



CENTREVILLE PLANNING COMMISSION

June 26, 2024

Liberty Building - 2nd Floor

107 North Liberty Street

7:00 p.m.

A G E N D A

- I. **CALL TO ORDER** – Kara Willis – Chair
- II. **Chair’s Announcements**
- III. **Review of Minutes from Previous Meetings**
 - a. April 17, 2024 meeting minutes
 - b. May 1, 2024 work session minutes
 - c. May 15, 2024 meeting minutes
 - d. June 5, 2024 work session minutes
- IV. **Opening Statement**
- V. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- VI. **Appearances**
- VII. **New Business**
 - a. Resolution 14-2024- Annexation of the Lands of Robert H. Karen, Manager, Providence at Centreville – for review and recommendation to Council
 - b. Ordinance 05-2024 – Rezoning Map 44F – Parcel 60 – Providence at Centreville – for review and recommendation to Council
 - c. Ordinance 06-2024 – Zoning Text Amendment – Traditional Neighborhood District (TND) – for review and recommendation to Council
- VIII. **Old Business**
 - a. Draft Annual Report – for consideration and approval
- IX. **Zoning Issues – Discussion**
- X. **Miscellaneous Business / Correspondence**
 - a. Approved Building Permits list issued May 2024
- XI. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- XII. **Council Member Report**
- XIII. **Adjournment**

**TOWN COUNCIL OF CENTREVILLE
RESOLUTION 14-2024**

**A RESOLUTION TO ANNEX CERTAIN LANDS OF PROVIDENCE AT
CENTREVILLE LLC INTO THE TOWN OF CENTREVILLE CONSISTING OF
279.586 ACRES OF LAND, MORE OR LESS, AND TO PROVIDE FOR THE TERMS
AND CONDITIONS OF THE ANNEXATION**

WHEREAS, the Town of Centreville (the “Town”) is authorized by the provisions of Md. Code Ann. Local Government § 4-401 to expand its municipal boundaries by annexing lands adjacent to the Town, and Providence at Centreville, LLC (hereinafter also referred to as the “Providence,” or “Petitioner”), the owners of one hundred percent (100%) of the assessed valuation of the real property to be annexed, has requested that the Town annex a certain parcel owned by Petitioner, which is adjacent to the municipal boundaries of the Town, consisting of a total of 279.586 acres of land, more or less (hereinafter “Providence Property”). The Providence Property is shown on a plat entitled “ANNEXATION PLAT” dated January 5, 2024, by Lane Engineering, which is attached hereto as Exhibit A, and a METES AND BOUNDS description prepared by by Lane Engineering dated January 5, 2024, attached hereto as Exhibit B.

Petitioner is the owner of one hundred percent (100%) of the assessed valuation of the real property located in the area to be annexed. There are no people living within or residing upon the area to be annexed.

The Providence Property is located adjacent to existing Town boundaries. If the Providence Property is incorporated into the Town boundaries, no enclaves of non-Town land will be created.

Now, therefore, the Town Council of Centreville hereby resolves:

Section 1. Modification of Town Boundaries. The corporate boundaries of the Town are hereby amended to include the addition of the Providence Property, which is described on the Survey attached hereto, subject to technical review and correction by the Town, or it’s designee, prior to the public hearing to be held on this Resolution.

Section 2. Application of Town Charter and Ordinances. Upon the effective date of this Resolution, the provisions of the Centreville Town Charter, and any local public laws enacted or to be enacted affecting the Town of Centreville, shall be effective within the Providence Property.

Section 3. Annexation Plan. Petitioner has prepared an Annexation Plan with regards to the Providence Property (hereinafter “Annexation Plan”) which is attached hereto as Exhibit C. The Annexation Plans will have been presented to the Town as a part of the Petition for Annexation at the time of the hearing hereon. The Town Council reserves the right to amend the Annexation Plan prior to the final enactment of this Resolution in the manner provided in Md. Code Ann. Local Government § 4-415.

Section 4. Real and Personal Property Taxes.

The Town shall abate Town real estate taxes and Town personal property taxes for the Providence Property until: (1) such time as Town water and sewer services are constructed and available to service the anticipated development of the Providence Property; or (2) the passage of 25 years after the effective date of the annexation, whichever occurs first.

Furthermore, if prior to the passage of 25 years after the effect date of the annexation, a portion of the Providence Property is served with Town water and sewer, the remaining unserved portion of the Property shall retain the abatement provided for herein.

Section 5. District Creation and Zoning Classification: Right to Withdraw Request for Annexation.

The Providence Property is currently in Queen Anne’s County and is zoned “Agricultural.” The Providence Property is located within a Land Use area designated for “Planned Annexation” and is further designated Growth “Tier II” in the Comprehensive Plan (Maps 1B), meaning its development and growth is consistent with the Comprehensive Plan. The Annexation Property is

identified as part of Growth Area 4 in the Comprehensive Plan Table 2, Map 1 A, has a Tier designation of II in Map 1 B, and envisioned to be developed as a “Complete Neighborhood” in “Growth Area Plan Map 2.”

The Petitioner has requested, and the Town has agreed to zone the Providence Property Traditional Neighborhood Development District (TND) in accordance with Ordinance _____. The Petitioner agrees that as a condition of the annexation, it will only develop the Annexation Property in accordance with the TND District and/or Planned Unit Development District (PUD) provisions of the Town Zoning Ordinance at a density not to exceed what is otherwise allowed in the TND zone, and it may apply to the Town Council for a PUD floating zoning designation (or another zoning district consistent with the Comprehensive Plan, and Town Zoning Ordinance as it may be amended from time to time). It is intended that the Comprehensive Plan and the provisions of the TND and/or PUD provisions, as implemented, and any amendments thereto, will control the development and use of the Annexation Property.

To the extent that authorization by Queen Anne’s County is required by Md. Code Ann. Local Government § 4-416, the Town will submit any zoning classifications, text provisions, and zoning map amendments proposed to apply to the Providence Property within five years of effective date of Resolution ____ to the Queen Anne’s County Commissioners, together with a request that the County Commissioners expressly approve the Town zoning classification and authorize the land uses and densities permitted by such Town zoning classification (“Zoning Approval Request”). Town agrees to submit the Zoning Approval Request to the County Commissioners commensurate with providing a copy of the Petition and Resolution as required by Md. Code Ann. Local Government § 4-416. Furthermore, if, within the first five years after annexation, such County authorization is required by law and the County Commissioners fail or refuse to authorize the land

uses permitted by the Town's proposed zoning of the Annexation Property, the Petitioner agrees (unless it otherwise withdraws its Petition) that it will wait until the expiration of the five-year period before requesting final subdivision or site plan approval for the development of the Providence Property. In the event the County Commissioners do not approve the proposed zoning or authorize the land uses and densities permitted in the Town zoning classification, the Petitioner may proceed with any and all Town land use approvals to the extent permitted by law that are prerequisite to final subdivision or site plan approval.

Section 7. Incorporation of Certain Exhibits. Exhibits “A,” “B,” and “C” are incorporated into this Resolution and made a part hereof.

Section 8. Public Hearing and Public Notice. The Town Council shall conduct a public hearing on this Resolution on _____ at ____ p.m. Prior to the hearing, the Town Clerk shall arrange for the publication of a legally sufficient notice of the hearing in the Queen Anne’s County Star Democrat four (4) times at not less than weekly intervals, the date of publication of the last such notice to be at least fifteen (15) days prior to the date of the hearing. In addition, on the date of the first publication of the notice of the hearing, the Town Clerk shall notify the following persons or agencies of the hearing and shall provide them with a photocopy of this Resolution, including Exhibits:

- (a) The Queen Anne’s County Commissioners;
- (b) The Queen Anne’s County Planning and Zoning Commission; and
- (c) The Maryland Department of Planning.

Section 9. Annexation Agreement and Expenses. The Town Council may execute an annexation agreement, an agreement for the extension of public services and facilities, or other agreements of a similar nature with the Petitioner provided that the terms of this Resolution shall

prevail over any inconsistent term in any such agreements. The Petitioner shall reimburse the Town for all reasonable expenses incurred by the Town in connection with the annexation.

Section 10. Registration of Boundaries. Within ten (10) days of the effective date of this Resolution, in accordance with the provisions of Md. Code Ann. Local Government § 4-414, the President of the Town Council, or its designee, shall promptly send a copy of this resolution with the new municipal boundaries to:

- (a) the Town Clerk;
- (b) the Clerk of the Circuit Court for Queen Anne’s County, Maryland; and
- (c) the Maryland Department of Legislative Services.

Each such official or agency shall hold this Resolution with the new boundaries on record and available for public inspection during normal business hours.

Section 11. Effective Date. This Resolution shall become effective forty-five (45) days after final enactment unless: (a) a petition for referendum has been filed prior thereto in accordance with Local Government Article, Section 4-400 et seq. Annotated Code of Maryland, or (b) Providence at Centreville, LLC withdraws its’ request for annexation pursuant to this Resolution. This Resolution shall be deemed “finally enacted” on the date on which the Town Council indicates approval of this Resolution by signing it.

I hereby certify that the above Resolution was passed by a yea and nay vote of the Town Council this ____ day of _____, 202__.

