



## CENTREVILLE PLANNING COMMISSION

August 21, 2024

Liberty Building - 2nd Floor

107 North Liberty Street

7:00 p.m.

### A G E N D A

- I. **CALL TO ORDER** – Tim Zuella – Vice Chair
- II. **Chair’s Announcements**
- III. **Review of Minutes from Previous Meetings**
  - a. May 1, 2024 work session minutes
  - b. May 15, 2024 meeting minutes
  - c. June 5, 2024 work session minutes
  - d. June 26, 2024 meeting minutes
- IV. **Opening Statement**
- V. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- VI. **Appearances**
  - a. Variance Request for Driveway/Walkway in the Critical Area Buffer – 110 Watson Rd, Darryl Savage, Owner
  - b. Concept Subdivision and Site Plan for proposed commercial development on proposed Lots N, O and P, Centreville Business Park, Coursevall, LLC, Owner; Kevin J. Shearon, P.E., LEED AP, DMS & Associates, LLC
  - c. Amended Final Site Plan – Outdoor pool and support building, YMCA 210 Vincit Street; Kevin J. Shearon, P.E., LEED AP, DMS & Associates, LLC
- VII. **New Business**
  - a. Ordinance 08-2024 – Temporary Moratorium – for review and recommendation to Council
  - b. Ordinance 09-2024 – Cannabis Provisions – for review and recommendation to Council
- VIII. **Old Business**
- IX. **Zoning Issues – Discussion**
- X. **Miscellaneous Business / Correspondence**
  - a. Approved Building Permit lists issued June and July 2024
- XI. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- XII. **Council Member Report**
- XIII. **Adjournment**



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

### BOARD OF ZONING APPEALS APPLICATION

IN THE MATTER OF THE APPLICATION OF:  
(Name, Address, Telephone Number, Email of Applicant)

FOR OFFICE USE ONLY CASE NO.: \_\_\_\_\_

Name: Darryl Savage  
Address: 110 Watson Road  
City/State/Zip: Centreville, MD 21617  
Phone Number: 443-994-0480  
Email: dhsavage@aol.com

Date Filed: \_\_\_\_\_  
Planning Commission Date: \_\_\_\_\_  
Date of BOA Hearing: \_\_\_\_\_  
Date Notice Published: \_\_\_\_\_  
Decision of Board: \_\_\_\_\_

#### TO THE TOWN OF CENTREVILLE BOARD OF ZONING APPEALS:

Application is hereby made for: (Check one)

- Appeal of the determination of the Zoning Administrator and/or Planning Commission
- Variance from strict application of the Town of Centreville Zoning Ordinance
- Special Exception

#### DESCRIPTION OF PROPERTY INVOLVED:

Brief description of property involved: (Improved/unimproved lot; street address; road frontage (ft.); nearest cross street).

The property at 110 Watson Road is an improved waterfront lot on the Corsica River  
in the town of Centreville MD. The site has 231 feet of frontage on Watson Road.  
The property is about 200 feet from Chesterfield Avenue, the nearest cross street.

Brief statement of relief requested: (Purpose of the Appeal).

The homeowner does not have safe pedestrian access to the house. People coming to  
the house must walk in Watson Road. By this application the homeowner requests a  
variance to allow the construction of a modest driveway within the critical area buffer.

Present owner of property (if different from above): \_\_\_\_\_

If Applicant is not owner, please indicate your interest in this property: \_\_\_\_\_

Has property ever been subject of previous application? No

If so, give Application No. & Date: \_\_\_\_\_

Ed Bisese

#### Signature of Applicant(s) or Agent/Attorney

Ed Bisese, 4806 Guilford Road, College Park, MD 20740

#### Printed Name & Address of Agent or Attorney

*Darryl Savage*  
Signature of Property Owner

Darryl Savage, 110 Watson Road, Centreville, MD 21617

#### Printed Name & Address of Property Owner

**INSTRUCTIONS TO APPLICANT(S):**

- Original and seventeen (17) copies must be filed with the Board Clerk and accompanied by a fee of:
  - **VARIANCE – \$300 PLUS Associated Costs\***
  - **SPECIAL EXCEPTION - \$600 PLUS Associated Costs\***
  - **APPEALS - \$1,000 PLUS Associated Costs\***
- Prior to filing an appeal, a copy of this Application shall be served upon the officer or agency from whom the appeal is taken and proof of such service shall be furnished to the Board Clerk.
- Applications on which all required information is not furnished will be returned for completion before processing.
- Attach hereto building elevations and a sketch drawn to scale of the property with all dimensions of lot and buildings thereon, distances between building and property lines, bounding street or road names, contiguous and opposite properties with names of owners, North point and scale, sidewalks, driveways, and other impervious surfaces.
- Withdrawal of the application by the applicant prior to the hearing will require the applicant to pay any costs associated with the application including, but not limited to, advertising and legal costs.

**MY SIGNATURE BELOW GRANTS THE MEMBERS AND ALTERNATES OF THE BOARD OF ZONING APPEALS AND THE TOWN OF CENTREVILLE THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION OR APPEAL.**

\_\_\_\_\_  
**Signature of Owner/Applicant or Agent/Attorney**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Property Owner**

\_\_\_\_\_  
**Date**

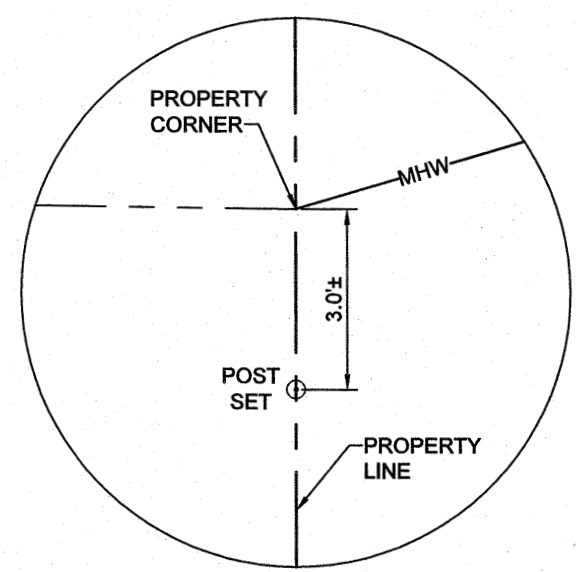
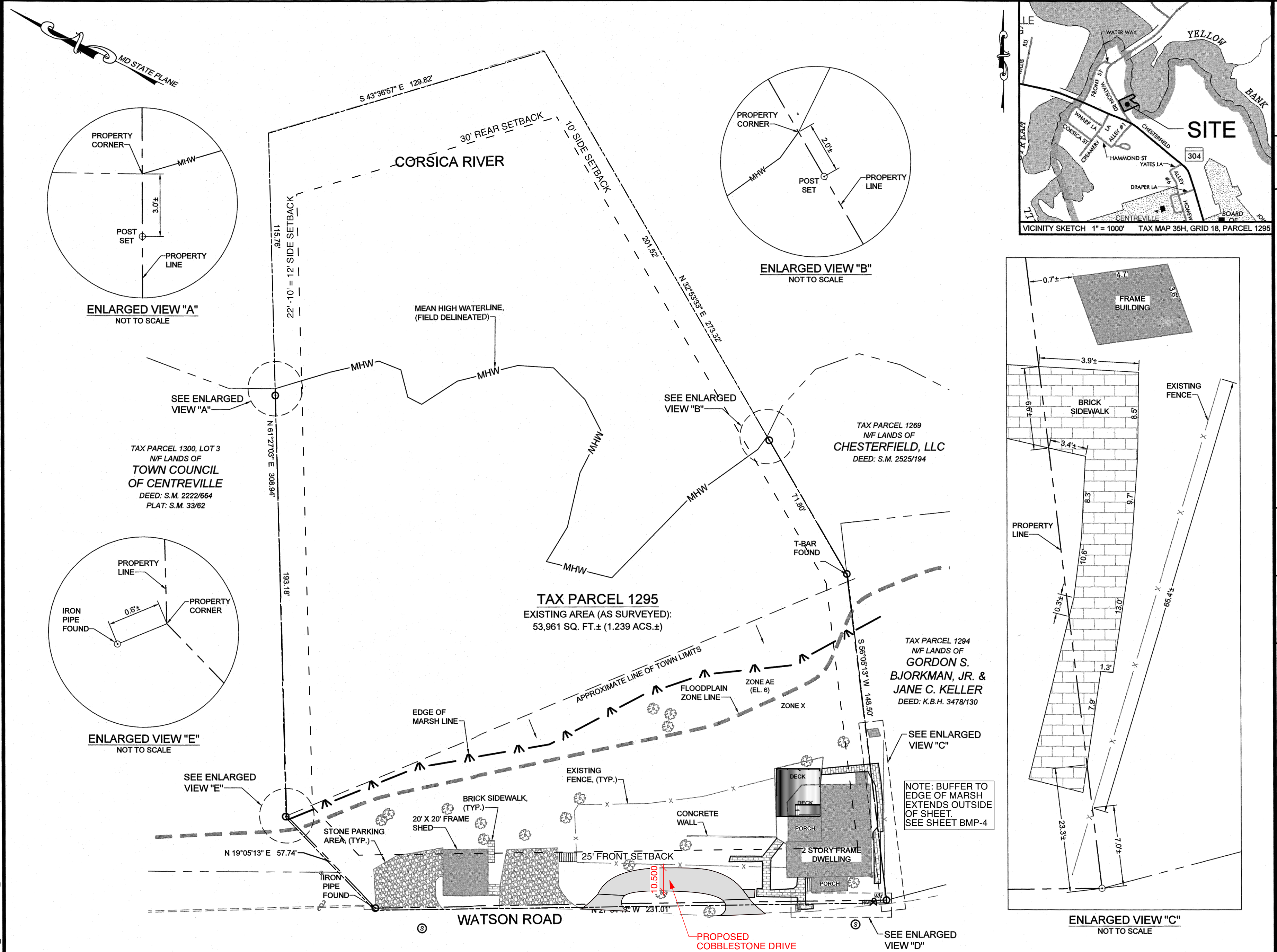


8/15/24

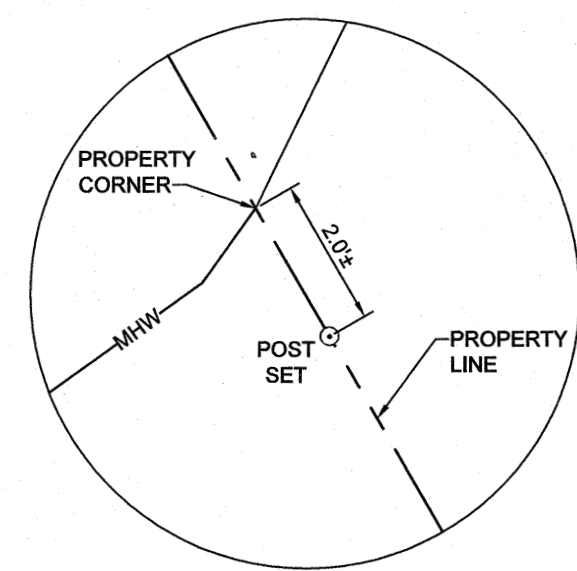
\* **ASSOCIATED COSTS INCURRED FOR THE ABOVE PROJECTS CAN INCLUDE, BUT ARE NOT LIMITED TO: ATTORNEY FEES, CONSULTANT FEES, STAFF TIME, ADVERTISING, COURT FEES, ARCHIVE FILES, ETC. AND ARE THE RESPONSIBILITY OF THE APPLICANT.**



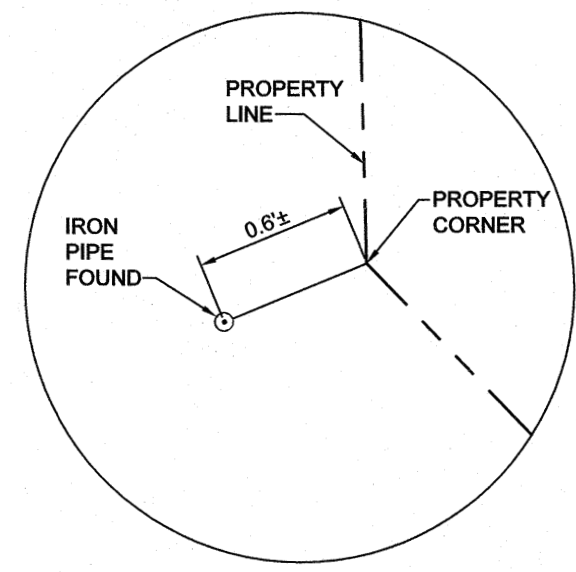
September 21, 2023 - 11:05am User: randerson C:\\_2023\1230107\_110 Watson Road Savage Survey\1230107\_Srv\_Cht.dwg.....Tab:BOUND



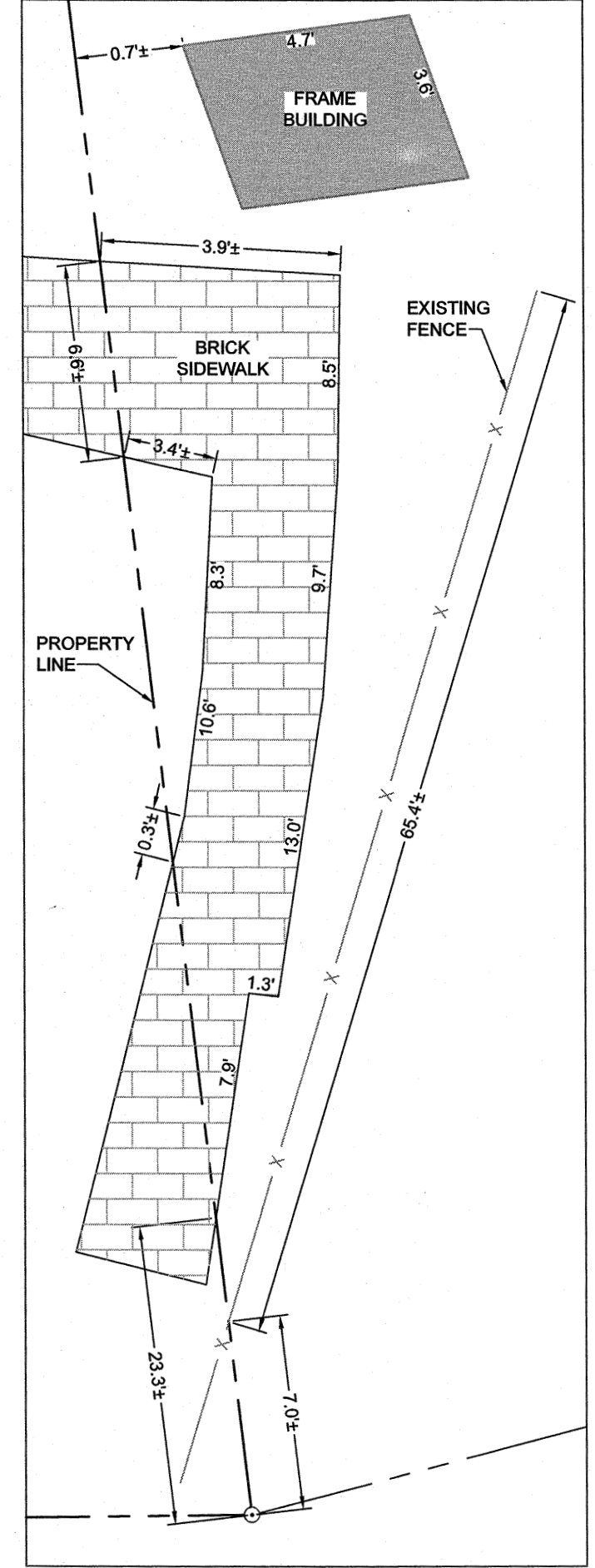
ENLARGED VIEW "A" NOT TO SCALE



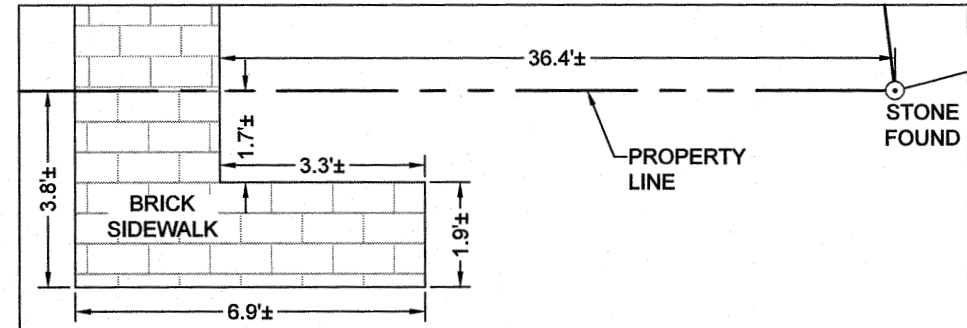
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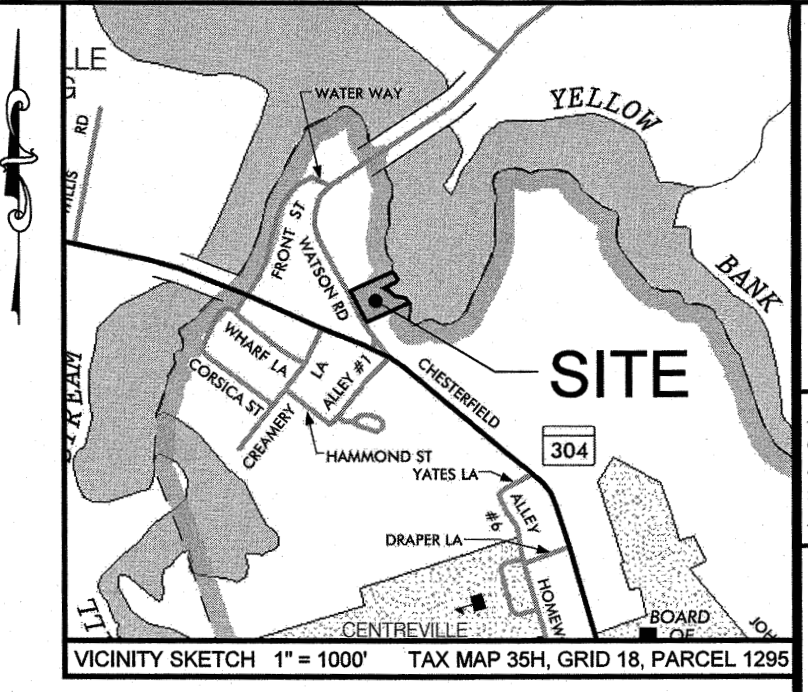
ENLARGED VIEW "E" NOT TO SCALE



ENLARGED VIEW "C" NOT TO SCALE



ENLARGED VIEW "D" NOT TO SCALE



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 22071, Expiration Date: 3-27-2025.

**McCRONE**  
ENGINEERS ■ SURVEYORS ■ PLANNERS  
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE

320 PENNSYLVANIA AVENUE  
CENTREVILLE, MARYLAND 21617  
410.758.2237  
www.mccrone-engineering.com

SEAL 9/21/23 DATE

BOUNDARY & LOCATION SURVEY  
TAX MAP 35H, GRID 18, PARCEL 1295  
ON THE LANDS OF  
**DARRYL SAVAGE**  
THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
PREPARED FOR: KAYANNE SAVAGE

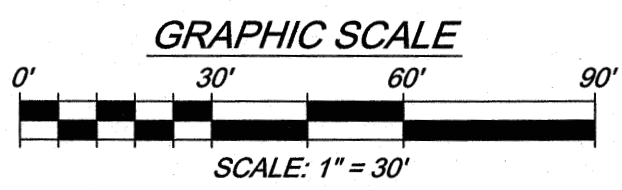
DATE	SCALE	DRAWN BY	DESIGNED BY	REVISION
SEPTEMBER 2023	1" = 30'	JMA	RWA	
JOB NUMBER: D1230107				
FOLDER REF: 386				
DATE				

- NOTES:**
- PROPERTY ADDRESS: 110 WATSON ROAD CENTREVILLE, MD 21617
  - FOR DEED REFERENCE, SEE: K.B.H. 4276/33.
  - PROPERTY SHOWN HEREON IS ZONED R2 - RESIDENTIAL. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
  - THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, (ZONES RCA & IDA).
  - THE SITE IS LOCATED WITHIN THE FLOOD PLAIN (ZONE AE (EL. 6)) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR QUEEN ANNE'S COUNTY, PANEL NO. 24035C0212D DATED NOVEMBER 5, 2014.
  - DATE OF LATEST FIELD LOCATION: 9/19/2023.

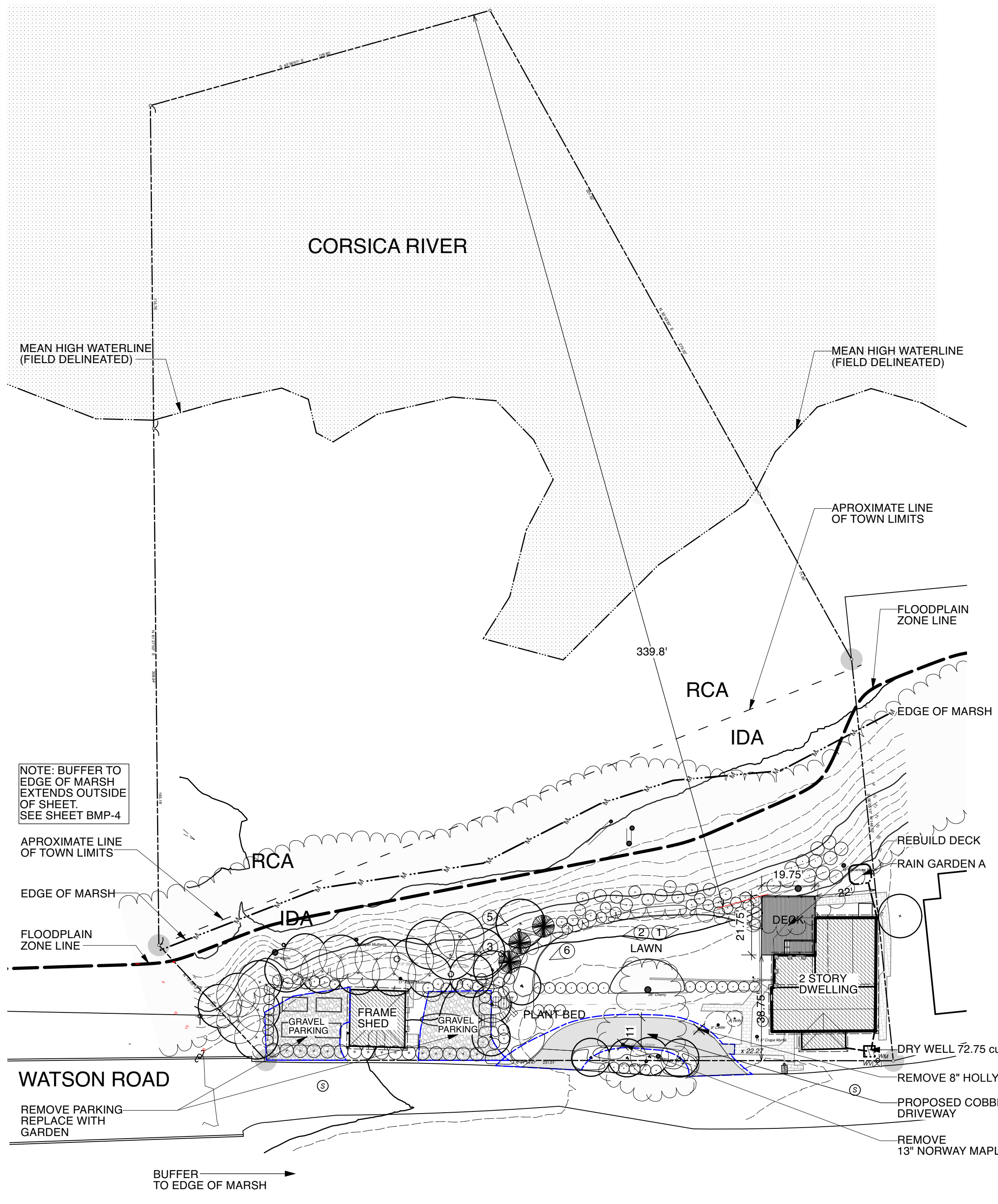
**SURVEYORS CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "STATE OF MARYLAND MINIMUM STANDARDS FOR BOUNDARY SURVEYS." CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

*Ryan Anderson*  
RYAN ANDERSON  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 22071  
EXPIRATION DATE: 3/27/2025







NOTE: BUFFER TO EDGE OF MARSH EXTENDS OUTSIDE OF SHEET. SEE SHEET BMP-4

**SITE PLAN**  
SCALE 1" = 30'

**GENERAL NOTES**

1. THE PURPOSE OF THIS BUFFER MANAGEMENT PLAN IS TO COMPLY WITH THE BUFFER MITIGATION AND ESTABLISHMENT REQUIREMENTS FOR THE CONSTRUCTION OF A DRIVEWAY, WALKS, REBUILDING A DECK, AND A RETAINING WALL. THE EXISTING DWELLING IS LOCATED WITHIN THE BUFFER ON A GRANDFATHERED LOT.
2. THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
3. PART OF THE SITE IS DESIGNATED RCA. PART OF THE SITE IS DESIGNATED IDA.
4. FOR CURRENT DEED REFERENCE SEE LIBER 04276, FOLIO 0033
5. FOR PLAT REFERENCE SEE PLAT BOOK 0000, FOLIO 0000
6. ACCESS TO PROPERTY IS ON WATSON RD. OFF CHESTERFIELD AVE.
7. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE

**SEQUENCE OF IMPLEMENTATION**

1. CONTRACTOR SHALL ARRANGE PRE-PLANTING MEETINGS WITH COUNTY PLANNING & ZONING DEPARTMENT STAFF AT LEAST 5 DAYS IN ADVANCE OF DISTURBANCES OF ANY LAND ON SITE.
2. REMOVE & ELIMINATE TURF GRASS AND TILL AREAS TO BE PLANTED TO A DEPTH OF 12 INCHES
3. USE TREE SHELTER TUBES WITH MESH TOPS FOR SEEDLINGS PLANTING TO REDUCE ANIMAL DAMAGE.
4. MULCH AROUND LANDSCAPING STOCK TO REDUCE COMPETITION FROM INVASIVE SPECIES.
4. MONITOR THE PLANTINGS OFTEN TO REDUCE PLANT STRESS SUCH AS WATER DEFICIENCY, NUTRIENT DEFICIENCY, INVASIVE SPECIES COMPETITION, PEST DAMAGE, AND DISEASE.
5. THE CONTRACTOR TO OBSERVE MINIMAL SITE PREPARATION/DISTURBANCE, PROTECTION OF PLANTS AFTER DELIVERY UNTIL THEY ARE PLANTED, PROPER DIGGING AND HANDLING OF PLANT MATERIALS, PROPER EXCAVATION OF PLANTING AREAS, PLANTING OPERATIONS, STABILIZATION OF THE PLANTING AREAS WITH MULCH AFTER PLANTING, STAKING AND PRUNING, AND INSTALLATION OF BUFFER PROTECTION SIGNAGE.

