

COMPREHENSIVE REZONING REQUEST/LAND USE REVIEW DETAIL SHEETS - LEGEND

ZONING DISTRICTS			2010 COMPREHENSIVE PLAN LAND USE		SEWER SERVICE AREA		WATER SERVICE AREA	
<div></div> AG-Agriculture	<div></div> LIHS-Light Industrial Highway Service	<div></div> VC-Village Center	<div></div> ERA-Established Residential Areas		S1	Current Service Area	W1	Current Water Service
<div></div> CS-Countryside	<div></div> APKIG-Airport Protection Kent Island Gateway	<div></div> NVC-Neighborhood Village Center	<div></div> RBEA-Rural Business Employment Areas		S2	1 to 3 Years	W2	1 to 3 Years
<div></div> SC-Suburban Commercial	<div></div> NC-Neighborhood Conservation	<div></div> WVC-Waterfront Village Center	<div></div> RAA-Rural Agricultural Areas		S3	4 to 10 Years	W3	4 to 10 Years
<div></div> UC-Urban Commercial	<div></div> E-Estate	<div></div> SHVC-Stevensville Historic Village Center	<div></div> PPL-Permanently Preserved Lands		S4	11 to 20 Years	W4	11 to 20
<div></div> KISC-Kent Island Suburban Commercial	<div></div> SE-Suburban Estate	<div></div> CMPD-Chester Master Planned Development	<b>2010 DETAILED LAND USE</b>		S5	Beyond 20 Years	W5	Beyond 20 Years
<div></div> GNC-Grasonville Neighborhood Commercial	<div></div> SR-Suburban Residential	<div></div> SMPD-Stevensville Master Planned Development	<div></div> LDR-Low Density Residential (1-2 units/5 ac)		S6	No Planned Service	W6	No Planned Service
<div></div> GVC-Grasonville Village Commercial	<div></div> UR-Urban Residential	<div></div> GPRN-Grasonville Planned Residential Neighborhood	<div></div> MDR-Medium Density Residential (2-8 units/ac)		<b>CRITICAL AREA</b>			
<div></div> SIBE-Suburban Industrial Business Employment	<div></div> GGMC-Grasonville Gateway & Medical Center		<div></div> IBP-Industrial/Business Park		IDA	Intensely Developed Area		
<div></div> SI-Suburban Industrial	<div></div> TC-Town Center		<div></div> CMU-Commercial & Mixed Use		LDA	Limited Development Area		
			<div></div> I-Institutional		RCA	Resource Conservation Area		
			<div></div> RR-Very Low Density Rural Residential (1 unit/5+ ac)					
			<div></div> F-Forest					
			<div></div> AOS-Agriculture & Open Space					

TECHNICAL COMMITTEE GUIDANCE NOTE:

During this planning cycle, the community finds itself nearing the limits of adequate public facilities including transportation infrastructure on its state and local roads, the Chesapeake Bay Bridge, local school capacity, and sewerage capacity permit restrictions at the County’s KNSG Wastewater Treatment Plant. In addition to these infrastructure challenges, the County must contemplate sustainable and resilient land use policies in the face of necessary hazard planning.

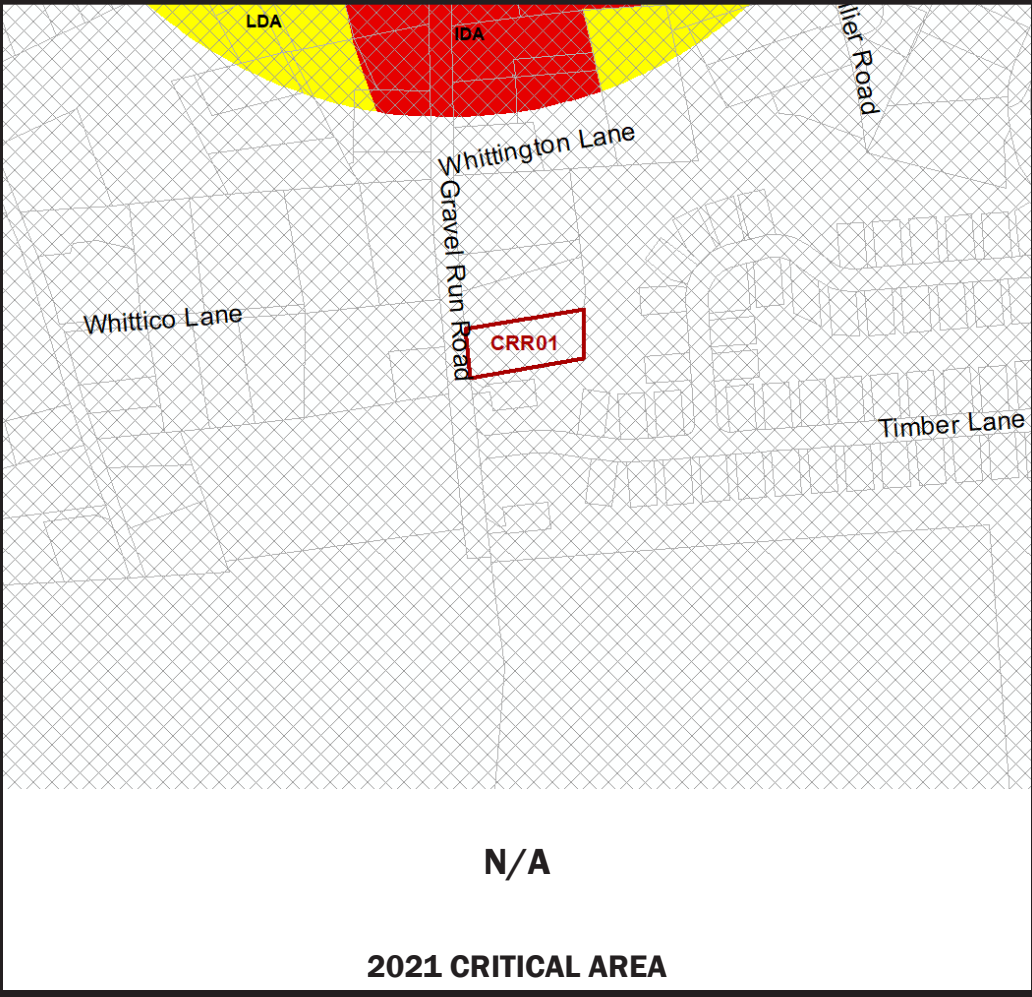
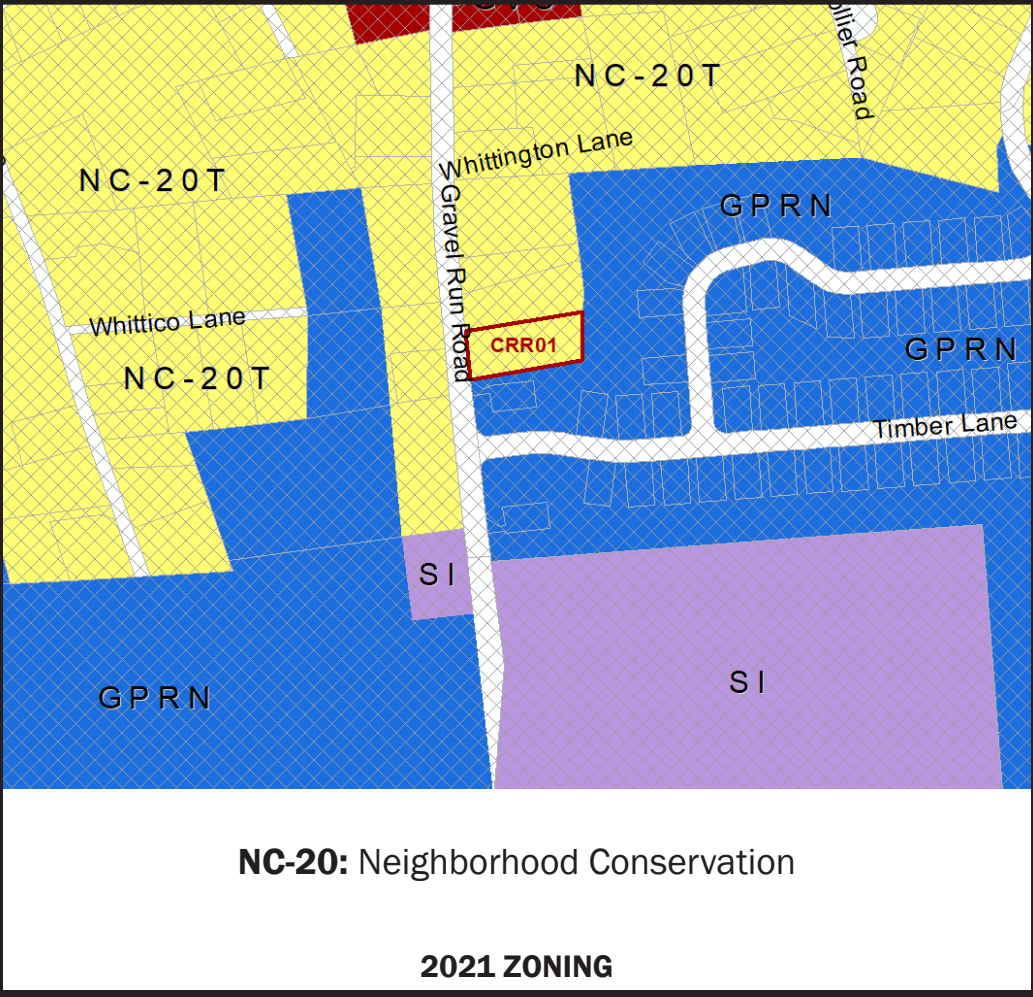
See August 12, 2021 Planning Commission Briefing Memo for additional information.

PLANNING COMMISSION RECOMMENDATIONS

The “Planning Commission Recommendation” section provided in the lower left corner of each request’s detail sheet provides a brief, unofficial summary of the recommendations made by the Planning Commission during the referenced meeting.

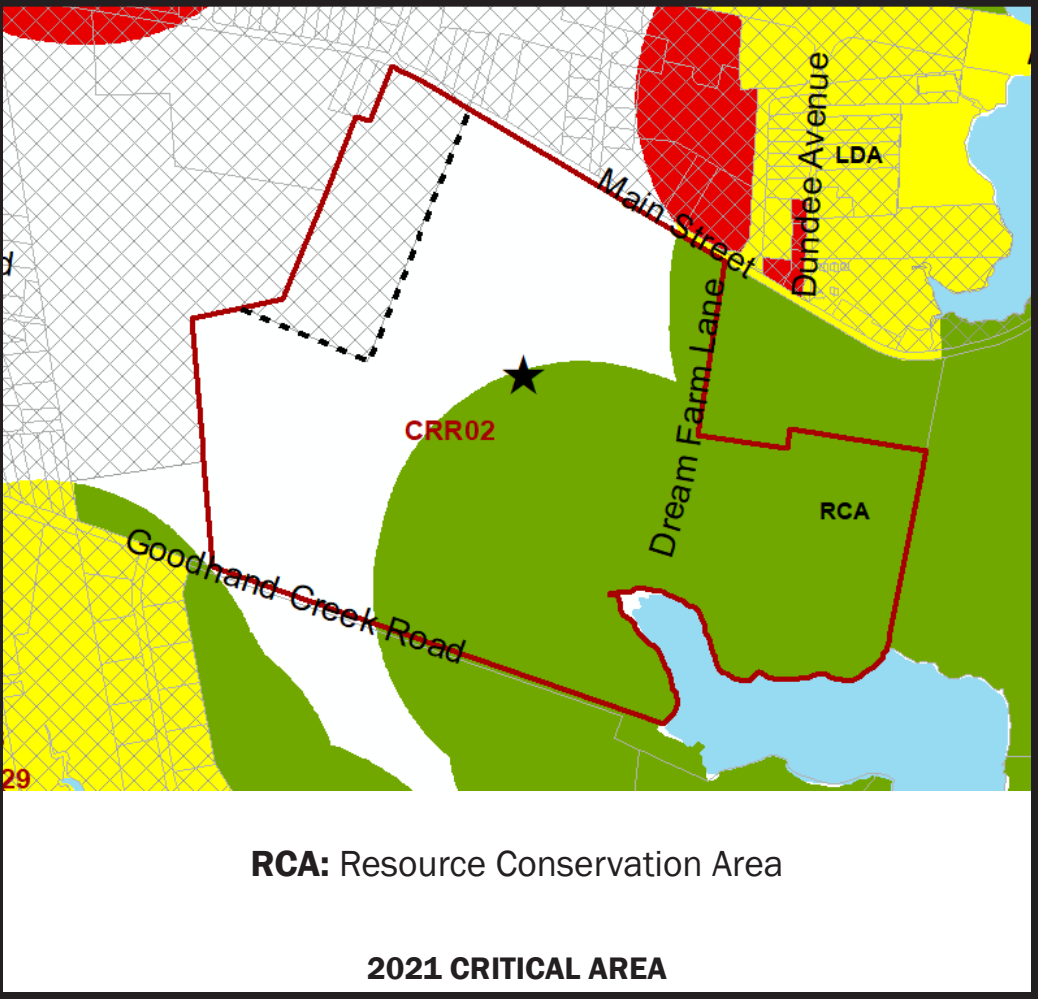
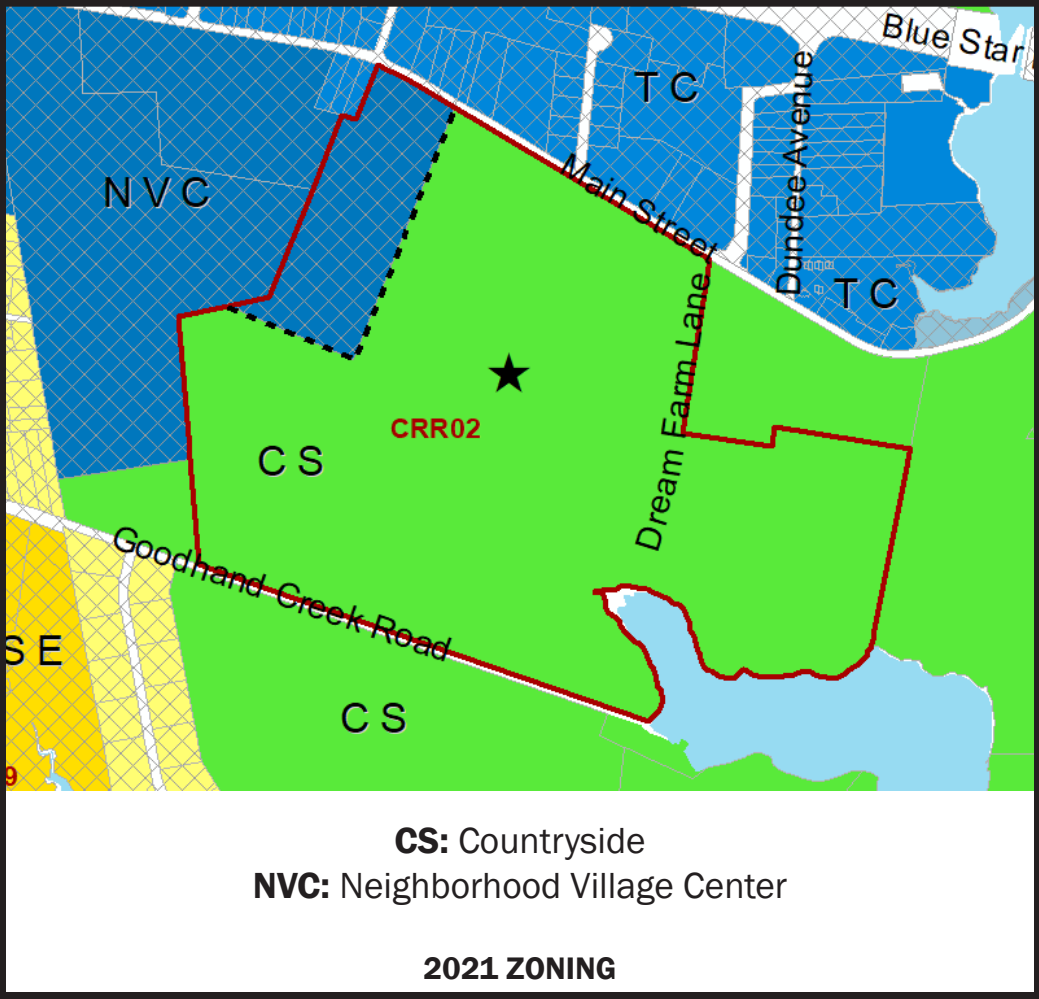
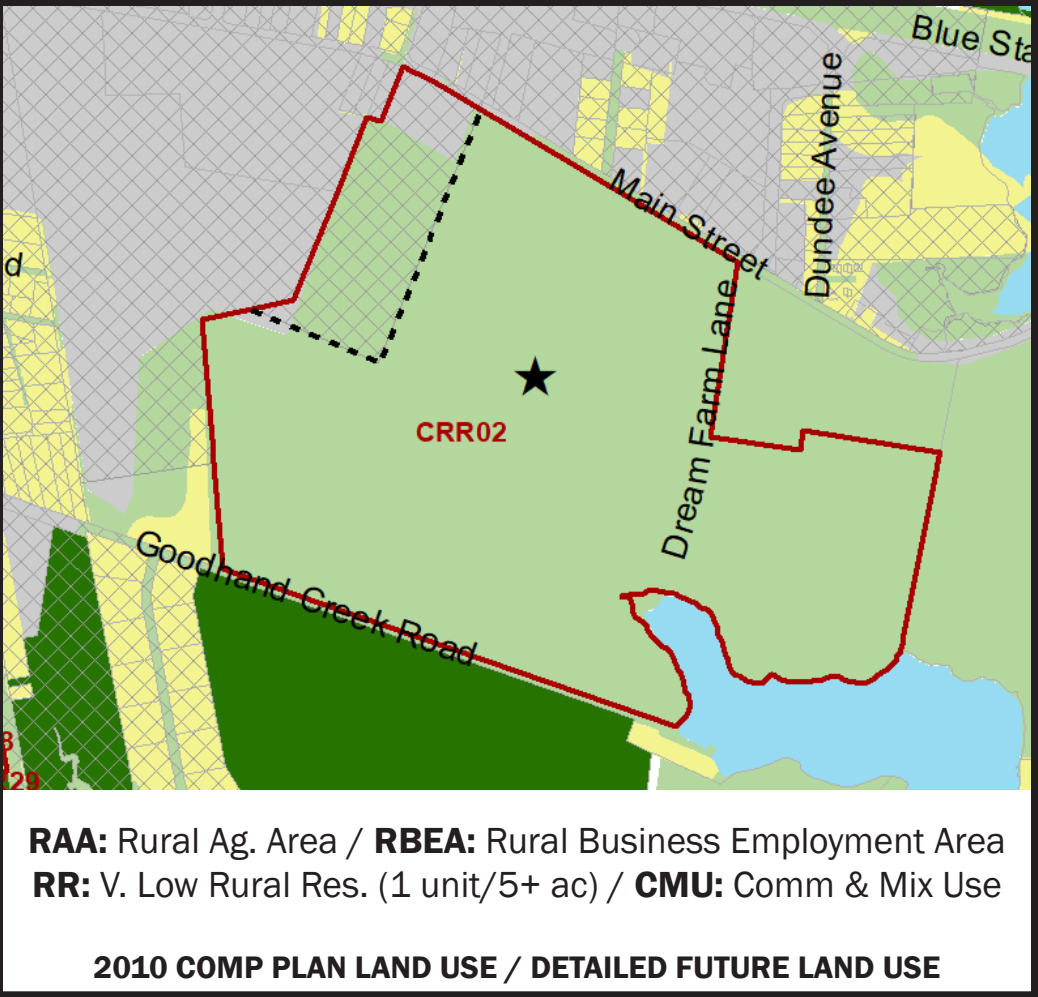


<div>CRR01</div> <div>211 Gravel Run Rd, Grasonville</div> <div>TAX ID: 1805018196</div> <div>TAX MAP # 58H, PARCEL 456</div>	
CURRENT STATISTICS	
TOTAL ACRES	0.59
ACRES PART OF REQUEST	0.59
GROWTH AREA	Grasonville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)
COMP REZONING REQUEST	
<div>GPRN</div> <div>Grasonville Planned Residential Neighborhood</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	Expand Grasonville Community Plan “Planned Neighborhood” area
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Expansion of GPRN</div> <div>Inconsistent with APF guidance principles outlined in Legend (**); single parcel planned neighborhood inconsistent with intent established in Grasonville Community Plan.</div>	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation</div>	
PAGE 2	



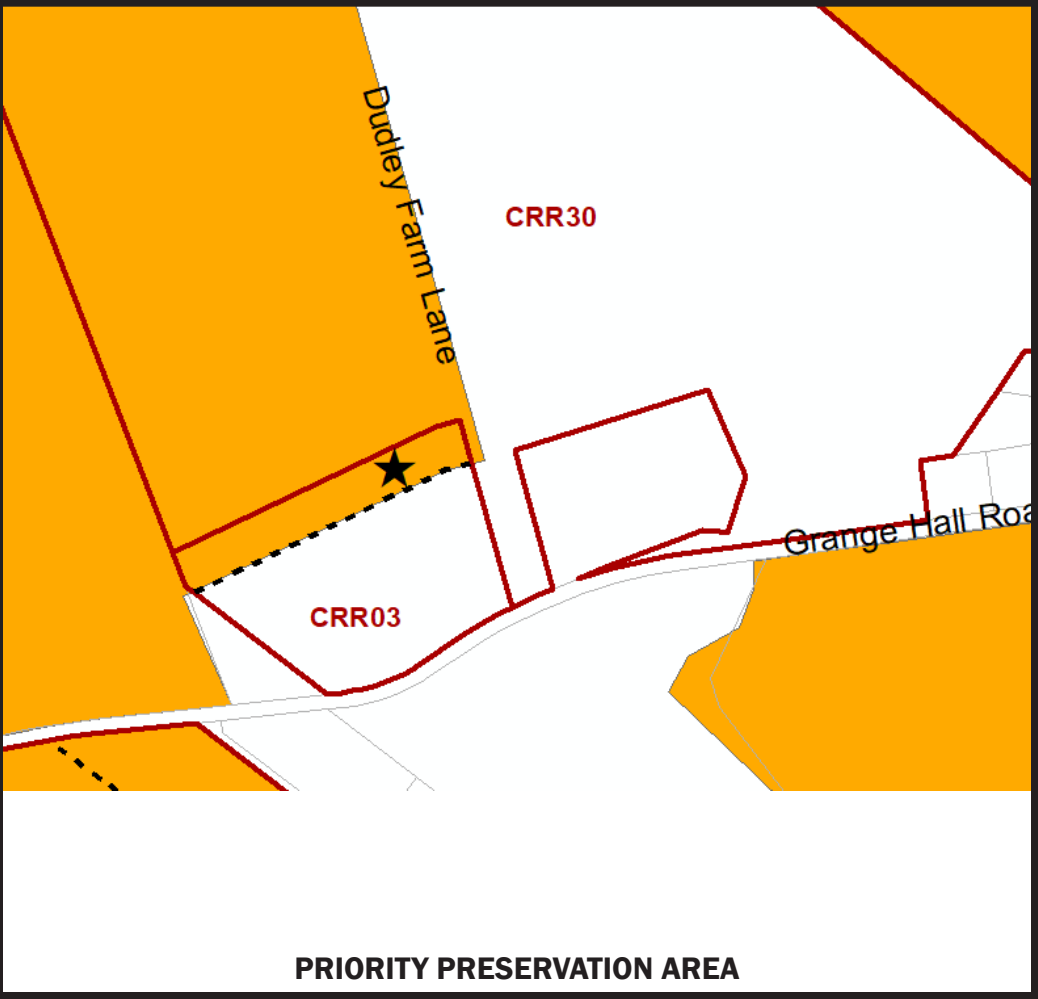
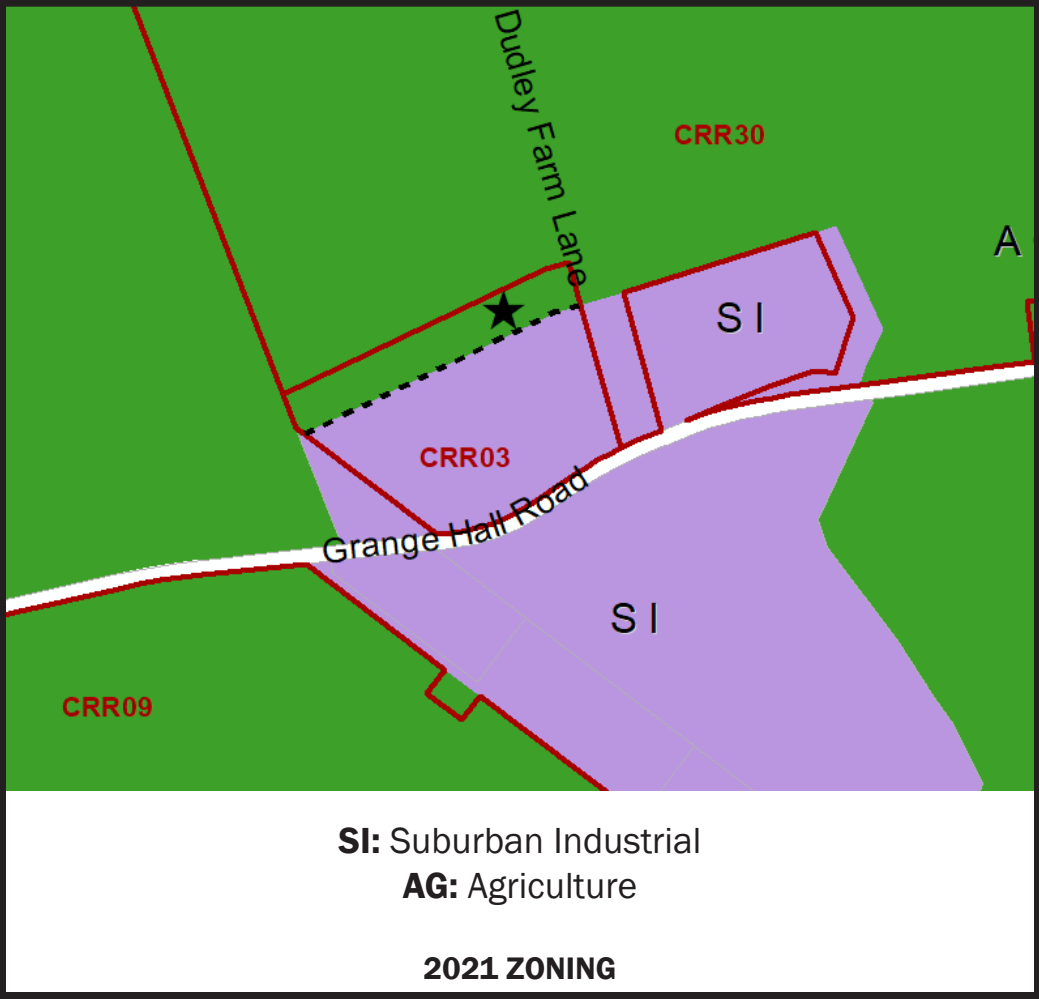
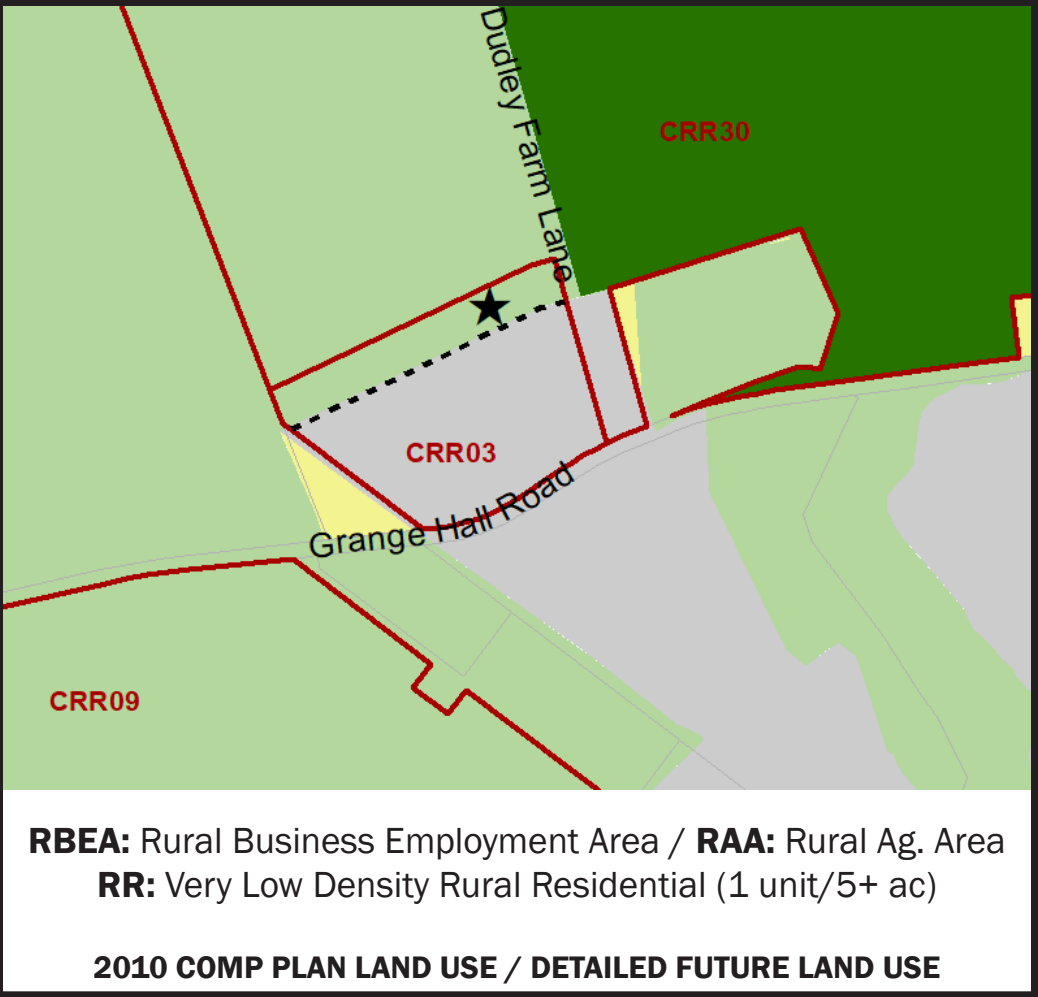


<div> <div>CRR02</div> <div>200 Dream Farm Lane, Chester</div> <div>TAX ID: 180405181</div> <div>TAX MAP # 57, PARCEL 68</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	154.03
ACRES PART OF REQUEST	138.19
GROWTH AREA	Chester (partial - NVC portion)
CRITICAL AREA	Yes (partial - section of CS portion)
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	S3 (4-10 years) (partial)
WATER SERVICE AREA	W3 (4-10 years) (partial)
COMP REZONING REQUEST	
NVC Neighborhood Village Center or TC Town Center	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	ERA
DETAILED FUTURE LAND USE	MDR or CMU
GROWTH AREA	Expand Chester
TC DISCUSSION/RECOMMENDATIONS	
<div> <div>Oppose Expansion &amp; Land Use Change</div> <div>Inconsistent with APF guidance principles outlined in Legend (**); no available sewer capacity for potential growth that could be possible with land use/zoning change; inconsistent with Critical Area mapping of RCA.</div> </div>	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div> <div>Oppose Technical Committee Recommendation.</div> <div>Support expansion of Chester Growth Area, Comprehensive Plan Land Use change to ERA, and Detailed Future Land Use change to MDR or CMU.</div> </div>	
PAGE 3	



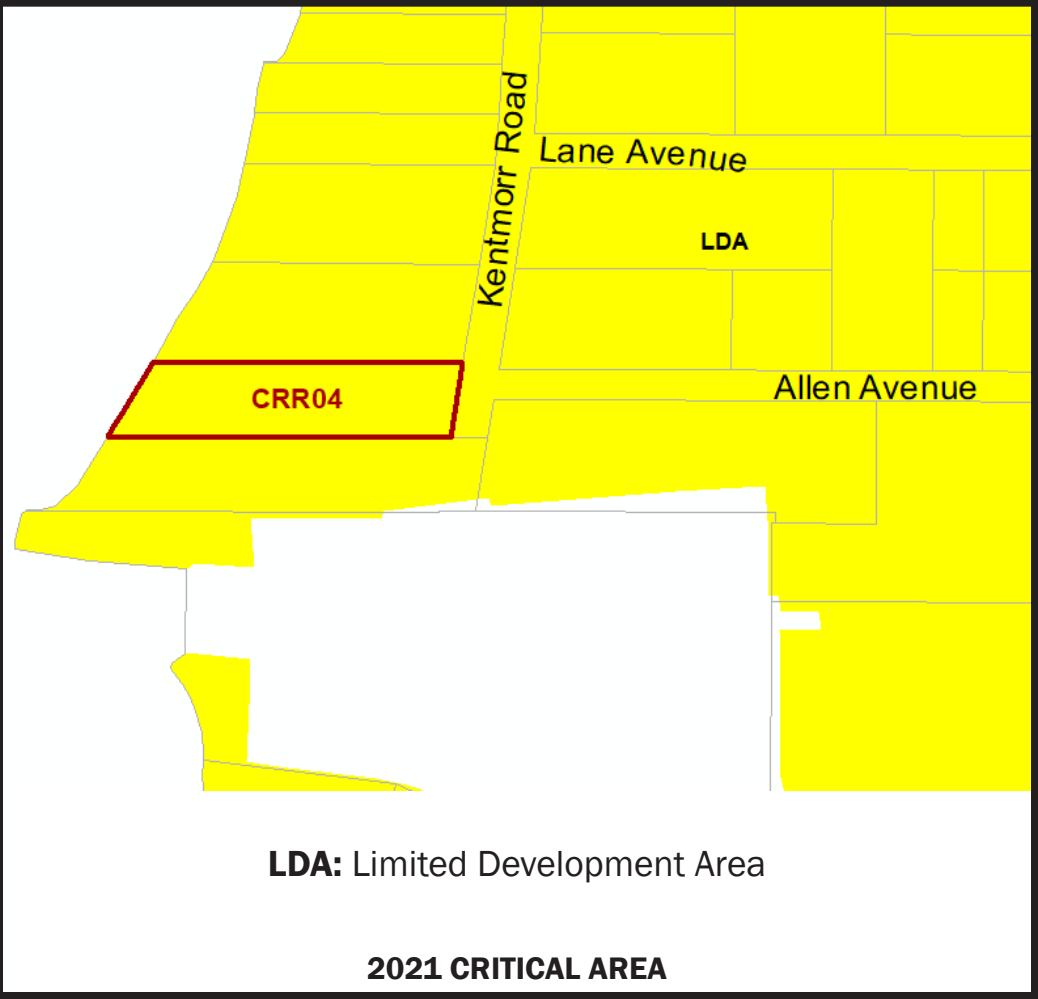
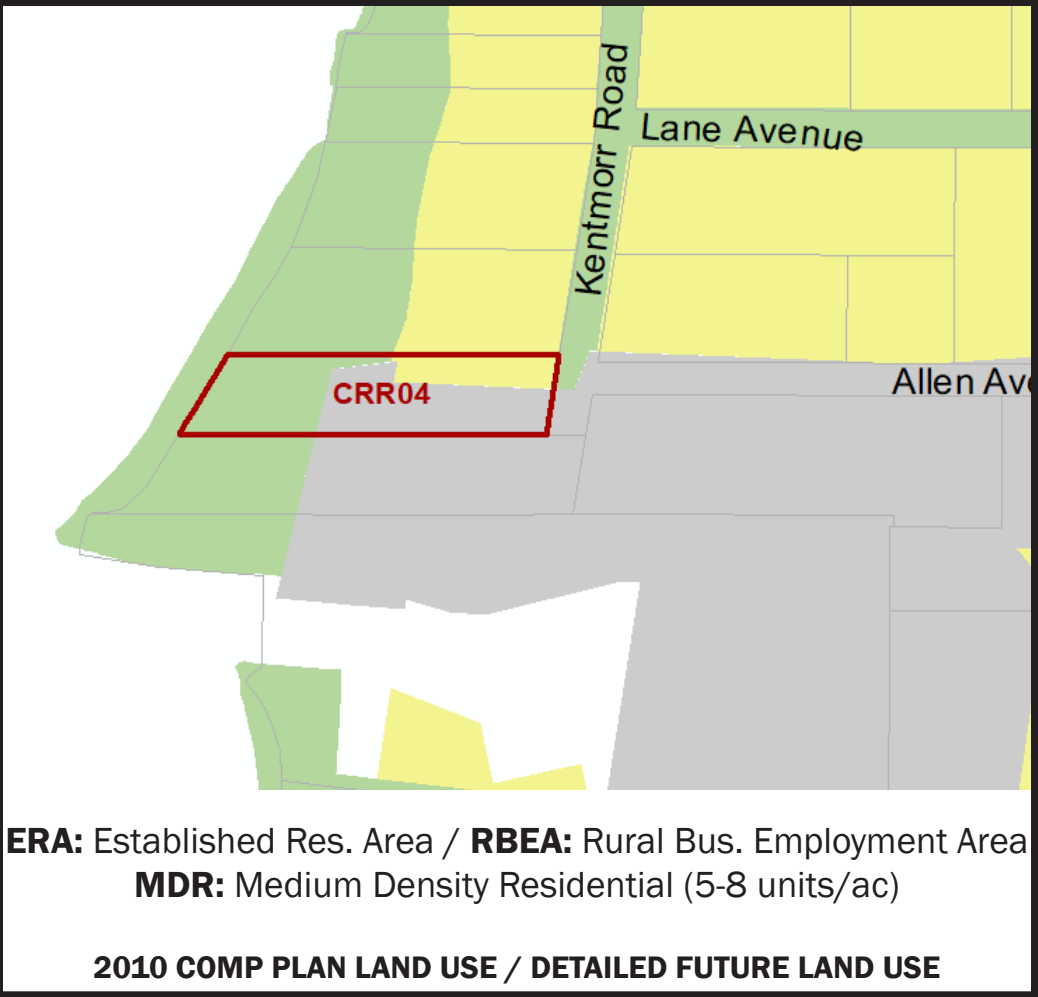
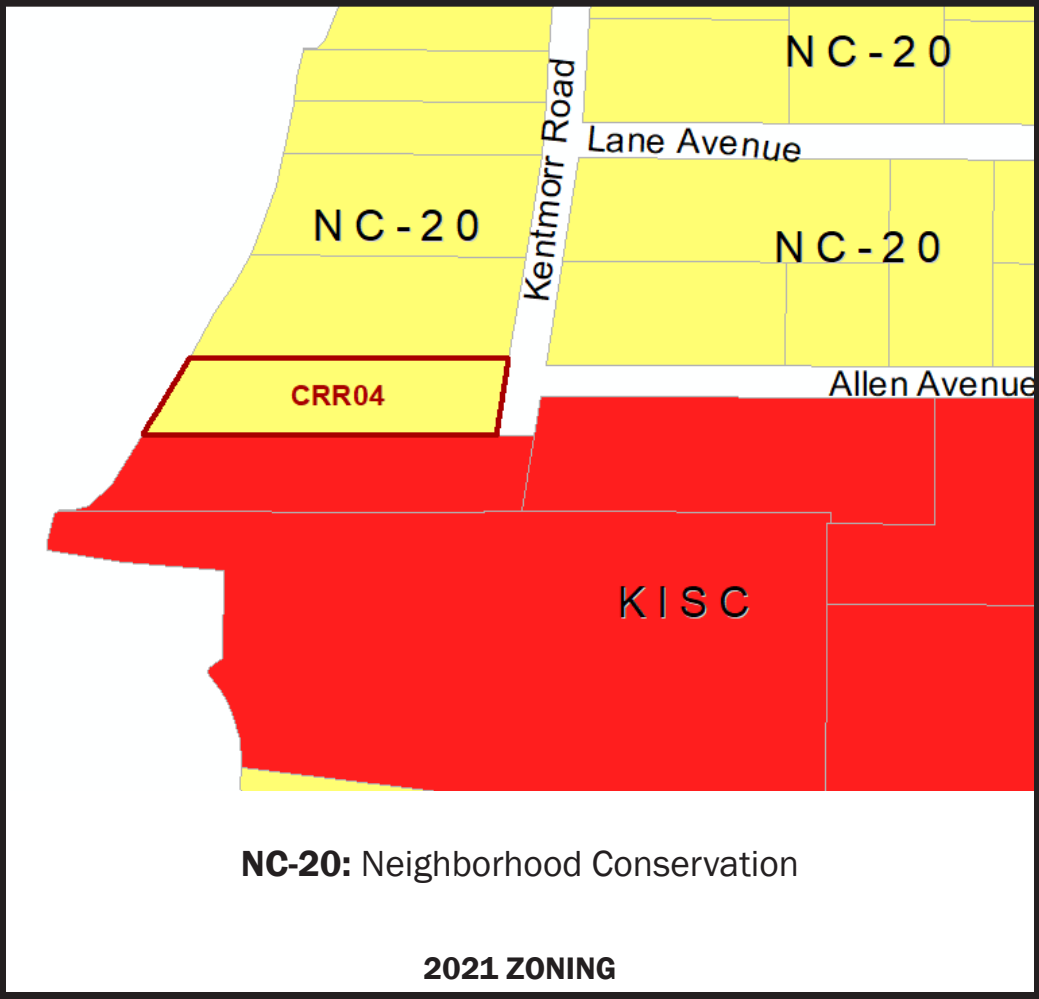


<div>CRR03</div> <div>437 Grange Hall Road, Centreville</div> <div>TAX ID: 1803024644</div> <div>TAX MAP # 60, PARCEL 108</div>	
CURRENT STATISTICS	
TOTAL ACRES	13.57
ACRES PART OF REQUEST	3.54
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	S6 (No Planned Service)
WATER SERVICE AREA	W6 (No Planned Service)
COMP REZONING REQUEST	
<div>SI</div> <div>Suburban Industrial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA (full parcel)
DETAILED FUTURE LAND USE	CMU (full parcel)
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Support Land Use Change</div> <div>Request cleans up split parcel land use/zoning reflecting current use; draft recommendations support expansion of existing established businesses.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation	
PAGE 4	



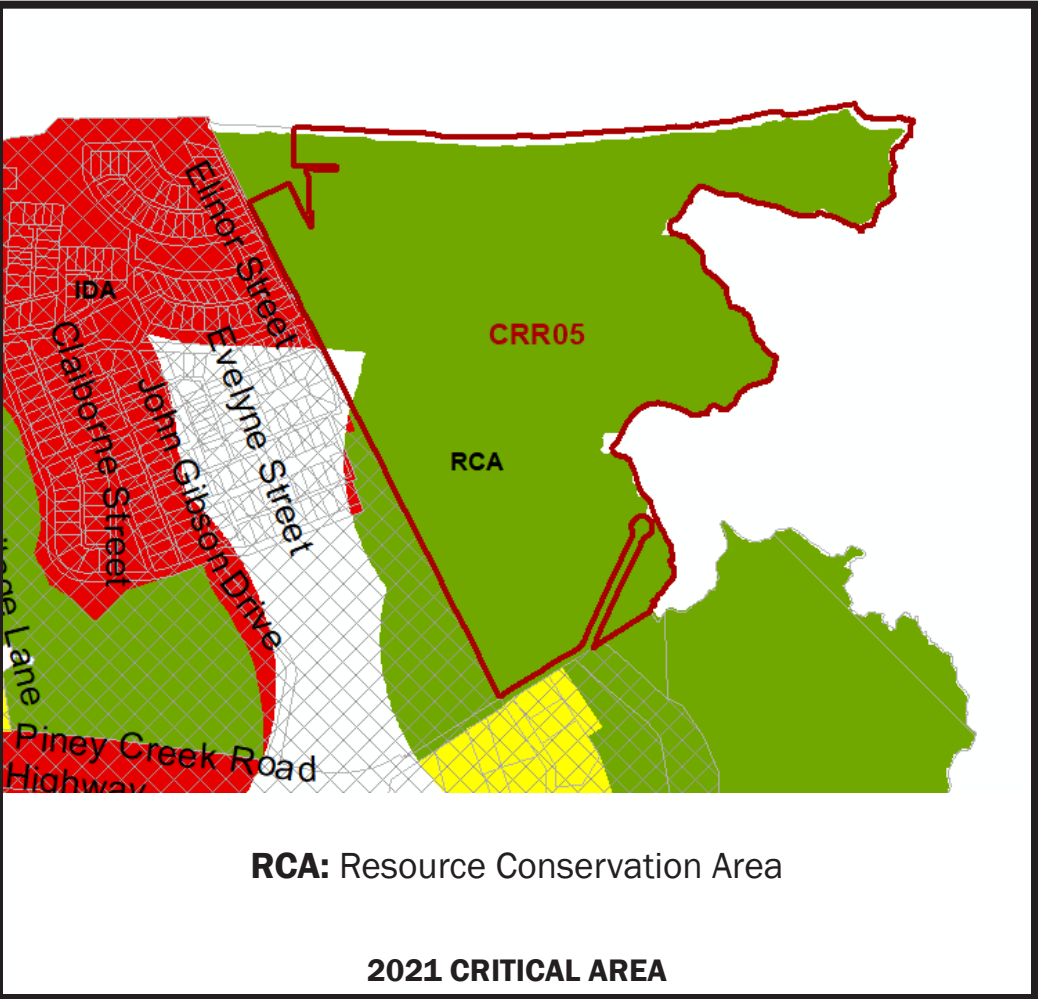
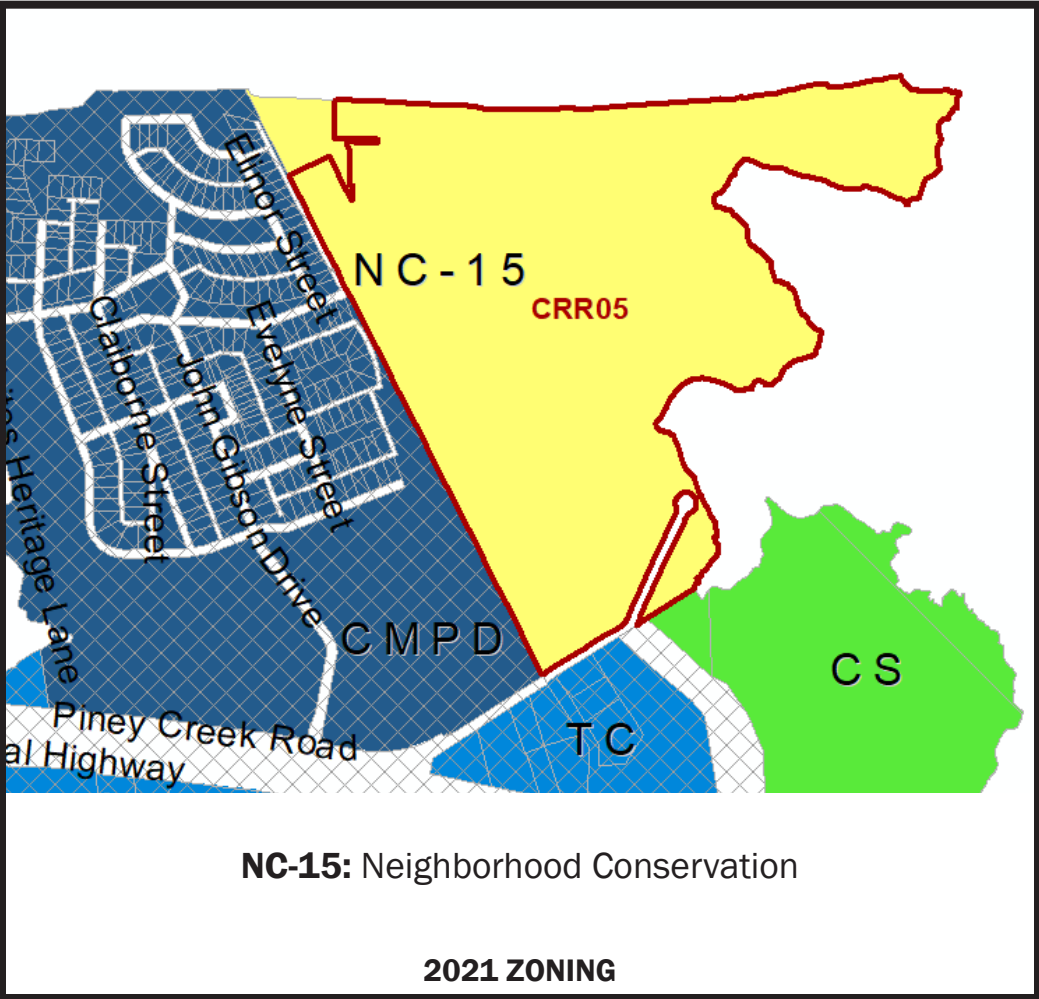
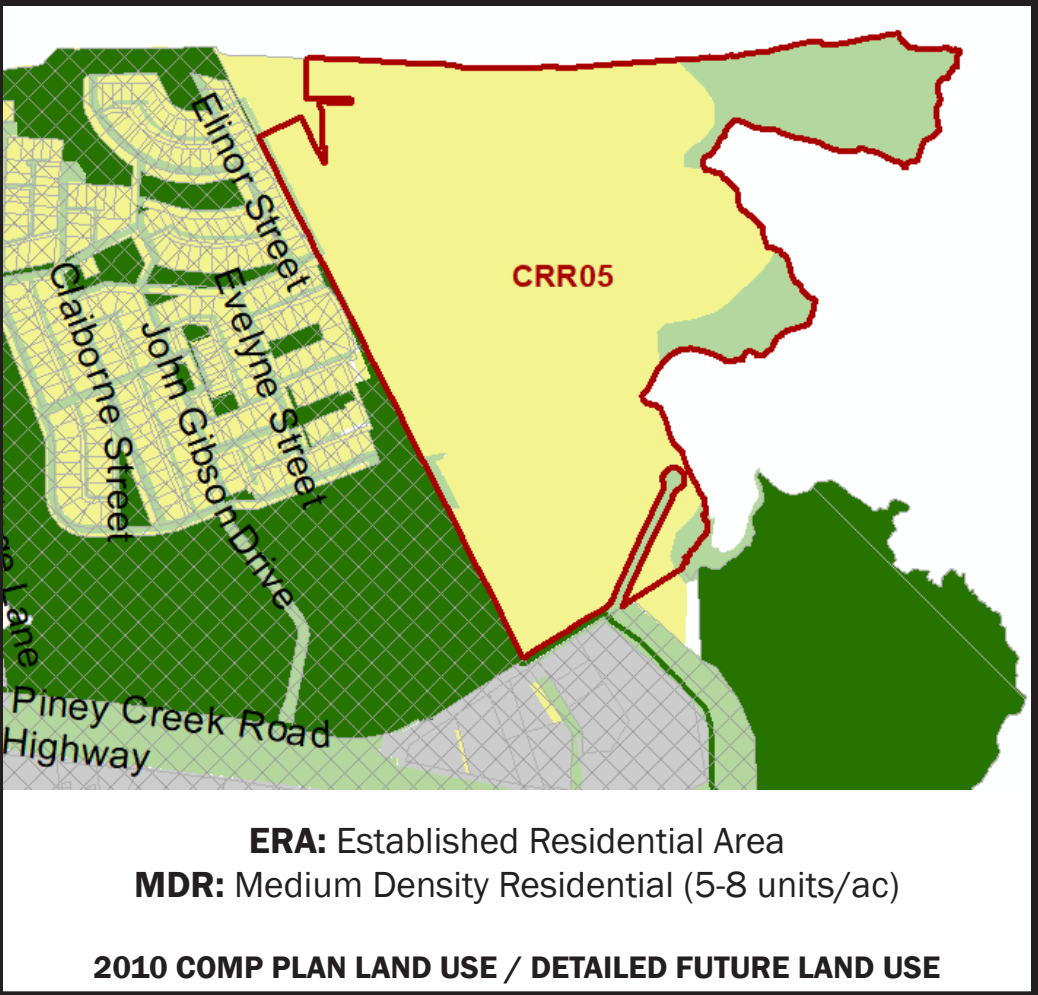


<div> <div>CRR04</div> <div>908 Kentmorr Road, Stevensville</div> <div>TAX ID: 1804030931</div> <div>TAX MAP # 70, PARCEL 24, LOT 17/PART OF 18</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.43
ACRES PART OF REQUEST	0.43
GROWTH AREA	n/a
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div> <div>KISC</div> <div>Kent Island Suburban Commercial</div> </div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div> <div>Oppose Land Use Change</div> <div>Not consistent with Critical Area designation; not consistent with KISC and would create a nonconforming single-family dwelling in the district; expansion would have a negative impact on neighborhood.</div> </div>	
<div> <div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div> </div>	
Concur with Technical Committee Recommendation	
PAGE 5	



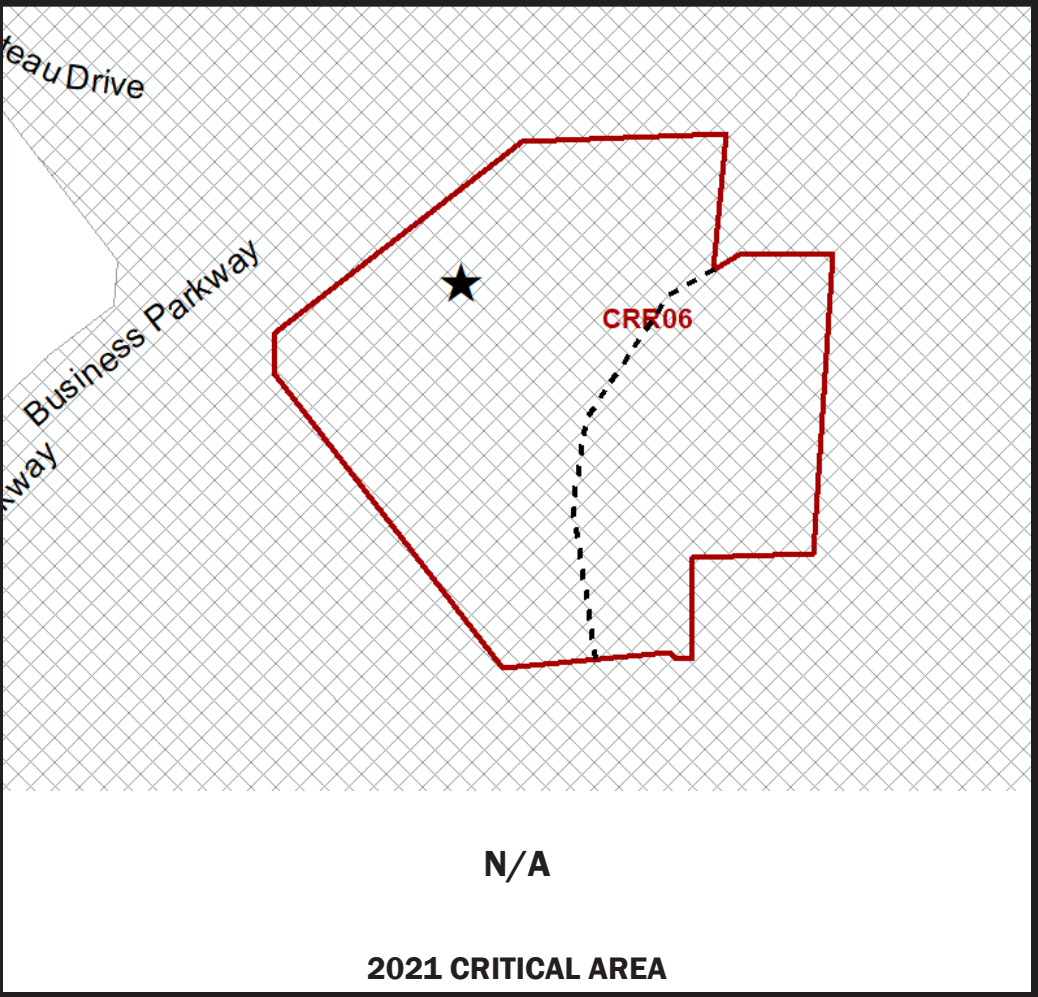
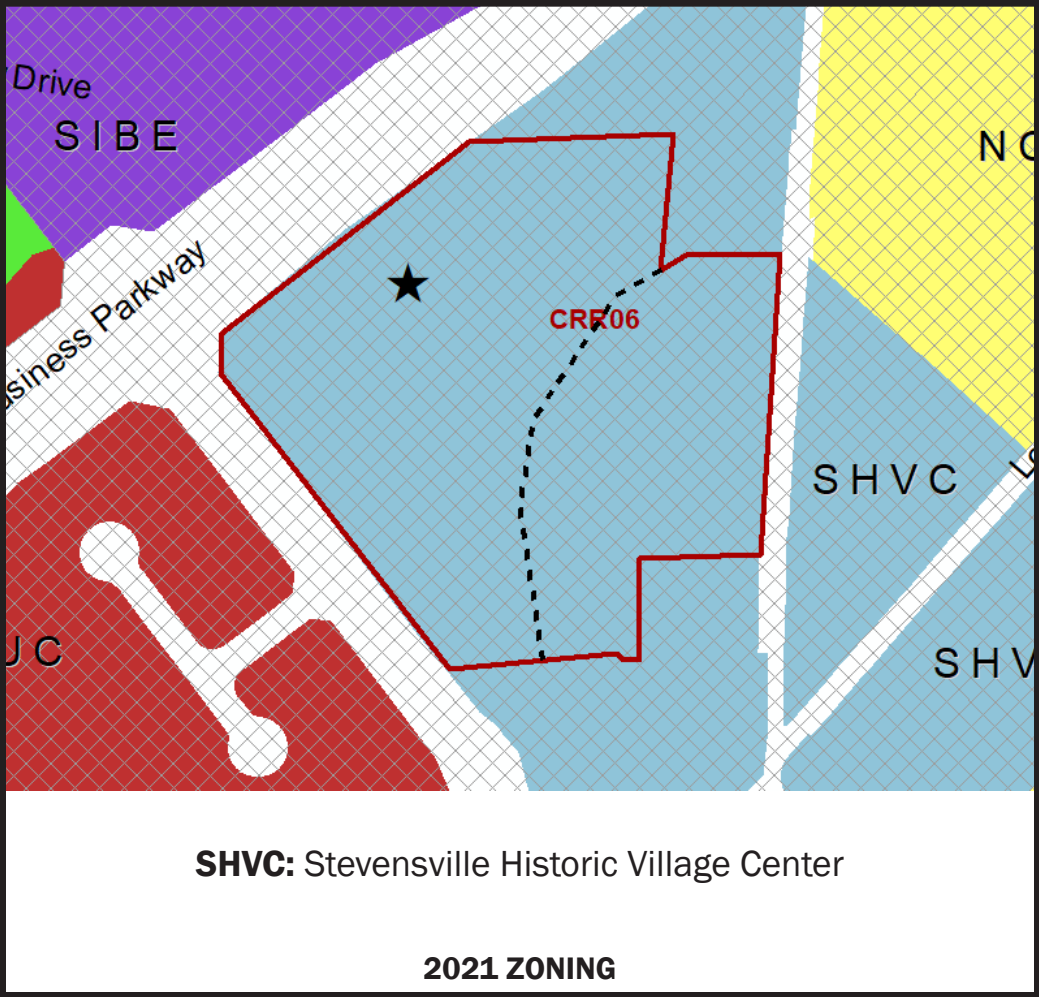
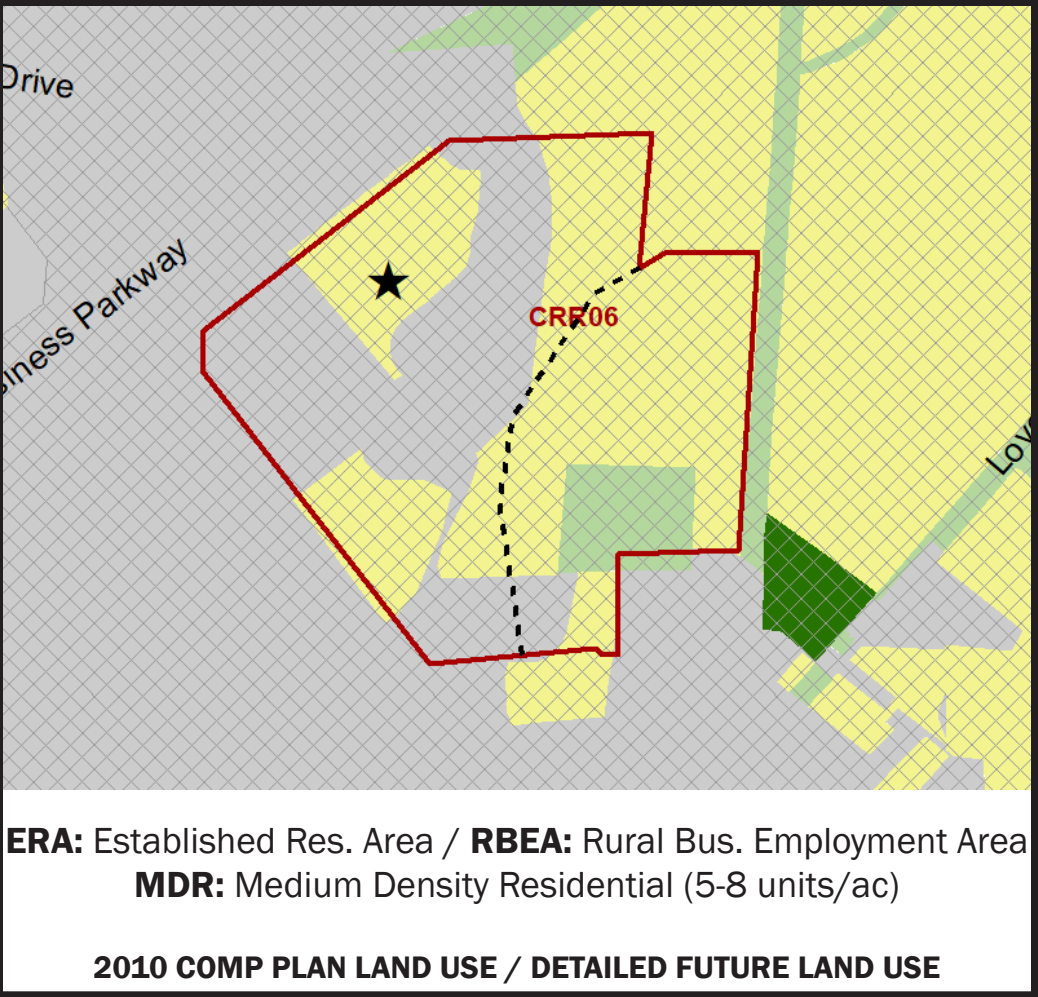