R. Gaye Adams, Town Clerk

APPROVED:

WITNESS:

TOWN COUNCIL OF CENTREVILLE

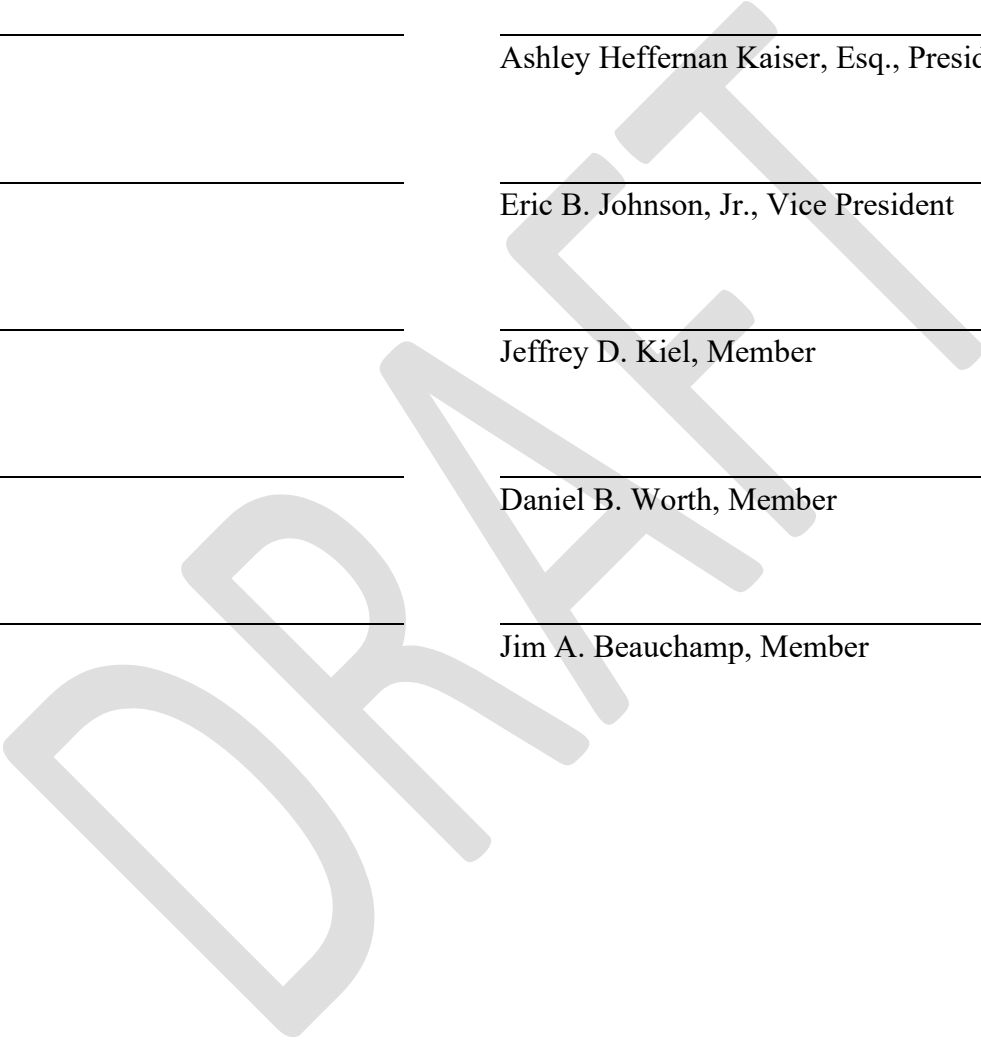
Ashley Heffernan Kaiser, Esq., President

Eric B. Johnson, Jr., Vice President

Jeffrey D. Kiel, Member

Daniel B. Worth, Member

Jim A. Beauchamp, Member



**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO 05-2024**

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE
TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF
THE TOWN CODE, TO ZONE LAND ANNEXED INTO THE TOWN OF
CENTREVILLE**

WHEREAS, the Town Council has the authority under §5-213 of the Local Government Article of the Annotated Code of Maryland, to adopt zoning regulations which includes assigning a zoning designation to all land within the Town boundary;

WHEREAS, Section 4-102(6) of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council of Centreville to regulate the location and use of buildings, signs and structures on the land;

WHEREAS, Section 170-62 of the Code of the Town of Centreville provides for amendments to the regulations, restrictions and [zoning] boundaries set forth in Chapter 170 of the Code;

WHEREAS, the Town desires to amend Chapter 170 by amending its Official Zoning Map to assign the zoning classification of Traditional Neighborhood Development District TND for lands annexed into the Town as per Resolution No. _____ (“Annexed Land”) and is more fully described on the “Zoning Plat” which is attached hereto this Ordinance as Exhibit 1;

WHEREAS, Local Government Article § 4-416 (a) of the Annotated Code of Maryland, provides that the municipality shall have exclusive jurisdiction over planning, subdivision control, and zoning of the Annexed Land;

WHEREAS, the Town Council received a _____ recommendation on the zoning map amendment from the Centreville Planning and Zoning Commission; and

WHEREAS, the Town Council held a public hearing on the zoning map amendment on _____.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Centreville:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance;

Section 2. The Official Zoning Map is hereby amended to zone 279.586 acres of land more or less, annexed into the Town as per Resolution No. _____, (“Providence Property”) as Traditional Neighborhood Development District (TND) as more fully described on the “Zoning Plat” which is attached hereto this Ordinance as Exhibit 1;

Section 3. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by

a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 4. Local Government Article § 4-416 (b) and (c) of the Annotated Code of Maryland, provides:

(b) Without the express approval of the county commissioners or county council of the county in which the municipality is located, for 5 years after an annexation by a municipality, the municipality may not allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the zoning classification of the county applicable at the time of the annexation.

(c) Notwithstanding § 4-204 of the Land Use Article and if the county expressly approves, the municipality may place the annexed land in a zoning classification that allows a land use or density different from the land use or density specified in the zoning classification of the county or agency with planning and zoning jurisdiction over the land prior to its annexation applicable at the time of the annexation.

In accordance with Local Government Article § 4-416 (b) and (c) of the Annotated Code of Maryland, this Ordinance shall become effective on the date the County Commissioner for Queen Anne's County expressly approve the zoning classification of Traditional Neighborhood Development District (TND) for the Annexed Property, or 5 years after the effective date of the Resolution _____, whichever occurs first; however in any event this Ordinance shall not become effective until twenty days following its enactment, and following the change and applicable entry being made to the Official Town Zoning Map.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

R. Gaye Adams
Town Clerk

Ashley Heffernan Kaiser, Esq., President

First Reading: _____

Eric B. Johnson, Jr., Vice President

Second Reading: _____

Enacted: _____

Daniel B. Worth, Member

Enacted: _____

Jim A. Beauchamp, Member

Jeffrey D. Kiel, Member

DRAFT

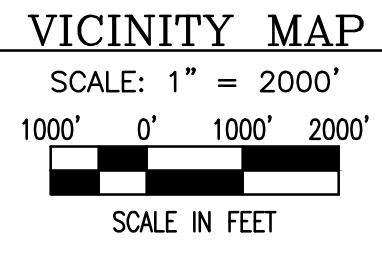
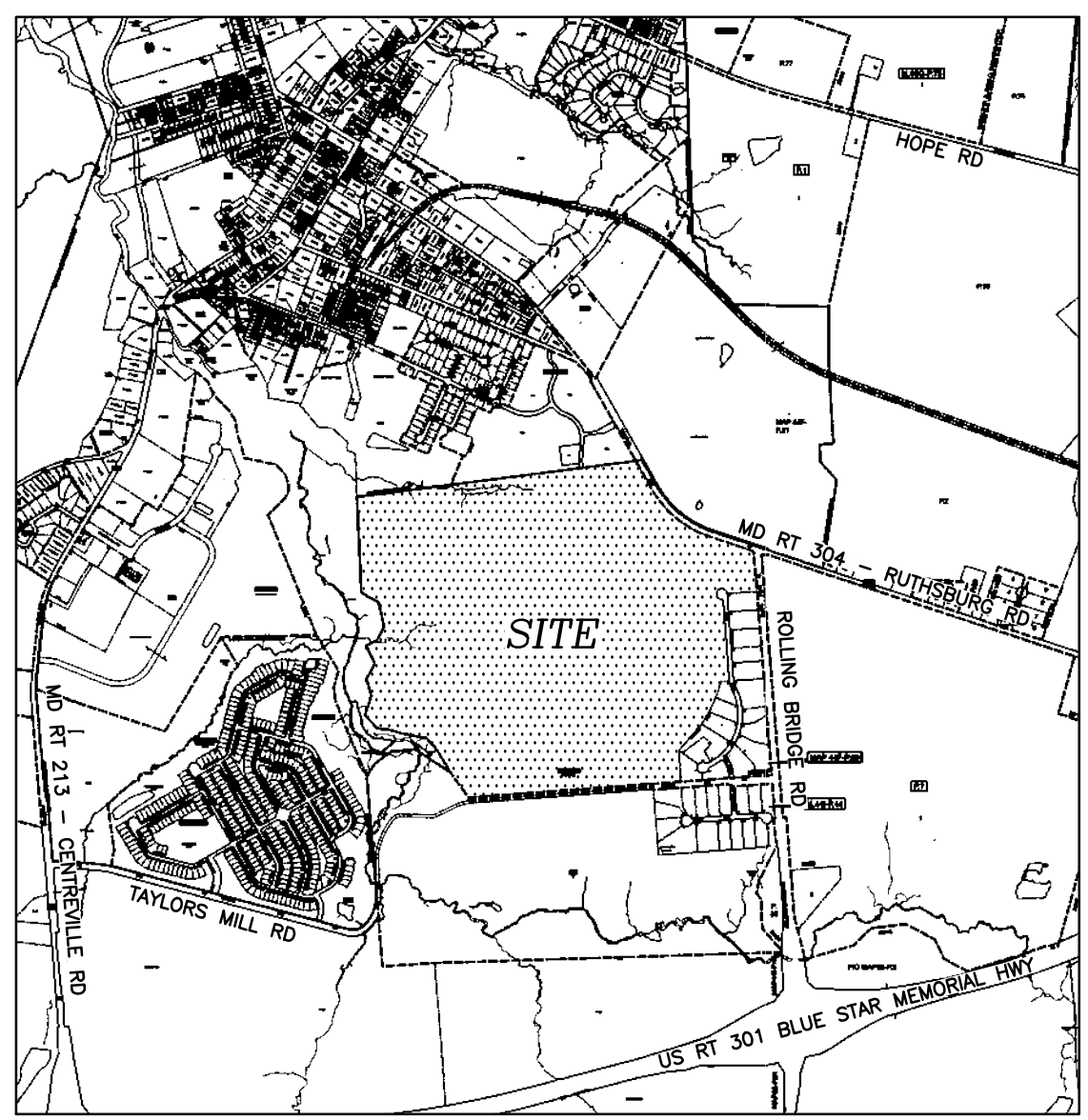
ADJACENT PROPERTY OWNERS

TAX MAP 44, PARCEL 60 (ZONED: AG/USE: RESIDENTIAL)