**MAINTENANCE PLAN**

1. MONITOR THE PLANTINGS OFTEN TO REDUCE PLANT STRESS SUCH AS WATER DEFICIENCY, NUTRIENT DEFICIENCY, INVASIVE SPECIES COMPETITION, PEST DAMAGE, AND DISEASE.
2. WATER ONLY AS NECESSARY BUT AT LEAST ONCE EVERY 10 DAYS WITHOUT RAINFALL FROM MAY THROUGH SEPTEMBER, DEPENDING ON SOIL MOISTURE LEVELS. MONITOR TO ENSURE THAT OVER-WATERING DOES NOT FREQUENTLY OCCUR.
3. USE LOW NITROGEN AND SLOW RELEASE FERTILIZERS AND APPLY IN LATE FALL OR EARLY SPRING.
4. AT THE END OF THE 2-YEAR MONITORING PERIOD, THE SURVIVAL OF THE PLANTINGS SHALL BE ASSESSED TO DETERMINE THE NEED FOR REPLACEMENT PLANTINGS

**REQUIRED SURVIVAL**

AT THE END OF THE 2-YEAR MONITORING PERIOD FOR PLANTED LANDSCAPE STOCK, ALL OF THE PLANTS ARE REQUIRED TO SURVIVE PER COMAR 27.01.09.01-2J. ANY LANDSCAPE STOCK PLANT OR PLANTS THAT DID NOT SURVIVE SHALL BE REPLACED. IF THE COUNTY DETERMINES THAT SURVIVAL IS NOT ADEQUATE, THE MONITORING PERIOD MAY BE EXTENDED AND ADDITIONAL INSPECTIONS MAY BE REQUIRED AT THE DISCRETION OF THE COUN

**BUFFER MANAGEMENT AND PROTECTION STANDARDS**

1. REMOVAL OF NATURAL VEGETATION WITHIN THE 100-FOOT BUFFER AND EXPANDED BUFFER IS PROHIBITED. CUTTING AND CLEARING OF NATURAL VEGETATION WITHIN THE BUFFER AND EXPANDED BUFFER SHALL BE AS SHOWN ON THIS BUFFER MANAGEMENT PLAN AS SUBMITTED AND OR AS SUBSEQUENTLY AMENDED. SUBJECT TO APPROVAL BY THE COUNTY PLANNING AND ZONING OFFICE. ADDITIONAL INFORMATION CAN BE OBTAINED BY CONTACTING THE PLANNING AND ZONING OFFICE AT 110 VINCIT STREET, SUITE 104, CENTREVILLE, MD 21617
2. THE 100-FOOT BUFFER ON THIS LOT SHALL BE PLANTED IN ACCORDANCE WITH THIS PLAN. ALL EXISTING AND PLANTED VEGETATION WITHIN THE BUFFER SHALL BE MAINTAINED AND SURVIVAL OF PLANTED AND NATURALLY REGENERATED AREAS OF THE BUFFER SHALL BE AS DESCRIBED IN THIS PLAN.
3. NEW LAWN AREAS SHALL NOT BE CREATED WITHIN THE BUFFER AND EXPANDED BUFFER UNLESS SPECIFICALLY ADDRESSED IN THIS BUFFER MANAGEMENT PLAN.

**INSPECTION AGREEMENT**

I, DARRYL SAVAGE, THE OWNER OF THE SUBJECT PROPERTY, SHOWN HEREON, DO HEREBY GRANT PERMISSION TO THE APPROVING AUTHORITY TO INSPECT THE PLANTINGS AT APPROPRIATE TIMES AT THE ADDRESS PROVIDED BELOW.  
STREET ADDRESS: 110 WATSON RD. CENTERVILLE, MD 21617  
TAX MAP: 35H  
PARCEL # 1295

OWNER *Darryl Savage* DATE 3/5/2024

**BUFFER MANAGEMENT PLAN APPROVAL**

THIS MINOR BUFFER MANAGEMENT PLAN HAS BEEN REVIEWED AND APPROVED FOR CONSISTENCY WITH THE LOCAL CRITICAL AREA PROGRAM AND THE PROVISIONS OF COMAR 27.01.09.01-1 - 7

**LEGEND**

- FOREST EDGE
- EXISTING TREE TO REMAIN
- EXISTING TREE REMOVED
- MEAN HIGH WATER
- BUFFER
- EDGE OF MARSH
- FLOODPLAIN ZONE
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- EXISTING FOREST COVER

**LANDSCAPE LEGEND**

CANOPY TREE 2" CAL. 8' HT.	
CANOPY TREE 1" CAL. 6' HT.	
UNDERSTORY TREE 1" CAL. 6' HT.	
LARGE SHRUB 1 GAL. 4' HT.	
SMALL SHRUB 1 GAL. 18" HT.	



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Landscape Architect under the laws of the State of Maryland.  
License No.: 627  
Expiration Date: 09-19-2025

CURRENT FIELD SURVEY RECORDED BY  
RYAN ANDERSON #22071  
MCCORNE  
320 PENNSYLVANIA AVENUE  
CENTERVILLE, MARYLAND 21617  
410-758-2237  
SEPTEMBER 2023

**BAYBERRY**  
LANDSCAPE DEVELOPMENT LLC  
P.O. BOX 1115 STEVENSVILLE MD 21666 WWW.BAYBLD.COM BOBBY@BAYBLD.COM

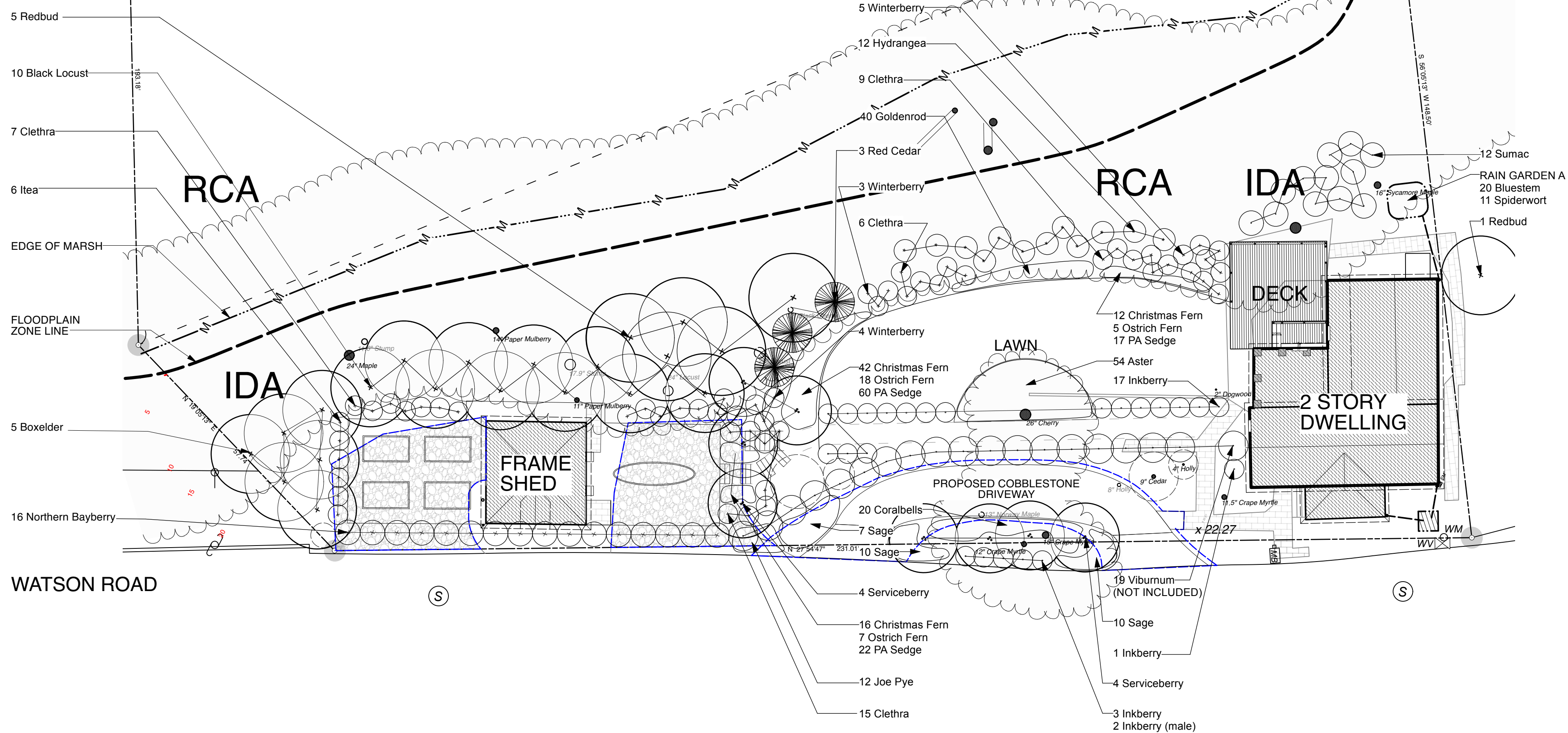
Darryl Savage  
110 Watson Road  
Centerville, Maryland 21617

**BUFFER MANAGEMENT PLAN**

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: EB
DATE: 6.10.2024		REVISED:
Revised: 7.30.24		
Revised: 8.13.24		
Revised: 8.15.24		
DRAWING NUMBER:		BMP - 1 OF 4



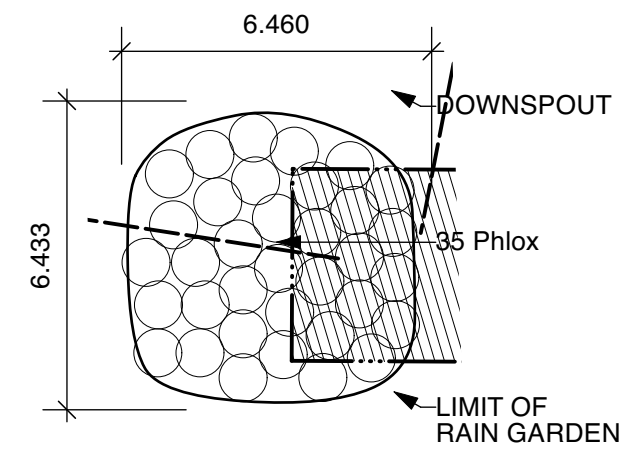
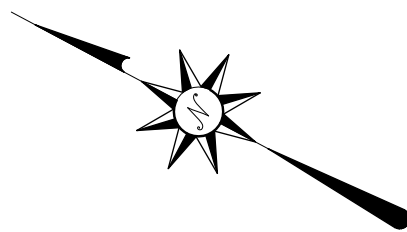
NOTE: ADJUST PLANT LOCATION TO FIT SITE CONDITIONS. AVOID DISTURBANCE OF EXISTING VEGETATION.



**BAYBERRY**  
 LANDSCAPE DEVELOPMENT LLC  
 P.O. BOX 1115 STEVENSVILLE MD 21666 WWW.BAYBLD.COM BOBBY@BAYBLD.COM

# PLANTING PLAN

SCALE 1" = 30'



Darryl Savage  
 110 Watson Road  
 Centerville, Maryland 21617

BUFFER MANAGEMENT PLAN		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: EB
DATE: 6.10.2024		REVISED:
Revised: 7.30.24		
Revised: 8.13.24		
Revised: 8.15.24		
DRAWING NUMBER:		BMP - 2 OF 4



**BUFFER MANAGEMENT SITE STATISTICS**

SITE AREA = 53,961 sq. ft. (1.239 ac +/-)  
 SITE AREA WITHIN CRITICAL AREA = 53,961 sq. ft. (1.239 ac +/-)  
 AREA WITHIN 100' CRITICAL AREA BUFFER = 34,662.6 sq. ft. (.8 ac +/-)  
 AREA WITHIN 200' EXPANDED BUFFER = 53,961 sq. ft. (1.239 ac +/-)  
 AREA IN RCA = 29,898 sq. ft. (.69 ac.)  
 AREA IN IDA = 24,062 sq. ft. (.66 ac.)

IMPERVIOUS AREA (ALLOWED)  
 15% RCA = 8,094.15 sq. ft.  
 100% IDA = 24,062 sq. ft.

**EXISTING LOT COVERAGE**

RCA 0 sq. ft.  
 IDA DWELLING/SHED/DECK = 2496.1 sq. ft.  
 PARKING/WALK = 1813.25 sq. ft. TOTAL: 4,309.35 sq. ft.

**PROPOSED LOT COVERAGE**

RCA 0 sq. ft. 0%  
 IDA DWELLING/SHED = 2496.1 sq. ft.  
 DRIVEWAY/WALKS = 1364.55 sq. ft. TOTAL: 3,860.65 sq. ft. (0.09 ac +/-) 4.7%  
 NET DECREASE 493.7 sq. ft.

CRITICAL AREA 10%  
 3,860.65 sq. ft. Coverage x 10% = 386 sq. ft. REQUIRED  
 RAIN GARDEN A = 215 sq. ft.  
 DRY WELL = 291 sq. ft.  
 TOTAL PROVIDED = 506 sq. ft.

AREA CLEARED OR DISTURBED = 2,807 sq. ft.  
 MITIGATION REQUIRED 1:3 = 8,421 sq. ft.

VIOLATION  
 PENALTY: NUMBER OF TREES CLEARED = 2 (# OF TREES)  
 MITIGATION FOR PENALTY: 2 X 4 = 8 TREES AT 2-1/2" TO 3" CALIPER  
 FEE IN LIEU (1600 sq. ft. X \$1.50) = \$2,400.00

**PLANTING PLAN AND LANDSCAPE SCHEDULE**

**STEP ONE**

-DISTURBANCE TO THE EXPANDED BUFFER.  
 -MITIGATION IS REQUIRED.

**STEP TWO**

-SHORE EROSION CONTROL  
 -BUFFER DISTURBANCE MITIGATION  
 AREA DISTURBED 2,807 SQ. FT. X MITIGATION RATIO 1:2 = 8,421 SQ. FT

**STEP THREE**

MITIGATION FOR CLEARING TREES  
 -1 INVASIVE SPECIES TREES TO BE REMOVED = 1 TREE PLANTED

**VIOLATION**

2 TREES REMOVED = 4:1 = 8 TREES TO BE PLANTED

**STEP FOUR**

TOTAL MITIGATION

BUFFER DISTURBANCE = 2,807 SF 3:1 = 8,421 SF  
 TREE CLEARING = 1 TREES 3:1 = 3 TREES = 600 SF  
 VIOLATION = 2 TREES 4:1 = 8 TREES = 1,600 SF  
 TOTAL MITIGATION = 10,621 SF

**STEP FIVE**

ESTABLISHMENT FOR DEVELOPMENT OUTSIDE THE BUFFER  
 -SITE IS INSIDE EXPANDED BUFFER.

**STEP SIX**

ADJUST FOR FOREST COVER  
 -SITE AREA = 81,314.9 sq. ft. (1.86 ac +/-)  
 -SITE AREA WITHIN CRITICAL AREA = 81,314.9 sq. ft. (1.86 ac +/-)  
 -AREA WITHIN 100' CRITICAL AREA BUFFER = 66,247.9 sq. ft. (1.52 ac +/-)  
 -APPROX. 7,973 SQ. FT FORESTED WITHIN 100' BUFFER  
 -APPROX. 4,767 SF FORESTED OUTSIDE 100' BUFFER  
 AND WITHIN EXPANDED BUFFER

**STEP 7**

CLUSTER PLANTING EVALUATION  
 -TOTAL MITIGATION IS LESS THAN ONE ACRE

**CLUSTER OPTIONS**

VEGETATION TYPE	MINIMUM SIZE ELIGIBLE FOR CREDIT	MAXIMUM CREDIT ALLOWED (SF)	MAXIMUM PERCENT OF CREDIT	QUANTITY
PLANTING CLUSTER 1	1 CANOPY TREE W/ 3 LARGE SHRUBS OR 1 CANOPY TREE W/ 6 SMALL SHRUBS	300	N/A	N.A.
PLANTING CLUSTER 2	2 UNDERSTORY TREES W/ 3 LARGE SHRUBS OR 2 UNDERSTORY TREES W/ 6 SMALL SHRUBS	350	N/A	N.A.

**STEP 8**

**TOTAL REQUIRED BUFFER PLANTING**

BUFFER DISTURBANCE MITIGATION 8,421 SF  
 VIOLATION 1,600 SF  
 BUFFER ESTABLISHMENT + 0 SF  
 TOTAL PLANTING REQUIRED 10,021 SF

**PLANTING**

33 TREES REQUIRED  
 21 TREES ON SITE  
 12 TREES TO BE PLANTED OFF SITE (See Note #6.)  
 33 TREES PROVIDED 5,400

50 LARGE SHRUBS REQUIRED  
 57 LARGE SHRUBS PROVIDED 2850

67 SMALL SHRUBS REQUIRED  
 61 SMALL SHRUBS PROVIDED 1525

421 PERENNIALS REQUIRED  
 421 PERENNIALS PROVIDED 842

TOTAL PLANTING PROVIDED 10,617 SF

**PLANT PALETTE**

**TREES**

QUANTITY	BOTANICAL NAME - COMMON NAME	SIZE
5	Acer negundo - Boxelder	2" cal.
8	Amelanchier grandiflora 'Autumn Brilliance' - Serviceberry	6-8' tall
6	Cercis canadensis - Eastern Redbud	2" cal.
3	Juniperus virginiana - Red Cedar	6' tall
10	Robinia pseudoacacia - Black Locust	2" cal.

**SHRUBS**

37	Clethra alnifolia - Summersweet	#1
21	Ilex glabra 'Compacta' - Compact Inkberry	#1
2	Ilex glabra 'Squeeze Box' - Male Inkberry	#1
10	Ilex verticillata 'Little Goblin' - Winterberry	#1
2	Ilex verticillata 'Southern Gentleman' - Male Winterberry	#1
6	Itea virginica 'Henry's Garnet' - Summersweet	#1
12	Hydrangea arborescens - Smooth Hydrangea	#1
16	Myrica pensylvanica - Northern Bayberry	#7
12	Rhus glabra - Smooth Sumac	#1
19	Viburnum x pragnense' - Prague Viburnum	#7

-- NON NATIVE, NOT INCLUDED IN MITIGATION.

**PERENNIALS & GRASSES**

54	Aster divaricatus - White Wood Aster	1 qt
99	Carex pensylvanica - Pennsylvania Sedge	1 qt
12	Eupatorium dubium - Joe Pye Weed	1 qt
20	Heuchera americana - Coral Bells	1 qt
30	Matteuccia struthiopteris - Ostrich Fern	1 qt
70	Polystichum acrostichoides - Christmas Fern	1 qt
27	Salvia lyrata - Lyre Leaf Sage	1 qt
20	Schizachyrium scoparium - Little Bluestem	1 qt
40	Solidago sempervirens - Seaside Goldenrod	1 qt
11	Tradescantia virginica - Spiderwort	1 qt

**LANDSCAPE SCHEDULE NOTES**

- ALL PLANT SPECIES SHALL BE NATIVE TO THE CHESAPEAKE AND ATLANTIC COASTAL BAYS REGION BASED ON THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONSERVATION LANDSCAPING.
- SPECIES CLASSIFICATION (CANOPY TREE, UNDERSTORY TREE, ETC.) IS IN ACCORDANCE WITH MATURE HEIGHTS AS SET FORTH IN THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONSERVATION LANDSCAPING.
- SPECIES HAVE BEEN SELECTED BASED ON AN ANALYSIS OF SURROUNDING NATIVE FOREST AND DEVELOPED WOODLAND COVER.
- SHRUB SPECIES COMPRISE 43 PERCENT OF THE PROPOSED PLANTING, WHICH DOES NOT EXCEED 50 PERCENT OF THE OVERALL PLANTING.
- THE QUANTITY OF ANY SINGLE SPECIES DOES NOT EXCEED 20 PERCENT OF THE OVERALL PLANTING.
- OFF-SITE TREES (12) TO BE MARYLAND NATIVE. CONTACT TOWN OF CENTERVILLE PUBLIC WORKS TO DETERMINE DESIRED SPECIES AND LOCATION WHERE 12 TREES CAN BE PLANTED ON TOWN PROPERTY. MARYLAND NATIVE TREES INCLUDE: Acer negundo - Boxelder, Acer rubrum - Red Maple, Celtis occidentalis - Common Hackberry, Juniperus virginiana - Red Cedar, Robinia pseudoacacia - Black Locust, Salix exigua - Coyote Willow, Ulmus americana - American Elm

**RAIN GARDEN CONSTRUCTION NOTES**

- RAIN GARDENS SHALL BE CONSTRUCTED AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED WITH EITHER IMPERVIOUS SURFACES OR TOPSOIL AND VEGETATION.
- RAIN GARDEN EXCAVATION SHALL BE ROUGH AND UNCOMPACTED. IF SMEARING OF BOTTOM OR WALLS OCCURS, SCRATCH WITH A RAKE AS NECESSARY TO EXPOSE ROUGH EARTH.
- LANDSCAPING MATERIALS SHOULD BE INSTALLED DURING THE SPRING OR FALL IF POSSIBLE.
- OVERFLOW FROM RAIN GARDEN SHALL BE DIRECTED OVER A 3" DEEP BY 10' WIDE DEPRESSION IN THE PERIMETER BERM AND SHALL NOT BE A SOURCE OF DOWNSTREAM EROSION. THE OWNER IS ENCOURAGED TO ENHANCE THE VISUAL APPEAL OF THE RAIN GARDEN BY USING STONE OR TIMBER RETAINING WALLS INSTEAD OF USING EXCAVATED SOIL. EPDM LINER MAY BE NEEDED TO MAKE A WATERTIGHT WALL.

**SOIL SPECIFICATIONS**

- THE RAIN GARDEN PLANTING SOIL SHALL HAVE A COMPOSITION OF 50% SAND, 20% WOOD CHIPS LEAVES, AND 30% TOPSOIL.
- SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH.
- SOIL SHALL BE FREE OF DEBRIS AND PLANTS (OR PLANT PARTS) OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, OR CANADIAN THISTLE.
- PLANTING SOIL SHALL BE OVERFILLED BY 2-3" TO ALLOW FOR SETTLING. DO NOT COMPACT.