<div>CRR05</div> <div>2501 Piney Creek Road, Chester</div> <div>TAX ID: 1804009797</div> <div>TAX MAP # 57, PARCEL 25</div>	
CURRENT STATISTICS	
TOTAL ACRES	101.49
ACRES PART OF REQUEST	101.49
GROWTH AREA	n/a
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>CMPD: Chester Master Planned Development</div> <div>Expand Chester Growth Area</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	Expand Chester
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Growth Area Expansion</div> <div>Inconsistent with APF guidance principles outlined in Legend (**); nothing has materially changed since original removal from Growth Area in the Chester/Stevensville Community Plan in 2007, though transportation and infrastructure have changed for the worse.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Oppose Technical Committee Recommendation.</div> <div>Support expansion of Chester Growth Area.</div>	
PAGE 6	



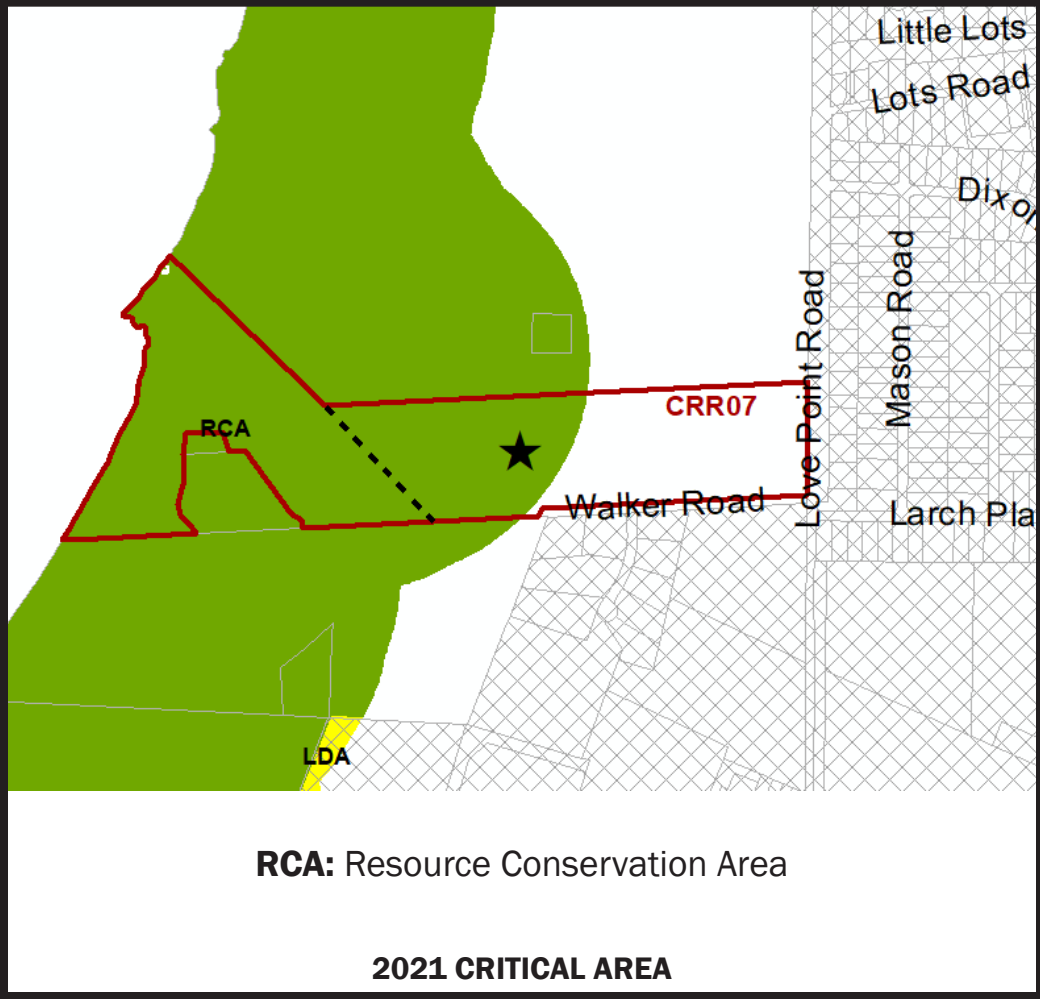
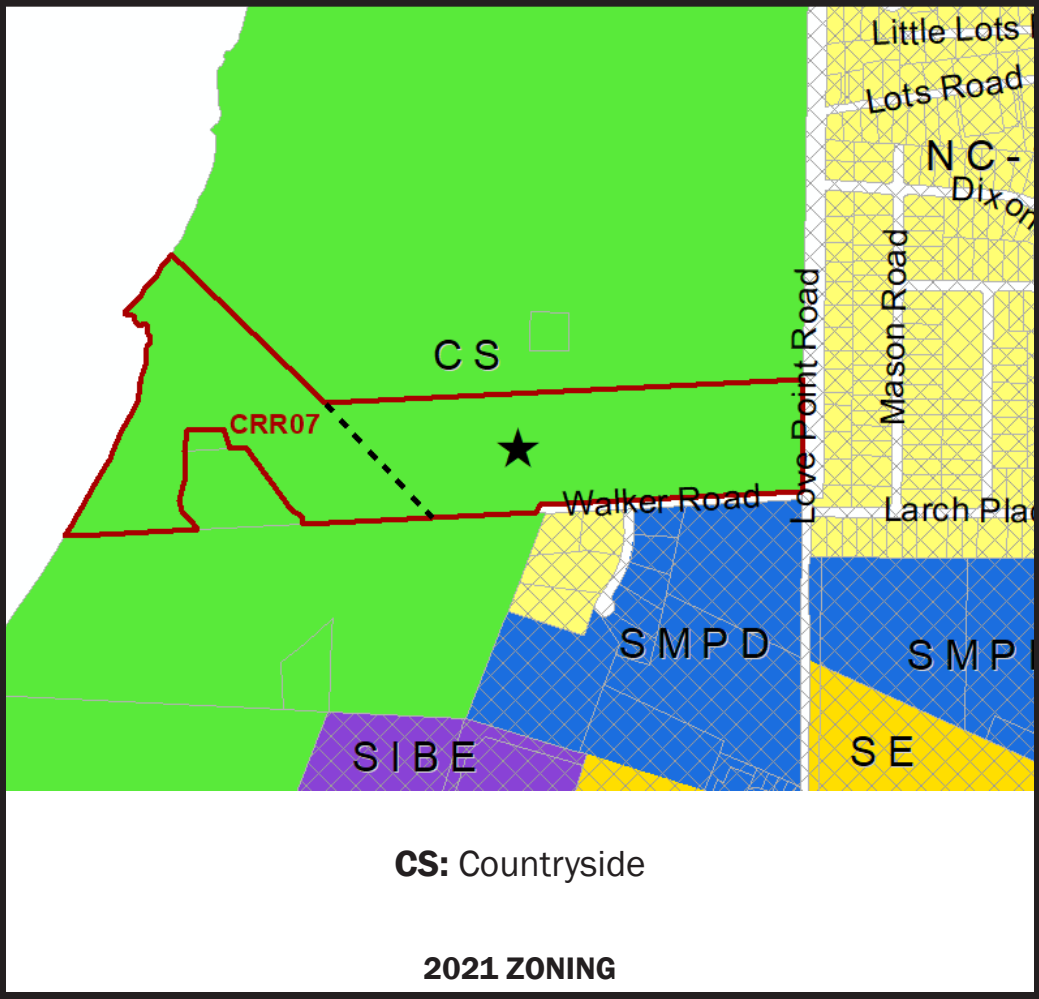
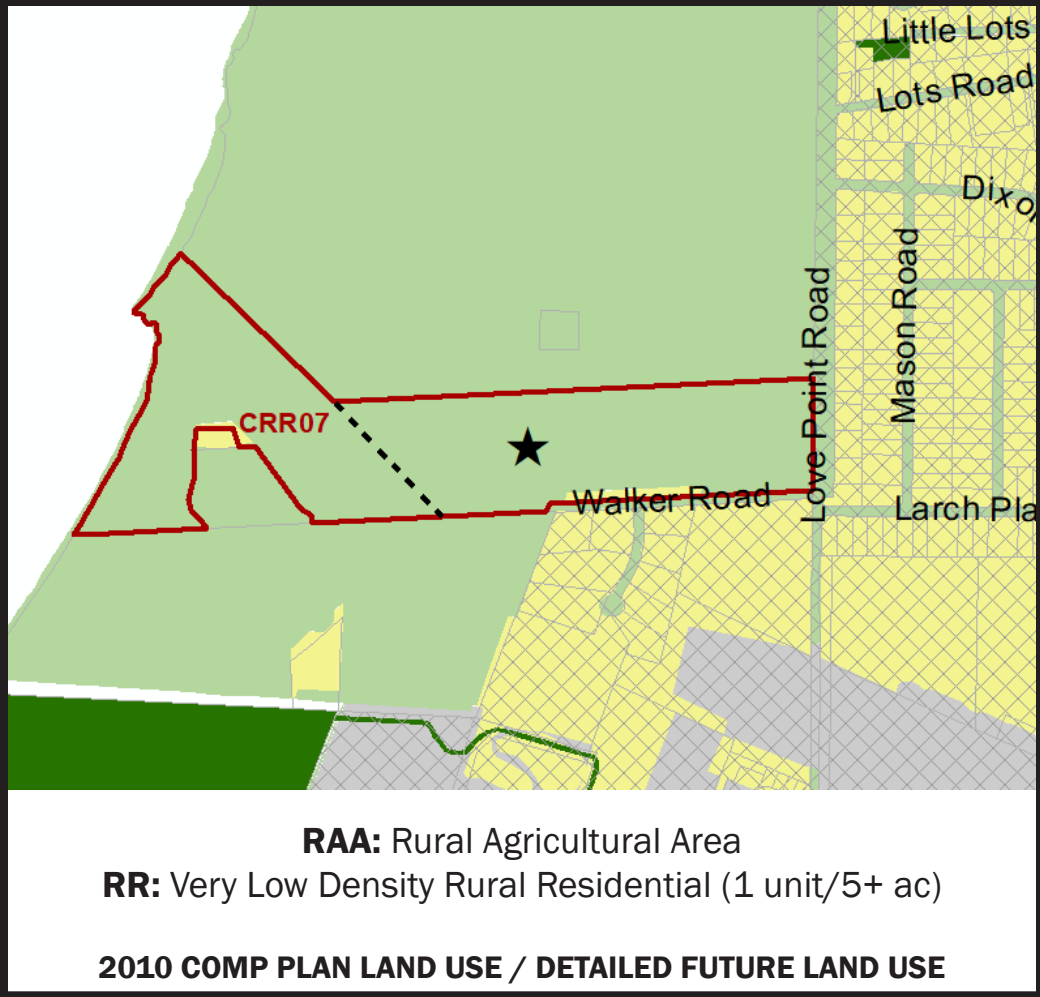


<div>CRR06</div> <div>Benton’s Crossing, Stevensville</div> <div> TAX ID: 1804093089, TAX MAP # 56, PARCEL 324, LOT 2  TAX ID: 1804105346, TAX MAP # 56, PARCEL 427, LOT 1  TAX ID: 1804114175, TAX MAP # 56, PARCEL 324, LOT 3  TAX ID: 1804093089, TAX MAP # 56, PARCEL 324, LOT 4 </div>	
CURRENT STATISTICS	
TOTAL ACRES	13.19
ACRES PART OF REQUEST	8.49 (see detail)
GROWTH AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)
COMP REZONING REQUEST	
UC Urban Commercial	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Land Use Change</div> <div>Should honor Chester/Stevensville Community Plan transportation strategies including key intersection improvements, Cockey Lane Connector, and pedestrian/greenway connections.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Oppose Technical Committee Recommendation.</div> <div>Support Comprehensive Plan Land Use change to RBEA and Detailed Future Land Use change to CMU.</div>	
PAGE 7	



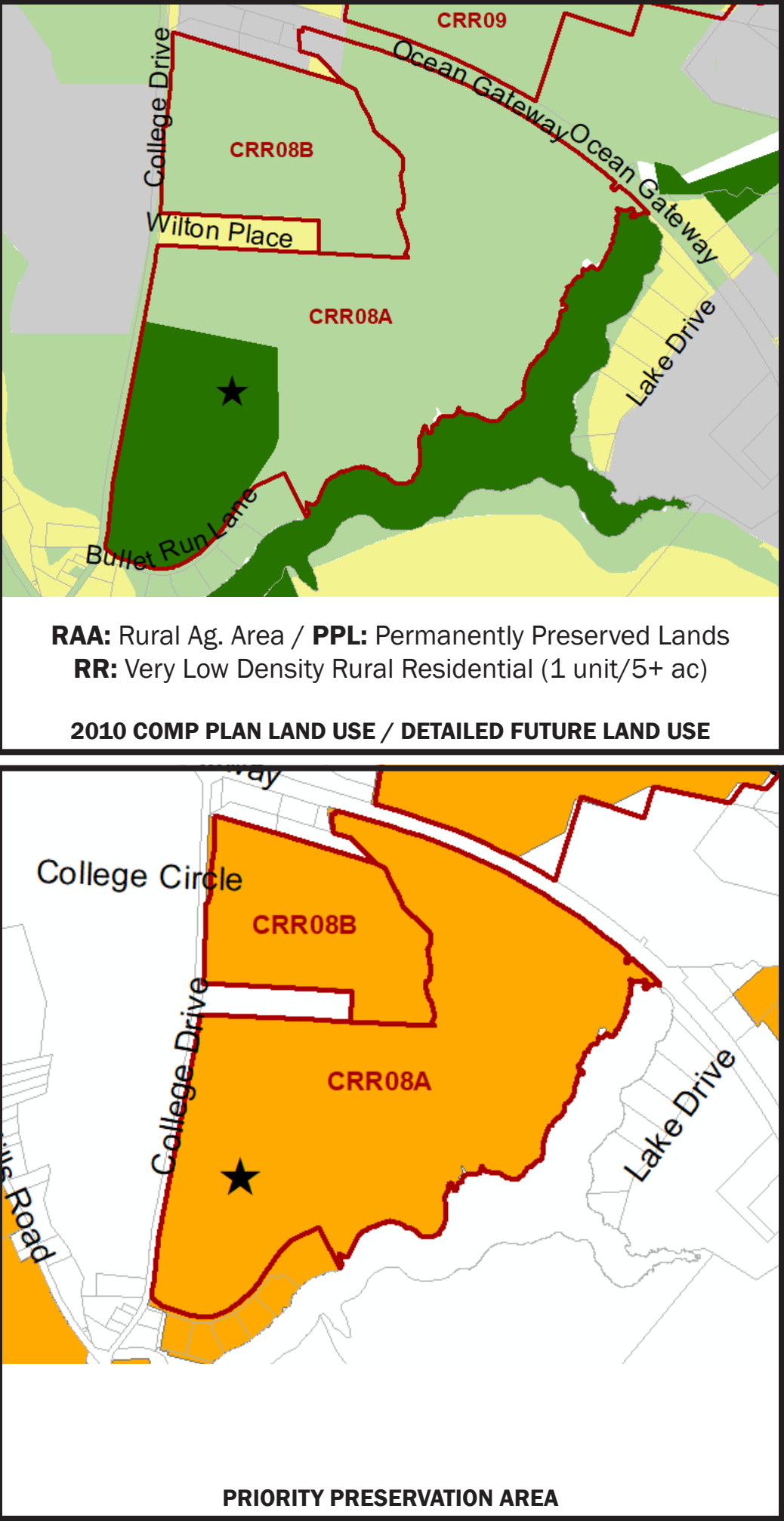
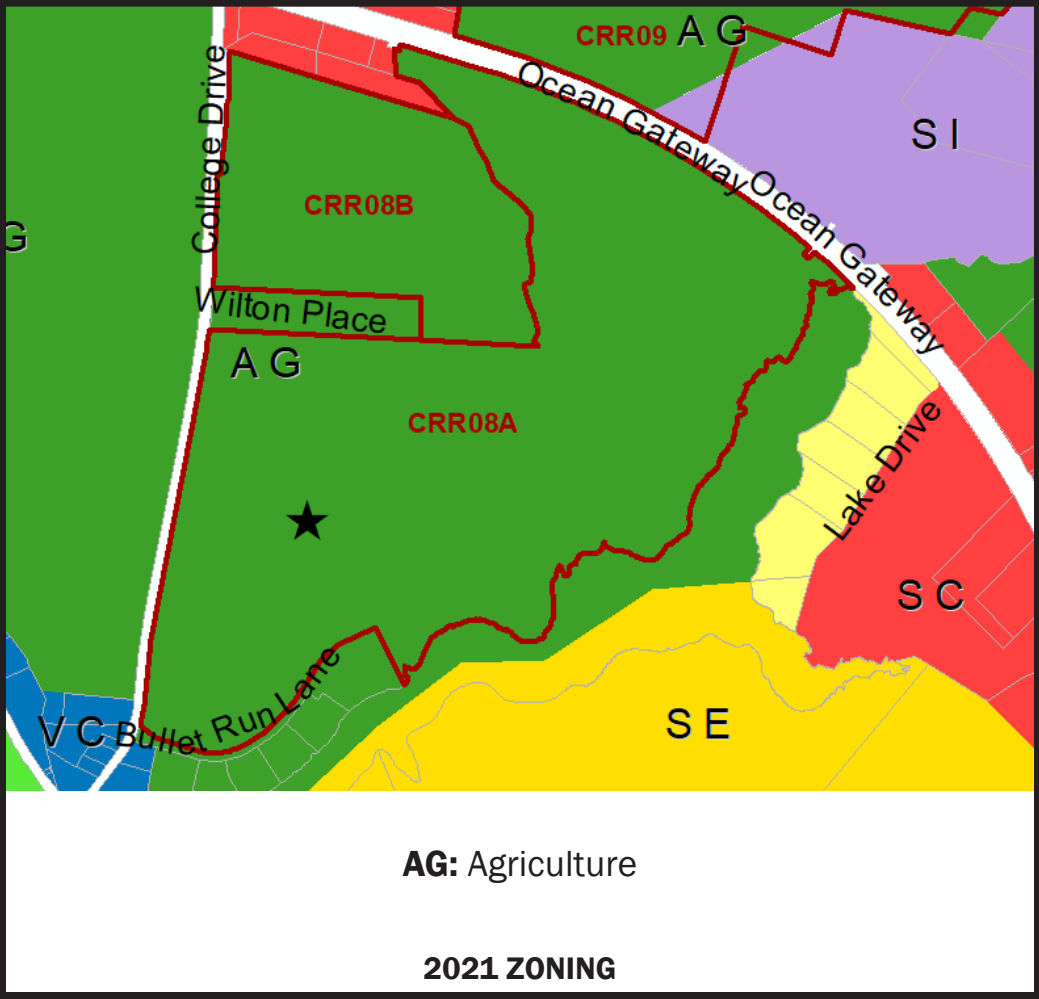


<div> <div>CRR07</div> <div>0 Walker Road, Stevensville</div> <div>TAX ID: 1804061381</div> <div>TAX MAP # 48, PARCEL 11, LOT 11</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	57.31
ACRES PART OF REQUEST	28.50
GROWTH AREA	n/a
CRITICAL AREA	Yes (partial)
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
Include eastern portion of parcel in Stevensville Growth Area to obtain sewer service; no rezoning requested	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	Expand Stevensville
TC DISCUSSION/RECOMMENDATIONS	
<div> <div>Oppose Growth Area Expansion</div> <div>Inconsistent with APF guidance principles outlined in Legend (**).</div> </div>	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div> <div>Oppose Technical Committee Recommendation.</div> <div>Support expansion of Stevensville Growth Area (only for portion east of dotted line).</div> </div>	
PAGE 8	



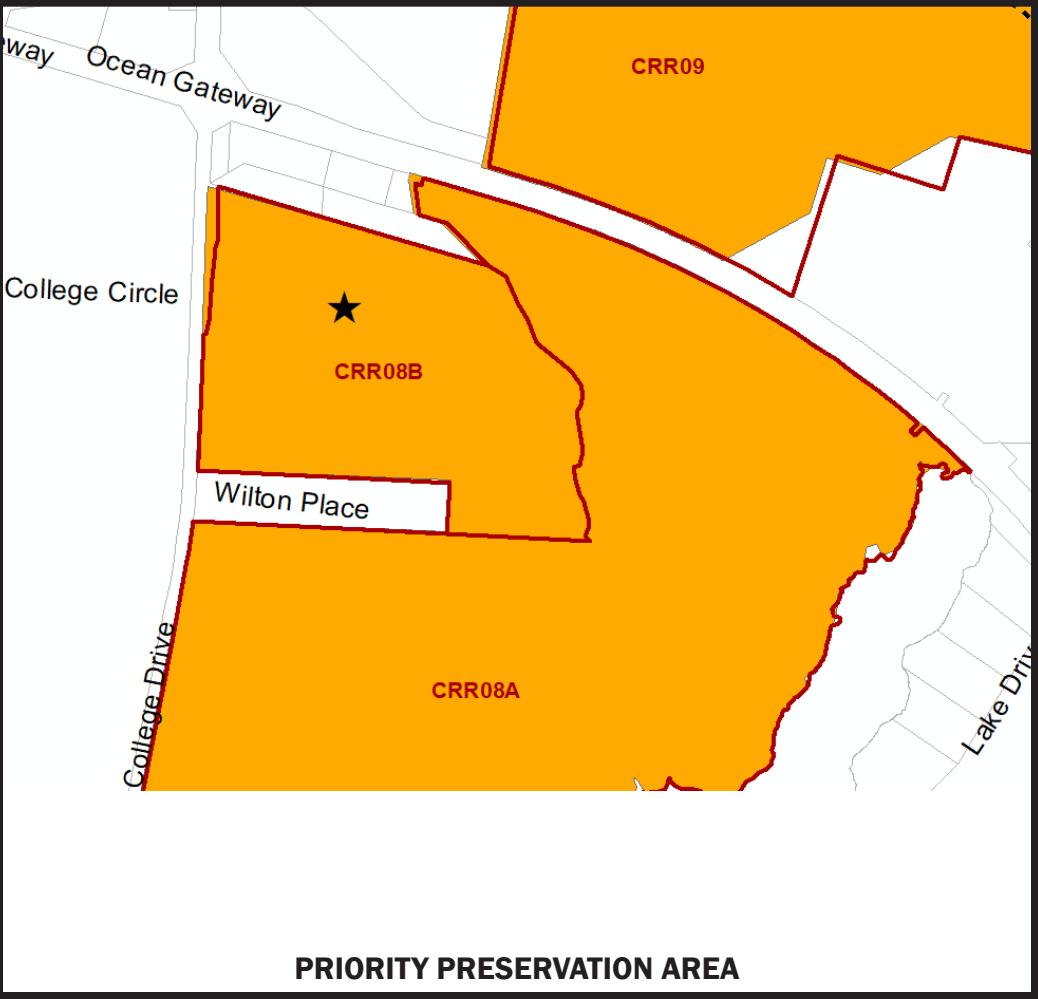
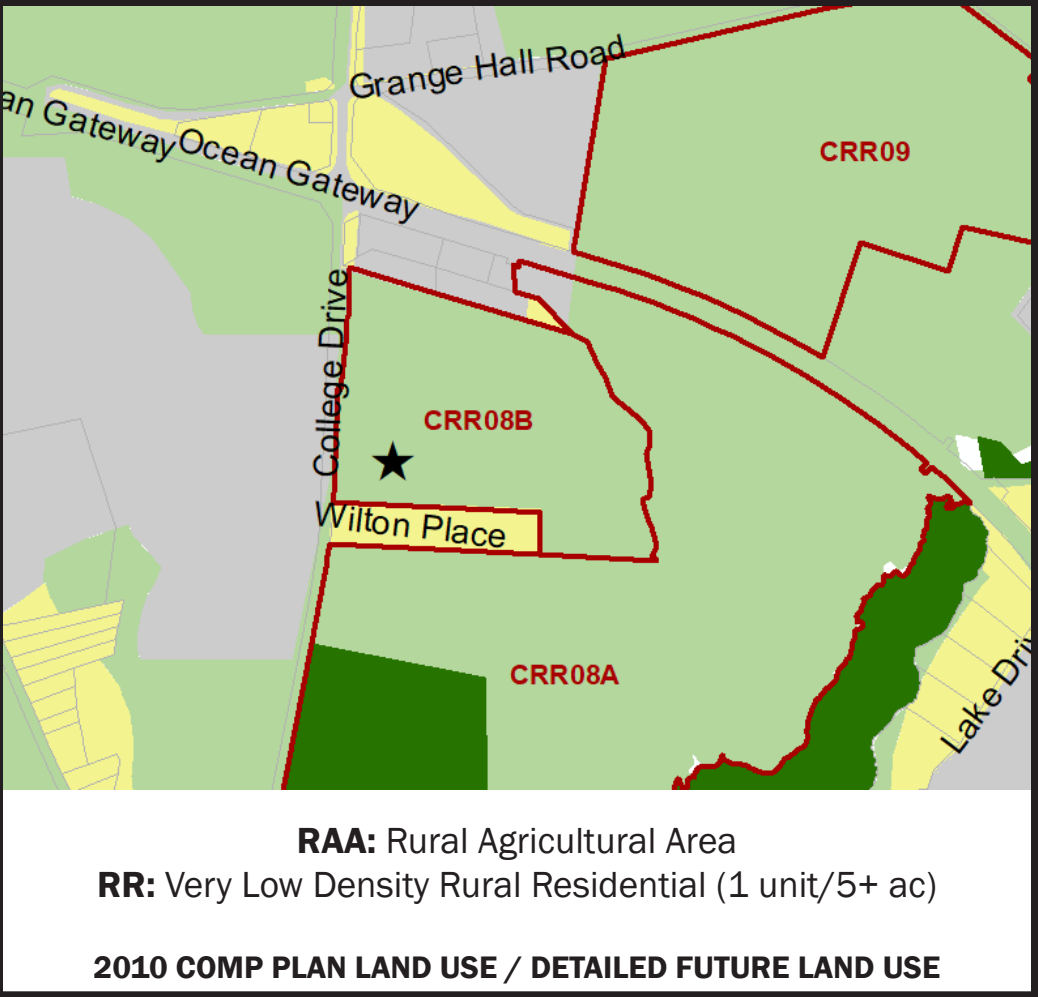
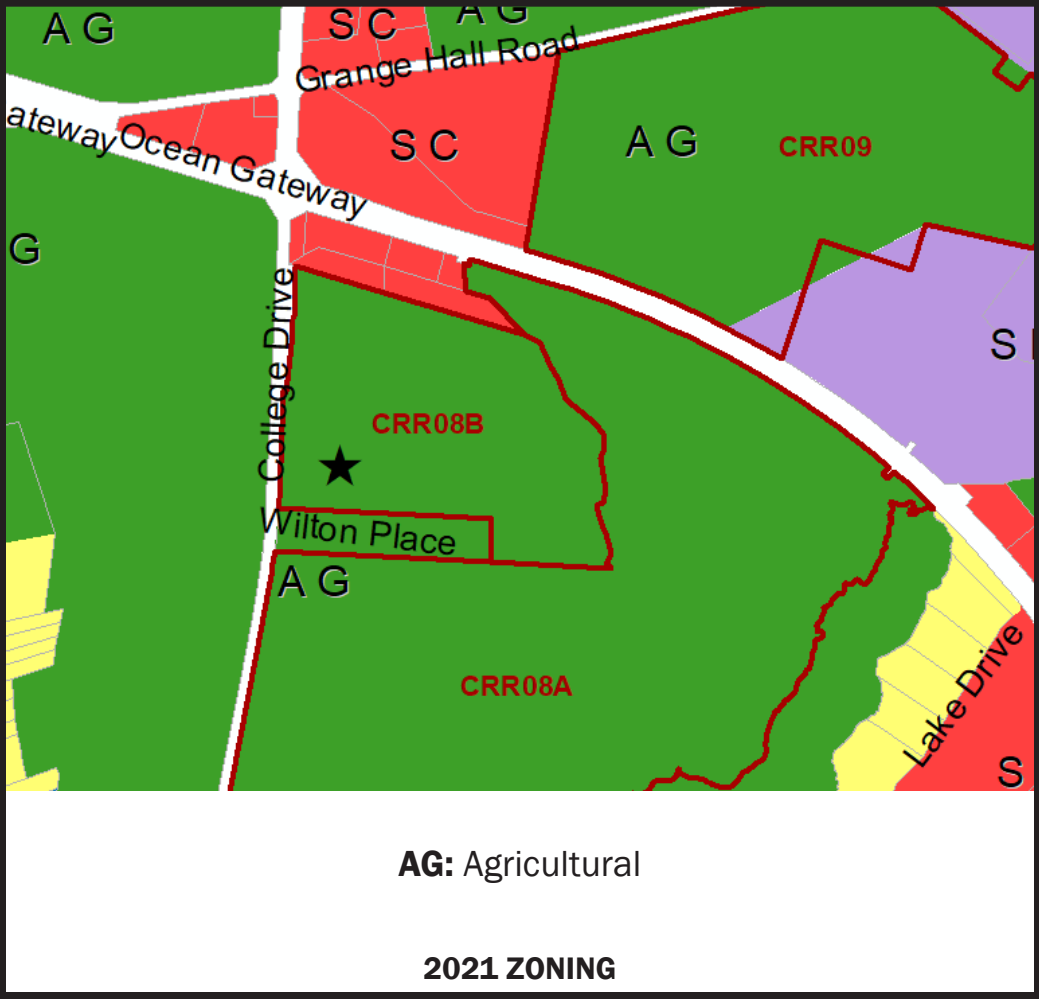


<div>CRR08A</div> <div>420 College Drive, Queenstown</div> <div>TAX ID: 1803005151</div> <div>TAX MAP # 67, PARCEL 7</div>	
CURRENT STATISTICS	
TOTAL ACRES	128.59
ACRES PART OF REQUEST	128.59
GROWTH AREA	n/a
CRITICAL AREA	Yes (partial)
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
SE Suburban Estate	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	ERA
DETAILED FUTURE LAND USE	LDR
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Land Use Change</div> <div>Inconsistent with APF guidance principles outlined in Legend (**); inconsistent with PPA.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation.	
PAGE 9	



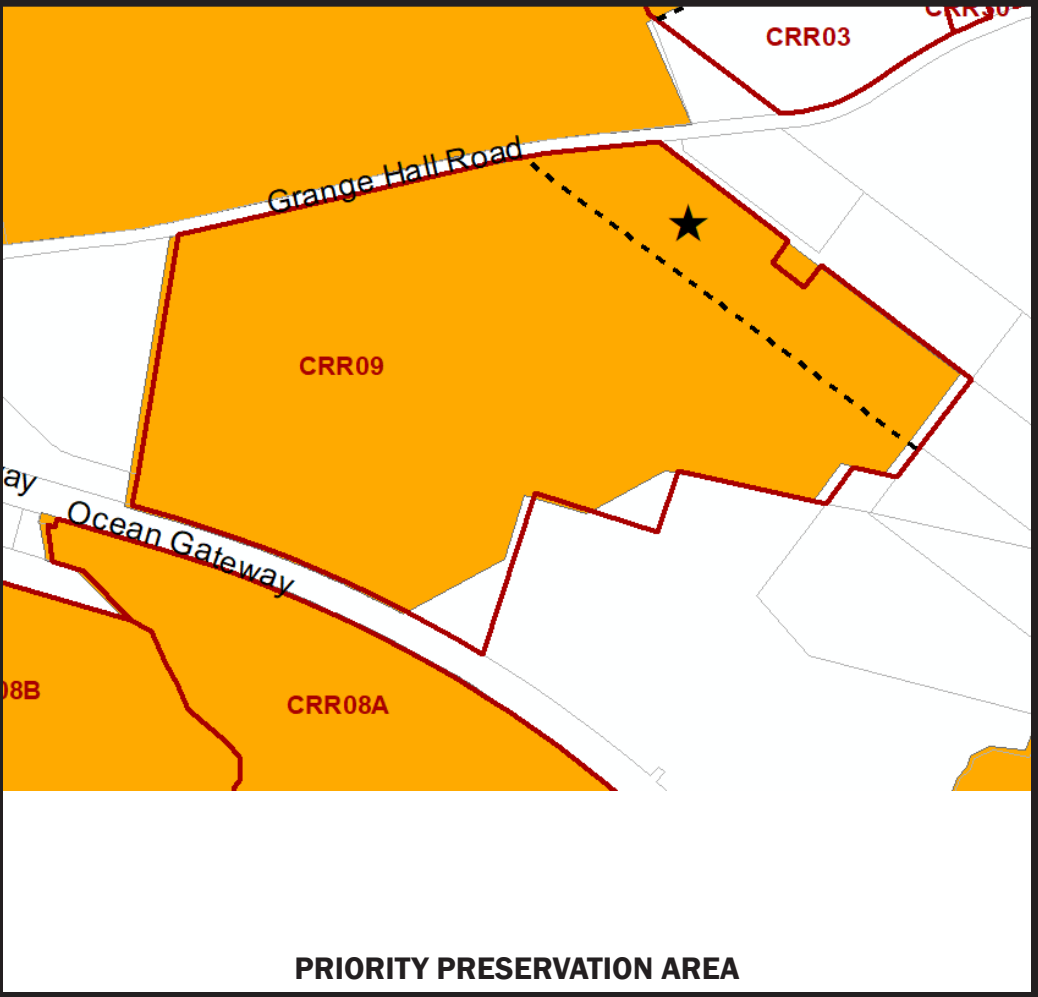
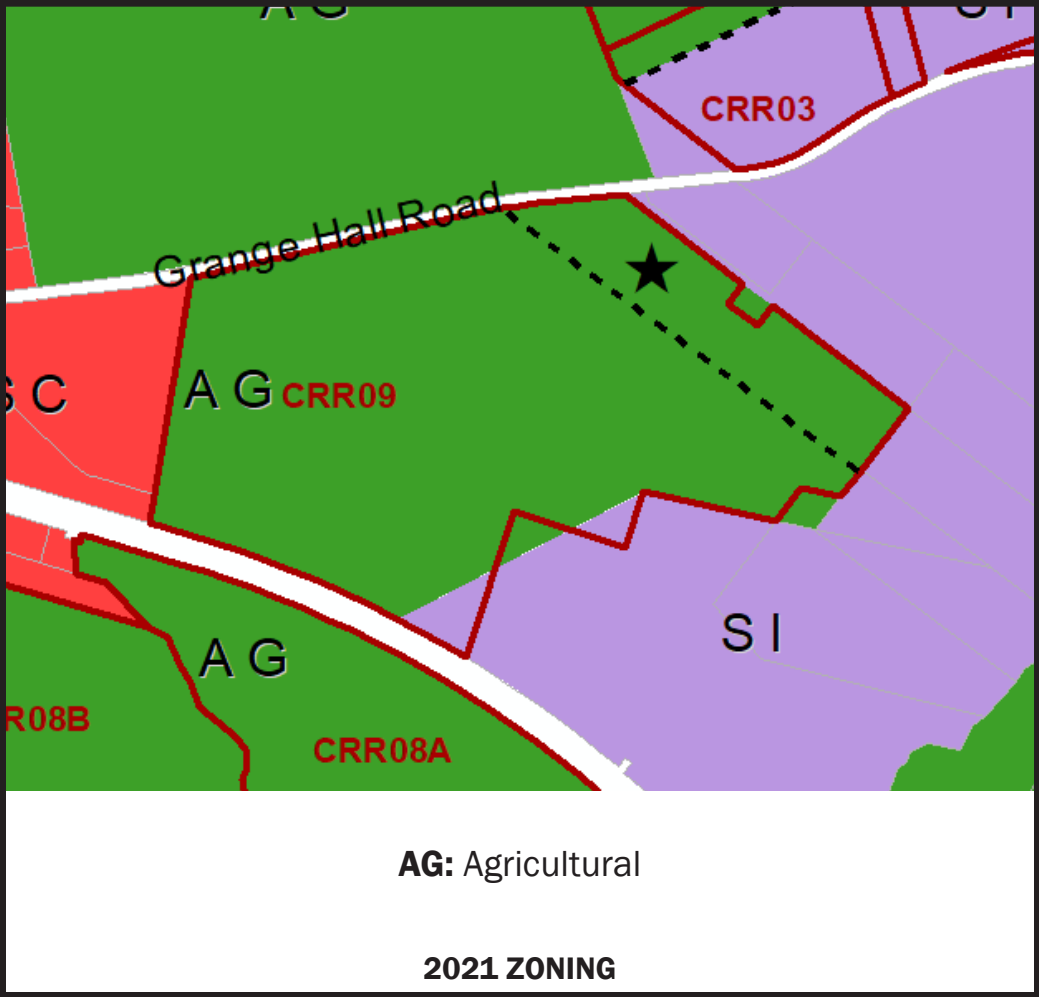
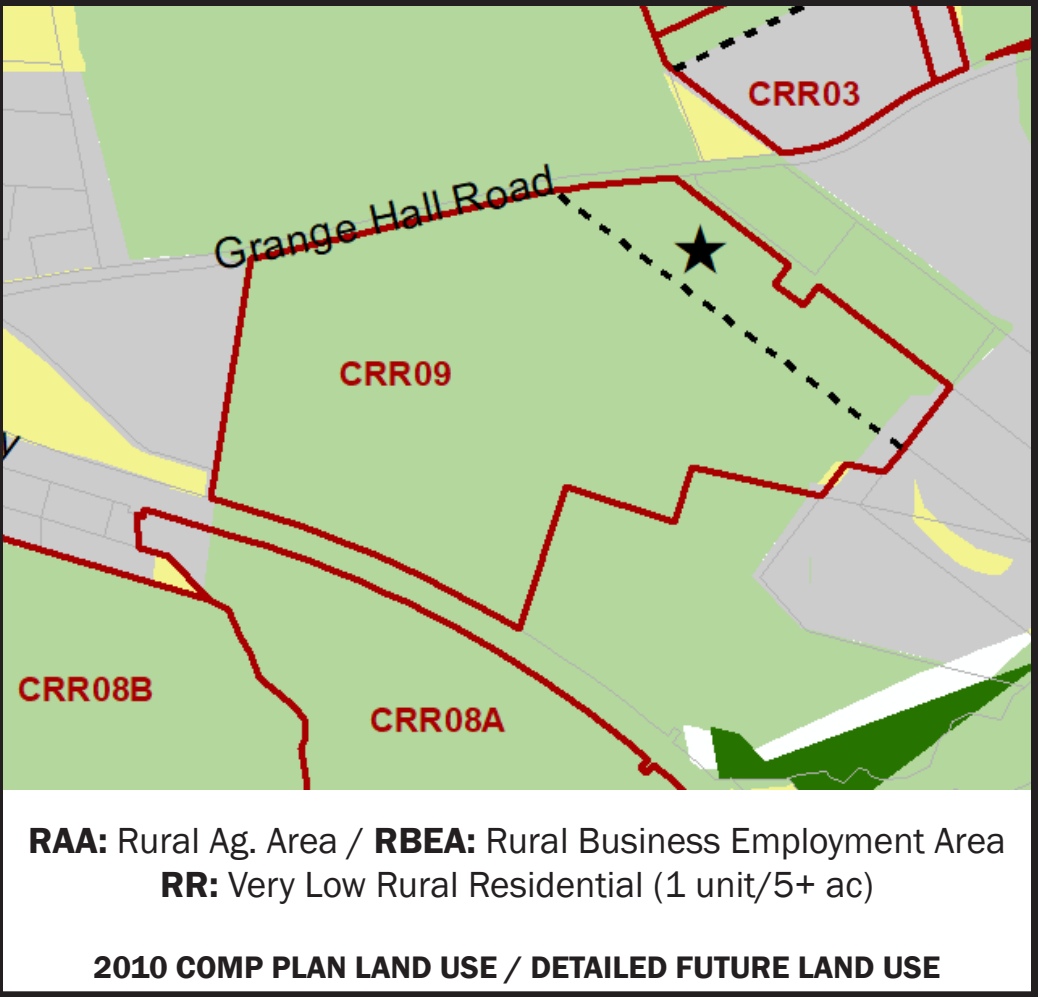
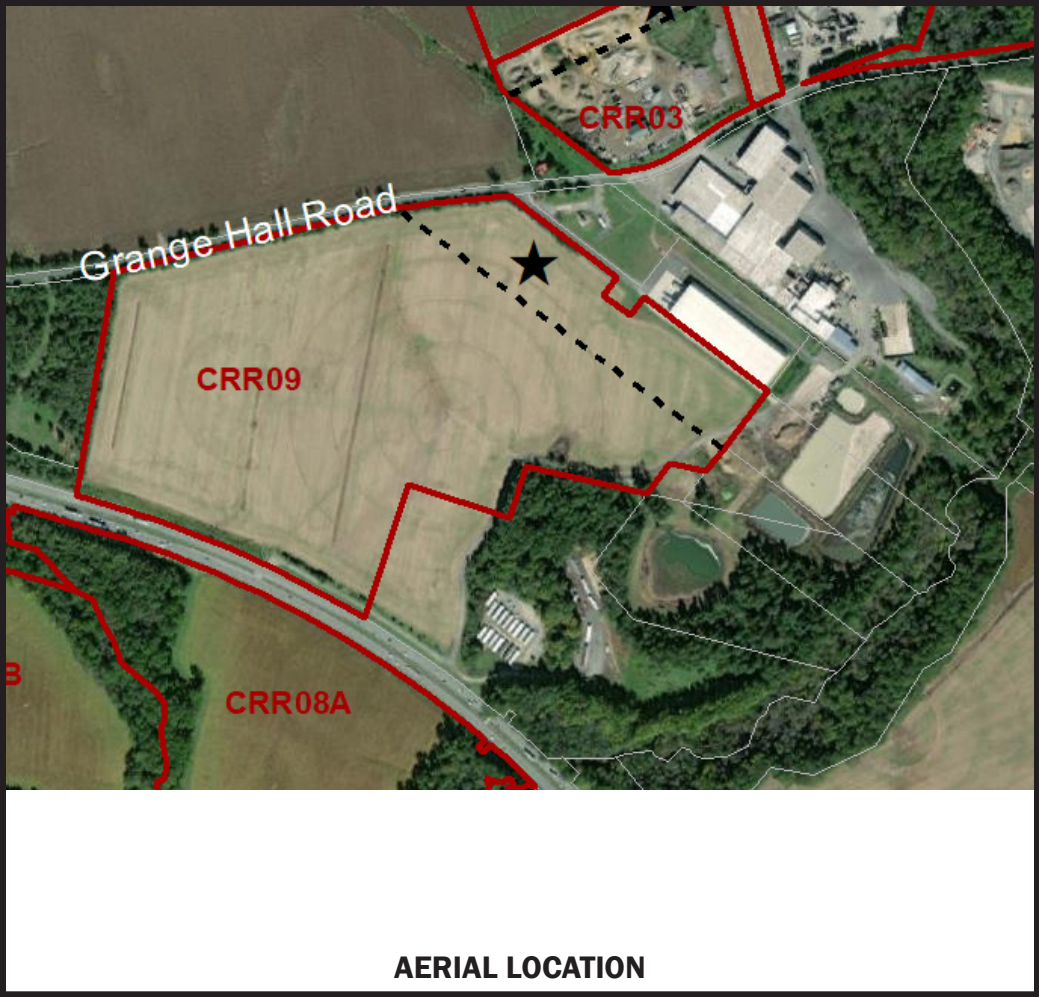


<div>CRR08B</div> <div>Bullet Run Lane, Queenstown</div> <div>TAX ID: 1803125413</div> <div>TAX MAP # 67, PARCEL 7</div>	
CURRENT STATISTICS	
TOTAL ACRES	36.00
ACRES PART OF REQUEST	36.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>SC</div> <div>Suburban Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Land Use Change</div> <div>Inconsistent with APF guidance principles outlined in Legend (**); inconsistent with PPA; outside Growth Area; future intersection needs/ transportation improvements</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation.	
PAGE 10	



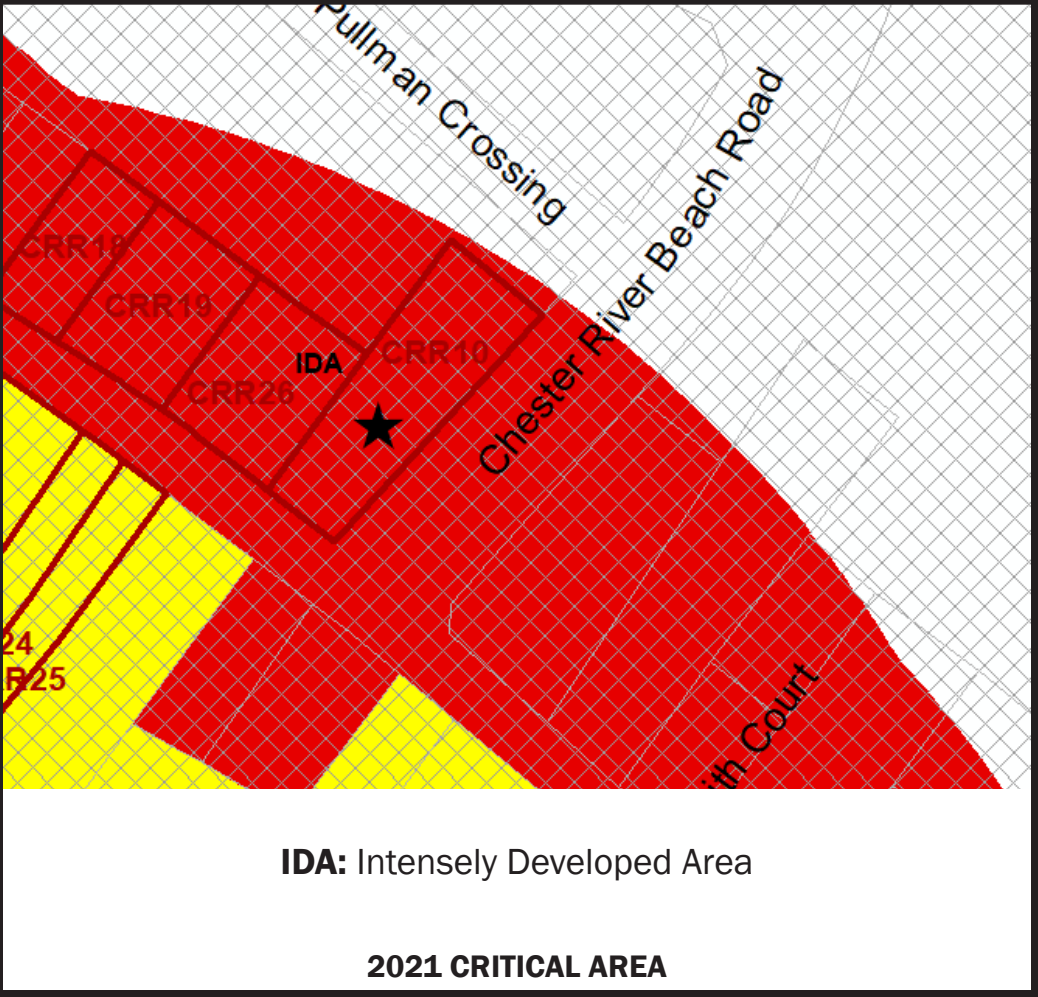
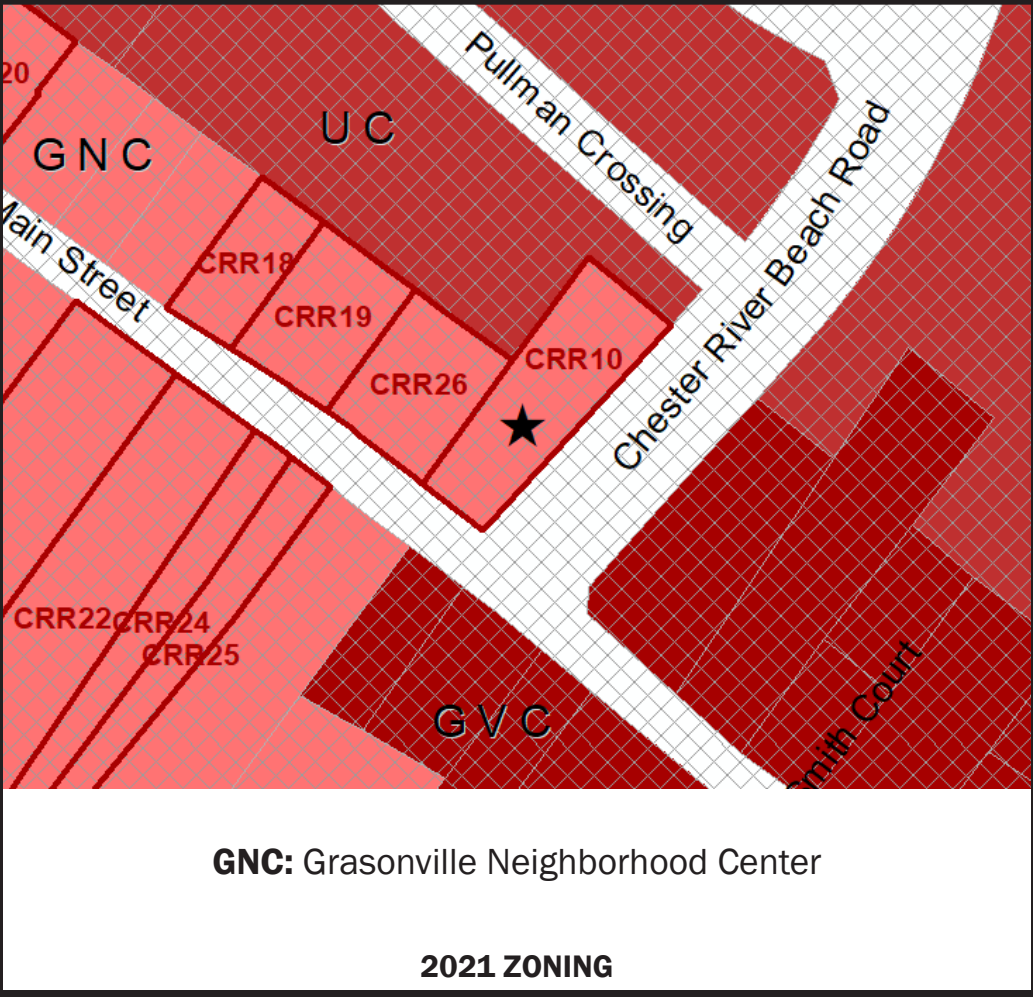
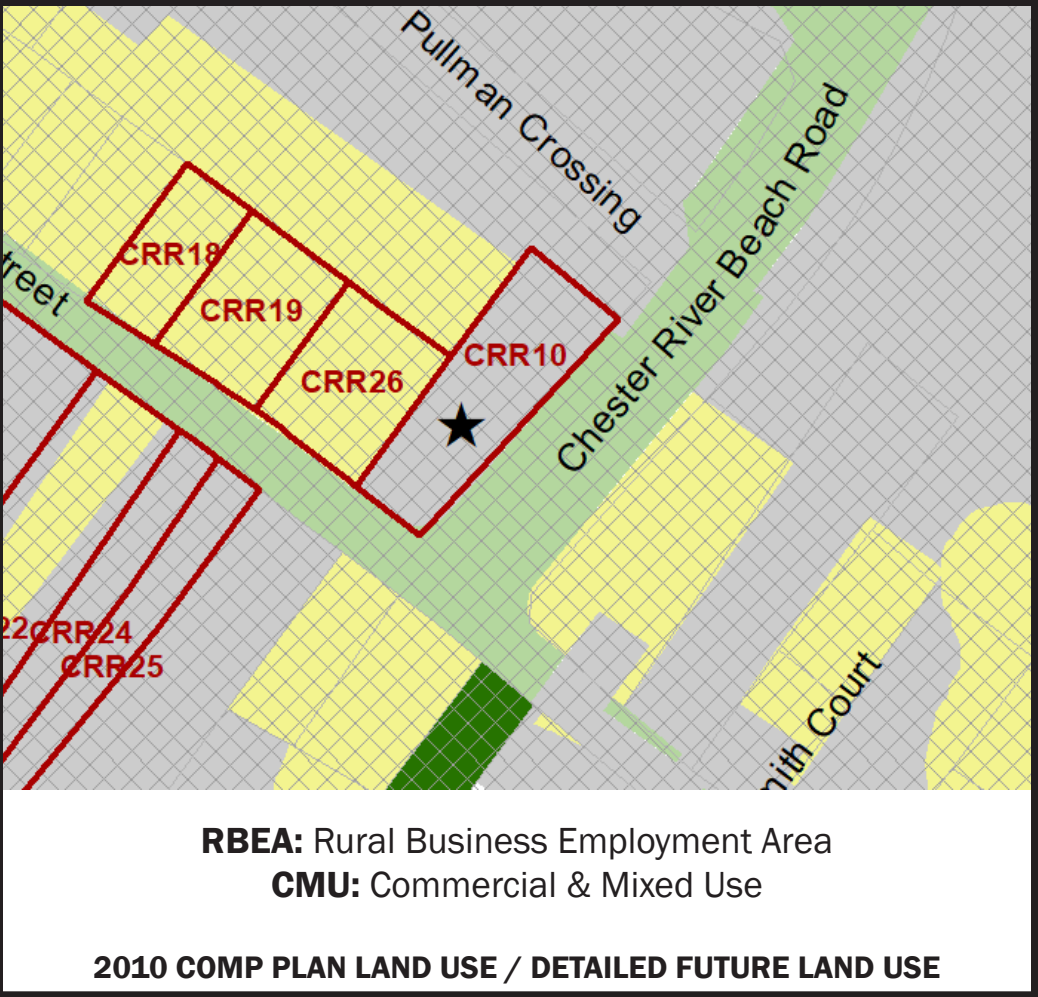
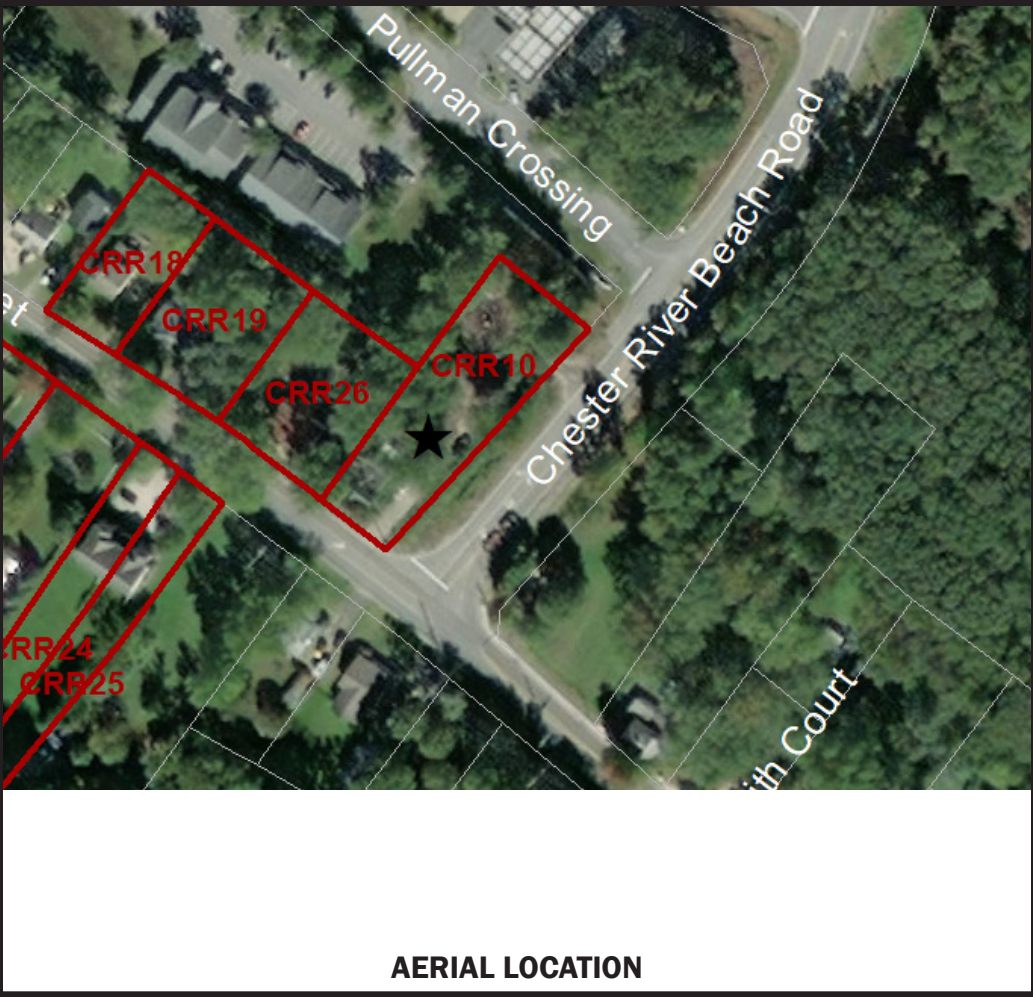