LOT #	CURRENT OWNER	DEED
LOT 6:	KRISHAN PAREL & ALAKA BHATT-PATEL	1151/238
LOT 7:	EDWARD JOHN HENNE & JOYCE ELAINE HENNE	954/181
LOT 8:	H. DAVID SIMMONS & MARCI SIMMONS	2551/313
LOT 9:	JOHN ORZECZOWSKI & NANCY ORZECZOWSKI	1033/161
LOT 10:	TODD UZAROWSKI & ANDREA COX	1429/652
LOT 11:	SALVATORE PURPORA	908/172
LOT 13:	KIRK KINSER	1623/137
LOT 14:	BRIAN P. MCPPEAKE	2351/85
LOT 15:	BONNIE J. SIMMS & ROBERT MILTON SIMMS, SR.	2281/78
LOT 16:	THOMAS WADE & KATIE J. WADE	2188/296
LOT 17:	TIMOTHY G. STARKEN & RUTH A. STARKEN	2085/132

PROPERTY BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	1185.92'	869.67'	455.43'	S 50°43'50" E	850.31'
C2	98.67'	29.48'	14.85'	S 63°10'46" E	29.37'
C3	60.00'	272.10'	71.71'	S 45°42'33" W	92.04'
C4	25.00'	34.83'	20.92'	S 44°17'27" E	32.08'
C5	350.00'	30.64'	15.33'	S 06°52'50" E	30.63'



OWNER: PROVIDENCE AT CENTREVILLE, LLC
1687 BULLOCK CIR, OWINGS MILLS, MARYLAND 21117

PROPERTY ADDRESS:
LITTLE KIDWELL AVE
CENTREVILLE, MARYLAND 21617

DEED REFERENCE: 4191/64

PLAT REFERENCE: 45/7, 44/63, 42/37, 41/26, 37/76, 32/45, 33/69, 30/96, 27/38, 27/7 & 26/15

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDCT (NSG CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE IMPROVEMENTS SHOWN HEREON REFLECT ON-SITE CONDITIONS OBSERVED 2/9/23.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND LAND SURVEYOR NO. 363, HAS SURVEYED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

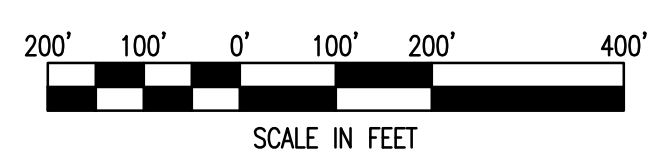
THIS PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12.D OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

JEFFERSON EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 363
LANE ENGINEERING, LLC
354 PENNSYLVANIA AVENUE
CENTREVILLE, MARYLAND 21617

DATE

LEGEND

	TELEPHONE PEDESTAL
	ELECTRIC TRANSFORMER
	WELL
	WATER FAUCET
	APPROXIMATE TREE LINE
	IRON ROD FOUND
	IRON ROD SET
	STONE FOUND
	COMPUTED POINT
	PROPERTY LINE
	AREA TO BE REZONED FROM AG ZONING (COUNTY) TO TND ZONING (TOWN) 279.586 AC.±



REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

E-mail: general@laneinc.com
117 Bay St., Easton, MD 21601 (410) 822-8003
15 Washington St., Centreville, MD 21613 (410) 221-0818
354 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2095

SEAL

DATE

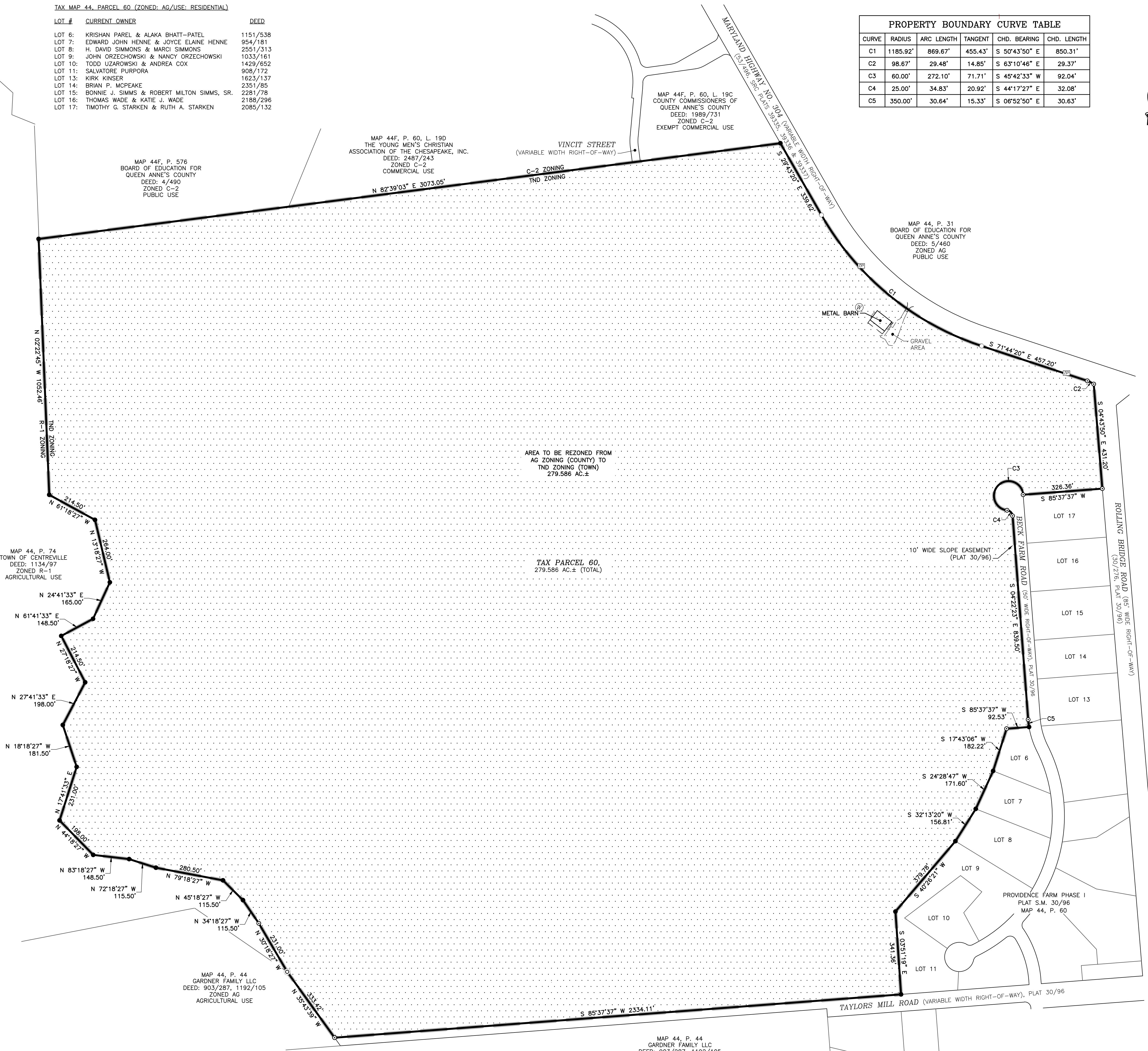
ZONING PLAT
ON THE LANDS OF
PROVIDENCE AT CENTREVILLE, LLC
TOWN OF CENTREVILLE

IN THE THIRD ELECTION DISTRICT
QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP 44F, GRID 24, PARCEL 60

ISSUED FOR: OWNER, TOWN & COUNTY REVIEW DATE: 5/1/24 BY: BFG
OWNER, TOWN & COUNTY REVIEW DATE: 5/23/24 BY: BFG

SHEET No. 1 OF 1 DATE: 5/1/24
SCALE: AS NOTED JOB No. 230010 FILE No. A269

Date: 05/23/2024 - 1:00pm User: dean Project Manager: BFG Drawing Path: J:\2023\0000\230010\Civil\3D-230010.dwg Plots\VPSP-PLTS-230010.dwg ZoningPlatOption1 XREF File(s): VBS-BASE-2436-230010\VD-BASE-230010\RSF-BASE-230010\RSF-BASE-230010\HSL-BASE-230010\HSL-BASE-230010\CSP-BASE-230010\CSP-BASE-230010\RAE-BASE-230010\RAE-BASE-230010\ZNP-BASE-OPTION1-230010\ZNP-BASE-OPTION2-230010\COMP-PLAN-BASE-230010



MAP 44, P. 44
GARDNER FAMILY LLC
DEED: 903/287, 1192/105
ZONED AG
AGRICULTURAL USE

AREA TO BE REZONED FROM
AG ZONING (COUNTY) TO
TND ZONING (TOWN)
279.586 AC.±

TAX PARCEL 60,
279.586 AC.± (TOTAL)

MAP 44F, P. 60, L. 19C
COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY
DEED: 1989/731
ZONED C-2
EXEMPT COMMERCIAL USE

MAP 44F, P. 60, L. 19D
THE YOUNG MEN'S CHRISTIAN
ASSOCIATION OF THE CHESAPEAKE, INC.
DEED: 2487/243
ZONED C-2
COMMERCIAL USE

MAP 44, P. 31
BOARD OF EDUCATION FOR
QUEEN ANNE'S COUNTY
DEED: 5/480
ZONED AG
PUBLIC USE

MAP 44F, P. 576
BOARD OF EDUCATION FOR
QUEEN ANNE'S COUNTY
DEED: 4/490
ZONED C-2
PUBLIC USE

MAP 44, P. 74
TOWN OF CENTREVILLE
DEED: 1134/97
ZONED R-1
AGRICULTURAL USE

MAP 44, P. 44
GARDNER FAMILY LLC
DEED: 903/287, 1192/105
ZONED AG
AGRICULTURAL USE

NAD 83 (2011)
MD COORDINATE SYSTEM

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO 06-2024**

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE
TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF
THE TOWN CODE, AS TO THE TOWN NEIGHBORHOOD TRADITIONS (TND)
ZONING DISTRICT**

WHEREAS, the Town Council has the authority under §5-213 of the Local Government Article of the Annotated Code of Maryland, to adopt zoning regulations;

WHEREAS, Section 4-102(6) of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council of Centreville to regulate the location and use of buildings, signs and structures on the land;

WHEREAS, Section 170-62 of the Code of the Town of Centreville provides for amendments to the regulations, restrictions and [zoning] boundaries set forth in Chapter 170 of the Code;

WHEREAS, the Town desires to amend Chapter 170-29.1 and subsection A.1 to clarify land area within the Town may be zoned TND in accordance with the Town Comprehensive Plan;

WHEREAS, the Town Council received a _____ recommendation on this Ordinance NO. 0-____-2024 from the Centreville Planning and Zoning Commission; and

WHEREAS, the Town Council held a public hearing on this Ordinance on _____.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Centreville:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance;

Section 2. The Chapter 170-29.1 of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

The TND District is intended to allow development consistent with design principles of a traditional neighborhood. A traditional neighborhood is compact; is designed for the human and pedestrian scale; provides a mix of residential uses including civic, small scale retail and open space uses in close proximity to one another in the neighborhood; is architecturally integrated; provides a mix of housing styles, types and sizes to accommodate a variety of households; is integrated into the surrounding communities; incorporates interconnected streets with sidewalks and bikeways and transit that offer multiple routes for motorists, pedestrians and bicyclists and provide for the connections of those streets to existing and future developments and incorporates significant environmental features into the design. **TND District zoning is for areas designated in**

the Town Comprehensive Plan as Residential Future Land Use to be developed as TND and/or Master Planned Complete Neighborhood Development.