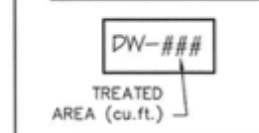
**MAINTENANCE CRITERIA:**

- WATER PLANTS LIBERALLY THE FIRST GROWING SEASON AND DURING PERIODS OF DROUGHT THEREAFTER.
- REMOVE ACCUMULATED TRASH AND VEGETATIVE DEBRIS EVERY FEW MONTHS AND ENSURE THAT INFLO PIPE(S) FLOW FREELY.
- PRUNE AND REMOVE DEAD VEGETATION PERIODICALLY, AS WITH ANY LANDSCAPE BED. IF SPECIFIC PLANTS ARE NOT SURVIVING, REPLACE WITH A DIFFERENT SPECIES. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.
- SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATED EXCEEDS ONE INCH. THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WITH WATER PONDS FOR MORE THAN 48 HOURS.
- REFRESH MULCH WITH AN ADDITIONAL THIN LAYER ANNUALLY. REMOVE ALL MULCH AND REPLACE WITH NEW THREE-INCH LAYER EVERY 3-5 YEARS.

**CONSTRUCTION INSPECTIONS**

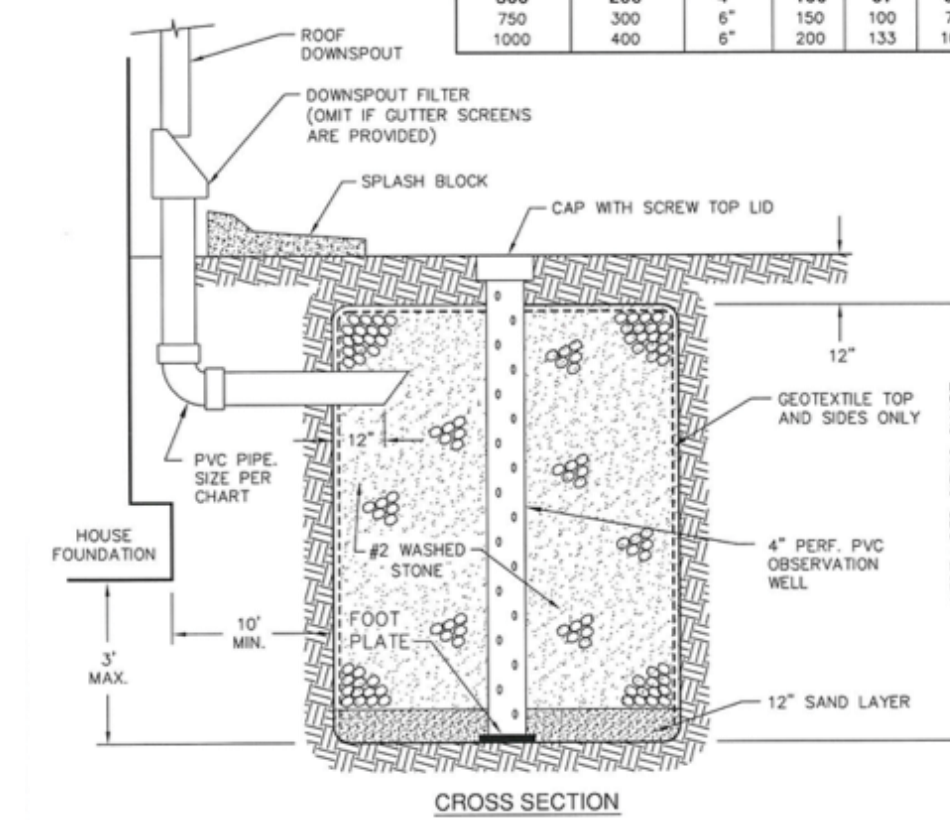
- CALL THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS AT 410-756-0925 PRIOR TO CONSTRUCTION AND IMMEDIATELY FOLLOWING EACH OF THE FOLLOWING PHASES:
- EXCAVATION TO SUBGRADE
- PLACEMENT OF GEOTEXTILE, OBSERVATION WELL, INFLOW PIPE(S) AND STONE BUT BEFORE WRAPPING THE TOP LAYER OF FILTER FABRIC.
- AFTER FINE GRADING AND PERMANENT STABILIZATION OF DRYWELL AND SURROUNDING SOILS.

**SITE PLAN SYMBOL**



**SIZING CHART**

TREATED AREA (sq.ft.)	STONE VOL. (cu.ft.)	PVC SIZE	DRYWELL AREA AT... 2' DEEP 3' DEEP 4' DEEP
250	100	4"	50 33 25
500	200	4"	100 67 50
750	300	6"	150 100 75
1000	400	6"	200 133 100



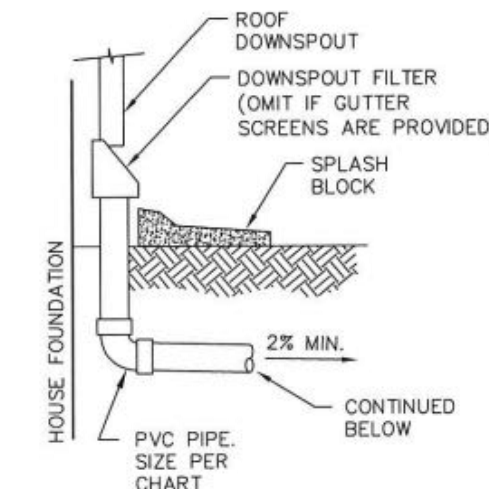
**CONSTRUCTION NOTES**

- DRYWELLS ARE NOT RECOMMENDED FOR CONSTRUCTION NEXT TO HOUSES WITH BASEMENTS. THEY SHOULD BE AT LEAST 10' AWAY FROM ANY FOUNDATION OR PROPERTY LINE, 50' FROM A SEPTIC SYSTEM, 50' FROM A DEEP WELL, AND 100' FROM A SHALLOW WELL.
- GUTTER SCREENS AND/OR DOWNSPOUT FILTERS SHALL BE PROVIDED TO MINIMIZE THE INPUT OF LEAVES, DEBRIS, AND GRIT INTO THE DRYWELL. (TYPE "DOWNSPOUT FILTER" IN YOUR FAVORITE SEARCH ENGINE TO FIND EXAMPLES FOR PURCHASE.)
- PROVIDE AN OVERFLOW PIPE THAT DISCHARGES ONTO A SPLASHBLOCK. PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE THAT FLOWS IN A NON-EROSIVE MANNER TO A STABLE OUTFALL.

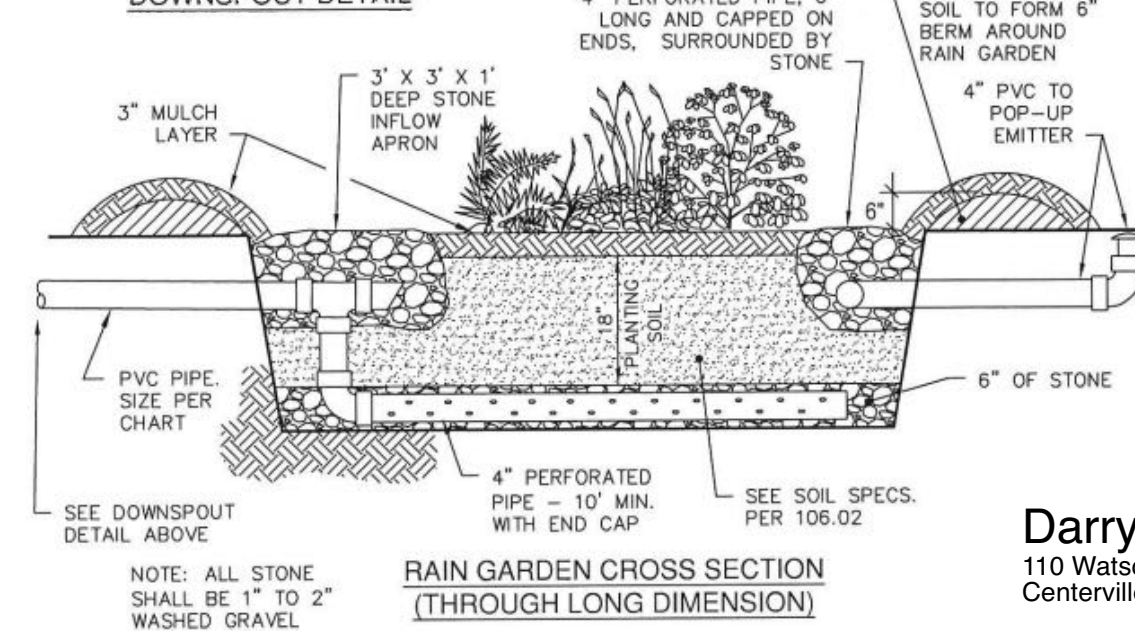
**MAINTENANCE NOTES**

- CLEAN GUTTERS, DOWNSPOUTS AND DOWNSPOUT FILTERS (IF USED) ANNUALLY. ENSURE CONTINUED FUNCTION OF SCREENS AND/OR FILTERS.
- CHECK OBSERVATION WELL AFTER MAJOR STORMS. IF WATER PONDING FOR MORE THAN 48 HOURS OR MORE THAN 6" OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.
- PONDING WATER, SATURATED SOILS, OR ALGAL GROWTH ON THE SURFACE ABOVE THE DRYWELL ARE SIGNS OF FAILURE DUE TO SEDIMENTATION OF THE GRAVEL MEDIA. REFER TO ITEM 2.
- NO STRUCTURES (SHEDS, POOLS, ETC.) SHALL BE BUILT OVER OR WITHIN 10 FEET OF THE DRYWELL. IMPERVIOUS COVERAGE SUCH AS WALKS, PATIOS, ETC. IS DISCOURAGED SINCE IT INTERFERES WITH FUTURE REPLACEMENT OF THE STONE IF/WHEN IT REQUIRES REPLACEMENT.

**DRY WELL DETAILS**



**DOWNSPOUT DETAIL**



NOTE: ALL STONE SHALL BE 1" TO 2" WASHED GRAVEL

**RAIN GARDEN CROSS SECTION (THROUGH LONG DIMENSION)**

**RAIN GARDEN DETAILS**

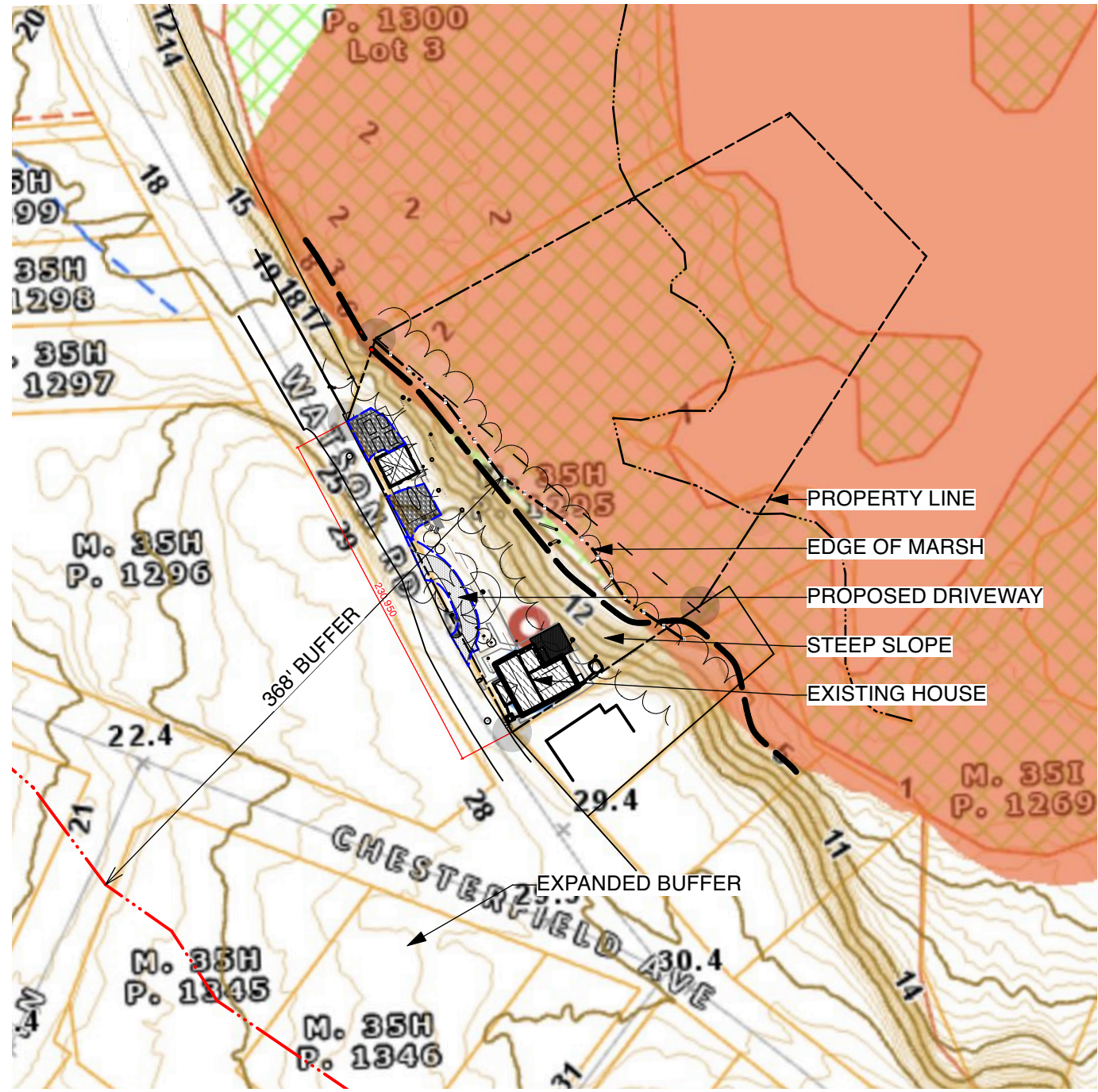
**Darryl Savage**  
 110 Watson Road  
 Centerville, Maryland 21617

**BUFFER MANAGEMENT PLAN**

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: EB
DATE: 6.10.2024		REVISED:
Revised: 7.30.24		
Revised: 8.13.24		
Revised: 8.15.24		
		DRAWING NUMBER:
		BMP - 3 OF 3

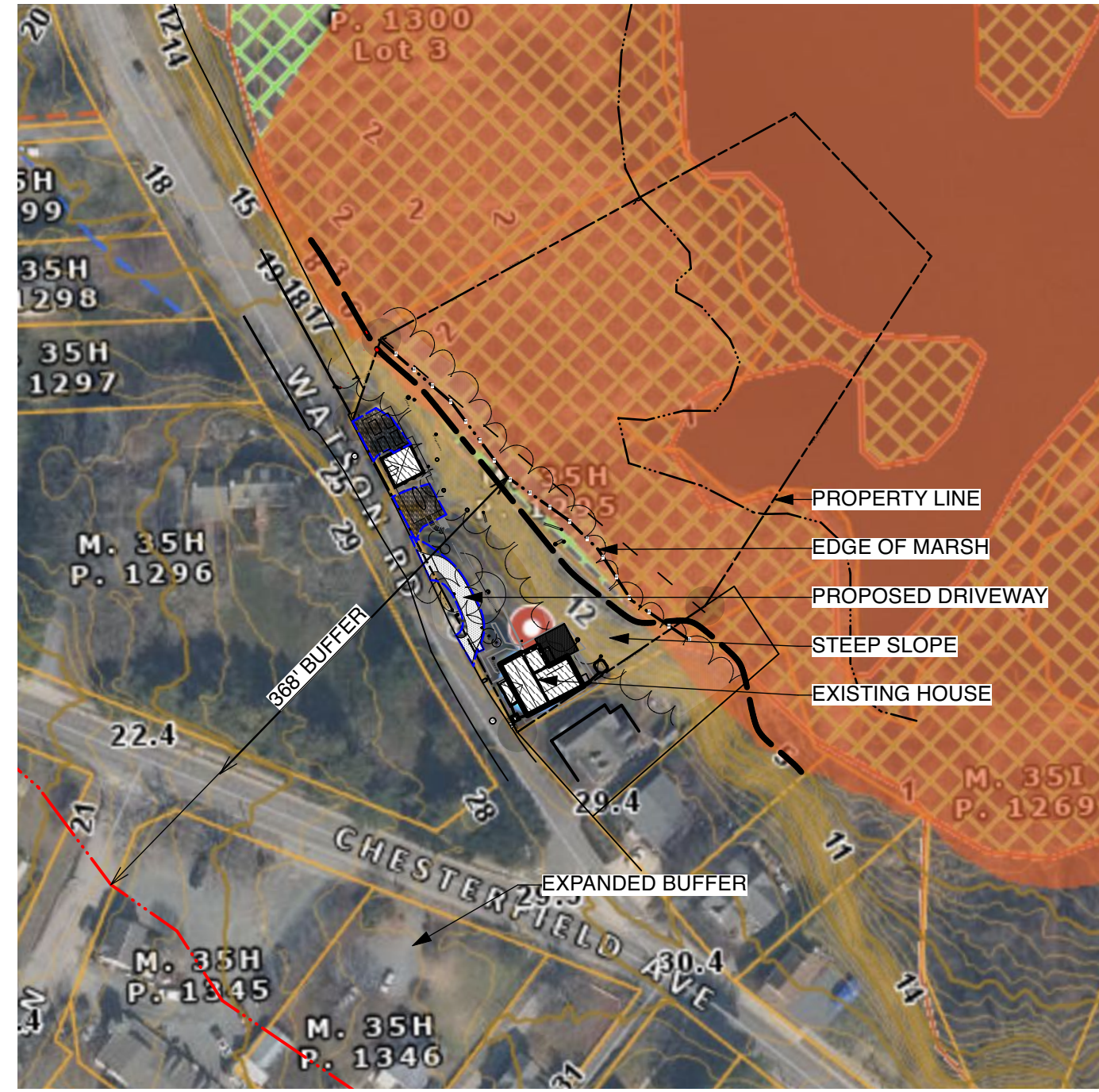
**BAYBERRY**  
 LANDSCAPE DEVELOPMENT LLC  
 P.O. BOX 1115 STEVENSVILLE MD 21666 WWW.BAYBLD.COM BOBBY@BAYBLD.COM





**EXPANDED BUFFER ILLUSTRATION 1**  
1" = 50'

BUFFER TO EDGE OF MARSH  
EXPANDED BY 4' FOR EVERY  
1% OF SLOPE.  
67% SLOPE X 4" = 268' + 100' BUFFER  
TO EDGE OF MARSH



**EXPANDED BUFFER ILLUSTRATION 2**  
1" = 50'

BUFFER TO EDGE OF MARSH  
EXPANDED BY 4' FOR EVERY  
1% OF SLOPE.  
67% SLOPE X 4" = 268' + 100' BUFFER  
TO EDGE OF MARSH

Darryl Savage  
110 Watson Road  
Centerville, Maryland 21617

**BUFFER MANAGEMENT PLAN**

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: EB
DATE: 6.10.2024		REVISED:
Revised: 7.30.24		
Revised: 8.13.24		
Revised: 8.15.24		
DRAWING NUMBER:		BMP - 4 OF 4





*Queen  
Anne's  
County*

## DEPARTMENT OF PLANNING & ZONING

110 Vincit Street, Suite 104  
Centreville, MD 21617

Telephone Planning: (410) 758-1255  
Fax Planning: (410) 758-2905  
Telephone Permits: (410) 758-4088  
Fax Permits: (410) 758-3972

**QUEEN ANNE'S COUNTY**  
**MINOR BUFFER ESTABLISHMENT**  
**MINOR BUFFER MANAGEMENT PLAN**  
**LESS THAN 5,000 SF**

This form should be completed by the property owner or responsible party for any disturbance of natural vegetation, new development or redevelopment that increases lot coverage within the Critical Area. Once completed and approved, this form will constitute your Buffer Management Plan and will provide our office with an official record of your proposed impact and the way in which you plan to offset that impact. (i.e.: mitigation) Please contact the Permit Office at 410-758-4088 for any assistance in completing this form.

**Buffer Management Plan:** A plan is required at the time of permit application for disturbance within the 100 ft Buffer less than 5,000 square feet of disturbance. Therefore a licensed professional shall be required for over 5,000 sq. ft.

**Buffer Establishment:** A plan is required at the time of application of a permit, when development or redevelopment activity occurs on a lot or parcel that includes a buffer to tidal waters, a tidal wetland, or a tributary stream and that development or redevelopment activity is located outside the 100 foot Buffer and/or the Buffer is not fully forested or established in woody or wetland vegetation. Buffer Establishment cannot exceed 5,000 square feet with this form. Therefore a licensed professional shall be required for over 5,000 sq. ft.

A minor buffer management plan shall include:

- (1) A plan that shows the proposed limit of disturbance (a minimum ten foot area around construction), the total number and size of trees to be removed, if applicable, and the arrangement of the planting to be done; the plan should also show the location of the 100 foot Buffer on the lot.
- (2) A landscape schedule that shows the proposed species type, the quantity of plants, the size of plants to be installed, and the planting date;
- (3) A maintenance plan for the control of invasive species, pests, and predation that shows invasive species and pest control practices, the provision of at least 2 years of monitoring, and a reinforcement planting provision if survival rates fall below the standards.
- (4) An inspection agreement that grants permission to the local jurisdiction to inspect the plantings at appropriate times;

**PART 1 Property Background Information**

Please complete the following: Date: 6 /10 /2024

Name of Property Owner (or Contact): Darryl Savage Phone: \_\_\_\_\_

Property Owner’s Address: 110 Watson Rd, Centerville, MD 21617

Project Address (if different): \_\_\_\_\_

Tax Map #: 35H Parcel #: 1295 Lot #: \_\_\_\_\_

Critical Area Designation: LDA \_\_\_\_\_ RCA X IDA X

**PART 2 Proposed Disturbance(s)**

Please check the purpose(s) for your proposed disturbance(s) to the Buffer:

- New development/redevelopment (ex. new building, addition to home, replacement of structures) (Associated permit/variance #: \_\_\_\_\_)
- REQUIRED Buffer Establishment for new subdivision (Associated subdivision #: \_\_\_\_\_)
- Other (please explain): new driveway, replace wood deck

**PART 3: Mitigation Ratios**

Different types of Buffer management activities will require different mitigation ratios. The purpose of the mitigation is to improve the Buffer functions where possible. The table below provides the mitigation ratio for different types of Buffer management activities. **Please note: mitigation ratios are cumulative.**

	Activity	Mitigation Ratio
	Development or redevelopment of water-dependent facilities	2:1
	Variance	2:1
X	Violations	4:1
	Paved Patios	1:1
X	Driveways	1:1
	Pools, Fire Pits and other such Disturbance	1:1

Mitigation Ratio = 1:1, 4:1 (from above table)



**STEP 1 Calculation of Mitigation for Minor Buffer Management**

Area cleared or disturbed = 2,523 (sq. ft.)

-AND/OR-

Number of trees cleared = 2 + 2\* (# of trees)

Example: (1) 12” caliper tree X 100 sq.ft. = 1200 sq.ft. disturbance

- 2 trees were removed before application

**PART 4: Minor Buffer Establishment**

At the time of application, if the buffer is not fully forested or is not fully established in woody or wetland vegetation, an applicant shall establish the buffer to the extent required in the following table:

Development Category	A. Lot Created Before Local Program Adoption	B. Lot Created After Local Program Adoption
New development on a vacant lot	C. Establish the buffer based on total lot coverage	D. Fully establish the buffer
New subdivision or new lot	Fully establish the buffer	
New lot with an existing dwelling unit	Establish the buffer based on total lot coverage	
Conversion of a land use on a parcel or lot to another land use	Fully establish the buffer	
Addition or accessory structure	Establish the buffer based on net increase in lot coverage	
Substantial alteration	Establish the buffer based on total lot coverage	

Are there any special plat notes or restrictions concerning your Buffer (ex. wetlands, habitat protection areas, BEA, conservation easements)? Yes X No       

If yes, please explain:

Site is entirely within the buffer. The residence is restricted by topography and sits closely adjacent to Watson Road.

**STEP 5: Calculation of Mitigation for Buffer Establishment**

Area cleared or disturbed = 2,523 (sq. ft.)