<div>CRR09</div> <div>Near 350 Grange Hall Road, Centreville</div> <div>TAX ID: 1805018196</div> <div>TAX MAP # 58H, PARCEL 456</div>	
CURRENT STATISTICS	
TOTAL ACRES	73.36
ACRES PART OF REQUEST	11.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>SI (partial ~11 acres)</div> <div>Suburban Industrial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Support Land Use Change</div> <div>Supports expansion of existing agricultural business.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation.	
PAGE 11	



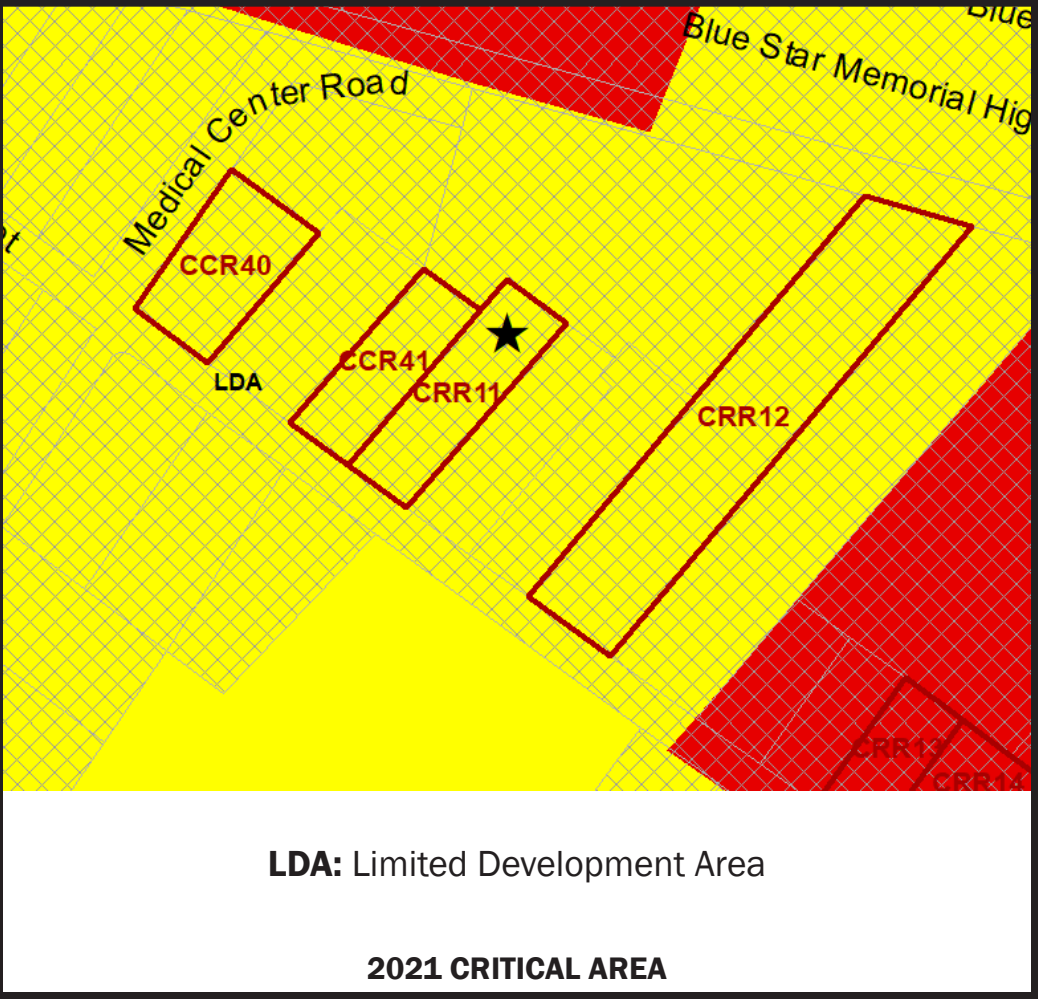
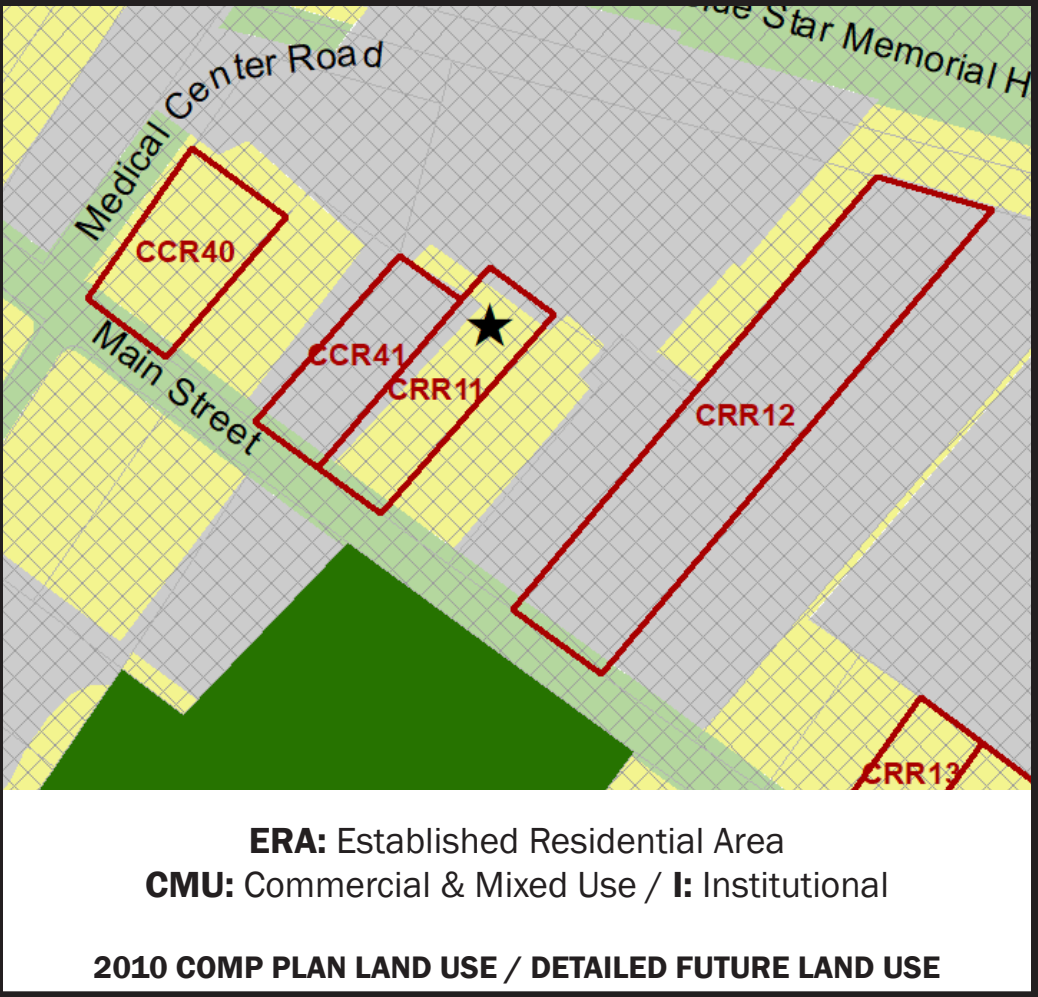
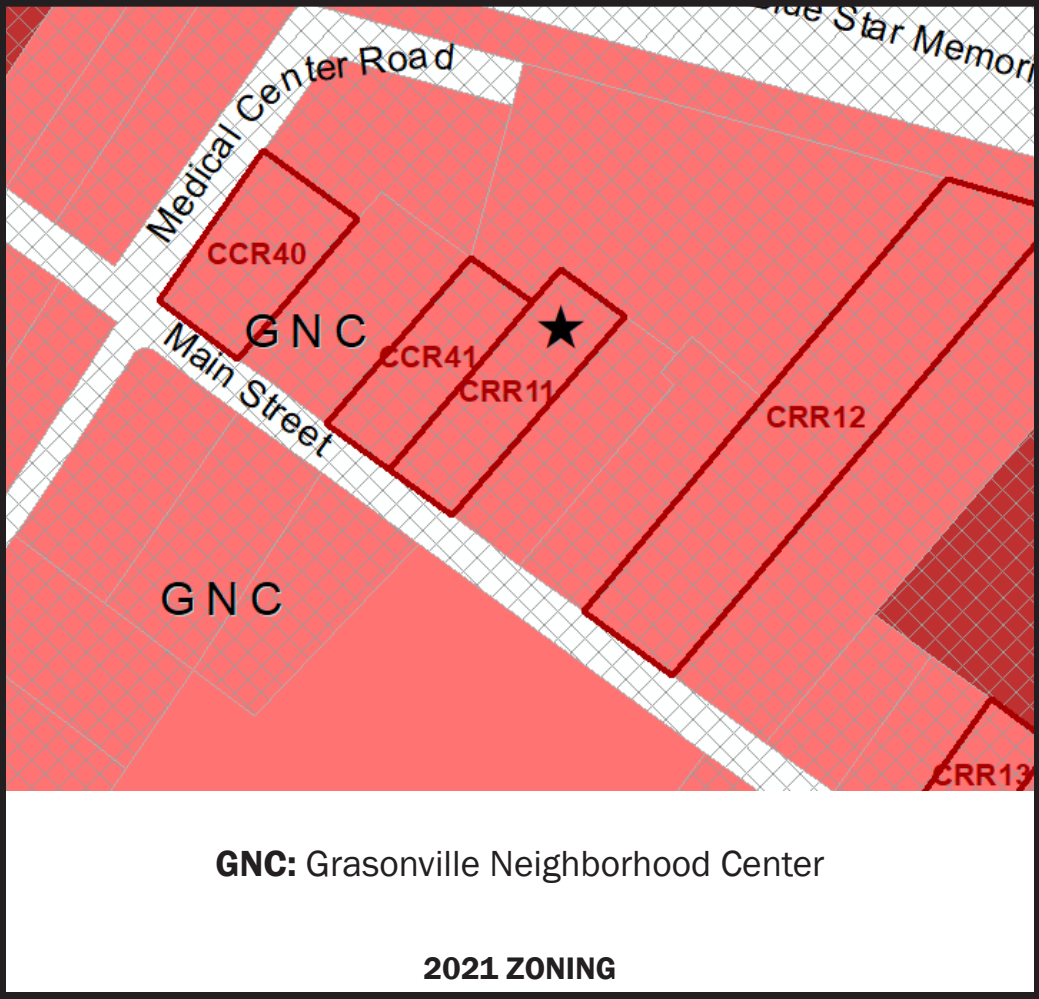


<div>CRR10</div> <div>4045 Main Street, Grasonville</div> <div>TAX ID: 1805013798</div> <div>TAX MAP # 58H, PARCEL 161</div>	
CURRENT STATISTICS	
TOTAL ACRES	0.53
ACRES PART OF REQUEST	0.53
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 12	



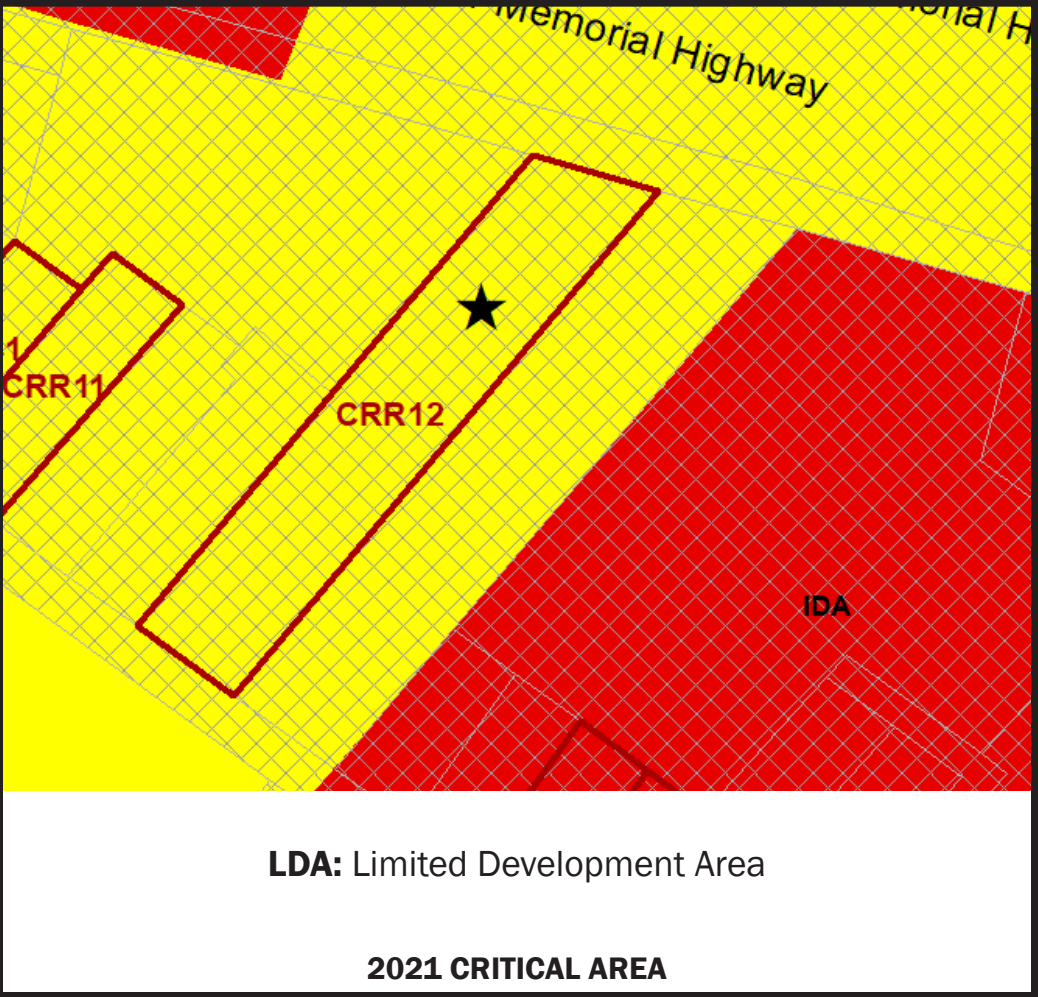
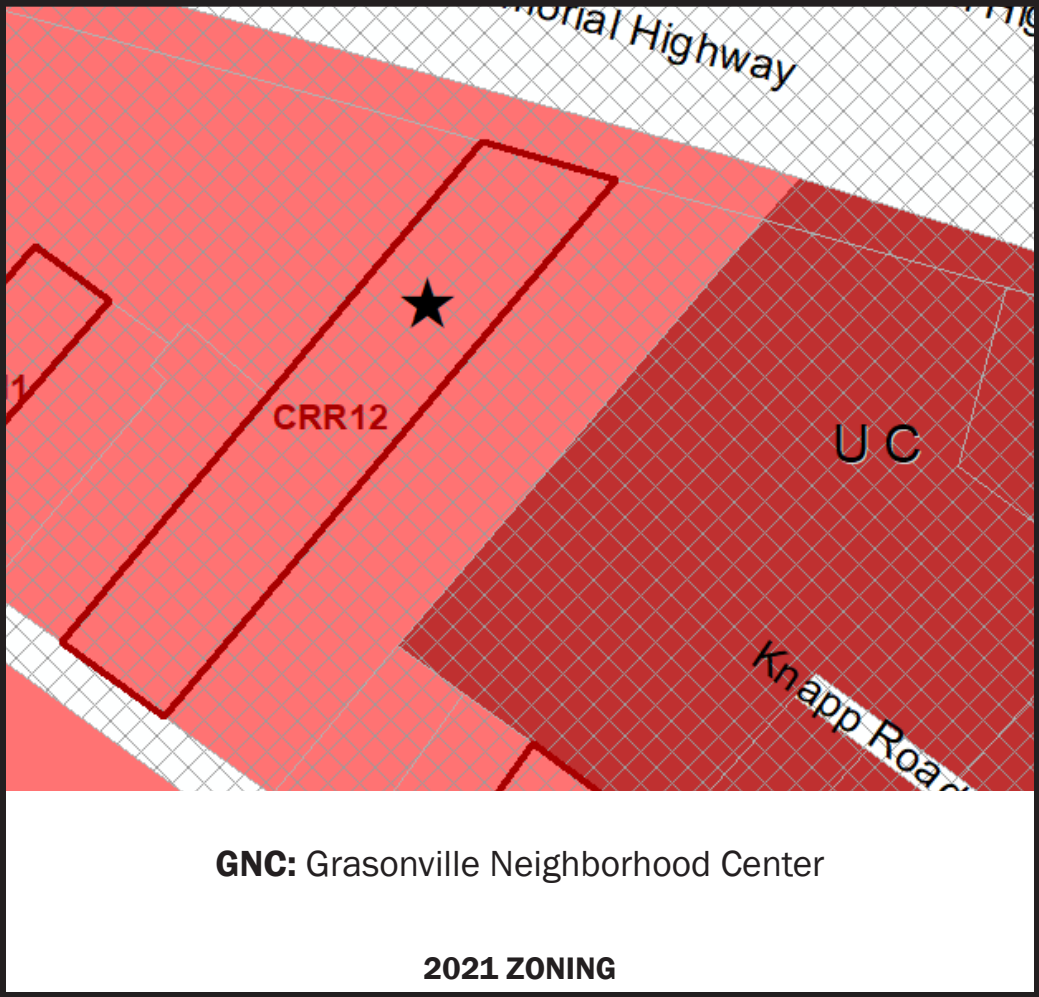
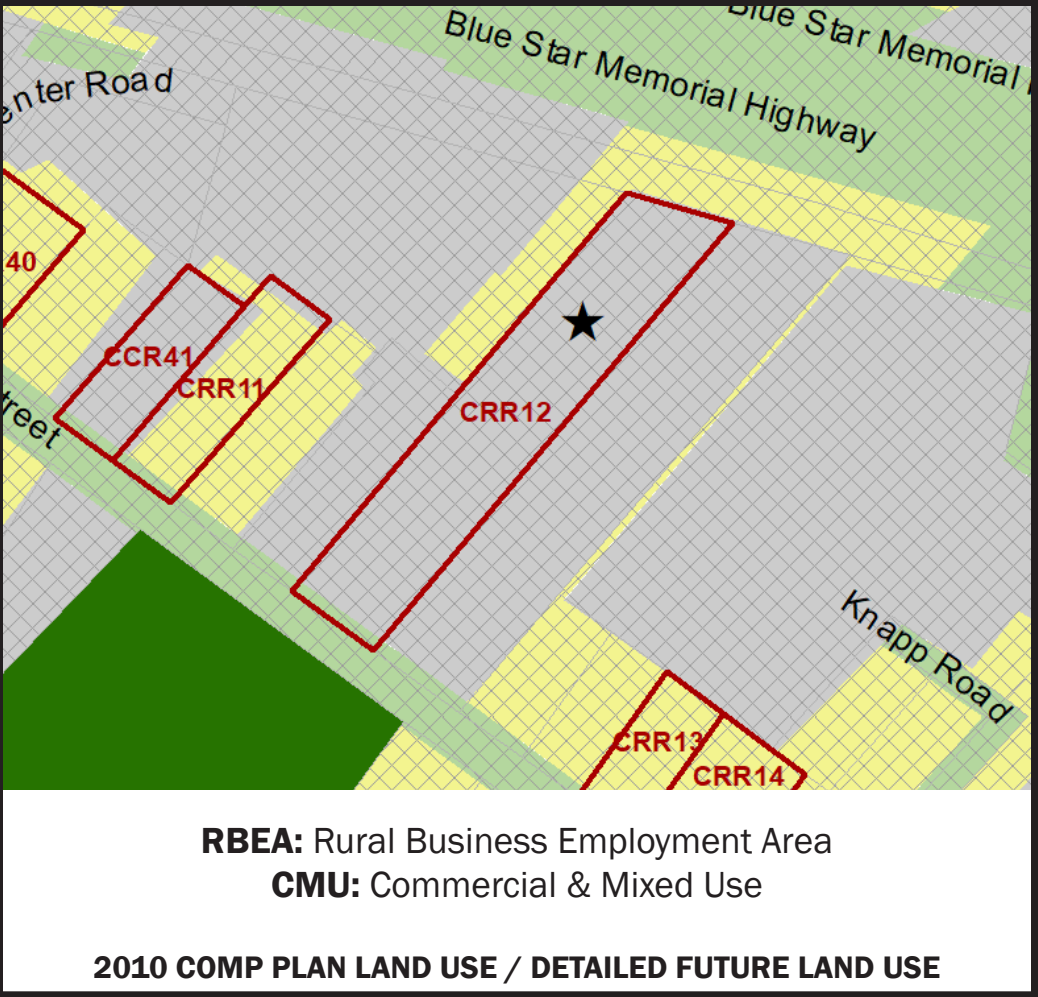


<div> <div>CRR11</div> <div>3913 Main Street, Grasonville</div> <div>TAX ID: 1805051967</div> <div>TAX MAP # 58E, PARCEL 122, LOT 2</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.40
ACRES PART OF REQUEST	0.40
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 13	





<div>CRR12</div> <div>3925 Main Street, Grasonville</div> <div>TAX ID: 1805000750</div> <div>TAX MAP # 58E, PARCEL 141</div>	
CURRENT STATISTICS	
TOTAL ACRES	1.22
ACRES PART OF REQUEST	1.22
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 14	





**CRR13**  
**3943 Main Street, Grasonville**

TAX ID: 1805016916  
TAX MAP # 58H, PARCEL 145

CURRENT STATISTICS	
TOTAL ACRES	0.24
ACRES PART OF REQUEST	0.24
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

## COMP REZONING REQUEST

# GVC Grasonville Village Commercial

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,  
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a

## TC DISCUSSION/RECOMMENDATIONS

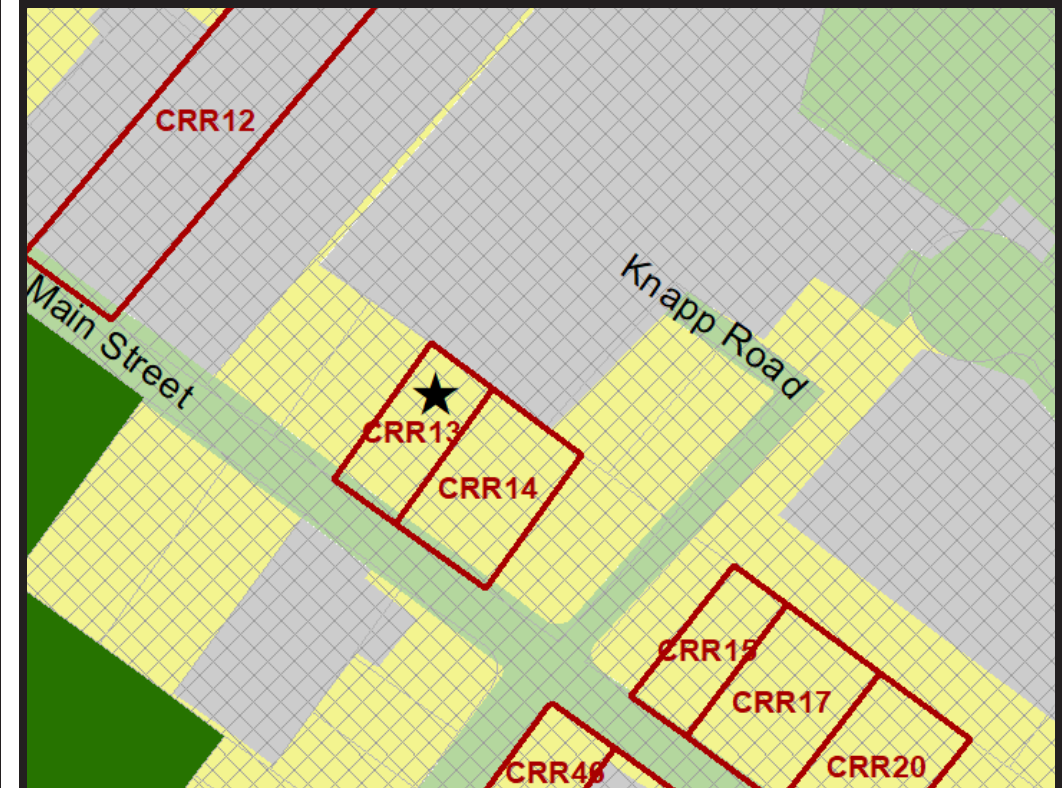
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

**PLANNING COMMISSION RECOMMENDATION  
(AUGUST 12, 2021)**

Concur with Technical Committee Recommendation.



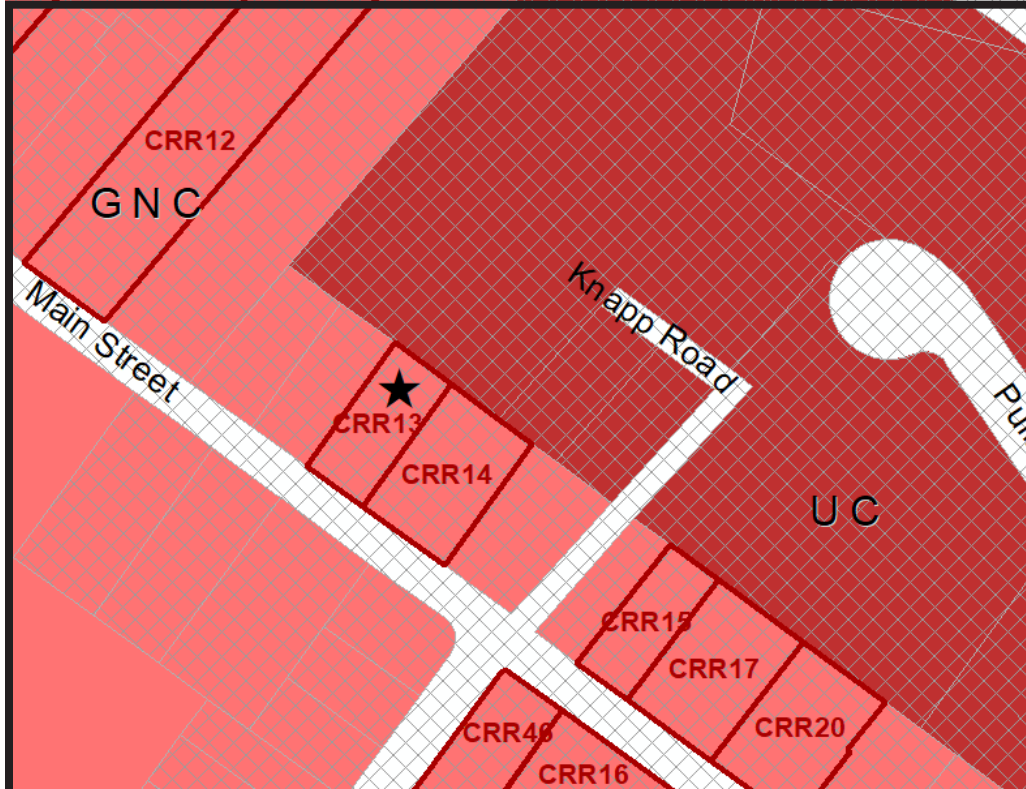
## AERIAL LOCATION



**ERA:** Established Residential Area  
**CMU:** Commercial & Mixed Use

**2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE**

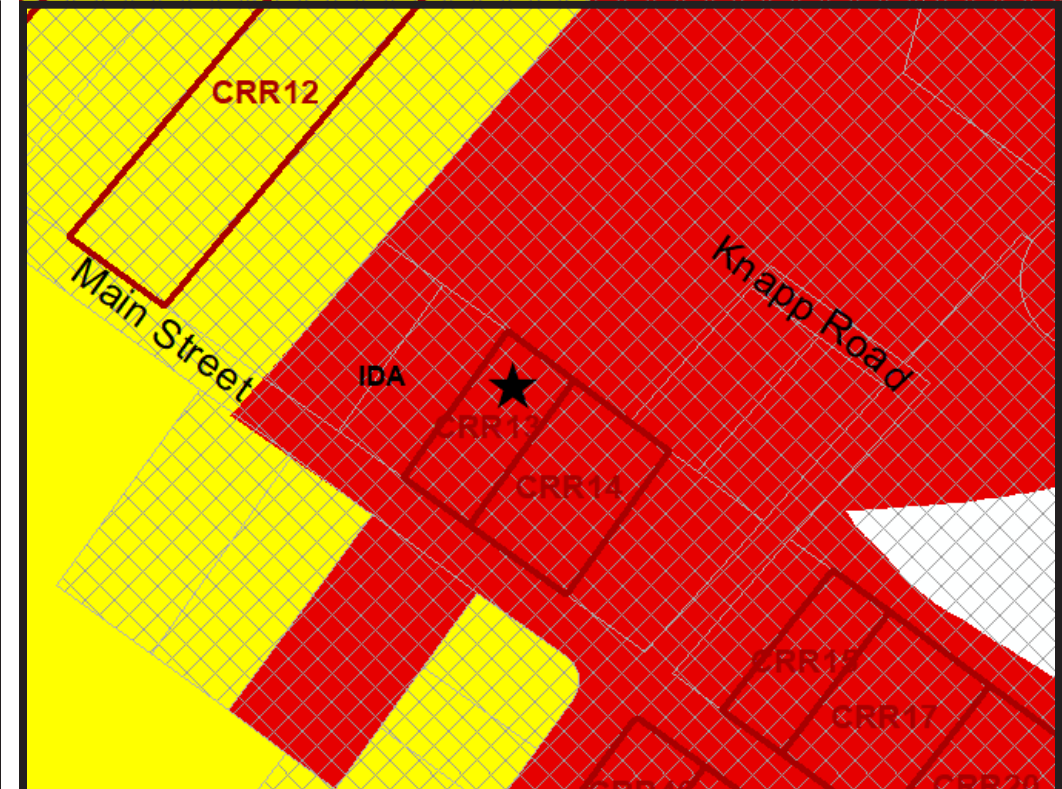
\_\_\_\_\_



**GNC:** Grasonville Neighborhood Center

**2021 ZONING**

---



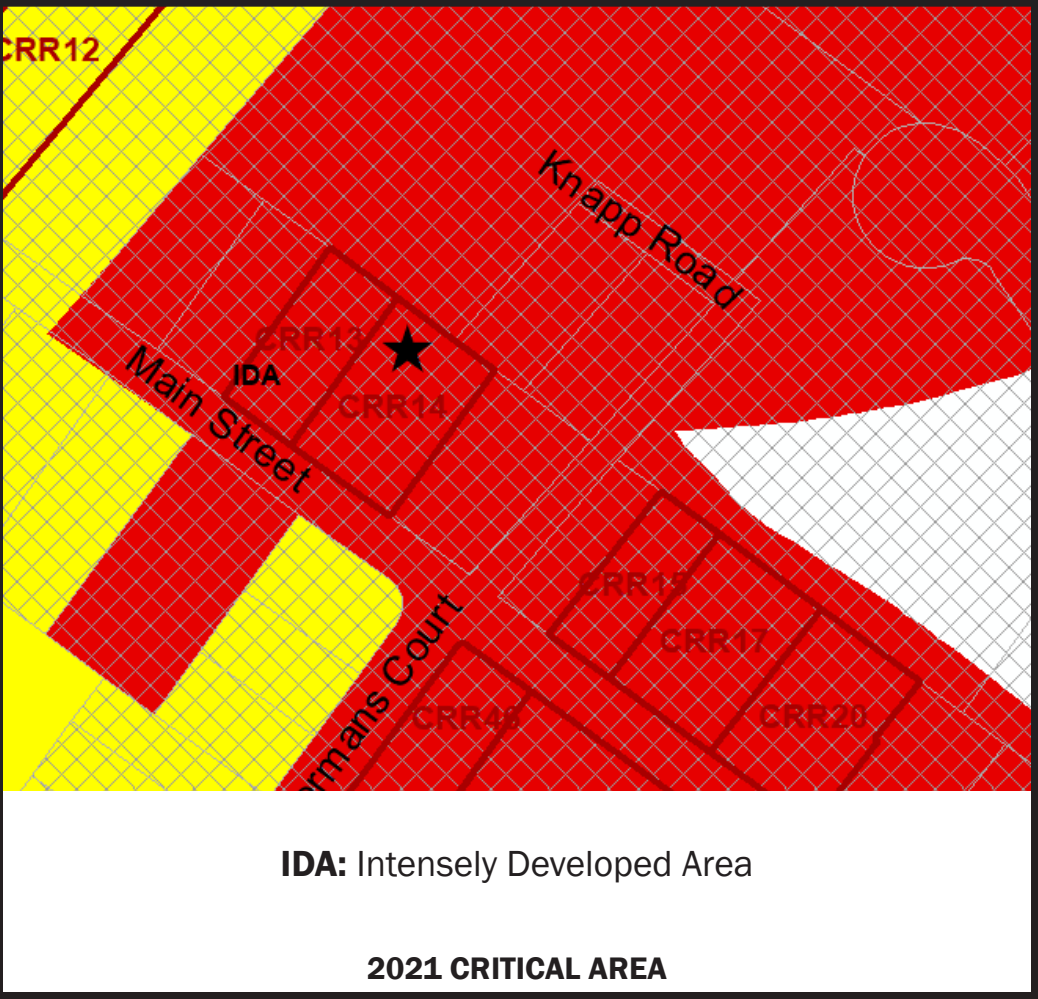
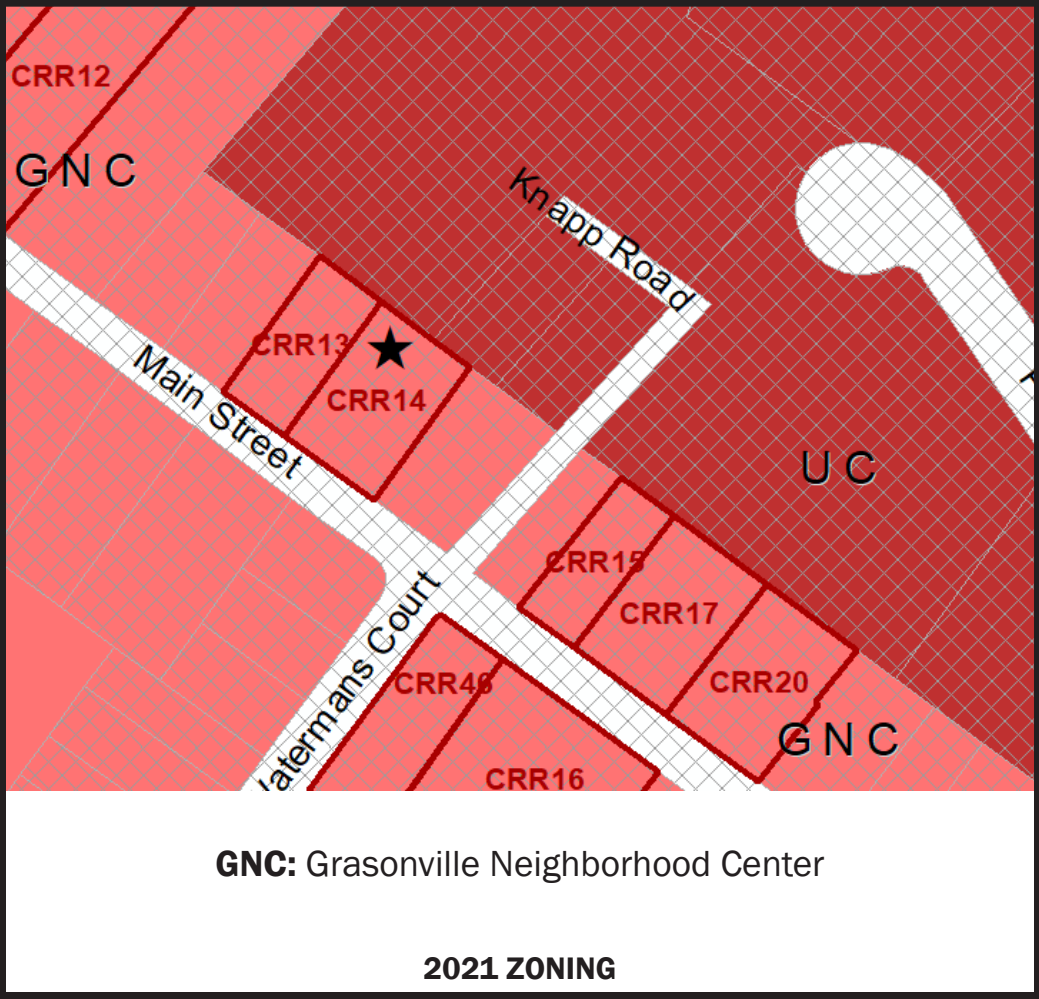
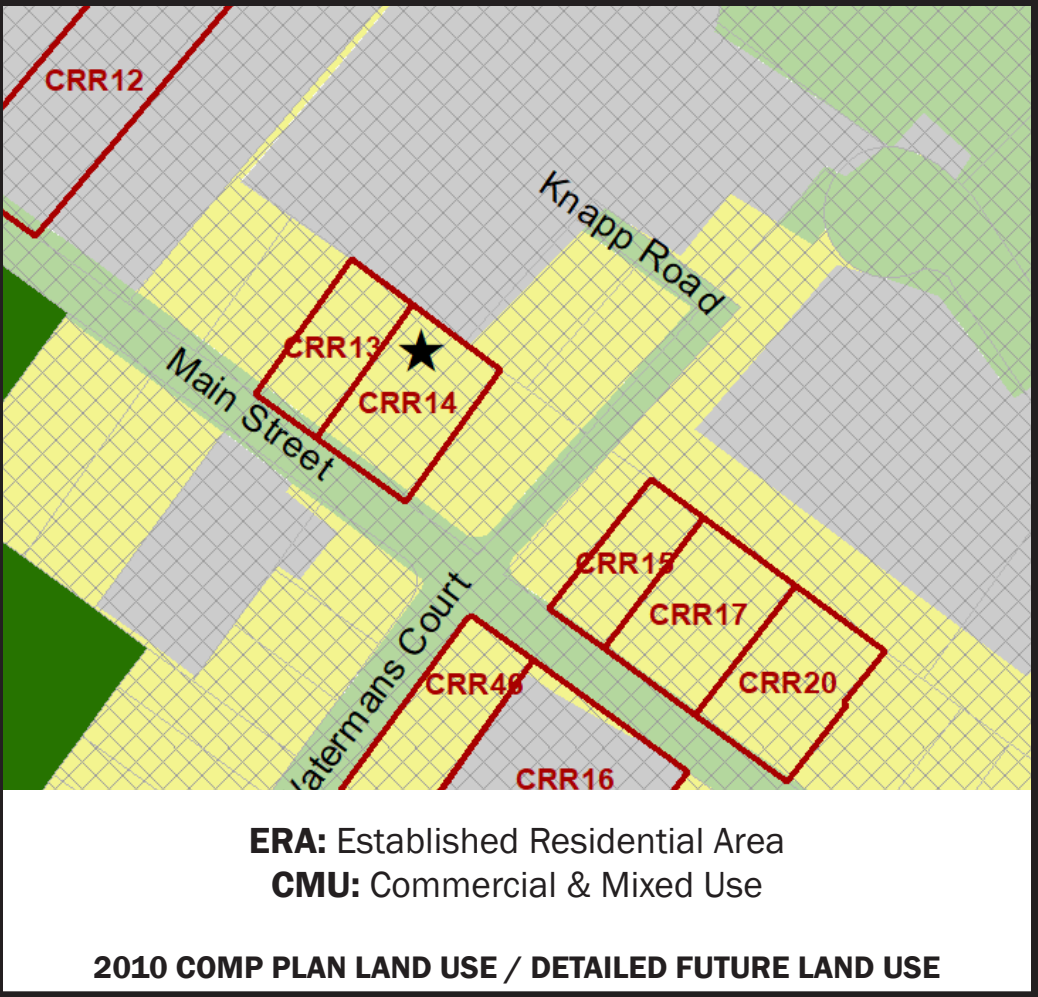
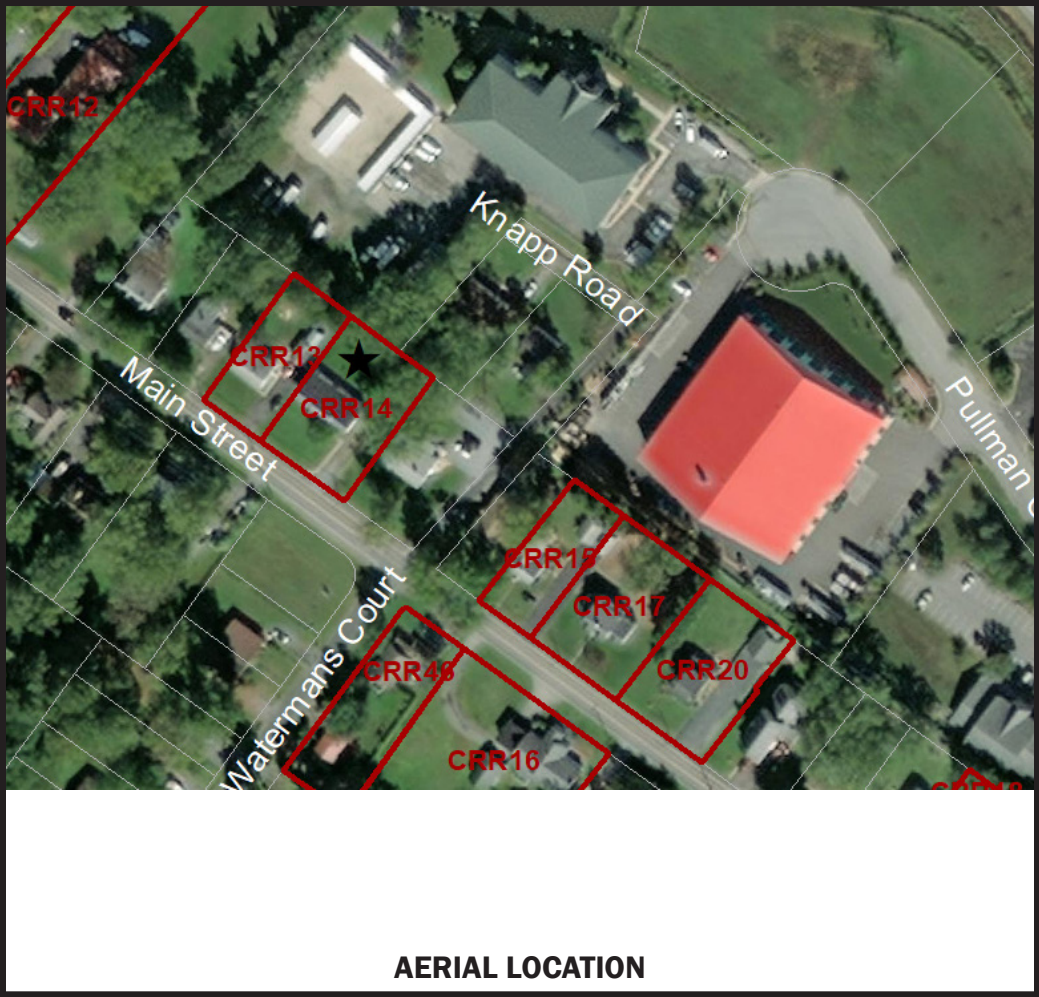
**IDA:** Intensely Developed Area

**2021 CRITICAL AREA**

---

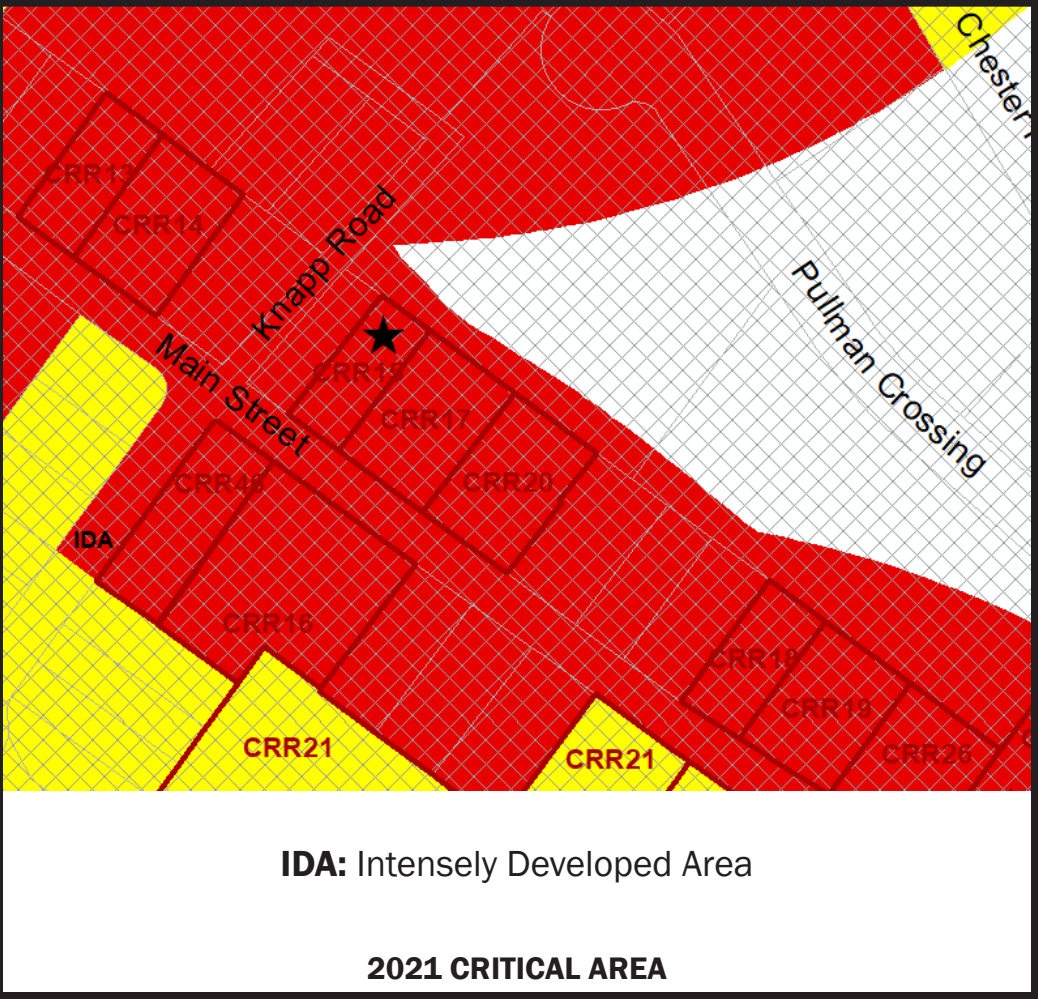
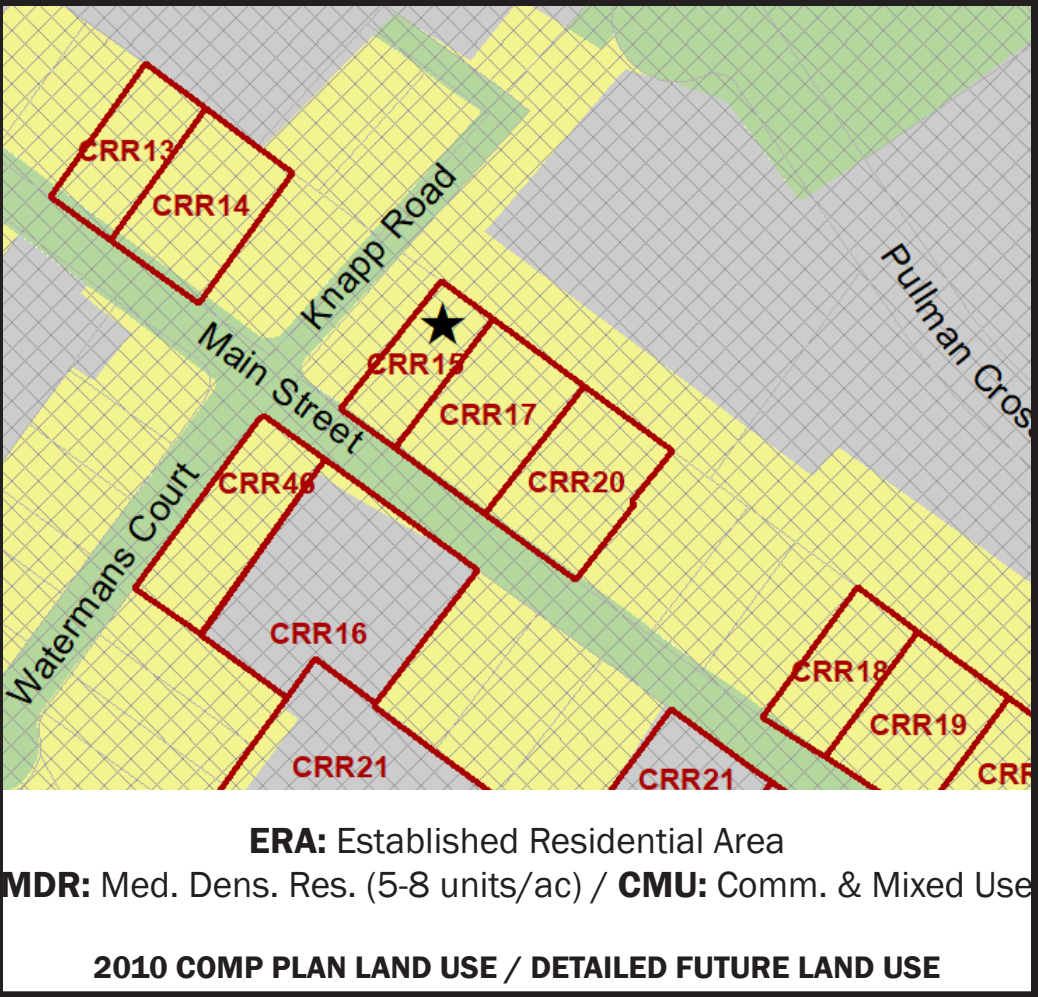
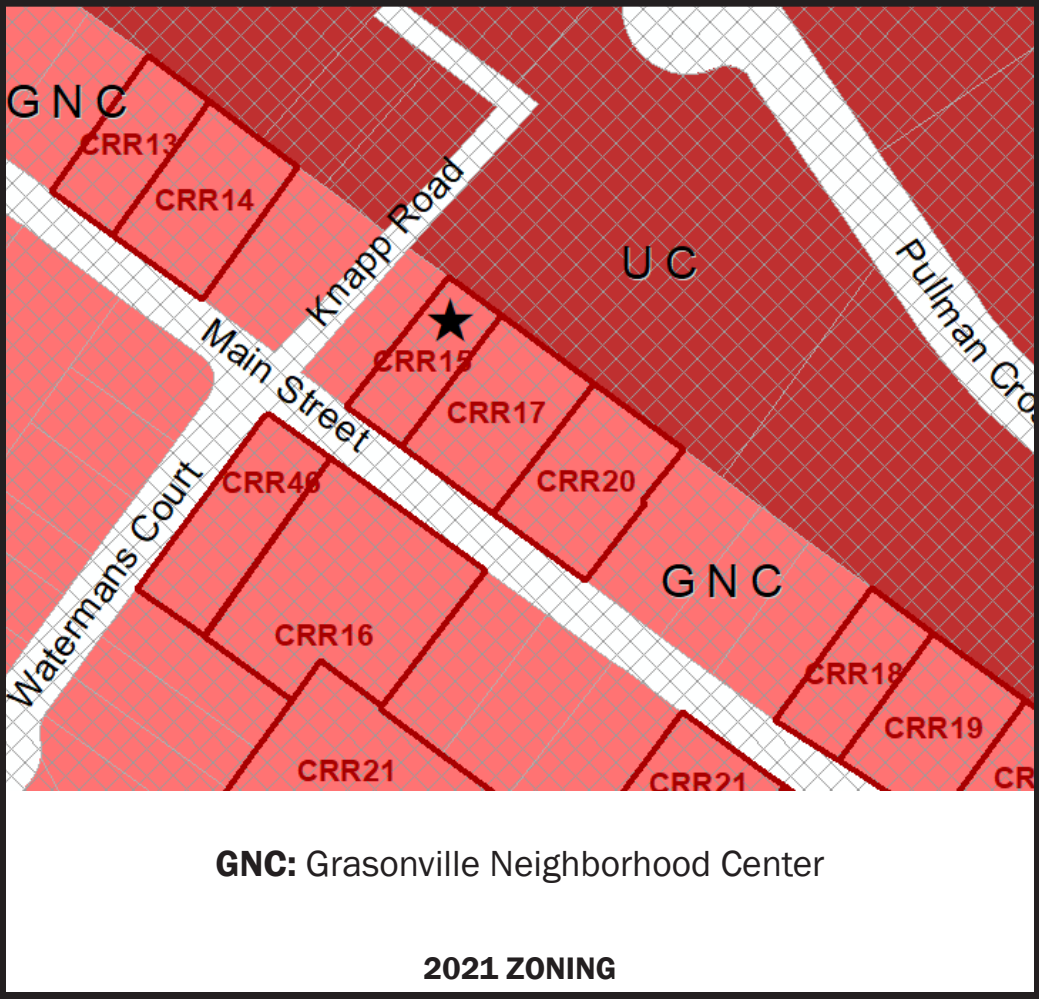


<div> <div>CRR14</div> <div>3947 Main Street, Grasonville</div> <div>TAX ID: 1805016010</div> <div>TAX MAP # 58H, PARCEL 146</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.34
ACRES PART OF REQUEST	0.34
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
Concur with Technical Committee Recommendation.	
PAGE 16	





<div> <div>CRR15</div> <div>4003 Main Street, Grasonville</div> <div>TAX ID: 1805002184</div> <div>TAX MAP # 58H, PARCEL 152</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.23
ACRES PART OF REQUEST	0.23
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 17	





CRR16

4004 Main Street, Grasonville

TAX ID: 1805034523

TAX MAP # 58H, PARCEL 754

CURRENT STATISTICS

TOTAL ACRES	0.76
ACRES PART OF REQUEST	0.76
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

GVC

Grasonville Village Commercial

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

PLANNING COMMISSION RECOMMENDATION

(AUGUST 12, 2021)

Concur with Technical Committee Recommendation.

