	W3	ERA	CMU	CPLU to RBEA	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation
CRR44	Joseph G. Johns III	1804041224	0048	0029	4	201 Old Love Point Road, Stevensville	0.29	0.29	NC-8	VC	Stevensville		Yes		S1	W3	ERA	MDR	No changes needed	No changes needed	The current land use maps are consistent with the proposed rezoning request therefor the Planning Commission determined that a recommendation on the land use map was not required.
CRR45	Kent Island LLC					Bay Bridge Cove, Stevensville	83.00 3.40 18.10	83.00 3.40 18.10	CS	SMPD UC CS	(REQ)	RCA (part)	Yes		S1	W1	ERA, PPL ERA PPL	MDR	Extend Stevensville Growth Area; A-CPLU to ERA; B-CPLU to RBEA, DFLU to CMU; C-DFLU to AOS	Support LU Change & Growth Area Expansion: Addresses litigation history	Concur with Technical Committee Recommendation
CRR46	Robert & Maria Holland	1805009855	058H	0124		4000 Main Street, Grasonville	0.34	0.34	GNC	UC	Grasonville	IDA	Yes		S1	W3	ERA	CMU	CPLU to RBEA	Propose Instead: CPLU of Redevelopment Corridor	Concur with Technical Committee Recommendation

*See Comprehensive Rezoning Request Detail Sheets for Legend/Acronyms*