-AND/OR-

Number of trees cleared = 2 + 2\* (# of trees)

Example: (1) 12” caliper tree X 100 sq.ft. = 1200 sq.ft. disturbance

- 2 trees were removed before application

**PART 5: How to Convert Square Feet to Number of Trees**

A local jurisdiction shall apply the following planting credits for the type and size of the vegetation proposed:

Vegetation Type	Minimum Size Eligible for Credit	Maximum Credit Allowed (square Feet)	Maximum Percent of Credit	# of Plants
Canopy tree	2-inch caliper and 8 feet high	200	Not applicable	9
Canopy tree	1-inch caliper and 6 feet high	100	Not applicable	
Understory tree	1-inch caliper and 6 feet high	75	Not applicable	5
Large shrub	1 gallon and 4 feet high	50	30	72
Small shrub	1 gallon and 18 inches high	25	20	
Herbaceous perennial*	1 quart	2	10	
Planting Cluster 1*	1 canopy tree; and 3 large shrubs or 6 small shrubs of sizes listed above	300	Not applicable	
Planting Cluster 2*	2 understory trees; and 3 large shrubs or 6 small shrubs of sizes listed above	350	Not applicable	

**STEP 3: TOTAL PLANTINGS REQUIRED**

#Buffer Management Plants = 10,021sq ft

#Buffer Establishment Plants = 0

# Trees to be replaced = 2 + 2\*

- Replace 1 Norway Maple, Replace 1 Nellie Stevens Holly. 3:1 mitigation
  - 2 Trees removed before application. Each is to be replaced with four trees at 2” caliper size.

These options are available only for buffer establishment and buffer mitigation of less than 1 acre.

**PART 6: Fee in Lieu**

The current rate for fee in lieu is \$1.50 per square foot of disturbance.

# of trees 2 X tree caliper 2-1/2” X 100 sq.ft. = 500 sq ft x \$1.50 = \$750.00

= Amount to be paid \$ \_\_\_\_\_



## BUFFER PLANTINGS LOCATION

All mitigation shall be located within the Critical Area. The plantings should be located according to the following order of preference:

1. On-site within the 100' Buffer (required first mitigation area)
2. On-site: Immediately adjacent to existing Buffer
3. On-site: elsewhere in Critical Area (outside Buffer)
4. A local jurisdiction may authorize off-site planting in the buffer if this option is part of a local Critical Area program approved by the Commission or the subject of a written agreement between the local jurisdiction and the Commission.
5. All plantings must be native to Maryland.

### **JUSTIFICATION:**

**Please provide a brief explanation of your proposed project in the space below.**

Site is entirely within the critical area buffer. Care will be taken to minimize construction disturbance. Proposed landscape and hardscape changes to an existing residence include replacing an old wood deck, removing parking spaces in conflict with traffic because of hidden access, and building a driveway so the owner can park without walking in Watson Road.

***Schematic Drawing***

Please attach a schematic drawing to scale identifying areas of impact to the Buffer, including specific trees or shrubs if possible, and the proposed location for replanting within the Buffer. Show the location of the Critical Area Buffer. Indicate on the drawing the specific types of vegetation which will be removed and the specific types and amount of vegetation which will be used for mitigation. Pictures or photos of existing conditions are accepted.

**CERTIFICATION**

*I certify these statements to be true and accurate and that any trees to be removed are on my property. I hereby grant County/Local Jurisdiction officials permission to enter my property for inspections of this Buffer Management Plan.*

**Applicant Signature:** *[Signature]* **Date:** 2/12/24

*I will notify the County/Local Jurisdiction officials immediately following the Buffer plantings to verify compliance with this Buffer Management Plan. Buffer plantings must take place within \_\_\_\_\_ days of the approval of this Plan.*

**Applicant Signature:** *[Signature]* **Date:** 2/12/24

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**FOR OFFICE USE ONLY**

***Approval Information:***

**This Buffer Management Plan is approved as of \_\_\_\_\_ . Expiration Date: \_\_\_\_\_**

**Signature of Authorized County/Local Jurisdiction Official:**

\_\_\_\_\_ **Date:**    /    /

***Inspection Record:***

**Signature of Authorized County/Local Jurisdiction Official:**

\_\_\_\_\_ **Date:**    /    /

**Signature of Authorized County/Local Jurisdiction Official:**

\_\_\_\_\_ **Date:**    /    /

Wes Moore  
Governor

Aruna Miller  
Lt. Governor



Erik Fisher  
Chair

Katherine Charbonneau  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

August 12, 2024

Ms. Carolyn Brinkley, Town Manager  
Town of Centreville  
101 Lawyer's Row  
Centreville, MD 21617

**Re: Savage Variance (Tax Map 35H, Parcel 1295)**

Dear Ms. Brinkley:

Thank you for providing information regarding the variance referenced above. The applicant is requesting a variance to Chapter 170-31.12 of the Town of Centreville's Critical Area Program to disturb the Buffer to replace an existing deck and construct a new driveway and walkways. The project is located at 110 Watson Road, Centreville. The 1.24-acre property is located entirely within the Critical Area on land designated as Resource Conservation Area (RCA) and Intensely Developed Area (IDA).

Existing lot coverage (dwelling, deck, shed, parking, walkways) is 4,309 square feet (sf). Proposed lot coverage (dwelling, deck, shed, driveway, walkways) is 3,861 sf which is a decrease in lot coverage of 448 sf. Two (2) existing gravel parking areas will be removed, and a new driveway and walkways are proposed. All existing and proposed lot coverage is located within the IDA.

A site visit was conducted on May 14, 2023; Town staff, Critical Area staff, and consultants for the project were in attendance. Based on the site visit and a review of the submitted information, we have the following comments:

Critical Area Buffer

- Per COMAR 27.01.09.01.E(3), the Buffer must be delineated based on existing field conditions at the time of the development proposal and is measured at least 100 feet landward from the mean high water line (MHWL) of tidal waters, the edge of each bank of a tributary stream, and the upland boundary of a tidal wetland. Per COMAR 27.01.09.01.E(7), the Buffer must be expanded when it is contiguous to a steep slope, a nontidal wetland, a hydric soil, or a highly erodible soil.
- The plan shows several red lines labeled as Buffer. The red line currently labeled "100' Buffer to Edge of Marsh" appears to be the location of the 100-foot Buffer. However, it is



unclear if the edge of the marsh corresponds exactly to the edge of tidal wetlands and/or if the Buffer must be expanded as required in the bullet above.

- Please have the applicant submit a revised plan showing an accurate Critical Area Buffer, expanded as required.
- In order to provide timely comments and based on observations made during the site visit and communication with Town staff and consultants, it is assumed that the entire project is located within the Critical Area Buffer. If revised information indicates that a portion of the project is located outside the Critical Area Buffer, then the comments in this letter regarding the variance request apply only to the portion of the project located within the Critical Area Buffer.

#### Variance Request

- The applicant is seeking a variance to locate a driveway and walkways in the Buffer. Total proposed new lot coverage within the Buffer is 1,365 sf. The applicant proposes to remove existing lot coverage within the Buffer. A variance is not required to remove lot coverage from the Buffer.
- The Board of Appeals must determine if the applicant meets all of the Town of Centreville's variance standards in order to grant a variance. These include finding that a literal enforcement of the local Critical Area Program would result in an unwarranted hardship to the applicant and that the granting of the variance would be in harmony with the general spirit and intent of the Critical Area Law, the Critical Area regulations, and the local Critical Area Program. If the Board does grant the variance, the applicant must provide mitigation in accordance with Town of Centreville's Critical Area program.
- The proposed pull-off driveway and walkways are something that our office would not typically support as they are located entirely within the Buffer. However, based on discussions during the site visit, it is our understanding that the project is being proposed to address safety considerations. Therefore, we recommend that the Board request additional clarification from the applicant regarding how the proposal would address the safety concerns. Specifically, the Board may wish to ask the applicant if the proposal is the minimum relief needed to address the safety concerns and why the existing gravel parking areas are not adequate from a safety standpoint.

#### Mitigation

- If the Board does grant the variance, the applicant must provide mitigation in accordance with the Town's Critical Area program. Per COMAR 27.01.09.01-2.H, variances require 3:1 mitigation for Buffer disturbance.
- The applicant submitted a Buffer Management Plan (BMP) that proposes 10,617 sf of planting. In addition, twelve (12) trees will be planted offsite at a Town-owned property.

#### 10% Critical Area Stormwater Management

- If a variance is approved for the project, 10% Critical Area stormwater management is required since the project is located within the IDA. Total lot coverage will decrease, and the applicant proposes a rain garden and a dry well to provided stormwater management; therefore, the Critical Area pollutant reduction requirement has been met.

Ms. Carolyn Brinkley

August 12, 2024

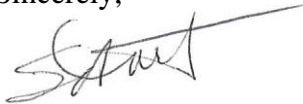
Page 3

Other

- The County confirmed that the deck was constructed in 1987; therefore, as long as the deck is replaced in kind, our office does not have additional comments regarding the deck replacement.
- The BMP includes 4:1 mitigation for a previous violation identified on the property. As long as the Town is satisfied that appropriate mitigation has been provided; this office has no further comments regarding the violation.
- A phragmites removal program has recently altered the shoreline. Due to the loss of land, it was noted during the site visit that the homeowner may want to explore options for shoreline stabilization. If so, the Maryland Department of the Environment (MDE) offers a pre-application meeting to discuss the approval process on-site. Based on communication with MDE, when reviewing the parcel on the Maryland Shoreline Stabilization Mapper the program indicates a Living Shoreline would be the preferred method of shoreline stabilization.

Thank you for the opportunity to provide comments. Please include this letter as part of the record in this variance application. Please notify the Critical Area Commission of the decision made in this case. If you have any questions, you may contact me at (410) 260-3476 or [susana.makhlouf@maryland.gov](mailto:susana.makhlouf@maryland.gov).

Sincerely,



Susan Makhlouf  
Natural Resources Planner

cc: Nick Kelly, Critical Area Commission  
Claudia Jones, Critical Area Commission

File: CV 0164-24



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

## MEMORANDUM

August 15, 2024

TO: Centreville Planning Commission

FR: Michael Whitehill, Whitehill Consulting, LLC  
Carolyn Brinkley, Town Manager

RE: 110 Watson Road – Variance Request – V-03-24

The applicant/owner, Darryl Savage, 110 Watson Road, is requesting a variance to Chapter 170-31.12 of the Town of Centreville's Critical Area Program to disturb the Buffer to replace and locate a new driveway and walkways in the Critical Area Buffer. The property is 1.24 acres, zoned R-2, located entirely within the Critical Area on land designated as Resource Conservation Area (RCA) and Intensely Developed Area (IDA).

The existing lot coverage, which includes the dwelling, deck, shed, parking, and walkways, is 4,309 sf. The proposed lot coverage that includes the dwelling deck, shed, parking, walkways, is 3,861 sf.; a decrease in lot coverage of 448 sf. Two existing gravel parking areas will be removed, and a new driveway and walkways are proposed. All existing and proposed lot coverage is located within the IDA.

Michael Whitehill, Carolyn Brinkley, and consultants for the property owner, and Critical Area staff met on-site on May 14, 2024. Staff from the Critical Area Commission provided comments and opinions based on this site visit which are attached to this memo however, summarized below:

### Variance Request

- The applicant is seeking a variance to locate a driveway and walkways in the Buffer. Total proposed new lot coverage within the Buffer is 1,365 sf. The applicant proposes to remove existing lot coverage within the Buffer. A variance is not required to remove lot coverage from the Buffer.
- The Board of Appeals must determine if the applicant meets all the Town of Centreville's variance standards in order to grant a variance. These include finding that a literal enforcement of the local Critical Area Program would result in an unwarranted hardship to the applicant and that the granting of the variance would be in harmony with the general spirit and intent of the Critical Area Law, the Critical Area regulations, and the local Critical Area Program. If the Board does grant the variance, the applicant must provide mitigation in accordance with Town of Centreville's Critical Area program.
- The proposed pull-off driveway and walkways are something that our office would not typically support as they are located entirely within the Buffer. However, based on



discussions during the site visit, it is our understanding that the project is being proposed to address safety considerations. Therefore, we recommend that the Board request additional clarification from the applicant regarding how the proposal would address the safety concerns. Specifically, the Board may wish to ask the applicant if the proposal is the minimum relief needed to address the safety concerns and why the existing gravel parking areas are not adequate from a safety standpoint.

#### Mitigation

- If the Board does grant the variance, the applicant must provide mitigation in accordance with the Town's Critical Area program. Per COMAR 27.01.09.01-2.H, variances require 3:1 mitigation for Buffer disturbance.
- The applicant submitted a Buffer Management Plan (BMP) that proposes 10,617 sf of planting. In addition, twelve (12) trees will be planted offsite at a Town-owned property.

#### 10% Critical Area Stormwater Management

- If a variance is approved for the project, 10% Critical Area stormwater management is required since the project is located within the IDA. Total lot coverage will decrease, and the applicant proposes a rain garden and a dry well to provide stormwater management; therefore, the Critical Area pollutant reduction requirement has been met.

#### Phragmites

The ongoing eradication of the phragmites initiated by the Town is to continue. The Town will be replanting the entire marsh area from Watson Road to the limits of eradication on the Chesterfield Farm, when the eradication is complete in the summer of 2025. This eradication area is treating an invasive (not natural) species and is not within the 100' shore buffer as depicted on the applicant's plans: Buffer Management & Protection Standards states, "Removal of natural vegetation within the 100-foot buffer and expanded buffer is prohibited." The applicant is seeking a variance for that provision as well as adding lot coverage within the buffer.

#### Conclusion - Recommendation

In accordance with 170-59 C.1.b Planning Commission's review is to evaluate the proposal as to consistency with the Comprehensive Plan and provide comment to the Board of Appeals.

If information is satisfactory – proposed motion:

Finding consistency with the Town of Centreville Comprehensive Plan: 2040 the Planning Commission does hereby forward a favorable recommendation to the Board of Appeals for the variance request regarding the property located 110 Watson Road for the purpose of constructing a new driveway and walkways as shown in Case V-03-24 within the Critical Area Buffer.



---

Davis, Moore, Shearon & Associates, LLC

July 31, 2024

Ms. Betty Jean Hall  
Town of Centreville  
101 Lawyers Row  
Centreville, Maryland 21617

**RE: CONCEPT SUBDIVISION AND SITE PLAN FOR A PROPOSED  
COMMERCIAL DEVELOPMENT ON PROPOSED LOTS N, O, AND P IN THE  
CENTREVILLE BUSINESS PARK, LANDS OF COURSEVALL, LLC  
Q.A. COUNTY TAX MAP 44E, PARCEL 98  
DMS & ASSOCIATES JOB #2023124**

Dear Betty Jean:

Attached please find one full size set and eleven half size sets of revised plans for the above referenced project. The revisions are in response to the TAC comments dated April 22, 2024. We offer the following:

**Site plan comments provided by Michael Whitehill:**

- We acknowledge the request for mill and overlay from MD Rte 213 to the current end of Laser Drive, however, we do not feel this should be borne by the Lot N, O, P developer.
- The “wooded patch” along Laser Drive is volunteer growth from a left over topsoil stockpile area. The area will be cleared prior to work commencing on this project. We do not feel that the volunteer growth warrants the need for mitigation. The landscaped berm along MD Rte 213 however was an initially planted screen. We will provide mitigation for the removal of this vegetation in the formal site plans following Concept Plan review.
- The original easement for the pedestrian path was established as 30-ft wide. A 5-ft wide right-of-way dedication to SHA was completed in February of 2017 (SM 46/27 A-B) resulting in an on lot easement width of 25-ft.
- A trash corral has been located in the back corner of Lot P. The main entrance has been revised to come in normal to Laser Drive. We have separate the parking lot on Lot P to provide a 10-ft wide landscape island.
- Parking has been indicated on the back side of the easternmost building on Lot P.
- NAD information has been added to the north arrow.
- As noted above, the resulting pedestrian easement width on this site is 25-ft.
- We will review the subdivision categorization with the town following Concept Plan review.
- A landscape plan will be developed following Concept Plan review. The street trees will be included per the originally approved plans for Laser Drive.

**Site plan comments provided by Trey Porter:**

- We will provide detailed stormwater management information for this project to enable DPW to continue to properly track the build out of the business park in compliance with the grandfathered SWM approvals. At this conceptual level we note that the proposed impervious cover of 79.9% is within the Centreville Business Park SWM ponds' approved coverage of 85%.
- A SWM report similar to that provided for the Lot E-1 project will be provided following Concept Plan review.
- Cost estimates for stormwater conveyance structures will be provided following Concept Plan review.
- As noted, please forward a copy of the Taco Bell plans so that structure numbering may be continued.
- We will evaluate the need and location for parking bumpers following Concept Plan review.

Also attached are the following:

- Preliminary architectural elevations
- Preliminary sign elevations

We acknowledge that the Town of Centreville Council approved the award of 16 sewer and water allocations for this project. We note that the 20% deposit has been paid to the town to secure these allocations.

We ask that you review this information at your earliest convenience. We ask that this project be placed on the August 21<sup>st</sup> agenda for review. If you should have any questions or need additional information, please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates, LLC



Kevin J. Shearon, P.E., LEED AP

Enclosures

pc: Mr. Kevin Sills, Mid Atlantic Real Estate Investments, Inc. (via email)  
Mr. Davis Emory, Coursevall, LLC (via email)



# CONCEPTUAL SUBDIVISION AND SITE PLAN

## LOTS N, O & P

### IN THE CENTREVILLE BUSINESS PARK

#### 3rd ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

**SUBDIVISION HISTORY:**

- \* FINAL SUBDIVISION PLAT, PHASE III ON THE LANDS OF COURSEVALL, LLP, DATED AUGUST 1998 AND RECORDED IN PLAT BOOK LIBER S.M. 26, FOLIO 33 A-B.
- \* FINAL SUBDIVISION PLAT, PHASE III ON THE LANDS OF COURSEVALL, LLP, DATED JANUARY, 1999 AND RECORDED IN PLAT BOOK LIBER S.M. 27, FOLIO 5 A-B.
- \* CONFIRMATORY SUBDIVISION PLAT, PHASE III THE LANDS OF COURSEVALL, LLP, DATED JANUARY, 1999 AND RECORDED IN PLAT BOOK LIBER S.M. 27, FOLIO 15 A-B.
- \* SUBDIVISION PLAT, SECTION 2, CENTREVILLE BUSINESS PARK, ON PART OF THE LANDS OF COURSEVALL, LLP, DATED JUNE 2000 AND RECORDED IN LIBER S.M. 29, FOLIO 21 A-B.
- \* RESUBDIVISION PLAT, SECTION 2, OF LOT "F" AND THE REMAINING LANDS OF COURSEVALL, LLP, CENTREVILLE BUSINESS PARK, DATED SEPTEMBER 2006 AND RECORDED IN PLAT BOOK LIBER S.M. 38, FOLIO 48.
- \* FINAL SUBDIVISION PLAT, CENTREVILLE BUSINESS PARK PART OF THE LANDS OF COUSEVALL, LLP, DATED JULY, 2007 AND RECORDED IN PLAT BOOK LIBER S.M. 38, FOLIO 67 A-C.
- \* FINAL SUBDIVISION PLAT, FINAL PHASE, CENTREVILLE BUSINESS PARK, LANDS OF COURSEVALL, LLP, DATED MAY, 2016 AND RECORDED IN PLAT BOOK LIBER S.M. 46, FOLIO 27.
- \* RESUBDIVISION/SUBDIVISION PLAT OF COUSEVALL, LLC, LOT E, LOT I, LOT K, LOT L AND LASER DRIVE ON PARCEL 98 IN CENTREVILLE BUSINESS PARK, DATED FEBRUARY, 2021, RECORDED IN PLAT BOOK LIBER K.B.H. 19, FOLIO 88 A-G.
- \* SURVEY & MINOR SUBDIVISION PLAT, TACO BELL, (LOT M), DATED AUGUST, 2022, RECORDED IN PLAT BOOK LIBER K.B.H. 51, FOLIO 50 A-B.
- \* RESUBDIVISION/SUBDIVISION PLAT OF COUSEVALL, LLC, LOT E, LOT E1 AND PUBLIC RIGHT-OF-WAY ON PARCEL 98 IN CENTREVILLE BUSINESS PARK, DATED AUGUST, 2021, RECORDED IN PLAT BOOK LIBER K.B.H. 50, FOLIO 10 A-D.
- \* A PENDING RESUBDIVISION/SUBDIVISION PLAT OF LASER DRIVE, COURSEVALL DRIVE, LOT E AND LOT L, DATED DECEMBER, 2023.

**STATEMENT OF PURPOSE AND INTENT**

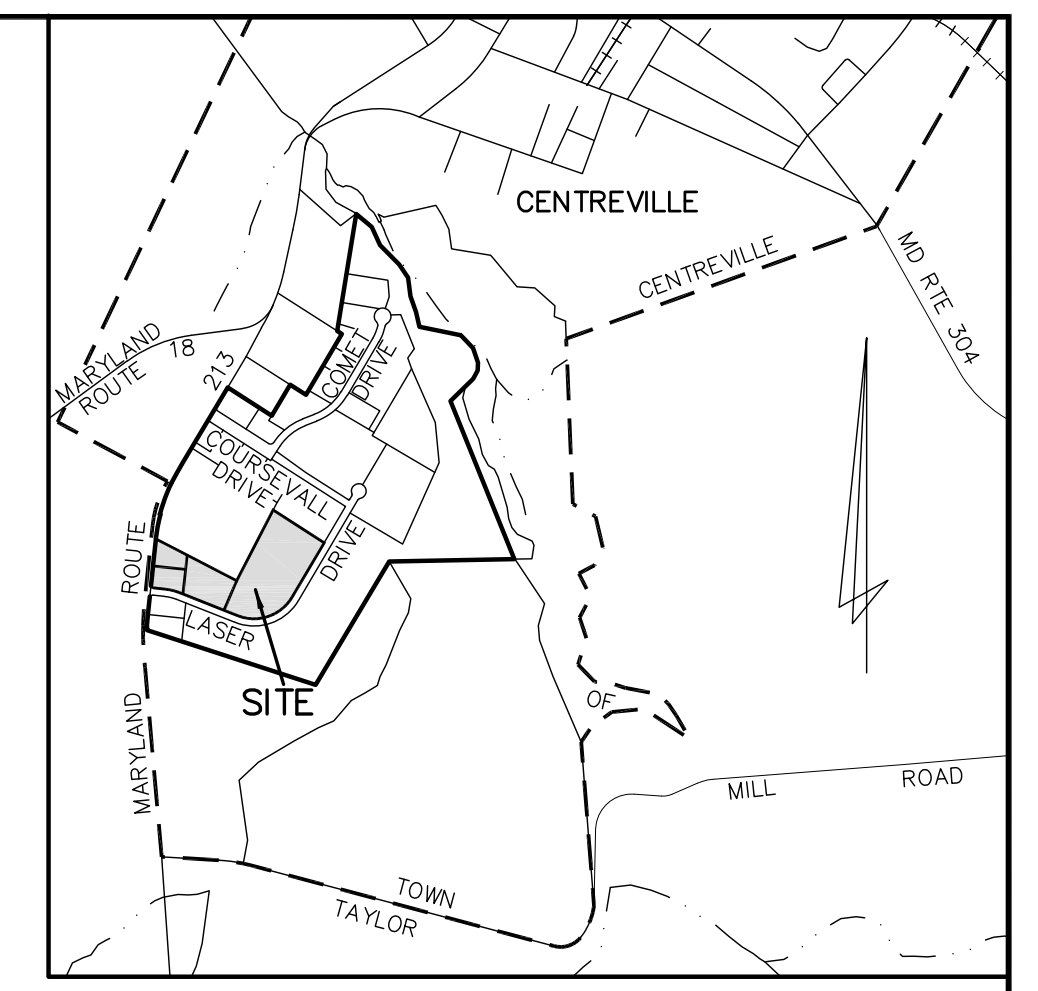
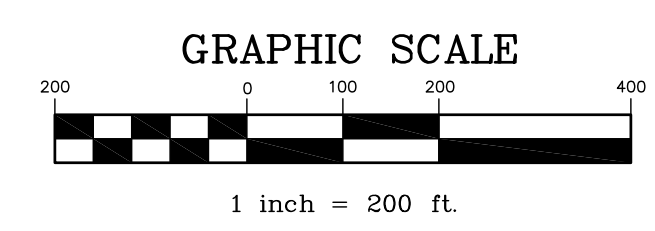
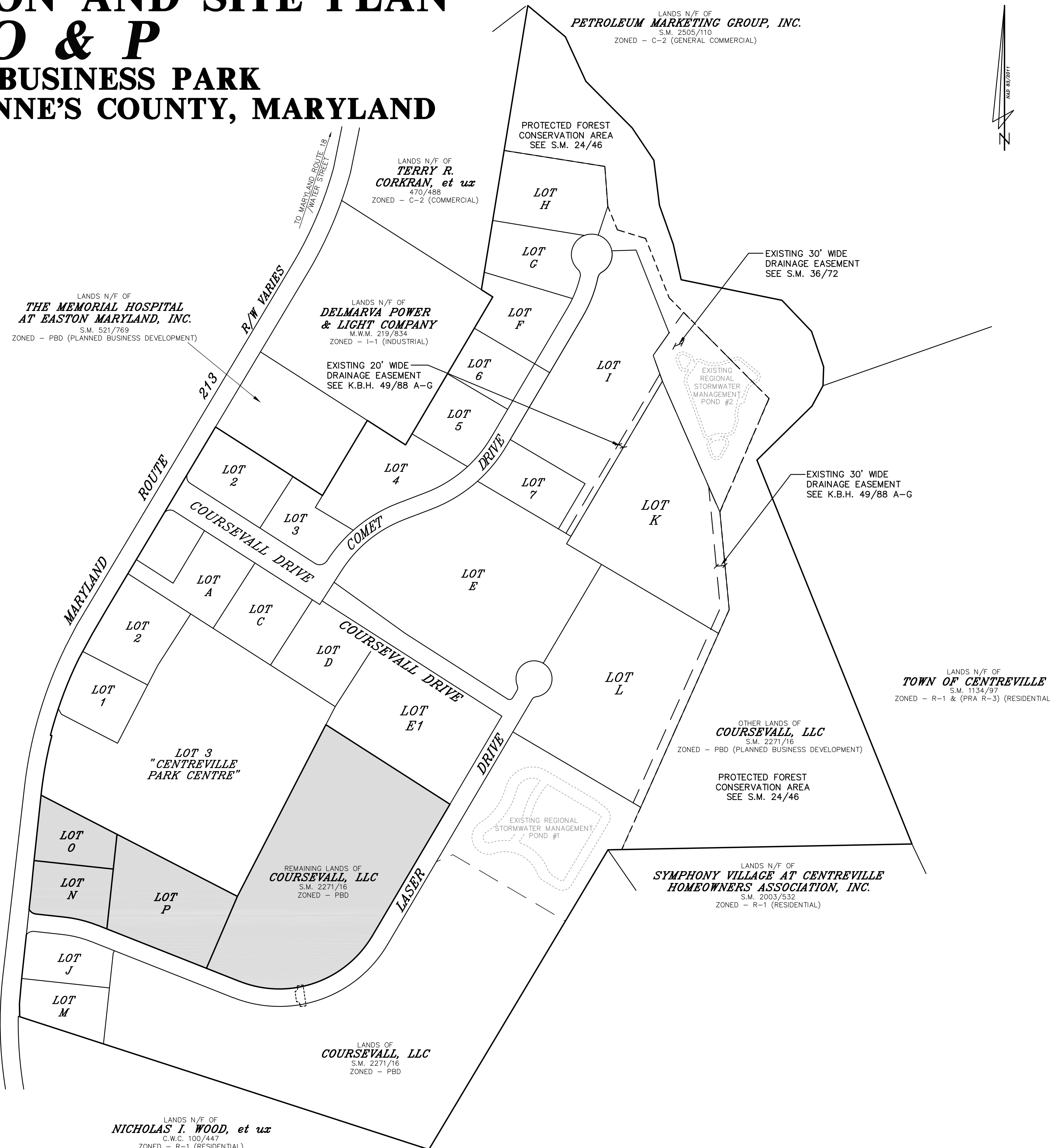
THE SITE IS LOCATED EAST OF MARYLAND ROUTE 213 IN THE TOWN OF CENTREVILLE AND IS KNOWN AS THE CENTREVILLE BUSINESS PARK. THE INTENT OF THIS CONCEPTUAL SUBDIVISION & SITE PLAN IS TO CREATE 3 NEW LOTS FROM PART OF THE REMAINING LANDS OF COURSEVALL, LLC, THAT WILL TAKE ACCESS FROM THE EXISTING LASER DRIVE. NEW LOT "N" WILL BE USED FOR AN AUTO PARTS STORE (RETAIL), NEW LOT "O" WILL BE USED FOR FAST FOOD RESTAURANT WITH COMMERCIAL RETAIL AND NEW LOT "P" WILL BE USED FOR COMMERCIAL RETAIL.