PAGE 18

AERIAL LOCATION

2021 ZONING

GNC: Grasonville Neighborhood Center

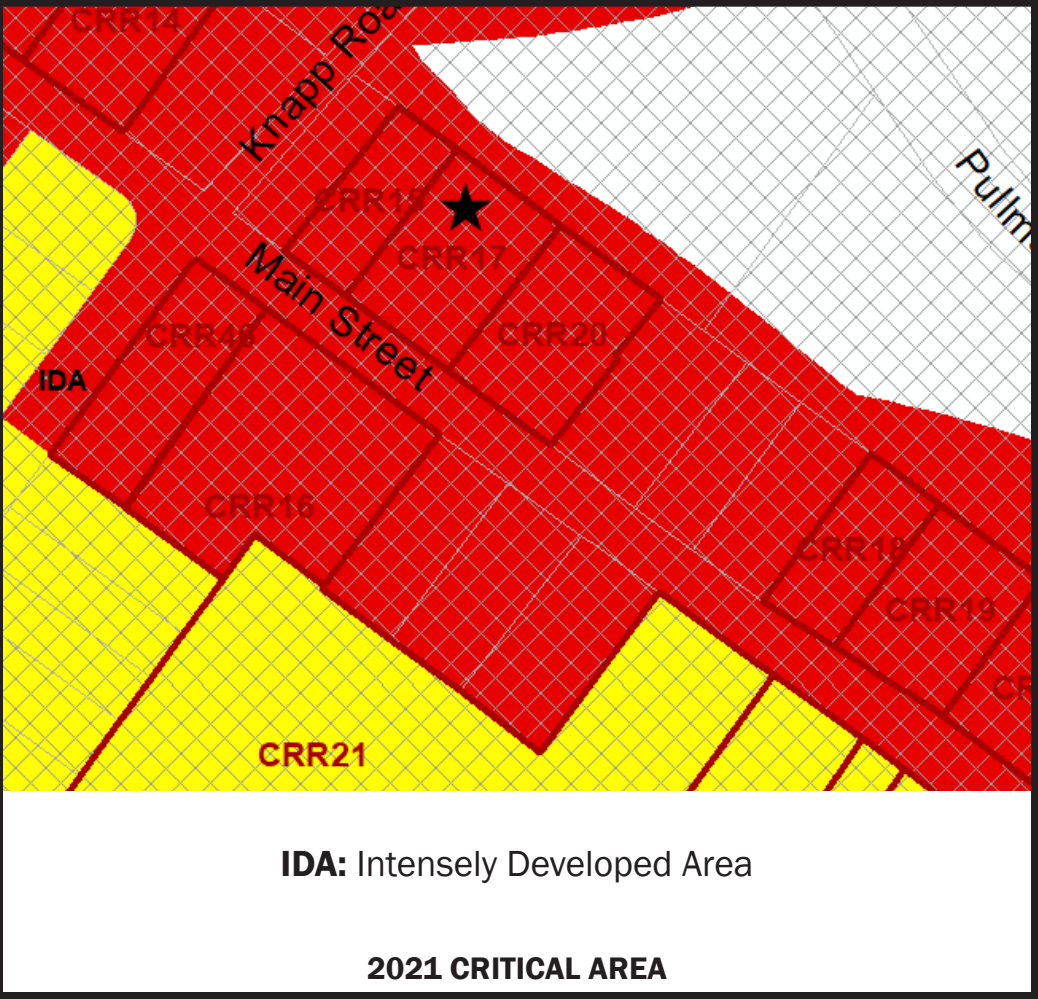
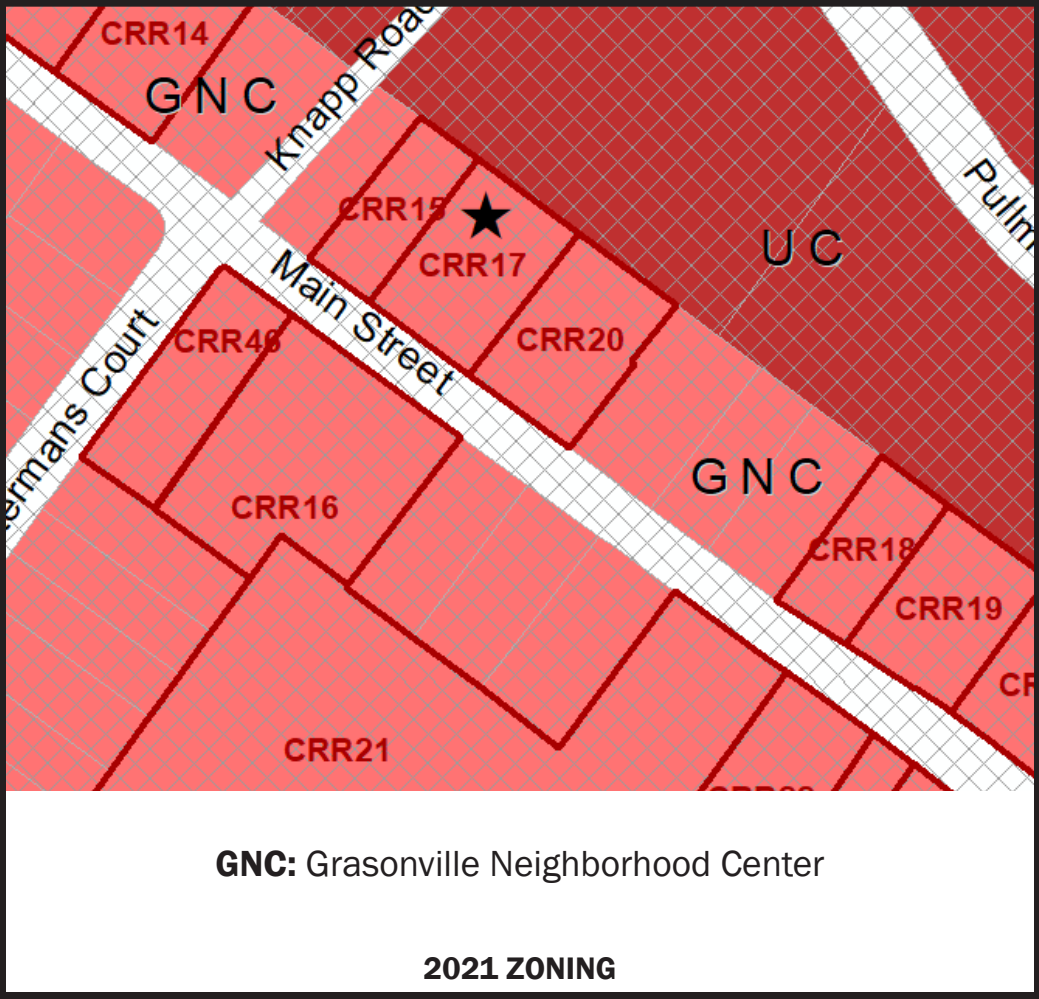
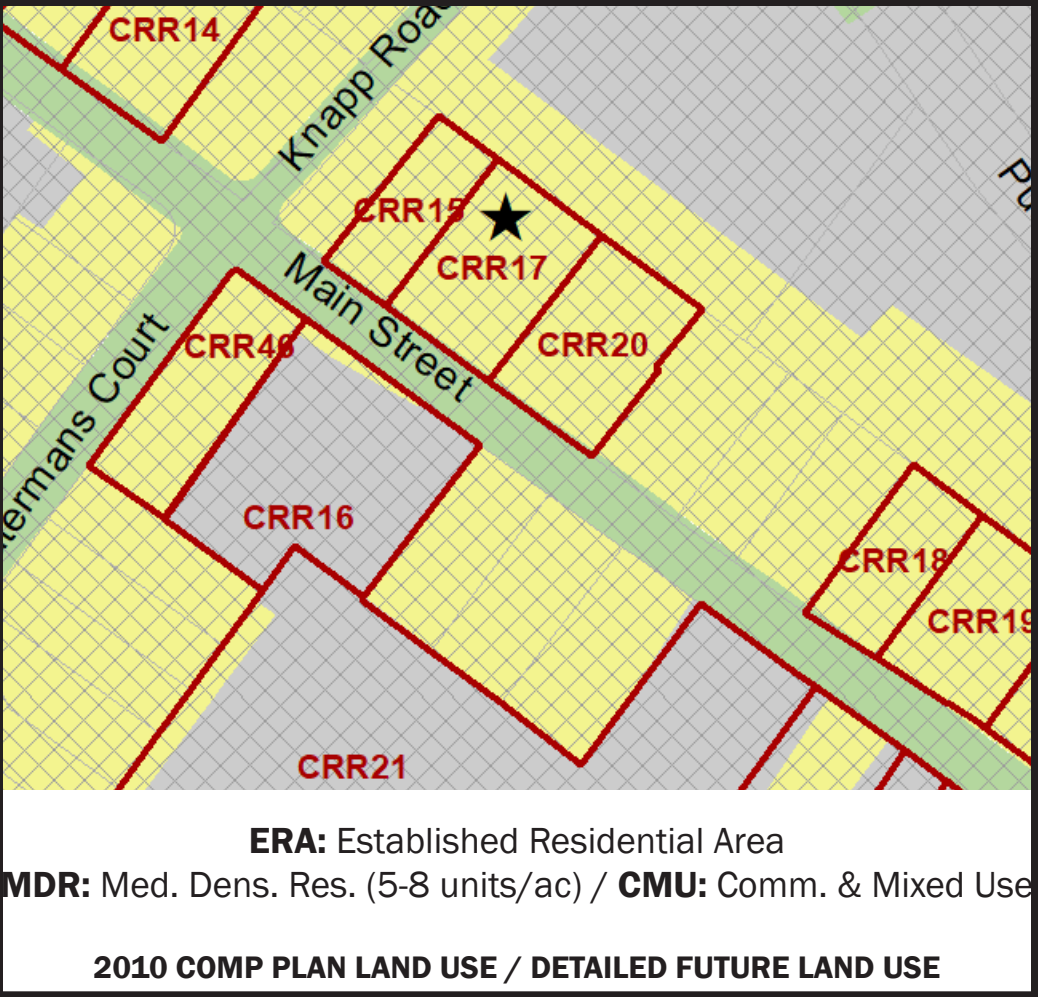
2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE

2021 CRITICAL AREA

IDA: Intensely Developed Area

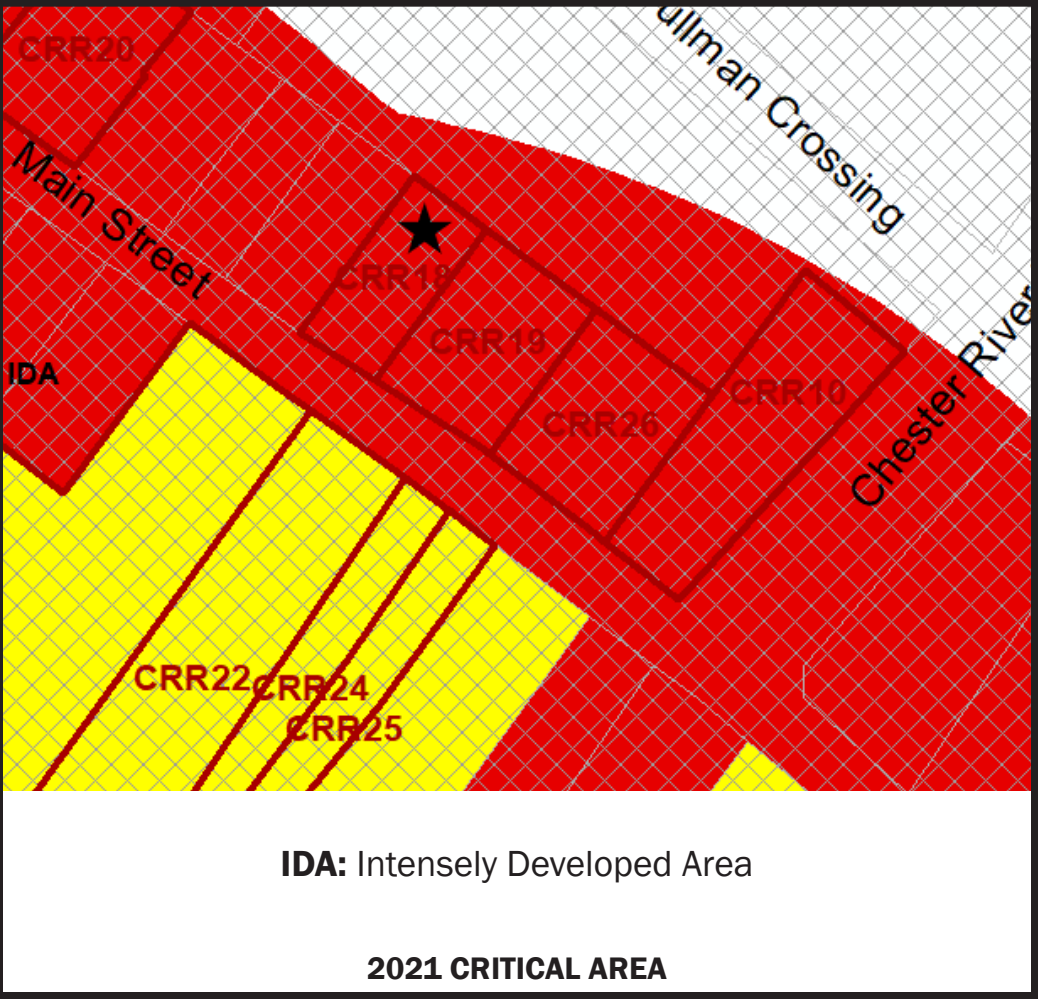
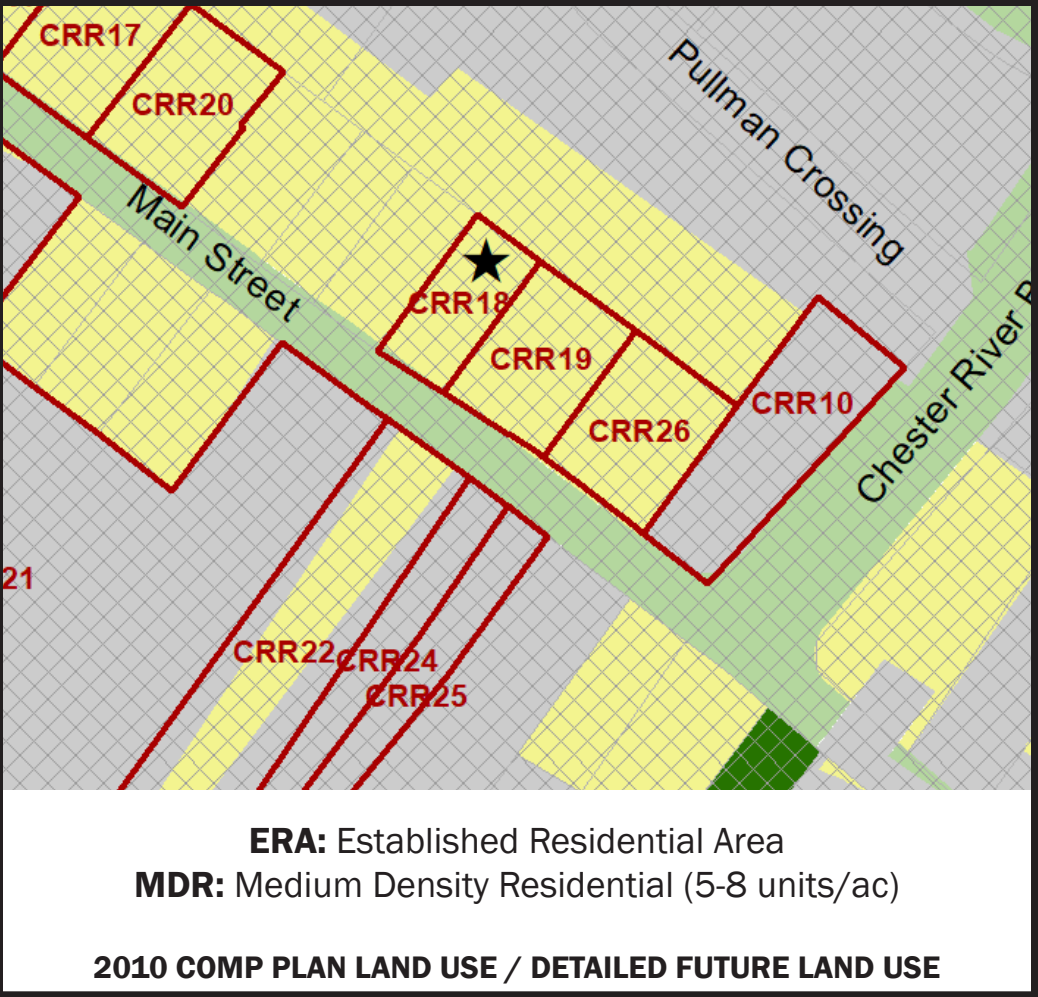
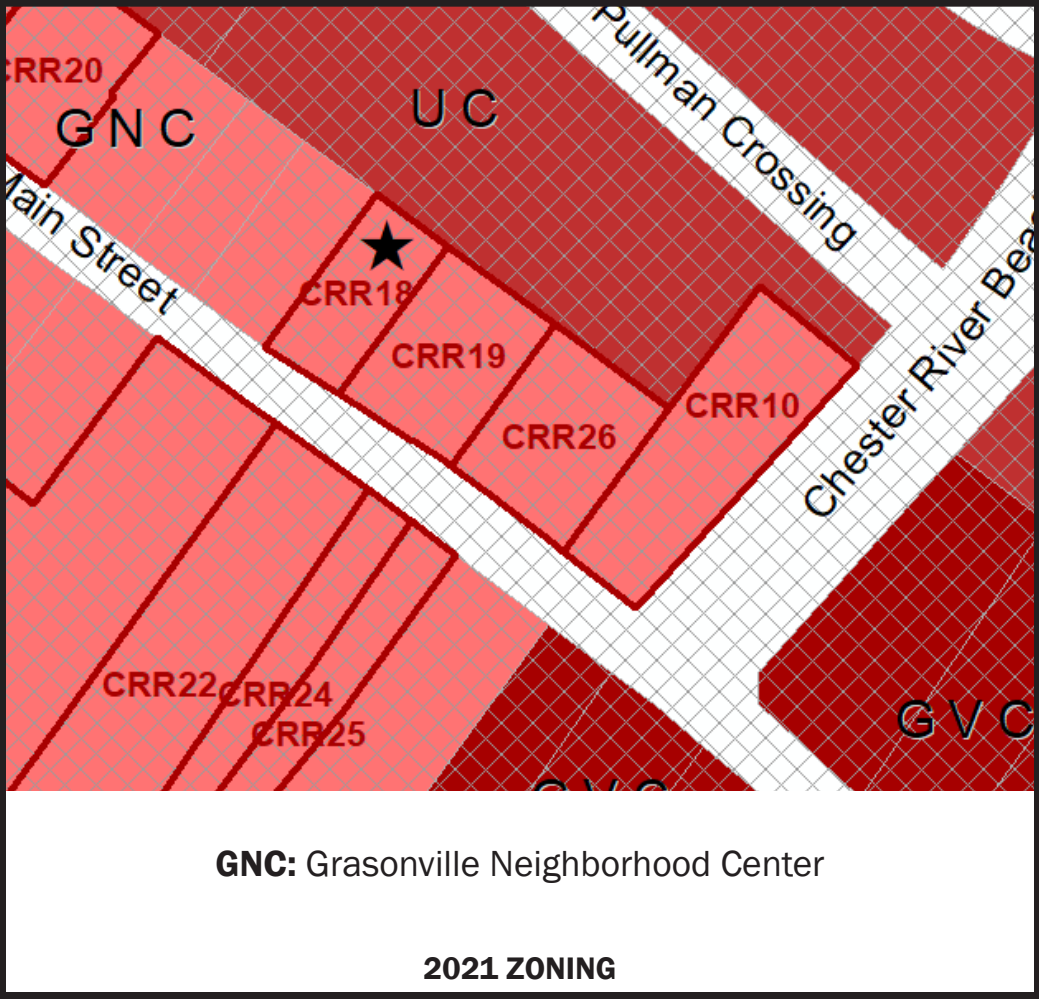
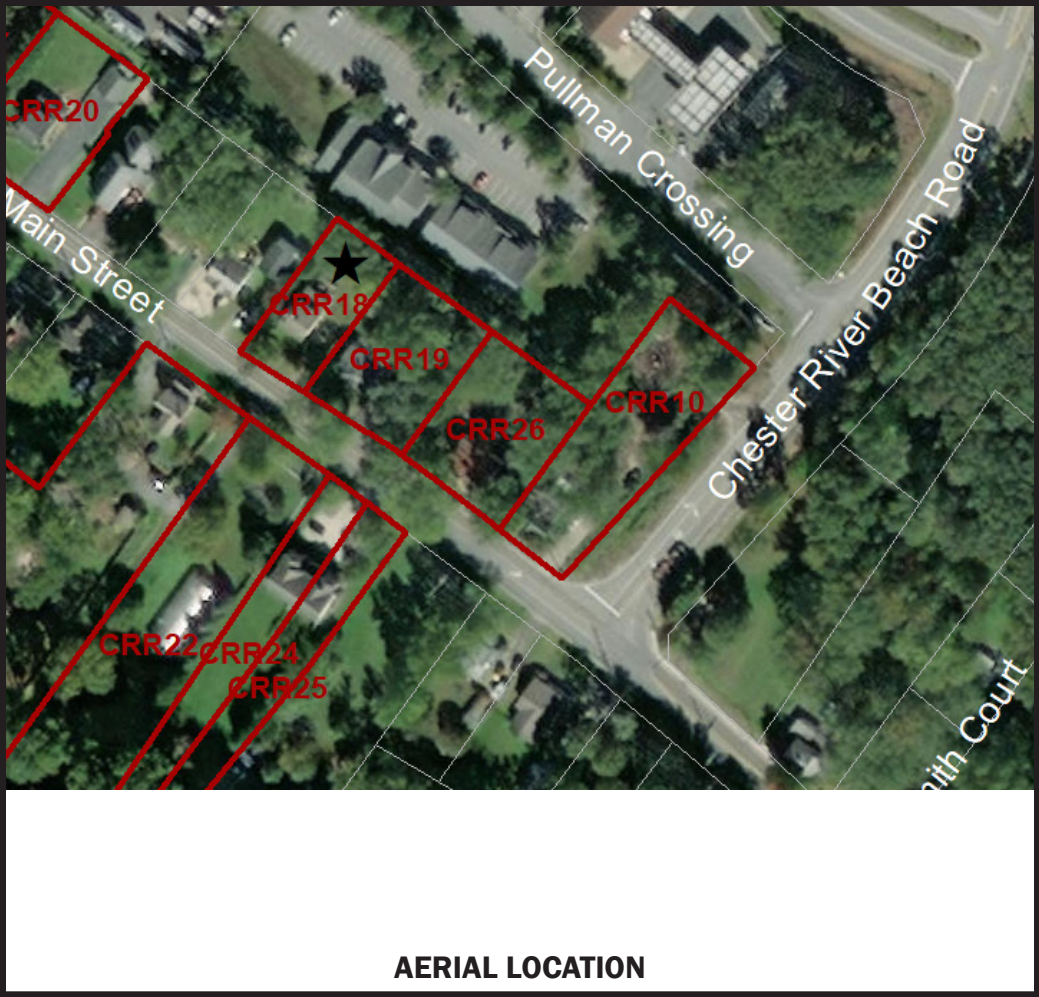


<div> <div>CRR17</div> <div>4007 Main Street, Grasonville</div> </div> <div> <div>TAX ID: 1805015316</div> <div>TAX MAP # 58H, PARCEL 151</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 19	



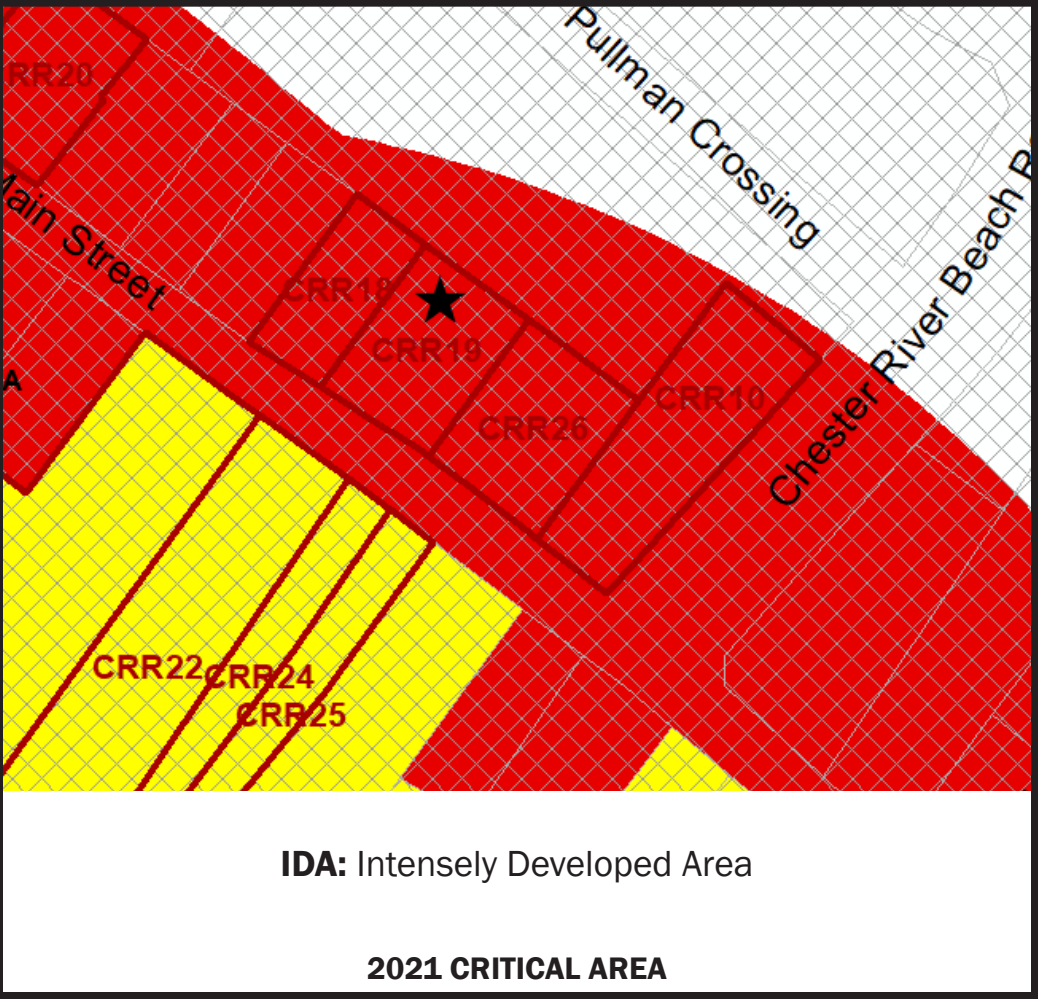
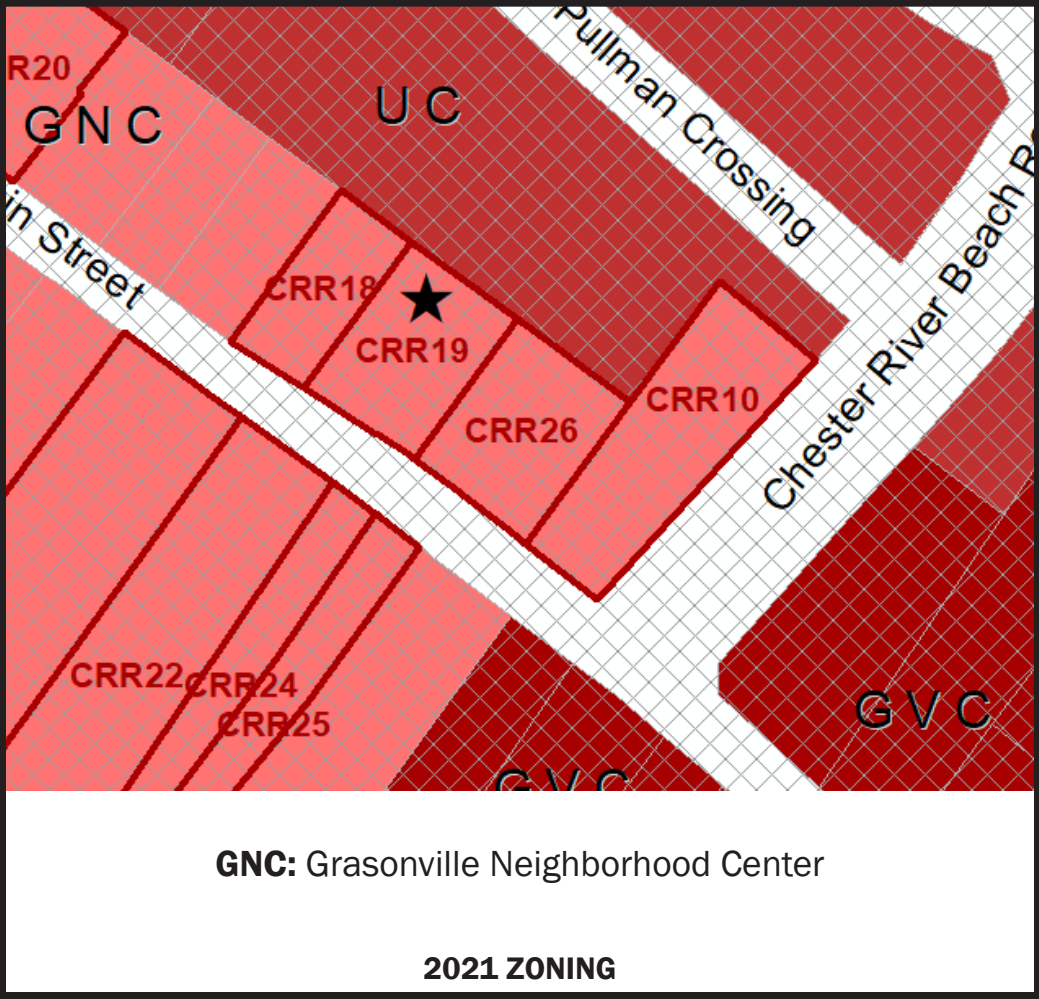
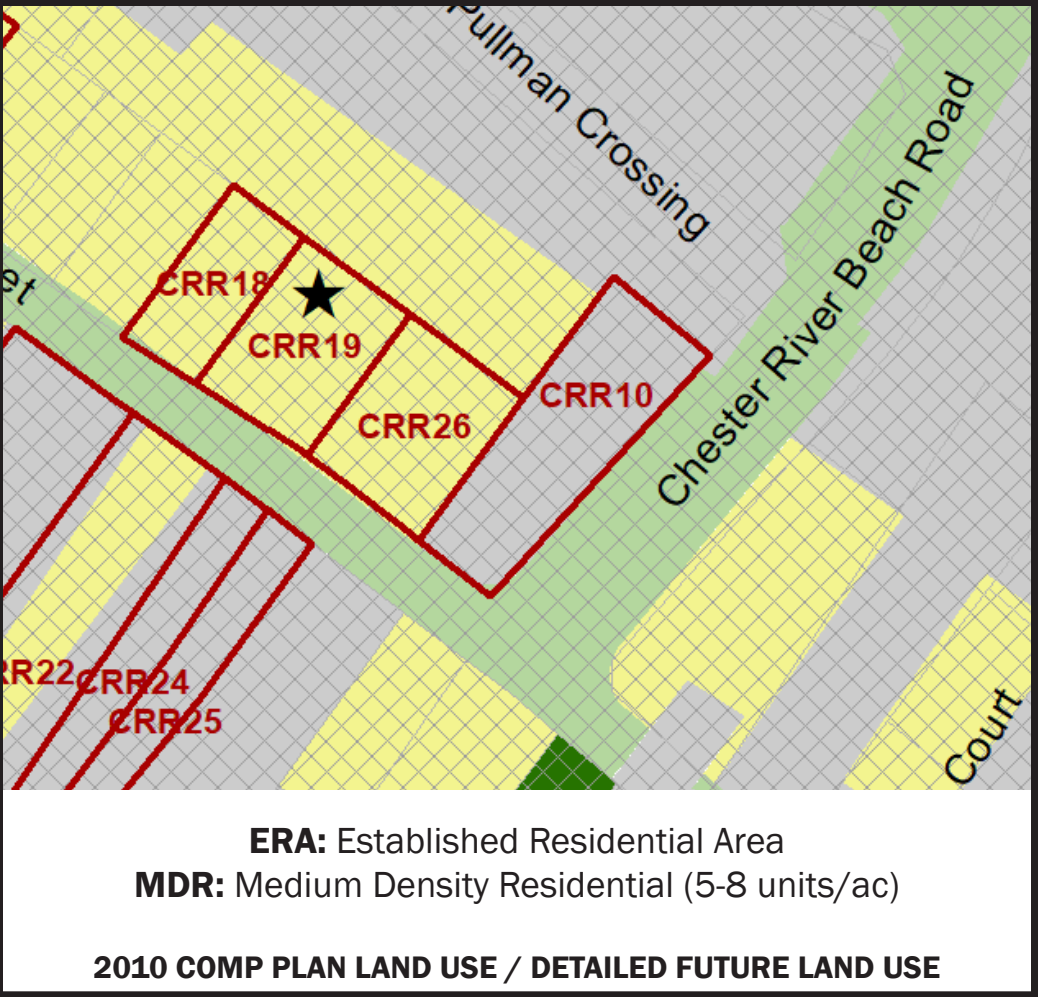
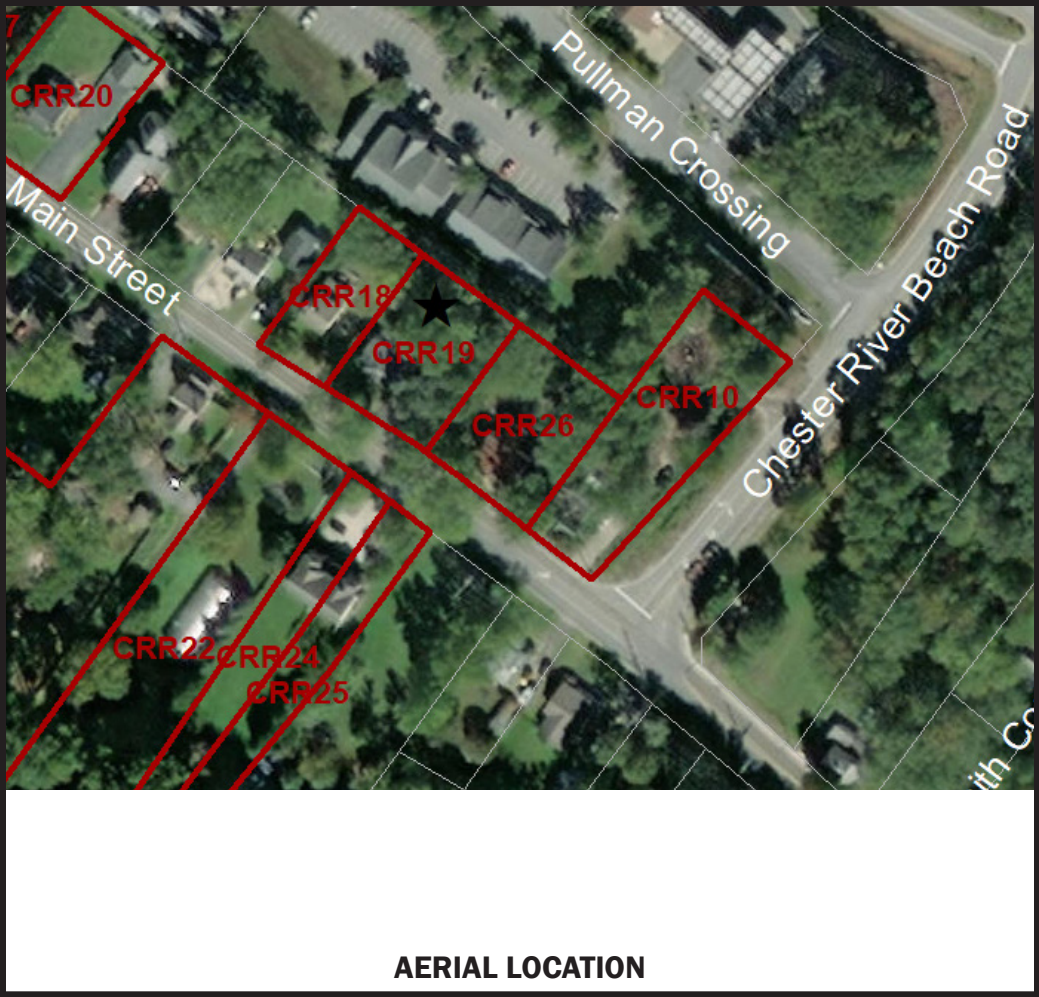


<div> <div>CRR18</div> <div>4029 Main Street, Grasonville</div> <div>TAX ID: 1805003555</div> <div>TAX MAP # 58H, PARCEL 157</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.24
ACRES PART OF REQUEST	0.24
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 20	



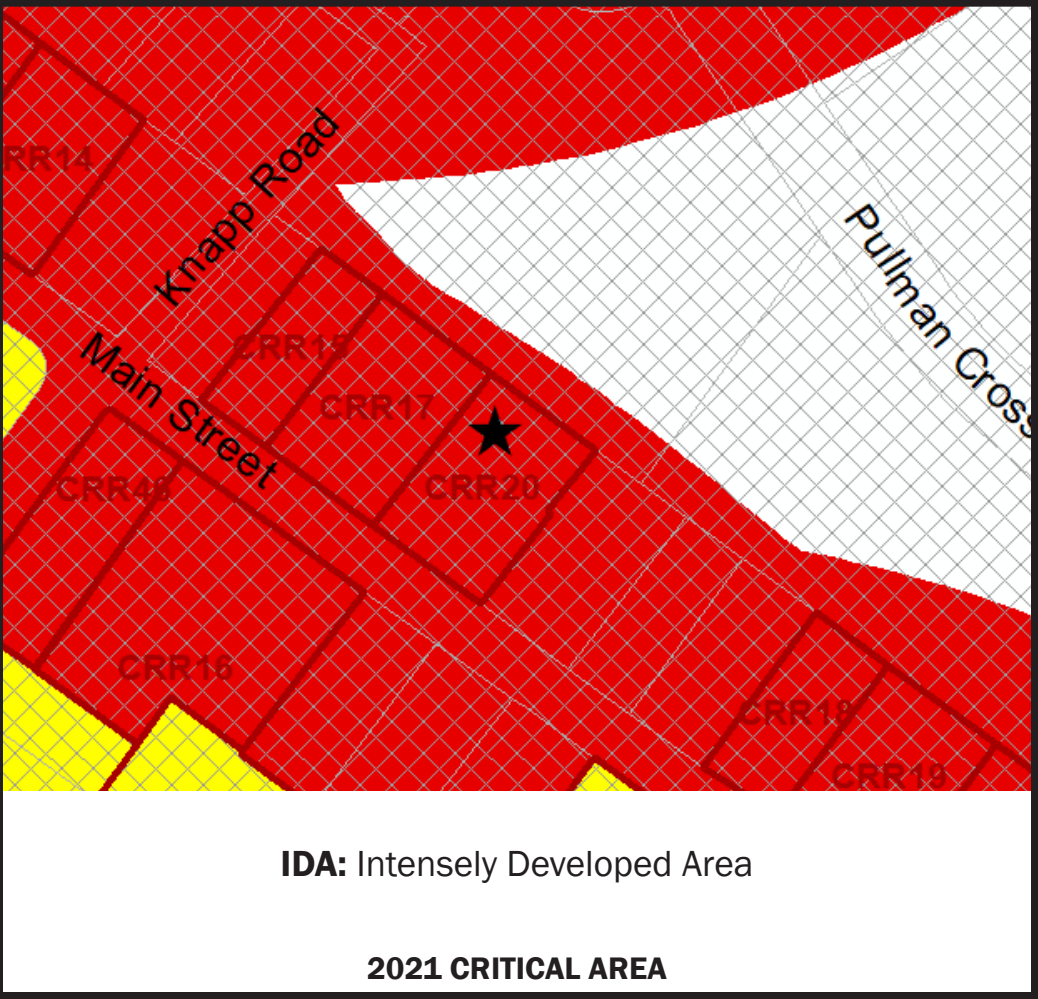
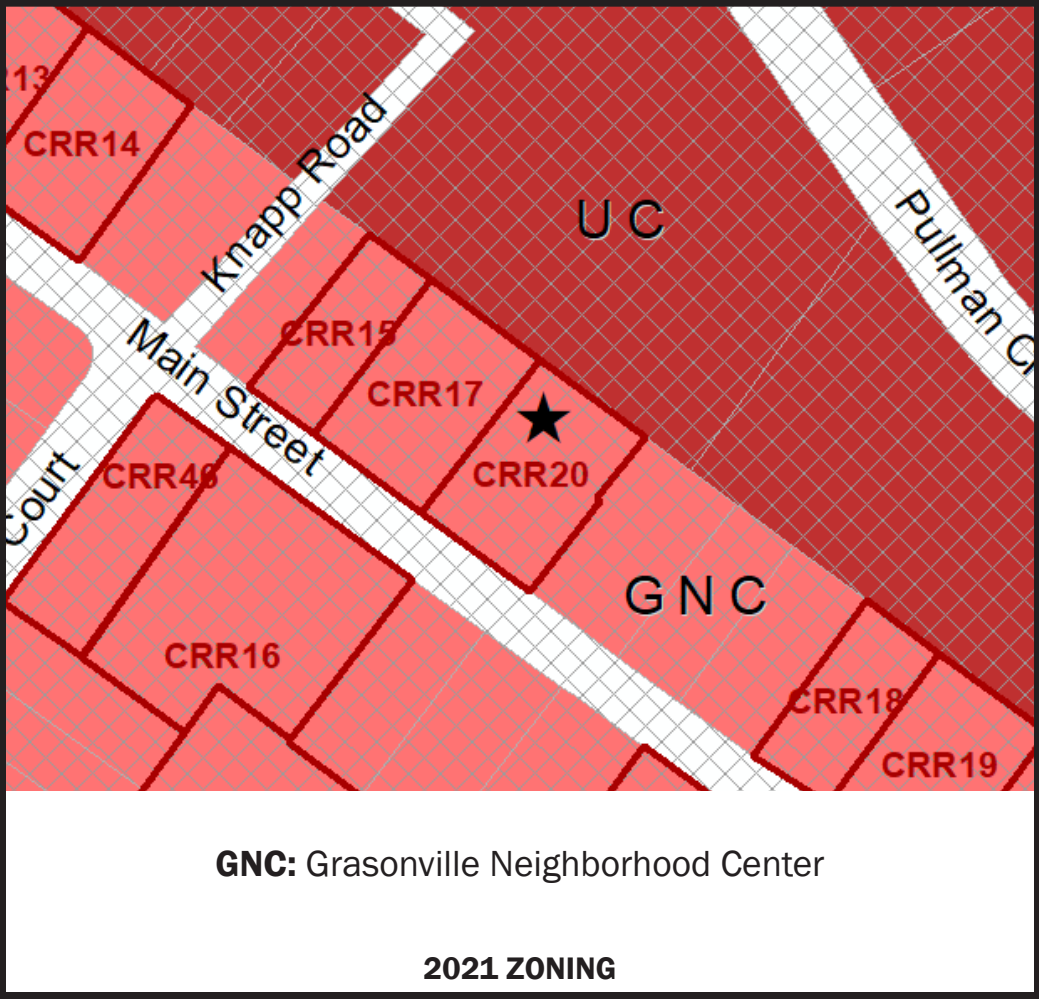
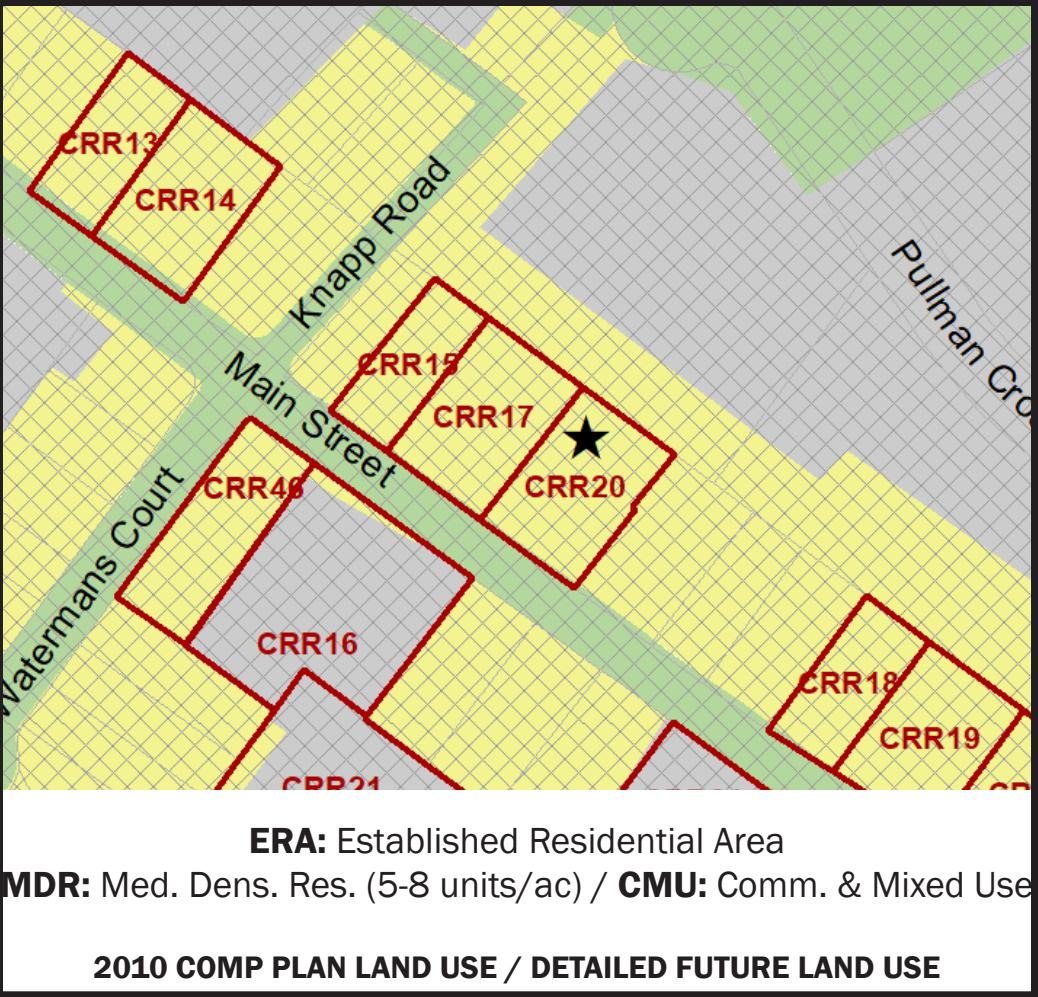


<div> <div>CRR19</div> <div>4033 Main Street, Grasonville</div> <div>TAX ID: 1805013003</div> <div>TAX MAP # 58H, PARCEL 158</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div> <div>GVC</div> <div>Grasonville Village Commercial</div> </div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
<div> <div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div> </div>	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 21	





<div> <div>CRR20</div> <div>4013 Main Street, Grasonville</div> <div>TAX ID: 1805000386</div> <div>TAX MAP # 58H, PARCEL 153</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 22	

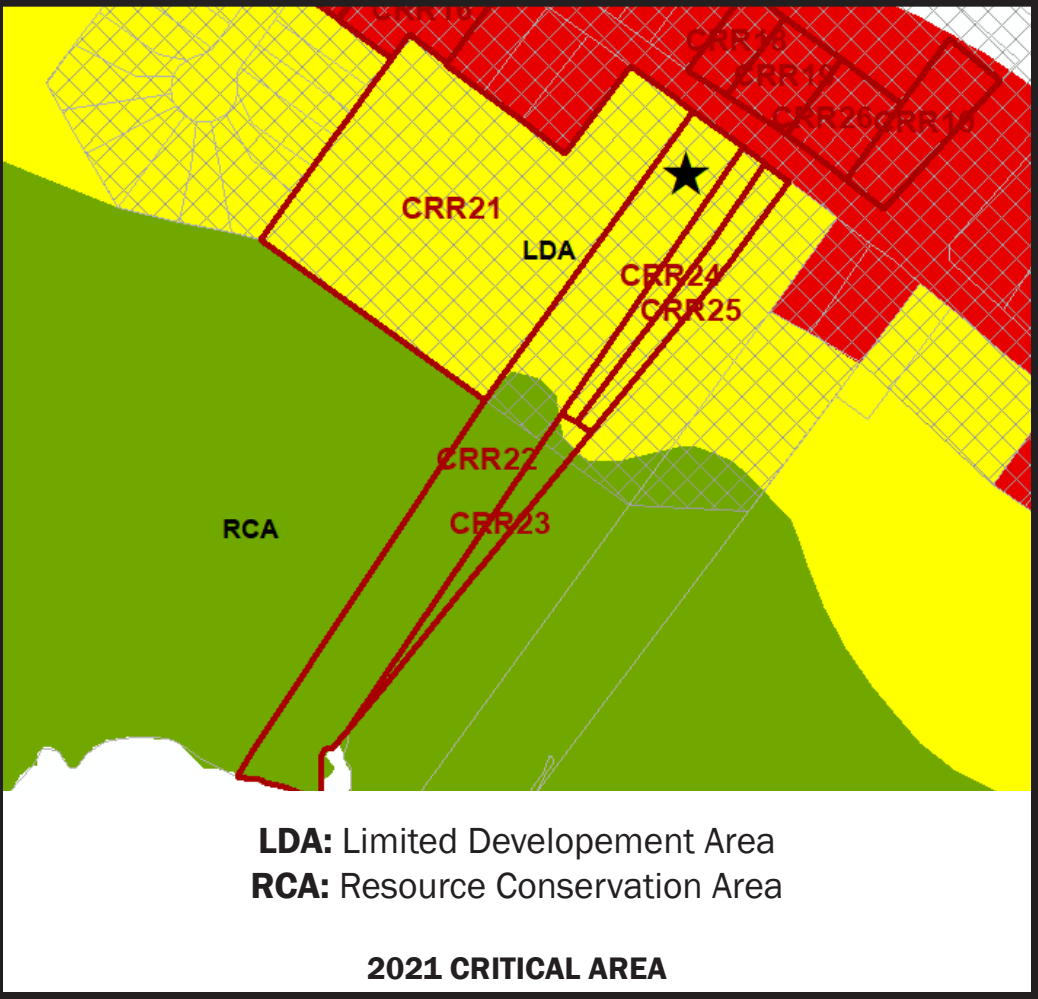
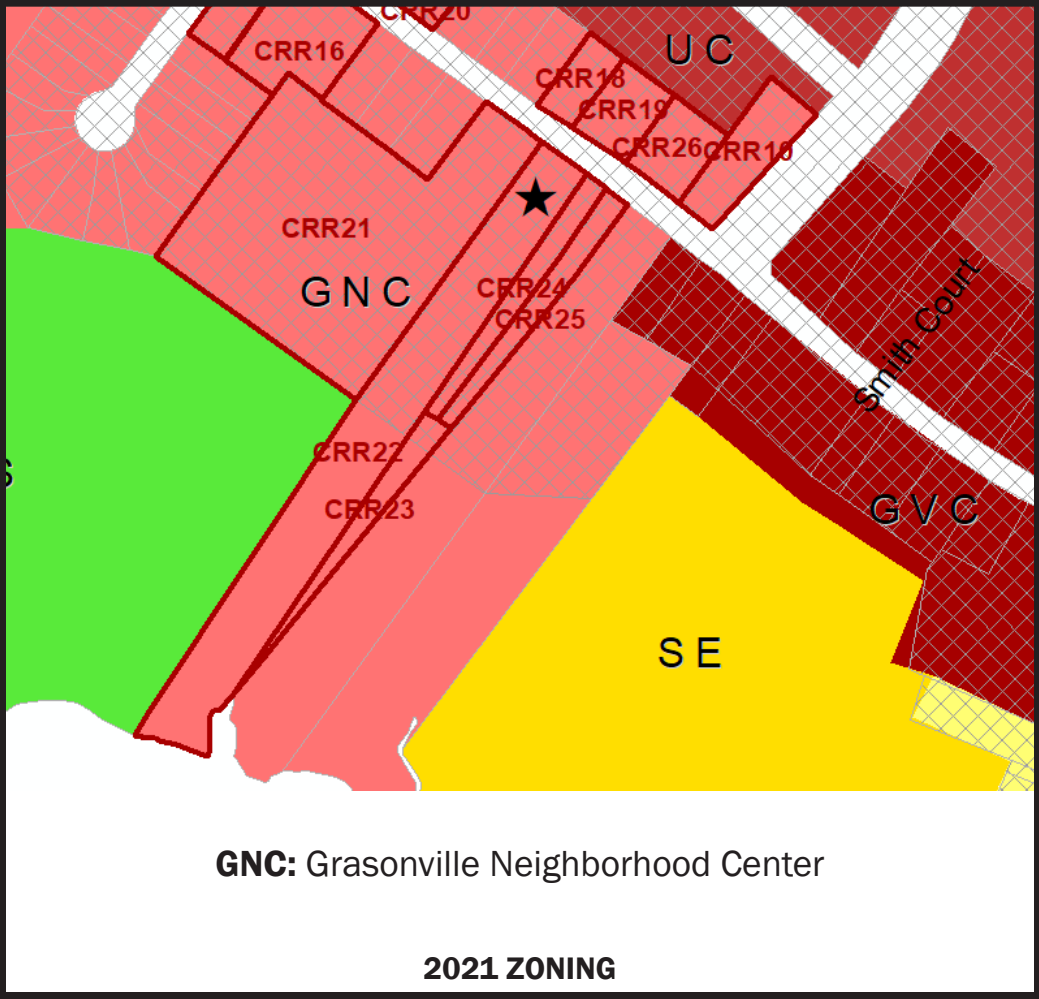
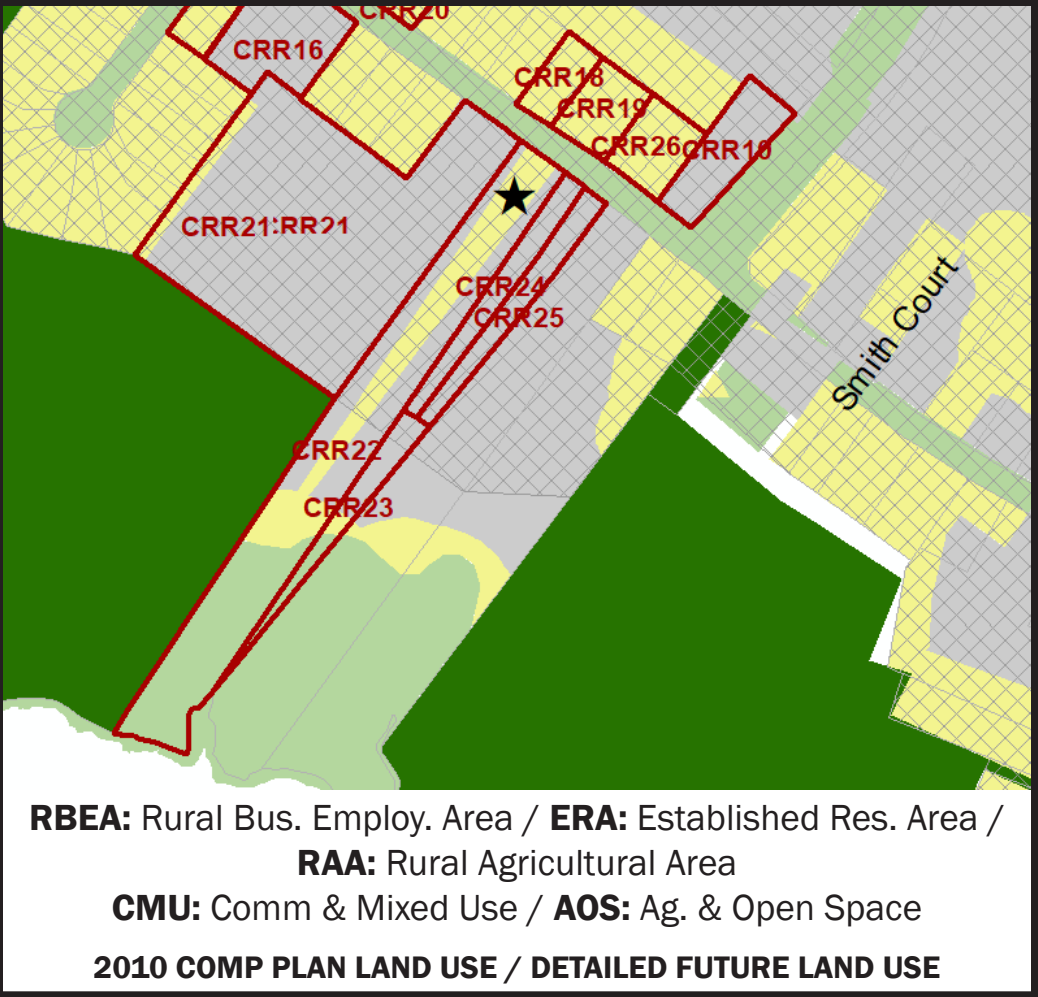
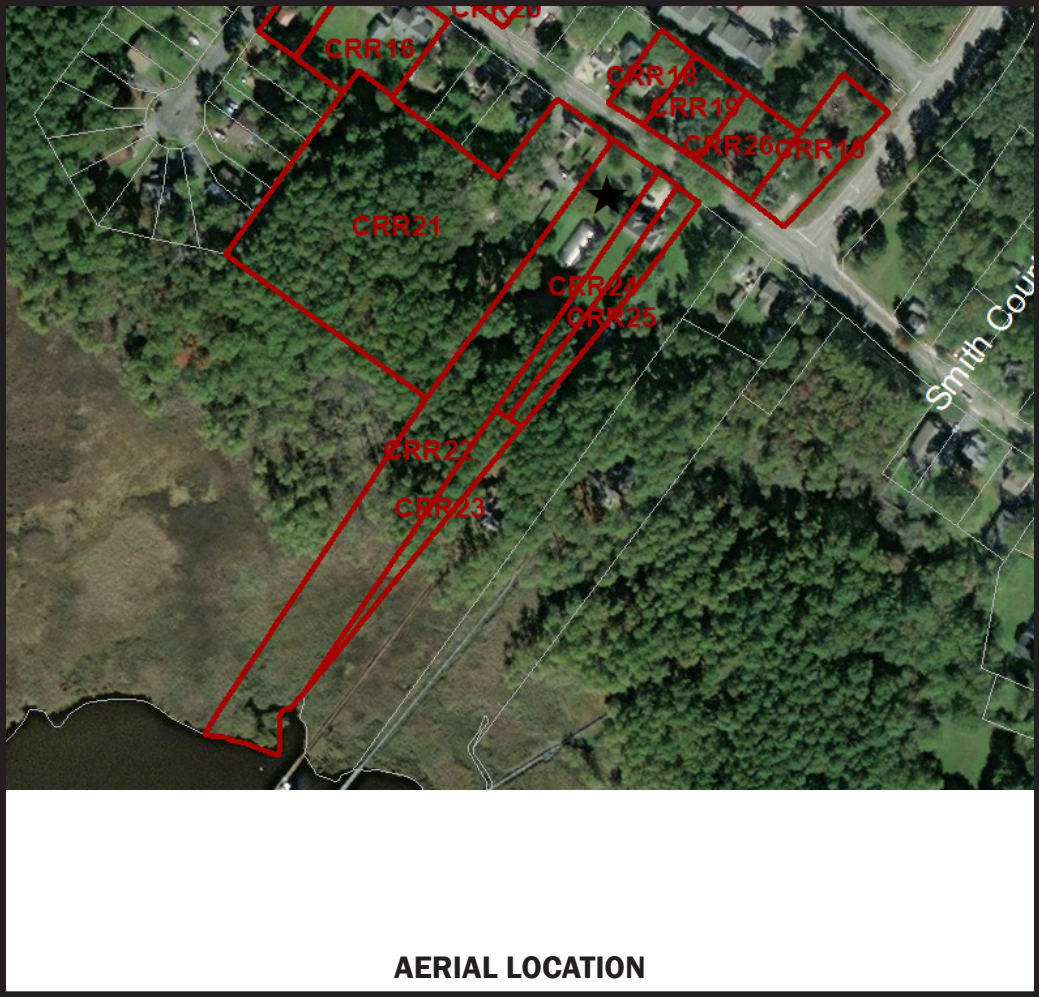