Section 3. The Chapter 170-29.1 subsection A.4 of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

~~No land shall be classified as TND District unless it is so designated on the Town Comprehensive Plan.~~

Section 4. The Chapter 170-29.1 subsection H. 2. of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

2. Residential garages.

a. **Except as provided in b. (4) below** front loading and garages attached to the front of the main structure are prohibited.

b. Permitted garage access locations on a single-family housing lot include: [Amended 11-4-2021 by No. 12-2021]

(1) A detached rear garage accessed from a local street, alley or woonerf;

(2) An attached side garage accessed from the local street, alley or woonerf;

(3) An attached rear garage accessed from the local street, alley or woonerf;

(4) A detached rear garage, behind the house, accessed from the local street, alley or woonerf.

(5) **An attached front loaded garage may be permitted by the Planning Commission provided: (i) the garage does not project beyond the front of the façade; and (ii) the dwelling is not located on a major or minor collector road.**

Section 4. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

R. Gaye Adams
Town Clerk

Ashley Heffernan Kaiser, Esq., President

First Reading: _____

Eric B. Johnson, Jr., Vice President

Second Reading: _____

Enacted: _____

Enacted: _____

Daniel B. Worth, Member

Jim A. Beauchamp, Member

Jeffrey D. Kiel, Member

MEMORANDUM

TO: TOWN OF CENTREVILLE
PLANNING COMMISSION

FROM: STACEY DAHLSTROM, AICP
SD
SENIOR PLANNER, EPR FOR
CENTREVILLE

ORGANIZATION: CENTREVILLE MD

DATE: JUNE 20, 2024

Re: **Annexation Documents Review**
Providence Farm – June 26, 2024
Planning Commission Review and Comment to
Town Council

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Proposed Providence Farm Annexation

As we have discussed at the April 3 Planning Commission Work session, as well as at our discussion with the applicants on April 17, 2024, and Town Staff discussed the Proposed Providence Farm Annexation documents have been updated and reintroduced by Town Council and referred to Planning Commission for your review and comments.

Planning Issues

Overall, most of the proposed Annexation documents provide a good clear basis for recommending consistency with Town of Centreville Comprehensive Plan: 2040.

The documents accurately reflect the designation of the 279 acre parcel as identified as a portion of Growth Area 4, identified as Complete Neighborhood on Map 2 Growth Area Plan in the Municipal Growth Element (page 27 as well as in the Annex) and as identified as a Tier II Growth Area (Map 1 B, page 26 and the Annex) in the Town of Centreville Comprehensive Plan: 2040. Tier II designations are future growth areas planned for sewer service. TND Zoning currently permits up to 5 dwelling units per acre and will be eligible for Priority Funding Area status.

Open Space and Text Amendment Considerations

The Planning Commission should consider the following issues in the review and comment to Town Council on the proposed annexation.

Open Space: Planning Commission should consider including a statement to Town Council that you support the Town Council recommending that the County Commission allow for the official release of open space with official subdivision approval, upon satisfactory finding that the subdivision and development of this Property will provide sufficient open space for the needs of Centreville and consistent with its zoning (TND Complete Neighborhood PUD).

Proposed Text Amendment Re TND and Garages:

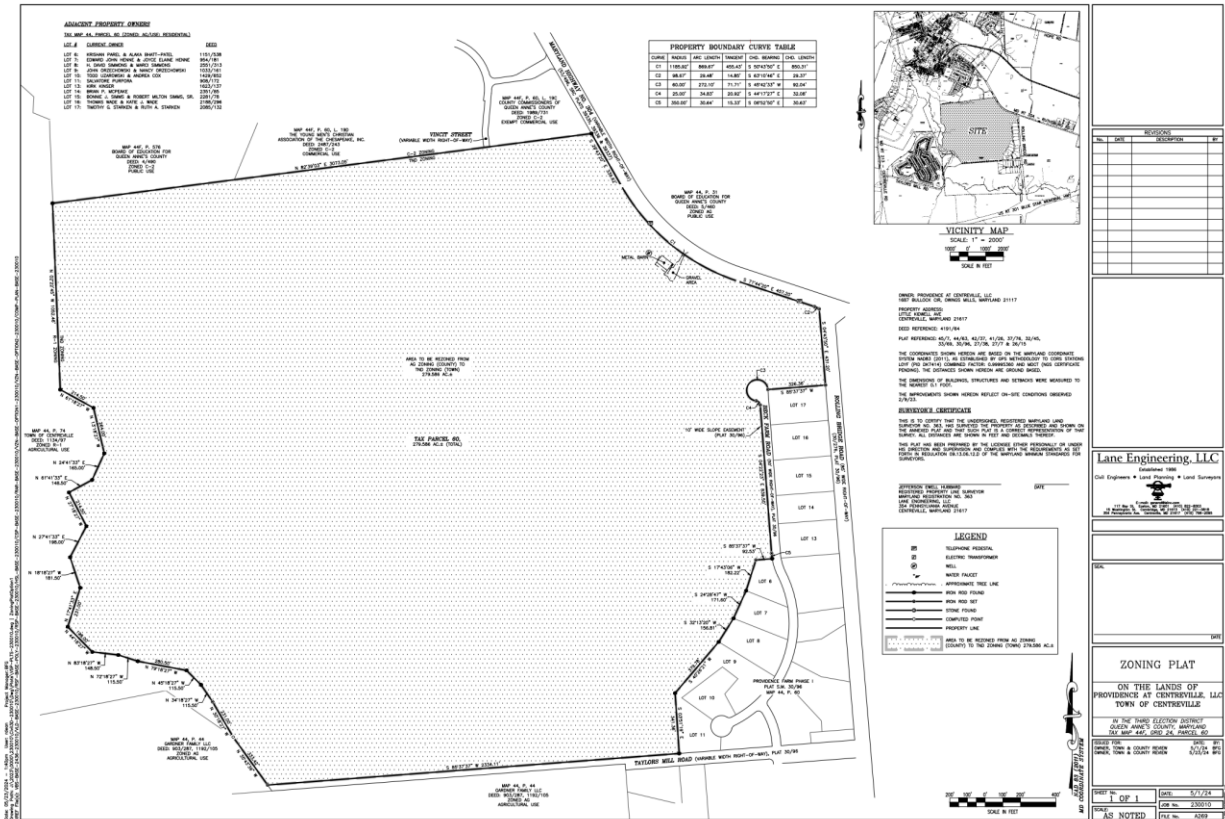
TND: Planning Commission should consider recommending support the proposed text amendment language to clarify that TND zoning is for areas with Residential Future Land Use designation and intended to be developed as TND and or Master Planned Complete Neighborhood Development, rather than only those designated as TND in the Comprehensive Plan.

Garages: The Planning Commission should consider our discussions regarding thoughts about those instances in which allowing front facing (loaded) garages may be acceptable, if you feel the proposed text amendment is not helpful at this time, you can recommend that it be stricken and not included in the proposed text amendment. Alternatively, you may also consider suggested updates a few of which are provided in this memo.

Review of Issues

As we have discussed previously the zoning and zoning plat have been revised to be proposed as TND, which currently provides up to 5 du per acre and will be priority funding area eligible.

“The Official Zoning Map is hereby amended to zone 279.586 acres of land more or less, annexed into the Town as per Resolution No. _____, (“Providence Property”) as Traditional Neighborhood Development District (TND) as more fully described on the “Zoning Plat” which is attached hereto this Ordinance as Exhibit 1;”



Comprehensive Plan

The Annexation Plan correctly identifies that the parcel is designated as Complete Neighborhood on Map 2 Growth Area Plan in the Municipal Growth Element (page 27 as well as in the Annex) and as identified as a Tier II Growth Area (Map 1 B, page 26 and the Annex) in the Town of Centreville Comprehensive Plan: 2040. Tier II designations are future growth areas planned for sewer service.

Annexation Plan: "...The Municipal Growth Chapter of the Town Plan identifies the Providence Property as "Planned Annexation" and is further designated Growth "Tier II" meaning its development is anticipated under and consistent with the Comprehensive Plan. The Providence Property is further identified as part of Growth Area 4 in the Comprehensive Plan Table 2, Map 1 A, has a Tier designation of II in Map 1 B, and envisioned to be developed as a "Complete Neighborhood" in "Growth Area Plan Map 2." Annexation of the Providence Property is consistent with the Town Comprehensive Plan."

Additionally, as provided in Table 2 (page 18 as well as in the Annex), Growth Area 4 in which the proposed annexation parcel is located is identified as Residential Zoning, for the larger area (including the parcel proposed for annexation) based on a density of 3.5 units per acre noted as the minimum density to be achieved in support of financial feasibility for the provision of sewer and

priority funding area (PFA) requirements. TND zoning providing a 5 units per acre is consistent and PFA eligible.