THE PURPOSE OF THIS CONCEPTUAL SITE PLAN IS TO OBTAIN APPROVAL FROM THE TOWN OF CENTREVILLE PLANNING COMMISSION FOR THE PROPOSED SUBDIVISION AND SITE IMPROVEMENTS.

**GENERAL NOTES**

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL TEST PIT AS TO VERIFY THE LOCATION AND INVERT OF EXISTING UTILITIES.
2. CONTRACTOR SHALL CONTACT THE TOWN OF CENTREVILLE TO SCHEDULE A PRE-CONSTRUCTION MEETING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND COORDINATE WITH APPROPRIATE REGULATORY AGENCIES INCLUDING THE FOLLOWING:
  - DELMARVA POWER & LIGHT COMPANY 1-800-375-7117
  - MISS UTILITY 1-800-441-8355
  - DMS & ASSOCIATES, LLC 1-443-262-9130
  - MD DEPARTMENT OF ENVIRONMENT 1-410-901-4020
  - O.A. COUNTY DEPT. OF PUBLIC WORKS 1-410-758-0925
  - TOWN OF CENTREVILLE 1-410-758-1180
3. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
4. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH TOWN OF CENTREVILLE STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
9. ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
11. ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.
12. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF TRAFFIC BEARING, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
13. HORIZONTAL DATUM IS NAD 83/2011.
14. VERTICAL DATUM IS NAVD 88

LANDS N/F OF  
**JANET G. DOEHLER**  
S.M. 1322/195  
ZONED - AG



**VICINITY MAP**  
SCALE 1" = 2000'

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- SHEET C-1 - OVERALL CONCEPTUAL SITE PLAN
- SHEET C-2 - PRELIMINARY SUBDIVISION PLAT
- SHEET C-3 - CONCEPTUAL SITE PLAN
- SHEET L-1 - CONCEPTUAL LANDSCAPE PLAN

LANDS N/F OF  
**TOWN OF CENTREVILLE**  
S.M. 1134/97  
ZONED - R-1 & (PRA R-3) (RESIDENTIAL)

OTHER LANDS OF  
**COURSEVALL, LLC**  
S.M. 2271/16  
ZONED - PBD (PLANNED BUSINESS DEVELOPMENT)

LANDS N/F OF  
**SYMPHONY VILLAGE AT CENTREVILLE HOMEOWNERS ASSOCIATION, INC.**  
S.M. 2003/532  
ZONED - R-1 (RESIDENTIAL)

LANDS OF  
**COURSEVALL, LLC**  
S.M. 2271/16  
ZONED - PBD

LANDS N/F OF  
**NICHOLAS I. WOOD, et ux**  
C.W.C. 100/447  
ZONED - R-1 (RESIDENTIAL)

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

QUEEN ANNE'S SOIL CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A SELF-LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2004099

JULY 31, 2024  
DATE SEAL

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**

ENGINEERING, DRAFTING/DESIGN,  
ENVIRONMENTAL SERVICES & SURVEYING

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

DATE	REVISION
7-31-24	PER TAC COMMENTS

OVERALL CONCEPTUAL SUBDIVISION AND SITE PLAN

FOR  
**LOTS N, O & P**

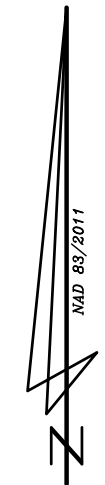
IN  
**CENTREVILLE BUSINESS PARK**

IN THE TOWN OF CENTREVILLE

TAX MAP - 44, GRID - 18, PARCEL - 98

DATE	SCALE
MARCH '24	1" = 200'
JOB No. 2023124	DRAWN BY WJM
FOLDER Ref 44-2023124	DESIGNED BY KJS
SHEET No. - C-1	
CADD FILE - 23124CP1	





LOT 1

LOT E1

"CENTREVILLE PARK CENTRE"  
LANDS N/E OF  
213 CENTREVILLE ASSOCIATES  
S.M. 1058/680  
ZONED - PBD

EXISTING 25' WIDE UTILITY  
AND PEDESTRIAN PATHWAY  
EASEMENT. SEE S.M. 46/27

LOT O  
AREA = 1.085 AC.±

LOT N  
AREA = 1.164 AC.±

LOT P  
AREA = 2.755 AC.±

LANDS OF  
COURSEVALL, LLC  
S.M. 1797/408  
ZONED - PBD  
EXISTING AREA = 14.229 AC.±  
RESULTING AREA = 9.225 AC.±

EXISTING 10' WIDE SLOPE  
AND UTILITY EASEMENT  
SEE S.M. 38/67 A-C

LOT J

LOT M

OTHER LANDS OF  
COURSEVALL, LLC  
S.M. 2271/16  
ZONED - PBD

LANDS OF  
JANET C. DOEHLER  
S.M. 1322/146  
ZONED - AG

MARYLAND ROUTE 213  
RIGHT-OF-WAY VARIES

TO U.S. ROUTE 301

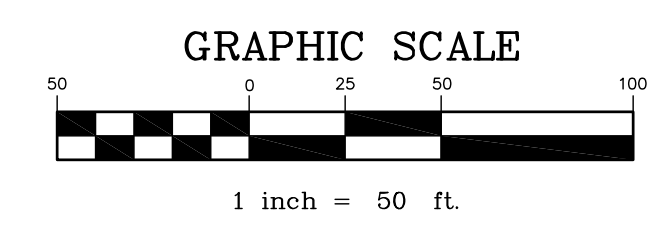
LASER

DRIVE

RIGHT-OF-WAY

CURVE DATA

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
1	S 71°02'35" W	480.80'	370.00'	523.35'
2	N 76°09'18" W	115.51'	430.00'	115.86'
3	N 55°39'09" W	28.37'	30.00'	29.55'



QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

QUEEN ANNE'S SOIL CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE  
NO. 2004499.

JULY 31, 2024  
DATE SEAL

**DAVIS, MOORE, SHEARON  
& ASSOCIATES, LLC**

ENGINEERING, DRAFTING/DESIGN,  
ENVIRONMENTAL SERVICES & SURVEYING

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

DATE	REVISION
7-31-24	PER TAC COMMENTS

CONCEPTUAL SUBDIVISION PLAN

FOR  
**LOTS N, O & P**

IN  
**CENTREVILLE BUSINESS PARK**

IN THE TOWN OF CENTREVILLE

TAX MAP - 44, GRID - 18, PARCEL - 98

DATE	SCALE
MARCH '24	1" = 50'
JOB No. 2023124	DRAWN BY WJM
FOLDER Ref 44-2023124	DESIGNED BY KJS
SHEET No. - C-2	
CADD FILE - 23124CP2	



**LEGEND**

- DEED POINT
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED ACCESSIBLE PARKING SPACE
- EXISTING TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW

PAVEMENT SHOWN [Symbol] SHALL BE MEDIUM DUTY 4.5" BITUMINOUS CONCRETE (2" SURFACE COURSE, BAND 9.5 mm ON 2.5" BASE COURSE, BAND 19.0 mm) ON 6" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PAVEMENT SHOWN [Symbol] SHALL BE HEAVY DUTY 5" BITUMINOUS CONCRETE (2" SURFACE COURSE, BAND 9.5 mm ON 3" BASE COURSE, BAND 19.0 mm) ON 8" OF CR-6 SUB-COMPACTED IN 2, 4" LIFTS. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PROPOSED CONCRETE SIDEWALK TYPICAL WHERE SHOWN [Symbol]

**SITE STATISTICS - LOT P**

CURRENT USE - VACANT  
PROPOSED USE - RETAIL

GROSS AREA	=	120,015 sq. ft.± (2.755 ac.±)
MAXIMUM BUILDING COVERAGE (ALLOWED) (70%)	=	84,010 sq. ft.± (1,929 ac.±)
FLOOR AREA (EXISTING)	=	0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	=	25,640 sq. ft.± (0.589 ac.±)
RETAIL BUILDING #1	=	10,640 sq. ft.±
RETAIL BUILDING #2	=	15,000 sq. ft.±
FLOOR AREA (TOTAL) (21.4%)	=	25,640 sq. ft.± (0.589 ac.±)
IMPERVIOUS AREA (EXISTING) ( 0.0%)	=	0.000 ac.±
IMPERVIOUS AREA (PROPOSED) (79.9%)	=	2.201 ac.±
IMPERVIOUS AREA (TOTAL) (79.9%)	=	2.201 ac.±
LANDSCAPE AREA (REQUIRED) (15%)	=	0.413 ac.±
LANDSCAPE AREA (EXISTING) (100%)	=	2.755 ac.±
LANDSCAPE AREA (PROVIDED) (20.1%)	=	0.554 ac.±

**PARKING REQUIREMENTS**

PROPOSED PARKING (Section 170-32.A):  
1 space/250 sf RETAIL X 25,640 sf FLOOR AREA = 103 SPACES  
PARKING (REQUIRED) = 103 SPACES (5 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 110 SPACES (4 ACCESSIBLE SPACES)

**SITE STATISTICS - LOT O**

CURRENT USE - VACANT  
PROPOSED USE - RESTAURANT/RETAIL

GROSS AREA	=	47,267 sq. ft.± (1.085 ac.±)
MAXIMUM BUILDING COVERAGE (ALLOWED) (70%)	=	33,087 sq. ft.± (0.760 ac.±)
FLOOR AREA (EXISTING)	=	0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	=	9,975 sq. ft.± (0.229 ac.±)
FAST FOOD RESTAURANT	=	6,200 sq. ft.±
RETAIL	=	3,775 sq. ft.±
FLOOR AREA (TOTAL) (21.1%)	=	9,975 sq. ft.± (0.229 ac.±)
IMPERVIOUS AREA (EXISTING) ( 4.2%)	=	0.046 ac.±
IMPERVIOUS AREA (PROPOSED) (72.4%)	=	0.785 ac.±
IMPERVIOUS AREA (TOTAL) (76.6%)	=	0.831 ac.±
LANDSCAPE AREA (REQUIRED) (15%)	=	0.163 ac.±
LANDSCAPE AREA (EXISTING) (95.8%)	=	1.039 ac.±
LANDSCAPE AREA (PROVIDED) (23.4%)	=	0.254 ac.±

**PARKING REQUIREMENTS**

PROPOSED PARKING (Section 170-32.A):  
1 space/100 sf RESTAURANT X 6,200 sf FLOOR AREA = 62 SPACES  
1 space/250 sf RETAIL X 3,775 sf FLOOR AREA = 15 SPACES  
PARKING (REQUIRED) = 98 SPACES (4 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 51 SPACES (2 ACCESSIBLE SPACES)\*  
\* - 16 SPACES ARE PROVIDED IN THE DRIVE-THRU LANE

**SITE STATISTICS - LOT N**

CURRENT USE - VACANT  
PROPOSED USE - RETAIL

GROSS AREA	=	50,701 sq. ft.± (1.164 ac.±)
MAXIMUM BUILDING COVERAGE (ALLOWED) (70%)	=	35,491 sq. ft.± (0.815 ac.±)
FLOOR AREA (EXISTING)	=	0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	=	6,889 sq. ft.± (0.158 ac.±)
FLOOR AREA (TOTAL) (13.6%)	=	6,889 sq. ft.± (0.158 ac.±)
IMPERVIOUS AREA (EXISTING) ( 3.2%)	=	0.037 ac.±
IMPERVIOUS AREA (PROPOSED) (60.6%)	=	0.705 ac.±
IMPERVIOUS AREA (TOTAL) (63.7%)	=	0.742 ac.±
LANDSCAPE AREA (REQUIRED) (15%)	=	0.174 ac.±
LANDSCAPE AREA (EXISTING) (96.8%)	=	1.127 ac.±
LANDSCAPE AREA (PROVIDED) (36.3%)	=	0.422 ac.±

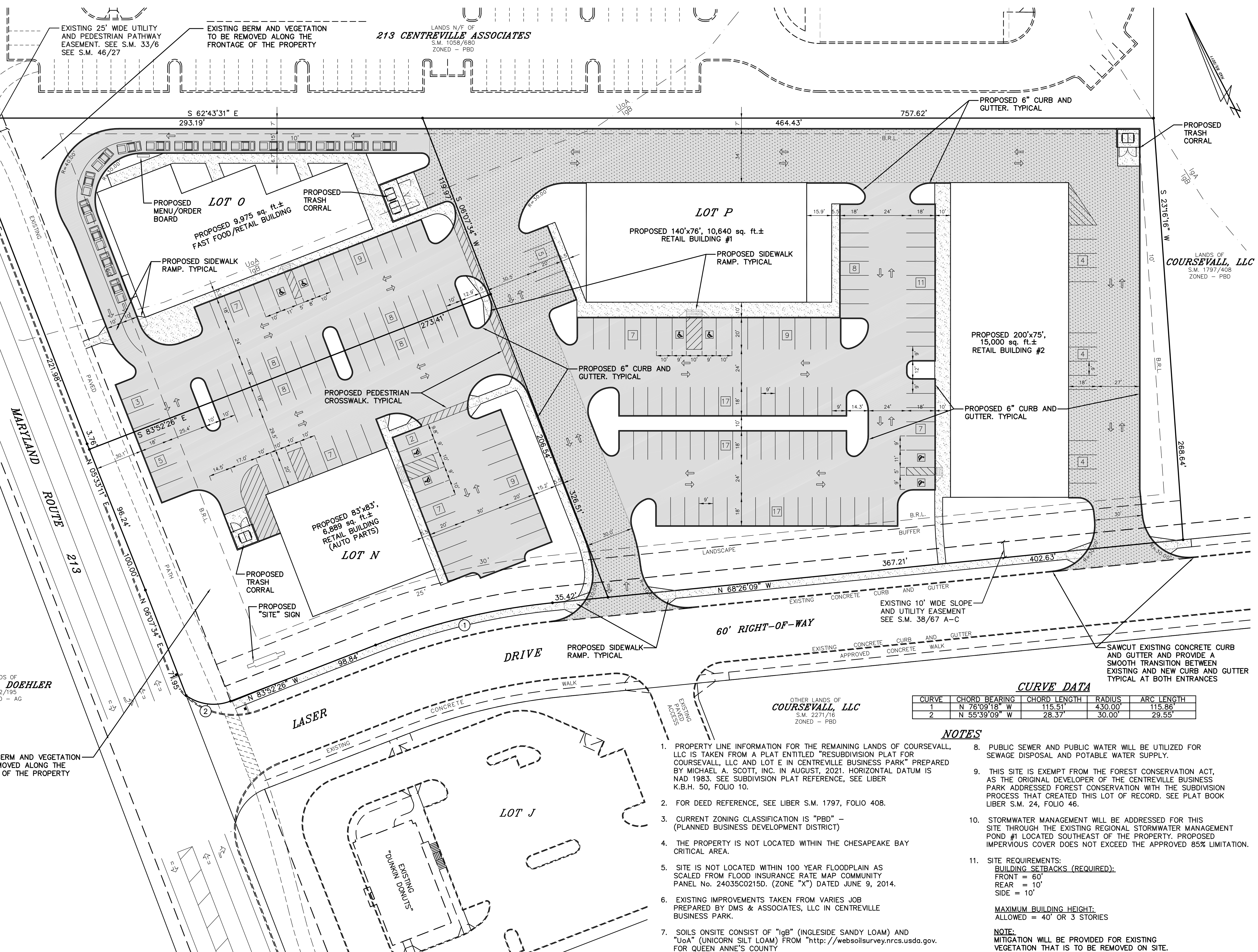
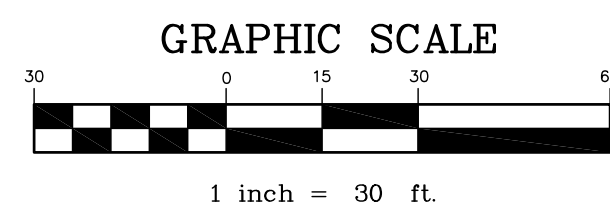
**PARKING REQUIREMENTS**

PROPOSED PARKING (Section 170-32.A):  
1 space/250 sf RETAIL X 6,889 sf FLOOR AREA = 28 SPACES  
PARKING (REQUIRED) = 28 SPACES (2 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 44 SPACES (2 ACCESSIBLE SPACES)

**PARKING TOTALS**

PARKING (REQUIRED) = 229 SPACES (7 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 205 SPACES (8 ACCESSIBLE SPACES)\*\*  
\*\* - REQUESTING SHARED PARKING PER SECTION 170-32.B(3)

EXISTING BERM AND VEGETATION TO BE REMOVED ALONG THE FRONTAGE OF THE PROPERTY



LANDS N/F OF  
**213 CENTREVILLE ASSOCIATES**  
S.M. 1058/680  
ZONED - PBD

LANDS OF  
**COURSEVALL, LLC**  
S.M. 1797/408  
ZONED - PBD

LANDS OF  
**JANET C. DOEHLER**  
1322, 7195  
ZONED - AG

OTHER LANDS OF  
**COURSEVALL, LLC**  
S.M. 2271/16  
ZONED - PBD

**CURVE DATA**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
1	N 76°09'18" W	115.51'	430.00'	115.86'
2	N 55°39'09" W	28.37'	30.00'	29.55'

**NOTES**

- PROPERTY LINE INFORMATION FOR THE REMAINING LANDS OF COURSEVALL, LLC IS TAKEN FROM A PLAT ENTITLED "RESUBDIVISION PLAT FOR COURSEVALL, LLC AND LOT E IN CENTREVILLE BUSINESS PARK" PREPARED BY MICHAEL A. SCOTT, INC. IN AUGUST, 2021. HORIZONTAL DATUM IS NAD 1983. SEE SUBDIVISION PLAT REFERENCE, SEE LIBER K.B.H. 50, FOLIO 10.
- FOR DEED REFERENCE, SEE LIBER S.M. 1797, FOLIO 408.
- CURRENT ZONING CLASSIFICATION IS "PBD" - (PLANNED BUSINESS DEVELOPMENT DISTRICT)
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24035C0215D. (ZONE "X") DATED JUNE 9, 2014.
- EXISTING IMPROVEMENTS TAKEN FROM VARIES JOB PREPARED BY DMS & ASSOCIATES, LLC IN CENTREVILLE BUSINESS PARK.
- SOILS ONSITE CONSIST OF "lgB" (INGLESIDE SANDY LOAM) AND "UoA" (UNICORN SILT LOAM) FROM "http://websoilsurvey.nrcs.usda.gov. FOR QUEEN ANNE'S COUNTY
- PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, AS THE ORIGINAL DEVELOPER OF THE CENTREVILLE BUSINESS PARK ADDRESSED FOREST CONSERVATION WITH THE SUBDIVISION PROCESS THAT CREATED THIS LOT OF RECORD. SEE PLAT BOOK LIBER S.M. 24, FOLIO 46.
- STORMWATER MANAGEMENT WILL BE ADDRESSED FOR THIS SITE THROUGH THE EXISTING REGIONAL STORMWATER MANAGEMENT POND #1 LOCATED SOUTHEAST OF THE PROPERTY. PROPOSED IMPERVIOUS COVER DOES NOT EXCEED THE APPROVED 85% LIMITATION.
- SITE REQUIREMENTS:  
BUILDING SETBACKS (REQUIRED):  
FRONT = 60'  
REAR = 10'  
SIDE = 10'  
MAXIMUM BUILDING HEIGHT:  
ALLOWED = 40' OR 3 STORIES  
NOTE:  
MITIGATION WILL BE PROVIDED FOR EXISTING VEGETATION THAT IS TO BE REMOVED ON SITE.

<p>PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A SELF-LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2004099.</p> <p>JULY 31, 2024 DATE</p>	<p><b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES &amp; SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>7-31-24</td> <td>PER TAC COMMENTS</td> </tr> </tbody> </table>	DATE	REVISION	7-31-24	PER TAC COMMENTS	<p>CONCEPTUAL SITE PLAN FOR <b>LOTS N, O &amp; P</b> IN <b>CENTREVILLE BUSINESS PARK</b> IN THE TOWN OF CENTREVILLE TAX MAP - 44, GRID - 18, PARCEL - 98</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>MARCH '24</td> <td>1" = 30'</td> </tr> </tbody> </table> <p>JOB No. 2023124 DRAWN BY WJM FOLDER Ref. 44-2023124 DESIGNED BY KJS SHEET No. - C-3 CADD FILE - 23124CP3</p>	DATE	SCALE	MARCH '24	1" = 30'
DATE	REVISION											
7-31-24	PER TAC COMMENTS											
DATE	SCALE											
MARCH '24	1" = 30'											



**LANDSCAPE LEGEND**

- PARKING LOT LANDSCAPING - CANOPY TREE
- GROUNDCOVER
- PARKING LOT SCREENING - UNDERSTORY TREE
- EVERGREEN SHRUB
- FLOWERING SHRUB
- GROUNDCOVER
- BUFFER YARD - CANOPY TREE
- UNDERSTORY TREE
- SHRUB
- DUMPSTER SCREENING - EVERGREEN SHRUB
- MONUMENTAL SIGNAGE - EVERGREEN SHRUB
- FLOWERING SHRUB

**LANDSCAPE REQUIREMENTS**

**BUFFER YARDS**  
 MD RTE 213  
 BUFFER WIDTH REQUIRED=25'  
 BUFFER WIDTH PROVIDED=37'  
 USE BUFFERYARD B  
 394 LINEAL FEET / 100 = 3.94  
 REQUIRED PROPOSED  
 CANOPY TREES 1 X 3.94 = 3.94 0\*\*  
 UNDERSTORY TREES 2 X 3.94 = 7.88 12\*\*  
 SHRUBS 6 X 3.94 = 23.64 24

\*\* NOTE: UNDERSTORY TREES ARE PROVIDED IN LIEU OF CANOPY TREES AT A RATE OF 2:1, TO AVOID UNDERGROUND UTILITIES.