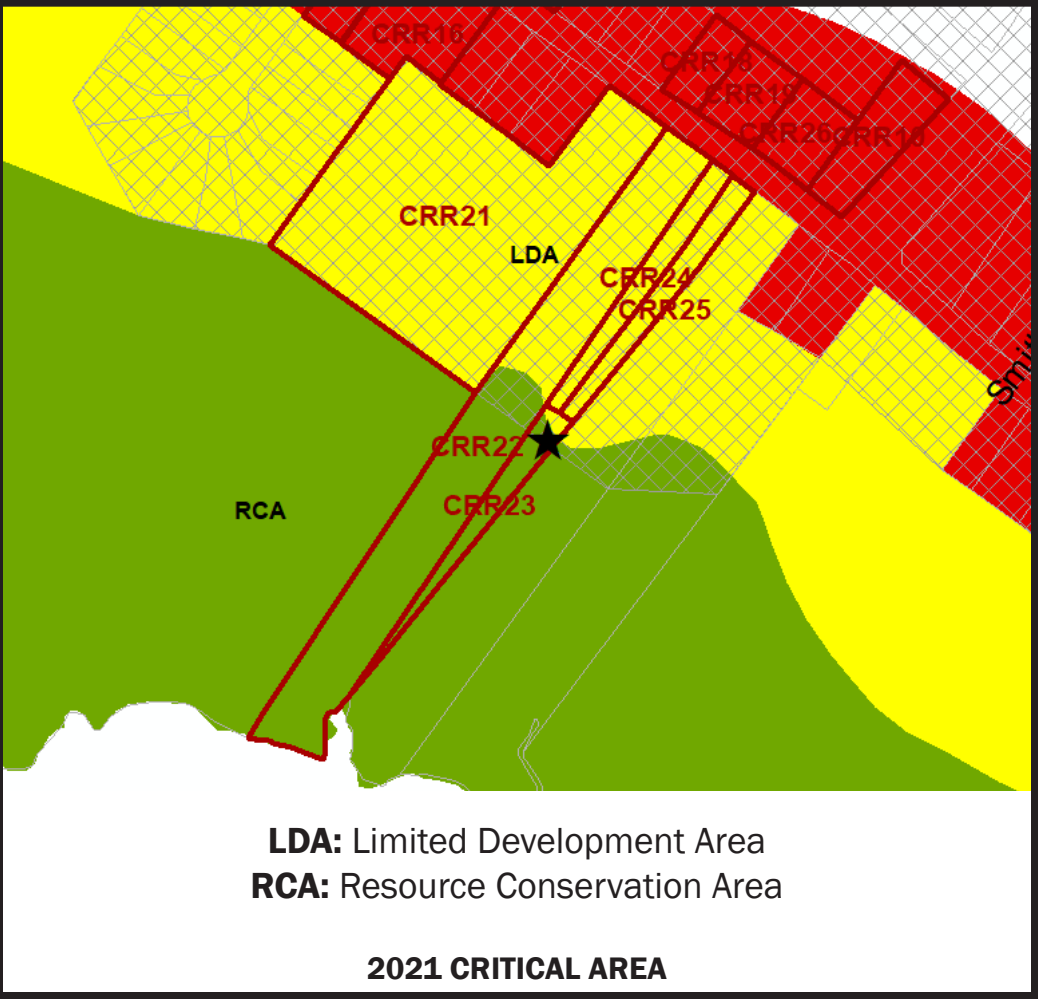
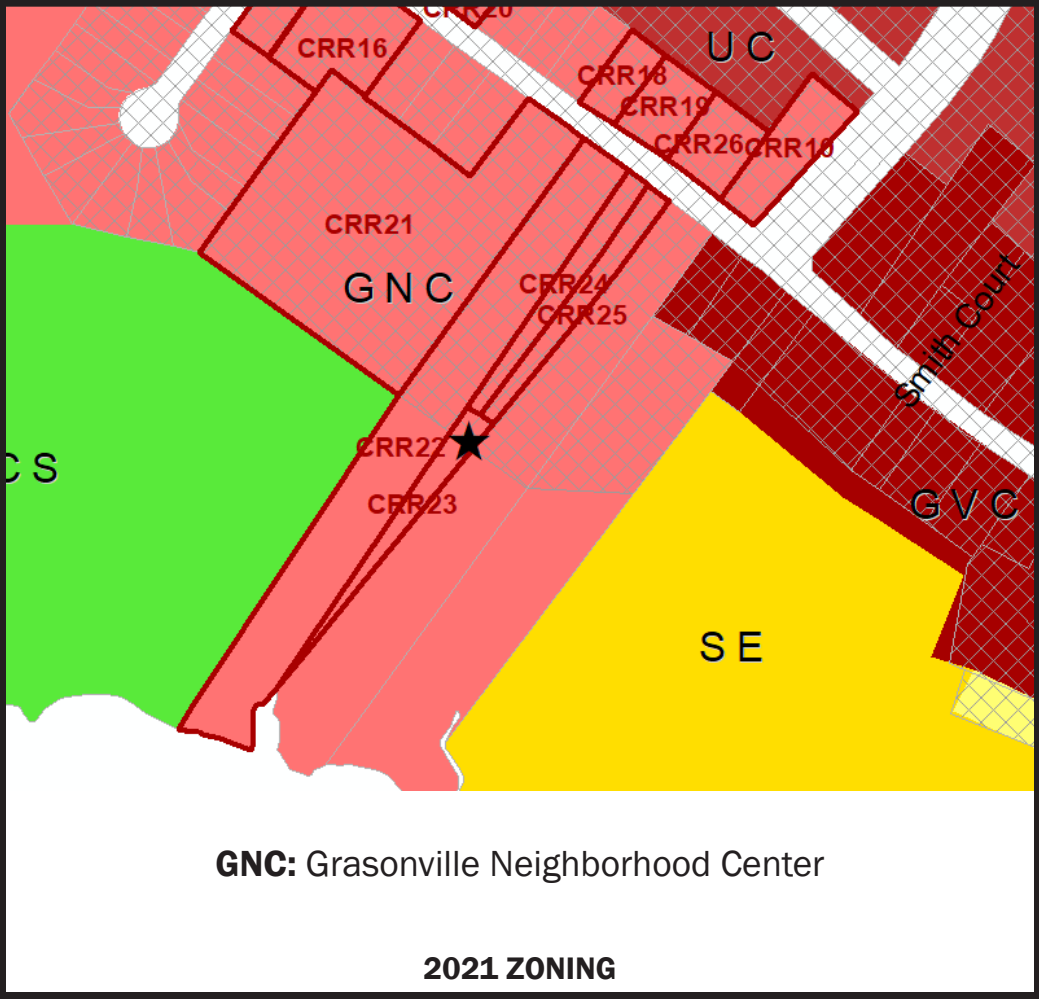
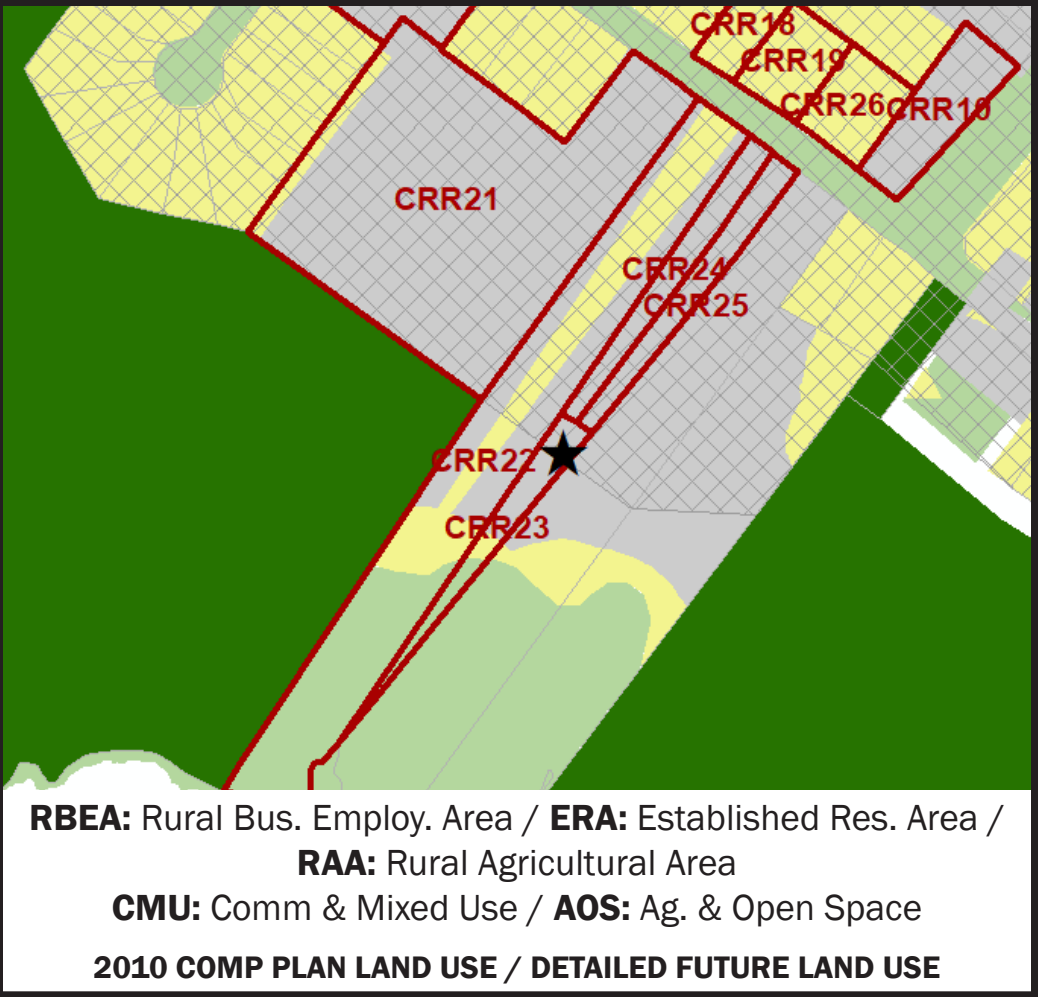
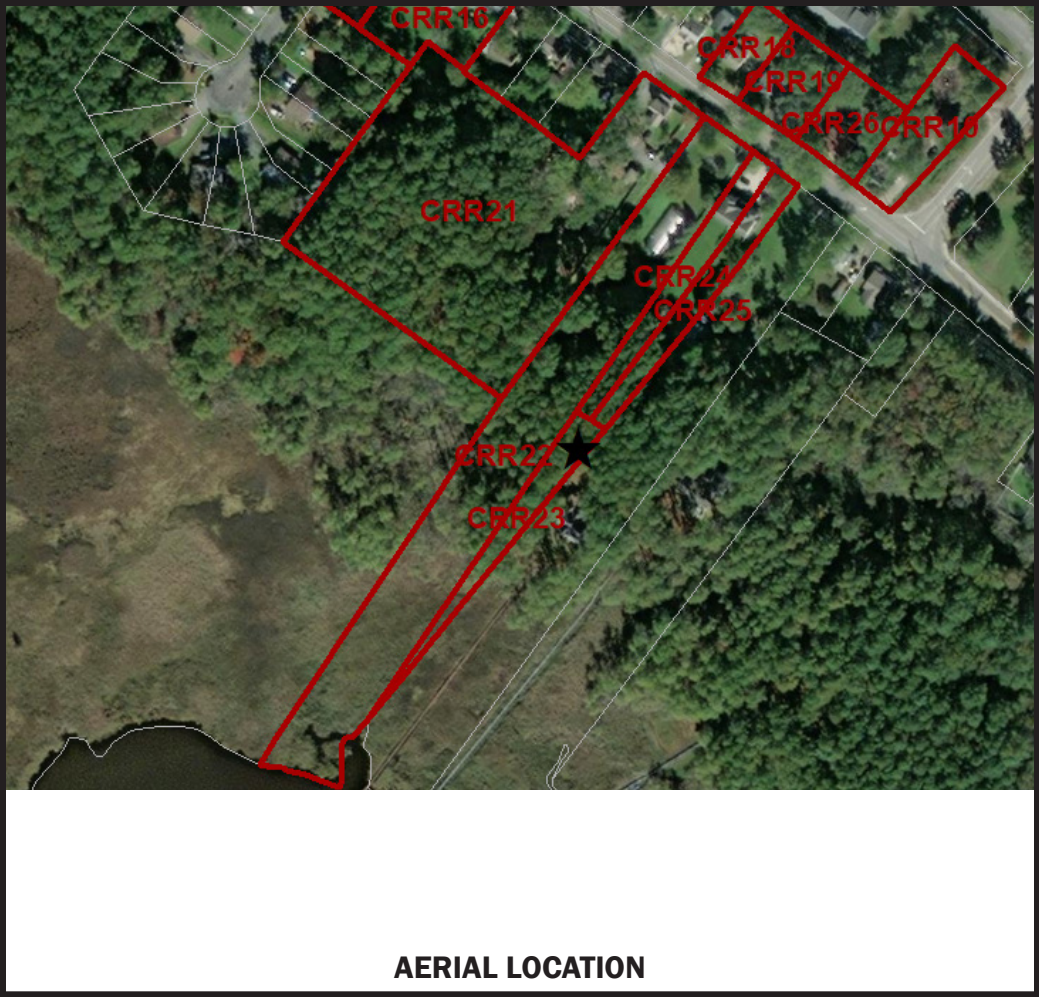


<div> <div>CRR22</div> <div>4024 Main Street, Grasonville</div> <div>TAX ID: 1805003873</div> <div>TAX MAP # 58H, PARCEL 722</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	3.00
ACRES PART OF REQUEST	3.00
GROWTH AREA	Grasonville (partial)
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service) (partial)
WATER SERVICE AREA	W3 (4-10 years) (partial)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 24	





<div> <div>CRR23</div> <div>4028 Main Street, Grasonville</div> </div> <div> <div>TAX ID: 1805003822</div> <div>TAX MAP # 58H, PARCEL 129</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.34
ACRES PART OF REQUEST	0.34
GROWTH AREA	Grasonville (partial)
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service) (partial)
WATER SERVICE AREA	W3 (4-10 years) (partial)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 25	

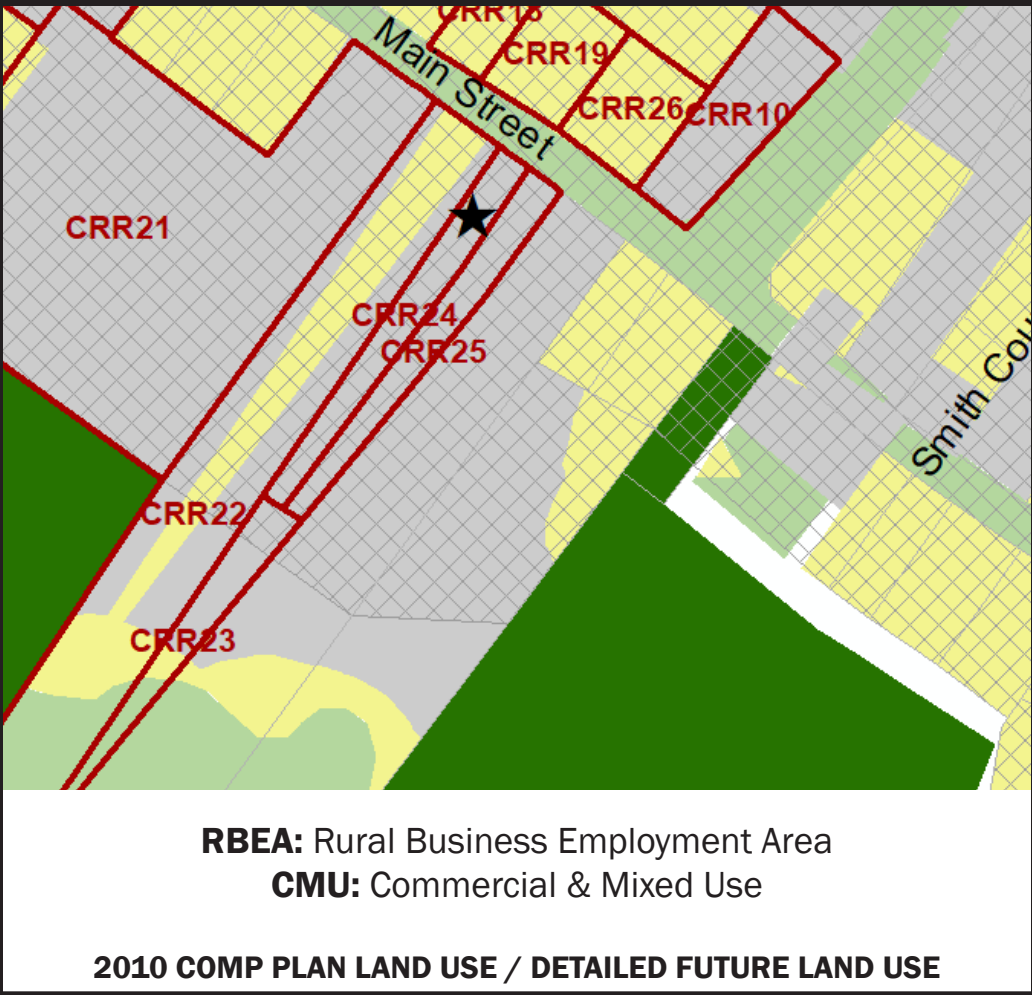




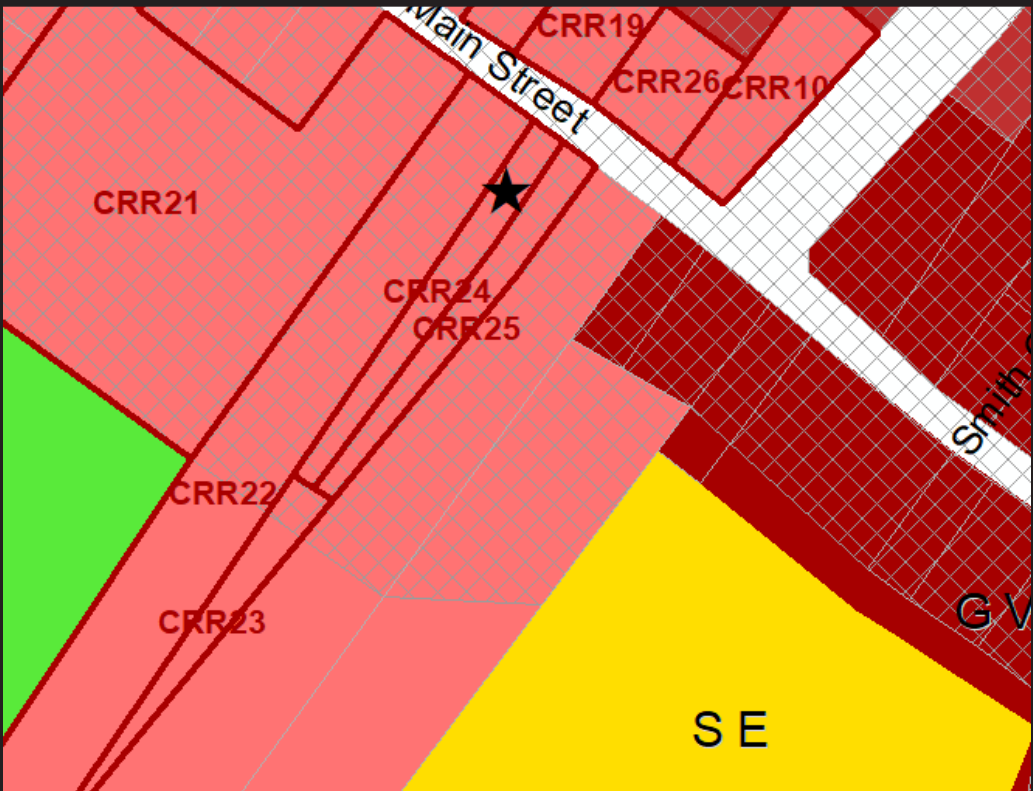
<div>CRR24</div> <div>4030 Main Street, Grasonville</div> <div>TAX ID: 18050518274</div> <div>TAX MAP # 58H, PARCEL 129, LOT 2</div>	
CURRENT STATISTICS	
TOTAL ACRES	0.40
ACRES PART OF REQUEST	0.40
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 26	



AERIAL LOCATION

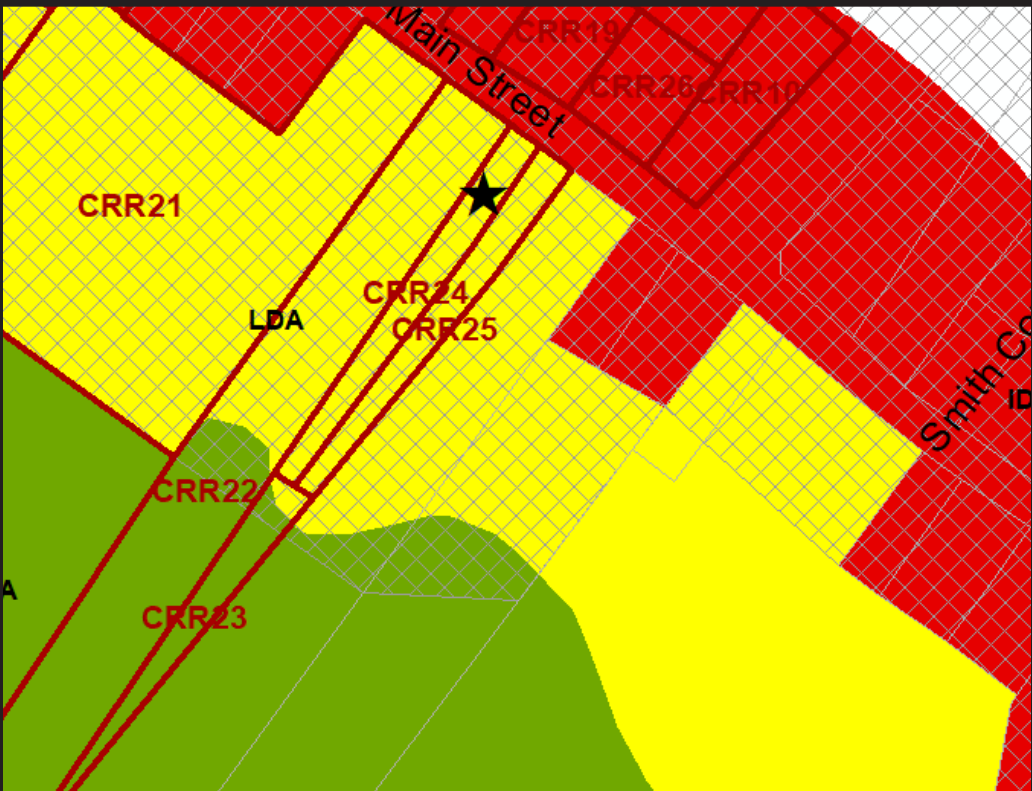


2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



GNC: Grasonville Neighborhood Center

2021 ZONING

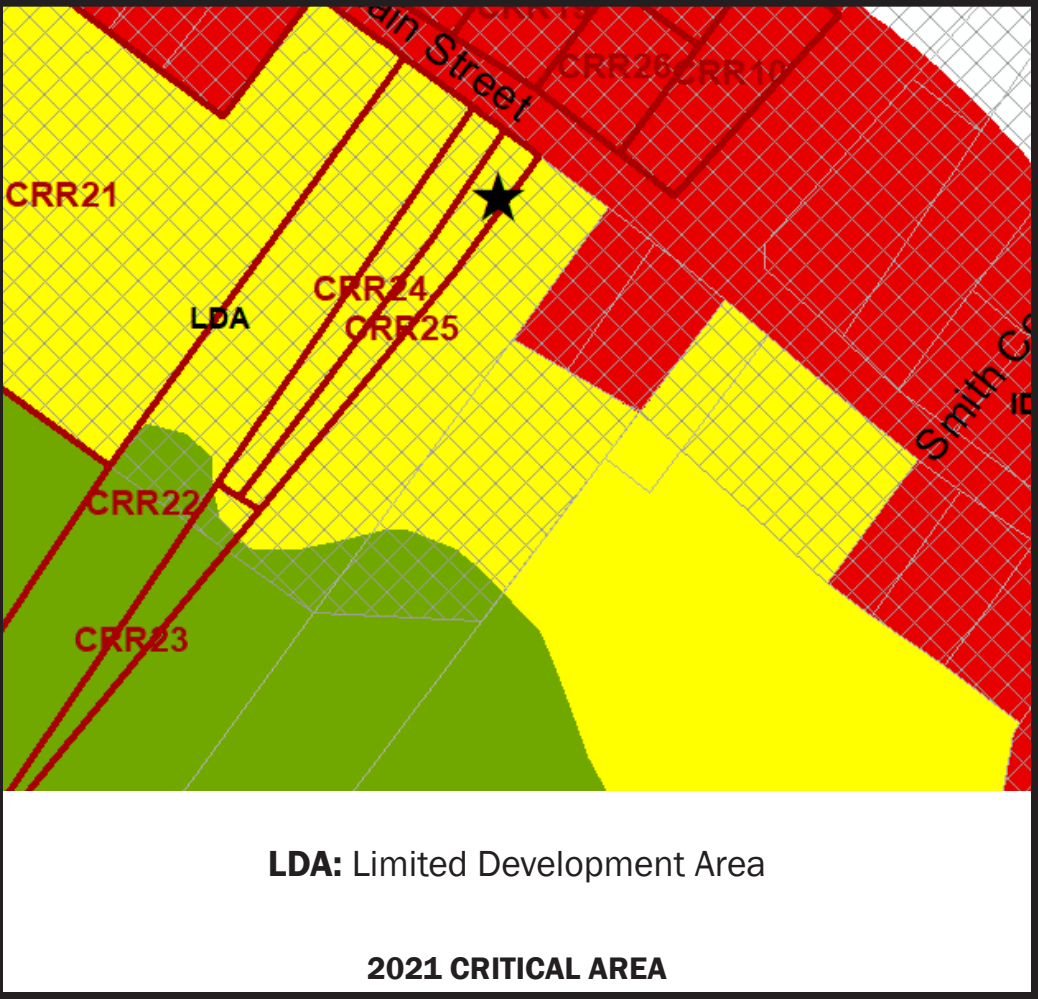
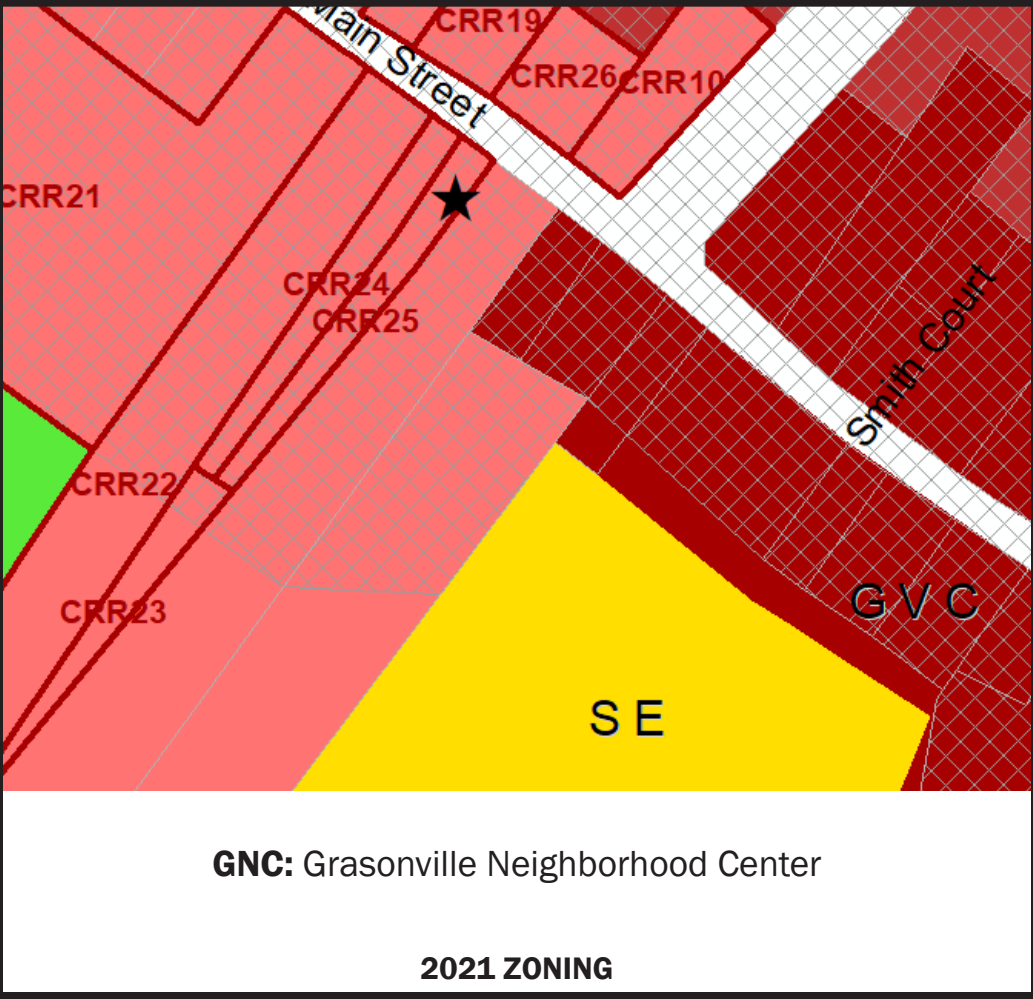
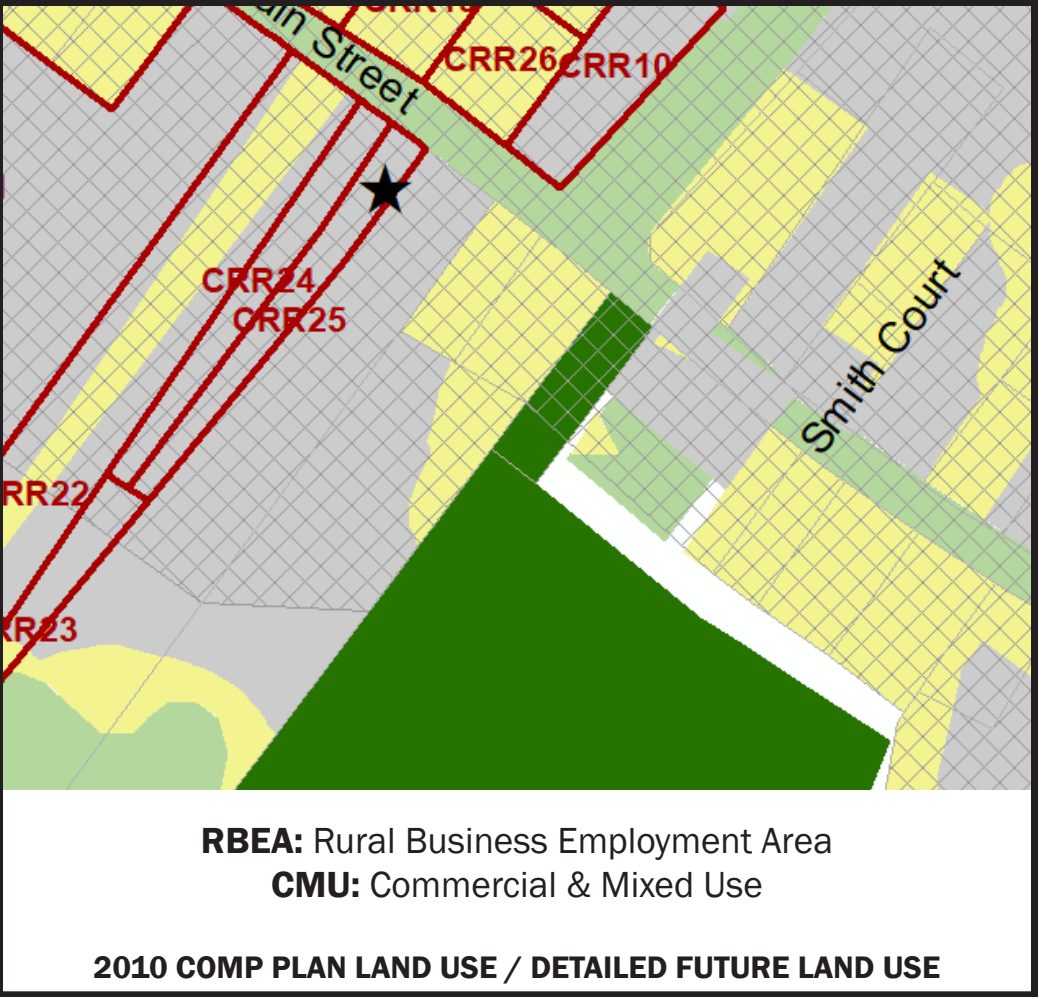
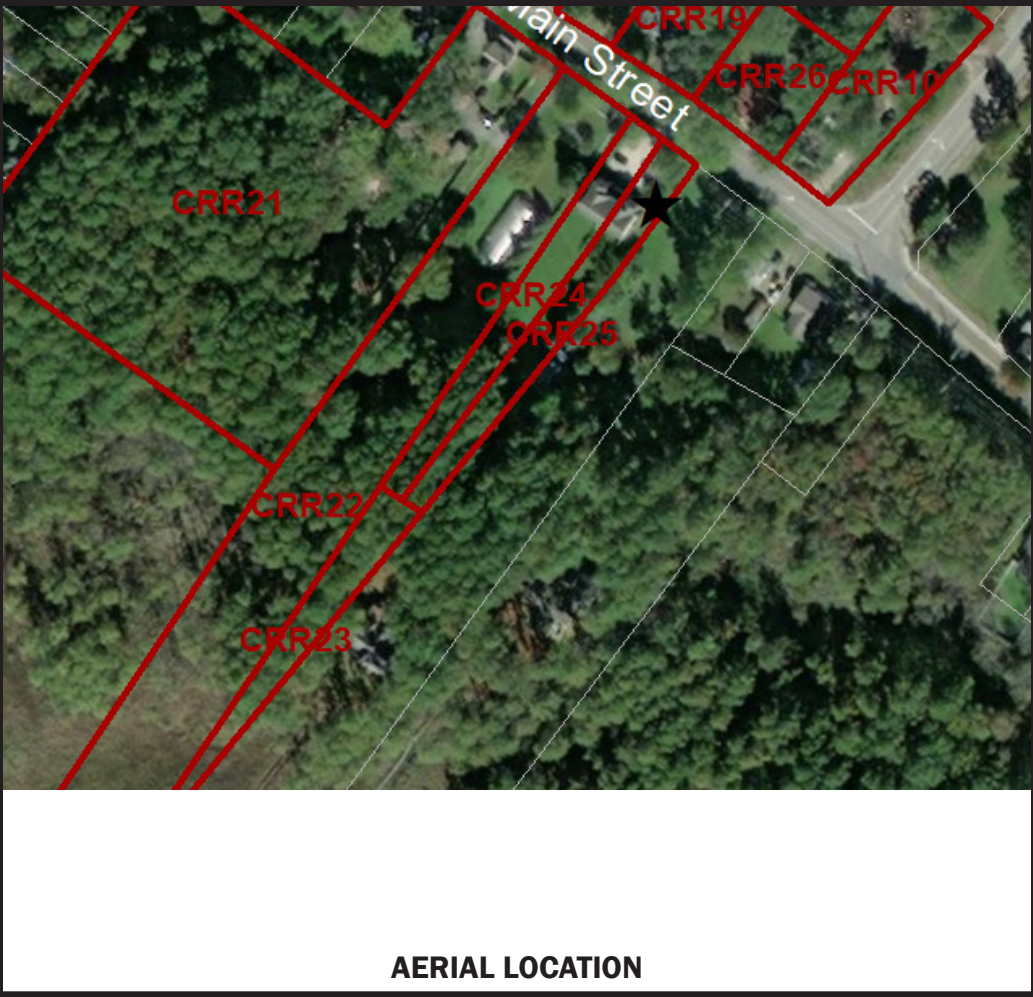


LDA: Limited Development Area

2021 CRITICAL AREA



<div>CRR25</div> <div>4032 Main Street, Grasonville</div> <div>TAX ID: 1805051819</div> <div>TAX MAP # 58H, PARCEL 129, LOT 1</div>	
CURRENT STATISTICS	
TOTAL ACRES	0.40
ACRES PART OF REQUEST	0.40
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 27	





**CRR26**  
**4041 Main Street, Grasonville**

TAX ID: 1805007151  
TAX MAP # 58H, PARCEL 160

## CURRENT STATISTICS

TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.36
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

## COMP REZONING REQUEST

# GVC Grasonville Village Commercial

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,  
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a

## TC DISCUSSION/RECOMMENDATIONS

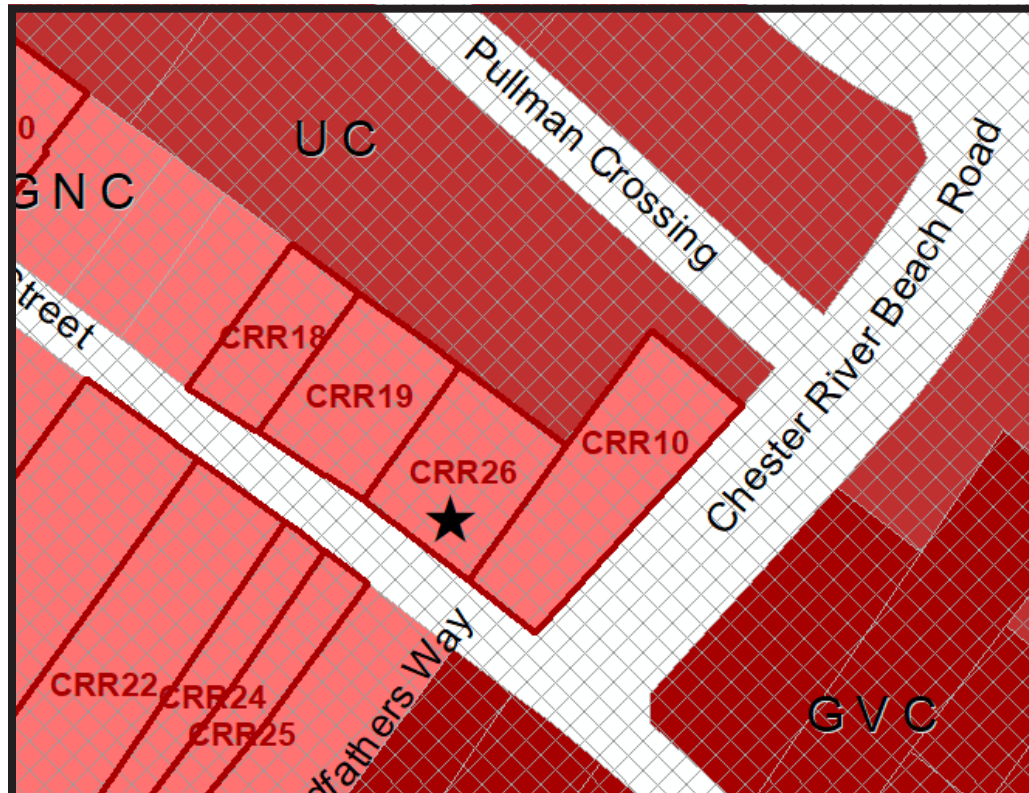
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

<b>PLANNING COMMISSION RECOMMENDATION</b> <b>(AUGUST 12, 2021)</b>
---

Concur with Technical Committee Recommendation.



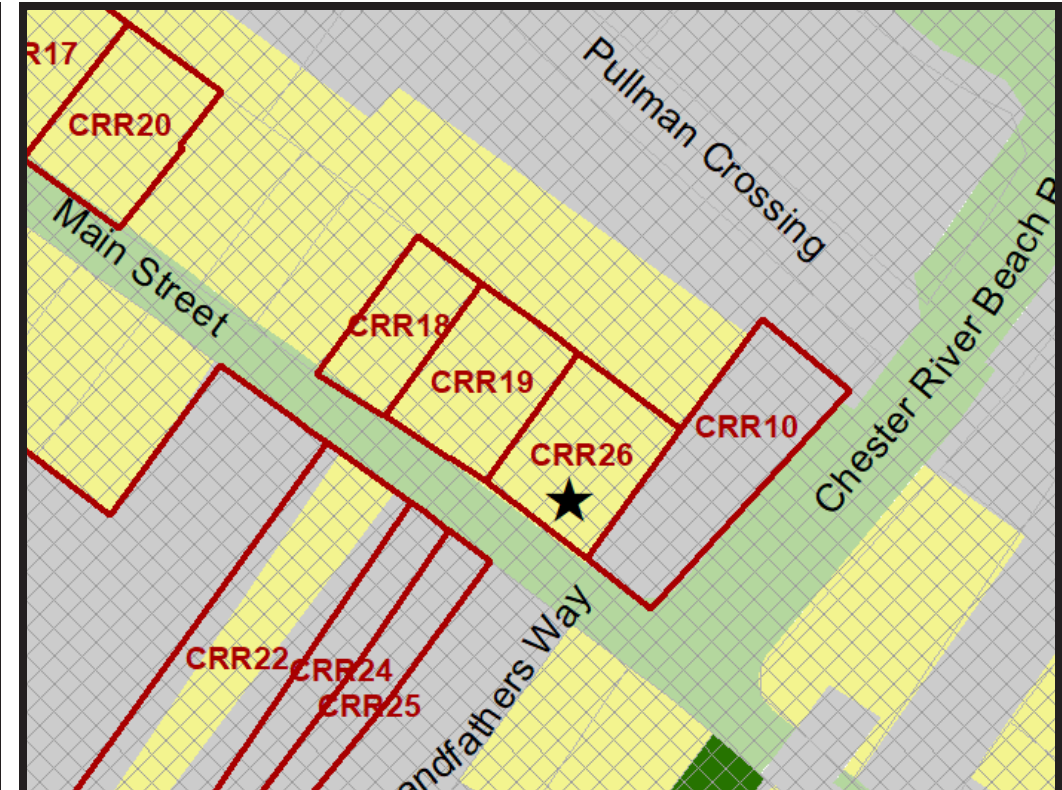
**AERIAL LOCATION**



**GNC: Grasonville Neighborhood Center**

**2021 ZONING**

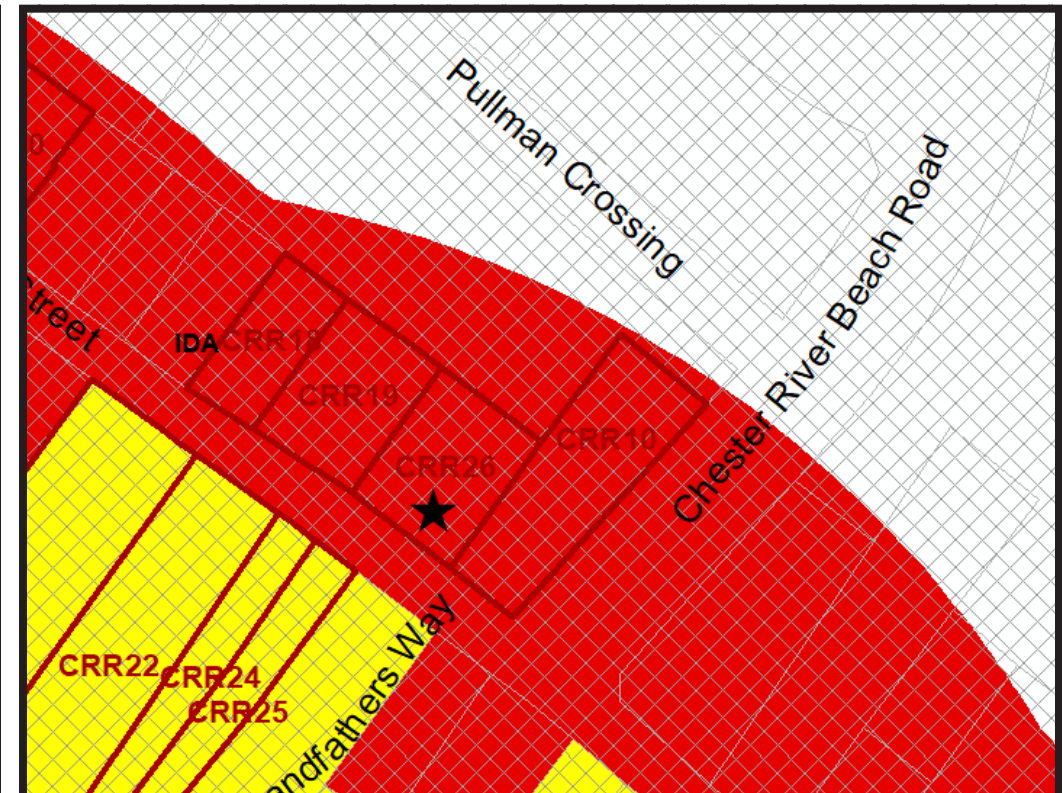
## 2021 ZONING



**ERA:** Established Residential Area  
**MDR:** Medium Density Residential (5-8 units/ac)

**2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE**

\_\_\_\_\_



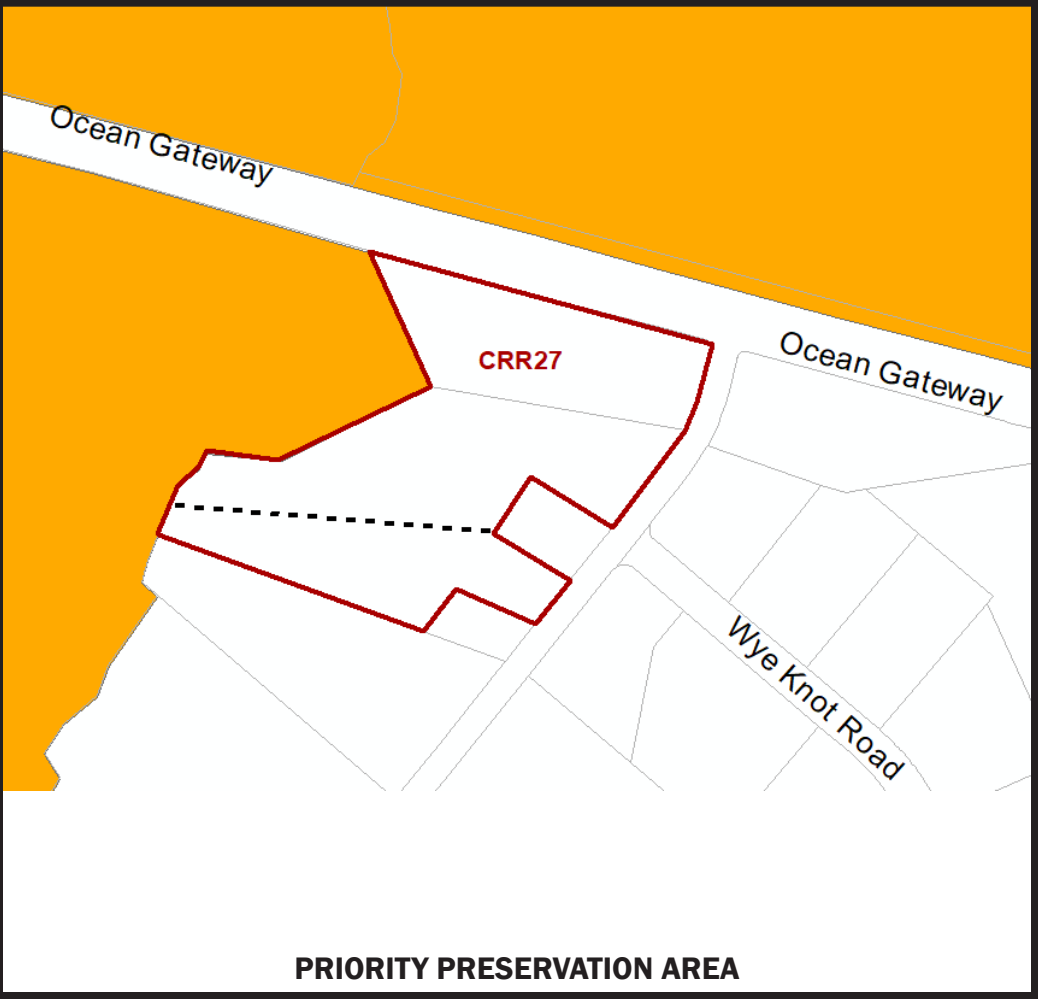
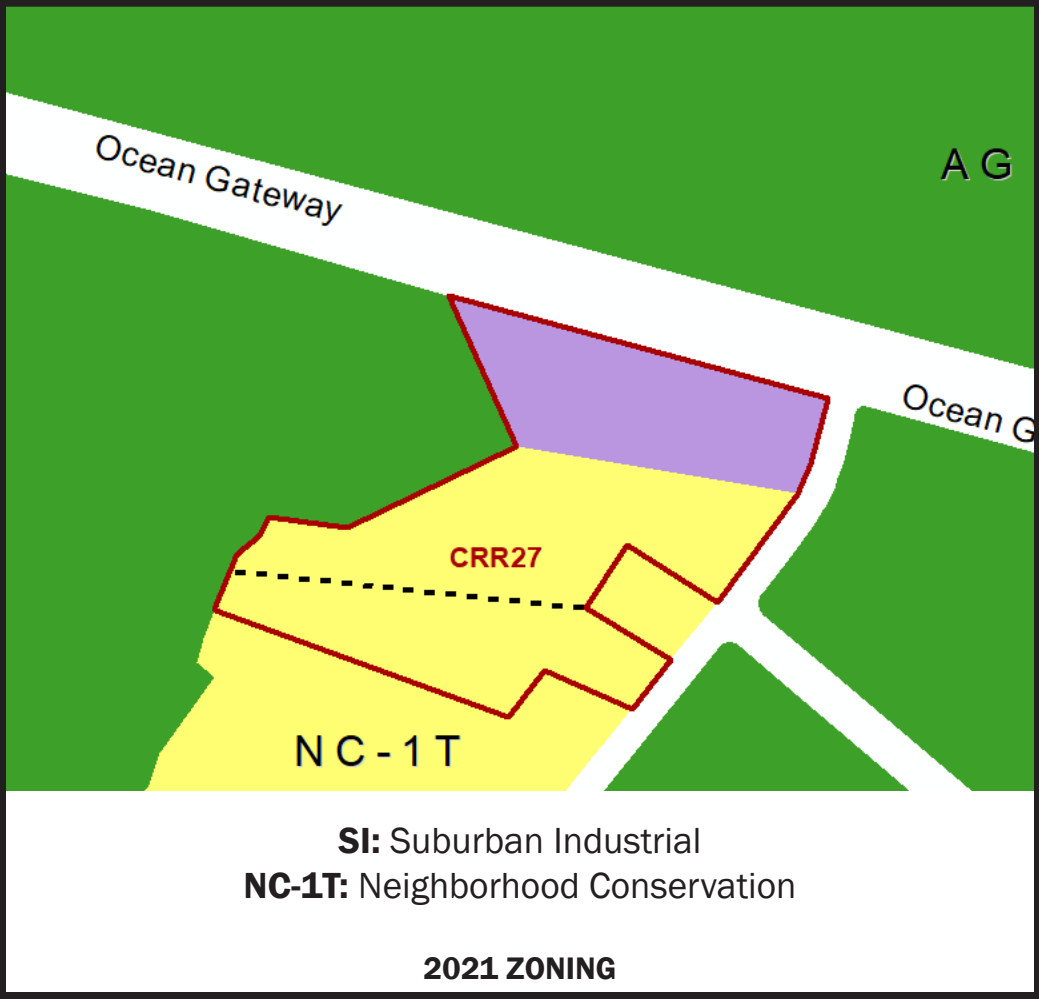
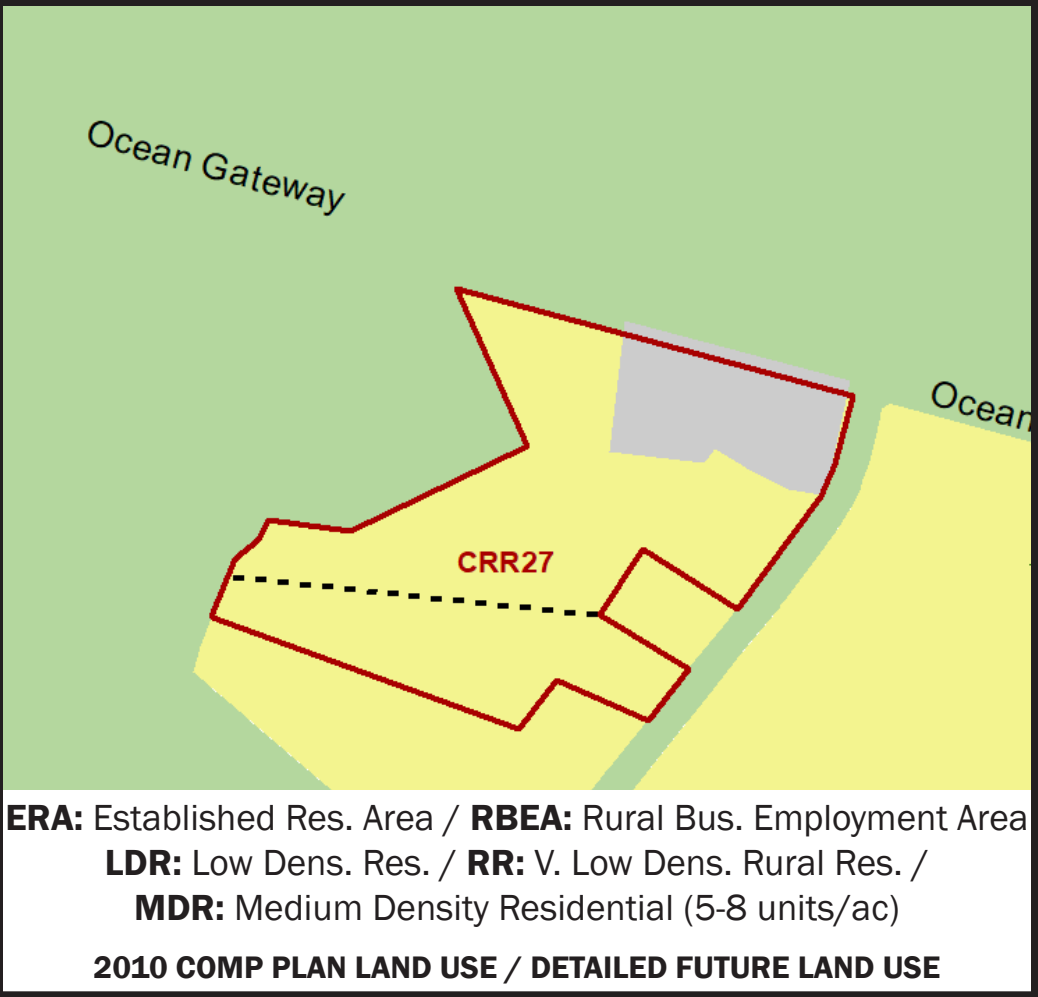
**IDA:** Intensely Developed Area

**2021 CRITICAL AREA**

## 2021 CRITICAL AREA



<div>CRR27</div> <div>100 Arrington Road, Queenstown</div> <div>TAX ID: 1805003970</div> <div>TAX MAP # 60, PARCEL 37</div>	
CURRENT STATISTICS	
TOTAL ACRES	7.50
ACRES PART OF REQUEST	7.50
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
SI - Suburban Industrial; NC-1T - Neighborhood Conservation Requesting split zone location change	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	Move location of split; 2.33 ac for NC-1T - no changes needed; 5.17 ac for SI - CPLU to RBEA, DFLU to CMU
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
Support Land Use Change Cleans up parcel land use/zoning split based on current land use; provides support for an existing business.	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
Concur with Technical Committee Recommendation.	
PAGE 29	





CRR28

0 Old Dominion Road, Chester

TAX ID: 1804102509

TAX MAP # 57, PARCEL 501

CURRENT STATISTICS

TOTAL ACRES	2.50
ACRES PART OF REQUEST	2.50
GROWTH AREA	Chester
CRITICAL AREA	Resource Conservation Area
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 I1-3 years)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

NC-8

Neighborhood Conservation

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,  
THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	MDR
GROWTH AREA	n/a

TC DISCUSSION/RECOMMENDATIONS

Oppose Land Use Change

While the LU may be consistent, the proposed change would require Critical Area Growth Allocation and the land use would be subject to consistency review with RCA standards. RCA Critical Area density requirement of 20 acres will not allow for greater density.

PLANNING COMMISSION RECOMMENDATION

(SEPTEMBER 9, 2021)

Concur with Technical Committee recommendation.