Table 2

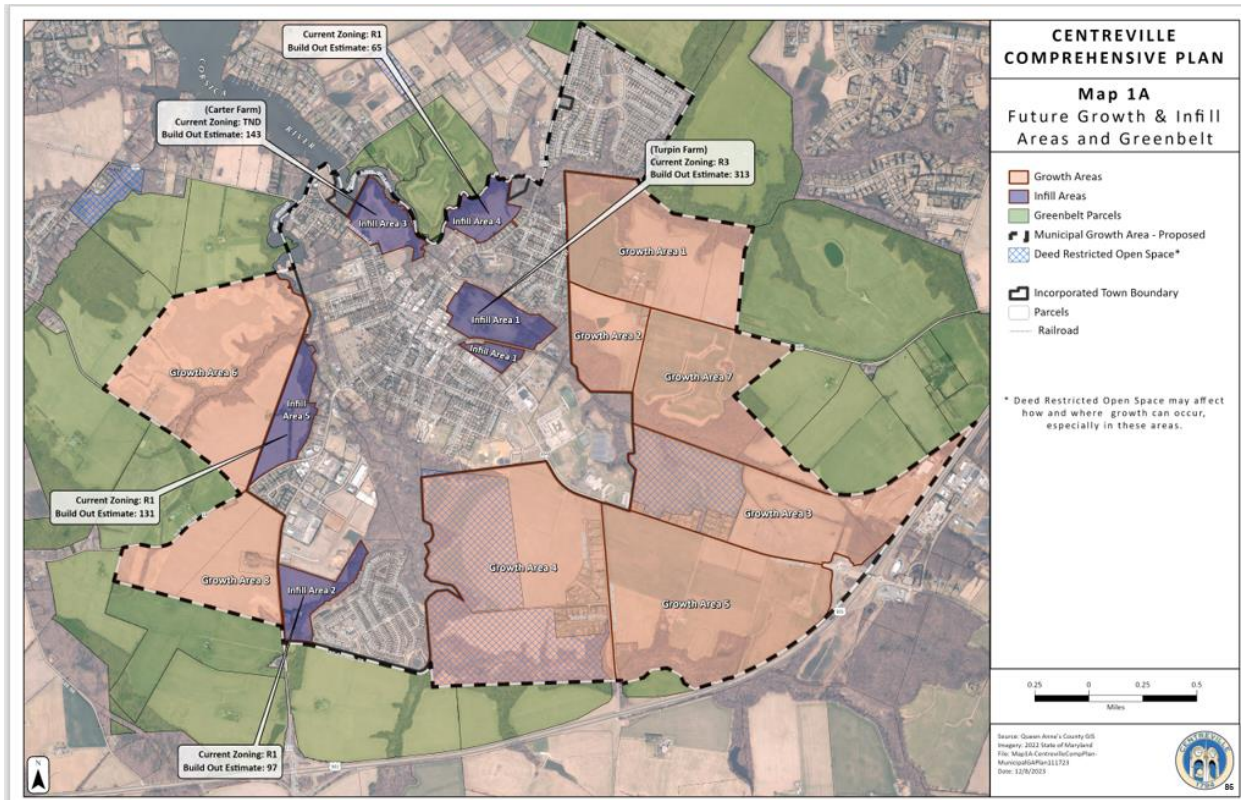
Residential Infill Area	Zoning	Gross Acres	Sensitive Acres ****	Net Acres	Density DU/Net Acre*/**	Housing Units ** DU/acre	Population (2.49/du)	Water Flow (gpd)***	Wastewater Flow (gpd)***
Infill Area 1	R-3	70	31	39	8	313	779	78,250	78,250
Infill Area 2	R-1	47	15	32	3	97	242	24,250	24,250
Infill Area 3	TND	45	16	29	5	143	356	35,750	35,750
Infill Area 4	R-1	37	15	22	3	65	163	16,250	16,250
Infill Area 5	R-1	57	13	44	3	131	325	32,750	32,750
Residential Infill Subtotals		256	90	166		749	1,865	187,268	187,268
<i>Misc. Residential</i>	R-2	8	0	8		30	75	7,500	7,500
Residential Infill Totals:		264	90	174		779	1,940	194,750	194,750
Growth Area	Proposed Zoning								
Growth Area 1	Residential	266	62	204	3.5	714	1,778	178,500	178,500
Growth Area 2	Residential	91	35	56	3.5	196	488	49,000	49,000
Growth Area 3	Residential/ TED	311	35	276	3.5	966	2,405	241,500	241,500
Growth Area 4	Residential	510	129	381	3.5	1,334	3,320	333,500	333,500
Growth Area 5	Residential/ TED	351	22	329	3.5	1,152	2,867	288,000	288,000
Growth Area 6	Residential	346	63	283	3.5	991	2,466	247,750	247,750
Growth Area 7	Residential/ TED	234	61	173	3.5	606	1,508	151,500	151,500
Growth Area 8	Residential	183	9	174	3.5	609	1,516	152,250	152,250
Growth Area Subtotals		2,292	416	1,876		6,568	16,349	1,642,000	1,642,000
<i>(Less) Growth Area Commercial/Industrial</i>	TED District	293		293					
Residential Growth Area Total		1,999	416	1,583	3.5	5,541	13,797	1,385,125	1,385,125
Residential Totals:		2,263		1,757		6,320	15,737	1,580,000	1,580,000
Commercial									
Infill- Commercial, Institutional, Industrial Set Aside								18,000	18,000
Growth Area- (estimated) Commercial/Industrial	TED District	293						11,484	11,484
Total: Commercial, Institutional, Industrial								29,484	29,484
Residential and Commercial Grand Total:		2556		2050		6,320	15,737	1,609,484	1,609,484

*Infill Area Density Units calculated using maximum number of units allowable in each residential zone

**3.5 units per acre is min density to be achieved in support of financial feasibility for provision of Sewer and Priority Funding Area requirements

***Water & Sewer usage is estimated at 250 gallons per day (gpd) per Housing (Equivalent Dwelling) Unit, or EDU

****Sensitive Acres include forested land, wetlands, floodplains and streams



Map 1B - Growth Tier Designations

“Map 1B identifies the tier designations required under the Sustainable Growth & Agricultural Preservation Act of 2012. The designations include Tier I designations: areas currently served with public sewer; Tier II areas: future growth areas planned for sewer service, and Tier IVA areas (Greenbelt) planned for conservation and no major subdivisions on septic. “

Future Land Use

The following information provided before provides guidance for the Town’s desired intent of general uses and environmental features to be considered should the annexation and zoning be approved as the applicants work with the Town to develop a Complete Neighborhood.

Of the Total approximately 279.6690 Acres proposed for annexation, Centreville’s Future Land Use Plan provides approximately:

- Resource Conservation/Open Space: 101 acres
- Commercial: 23 acres
- Residential: 156 acres



**CENTREVILLE
COMPREHENSIVE PLAN**

**Map 4
Future Land
Use Plan**

Future Land Use

- Resource Conservation / Open Space
- Residential
- Residential High Density
- Institutional
- Central Business District
- Commercial
- Office / Light Industrial

Municipal Growth Area Plan

- Resource Conservation / Open Space
- Complete Neighborhood
- Commercial
- Technology Enterprise