**LASER DRIVE**  
 BUFFER WIDTH REQUIRED=25'  
 BUFFER WIDTH PROVIDED=25'  
 USE BUFFERYARD B  
 502 LINEAL FEET - 43 LF (DRWY) = 459 / 100 = 4.59  
 REQUIRED PROPOSED  
 CANOPY TREES 1 X 4.59 = 4.59 5  
 UNDERSTORY TREES 2 X 4.59 = 9.18 9  
 SHRUBS 6 X 4.59 = 27.54 28

**LANDSCAPE REQUIREMENTS PER DEVELOPMENT DESIGN STANDARDS**

**PARKING LOT LANDSCAPING**  
 PARKING LOCATED TO THE SIDE AND BETWEEN 9,975 SQ FT BUILDING AND 6,889 SQ.FT. BUILDING REQUIRED PLANTING: 1 TREE PER 7 SPACES =  
 59 SPACES / 7 = 8.4 TREES  
 PROPOSED PLANTING: 9 CANOPY TREES

**PARKING LOCATED TO THE SIDE AND BETWEEN 9,975 SQ FT BUILDING AND 6,889 SQ.FT. BUILDING AND FRONTS ON RTE 213**  
 REQUIRED PLANTING: 1 TREE PER 7 SPACES =  
 13 SPACES / 5 = 2.6 TREES  
 PROPOSED PLANTING: 3 CANOPY TREES

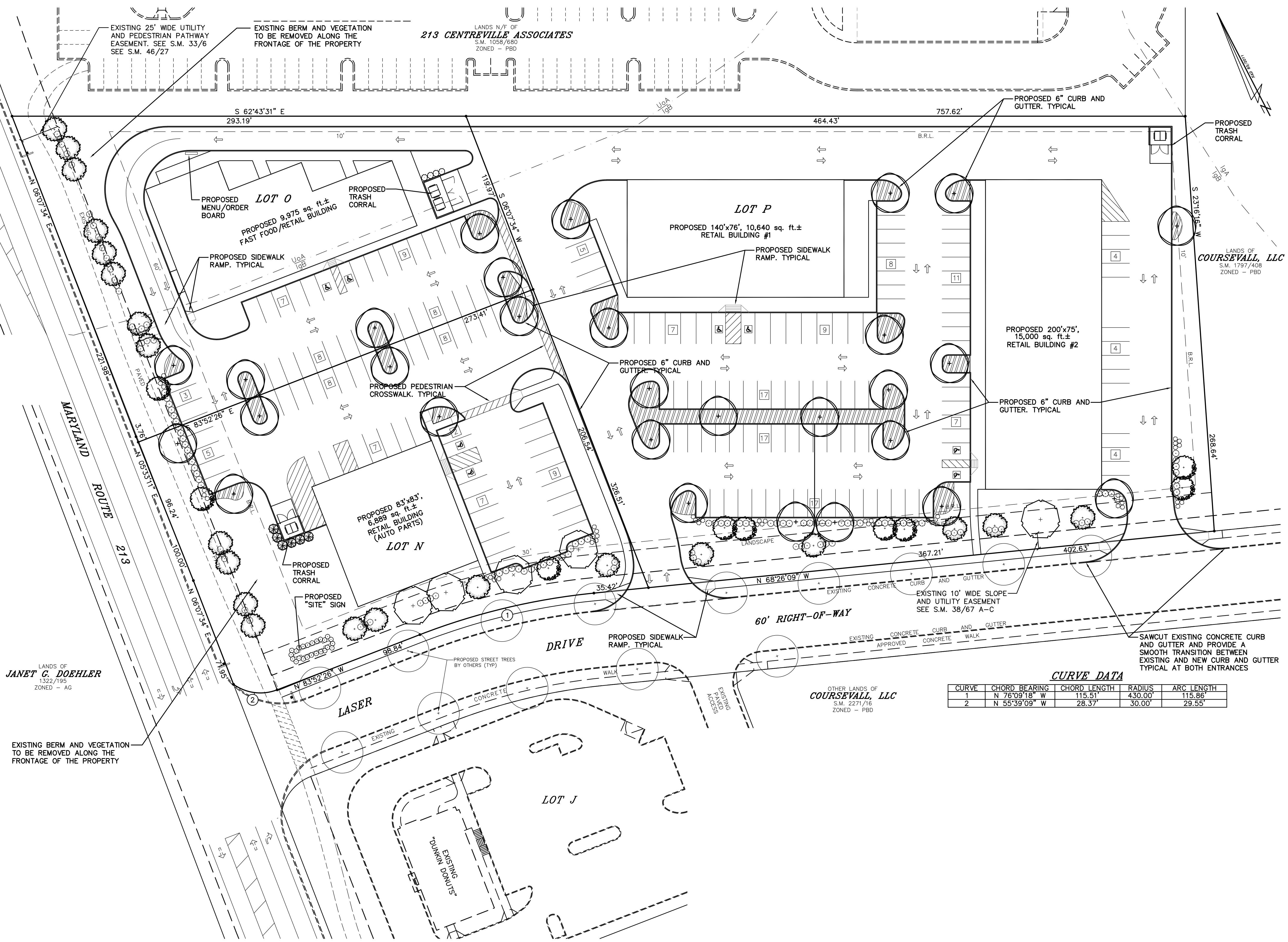
**PARKING LOCATED FRONTS ON LASER DRIVE 10,640 SQ.FT. BUILDING (17 BAY)**  
 REQUIRED PLANTING: 1 TREE PER 5 SPACES =  
 17 SPACES / 5 = 3.4 TREES  
 PROPOSED PLANTING: 4 CANOPY TREES

**PARKING LOCATED TO THE SIDE AND BETWEEN 15,000 SQ FT BUILDING AND 10,640 SQ.FT. BUILDING**  
 REQUIRED PLANTING: 1 TREE PER 7 SPACES =  
 76 SPACES / 7 = 10.9 TREES  
 PROPOSED PLANTING: 11 CANOPY TREES

**PARKING LOCATED TO THE SIDE OF 15,000 SQ FT (15 BAY)**  
 REQUIRED PLANTING: 1 TREE PER 7 SPACES =  
 12 SPACES / 7 = 1.71 TREES  
 PROPOSED PLANTING: 2 CANOPY TREES

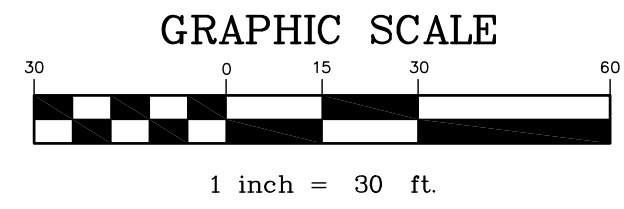
**PARKING LOT SCREENING (ALONG RTE 213 AND LASER DRIVE)**  
 REQUIRED PLANTING: TREES (80% DECIDUOUS), SHRUBS AND GROUNDCOVER (80% EVERGREEN)  
 PROPOSED PLANTING: 9 UNDERSTORY TREES, 72 SHRUBS, 51 ORNAMENTAL GRASSES

**TREE CANOPY COVERAGE REQUIREMENTS PER TREE ORDINANCE**  
 REQUIRED TREE COVERAGE: 120,015 SQ FT x 15% = 18,003 SQ FT  
 PROPOSED TREE COVERAGE:  
 STREET BUFFERYARD REQUIREMENT  
 LARGE TREE 5 x 1,600 SQ FT = 8,000 SQ FT  
 SMALL TREE 21 x 1,200 SQ FT = 25,200  
 PARKING LOT REQUIREMENT  
 LARGE TREE 28 x 1,600 SQ FT = 44,800 SQ FT  
 PARKING SCREENING REQUIREMENT  
 SMALL TREE 11 x 1,200 SQ FT = 13,200 SQ FT  
 DUMPSTER SCREENING REQUIREMENT  
 SMALL TREE 6 x 1,200 SQ FT = 7,200 SQ FT  
 TOTAL TREE COVERAGE PROVIDED: 98,400 SQ FT



LANDS OF JANET C. DOEHLER  
 1322/193  
 ZONED - AG

EXISTING BERM AND VEGETATION TO BE REMOVED ALONG THE FRONTAGE OF THE PROPERTY



**CURVE DATA**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
1	N 76°09'18" W	115.51'	430.00'	115.86'
2	N 55°39'09" W	28.37'	30.00'	29.55'

<p>STATE OF MARYLAND          DEPARTMENT OF PUBLIC WORKS          LANDSCAPE ARCHITECT</p>	<p><b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b>          P.O. BOX 80          CENTREVILLE, MARYLAND 21617</p>	<p>DATE: 7-31-24          REVISION: PER TAC COMMENTS</p>	<p>CONCEPTUAL LANDSCAPE PLAN          FOR  <b>LOTS N, O &amp; P</b>          IN  <b>CENTREVILLE BUSINESS PARK</b>          IN THE TOWN OF CENTREVILLE          TAX MAP - 44, GRID - 18, PARCEL - 98</p>	<p>DATE: MARCH '24          SCALE: 1" = 30"          JOB No.: 2023124          DRAWN BY: WJM          FOLDER Ref: 44-2023124          DESIGNED BY: KJS          SHEET No. - L-1          CADD FILE - 23124LS1</p>
<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p>QUEEN ANNE'S COUNTY CONSERVATION DISTRICT</p>	<p>JULY 31, 2024          DATE</p>	<p>HUSTEAD Landscape Architecture, LLC          120 Bay Meadows Lane Stevensville, MD. 21666          Phone : 443.988.2294          E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com</p>	



**LEGEND**

- # DEED POINT
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED ACCESSIBLE PARKING SPACE
- EXISTING TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW

PAVEMENT SHOWN SHALL BE MEDIUM DUTY 4.5" BITUMINOUS CONCRETE (2" SURFACE COURSE, BAND 9.5 mm ON 2.5" BASE COURSE, BAND 19.0 mm) ON 8" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PAVEMENT SHOWN SHALL BE HEAVY DUTY 5" BITUMINOUS CONCRETE (2" SURFACE COURSE, BAND 9.5 mm ON 3" BASE COURSE, BAND 19.0 mm) ON 8" OF CR-6 SUB-COMPACTED IN 2, 4" LIFTS. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PROPOSED CONCRETE SIDEWALK TYPICAL WHERE SHOWN

**SITE STATISTICS - LOT P**

CURRENT USE - VACANT  
PROPOSED USE - RETAIL

GROSS AREA	= 120,015 sq. ft.± (2.755 ac.±)
MAXIMUM BUILDING COVERAGE (ALLOWED) (70%)	= 84,010 sq. ft.± (1.929 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 25,640 sq. ft.± (0.589 ac.±)
RETAIL BUILDING #1	= 10,640 sq. ft.±
RETAIL BUILDING #2	= 15,000 sq. ft.±
FLOOR AREA (TOTAL) (21.4%)	= 25,640 sq. ft.± (0.589 ac.±)
IMPERVIOUS AREA (EXISTING) ( 0.0%)	= 0.000 ac.±
IMPERVIOUS AREA (PROPOSED) (79.9%)	= 2.201 ac.±
IMPERVIOUS AREA (TOTAL) (79.9%)	= 2.201 ac.±
LANDSCAPE AREA (REQUIRED) (15%)	= 0.413 ac.±
LANDSCAPE AREA (EXISTING) (100%)	= 2.755 ac.±
LANDSCAPE AREA (PROVIDED) (20.1%)	= 0.554 ac.±

**PARKING REQUIREMENTS**

PROPOSED PARKING (Section 170-32.A)  
1 space/250 sf RETAIL X 25,640 sf FLOOR AREA = 103 SPACES  
PARKING (REQUIRED) = 103 SPACES (5 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 110 SPACES (4 ACCESSIBLE SPACES)

**SITE STATISTICS - LOT O**

CURRENT USE - VACANT  
PROPOSED USE - RESTAURANT/RETAIL

GROSS AREA	= 47,267 sq. ft.± (1.085 ac.±)
MAXIMUM BUILDING COVERAGE (ALLOWED) (70%)	= 33,087 sq. ft.± (0.760 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 9,975 sq. ft.± (0.229 ac.±)
FAST FOOD RESTAURANT	= 6,200 sq. ft.±
RETAIL	= 3,775 sq. ft.±
FLOOR AREA (TOTAL) (21.1%)	= 9,975 sq. ft.± (0.229 ac.±)
IMPERVIOUS AREA (EXISTING) ( 4.2%)	= 0.046 ac.±
IMPERVIOUS AREA (PROPOSED) (72.4%)	= 0.785 ac.±
IMPERVIOUS AREA (TOTAL) (76.6%)	= 0.831 ac.±
LANDSCAPE AREA (REQUIRED) (15%)	= 0.163 ac.±
LANDSCAPE AREA (EXISTING) (95.8%)	= 1.039 ac.±
LANDSCAPE AREA (PROVIDED) (23.4%)	= 0.254 ac.±

**PARKING REQUIREMENTS**

PROPOSED PARKING (Section 170-32.A)  
1 space/100 sf RESTAURANT X 6,200 sf FLOOR AREA = 62 SPACES  
1 space/250 sf RETAIL X 3,775 sf FLOOR AREA = 15 SPACES  
PARKING (REQUIRED) = 98 SPACES (4 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 51 SPACES (2 ACCESSIBLE SPACES)\*  
\* - 16 SPACES ARE IN THE DRIVE-THRU LANE

**SITE STATISTICS - LOT N**

CURRENT USE - VACANT  
PROPOSED USE - RETAIL

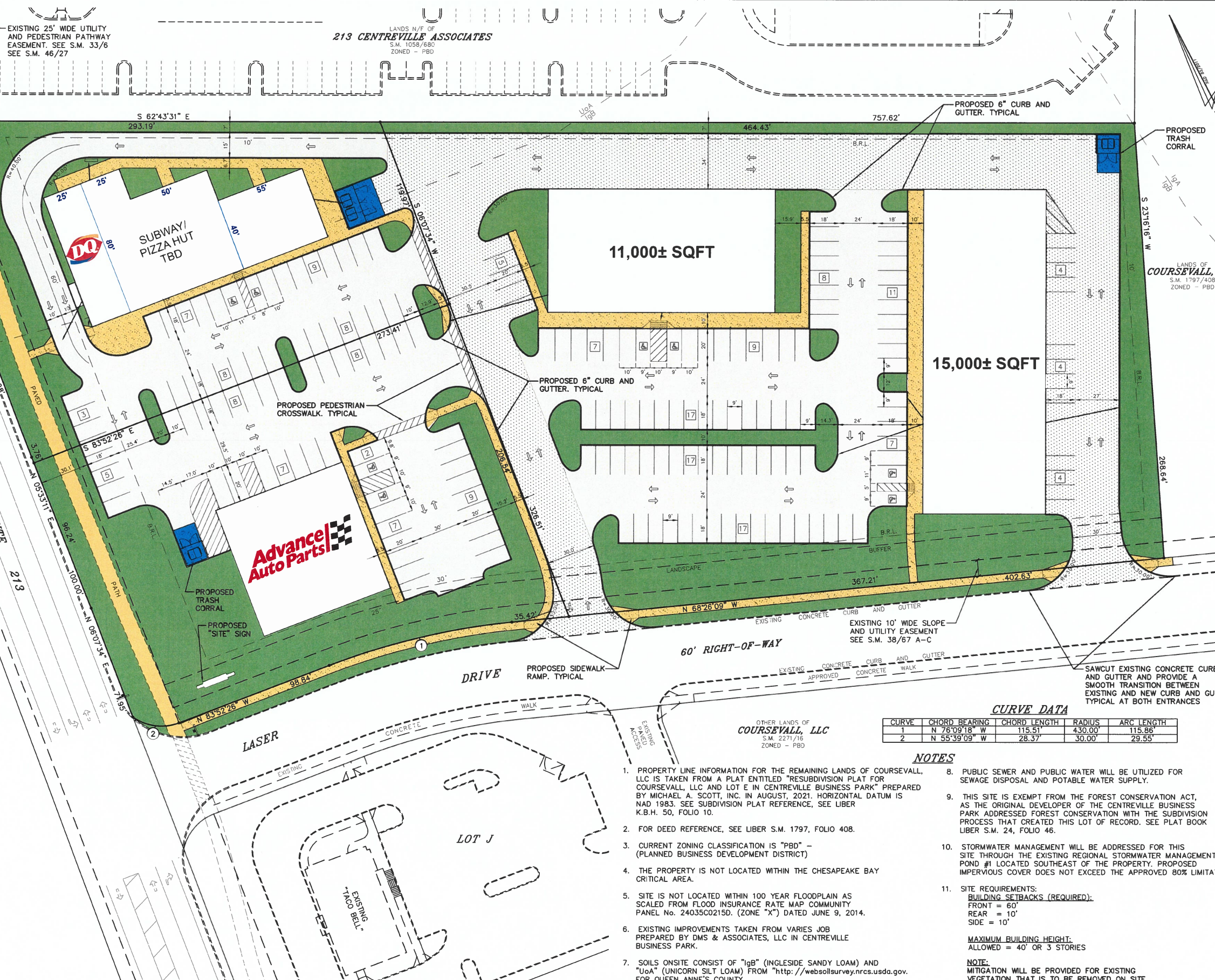
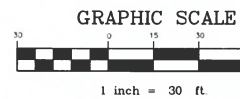
GROSS AREA	= 50,701 sq. ft.± (1.164 ac.±)
MAXIMUM BUILDING COVERAGE (ALLOWED) (70%)	= 35,491 sq. ft.± (0.815 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	= 6,889 sq. ft.± (0.158 ac.±)
FLOOR AREA (TOTAL) (13.6%)	= 6,889 sq. ft.± (0.158 ac.±)
IMPERVIOUS AREA (EXISTING) ( 3.2%)	= 0.037 ac.±
IMPERVIOUS AREA (PROPOSED) (60.6%)	= 0.705 ac.±
IMPERVIOUS AREA (TOTAL) (63.7%)	= 0.742 ac.±
LANDSCAPE AREA (REQUIRED) (15%)	= 0.174 ac.±
LANDSCAPE AREA (EXISTING) (96.8%)	= 1.127 ac.±
LANDSCAPE AREA (PROVIDED) (36.3%)	= 0.422 ac.±

**PARKING REQUIREMENTS**

PROPOSED PARKING (Section 170-32.A)  
1 space/250 sf RETAIL X 6,889 sf FLOOR AREA = 28 SPACES  
PARKING (REQUIRED) = 28 SPACES (2 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 44 SPACES (2 ACCESSIBLE SPACES)

**PARKING TOTALS**

PARKING (REQUIRED) = 229 SPACES (7 ACCESSIBLE SPACES)  
PARKING (PROVIDED) = 205 SPACES (8 ACCESSIBLE SPACES)\*\*  
\*\* - REQUESTING SHARED PARKING PER SECTION 170-32.B(3)



**CURVE DATA**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
1	N 76°09'18" W	115.51'	430.00'	115.86'
2	N 55°39'09" W	28.37'	30.00'	29.55'

**NOTES**

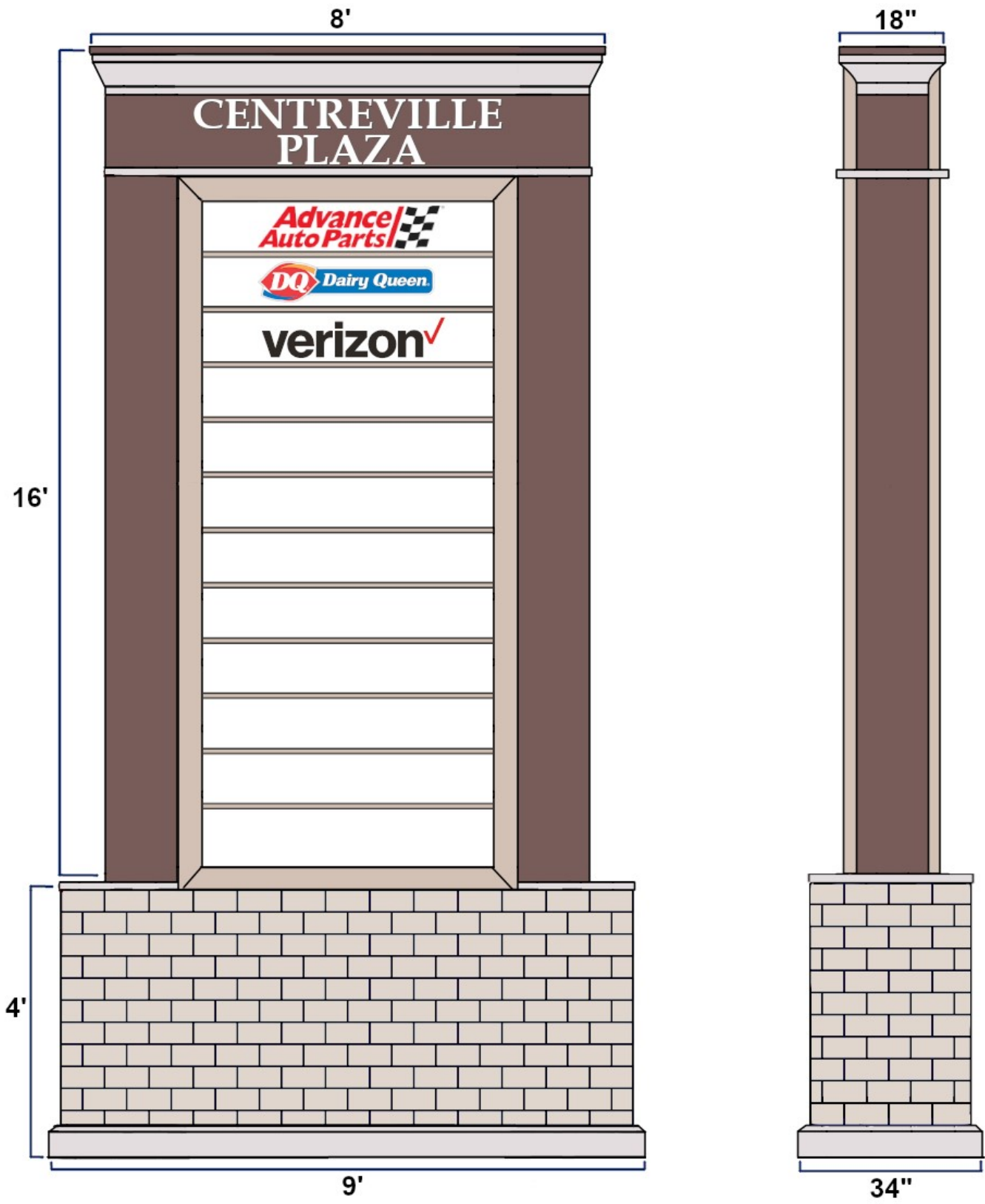
- PROPERTY LINE INFORMATION FOR THE REMAINING LANDS OF COURSEVALL, LLC IS TAKEN FROM A PLAT ENTITLED "RESUBDIVISION PLAT FOR COURSEVALL, LLC AND LOT E IN CENTREVILLE BUSINESS PARK" PREPARED BY MICHAEL A. SCOTT, INC. IN AUGUST, 2021. HORIZONTAL DATUM IS NAD 1983. SEE SUBDIVISION PLAT REFERENCE, SEE LIBER K.B.H. 50, FOLIO 10.
- FOR DEED REFERENCE, SEE LIBER S.M. 1797, FOLIO 408.
- CURRENT ZONING CLASSIFICATION IS "PBD" - (PLANNED BUSINESS DEVELOPMENT DISTRICT)
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24035C0215D. (ZONE "X") DATED JUNE 9, 2014.
- EXISTING IMPROVEMENTS TAKEN FROM VARIES JOB PREPARED BY DMS & ASSOCIATES, LLC IN CENTREVILLE BUSINESS PARK.
- SOILS ONSITE CONSIST OF "IbB" (INGLESIDE SANDY LOAM) AND "UoA" (UNICORN SILT LOAM) FROM "http://websoilsurvey.nrcs.usda.gov FOR QUEEN ANNE'S COUNTY
- PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, AS THE ORIGINAL DEVELOPER OF THE CENTREVILLE BUSINESS PARK ADDRESSED FOREST CONSERVATION WITH THE SUBDIVISION PROCESS THAT CREATED THIS LOT OF RECORD. SEE PLAT BOOK LIBER S.M. 24, FOLIO 46.
- STORMWATER MANAGEMENT WILL BE ADDRESSED FOR THIS SITE THROUGH THE EXISTING REGIONAL STORMWATER MANAGEMENT POND #1 LOCATED SOUTHEAST OF THE PROPERTY. PROPOSED IMPERVIOUS COVER DOES NOT EXCEED THE APPROVED 80% LIMITATION.
- SITE REQUIREMENTS:  
BUILDING SETBACKS (REQUIRED):  
FRONT = 60'  
REAR = 10'  
SIDE = 10'  
MAXIMUM BUILDING HEIGHT:  
ALLOWED = 40' OR 3 STORIES  
NOTE:  
MITIGATION WILL BE PROVIDED FOR EXISTING VEGETATION THAT IS TO BE REMOVED ON SITE.