PAGE 30

AERIAL LOCATION

ERA: Established Residential Area

2010 COMP PLAN LAND USE

SE: Suburban Estate

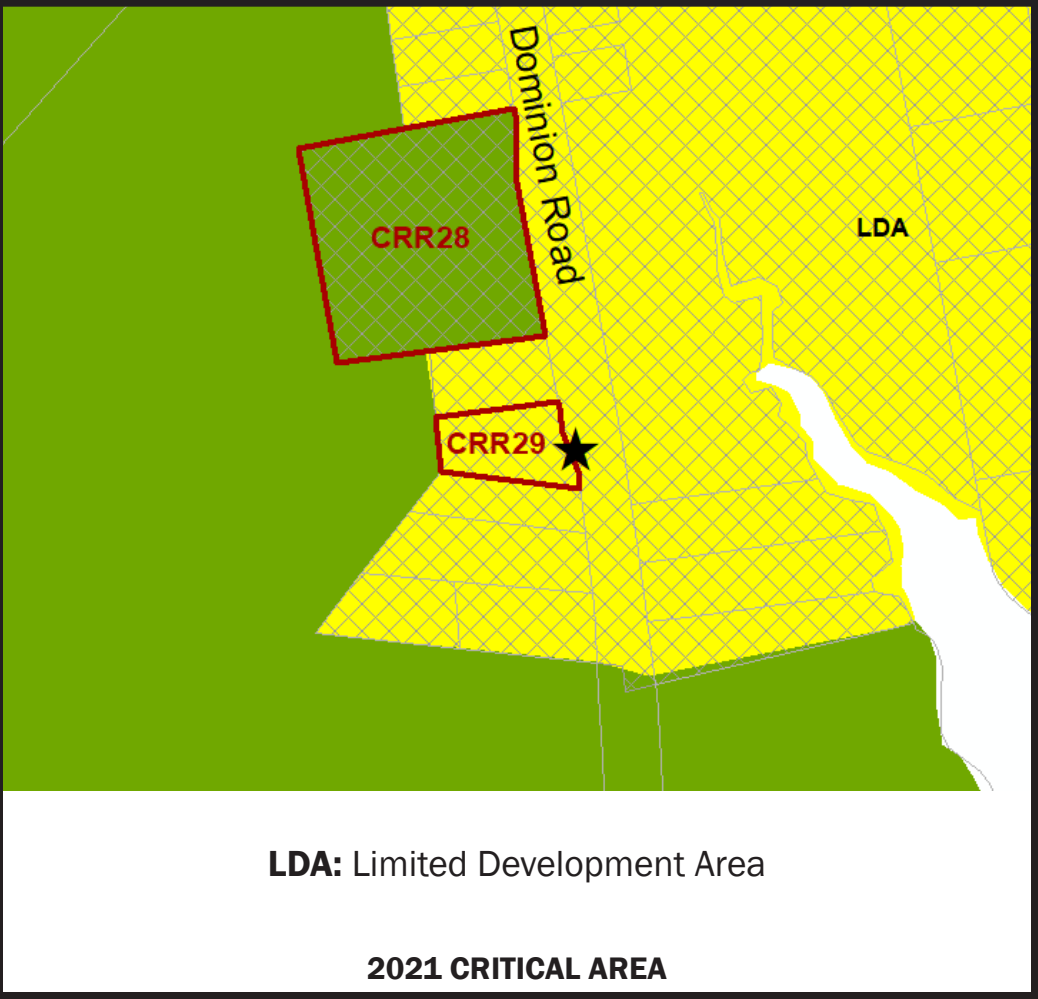
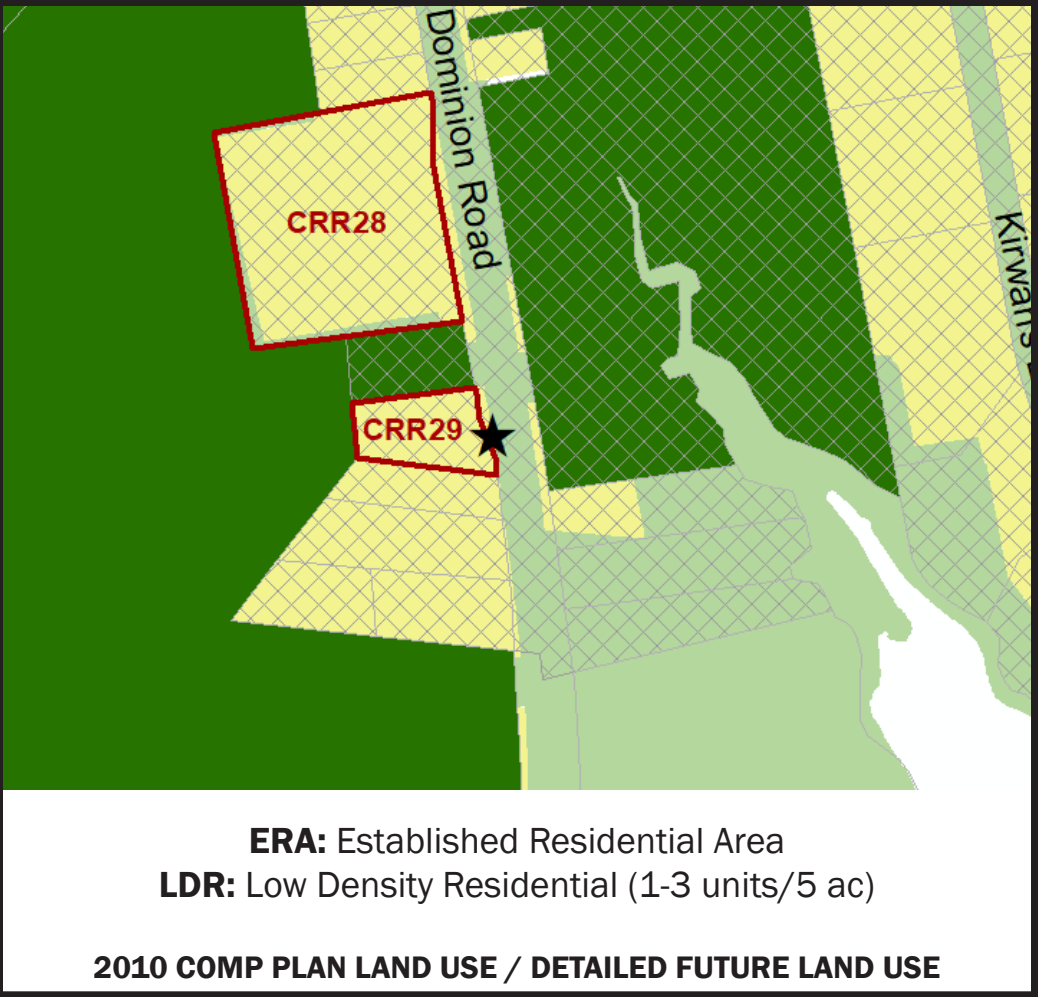
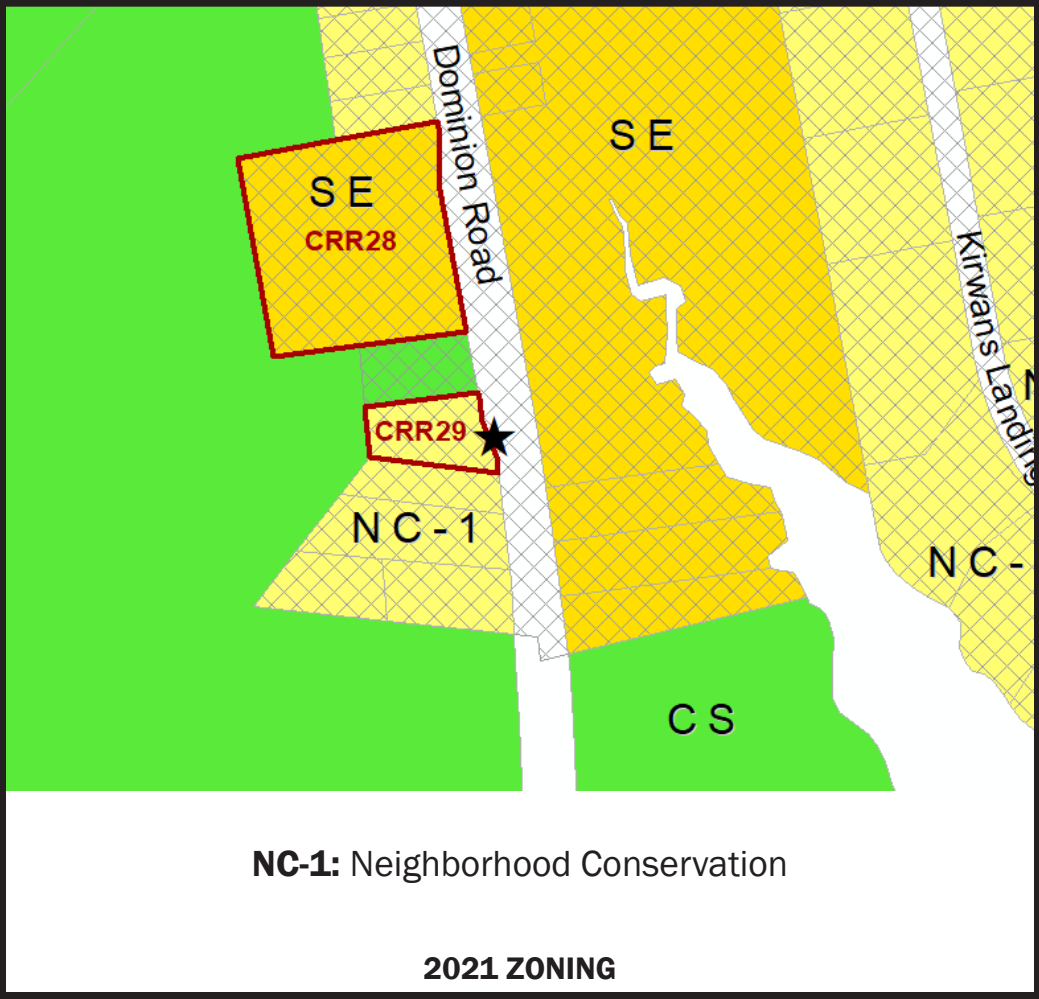
2021 ZONING

LDR: Low Density Residential (1-3 units/5 ac)

2010 DETAILED FUTURE LAND USE

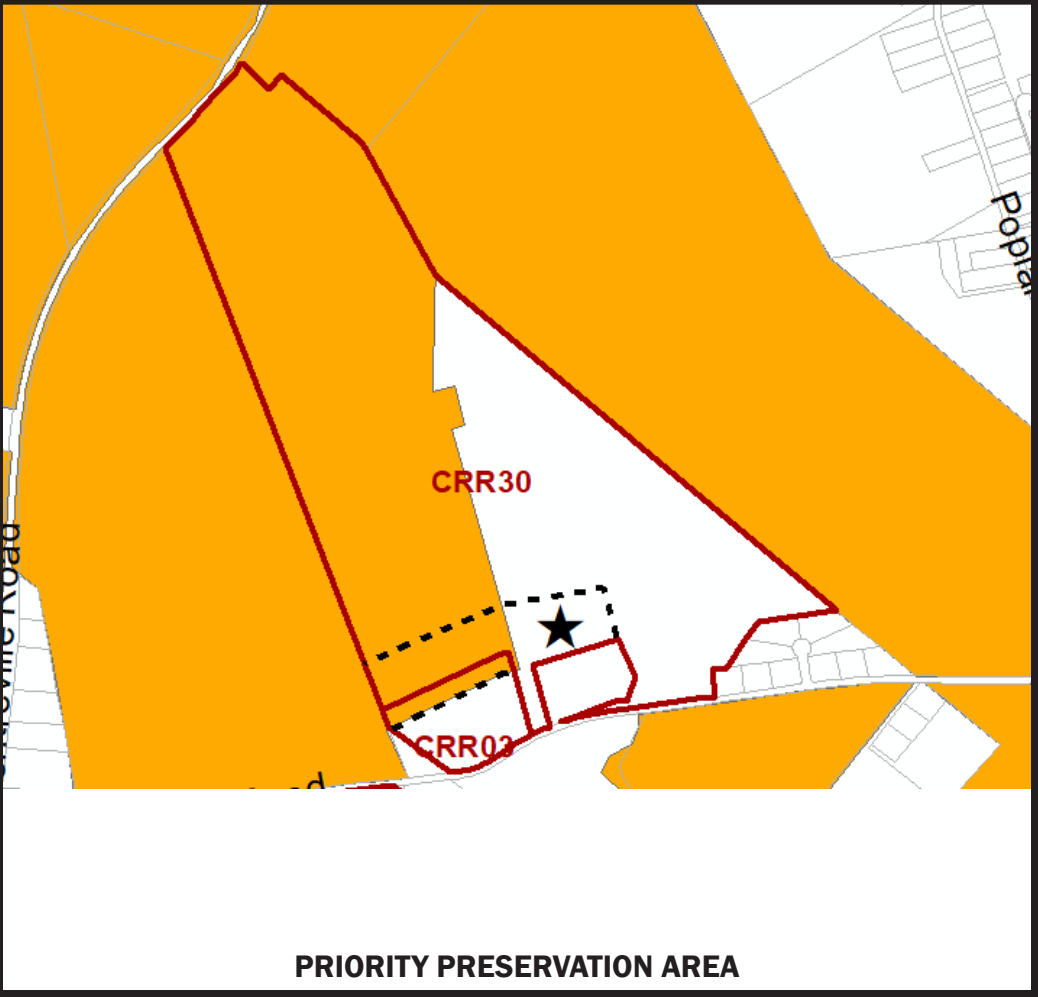
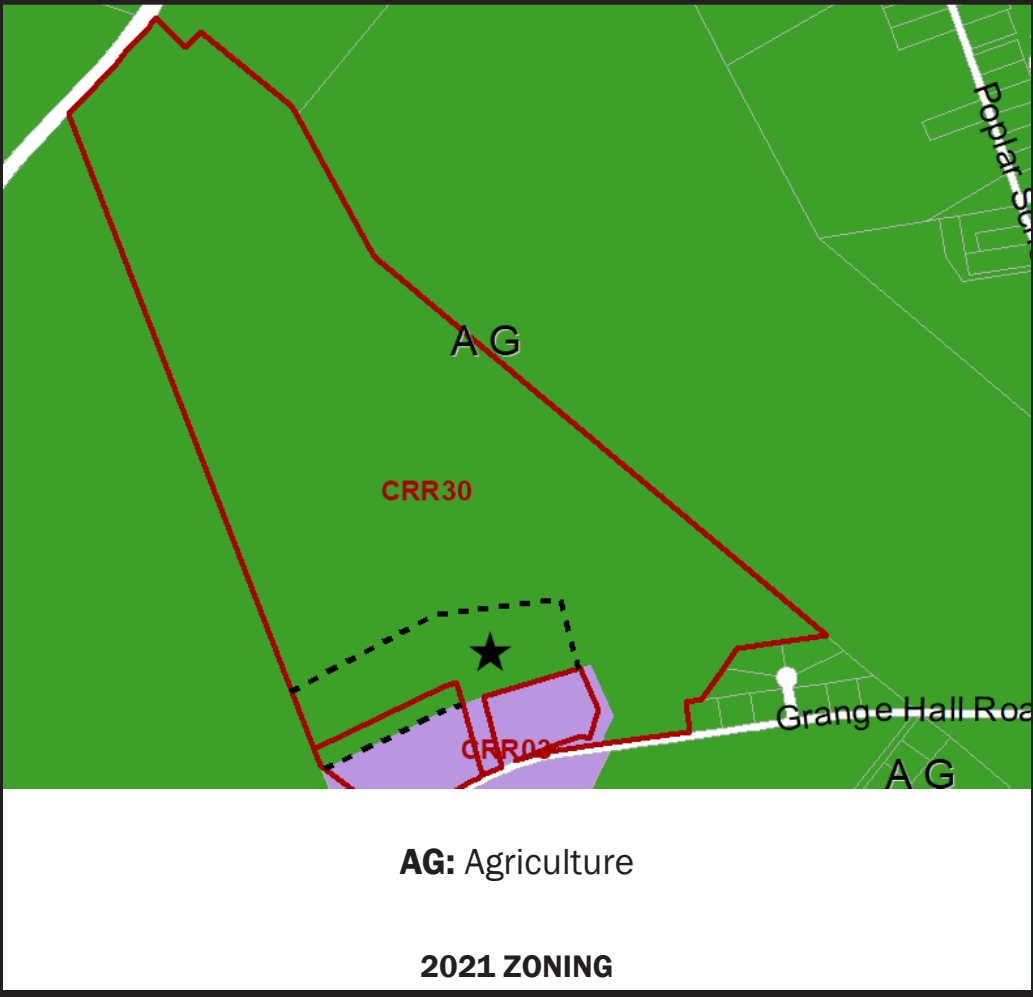
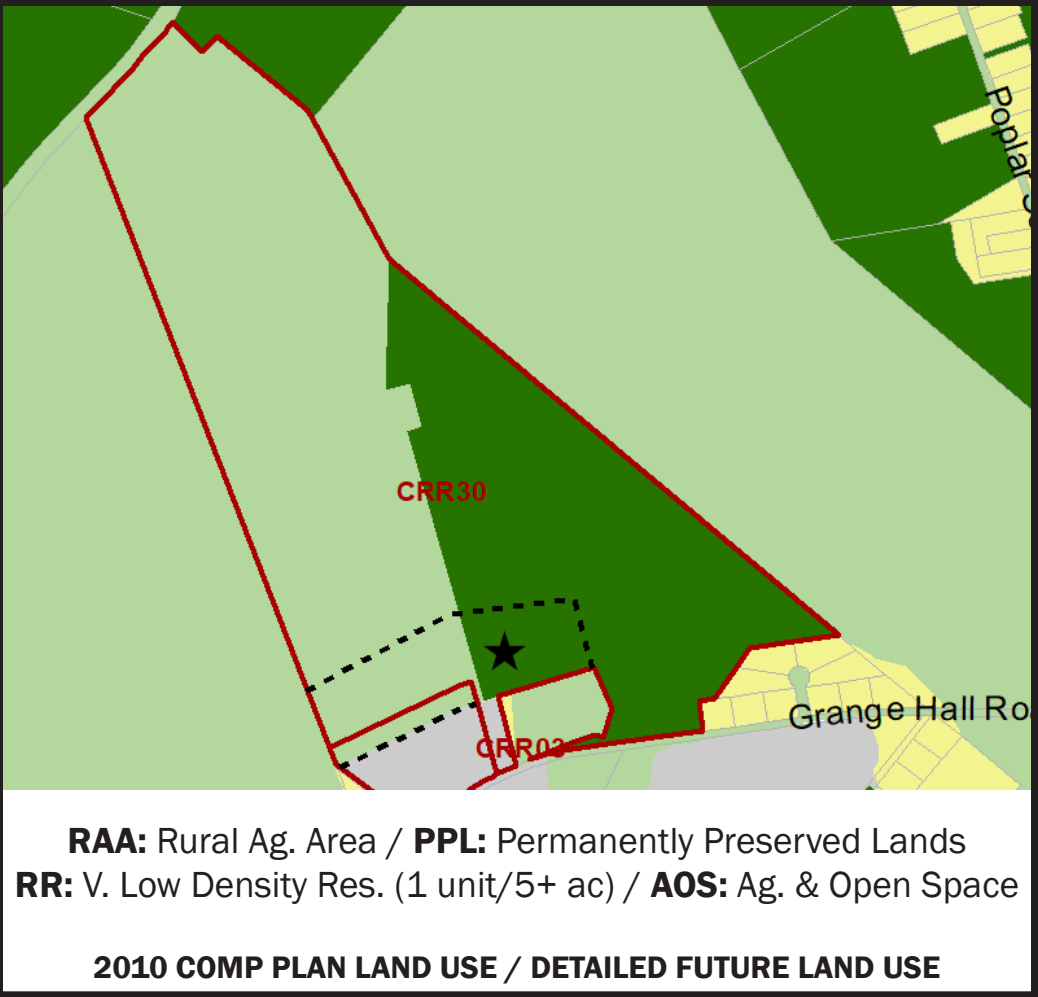
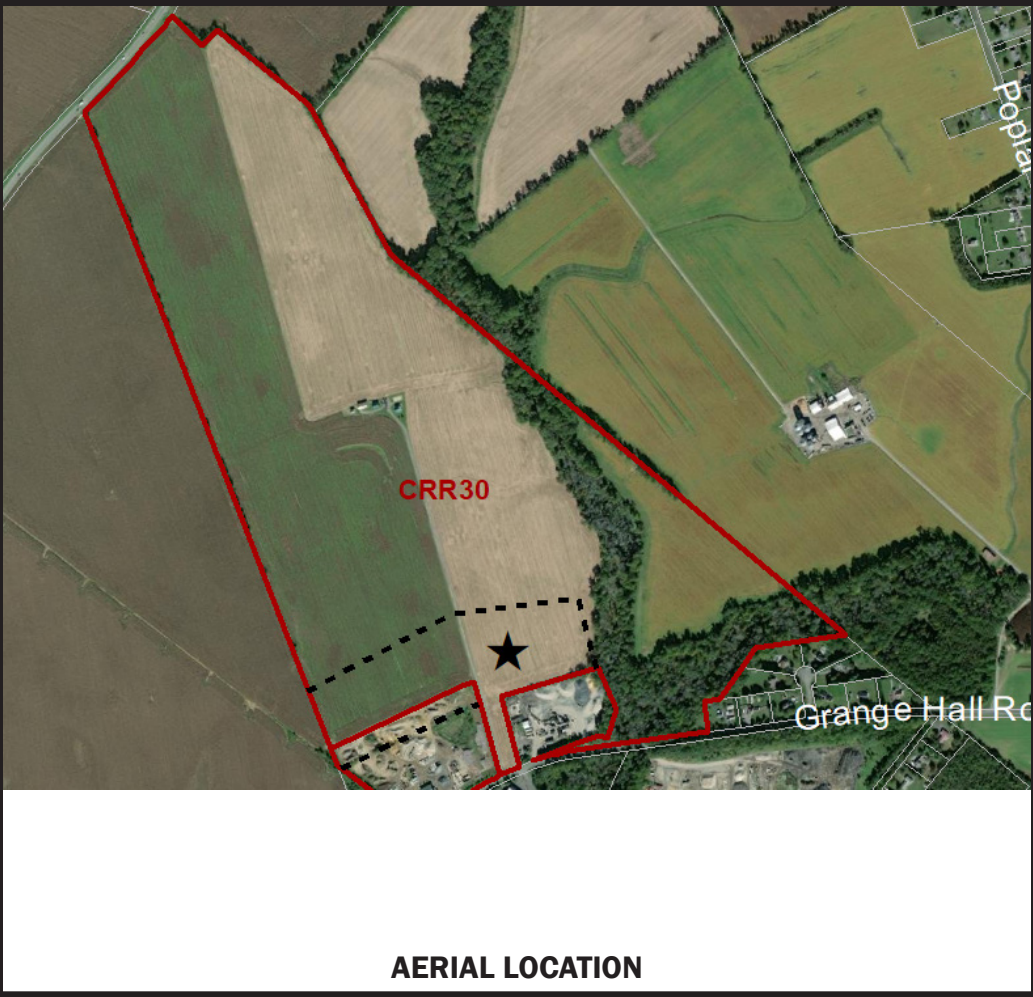


<div> <div>CRR29</div> <div>620 Dominion Road, Chester</div> <div>TAX ID: 1804053931</div> <div>TAX MAP # 57, PARCEL 210</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.48
ACRES PART OF REQUEST	0.48
GROWTH AREA	Chester
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>NC-8</div> <div>Neighborhood Conservation</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	n/a
DETAILED FUTURE LAND USE	MDR
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Support Land Use Change</div> <div>The Technical Committee found the Future Land Use request was consistent and supports the overall request.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(SEPTEMBER 9, 2021)</div>	
Concur with Technical Committee recommendation.	
PAGE 31	



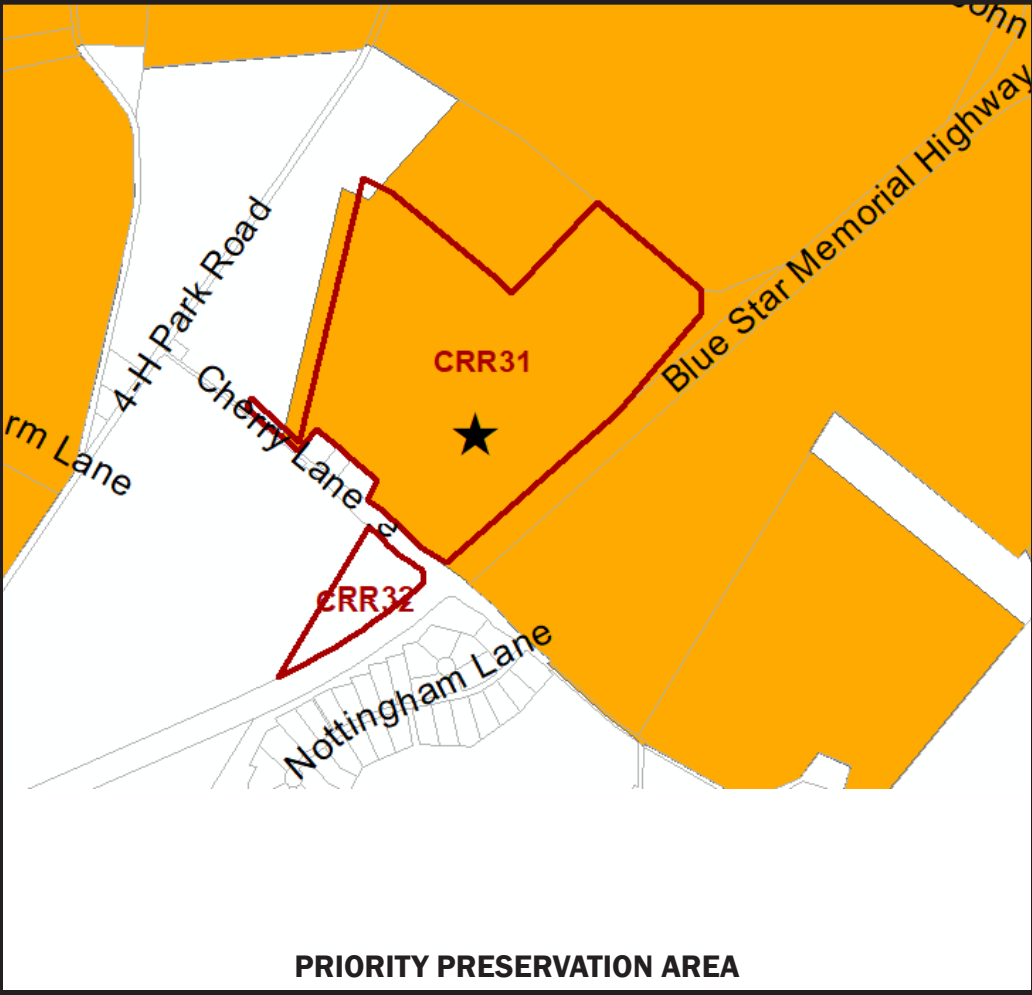
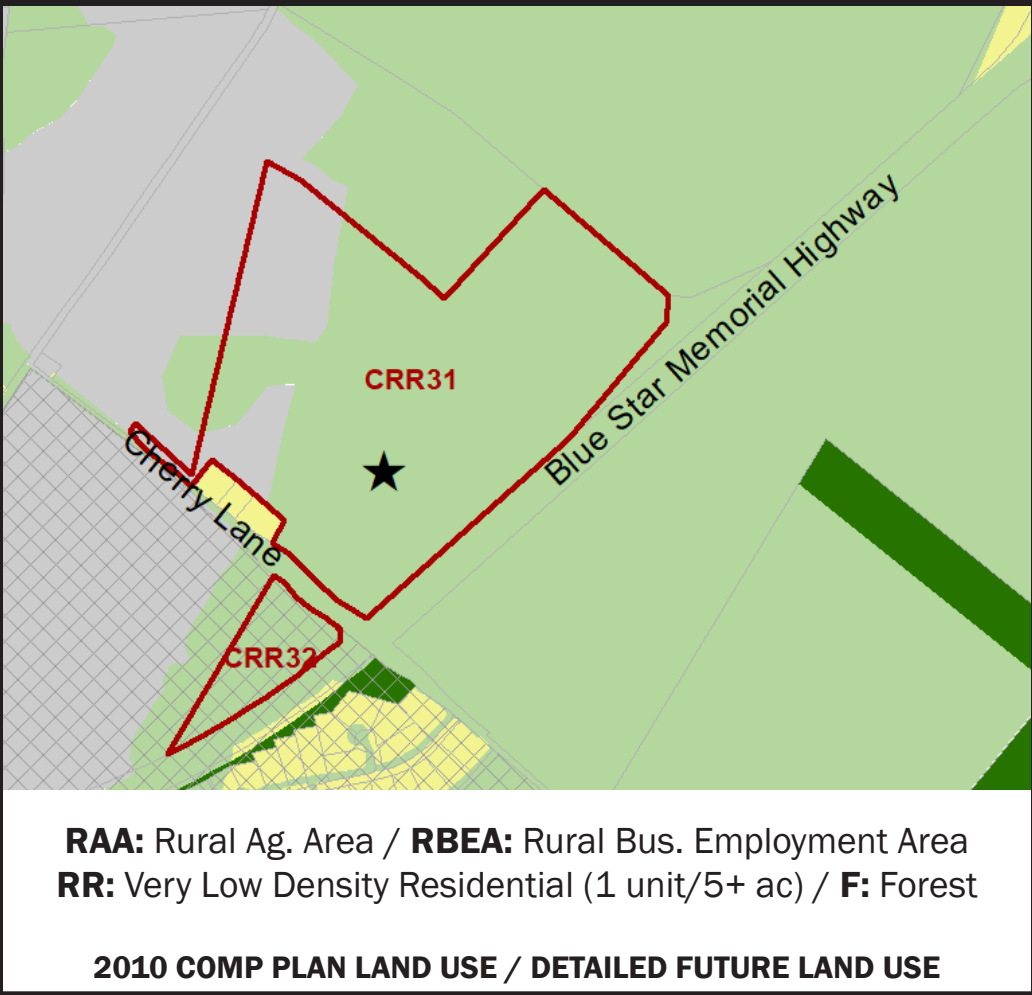
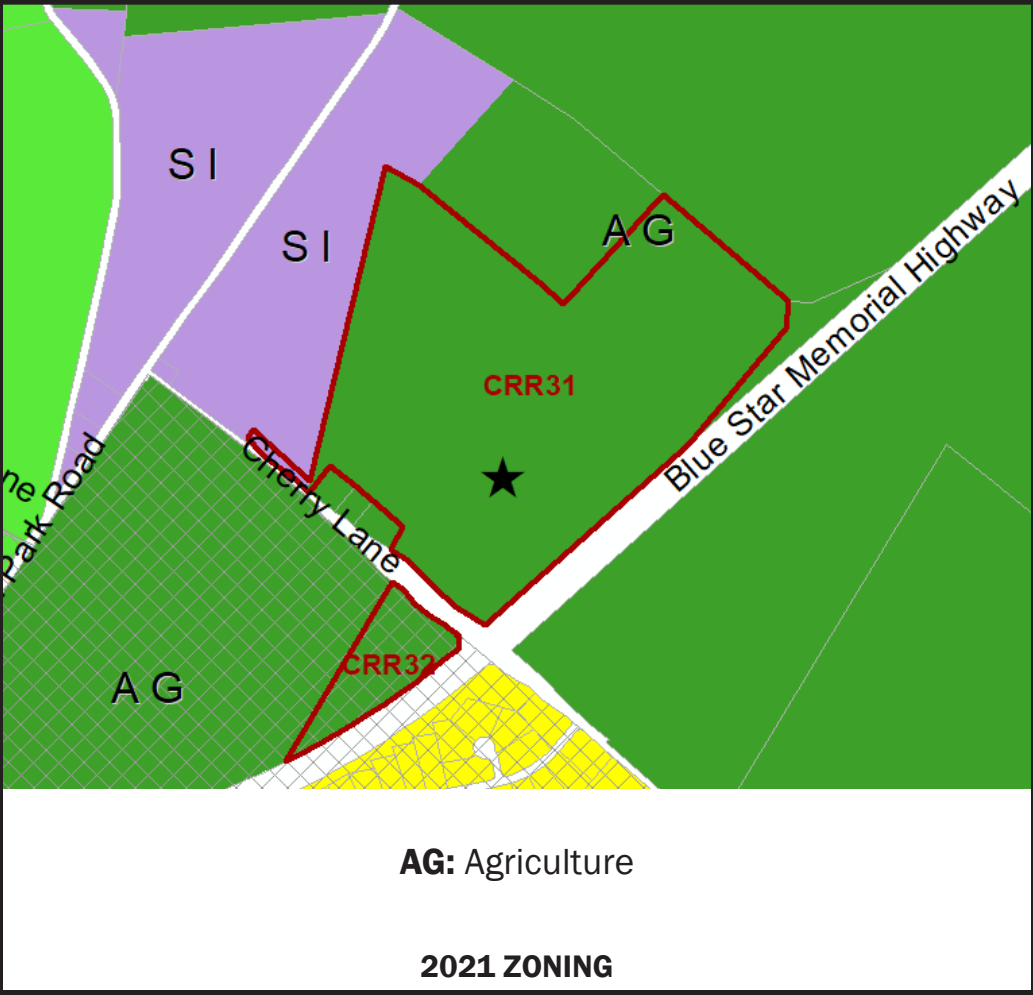
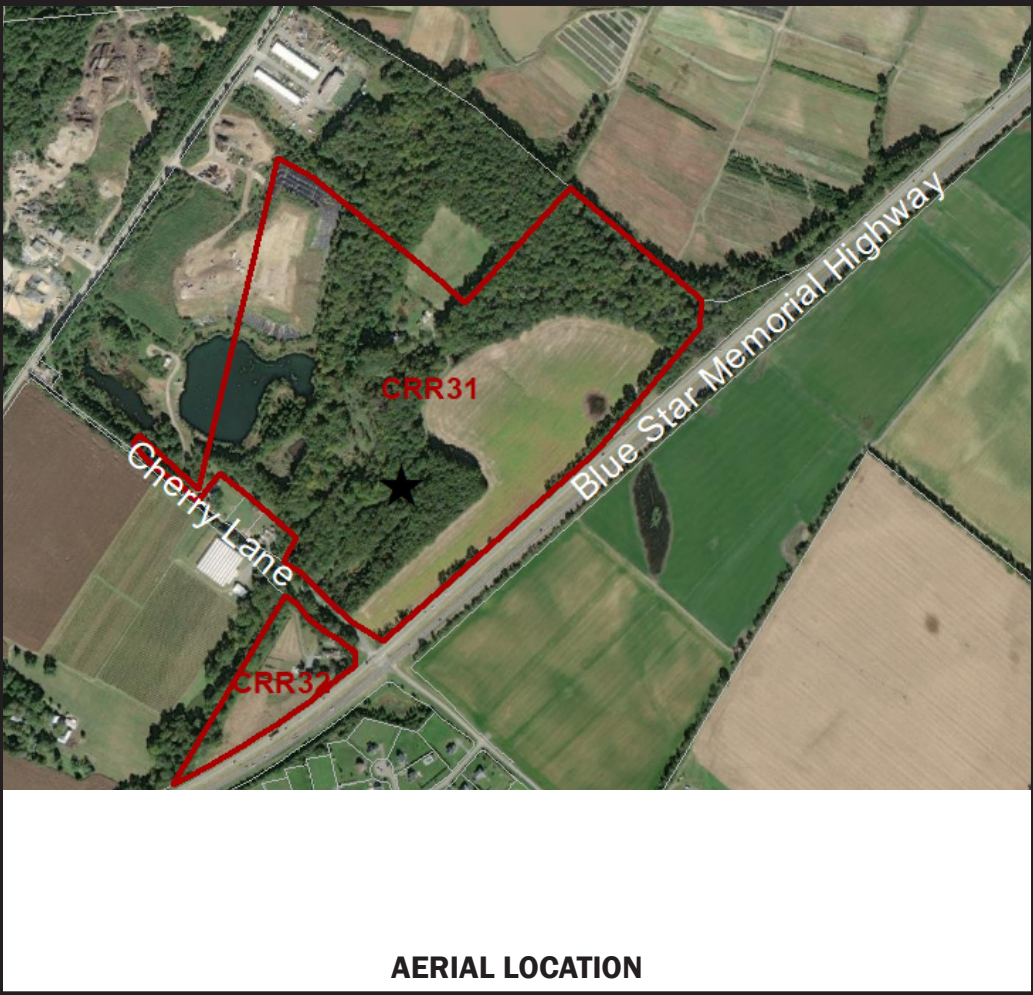


<div>CRR30</div> <div>400 Dudley Farm Lane, Centreville</div> <div>TAX ID: 1803026663</div> <div>TAX MAP # 60, PARCEL 3, LOT 11</div>	
CURRENT STATISTICS	
TOTAL ACRES	237.00
ACRES PART OF REQUEST	15.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Partial
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>SI (partial)</div> <div>Suburban Industrial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Support Land Use Change</div> <div>Supports existing business; however, may or may not be eligible depending on whether this OS has been reconfigured in the past-the administrative subdivision required to enact this proposed change is dependent on there being no previous reconfiguration (may only reconfigure once per Code).</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation.	
PAGE 32	



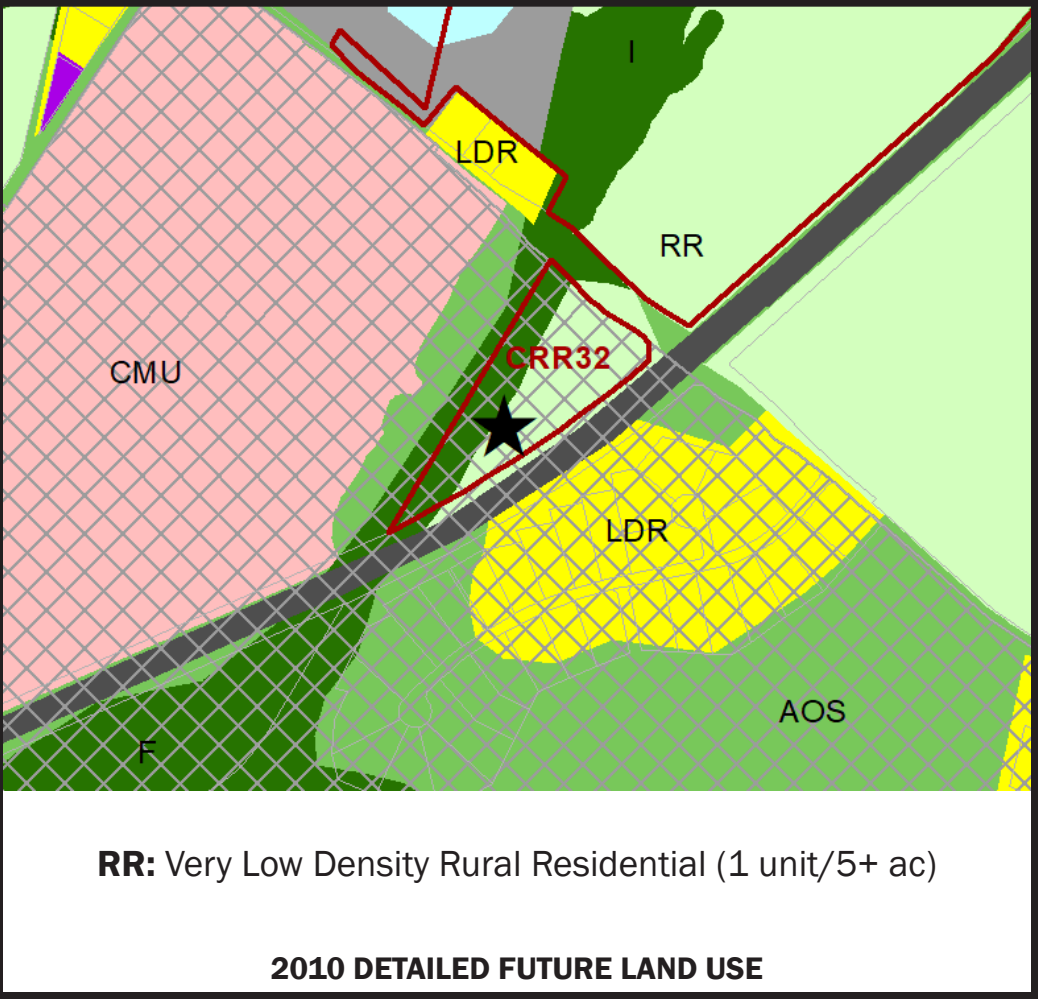
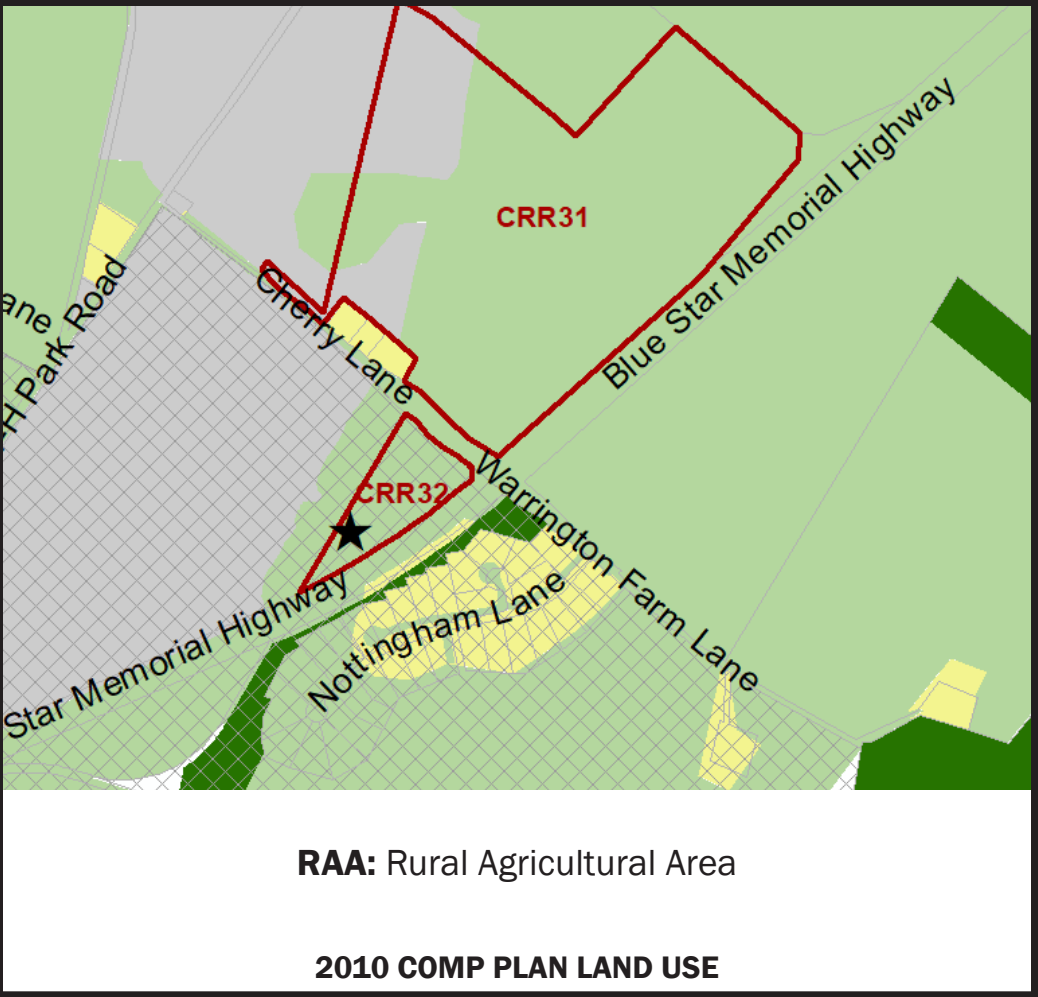
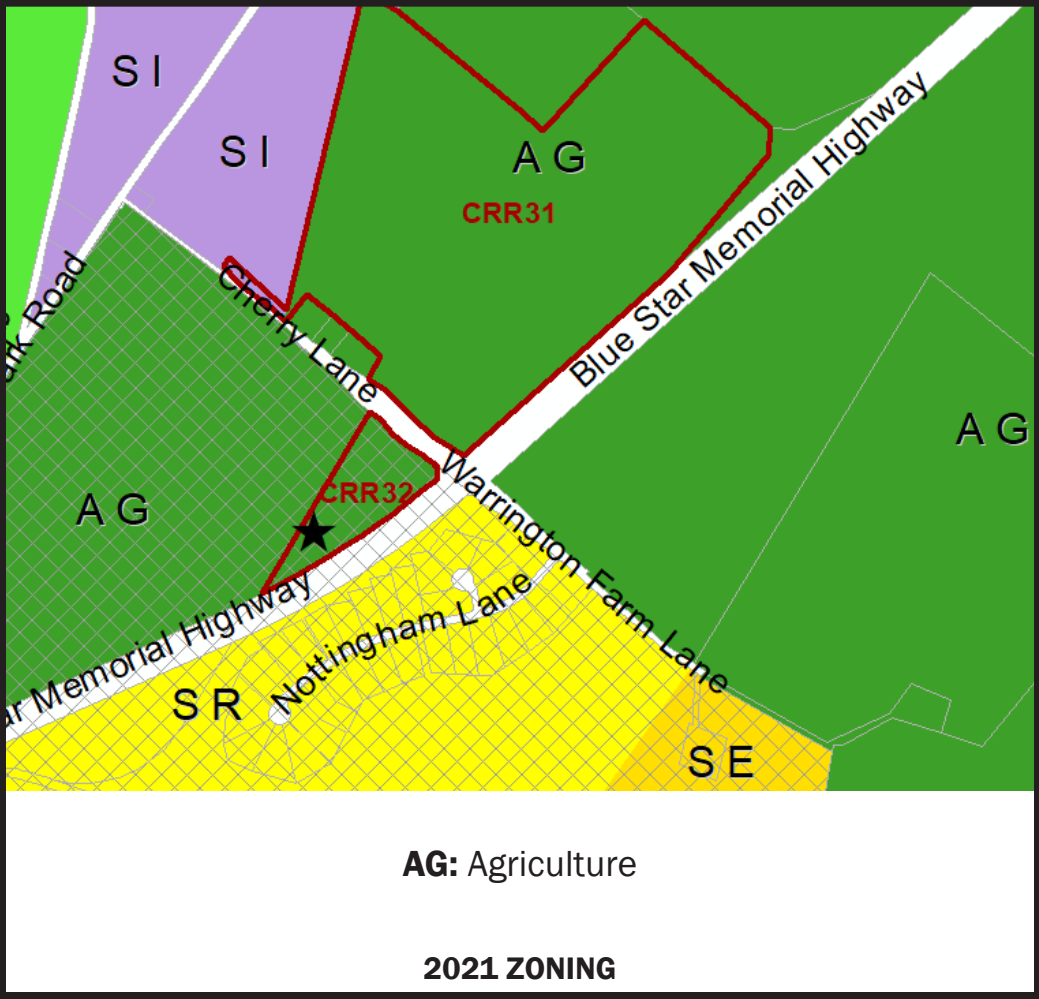
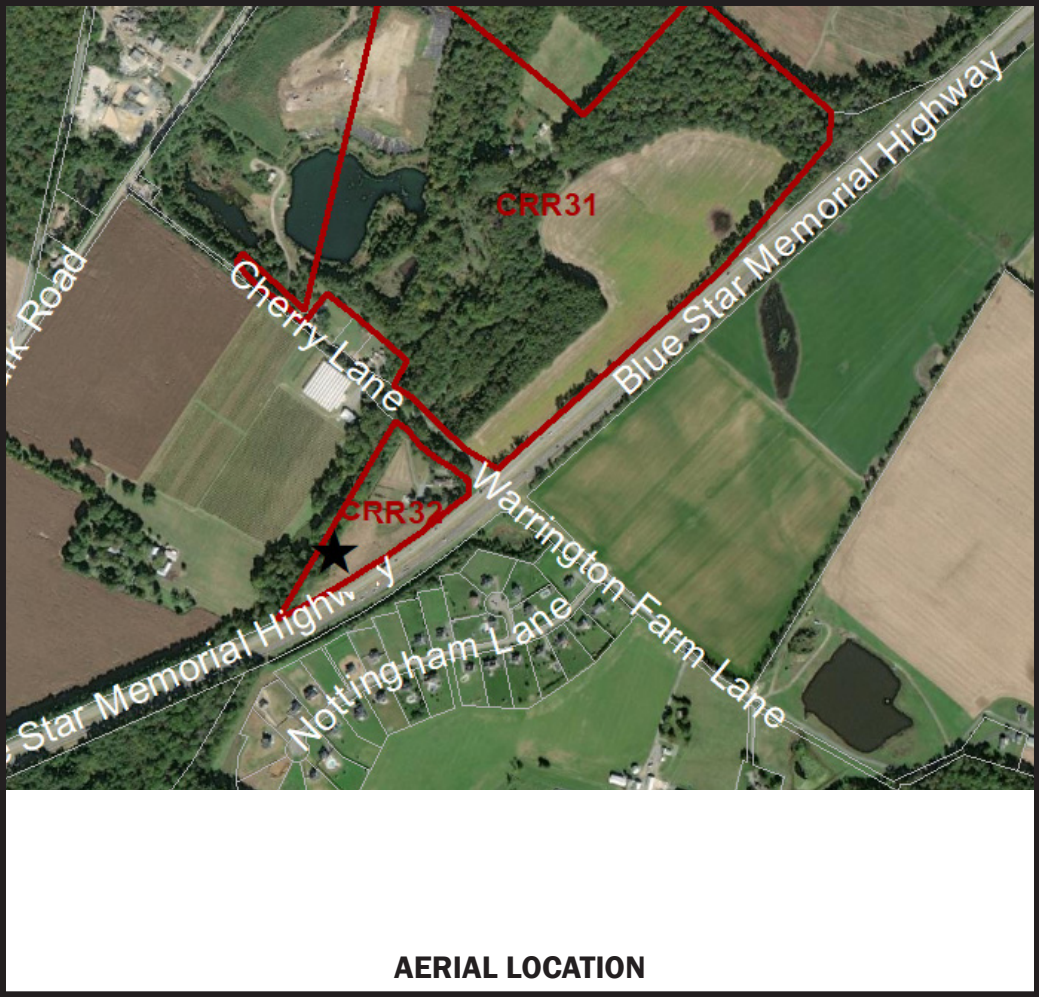


<div>CRR31</div> <div>311 Cherry Lane, Queenstown</div> <div>TAX ID: 1805000580</div> <div>TAX MAP # 51, PARCEL 7</div>	
CURRENT STATISTICS	
TOTAL ACRES	115.00
ACRES PART OF REQUEST	115.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>LIHS</div> <div>Light Industrial Highway Service</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA (full)
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Land Use Change</div> <div>Inconsistent with APF guidance principles outlined below (**), outside Queenstown’s long-range growth area, surrounding LU, and LIHS Purpose statement as follows: The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S.Routes 50/301 split north to Kent County. The LIHS District is limited to those principal intersections that are planned to be upgraded or can provide safe access/egress to sites along the Route 301 corridor that have intermodal transportation access. Extensive landscaping and screening is required within the LIHS District in order to mitigate off-site impacts on less intensive uses.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Request Withdrawn by Applicant at August 12, 2021 Planning Commission meeting.	
PAGE 33	





<div>CRR32</div> <div>328 Cherry Lane, Queenstown</div> <div>TAX ID: 1805011329</div> <div>TAX MAP # 51, PARCEL 28</div>	
CURRENT STATISTICS	
TOTAL ACRES	10.08
ACRES PART OF REQUEST	10.08
GROWTH AREA	Queenstown
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>SC</div> <div>Suburban Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
Not consistent with Queenstown Comp Plan; must consult with the Town. Staff recommends supporting their position.	
PLANNING COMMISSION RECOMMENDATION (SEPTEMBER 9, 2021)	
<p>Because this property is uniquely situated within the long-range planning area of the Town of Queenstown’s Comprehensive Plan, the 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.</p> <p><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></p>	
PAGE 34	





**CRR33**  
**0 Chester River Beach Road, Grasonville**

TAX ID: 1805025710  
TAX MAP # 58E, PARCEL 643

**CURRENT STATISTICS**

TOTAL ACRES	12.34
ACRES PART OF REQUEST	12.34
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W5 (beyond 20 years)

**COMP REZONING REQUEST**

**NC-15**  
**Neighborhood Conservation**

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,  
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

**TC DISCUSSION/RECOMMENDATIONS**

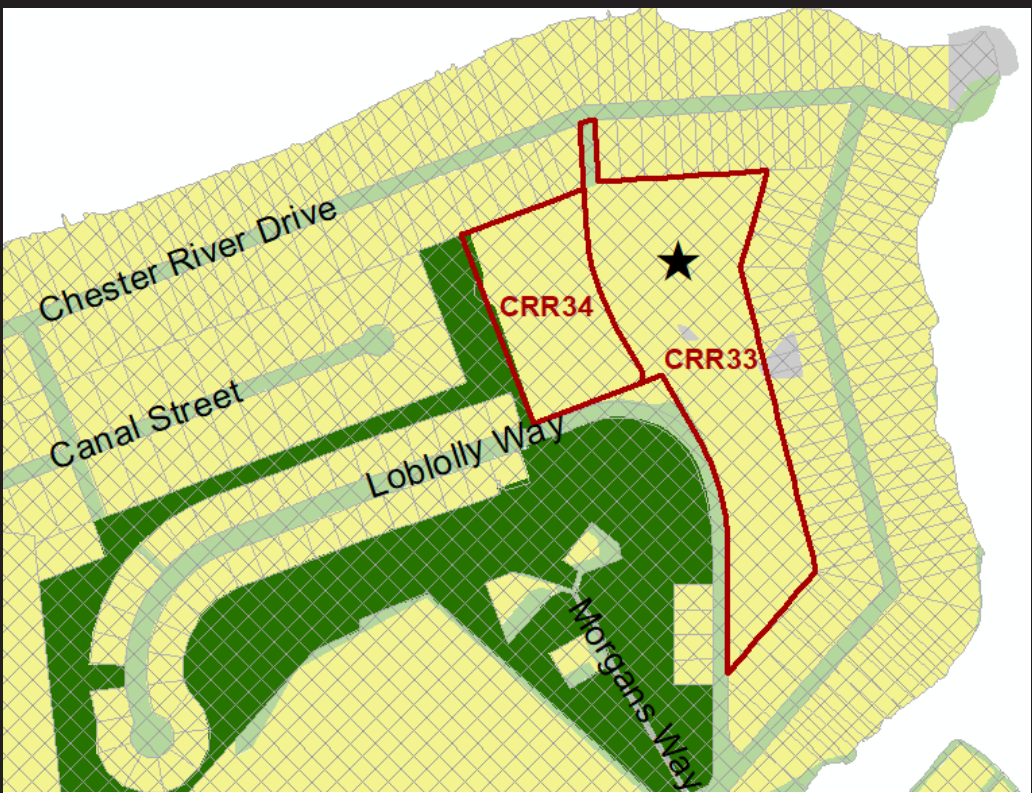
No changes needed - consistent with draft Plan.

**PLANNING COMMISSION RECOMMENDATION  
(AUGUST 12, 2021)**

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.

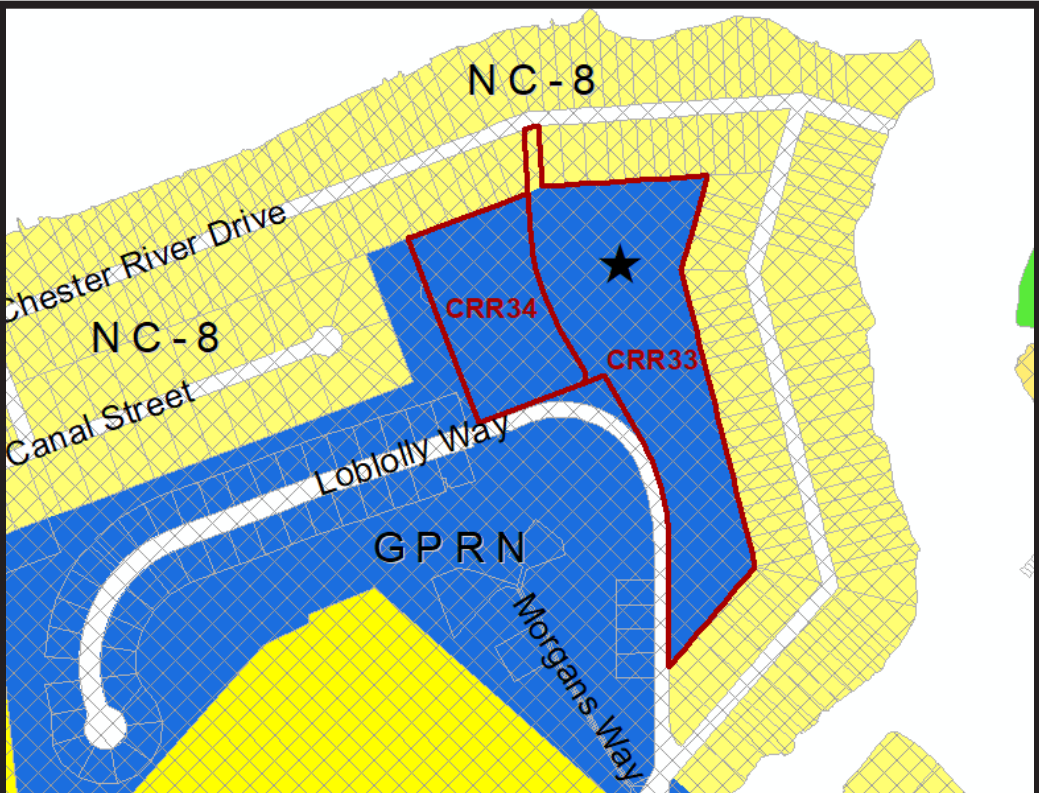


**AERIAL LOCATION**



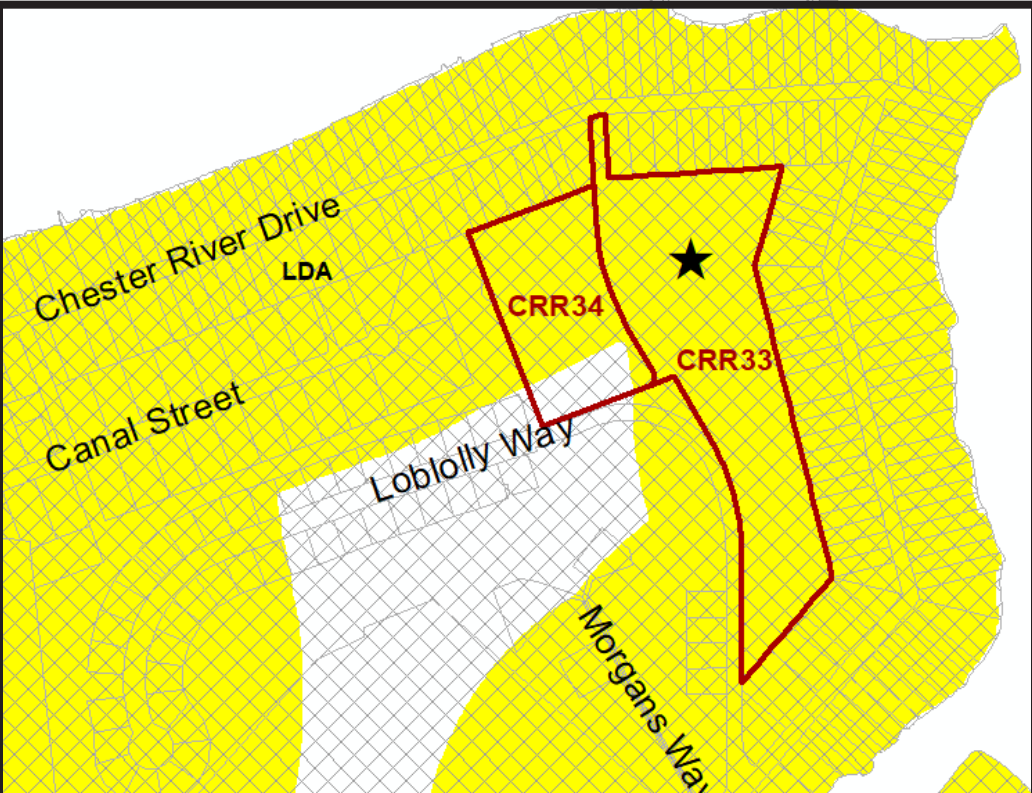
**ERA:** Established Residential Area  
**MDR:** Medium Density Residential (5-8 units/ac)

**2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE**



**GPRN:** Grasonville Planned Residential Neighborhood

**2021 ZONING**



**LDA:** Limited Development Area

**2021 CRITICAL AREA**



**CRR34**  
**0 Chester River Beach Road, Grasonville**

TAX ID: 1805011329  
TAX MAP # 51, PARCEL 28

**CURRENT STATISTICS**

TOTAL ACRES	3.62
ACRES PART OF REQUEST	3.62
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S2 (1-3 years)
WATER SERVICE AREA	W5 (beyond 20 years)

**COMP REZONING REQUEST**

**NC-15**  
**Neighborhood Conservation**

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,  
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

**TC DISCUSSION/RECOMMENDATIONS**

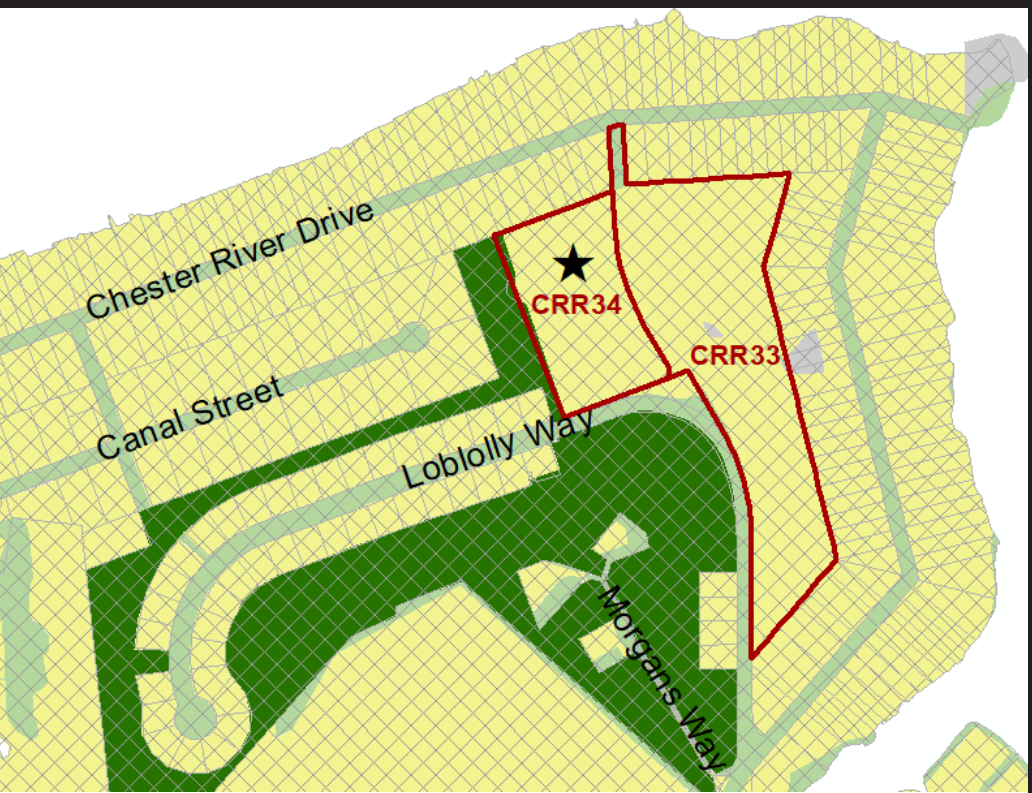
No changes needed - consistent with draft Plan.

**PLANNING COMMISSION RECOMMENDATION  
(AUGUST 12, 2021)**

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.