Greenbelt Parcels

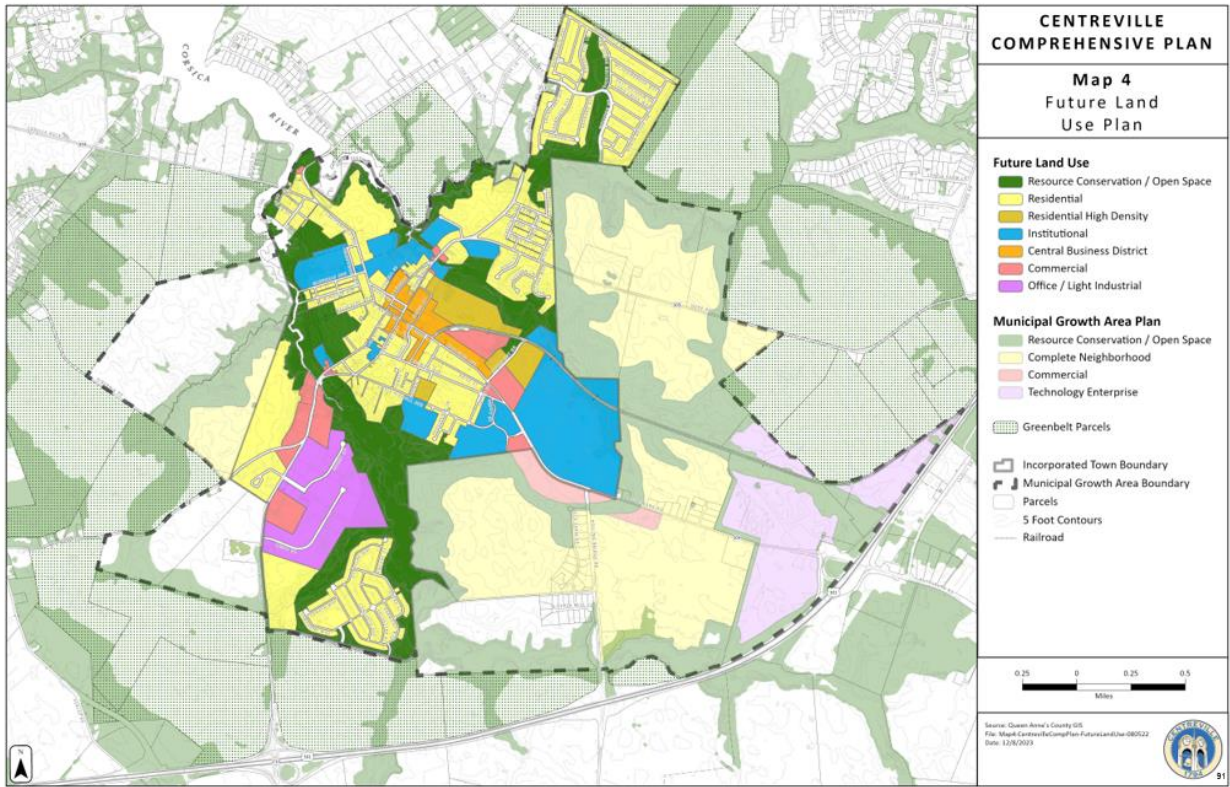
Incorporated Town Boundary

Municipal Growth Area Boundary

Parcels

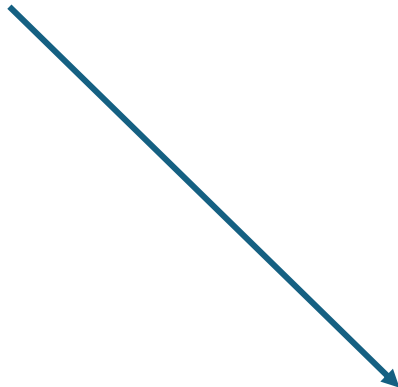
5 Foot Contours

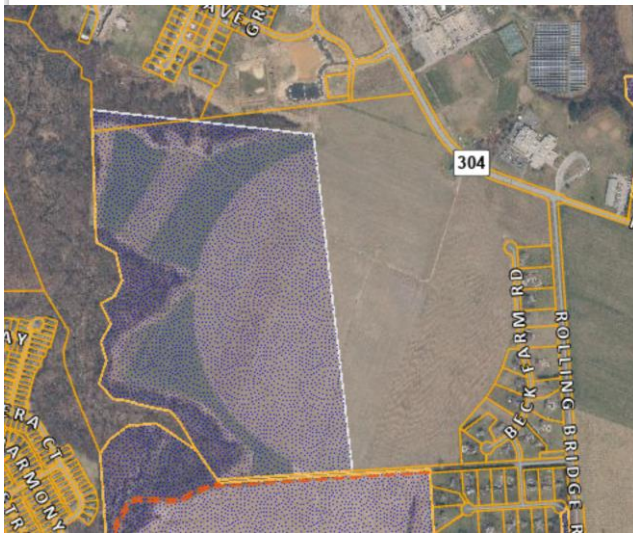
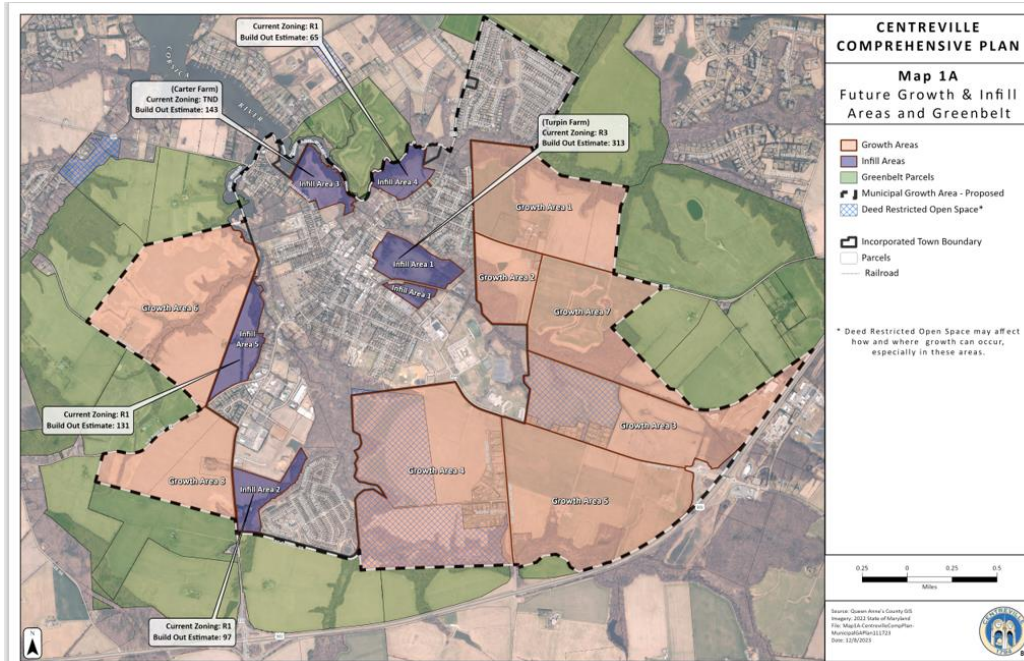
Railroad



Resource Conservation Open Space

As you will recall from our Comprehensive plan finalization workshop discussions as well as discussions with the applicant regarding this proposed annexation, this parcel is one noted to have deed restricted open space (depicted on Map 1 A, page 24 and in the annex).





- Conservation Lands
- Conservation Lands Annotation
- Conservation Lands Anno
- Conservation Lands Anno
- Deed Restricted Open Space
- Rural Legacy Areas
- Non Contiguous Development
- Private Lands Easement
- TDR Easement

The applicant has indicated that approximately 155.96 acres was required to be Deed Restricted Open Space as a part of the Rolling Bridge Subdivision and is currently restricted to only being further developed in the event that Annexation by Centreville occurs, or is attempted and rejected, then the applicant has the right to address with further consideration from Queen Annes County.

These excerpts/snips from QAC Planning Department memo to Queen Annes County Planning staff memo to Commission July 12, 2001, QAC File #03-01-04-0004, Peter G. Sheaffer (Providence Farm):

- During the June 14, 2001 Planning Commission meeting the Planning Commission granted preliminary subdivision approval on the condition that, *No further development of the County portion of the property occur prior to annexation of the property by the Town of Centreville.* This condition should be added as a plat note to the subdivision plats.
- The applicant will be again asking for discussion on the condition of no additional development. In the event the Town of Centreville is asked to annex the property but does not, the applicant would like to retain the rights to develop the property in accord with the Queen Anne's County Code.

These excerpts from 8/22/2001 Deed of Open Space Easement (date stamped clerk of circuit Court-October 16, 2001):

2. Specific Provision Relating to "Open Space" Area. The Zoning Ordinance requires that lands within the "Open Space" be restricted as to use in accordance with its provisions, including any amendments thereto. The provisions of this Deed of Open Space Easement are designed to satisfy these requirements and are not to be construed as covenants or conditions which confer any substantive rights and/or responsibilities on the lot owners. The Grantor reserves the right to reduce the aerial extent of the "Open Space" and the use restrictions imposed hereunder to the extent the Zoning Ordinance permits additional subdivision of the "Open Space". Such reduction shall not occur until and unless the Grantor obtains final subdivision approval for lands included in the "Open Space", and shall be no greater in area than the lands subject to such subdivision approval.

3. The Open Space area may be subject to further development in the event that owner receives approval from the Town Commissioners to annex to the Town of Centreville additional lands of the Property which currently located currently located outside of the Town's boundaries. Accordingly, aerial extent of the Open Space may be reduced or its configuration revised.

The applicant has indicated that they will be seeking a release from that Open Space Deed Restriction to be effective upon subdivision approval.

In coordination with Joe Stevens, who shared and provided the historic documents with the Town and County staff regarding this Open Space Deed Restriction and read through the information I summarized above, he provides the following:

"The Open Space Easement and conditions of Rolling Bridge subdivision approval make clear the intent to annex the Providence Property (including the Open Space) for Town scale development consistent with the Town's Comprehensive Plan(s). Due to the extensive design process and costs involved in obtaining development approvals, the applicant intends to seek County approval of release of the Open Space Easement concurrent with County expressed approval of the TND zoning (commonly referred to as the "zoning waiver"). The applicant has also offered to dedicate approximately 10 acres in the northwest portion of the Providence Property to the County for

government and civic uses (near the YMCA and Board of Education building), to be transferred upon final release of the Open Space Easement and final development approvals.

Although I didn't add a request, it would be helpful if the Planning Commission supported the release of the Open Space Easement and recommend the Town Council join the applicant in its request to the County."

Additionally, as helpfully shared by Town Engineer Whitehill, Per Queen Annes County Code §18:1-205 E. 7(a-c), provide the following which provide the opportunity for this, especially item (c) which I understand the applicants intend to create.

"Any *open space* restrictions established by the instrument shall be null and void and of no force and effect following:

- (a) Annexation of the *open space* by a *municipal corporation* within Queen Anne's County; and
- (b) Final approval by the *municipal corporation* of a *subdivision* or *site plan* that would permit *uses* other than those *uses* authorized in the instrument; and
- (c) The execution of a release in recordable form by the *County Commissioners* releasing the land from the force and effect of the instrument. The execution of such release shall be in the sole and exclusive discretion of the *County Commissioners*."

As I understand it the official request that the County consider the release of the Open Space Easement to be effective upon Subdivision approval, will be part of the items presented to the County for the TND Zoning Approval Request to the County Commissioners commensurate with providing a copy of the Petition and Resolution as required by Md. Code Ann. Local Government § 4-416 as noted in the Annexation Plan.

Recommendation: Planning Commission should consider including a statement in its review to Town Council that you support the Town Council recommending that the County Commission allow for the official release of open space with official subdivision approval, upon the satisfactory finding that the subdivision and development of this Property will provide sufficient open space for the needs of Centreville and consistent with its zoning (TND Complete Neighborhood PUD).

Assimilative Capacity Issues we will be working with re potential review and permitting after Annexation approval

Just as an illustration of some of the Watershed issues that we need to be aware of re the proposed Annexation, please see this snip from the Tier II Watershed map (MDE), the yellow shading you see on the eastern side of the property represents areas with no assimilative capacity.

As you are aware Queen Annes County assists the Town with Stormwater review and permitting. This issue is addressed at both the Comprehensive Water and Sewer amendment approval process as well as through the stormwater review and approval process. In one similar instance for a nearby local government in the County in addition to Environmental Site Design (ESD) Stormwater features, the County worked with the applicant and local government to direct/divert the drainage flow to the adjacent drainage basin which does not have assimilative capacity issues. As discussed previously we can help our applicants be aware of the situation and encourage them to work with us to include lots of environmental site design features and environmental enhancements and improvements as an integral part of the project (permeable trails etc.).



Tier II AC Catchments 2022
 Assimilative Capacity Remaining
 No Assimilative Capacity Remaining

Approximately 113 acres (of the approximately 156 acres of residential depicted on the Future Land Use map) remain if this No Assimilative Capacity area is removed (assuming it needs to be water quality enhanced rather than full of non-pervious surfaces).