<p>PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2004493</p> <p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p> <p>QUEEN ANNE'S SOIL CONSERVATION DISTRICT</p> <p>DATE: JULY 31, 2024</p>	<p><b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b></p> <p>ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES &amp; SURVEYING</p> <p>P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>7-31-24</td> <td>PER TAC COMMENTS</td> </tr> </table>	DATE	REVISION	7-31-24	PER TAC COMMENTS	<p>CONCEPTUAL SITE PLAN</p> <p>FOR</p> <p><b>LOTS N, O &amp; P</b></p> <p>IN</p> <p><b>CENTREVILLE BUSINESS PARK</b></p> <p>IN THE TOWN OF CENTREVILLE</p> <p>TAX MAP - 44, GRID - 18, PARCEL - 98</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>SCALE</th> </tr> <tr> <td>MARCH '24</td> <td>"1" = 30'</td> </tr> <tr> <td>JOB No. 2023124</td> <td>DRAWN BY WJM</td> </tr> <tr> <td>FOLDER Ref. 44-2023124</td> <td>DESIGNED BY KJS</td> </tr> <tr> <td>SHEET No. - C-3</td> <td></td> </tr> <tr> <td>CADD FILE - 23124CP3</td> <td></td> </tr> </table>	DATE	SCALE	MARCH '24	"1" = 30'	JOB No. 2023124	DRAWN BY WJM	FOLDER Ref. 44-2023124	DESIGNED BY KJS	SHEET No. - C-3		CADD FILE - 23124CP3	
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SHEET No. - C-3																				
CADD FILE - 23124CP3																				



# PROPOSED CENTREVILLE PLAZA 2- SIDED PYLON SIGN

\*NOT TO SCALE\*



FOOTER MASONRY TO MATCH SHOPPING CENTER

DEVELOPER:

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15038, EXPIRATION DATE: MAY 23, 2025.

PROFESSIONAL SEAL:

ISSUED: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRESENTATION JULY 26, 2024

NO. REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

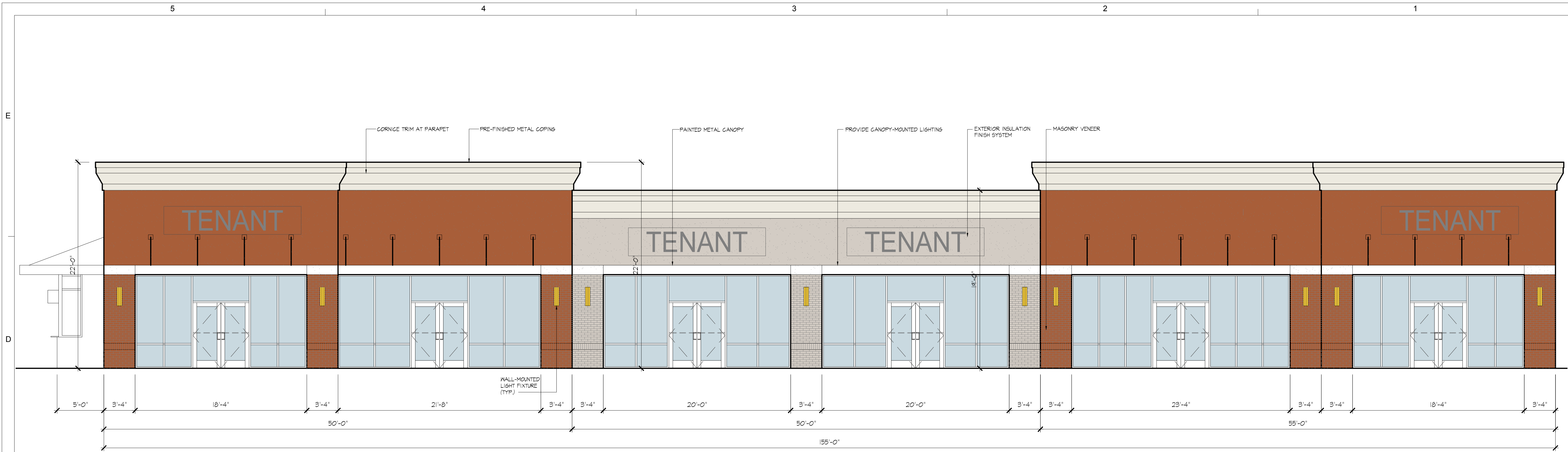
DESIGNED/DRAWN BY: \_\_\_\_\_  
REVIEWED/APPROVED BY: RPD  
PROJECT NO: 2024-000  
SCALE: AS NOTED

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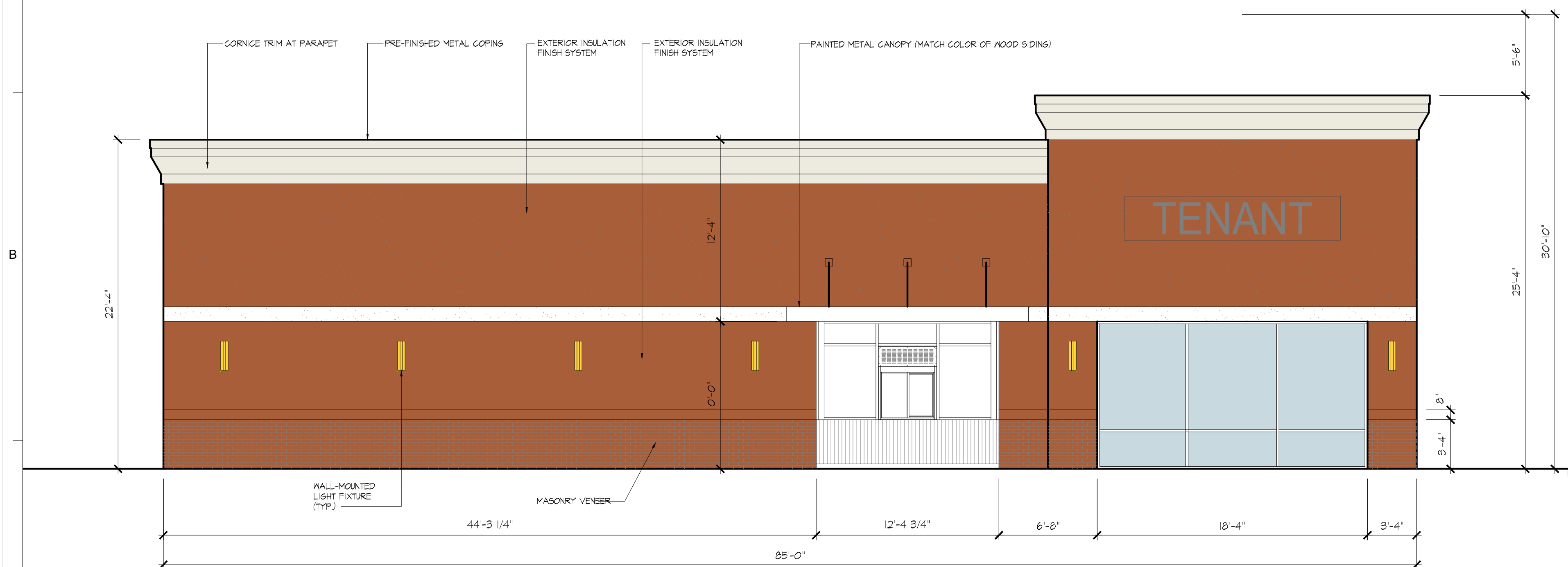
SHEET TITLE:  
**LOT O BUILDING ELEVATIONS**

SHEET NUMBER:

**1 of 3**



1 FRONT ELEVATION - RETAIL BUILDING @ LOT O  
SCALE: 3/16"=1'-0"



2 SIDE ELEVATION - RETAIL BUILDING @ LOT O  
SCALE: 3/16"=1'-0"



PROJECT:

**CENTREVILLE  
BUSINESS  
PARK**

at  
CENTREVILLE, MD

DEVELOPER:

PROFESSIONAL CERTIFICATION:  
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EXPIRATION DATE: MAY 23, 2025.

PROFESSIONAL SEAL:

ISSUED: DATE:  
PRESENTATION JULY 26, 2024

NO. REVISION: DATE:

DESIGNED/DRAWN BY: \_\_\_\_\_  
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SCALE: AS NOTED

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SHEET TITLE:  
**LOT P  
BUILDING  
ELEVATION-**

SHEET NUMBER:

**2 of 3**



1 FRONT ELEVATION - RETAIL BUILDING @ LOT P  
2 SCALE: 3/16"=1'-0"

PROJECT:

**CENTREVILLE  
BUSINESS  
PARK**  
at  
CENTREVILLE, MD

DEVELOPER:

PROFESSIONAL CERTIFICATION:  
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EXPIRATION DATE: MAY 23, 2025.

PROFESSIONAL SEAL:

ISSUED: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRESENTATION \_\_\_\_\_ JULY 26, 2024

NO. REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNED/DRAWN BY: \_\_\_\_\_  
REVIEWED/APPROVED BY: \_\_\_\_\_ RPD  
PROJECT NO: 2024-006  
SCALE: AS NOTED

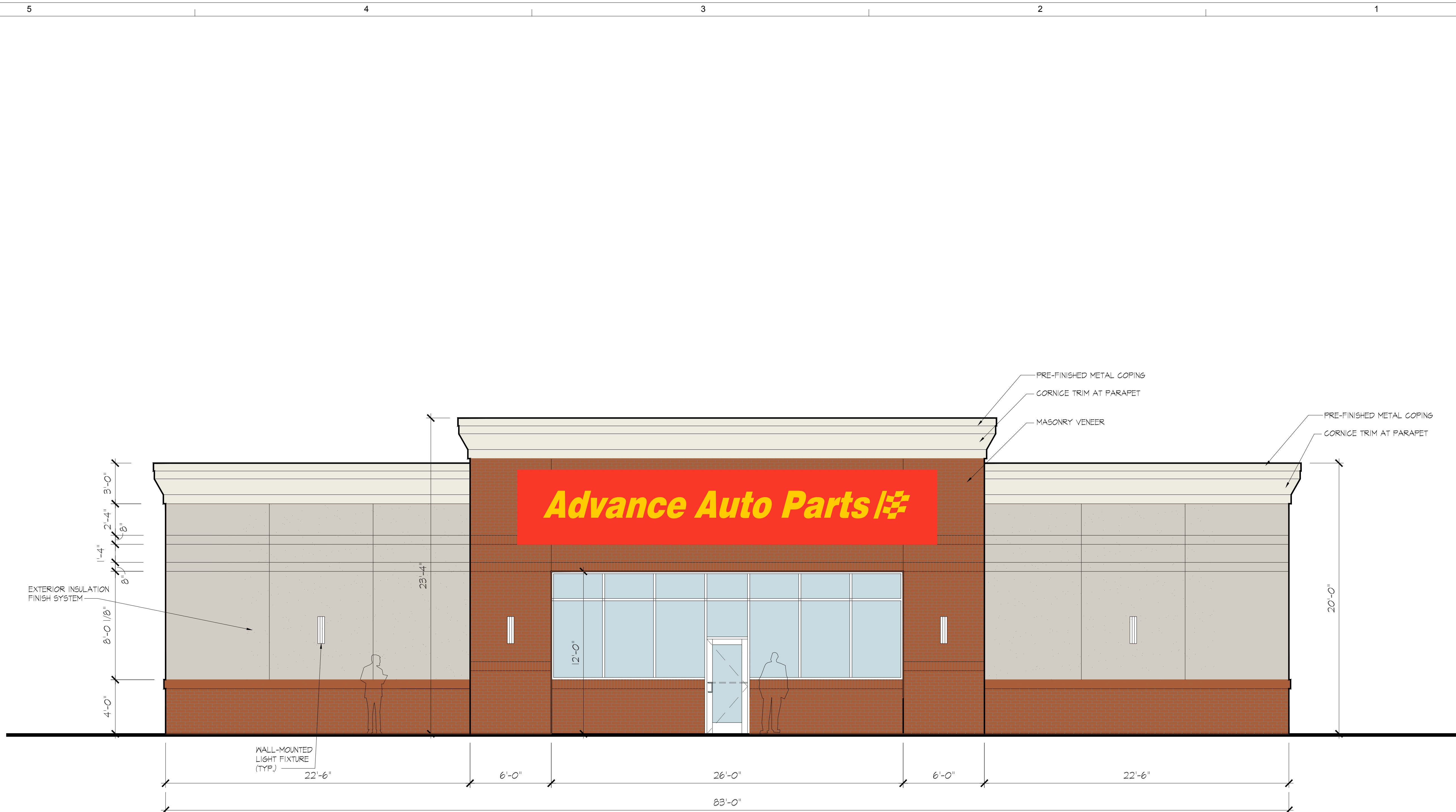
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OF DUNNING GROUP ARCHITECTS, LLC.

SHEET TITLE:

**AUTO  
PARTS  
BUILDING**

SHEET NUMBER:

**3 of 3**



1 AUTO PARTS BUILDING  
3 SCALE: 1/4"=1'-0"



---

## MEMORANDUM

---

TO: TOWN OF CENTREVILLE  
PLANNING COMMISSION

FROM:  
STACEY DAHLSTROM, AICP  
SENIOR PLANNER EPR &  
MIKE WHITEHILL,  
TOWN ENGINEER,  
WHITEHILL CONSULTING, LLC

---

ORGANIZATION: CENTREVILLE MD

DATE: AUGUST 16, 2024

---

Re: Concept Minor Subdivision (4 lots or less)  
and Concept Site Plan for a Proposed  
Commercial Development on Proposed Lots N,  
O, and P in the Centreville Business Park, Lands  
of Coursevall, LLC Q.A. County Tax Map 44E,  
Parcel 98

---

---

URGENT  FOR YOUR USE  PLEASE COMMENT  PLEASE REPLY  PLEASE RECYCLE

---

### **Introduction**

The Applicant seeks Concept Minor Subdivision (4 lots or less) and Concept Site Plan for proposed Commercial Development on proposed lots N, O, and P in the Centreville Business Park.

This application is §138-60 Concept (Sketch Plan) 138-62 Minor Subdivision Plan and Concept Site Plan Review, the Planning and Zoning Commission's role is to review and approve, conditionally approve, or reject this application. Review, comment and feedback is important to assist in further consideration as the project is reviewed and to avoid confusion.

The subject property is currently vacant, and if approved, the site would consist of three (3) lots of record identified as Lots N, O, and P of Parcel 98 in Grid 18 on Tax Map 44. The lots are located on the section of the Centreville Business Park on the north side of Laser Drive and comprises approximately 5.044 acres of land area (1.164 acres- Lot N, 1.085 acre – Lot O and 2.75 acres-Lot P). The lots are unimproved and are proposed to be developed as retail store containing 4 retail structures, one each on lots N and O and 2 structures on Lot P. Lot P structures are proposed to consist of one 11,000 square foot building, and one approximately 15,000 square foot building, totaling approximately 25,640 total floor area. The structure on Lot N is proposed to consist of 6,889

square feet of floor area and the structure on Lot O is proposed to consist of a restaurant ((identified as fast-food) with drive through access) with approximately 6,200 square feet of floor area and 3,775 square feet of retail floor area.

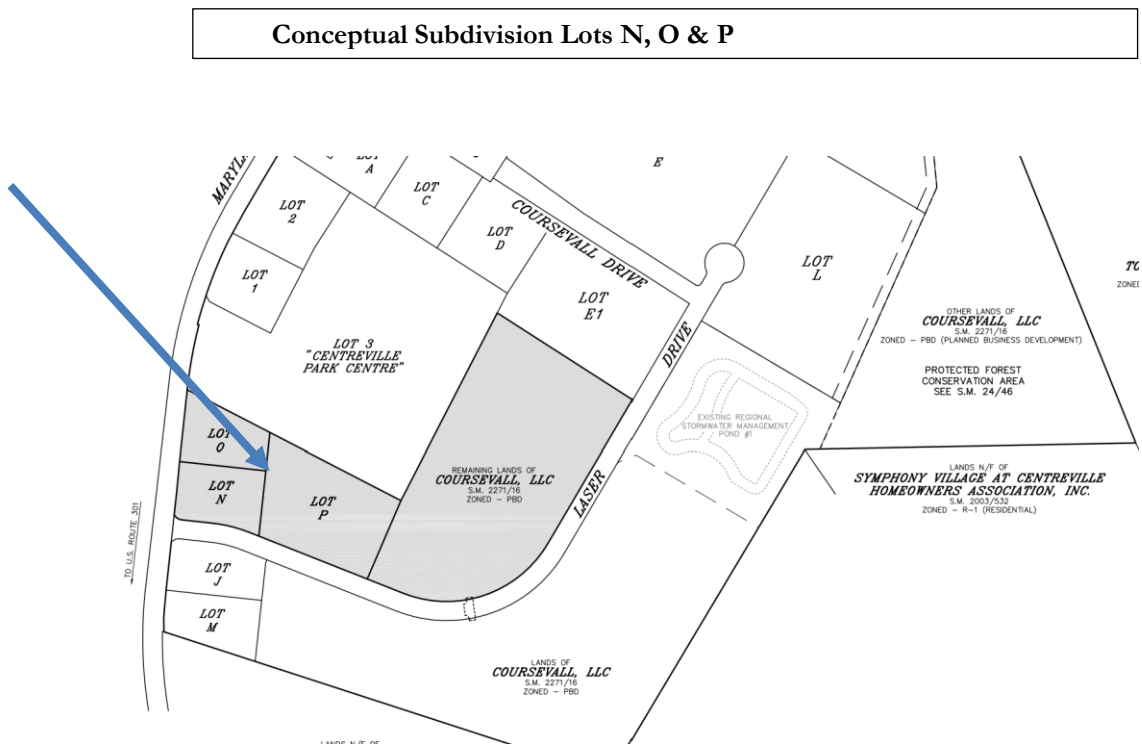
The applicant notes that 229 onsite parking spaces are required, and requests shared parking to provide 205 spaces along with associated improvements.

This application was reviewed by the Town of Centreville Technical Advisory Committee on Monday, April 22, 2024 the minutes are included in your package and the applicant has provided responses and updated their submittal including responses to those comments.

**Future Land Use (FLU) and Zoning:** Office/Light Industrial (FLU) and Planned Business District (Zoning)

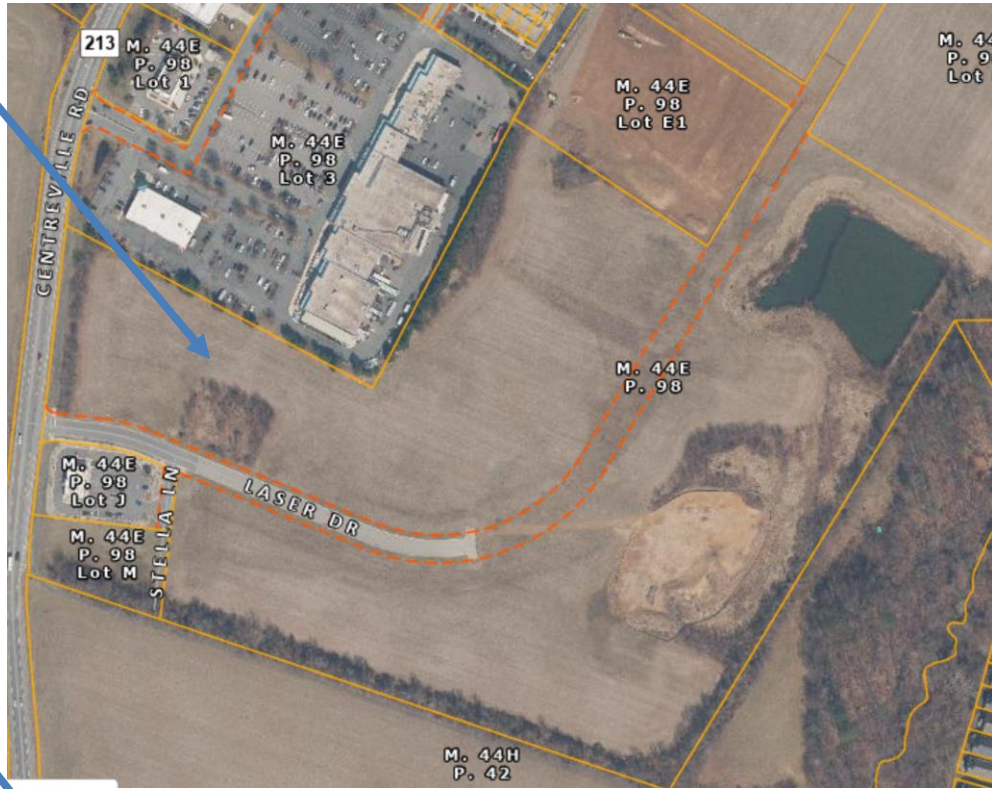
## Location

The location of the proposed lots are shown in the attached snips from the Concept submission documents, QAC property View and Google Maps to provide an image re the larger context of the location of the property.





2024 Property View Aerial



Google Aerial View 2024



## Comments

Please note these items include/address our review of responses the applicant provided to TAC comments which are included here for your reference. Please see submittal letter included in your package for applicant responses.

1. Note: At the bottom of the Applicant's submittal letter it states "We Acknowledge that the Town of Centreville Council approved the award of 16 sewer and water allocations for this project. We note that the 20% deposit has been paid to the town to secure these allocations." **This is to clarify that the Town of Centreville Council has not yet considered this allocation, as it's not eligible until site plan approval is completed.**
2. TAC Review: "• New open cut with placement of a hydrant and sanitary and storm drain for Taco Bell. When improvements are made to Laser Drive, mill and overlay from 213 to the cul-de-sac and up to Coursevall where Mr. Emory terminated his previous construction will be required. Curb and gutter to be in place at the time of the final overlay."

**Engineering/Planning response:** The Town has not approved or taken title to Laser, therefore the source of payment for the overlay from Rte. 213 to south of the Dunkin' access (Stella Lane) must be worked out by others. But pavement overlay will be nevertheless required.

3. TAC Review: "• 28,960 square feet of a wooded patch that sits on Laser Drive that is not acknowledged – compensation for this wooded area will have to be completed. A fully wooded buffer along 213 with a berm graded out will have to be offset either in the landscaping plan or in some other way onsite."

**Engineering/Planning response:** A "patch of woods" (similar in nature to that on our subject site) behind the previously approved E-1 building was removed and mitigated for the E-1 building. I see no reason why this similarly evolved larger plot (0.66 acres) should not be mitigated. Mitigation does not have to occur on these lots.

4. TAC Review: "• Legal document required to allow parking in 30' easement for parking area of lots N & O. 60- or 45-degree diagonal parking on a one way out from the drive-thru or parallel parking in at least that segment. Food pick-up parking is also an option to get parking out of that easement."

**Engineering/Planning response:** The plat reference provided by the developer is for the Dunkin' site where the 5' is indeed shown but that "Take" is not shown thereon for any other portion of the CBP property. Please provide recorded MSHA plat of the whole take. This action does not affect the path easement which runs parallel to and 30' from the highway r/w and does not peremptorily make the Town's required 30' easement 25'. This is a question for our Town Attorney to further contemplate. In any event, it is recommended that the applicant amend the plats and depict the full 30' as it now would have no material effect on the existing layout which now shows 30.1' from the MSHA r/w to the nearest parking edge where the prior plan showed 25.3'.

**Engineering/Planning** asks again if the 8 parking spaces that provide perpendicular parking to 213, Immediately after the drive through exit:

1. Are all 8 needed?
2. The spaces could be parallel (to the existing paved path) and/or diagonal to reduce potential backups from the drive through? Especially in the event that they are used as drive through pick up spots.
5. TAC Review: "• Trash collection for lot P is needed. Bring the entrance in normal (90 degrees) to the curbline of Laser Drive. Heat signatures coming off the parking lots at the shopping center are of concern. The Town would like to see the parking lot on lot P broken up, there are excess spaces."