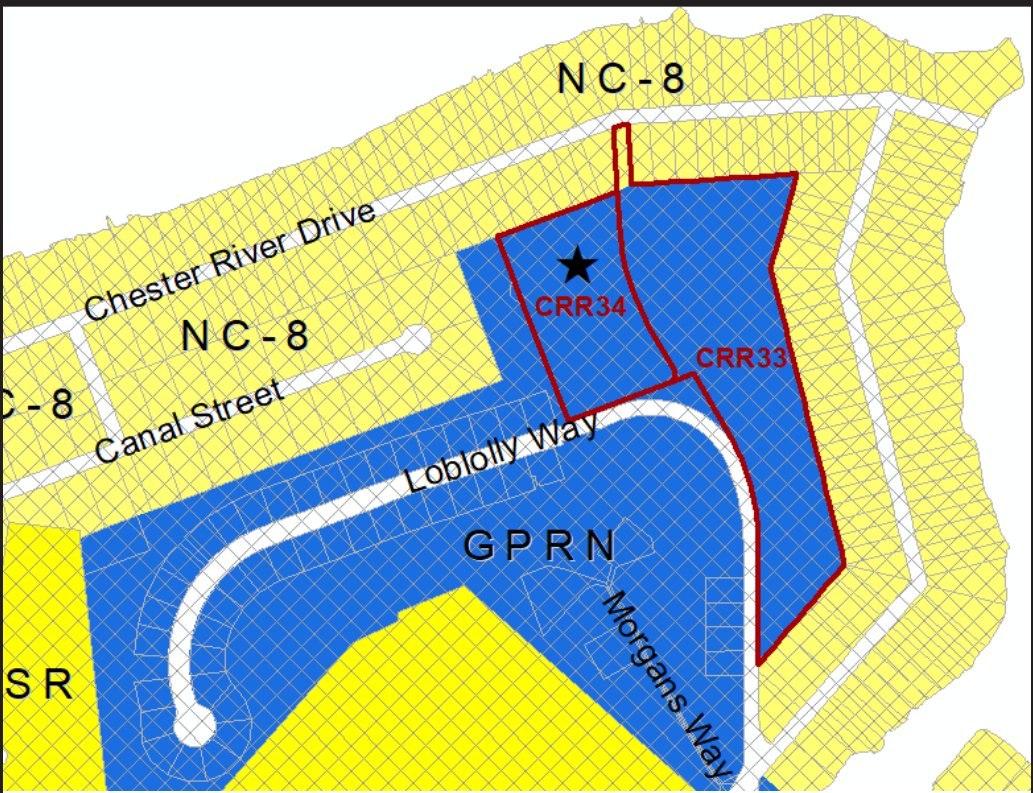


**AERIAL LOCATION**



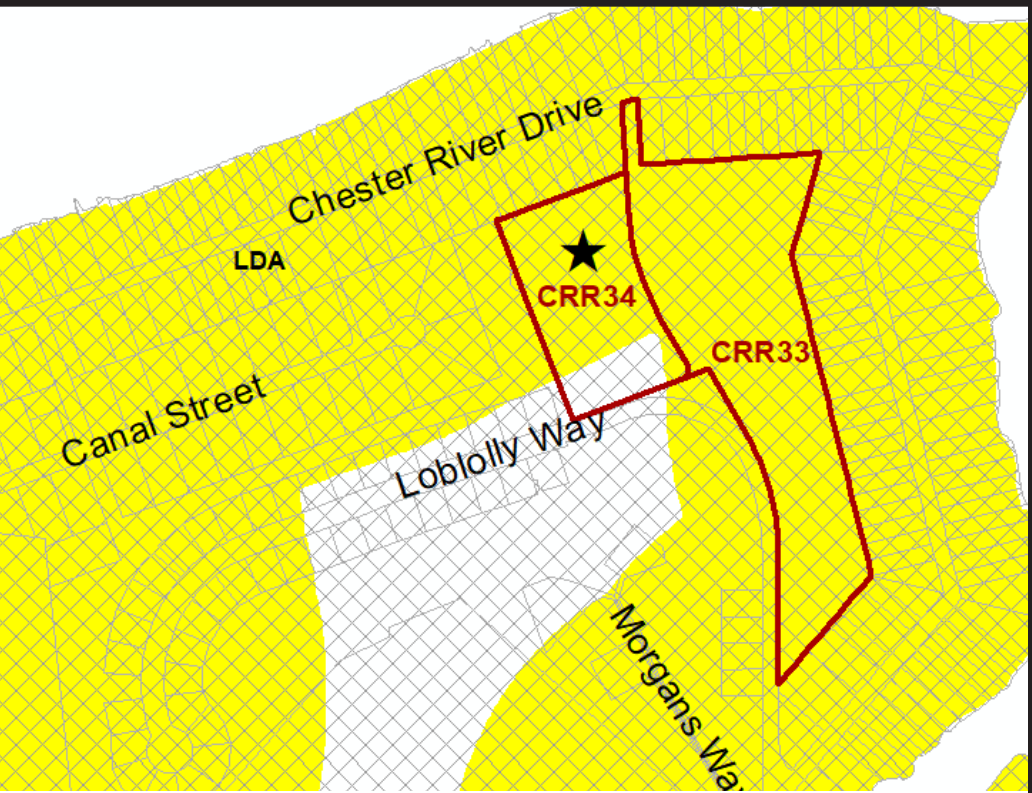
**ERA:** Established Residential Area  
**MDR:** Medium Density Residential (5-8 units/ac)

**2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE**



**GPRN:** Grasonville Planned Residential Neighborhood

**2021 ZONING**

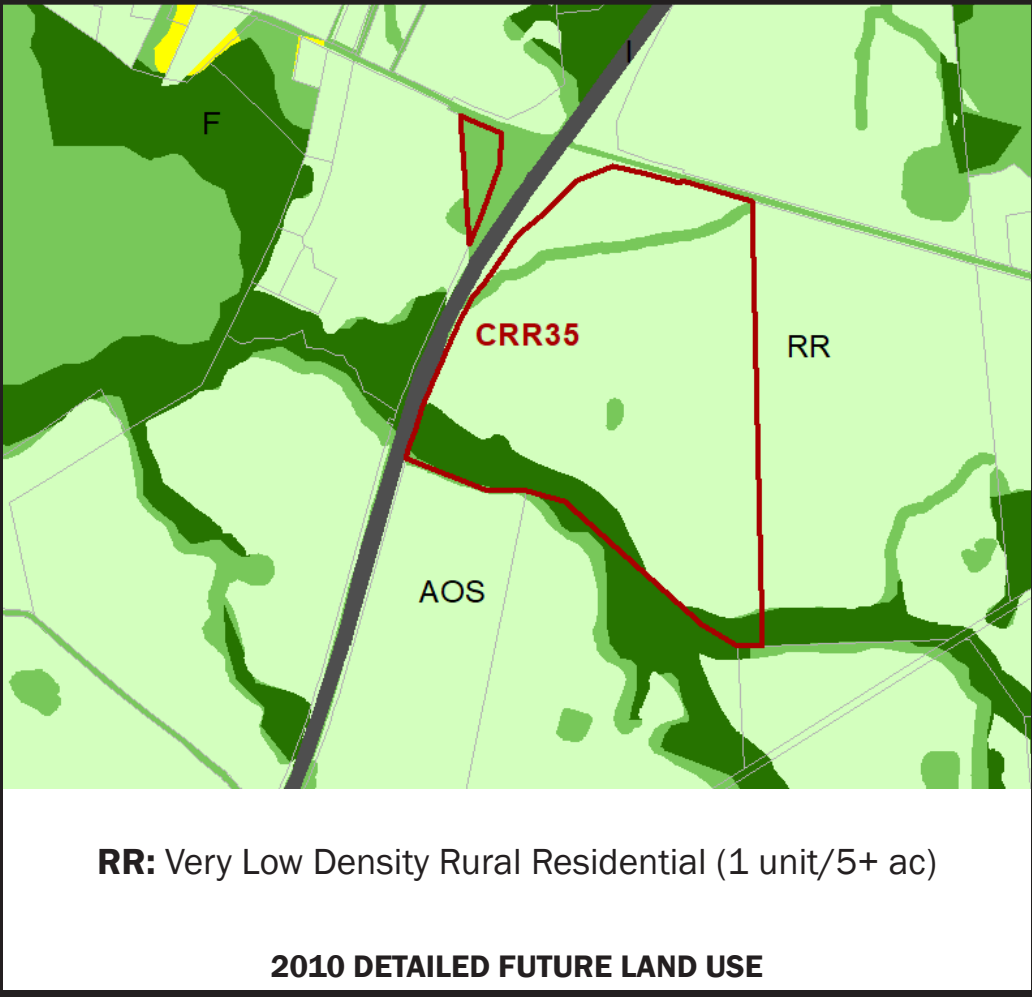
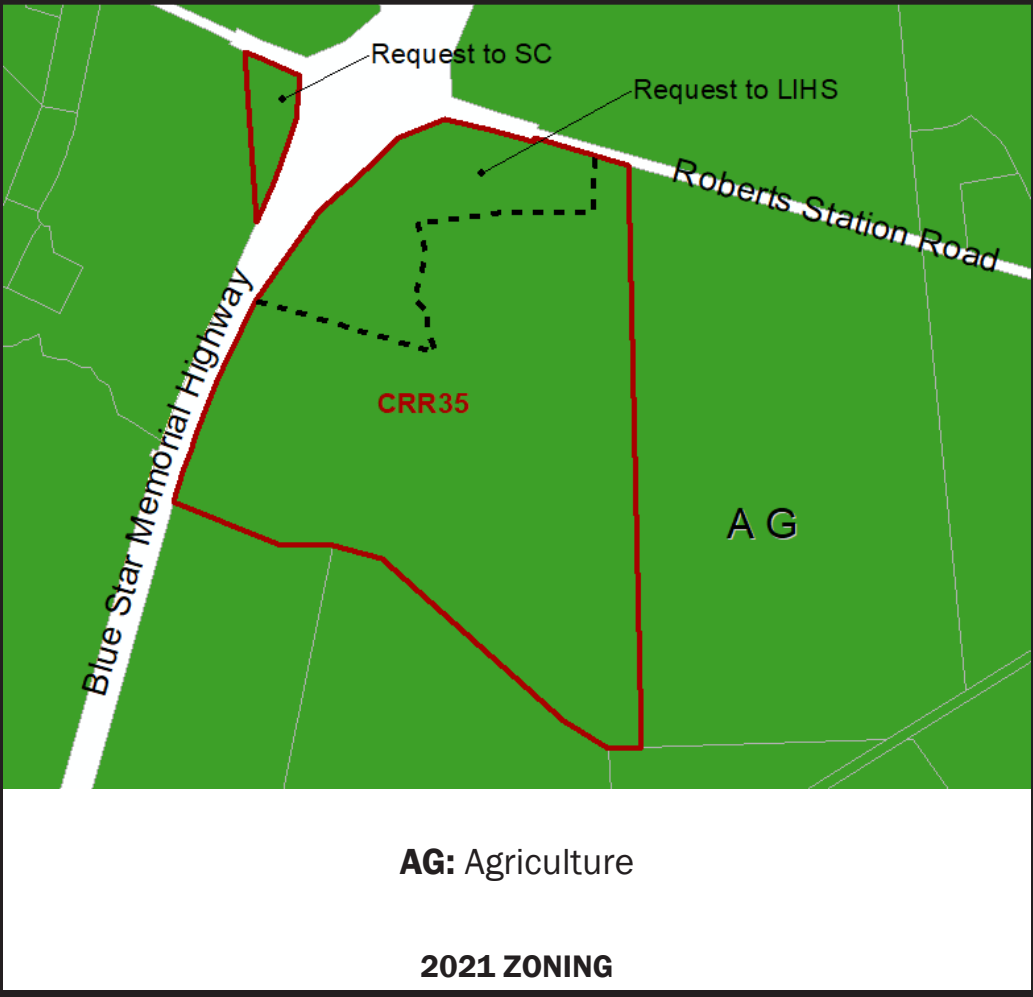
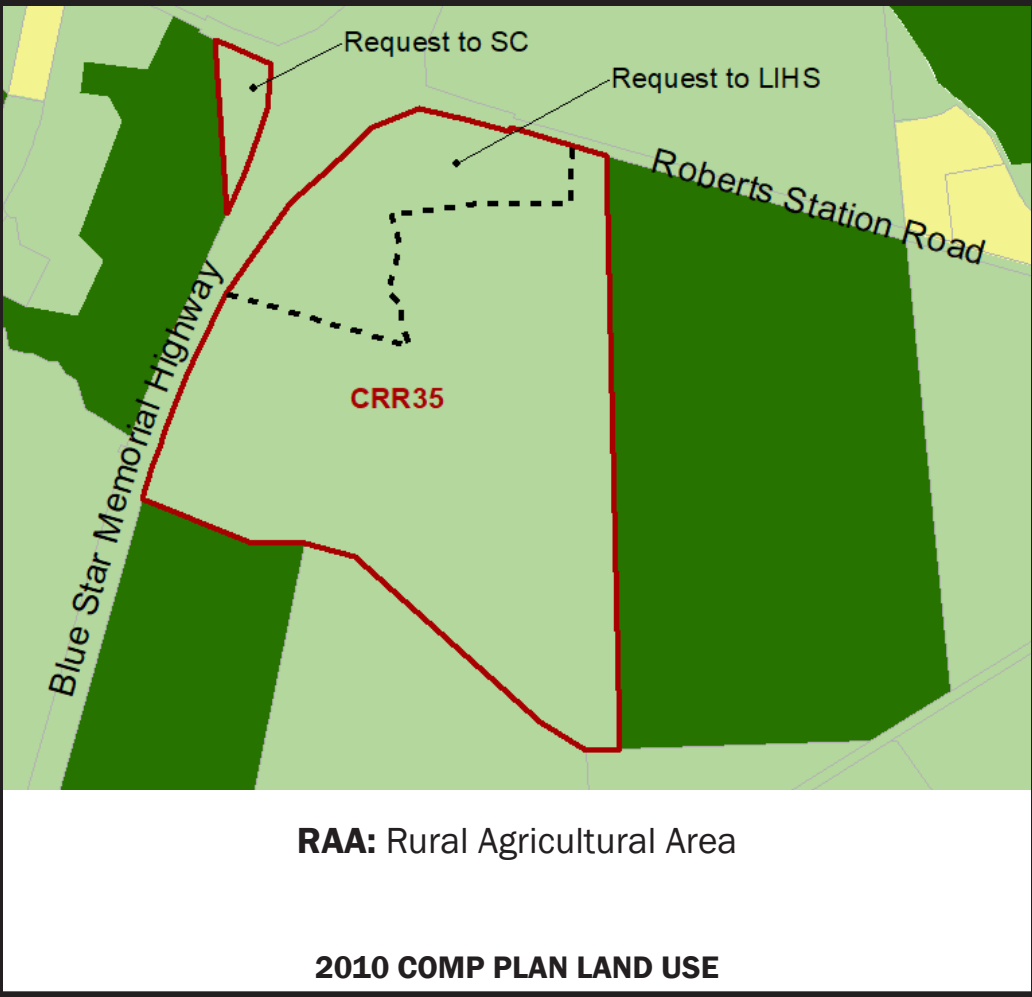
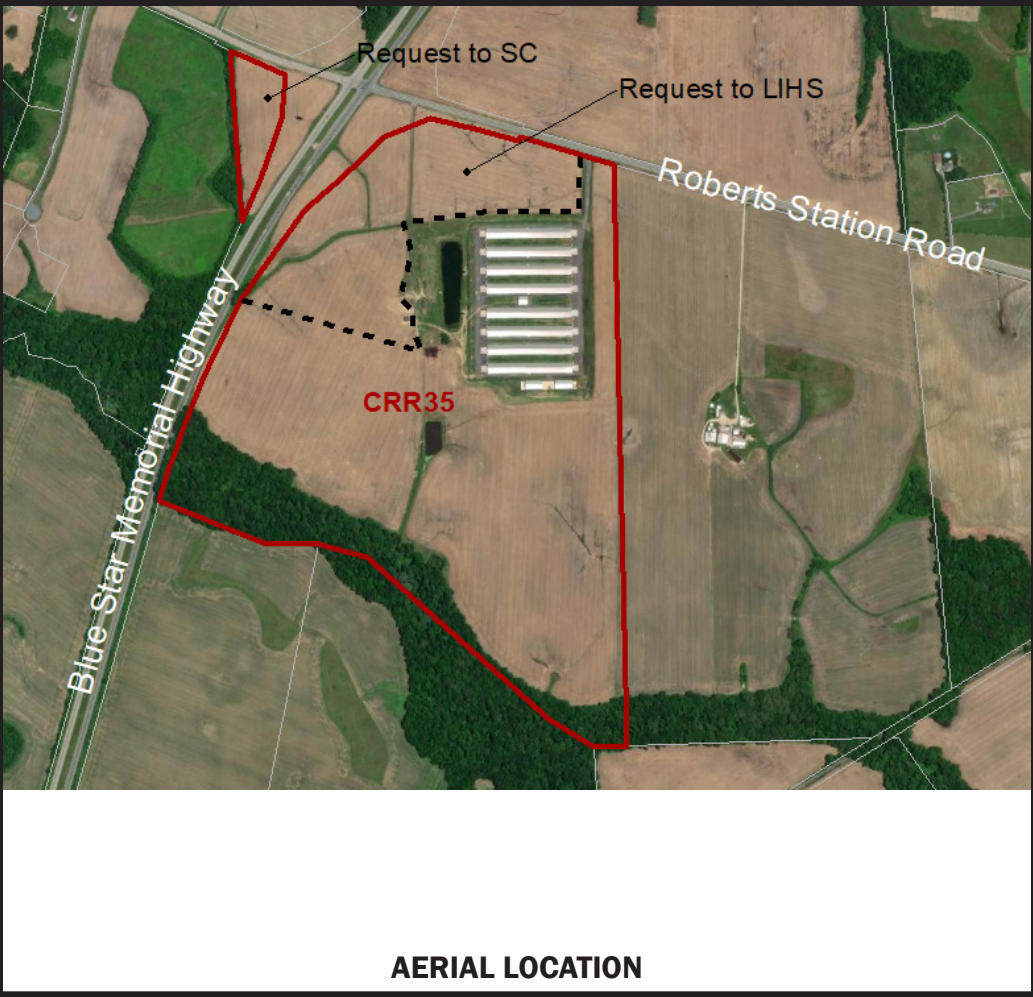


**LDA:** Limited Development Area

**2021 CRITICAL AREA**

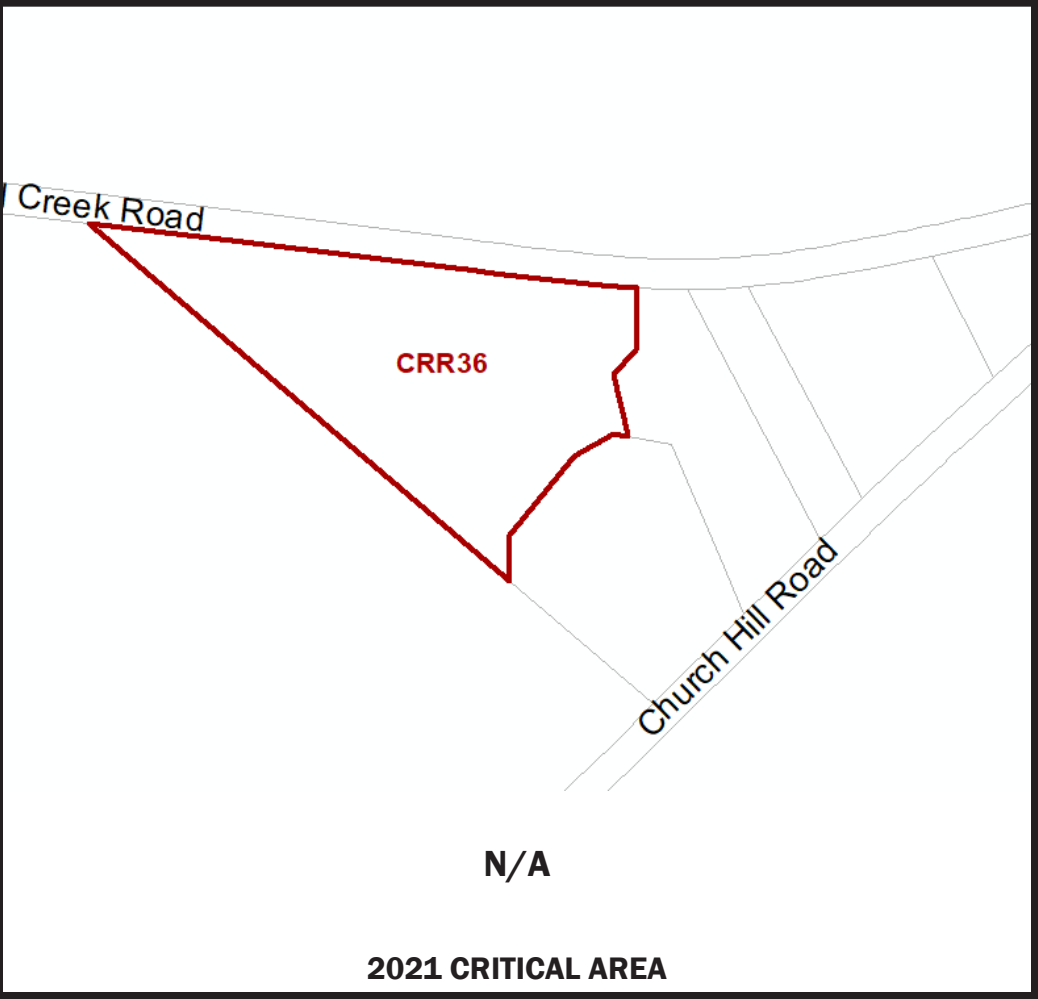
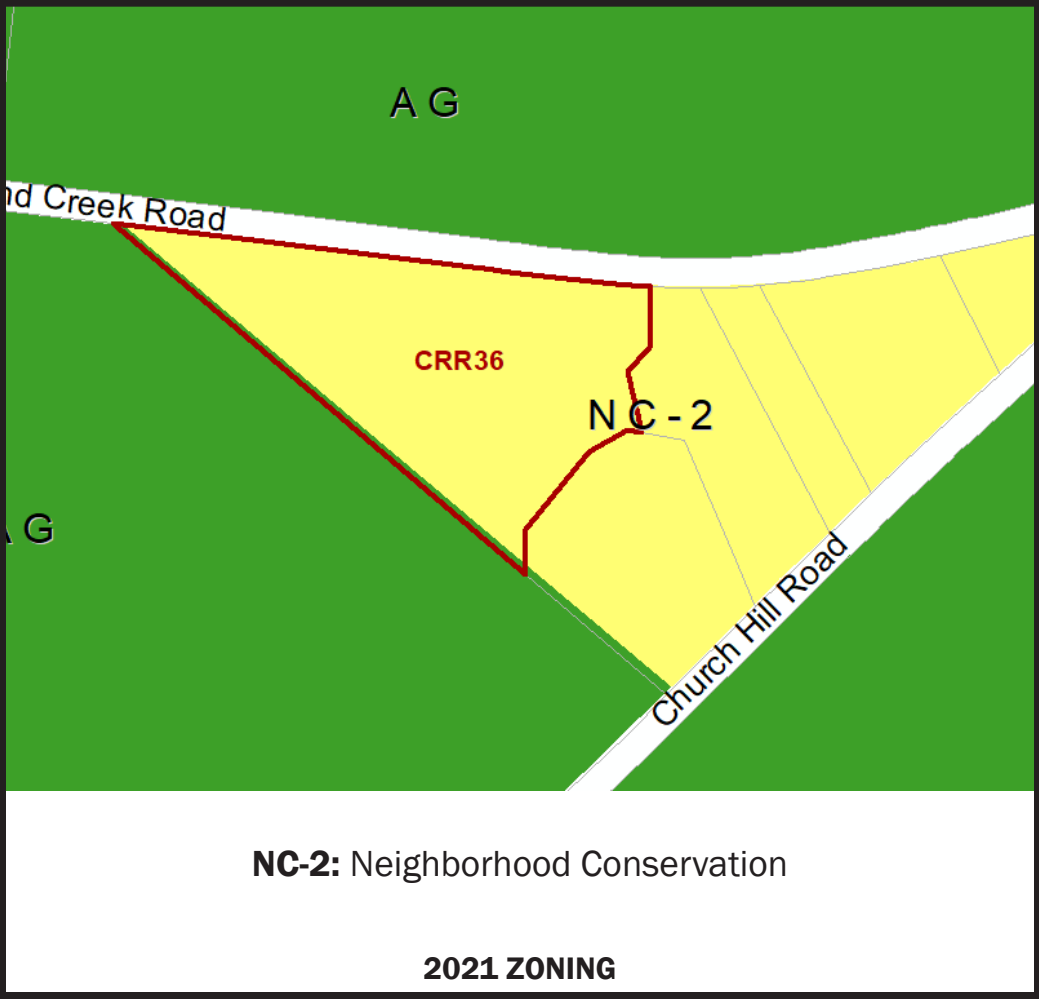
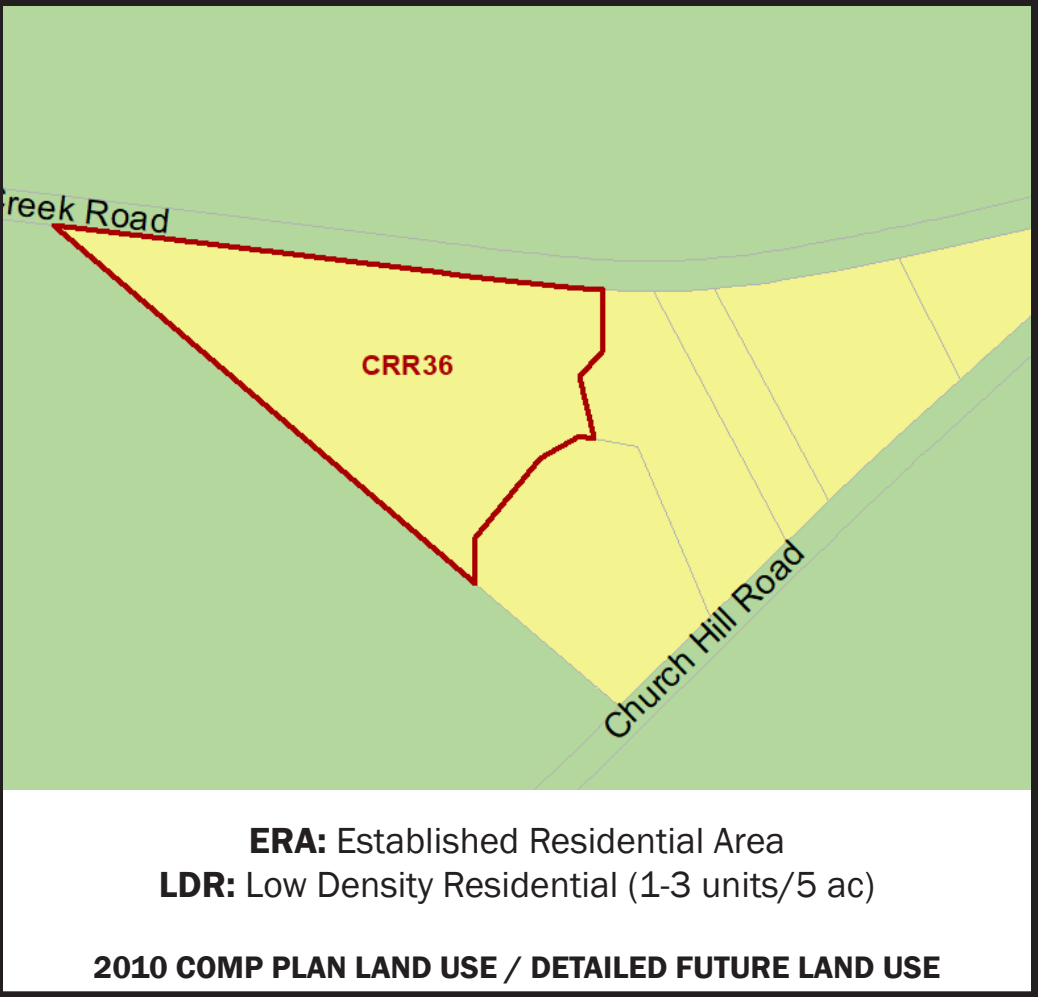


<div> <div>CRR35</div> <div>826 Roberts Station Road, Church Hill</div> <div>TAX ID: 1802009609</div> <div>TAX MAP # 23, PARCEL 26</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	183.63
ACRES PART OF REQUEST	40.26
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div> <div>SC - Suburban Commercial (5.40 ac)</div> <div>LIHS - Light Industrial Highway Service (34.86 ac)</div> </div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div> <div>For both portions of request, Oppose Land Use Change</div> <div>Inconsistent with APF guidance principles outlined in legend(**) and surrounding land use. For request to LIHS, additionally inconsistent with LIHS Purpose statement as follows: The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S.Routes 50/301 split north to Kent County. The LIHS District is limited to those principal intersections that are planned to be upgraded or can provide safe access/egress to sites along the Route 301 corridor that have intermodal transportation access. Extensive landscaping and screening is required within the LIHS District in order to mitigate off-site impacts on less intensive uses.</div> </div>	
<div> <div>PLANNING COMMISSION RECOMMENDATION</div> <div>(SEPTEMBER 9, 2021)</div> </div>	
Concur with Technical Committee recommendation.	
PAGE 37	



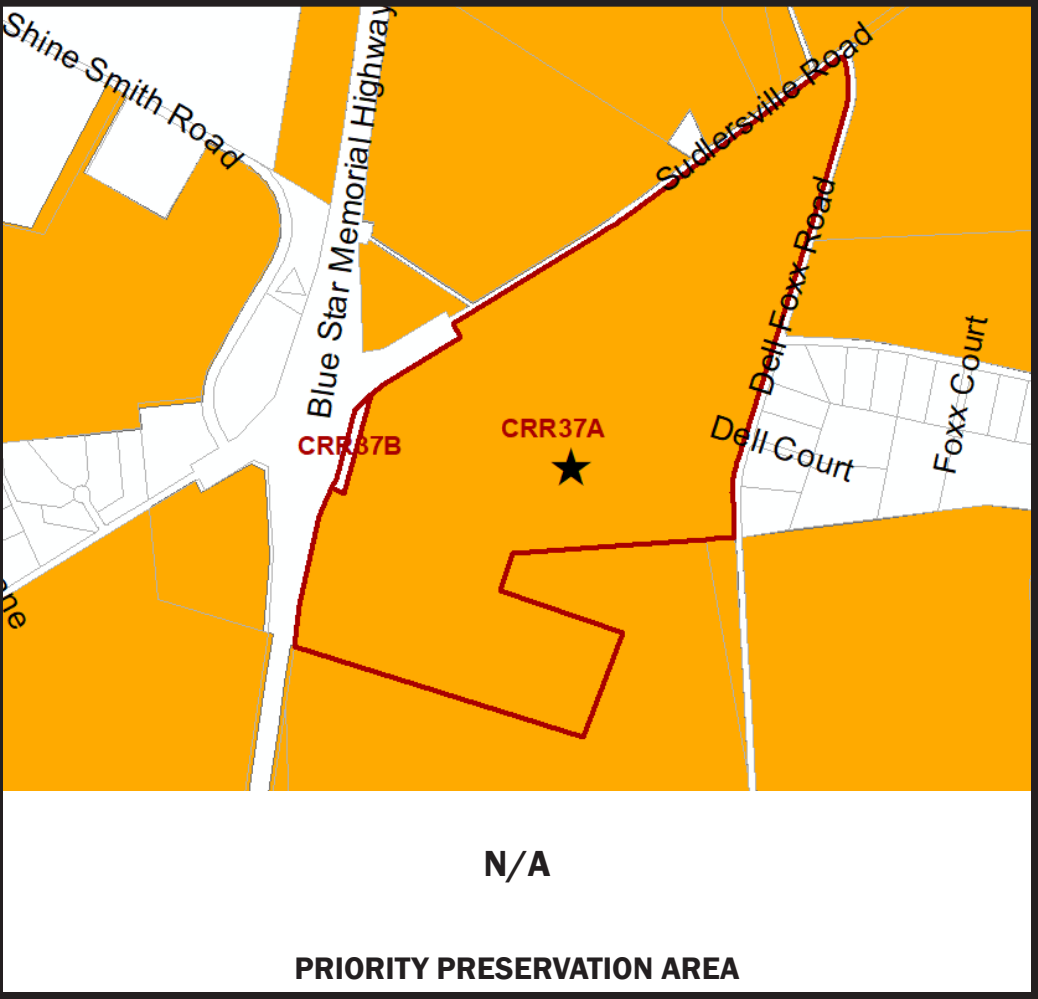
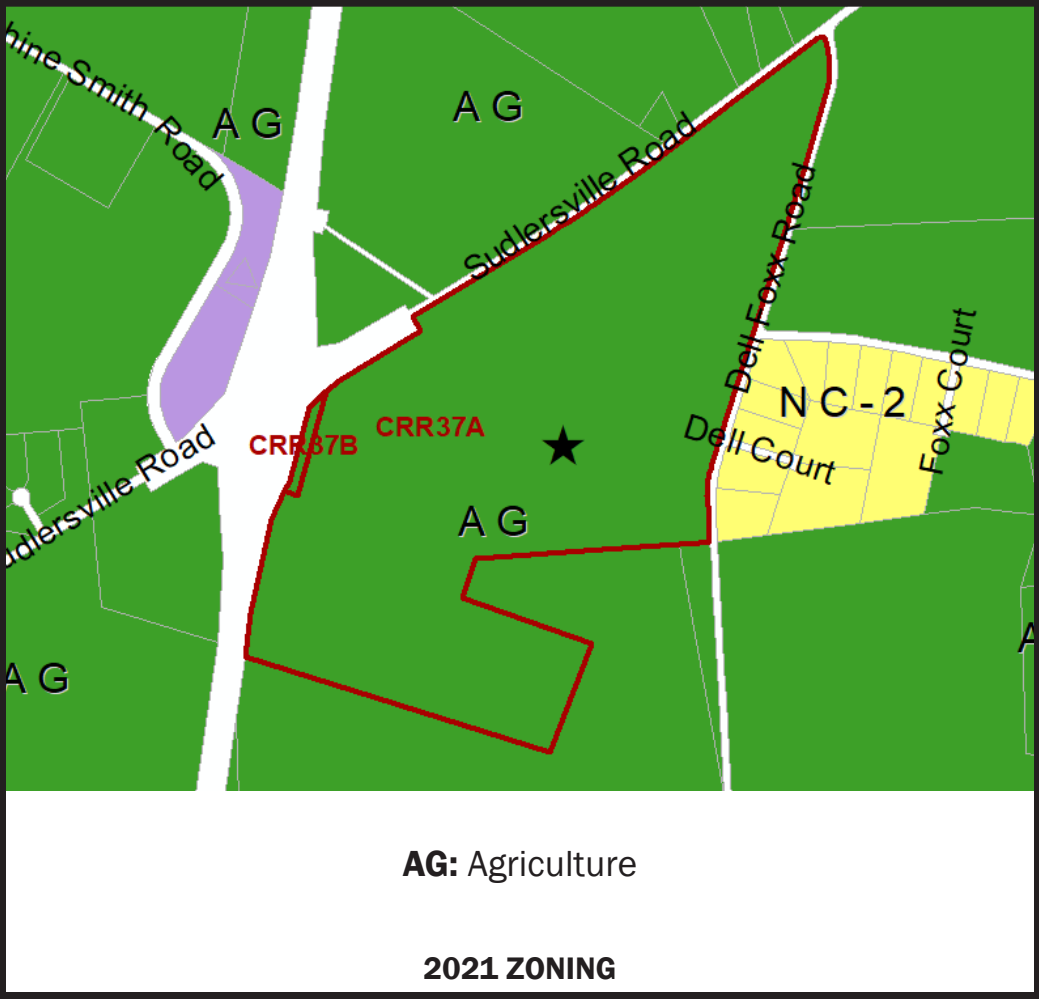
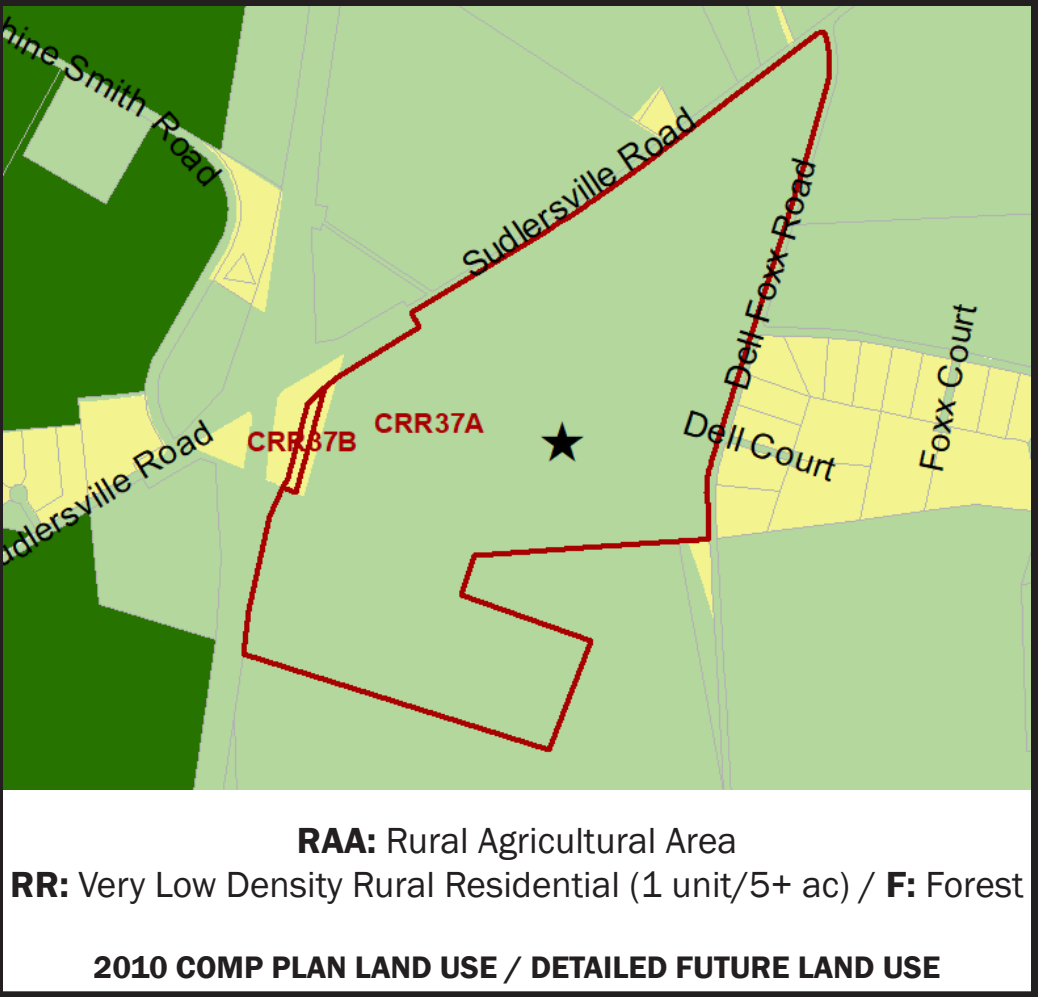


<div> <div>CRR36</div> <div>812 Island Creek Road, Church Hill</div> <div>TAX ID: 1802014440</div> <div>TAX MAP # 22, PARCEL 21</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	6.74
ACRES PART OF REQUEST	6.74
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>AG</div> <div>Agriculture</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RAA
DETAILED FUTURE LAND USE	AOS
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Support Land Use Change</div> <div>Consistent with draft Comprehensive Plan policy to encourage agricultural uses.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation.	
PAGE 38	



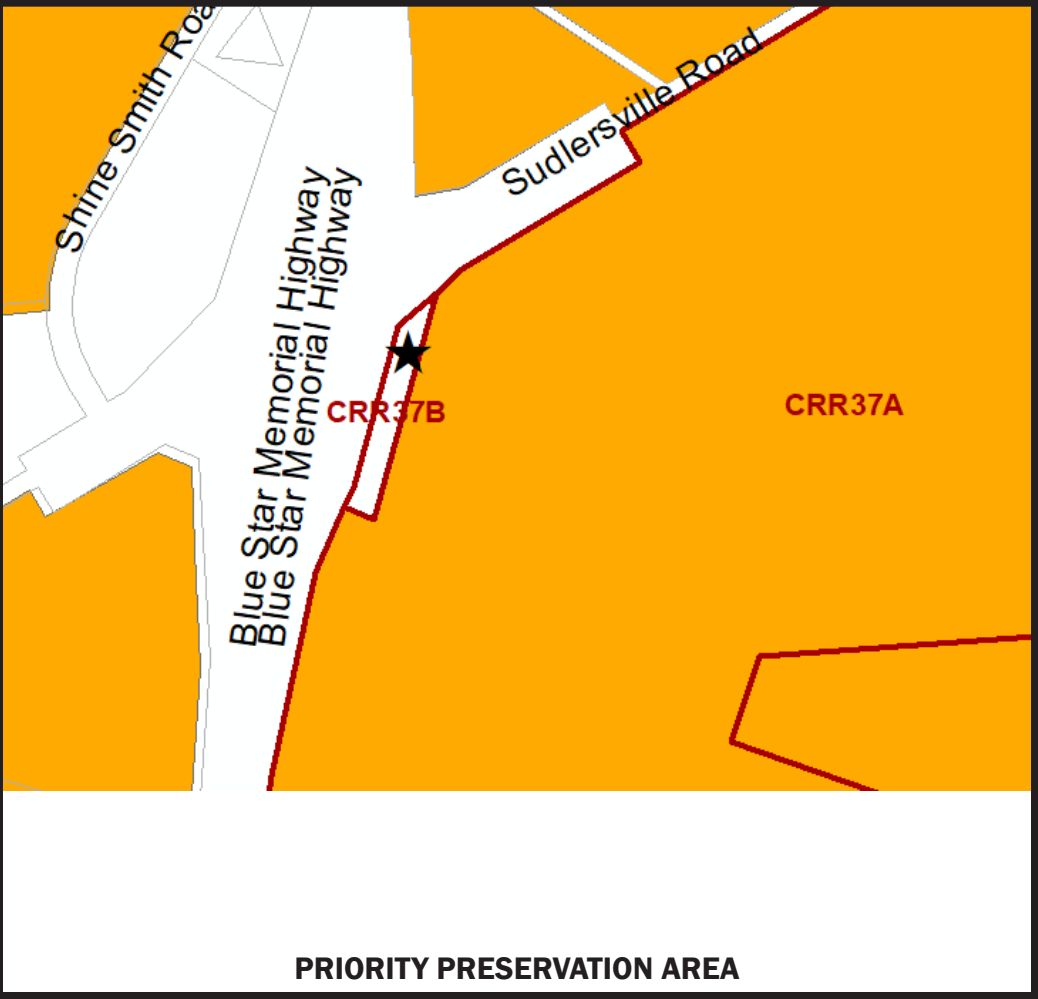
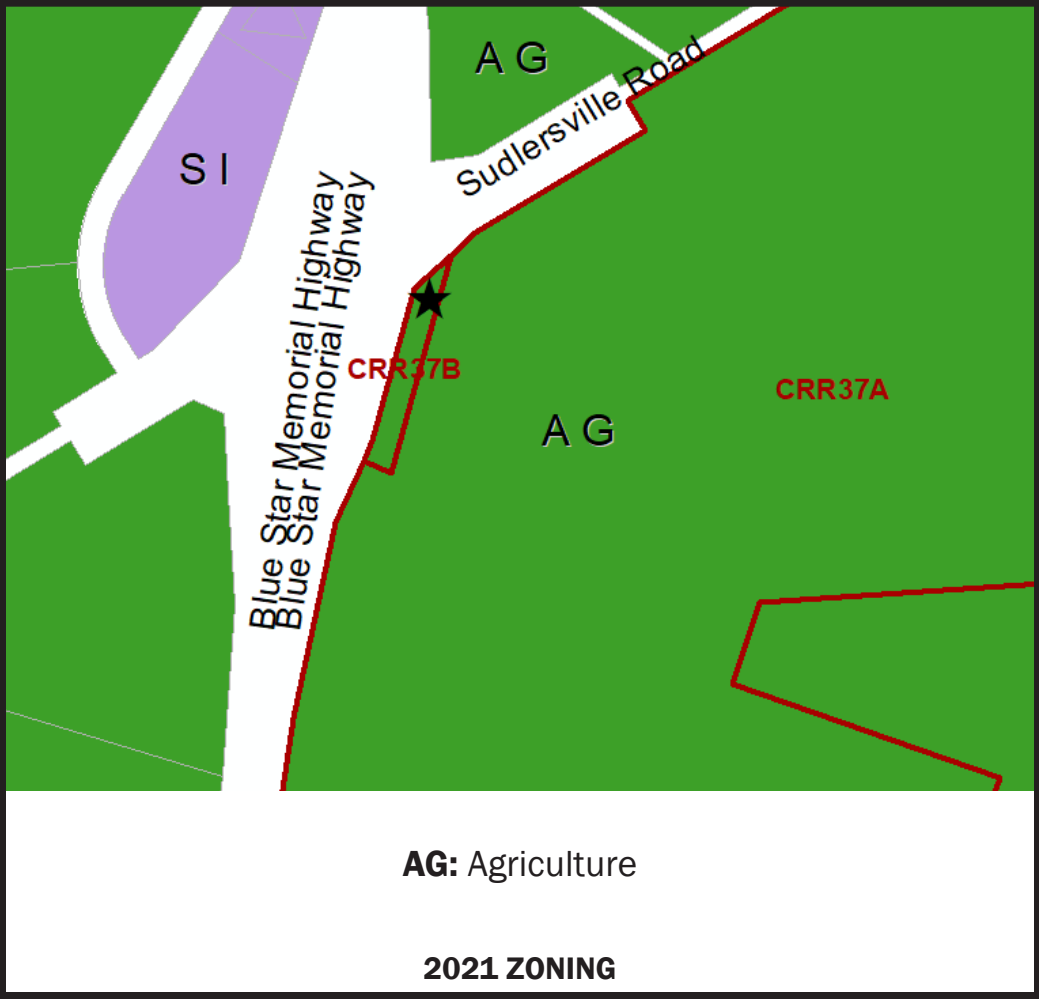
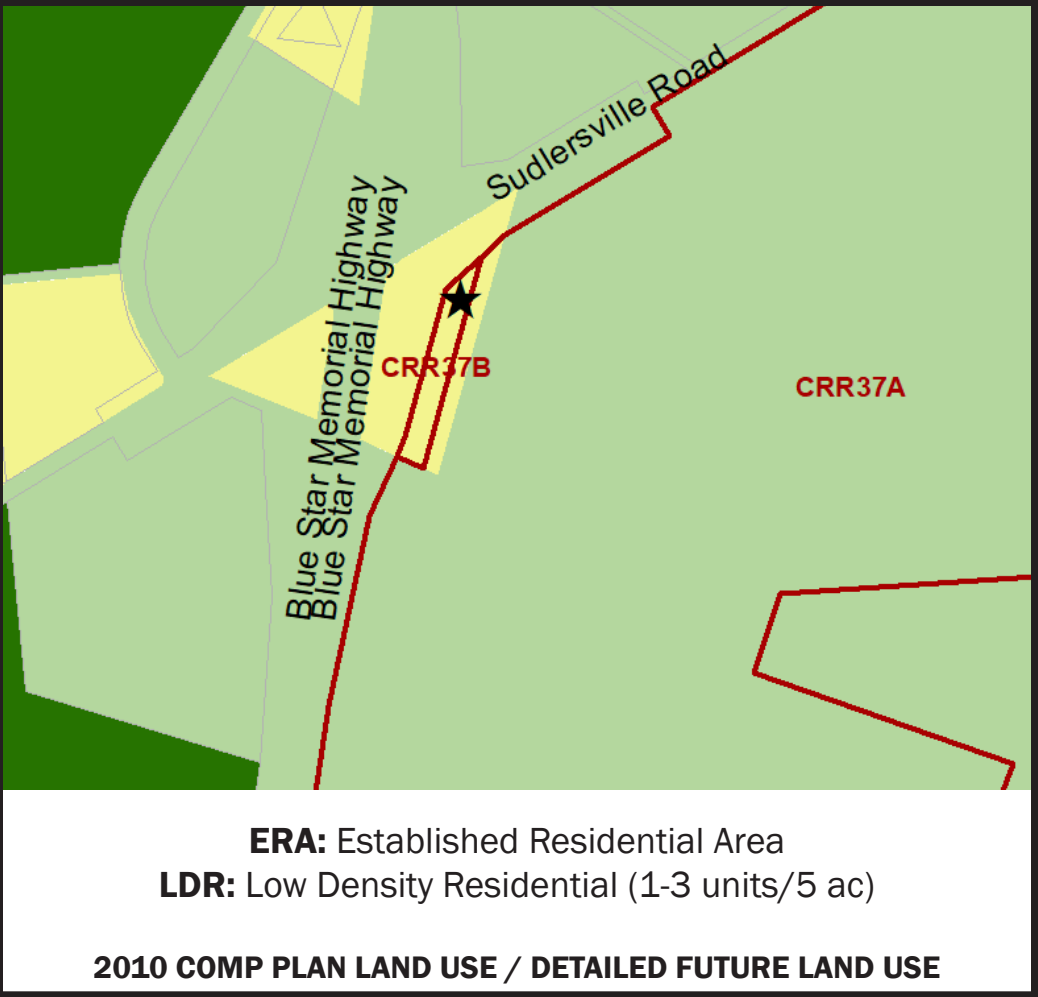


<div> <div>CRR37A</div> <div>2430 Sudlersville Road, Sudlersville</div> <div>TAX ID: 1802003953</div> <div>TAX MAP # 18, PARCEL 28</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	186.00
ACRES PART OF REQUEST	186.00
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	Yes
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>UC</div> <div>Urban Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Land Use Change</div> <div>Inconsistent with APF guidance principles outlined in legend (**); no planned water or sewer service to this area; no UC zoning located outside of Kent Island area; inconsistent with surrounding land use.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation.	
PAGE 39	



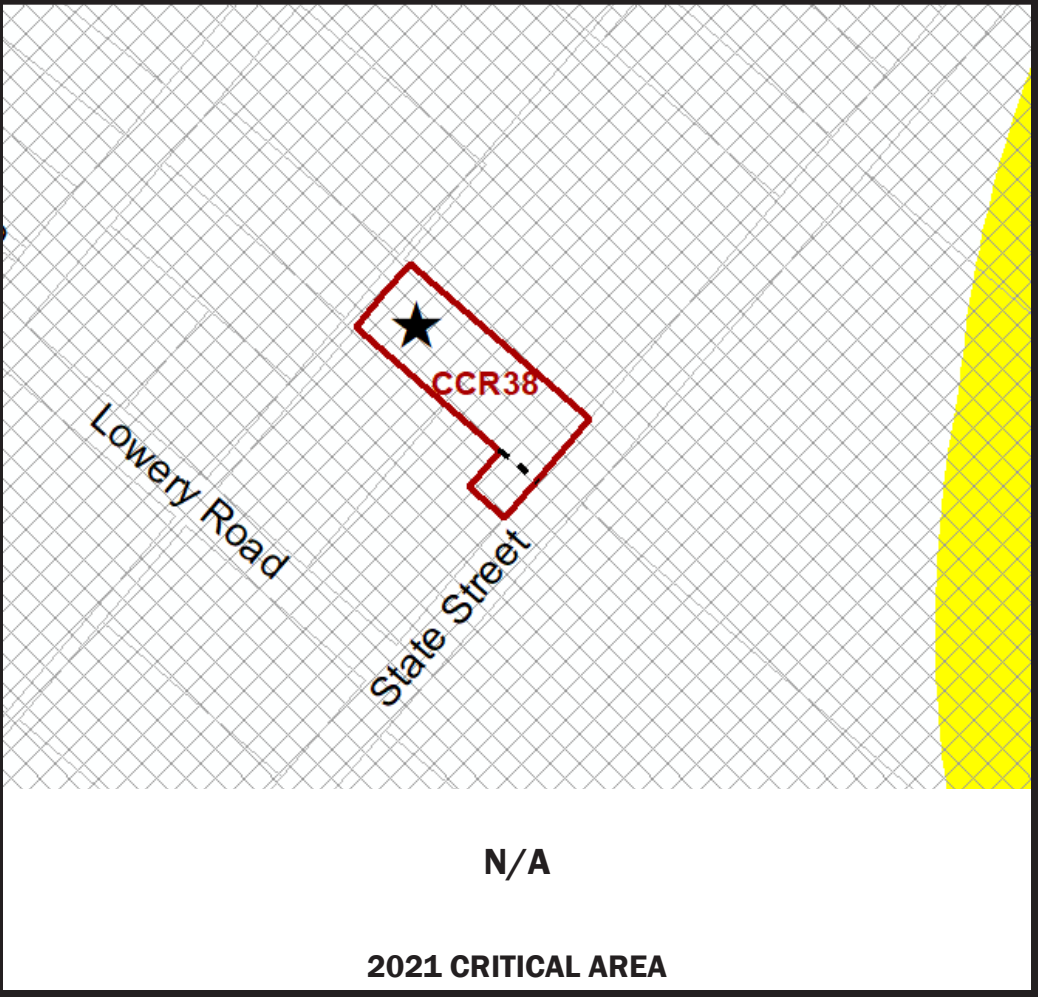
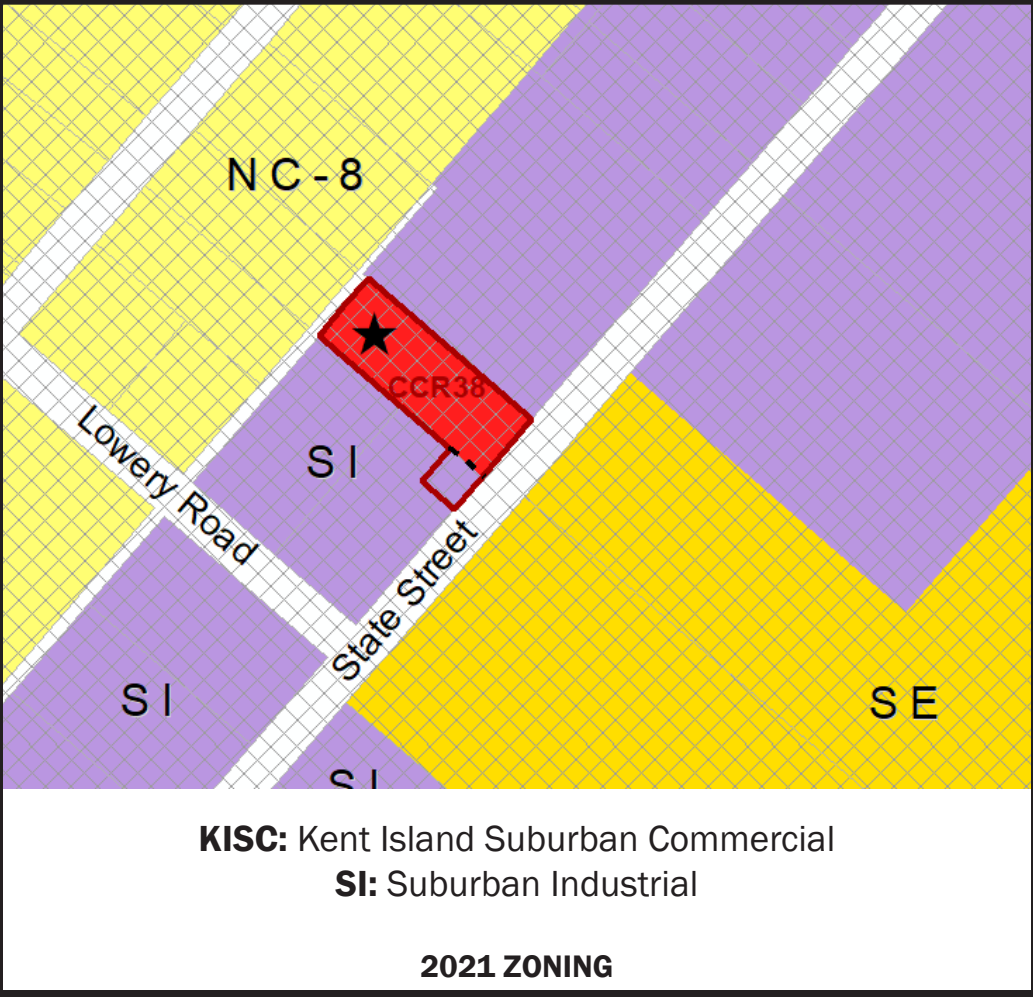
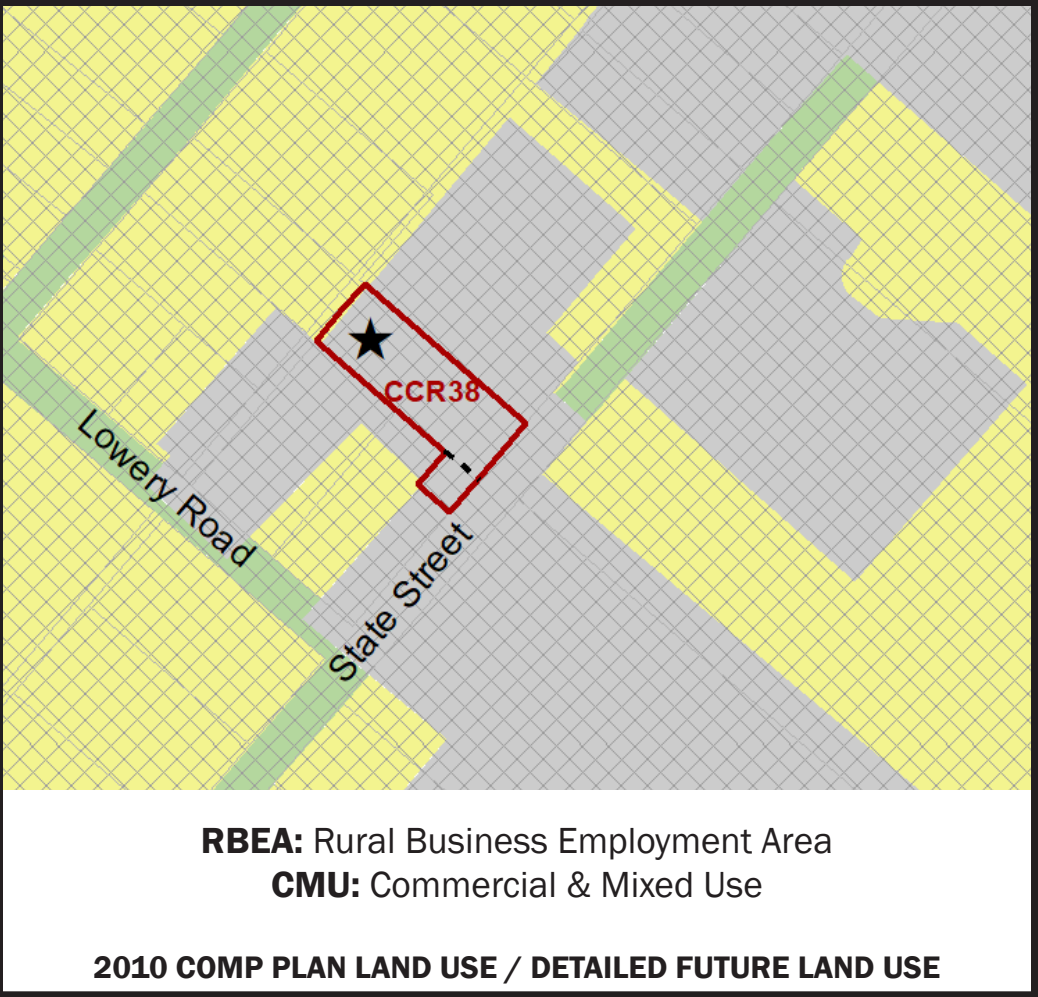


<div>CRR37B</div> <div>0 Blue Star Memorial Highway, Sudlersville</div> <div>TAX ID: 1802003961</div> <div>TAX MAP # 18, PARCEL 94</div>	
CURRENT STATISTICS	
TOTAL ACRES	2.68
ACRES PART OF REQUEST	2.68
GROWTH AREA	n/a
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	n/a
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S6 (no planned service)
WATER SERVICE AREA	W6 (no planned service)
COMP REZONING REQUEST	
<div>UC</div> <div>Urban Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<div>Oppose Land Use Change</div> <div>Inconsistent with APF guidance principles outlined in legend (**); no planned water or sewer service to this area.</div>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
Concur with Technical Committee Recommendation.	
PAGE 40	