Zoning and proposed TND Text Amendment

Excerpt from the proposed Annexation Plan:

“The Providence Property is currently in Queen Anne’s County and is zoned “Agricultural.” The Providence Property is located within a Land Use area designated for “Planned Annexation” and is

further designated Growth “Tier II” in the Comprehensive Plan (Maps 1B), meaning its development and growth is consistent with the Comprehensive Plan. The Annexation Property is identified as part of Growth Area 4 in the Comprehensive Plan Table 2, Map 1 A, has a Tier designation of II in Map 1 B, and envisioned to be developed as a “Complete Neighborhood” in “Growth Area Plan Map 2.” The Owner has requested, and the Town has agreed to zone the Providence Property Traditional Neighborhood Development District TND in accordance with Ordinance _____. The Owner agrees that as a condition of the annexation, it will only develop the Annexation Property in accordance with the TND and/or Planned Unit Development District (PUD) provisions of the Town Zoning Ordinance at a density not to exceed what is otherwise allowed in the TND zone as applicable, and it may apply to the Town Council for a PUD floating zoning designation (or another zoning district consistent with the Comprehensive Plan, and Town Zoning Ordinance as it may be amended from time to time). It is intended that the Comprehensive Plan and the provisions of the TND and PUD zone/provisions, as implemented, and any amendments thereto, will control the development and use of the Annexation Property.”

TND Text amendments for Consideration

As we briefly discussed informally at the June 5 Planning Commission Workshop. In furtherance of our effort to amend and update the TND zoning to allow it to be utilized for Complete Neighborhood Development such as the proposed Providence Farm Annexation,

1. Staff collaboratively worked with the applicant to propose these updates:

The Chapter 170-29.1 of the Town Code is hereby amended as follows.

The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

The TND District is intended to allow development consistent with design principles of a traditional neighborhood. A traditional neighborhood is compact; is designed for the human and pedestrian scale; provides a mix of residential uses including civic, small scale retail and open space uses in close proximity to one another in the neighborhood; is architecturally integrated; provides a mix of housing styles, types and sizes to accommodate a variety of households; is integrated into the surrounding communities; incorporates interconnected streets with sidewalks and bikeways and transit that offer multiple routes for motorists, pedestrians and bicyclists and provide for the connections of those streets to existing and future developments and incorporates significant environmental features into the design. **TND District zoning is for areas designated in the Town Comprehensive Plan as Residential Future Land Use to be developed as TND and/or Master Planned Complete Neighborhood Development.**

Section 3. The Chapter 170-29.1 subsection A.4 of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

~~No land shall be classified as TND District unless it is so designated on the Town Comprehensive Plan.~~

Recommendation: Planning Commission should consider supporting the collaboratively developed language to clarify that TND zoning is for areas with Residential Future Land Use designation and intended to be developed as TND and or Master Planned Complete Neighborhood Development, rather than only those designated as TND in the Comprehensive Plan. This is intended to allow it to be utilized for zoning for both growth areas as well as applicable large parcels which are currently identified as applicable for Master Planned Complete Neighborhoods (Infill and Growth Areas).

2. The applicant proposes the following update for further consideration:

Section 4. The Chapter 170-29.1 subsection H. 2. of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as ~~**bold-strike through**~~ are deleted:

2. Residential garages.

- a. **Except as provided in b. (4) below** front loading and garages attached to the front of the main structure are prohibited.
- b. Permitted garage access locations on a single-family housing lot include:
[Amended 11-4-2021 by No. 12-2021]
 - (1) A detached rear garage accessed from a local street, alley or woonerf;
 - (2) An attached side garage accessed from the local street, alley or woonerf;
 - (3) An attached rear garage accessed from the local street, alley or woonerf;
 - (4) A detached rear garage, behind the house, accessed from the local street, alley or woonerf.
 - (5) **An attached front loaded garage may be permitted by the Planning Commission provided: (i) the garage does not project beyond the front of the façade; and (ii) the dwelling is not located on a major or minor collector road.**

Centreville Design Standards – Garages

The following are important items the Planning Commission and Town Council should consider regarding garages as included in Centreville’s Design Standards (page 19)

<https://www.townofcentreville.org/sites/default/files/fileattachments/planning/page/2321/2010-10-07-design-standards-adopted-print.pdf>

8. Location of Garages

Intent-To ensure that garage doors do not dominate street-facing facades, overshadow pedestrian entryways and to allow free pedestrian access to sidewalks by providing adequate driveway length for parking of vehicles.



Required Standards

- Building front facade shall extend at least 5 feet closer to the front lot line than the face of the garage doors.
- Where improved alleys exist, access to garages shall be from the alley.

Encouraged Guidelines

- Garages should be located to the rear or side of the residence.
- Garage doors should be of appropriate materials and enhance the character of the structure and the residence.
- When garage doors are facing the street, they should be set back at least 25 feet from the required sidewalk.

Major and Minor Collectors are defined in §138-39 Streets

“... ”

2. Streets and roads are classified on the map, "Proposed Street and Highway System" attached to and made part of these Regulations.¹ The classification for streets and roads not indicated on the above-referenced map shall be based on the following definitions:

ARTERIAL HIGHWAYS. Serve an important role in the region by carrying large volumes of fast-moving traffic to and from the freeway system, major shopping areas, and employment centers.

COLLECTOR (MAJOR). Designed to carry relatively high traffic volumes to the arterial system; also provide access to major land uses, industry, commerce, and important public facilities.

COLLECTOR (MINOR). Provide direct access to abutting properties and also receive traffic from the secondary street system and distribute it to the major collector and arterial system. To accommodate higher traffic volumes than secondary streets, these streets are wider and traffic movement is less restricted by stop signs; also serve as the internal circulation system for land in more intensive development, such as apartments, commercial centers, and industrial subdivisions.

SECONDARY. Secondary streets provide immediate access to abutting low-density property. Traffic is carried in a stop-start manner and flows from secondary streets to the collector system.

WOONERF. Private secondary and tertiary streets designed to be shared by pedestrians, bicyclists, and automobiles. Woonerfs should be located adjacent to and serve residential subdivisions within PUDs and may be differentiated from other streets through signage and landscaping or intermittent changes in paving, materials or textures. ...”

Recommendation: The Planning Commission should consider our discussions regarding thoughts about those instances in which allowing front facing (loaded) garages may be acceptable, if you feel the proposed text amendment is not helpful at this time, you can recommend that it be stricken and not included in the proposed text amendment.

Alternatively, if you wish to consider a hybrid alternative, you could consider recommending that it be modified updated to establish the framework for your consideration of any front loaded garages in TND zoning (to become TND Complete Neighborhood PUD)

- (5) An attached front loaded garage consistent with Centreville’s Required and Encouraged Design Standards for Garages may be permitted by the Planning Commission.

or

- (5) An attached front loaded garage consistent with Centreville’s Required and Encouraged Design Standards for Garages and the dwelling is not located on a major or minor collector (others?) road may be permitted by the Planning Commission.

Commercial and Institutional Uses

As noted above, the Future Land Use map depicts approximately 23 acres of Commercial Land Use for this parcel which is also depicted on Map 8 street Plan (page 72 and the Annex) to include new primary local streets as well as a minor collector extending Vincit street southward to the East Side Major Collector at Taylor Mill Road Extended to serve the north-south travel needs of the southeast portion of the growth area. The applicant has discussed the potential to offer approximately 10

acres of the property in proximity of parcels currently owned by the County near the extension of Vincint Street.

Additionally, this item included in the proposed Annexation Agreement and Public Facilities Agreement as you may recall we have discussed previously will be helpful as we work collaboratively to update our TND/Complete Neighborhood PUD zoning in the coming months. Especially in consideration of areas which may become more civic in nature and how they might best be guided by updated TND development requirements for Civic areas.

“D. The Petitioner desires to carefully develop the Annexation Property with a mix of primarily residential uses, but also may include commercial and institutional uses as may be identified in the Comprehensive Plan or Town Zoning Ordinance. It is also anticipated development of the Annexation Property may include senior housing and apartments, as well as assisted living facilities. All future uses must be approved for development by the Town. All development will be consistent with the Comprehensive Plan, as may be amended from time to time.”

Next Steps - Waiver Request

The following explanation about waiver provision provided in State statues is an excerpt from the Maryland Municipal League’s Annexation Handbook:

“Subsection 4-416(b) of the Local Governments Article of the Annotated Code provides that no city or town may for five years following an annexation allow development of property within an annexed area if the development would be substantially different than the use authorized under county zoning at the time of the annexation. Also, for five years following an annexation, development density of newly annexed property may not be greater than 50% higher than would have been permitted under county zoning at the time of annexation. A county governing body may waive this requirement if its members desire.”

As part of this process, the following information addresses this and is provided in the Annexation Plan:

“To the extent that authorization by Queen Anne’s County is required by Md. Code Ann. Local Government § 4-416, the Town will submit any zoning classifications, text provisions, and zoning map amendments proposed to apply to the Providence Property within five years of effective date of Resolution ____ to the Queen Anne’s County Commissioners, together with a request that the County Commissioners expressly approve the Town zoning classification and authorize the land uses and densities permitted by such Town zoning classification (“Zoning Approval Request”). Town agrees to submit the Zoning Approval Request to the County Commissioners commensurate with providing a copy of the Petition and Resolution as required by Md. Code Ann. Local Government § 4-416. Furthermore, if, within the first five years after annexation, such County authorization is required by law and the County Commissioners fail or refuse to authorize the land uses permitted by the Town's

proposed zoning of the Providence Property, the Owner agrees (unless it otherwise withdraws its Petition) that it will wait until the expiration of the five year period before requesting final subdivision or site plan approval for the development of the Providence Property. In the event the County Commissioners do not approve the proposed zoning or authorize the land uses and densities permitted in the Town zoning classification, the Owner may proceed with any and all Town land use approvals to the extent permitted by law that are prerequisite to final subdivision or site plan approval.”