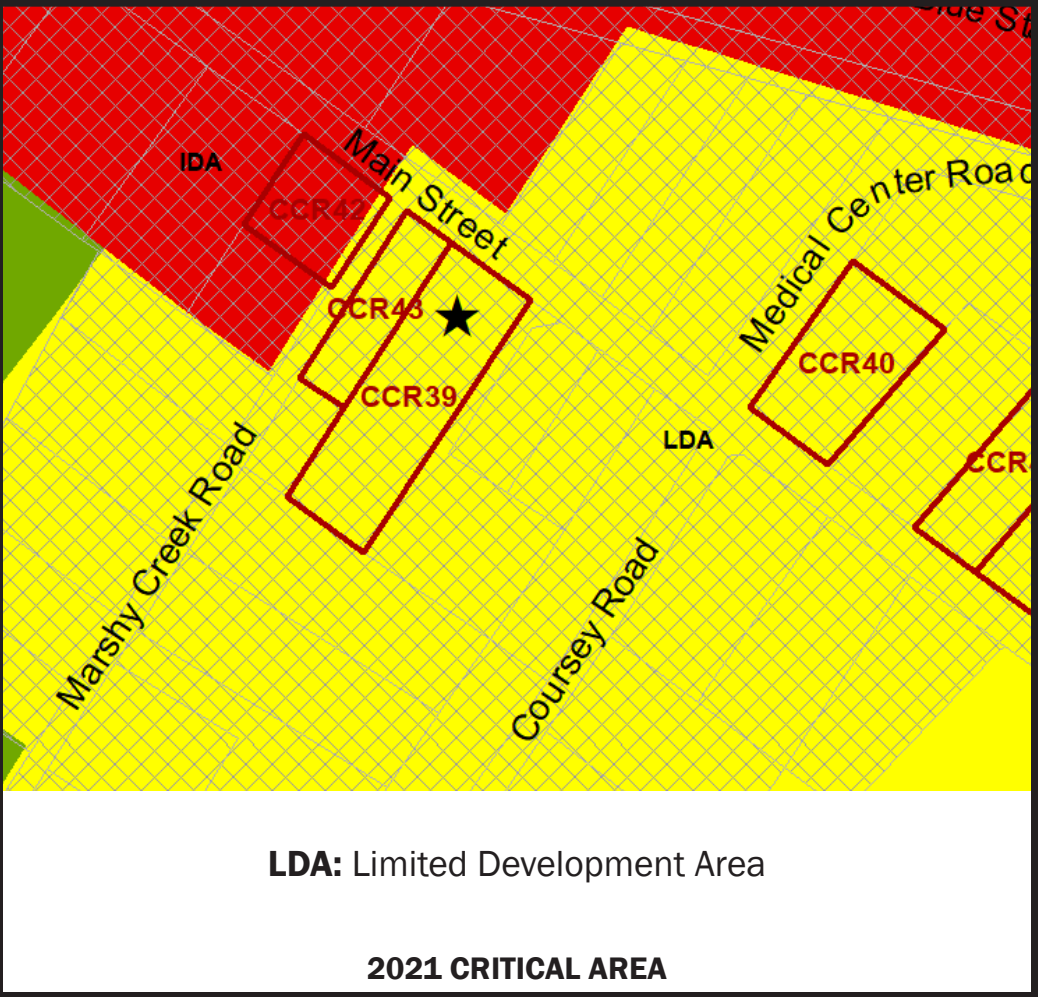
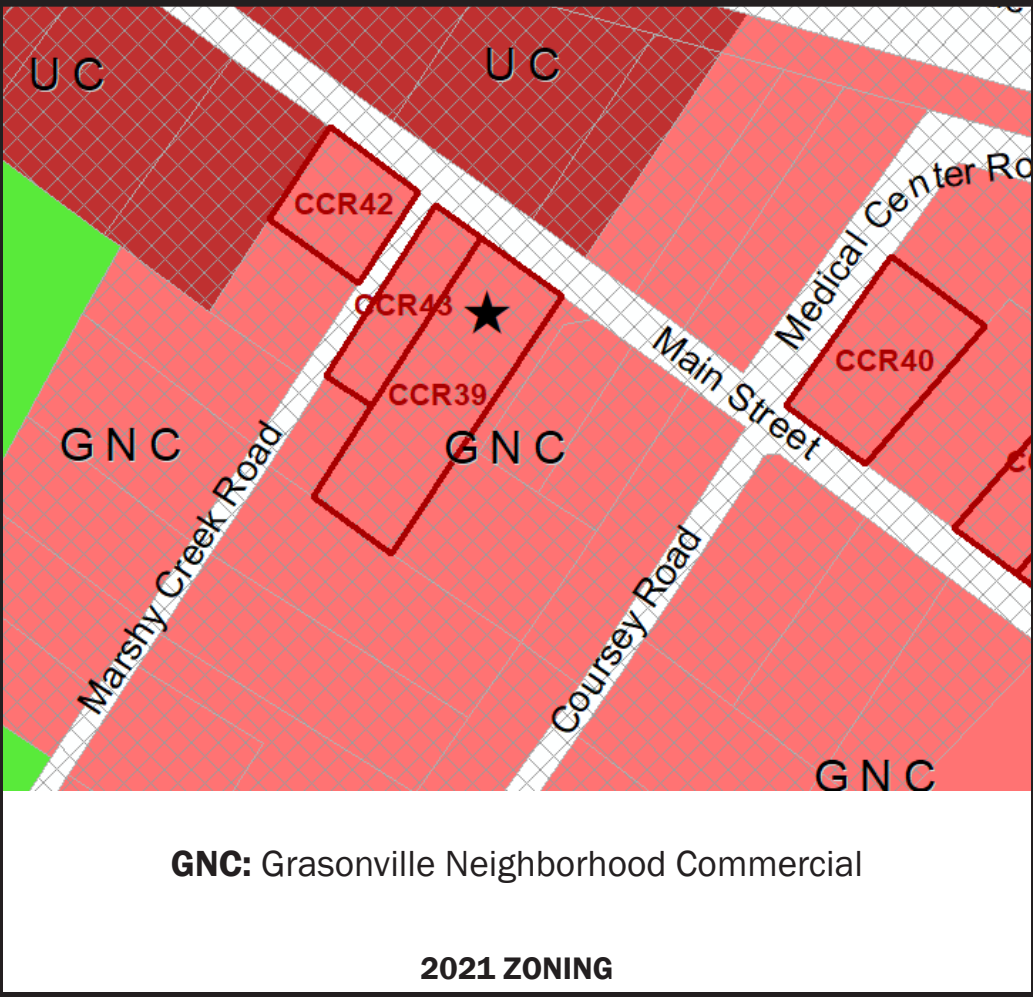
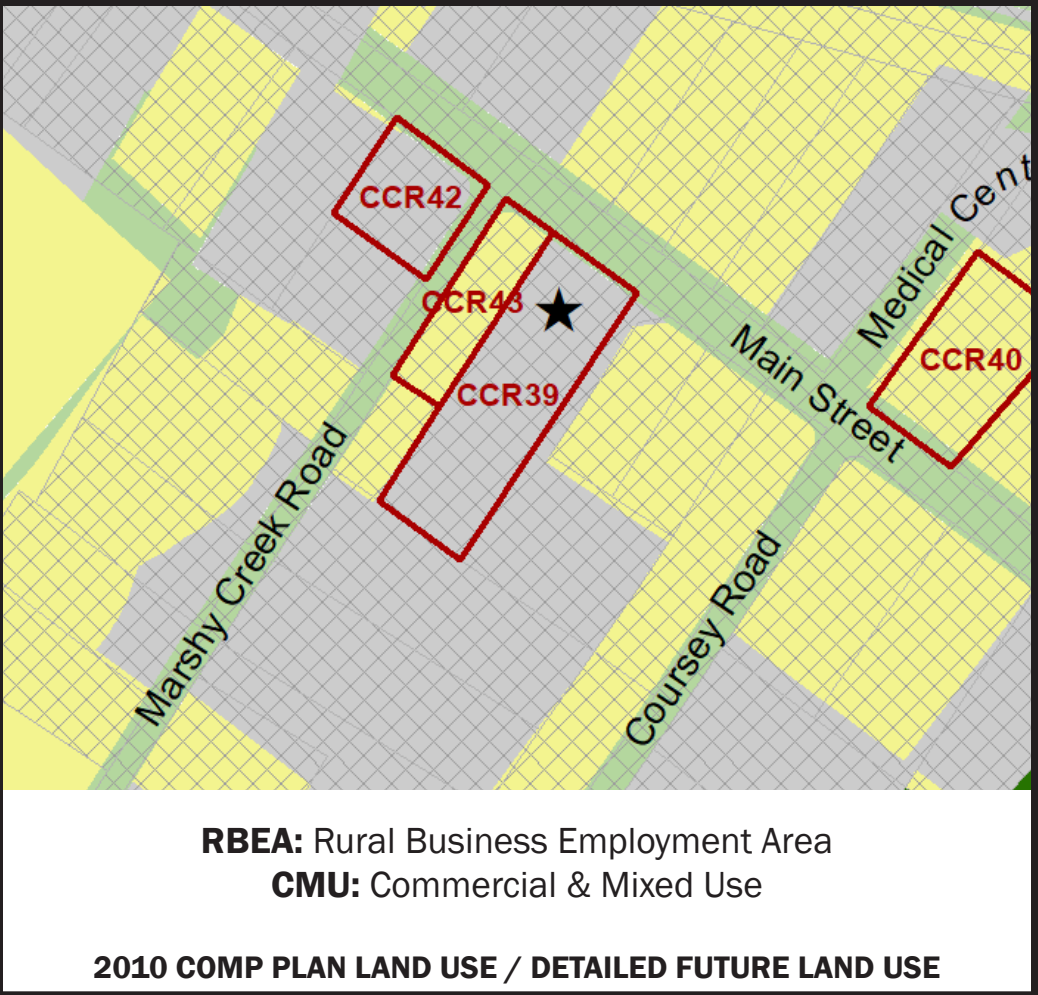


<div>CRR38</div> <div>307 State Street, Stevensville</div> <div>TAX ID: 1804038800</div> <div>TAX MAP # 56, PARCEL 77</div>	
CURRENT STATISTICS	
TOTAL ACRES	0.36
ACRES PART OF REQUEST	0.30
GROWTH AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)
COMP REZONING REQUEST	
SI Suburban Industrial	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
No Changes Needed	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>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.</div>	
PAGE 41	



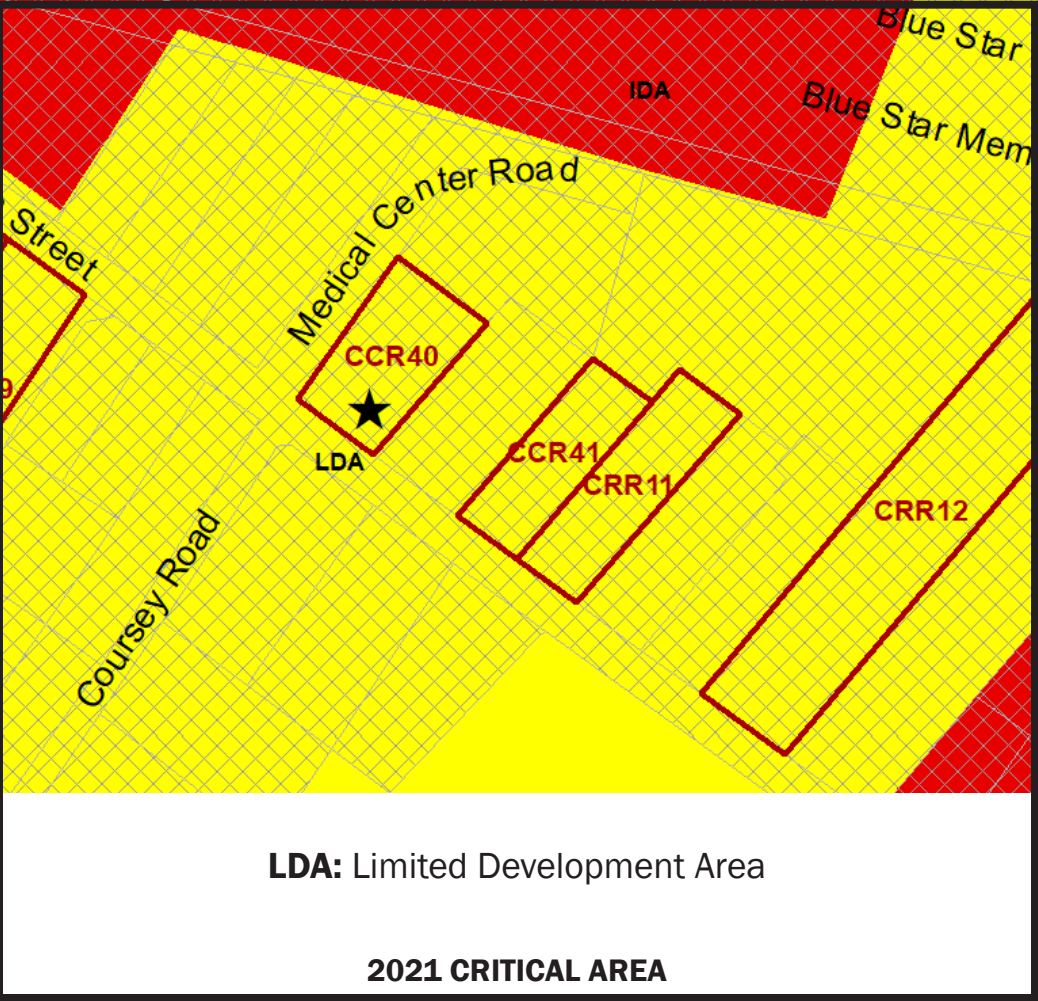
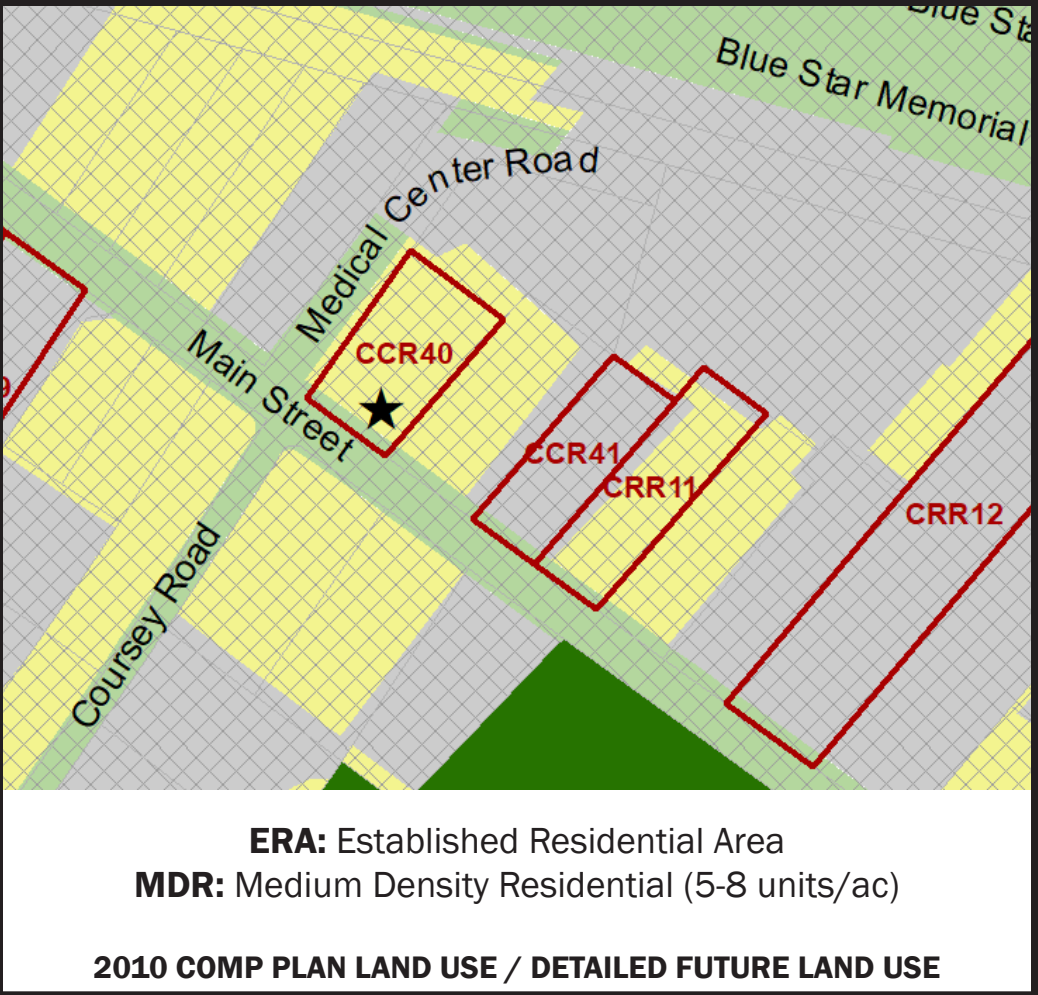
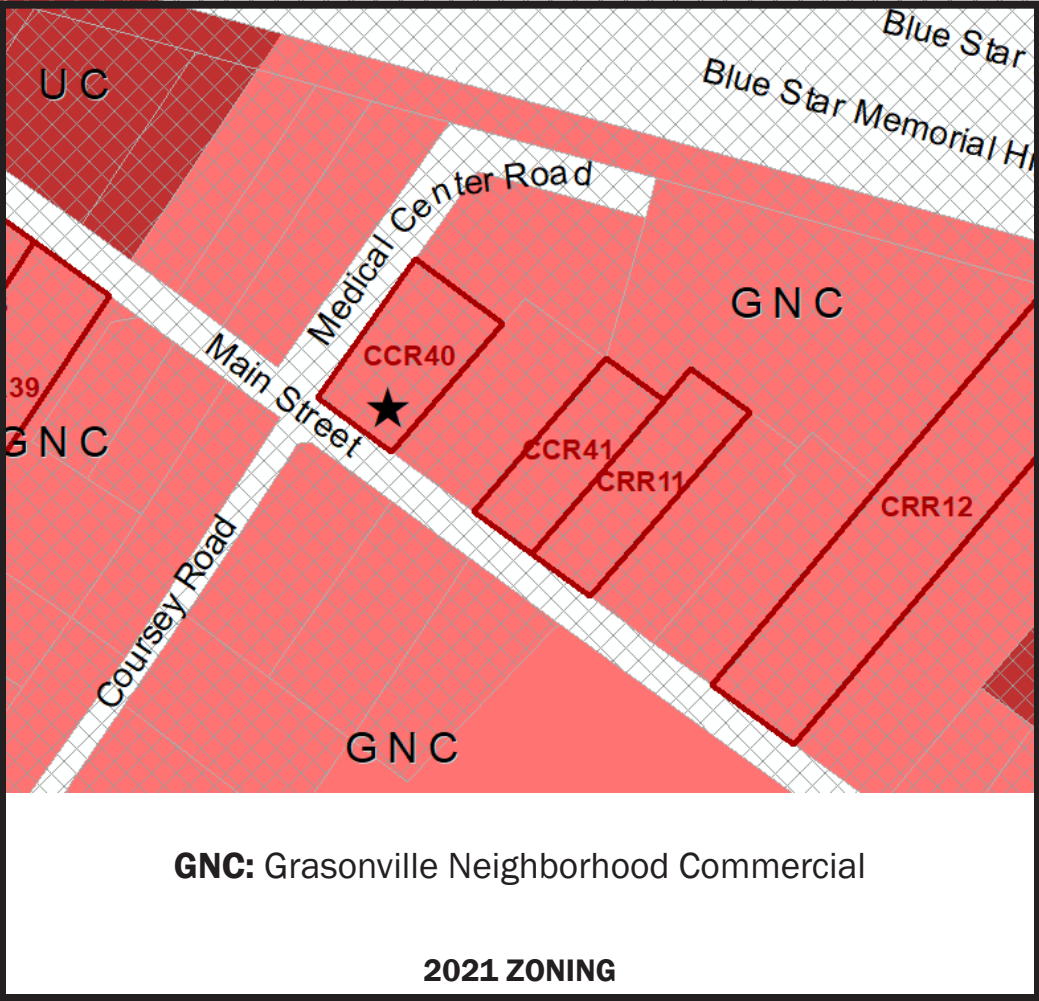


<div>CRR39</div> <div>3802 Main Street, Grasonville</div> <div>TAX ID: 1805008425</div> <div>TAX MAP # 58D, PARCEL 95</div>	
CURRENT STATISTICS	
TOTAL ACRES	0.59
ACRES PART OF REQUEST	0.59
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
Concur with Technical Committee Recommendation.	
PAGE 42	





<div> <div>CRR40</div> <div>3901 Main Street, Grasonville</div> <div>TAX ID: 1805013038</div> <div>TAX MAP # 58E, PARCEL 563</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.38
ACRES PART OF REQUEST	0.38
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	CMU
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 43	





**CRR41**  
**3911 Main Street, Grasonville**

TAX ID: 1805018072  
TAX MAP # 58E, PARCEL 121

CURRENT STATISTICS	
TOTAL ACRES	0.32
ACRES PART OF REQUEST	0.32
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

<b>COMP REZONING REQUEST</b>
<p><b>GVC</b></p> <p><b>Grasonville Village Commercial</b></p>

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,  
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

### TC DISCUSSION/RECOMMENDATIONS

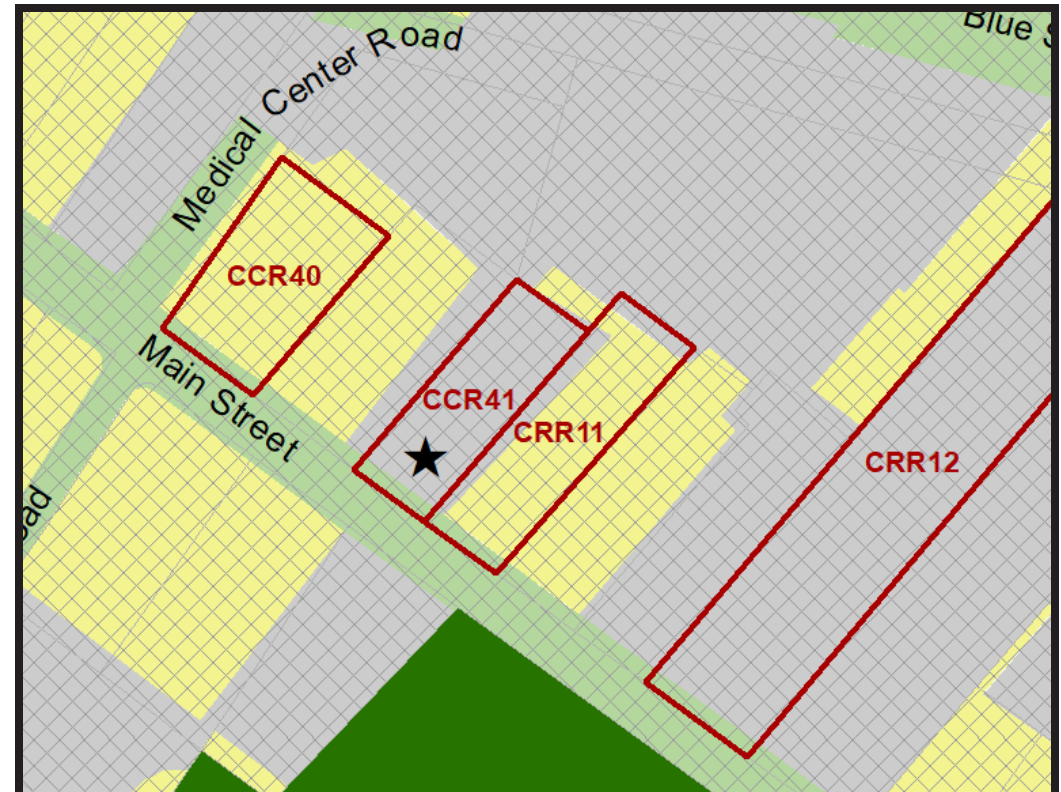
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

**PLANNING COMMISSION RECOMMENDATION  
(AUGUST 12, 2021)**

Concur with Technical Committee Recommendation.



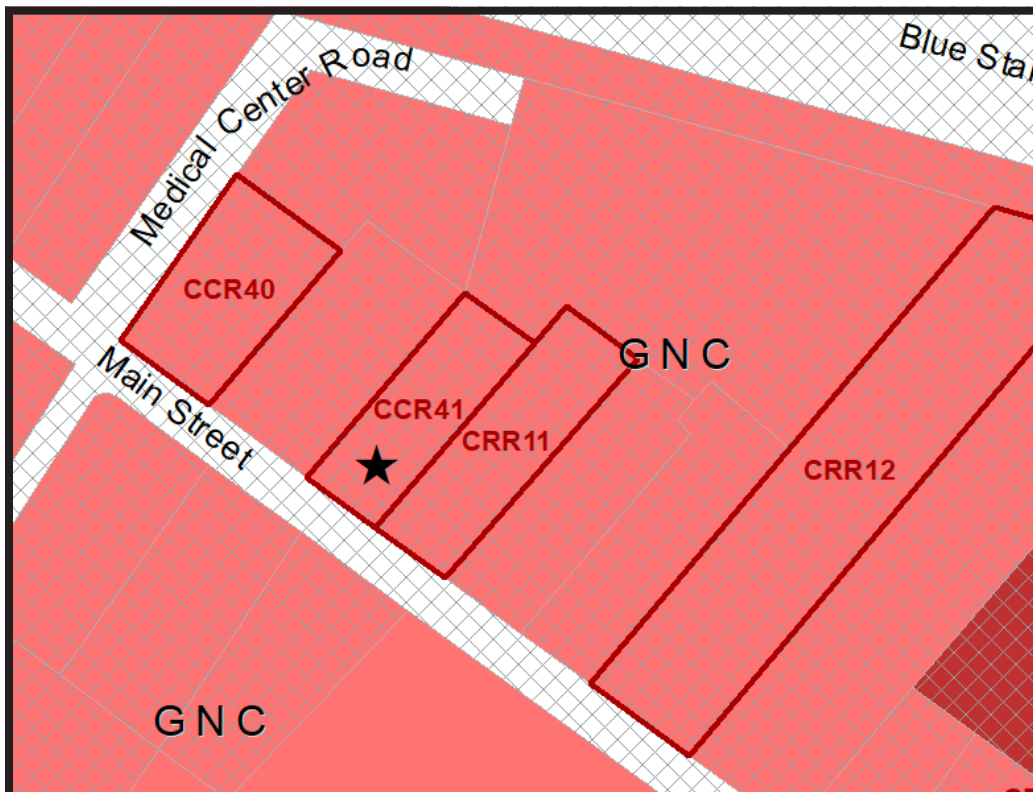
**AERIAL LOCATION**



**RBEA:** Rural Business Employment Area  
**CMU:** Commercial & Mixed Use

**2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE**

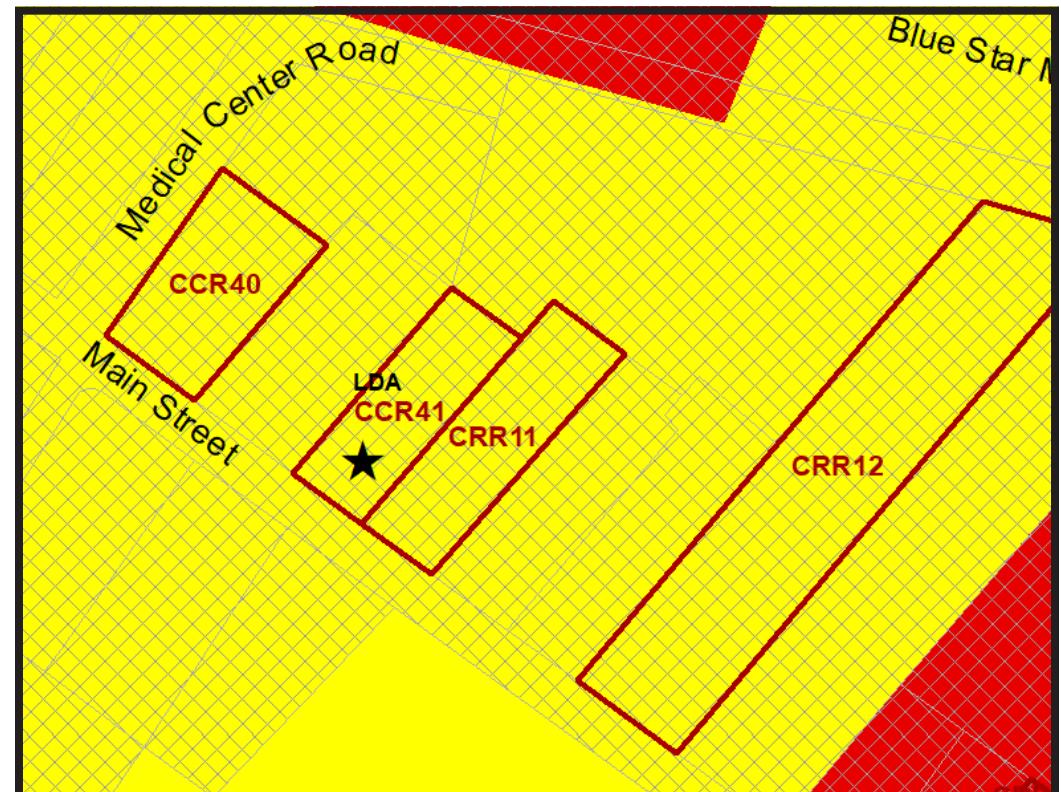
---



**GNC:** Grasonville Neighborhood Commercial

**2021 ZONING**

---



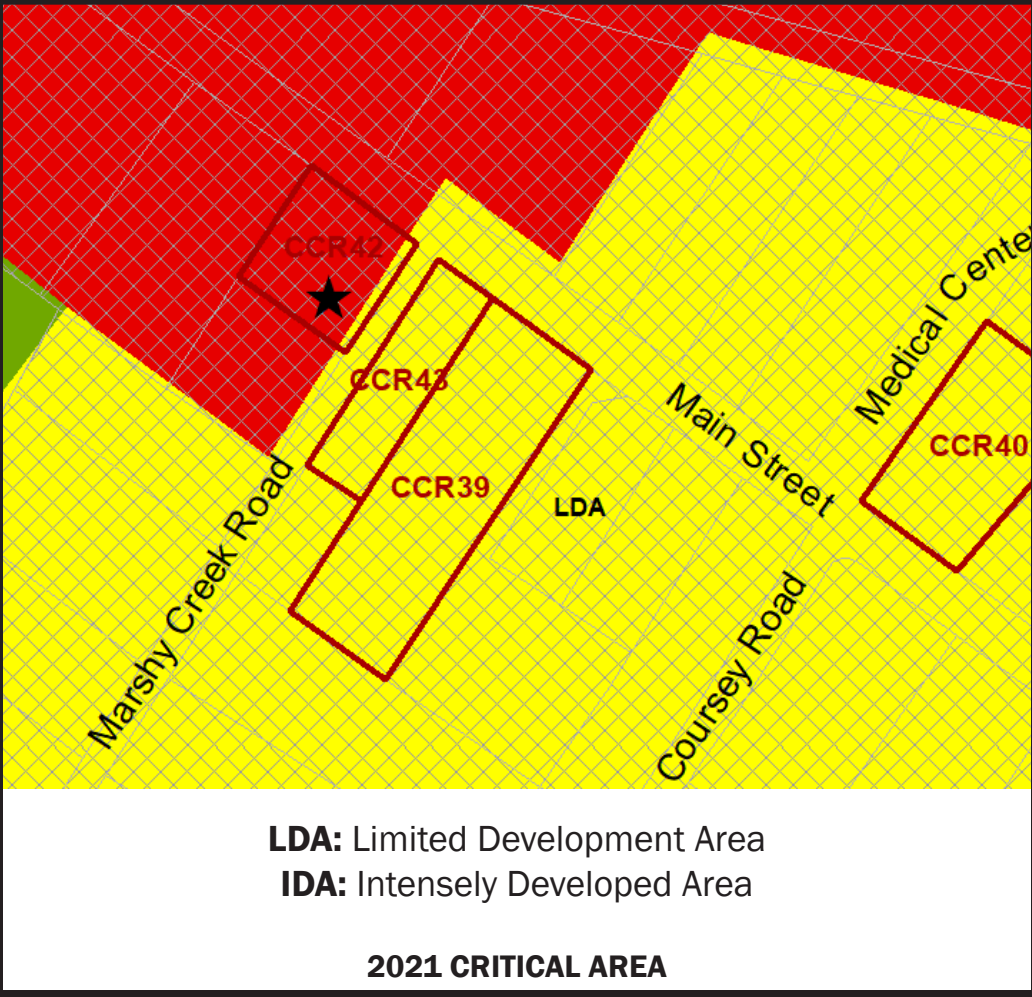
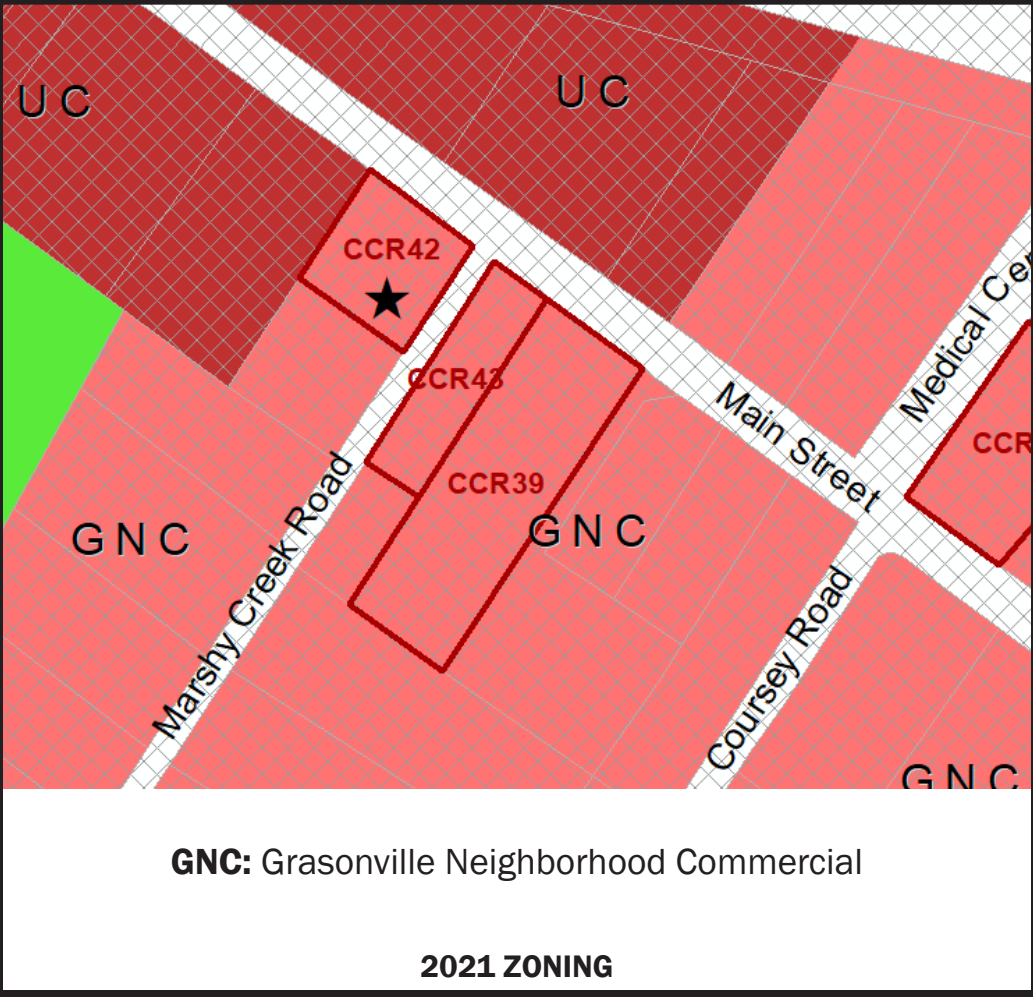
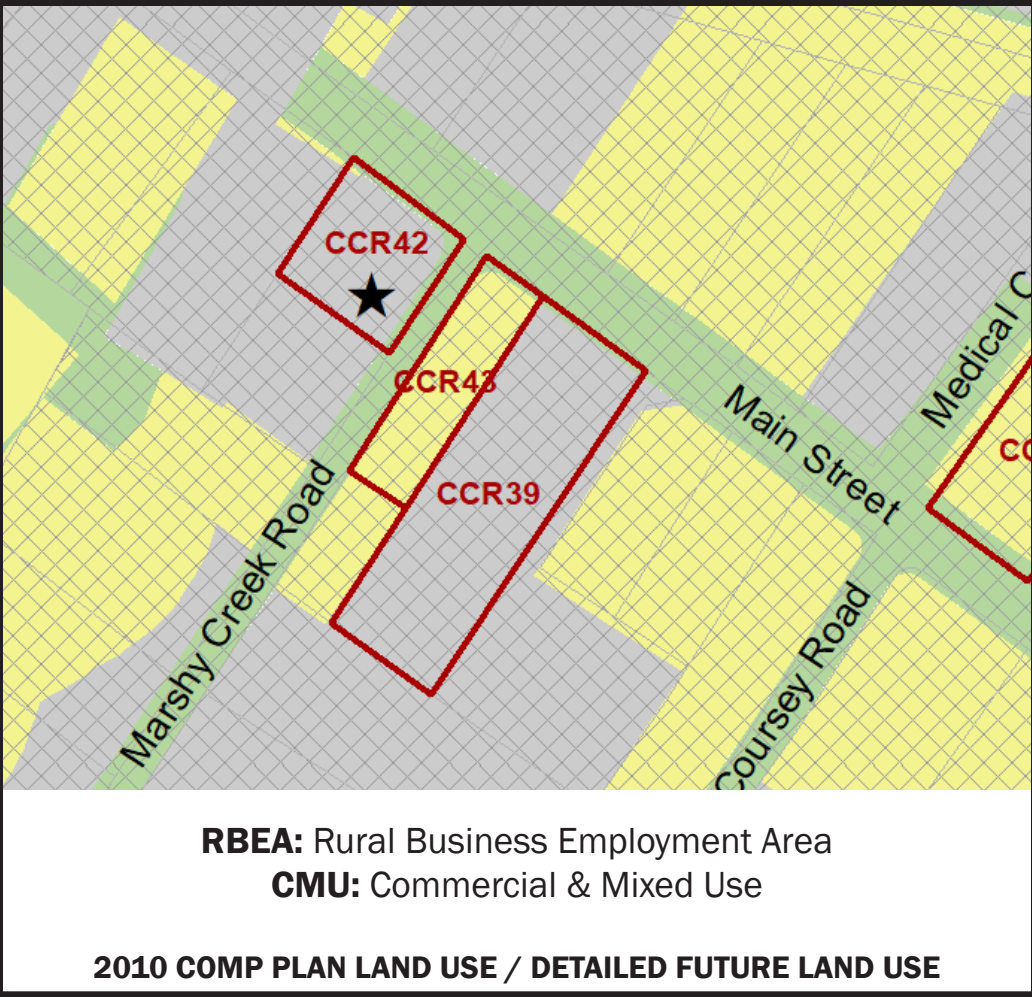
**LDA:** Limited Development Area

**2021 CRITICAL AREA**

---



<div>CRR42</div> <div>3724 Main Street, Grasonville</div> <div>TAX ID: 1805125844</div> <div>TAX MAP # 58D, PARCEL 87</div>	
CURRENT STATISTICS	
TOTAL ACRES	0.23
ACRES PART OF REQUEST	0.23
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>GVC</div> <div>Grasonville Village Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	
TC DISCUSSION/RECOMMENDATIONS	
A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.	
PLANNING COMMISSION RECOMMENDATION (AUGUST 12, 2021)	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 45	





TAX ID: 1805015685  
TAX MAP # 58D, PARCEL 96

CURRENT STATISTICS	
TOTAL ACRES	0.22
ACRES PART OF REQUEST	0.22
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

**GVC**  
**Grasonville Village Commercial**

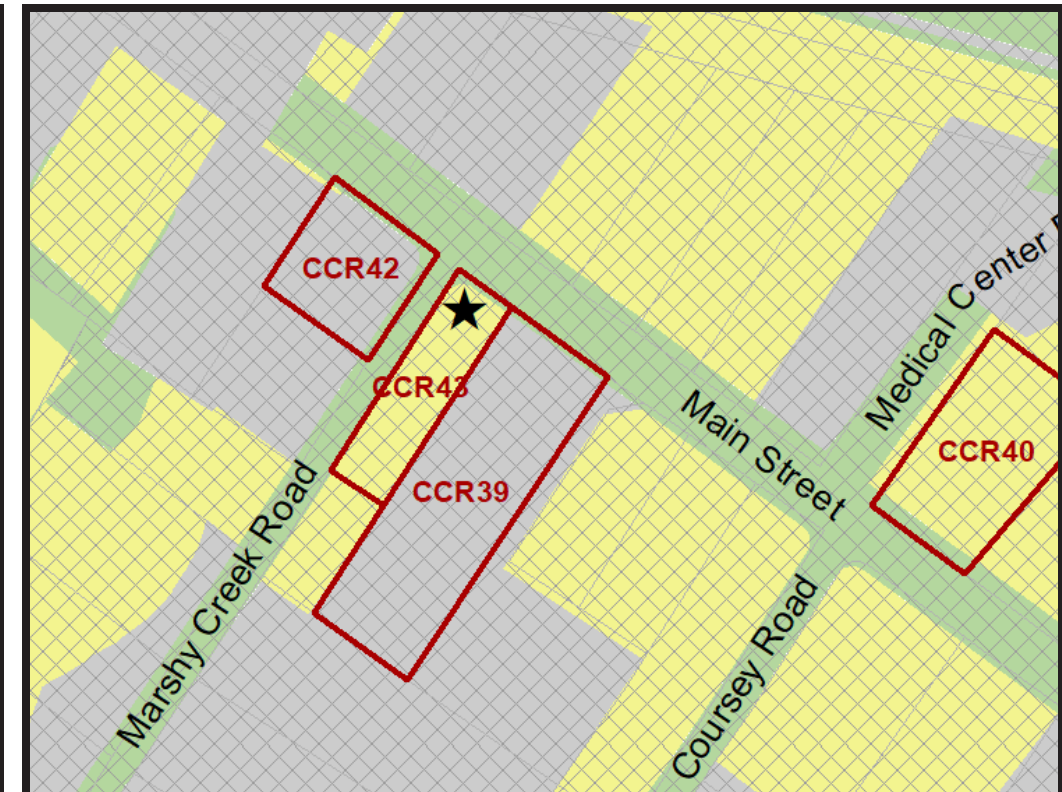
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a

A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.

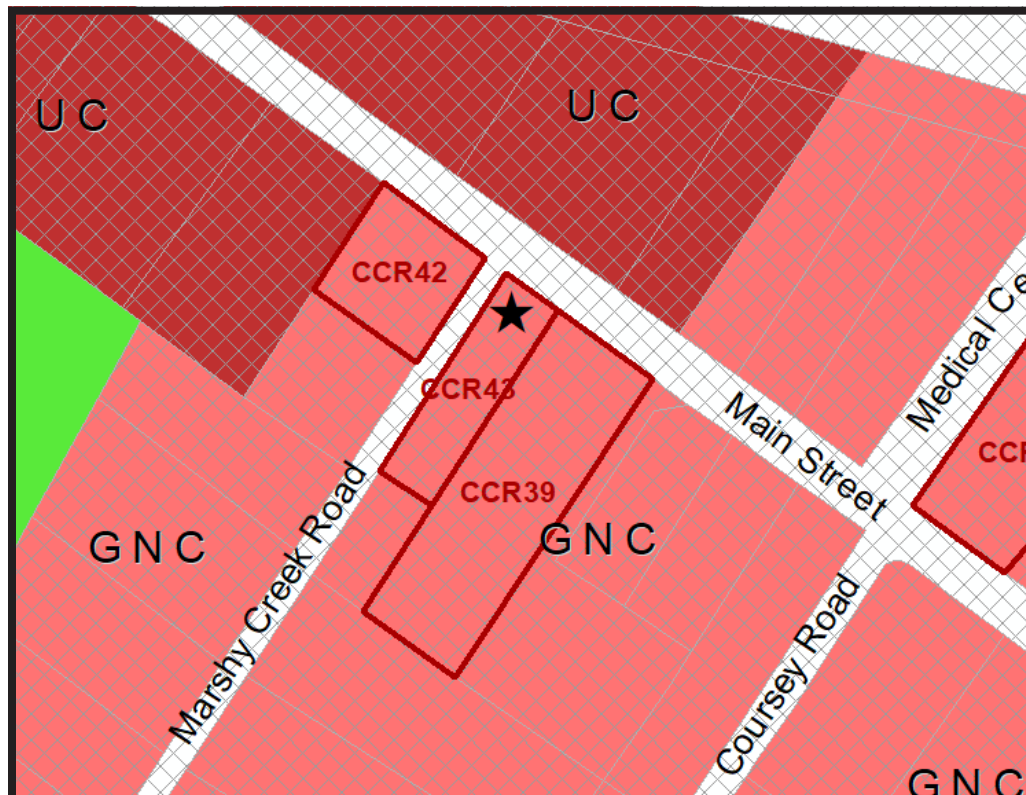
## Concur with Technical Committee Recommendation.



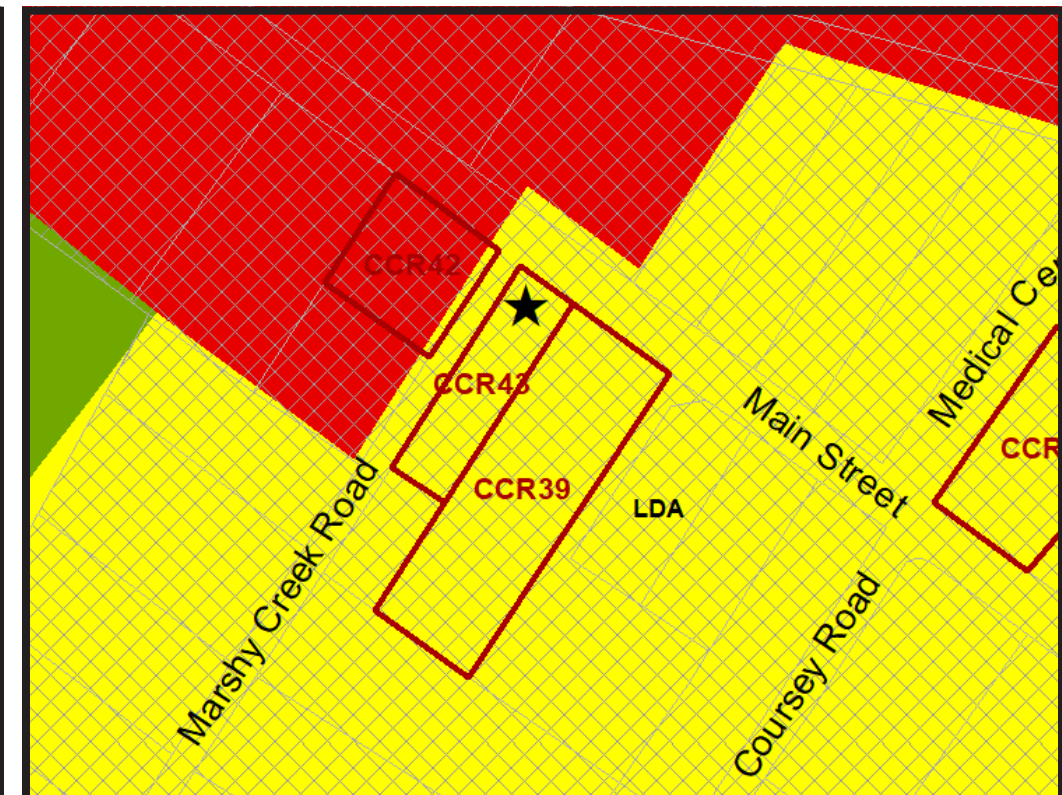
## AERIAL LOCATION



## 2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE



## 2021 ZONING



## 2021 CRITICAL AREA



CRR44

201 Old Love Point Road, Stevensville

TAX ID: 1804041224

TAX MAP # 48, PARCEL 29, LOT 4

CURRENT STATISTICS

TOTAL ACRES	0.29
ACRES PART OF REQUEST	0.29
GROWTH AREA	Stevensville
CRITICAL AREA	n/a
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)

COMP REZONING REQUEST

VC

Village Center

FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED

COMPREHENSIVE PLAN LAND USE	No changes needed
DETAILED FUTURE LAND USE	
GROWTH AREA	

TC DISCUSSION/RECOMMENDATIONS

No Changes Needed

PLANNING COMMISSION RECOMMENDATION

(AUGUST 12, 2021)

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.

PAGE 47

AERIAL LOCATION

**ERA:** Established Residential Area  
**MDR:** Medium Density Residential (5-8 units/ac)

2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE

**NC-8:** Neighborhood Conservation

2021 ZONING

N/A

2021 CRITICAL AREA



**CRR45**  
**Bay Bridge Cove (Kent Manor Drive), Stevensville**

TAX ID: Multiple  
TAX MAP # Multiple, PARCEL Multiple

**CURRENT STATISTICS**

TOTAL ACRES	104.50
ACRES PART OF REQUEST	86.4 (see detail)
GROWTH AREA	n/a
CRITICAL AREA	Yes (partial)
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W1 (Current Water Service)

**COMP REZONING REQUEST**

**SMPD - Stevensville Master Planned Development (83.00 ac)**  
**UC - Urban Commercial (3.40 ac)**  
**Requesting addition to Stevensville Growth Area**

**FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN,  
THESE CHANGES WOULD BE NEEDED**

COMPREHENSIVE PLAN LAND USE	ERA, RBEA
DETAILED FUTURE LAND USE	CMU, AOS
GROWTH AREA	Expand Stevensville

**TC DISCUSSION/RECOMMENDATIONS**

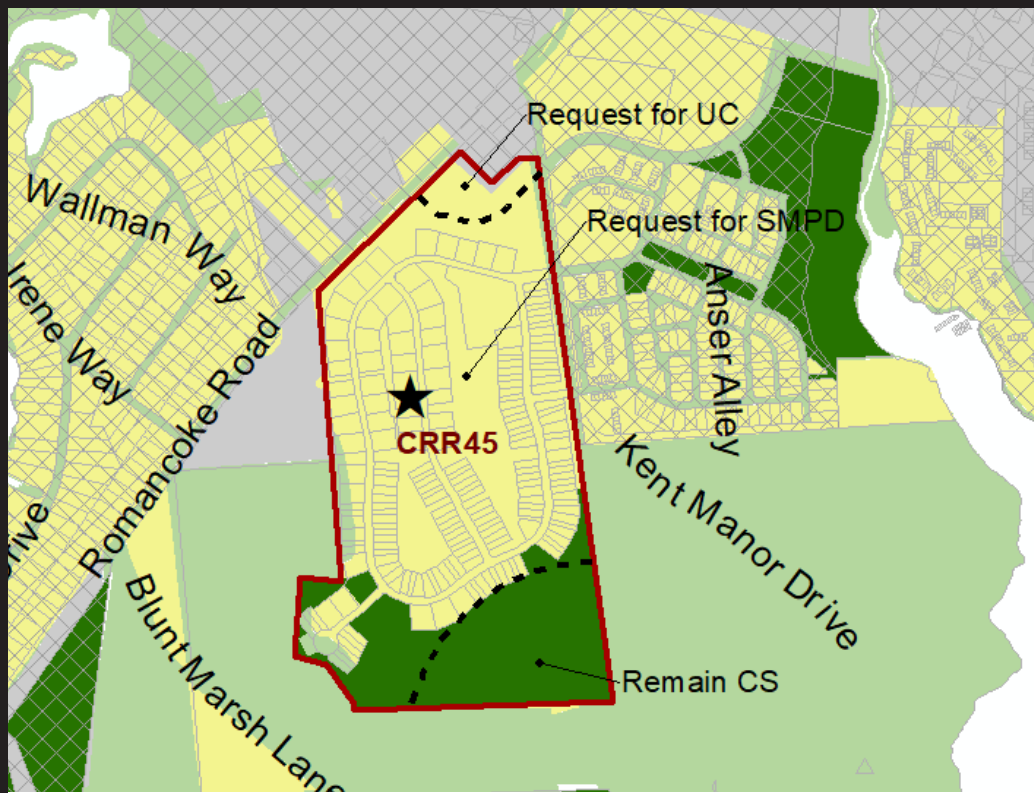
**Support Land Use Change & Growth Area Expansion**  
Addresses litigation history

**PLANNING COMMISSION RECOMMENDATION  
(AUGUST 12, 2021)**

Concur with Technical Committee Recommendation.

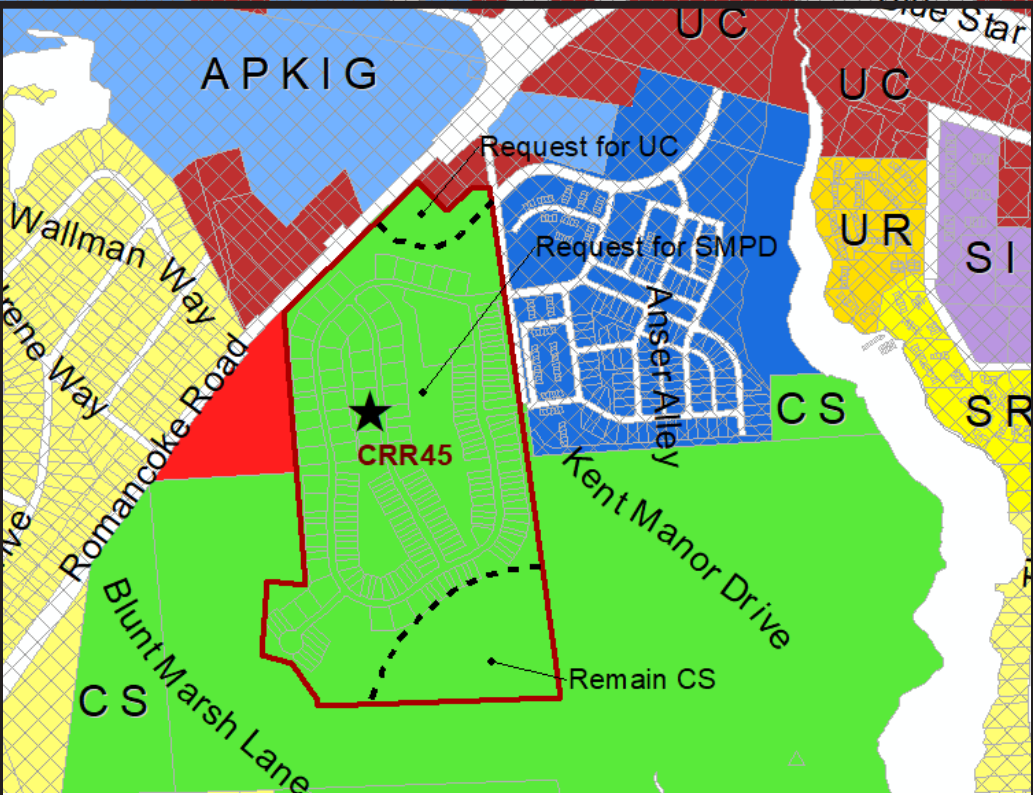


**AERIAL LOCATION**



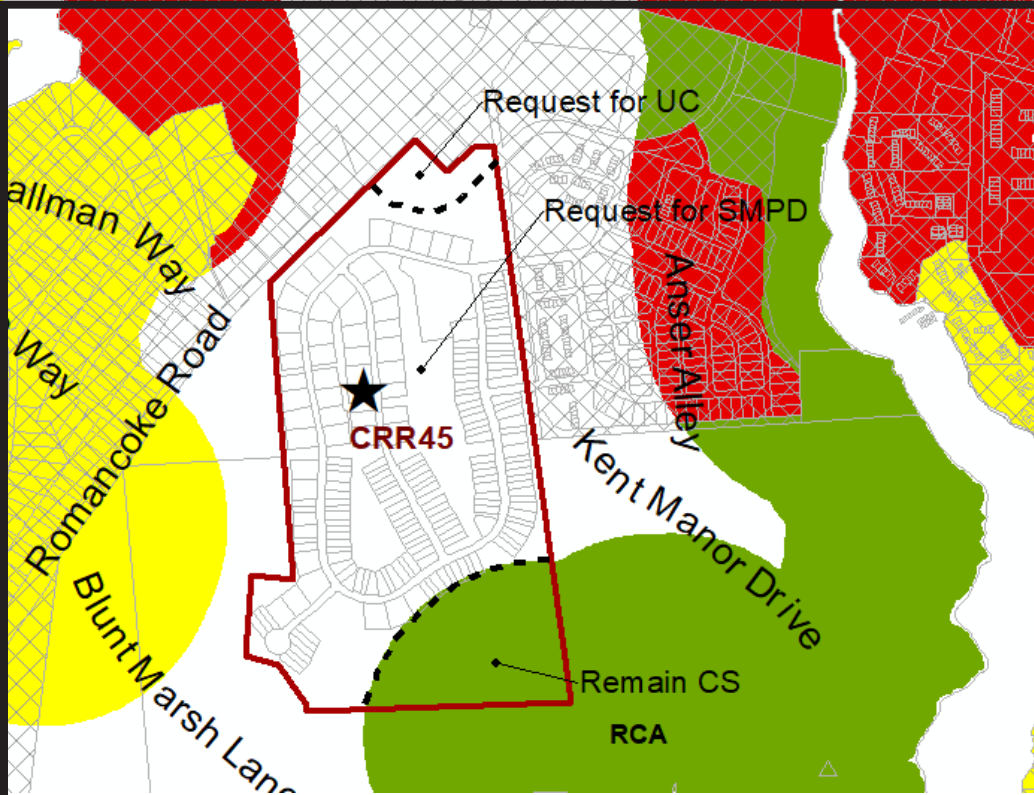
**ERA:** Established Res. Area / **PPL:** Permanently Preserved Lands  
**MDR:** Medium Density Residential (5-8 units/ac)

**2010 COMP PLAN LAND USE / DETAILED FUTURE LAND USE**



**CS:** Countryside

**2021 ZONING**



**RCA:** Resource Conservation Area

**2021 CRITICAL AREA**



<div> <div>CRR46</div> <div>4000 Main Street, Grasonville</div> <div>TAX ID: 180500985</div> <div>TAX MAP # 58H, PARCEL 124</div> </div>	
CURRENT STATISTICS	
TOTAL ACRES	0.34
ACRES PART OF REQUEST	0.34
GROWTH AREA	Grasonville
CRITICAL AREA	Yes
PRIORITY FUNDING AREA	Yes
PRIORITY PRESERVATION AREA	n/a
SEWER SERVICE AREA	S1 (Current Sewer Service)
WATER SERVICE AREA	W3 (4-10 years)
COMP REZONING REQUEST	
<div>UC</div> <div>Urban Commercial</div>	
FOR REQUEST TO BE CONSISTENT WITH DRAFT PLAN, THESE CHANGES WOULD BE NEEDED	
COMPREHENSIVE PLAN LAND USE	RBEA
DETAILED FUTURE LAND USE	n/a
GROWTH AREA	n/a
TC DISCUSSION/RECOMMENDATIONS	
<p>A strategy is being added to the draft LU chapter that identifies a need for condensing zoning districts with a focus on adding Main Street redevelopment standards for all Main Street areas within identified Community Plans. In short, Propose Instead: CPLU of Redevelopment Corridor.</p>	
<div>PLANNING COMMISSION RECOMMENDATION</div> <div>(AUGUST 12, 2021)</div>	
<div>Concur with Technical Committee Recommendation.</div>	
PAGE 49	