Conclusion – Recommendation

In conclusion, based on my review as noted above I recommend the Planning Commission:

- 1) Recommend the TND Text Amendment proposed clarify that TND zoning is for areas with Residential Future Land Use designation and intended to be developed as TND and or Master Planned Complete Neighborhood Development, rather than only those designated as TND in the Comprehensive Plan.
- 2) Recommend that the TND Text Amendment proposed for Garages be updated/modified based on Planning Commission’s discussion and recommendation (not considered at this time, or a hybrid approach as provided or discussed by Planning Commission).
- 3) Recommend that the Planning Commission support the Town Council recommending that the County Commission allow for the official release of open space with official subdivision approval, upon the satisfactory finding that the subdivision and development of this Property will provide sufficient open space for the needs of Centreville and consistent with its zoning (TND Complete Neighborhood PUD).
- 4) Recommend the Zoning and overall Annexation proposed as provided in the Annexation documents and discussed with Town Staff for TND Zoning is consistent with the Town of Centreville Comprehensive Plan conditioned upon the applicable TND Text amendment updates as recommended by Planning Commission and inclusion of proper Open Space release support/request with the County Zoning consideration.



THE TOWN OF CENTREVILLE 101LAWYERS ROW CENTREVILLE, MD 21617
410-758-1180 FAX 410-758-4741 WWW.TOWNOFCENTREVILLE.ORG

June 26, 2024

Office of the Secretary, Maryland Department of
Planning Attn: David Dahlstrom, AICP
301 W. Preston St.
Baltimore, Maryland 21201-2305

Dear Mr. Dahlstrom:

The Town of Centreville Planning and Zoning Commission approved the following Annual Report for the Reporting Calendar Year 2023 as required under §1-207(b) of the Land Use Article on June 26, 2024. This report has been filed with the Town Council.

1. Number of new Residential Permits Issued inside and outside of the Priority Funding Area (PFA), §1-208(c)(1)(i) and (c)(3)(ii):

Table 1: New Residential Permits Issued Inside and Outside the Priority Funding Area (PFA)

Residential - Calendar Year 2023	PFA	Non - PFA	Total
# New Residential Permits Issued	4	0	4

2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year, as required under §1-207(c)(6) of the Land Use Article? If yes, please submit the 5-Year Report as an attachment. Y [] N [X]

3. Were there any growth-related changes, including Land Use Changes, Annexations, Zoning Ordinance Changes, Rezonings, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to §1-207(c)(1) of the Land Use Article? If yes, please list or map. Y [X] N []

As part of Town of Centreville Comprehensive Plan: 2040, Tier Map 1B was adopted identifying Sewer Service Tier designation as required under the Sustainable Growth and Agricultural Preservation Act of 2012. Centreville’s Comprehensive Plan: 2040 growth area was modified from the 2009 Comprehensive Plan. The updated growth area consists of approximately 2293 acres. It reflects the net effect of the removal of approximately 136 acre reduction (MD Route 213 and Hibernia Road (previously identified as Growth Area 9), the expansion of growth areas on the east side (3, 4, 5 and 7), and growth area 6 on the west side. Additionally, area designated as greenbelt was expanded on the west side of Town on both the Growth Area Map and designated as Tier IVA - Greenbelt

planned for conservation and no major subdivisions on septic on Tier Map 1B.

4. Did your municipality identify and/or implement recommendations, related to the following general planning topics, to improve the local planning and/or development process? Y [X] [] N Please select all that apply.

Town of Centreville Comprehensive Plan: 2040, adopted December 14, 2023, includes a number of recommendations the Town is currently implementing that include but aren't limited to the following topics:

<input type="checkbox"/> Green Infrastructure	<input checked="" type="checkbox"/> Revitalization and Infill
<input checked="" type="checkbox"/> Zoning Reform	<input checked="" type="checkbox"/> Bike/Ped Planning
<input type="checkbox"/> Climate Change	<input type="checkbox"/> Commercial Redevelopment
<input checked="" type="checkbox"/> Affordable/Workforce Housing	<input type="checkbox"/> Sustainable Growth
<input type="checkbox"/> Equity	<input checked="" type="checkbox"/> Placemaking
<input type="checkbox"/> Resilience	<input type="checkbox"/> Aging Population
<input type="checkbox"/> Water/Air Quality	<input checked="" type="checkbox"/> Sensitive Area Preservation
<input checked="" type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Expedited Review for Preferred Projects
<input type="checkbox"/> Brownfield Remediation	

5. Are there any issues that Planning can assist you with in 2024?

The Planning Commission appreciates MDP's recent (2024) and continued assistance in the development and support of our TND Complete Neighborhood Zoning Concept Visioning and development as well as the technical assistance on the completion of this Annual Report.

6. Have all members of the Planning Commission/Board and Board of Appeals completed an educational training course as required under §1-206(a)(2) of the Land Use Article?

Newly appointed (April 18, 2024) Planning Commission member Kyle Farabaugh completed his training in May 2024. Centreville Planning Commission may also attend the MPCA/APA Conference in October 2024.

2023 Centreville Planning Commission Activities

Centreville Planning Commission dedicated a lot of time to their reviews as well as finalization of the Town of Centreville Comprehensive Plan: 2040 (adopted December 14, 2024), as noted in the following overview of Planning Commission Activities.

Centreville Planning Commission (PC) Activity 2023			
Project	Date	Review – Activity	Planning Commission Action
Draft 2040 Comp Plan	January 18, 2023	Public Hearing	Considered Public Comment
Draft 2040 Comp Plan	February 1, 2023	Work Session	Draft Comprehensive Plan Discussion
Taco Bell (Rt 213 & Laser Drive)	February 15, 2023	PC Meeting - Final Site Plan & Minor Subdivision Review	Final Site Plan & Minor Subdivision Approved with Conditions

Centreville Planning Commission (PC) Activity 2023

Draft 2040 Comp Plan		Public Hearing	Considered Public Comment
Draft 2040 Comp Plan	March 1, 2023	Work Session	
QAC Board of Education (BOE) Building	March 15, 2023	Informal Architecture Discussion	No action – discussion by applicant
Draft 2040 Comp Plan	April 5, 2023	Work Session	Draft Comprehensive Plan Discussion
Draft 2040 Comp Plan	May 3, 2023	Work Session	Draft Comprehensive Plan Discussion
QAC BOE – Lot 19, Vincit Street	May 17, 2023	PC Meeting Final Site Plan Review	Approved with conditions.
Drapers Liquor Store	June 21, 2023	PC Meeting Informal Review	Discussion about Permitted Use and Planning Commission referral to Town Attorney for guidance
Proposed Mixed Use Development – Spring Street/Farmingdale		PC Meeting Informal Review	General Concept discussion and PC consensus in support of the project.
CY 2022 Annual Report		Reviewed CY 2022 Annual Report Short Form.	Approved with correction of year to 2022.
Draft 2040 Comp Plan		Draft Plan Discussion	Draft Comprehensive Plan Discussion
Draft 2040 Comp Plan	July 5, 2023	Work Session	Draft Plan Discussion
Drapers Liquor Store	July 19, 2023	Zoning Discussion: Primary Use local (liquor and sub sandwich sales)	Follow up discussion clarification re Town Attorney from 6/21/24 meeting.
Draft Comprehensive Plan Discussion		Discussion	Draft Comprehensive Plan Discussion
Special Meeting – Comprehensive Plan: 2040	August 2, 2023	Final consideration of public comment and updates by Planning Commission for Town Council’s Consideration	Closed Public Hearing Record Forwarded Draft Comprehensive Plan: 2040 to Town Council for Review
Ordinance 05-2023 – Chapter 170 – Indoor Agriculture –	September 20, 2023	Review and recommendation to Council	Unfavorable Recommendation to Town Council
104 Watson Road	October 18, 2023	Special Exception Review-Short Term Rental Airbnb	Favorable Recommendation to BOA limited to current property owner; listing to include increased bicycle and pedestrian safety awareness re Watson Road.
Maryland Planning Commissioners Association (MSPCA) Conference	October 24-26, 2023	MSPCA Conference	The Majority of Centreville’s 2023 Planning Commission

Centreville Planning Commission (PC) Activity 2023

			attended the 2023 MSPCA Conference held @ the Kent Island Resort, Queen Anne’s County MD.
Comprehensive Plan: 2040 Updates per Town Council	November 1, 2023	Review and update Comprehensive Plan: 2040 per Town Council direction	Review and update Comprehensive Plan: 2040 per Town Council direction
Final workshop discussion Town of Centreville: Comprehensive Plan: 2040	December 6, 2023	Final updates to Comprehensive Plan: 2040	Final formatting re Comprehensive Plan: 2040 for Town Council consideration 12/14/2023 for adoption.

Sincerely,

Stacey Dahlstrom, AICP
 Town Planner/Planning Assistance
 Centreville
 EPR-PC

DRAFT

ISSUED BUILDING PERMITS
May 1 - 31, 2024

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-37-24	Ernie Bradley	William Dumbaugh	501 North Brook Dr.	finish basement	5/1/2024
BP-38-24	Garland/DBS Inc.	QAC High School	125 Ruthsburg Rd	replace flat roof	5/1/2024
BP-39-24	Elizabeth Baer	Elizabeth Baer	103 Tilghman Ave.	shed	5/7/2024
BP-40-24	Economy Restoration	Virginia Guy	130 Opera Crt.	replace roof	5/9/2024
BP-41-24	Shannon May	Shannon May	712 Church Hill Rd.	fence	5/9/2024
BP-42-24	Chesapeake Construction	Gary & Joan Templeton	110 Sonata Way	screened porch over existing pad	5/21/2024
BP-43-24	Donald Dawkins	Donald Dawkins	206 Windsor Ave.	10x16 shed	5/21/2024
BP-44-24	Shore Living Holdings	Shore Living Holdings	101 Newnam Ave.	replace roof	5/21/2024
BP-45-24	Economy Restoration	Margaret Hungerford	129 Encore Ct.	replace roof	5/28/2024
BP-46-24	J. Dale Foxwell	Kathryn Bender	844 Harmony Way	add sunroom	5/28/2024
BP-47-24	David Weinle	David Weinle	103/105 Chesterfield Ave.	replace roof	5/28/2024

* based on the approval date by Zoning Administrator