**Engineering/Planning response:** Thank you for the corral and the much better parking plan for Lot "P". The elimination of the service road on the original plan is a vast improvement overall.

6. TAC Review: "• Loading zones or spaces proposed at the rear of the two lot P buildings? Designations, if so"

**Engineering/Planning response:** Thanks for depicting the parking behind the 15,000 s.f. building on Lot "P". Employee parking and loading zone access are an improvement.

7. TAC Review: "• North American vertical information on North arrow needed on site plan."

**Engineering/Planning response:** Now shown

8. TAC Review: "• The proper width of pedestrian pathway needs to be shown (35')."

Applicant reply : "The original easement for the pedestrian path was established as 30-ft wide. A 5-ft wide right of way dedication to SHA has was completed in February of 2017 (SM 56/27 A-B) resulting in an on lot easement width of 25-ft."



**Engineering/Planning response:** See above for Planning Engineering Response to Number 4, which includes: ... This action does not affect the path easement which runs parallel to and 30' from the highway r/w and does not preemptorily make the Town's required 30' easement 25'. This is a question for our Town Attorney to further contemplate. In any event, it is recommended that the applicant amend the plats and depict the full 30' as it now would have no material effect on the existing layout which now shows 30.1' from the MSHA r/w to the nearest parking edge where the prior plan showed 25.3'.

9. TAC Review: "• Subdivision – Minor is 4 lots or less fronting on a public street. The subject lots front on a private street. "

**Engineering/Planning response:** Acknowledged – Applicant to review the subdivision categorization with the town following the Concept Plan Review.

10. TAC Review: "• Street trees should be consistent with road work"

**Engineering/Planning response:** Acknowledged – A landscape plan will be developed following Concept review. The street trees will be included per the originally approved plans for Laser Drive.

**Additional Further Comments:**

- Further technical review/comments will be deferred to the Preliminary Site Plan stage.
- Should the concept plan be approved, the applicant will be required to submit a Preliminary Site Plan for review and approval by the Planning Commission.
- Should the Preliminary Site Plan be approved, the applicant shall submit a Final Site Plan for review and approval by the Planning Commission. The Final Site Plan may be approved as proposed, approved with conditions, or rejected by the Planning Commission.
- In addition to a Town of Centreville Building Permit and a Zoning Use and Occupancy Permit, the applicant will be required to obtain a Queen Anne's County Grading Permit for the project and submit any County required plans for erosion and sediment control and stormwater management. Please be aware that the responses to Concept Subdivision and

Concept Subdivision review by Trey Porter (Queen Anne's County) are Stormwater management issues that the applicant will follow up with Mr. Porter about.

- During preliminary and final site plan review the project will be required to demonstrate compliance with all applicable Town regulations.
- As noted in Comment #1 above: Town Council's consideration of Water and Sewer allocations will not take place until after final site plan approval.



Davis, Moore, Shearon & Associates, LLC

July 31, 2024

Ms. Carolyn Brinkley  
Town Manager  
Town of Centreville  
101 Lawyers Row  
Centreville, Maryland 21617

**RE: AMENDED FINAL SITE PLAN FOR A REVISED OUTDOOR POOL AT THE  
QUEEN ANNE'S COUNTY YMCA, 210 VINCIT STREET, CENTREVILLE, MD  
Q.A. COUNTY TAX MAP 44F, PARCEL 60, LOT 19-D  
DMS & ASSOCIATES JOB #2024043**

Dear Carolyn:

Attached please the following information regarding the above referenced project:

- One copy of the Amended Final Site Plan application
- One copy of the Amended Final Site Plan (full size)
- Eleven copies of the Amended Final Site Plan (reduced size)
- Eleven copies of the outdoor pool renderings

The Young Men's Christian Association of the Chesapeake, Inc. (YMCA) is proposing to amend the configuration of the proposed outdoor pool at the existing Queen Anne's County facility. The proposed pool will be larger than the previously proposed pool in order to accommodate a wider array of users. The previously anticipated pool support building will also be expanded to include an open-air pavilion, a bathroom facility, and a reception area for check-in.

We ask that you review this information at your earliest convenience for placement on the August 21, 2024 Planning Commission agenda for amended final site plan review and approval. If you should have any questions or need additional information please do not hesitate to call me at (443) 262-9130.

Sincerely,  
DMS & Associates, LLC

A handwritten signature in blue ink, appearing to read 'K. Shearon', is written over a light blue horizontal line.

Kevin J. Shearon, P.E., LEED AP

Enclosures

pc: Mr. Robbie Gill – YMCA of the Chesapeake (via email)  
Mr. Darell Hagerman – KRM Construction (via email)





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

### PLANNING COMMISSION APPLICATION

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Major Subdivision
<input type="checkbox"/> Concept	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Sketch
<input checked="" type="checkbox"/> Final (amended)	<input type="checkbox"/> Final	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Re-Subdivision	<input type="checkbox"/> Final
<input type="checkbox"/> Annexation	<input type="checkbox"/> Zoning Re-Classification	

Applicant Name: The Young Mens Christian Association (YMCA) of the Chesapeake, Inc.

Applicant Address: 111-1 E. Dover Street  
Easton, Maryland 21601

Phone #: (410) 822-1515 Cell Phone #: \_\_\_\_\_ Email: rgill@ymcachesapeake.org

Proposed Name of Subdivision/Project: Queen Anne's County YMCA

Property Address: 210 Vincit Street

Map: 44F Parcel: 60 Block: \_\_\_\_\_ Zoning: R-2 / C-2

Brief Description of Project Location: 210 Vincit Street

Brief Description of Project Proposal: Amended Final Site Plan for revised outdoor pool configuration

Number of Existing Lots: one Number of Proposed Lots: one

Has property involved ever been subject to previous application? yes

If so, give application number and date: \_\_\_\_\_

**Signature of Applicant(s) or Agent/Attorney**

OFFICE USE ONLY

#### TOTAL PLAN REVIEW FEE

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

Amount: \_\_\_\_\_

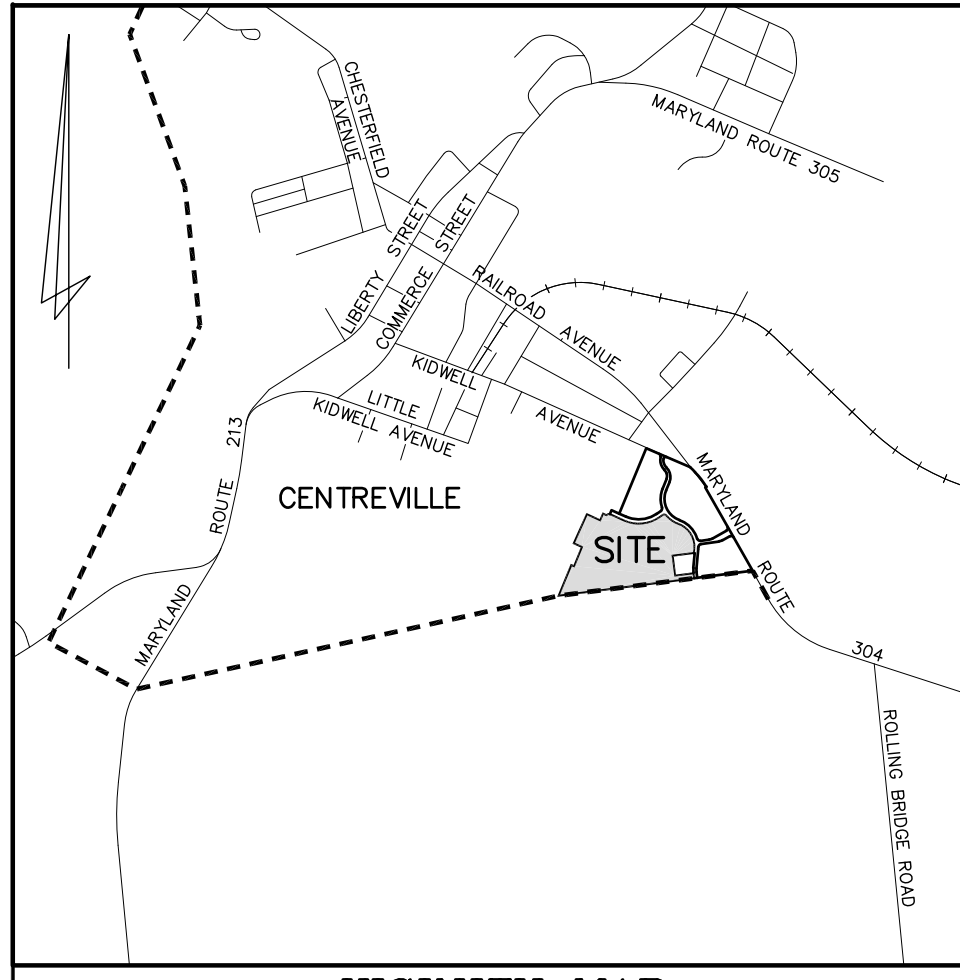
Check Number: \_\_\_\_\_

Receivables Approved: \_\_\_\_\_

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



# AMENDED SITE PLAN FOR QUEEN ANNE'S COUNTY YMCA IN THE TOWN OF CENTREVILLE



**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTES**

1. PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "FINAL SUBDIVISION, MAJOR SUBDIVISION AND LINE ADJUSTMENT" PREPARED BY LANE ENGINEERING, INC., DATED MARCH, 2015, RECORDED IN PLAT BOOK LIBER S.M. 45, FOLIO 50. HORIZONTAL DATUM IS NAD 88.
2. FOR DEED REFERENCE, SEE LIBER S.M. 2487, FOLIO 243.
3. CURRENT ZONING CLASSIFICATION IS "C-2" (GENERAL COMMERCIAL DISTRICT) AND "R-2" (RESIDENTIAL).
4. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24035C0216D. (ZONE "X") DATED JUNE 9, 2014.
6. EXISTING IMPROVEMENTS SHOWN HEREON IS SCALED FROM PREVIOUSLY APPROVED SITE PLANS AND AERIAL TOPOGRAPHY PROVIDED BY THE COUNTY, FLOWN IN THE FALL OF 2013.
7. SOILS ONSITE ARE SCALED FROM FROM THE WEBSITE: <http://websolssurvey.nrcs.usda.gov>. FOR QUEEN ANNE'S COUNTY
8. THE FOREST CONSERVATION REQUIREMENTS FOR THIS SITE HAVE BEEN PREVIOUSLY SATISFIED BY A PLAT RECORDED IN PLAT BOOK LIBER S.M. 30, FOLIO 96.
9. THE PERENNIAL STREAM SHOWN HEREON IS TAKEN FROM THE WEBSITE, <http://gis.qac.org> FOR QUEEN ANNE'S COUNTY.
10. WOODLANDS SHOWN HEREON ARE TAKEN FROM THE WEBSITE, <http://gis.qac.org> FOR QUEEN ANNE'S COUNTY.
11. NO OTHER NATURAL RESOURCE (i.e., WETLANDS, STEEP SLOPES, EROSION HAZARD AREAS, ENDANGERED SPECIES OR HABITAT, etc.) EXIST ON THE SITE AS TAKEN FROM THE WEBSITE, <http://gis.qac.org> FOR QUEEN ANNE'S COUNTY.
12. PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY.
13. STORMWATER MANAGEMENT FOR THE SITE WILL BE ADDRESSED VIA THE IMPLEMENTATION OF ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP).
14. BACKWASH FROM THE SWIMMING POOLS (INDOOR AND OUTDOOR) MUST DRAIN TO THE SANITARY SEWER AND NOT THE STORMDRAIN / STORMWATER MANAGEMENT DEVICES.
15. SITE REQUIREMENTS:  
**BUILDING SETBACKS (R-2 ZONE) (REQUIRED):**  
 FRONT = 25'  
 SIDE = 10'/22' AGGREGATE  
 REAR = 30'  
 MAXIMUM BUILDING HEIGHT:  
 ALLOWED = 35' OR 2.5 STORIES  
  
**BUILDING SETBACKS (C-2 ZONE) (REQUIRED):**  
 FRONT = 30'  
 SIDE = 20'  
 REAR = 20'  
 MAXIMUM BUILDING HEIGHT:  
 ALLOWED = 35' OR 3 STORIES

**LARRY T. & ROSE M. DECKER**  
LANDS OF  
S.M. 2979/718  
ZONED - R-2  
USE - EXEMPT COMMERCIAL

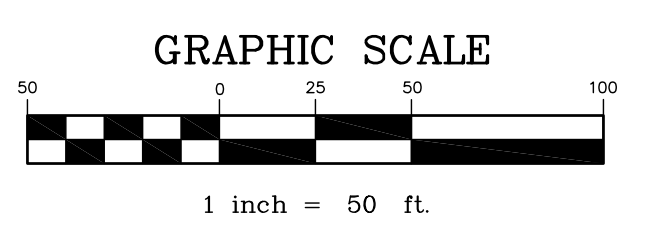
LANDS OF  
**BOARD OF EDUCATION  
OF QUEEN ANNE'S COUNTY**  
S.M. 47/490  
ZONED - R-2  
USE - INSTITUTIONAL

**STATEMENT OF PURPOSE AND INTENT**  
THE SITE IS LOCATED ON SOUTH SIDE OF LITTLE KIDWELL AVENUE (UNIMPROVED) AND ON THE WEST SIDE OF VINCI STREET IN THE TOWN OF CENTREVILLE. THE SITE IS CURRENTLY UNDER CONSTRUCTION FOR THE YMCA BUILDING AND ITS ASSOCIATED PARKING.  
  
THE PURPOSE OF THIS AMENDED SITE PLAN IS TO OBTAIN APPROVAL FROM THE TOWN OF CENTREVILLE PLANNING COMMISSION FOR RECONFIGURATION OF THE APPROVED OUTDOOR POOL AND POOL HOUSE.

**LEGEND**

- DEED POINT
- EDGE OF EXISTING WOODS
- SOILS LINE AND TYPE
- PROPOSED HANDICAP PARKING
- PROPOSED TRAFFIC FLOW
- WOODLANDS
- USE - AGRICULTURAL

LANDS OF  
**PETER G. SHEAFFER**  
S.M. 524/002  
ZONED - AG  
USE - AGRICULTURAL



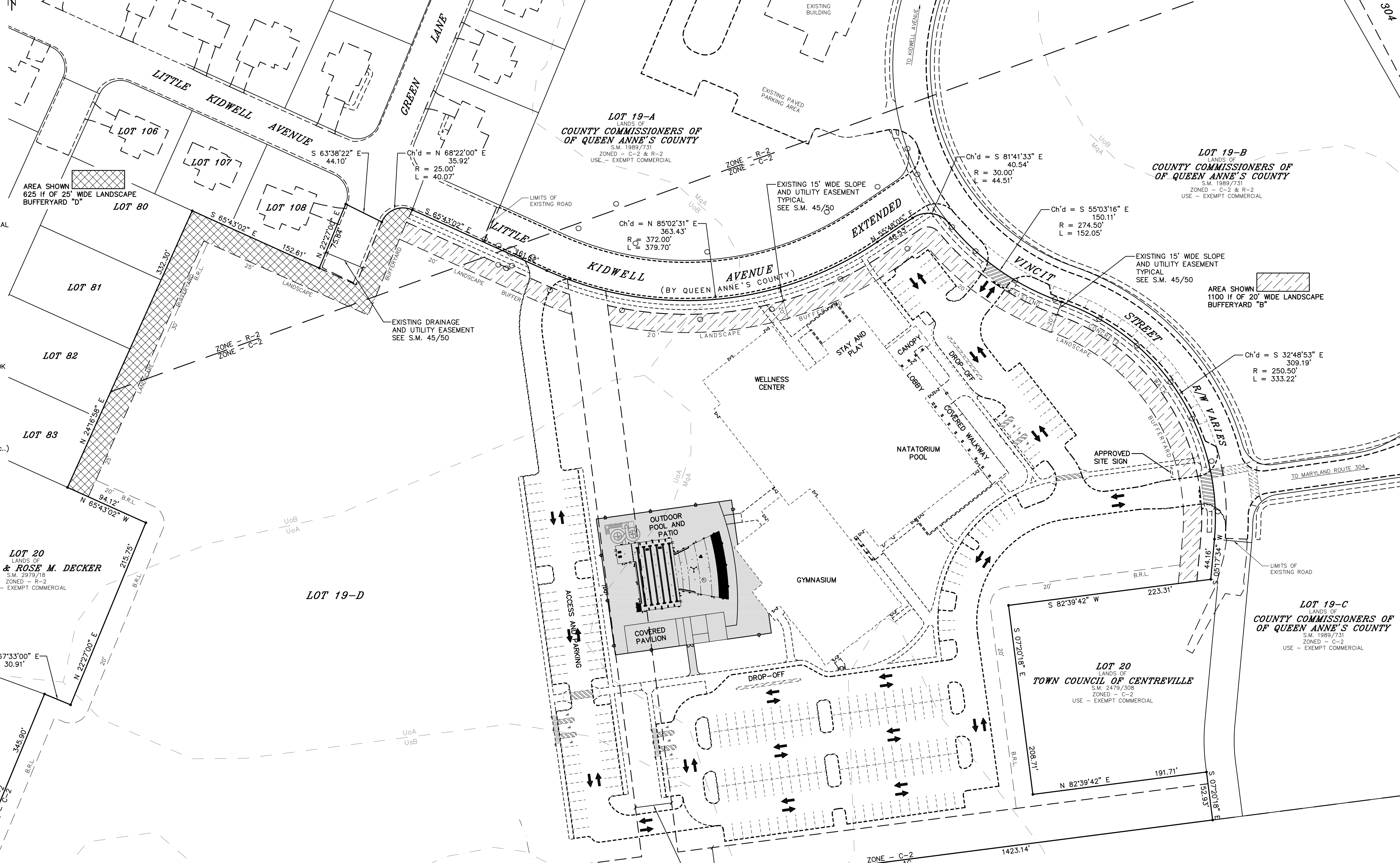
**ADJACENT LANDOWNERS:**

- LOT 80 - PETER G. SHEAFFER : NO DEED REFERENCE : ZONED - R-2 : USE - RESIDENTIAL
- LOT 81 - PETER G. SHEAFFER : NO DEED REFERENCE : ZONED - R-2 : USE - RESIDENTIAL
- LOT 82 - ROBERT A. & MARY L. BAILEY, TRUSTEE : S.M. 2817/265 : ZONED - R-2 : USE - RESIDENTIAL
- LOT 83 - PETER G. SHEAFFER : NO DEED REFERENCE : ZONED - R-2 : USE - RESIDENTIAL
- LOT 107 - JAMES & CHRISTINE GATES, LIFE ESTATE : S.M. 1307/178 : ZONED - R-2 : USE - RESIDENTIAL
- LOT 108 - LOIS J. SMITH : S.M. 1251/691 : ZONED - R-2 : USE - RESIDENTIAL

**OWNER/DEVELOPER:**  
THE YOUNG MENS CHRISTIAN ASSOCIATION OF THE CHESAPEAKE, INC.  
111-1 E DOVER STREET  
EASTON, MARYLAND 21601  
PHONE No. 1-410-253-7188

**ENGINEER:**  
DMS & ASSOCIATES, LLC  
c/o KEVIN J. SHEARON, PE LEED, AP  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE No. 1-443-262-9130

**ARCHITECT:**  
BECKER MORGAN GROUP, INC.  
312 W. MAIN STREET, SUITE 300  
SALESBURY, MARYLAND 21801  
PHONE No. 1-410-546-9100



**SITE STATISTICS**

CURRENT USE - COMMERCIAL/VACANT	
PROPOSED USE - COMMERCIAL/RECREATION FACILITY	
GROSS AREA	= 814,538 sq. ft.± (18,699 ac.±)
ZONE R-2	= 35,640 sq. ft.± (0.818 ac.±)
ZONE C-2	= 778,898 sq. ft.± (17,881 ac.±)
<b>SITE CALCULATIONS FOR ZONE C-2:</b>	
MAXIMUM BUILDING COVERAGE (ALLOWED) (70%)	= 545,229 sq. ft.± (12,517 ac.±)
FLOOR AREA (EXISTING)	= 0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (APPROVED) ( 7.9%)	= 61,737 sq. ft.± (1.417 ac.±)
FLOOR AREA (NEW TOTAL) ( 8.2%)	= 63,817 sq. ft.± (1.465 ac.±)
MAIN BUILDINGS	= 60,517 sq. ft.± (1.389 ac.±)
POOL BUILDING	= 1,598 sq. ft.± (0.037 ac.±)
COVERED PAVILION	= 1,702 sq. ft.± (0.039 ac.±)
IMPERVIOUS AREA (APPROVED) (29.3%)	= 5,237 ac.±
IMPERVIOUS AREA (TO BE REMOVED)	= 0.364 ac.±
IMPERVIOUS AREA (NEW)	= 0.492 ac.±
IMPERVIOUS AREA (NEW TOTAL) (30.0%)	= 5.365 ac.±
LANDSCAPE AREA (REQUIRED) (15%)	= 2,682 ac.±
LANDSCAPE AREA (APPROVED) (70.7%)	= 12,644 ac.±
LANDSCAPE AREA (NEW RESULTING) (70.0%)	= 12,516 ac.±

**PARKING REQUIREMENTS**

PROPOSED PARKING (Section 170-32A(6)):  
1 space/2 persons of rated building capacity X 781 PERSONS = 391 SPACES

PARKING (REQUIRED)	= 391 SPACES ( 8 ACCESSIBLE)
PARKING (PROVIDED)	= 172 SPACES ( 7 ACCESSIBLE)*
PARKING (FUTURE)	= 65 SPACES ( 3 ACCESSIBLE)
PARKING (TOTAL)	= 237 SPACES (10 ACCESSIBLE)

\* - A REDUCTION IN THE NUMBER OF PARKING SPACES PROVIDED WAS APPROVED BY THE PLANNING COMMISSION AT THEIR APRIL 21, 2021 MEETING.

**TABLE OF CONTENTS**

SHEET C1.01	- AMENDED OVERALL SITE PLAN
SHEET C1.02	- AMENDED SITE PLAN

**BECKER MORGAN GROUP**  
ARCHITECTURE ENGINEERING  
Delaware  
309 S Governors Ave  
Dover, DE 19904  
302.734.7950  
Rittenhouse Station  
250 South Main Street, Suite 109  
Newark, DE 19711  
302.369.3700  
Maryland  
312 West Main St, Suite 300  
Salisbury, MD 21801  
410.546.9100  
North Carolina  
3205 Randall Parkway, Suite 211  
Wilmington, NC 28403  
910.341.7400  
www.beckermorgan.com

**DAVIS, MOORE, SHEARON, & ASSOCIATES**  
ARCHITECTURE ENGINEERS  
207 E. WATER STREET, SUITE 100  
CENTREVILLE, MARYLAND 21617  
443-262-9130

**GPE ASSOCIATES, INC.**  
FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL ENGINEER  
8716 BROOKS DRIVE  
EASTON, MARYLAND 21601  
410-822-8688 fax: 410-822-6306



DATE OF SIGNATURE: 07.31.2024  
DATE OF REGISTRATION EXPIRATION: 09.02.2025  
PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 20689  
EXPIRATION DATE: 01-02-2025

**QUEEN ANNE'S COUNTY YMCA**

VINCI STREET & LITTLE KIDWELL AVENUE  
CENTREVILLE, MD

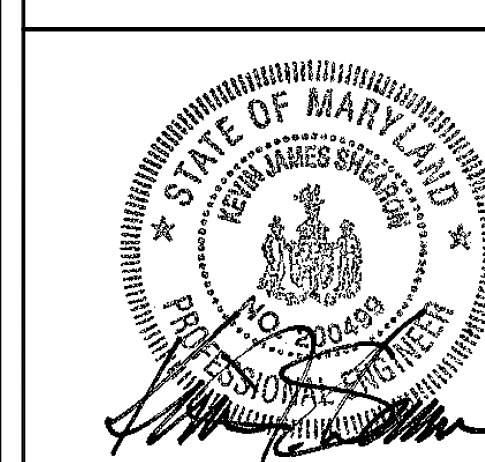


**AMENDED OVERALL SITE PLAN**

PROJECT NO: 2018089.01	
DATE: 07/31/2024	
SCALE: 1" = 50'	
DRAWN BY: WJM	PROJ.MGR: KJS
PROJECT TITLE: AMENDED OVERALL SITE PLAN	
SHEET TITLE: AMENDED OVERALL SITE PLAN	
DATE: 07/31/2024	
SCALE: 1" = 50'	
DRAWN BY: WJM PROJ.MGR: KJS	
PROJECT NO: 2018089.01	
DATE: 07/31/2024	
SCALE: 1" = 50'	
DRAWN BY: WJM PROJ.MGR: KJS	
PROJECT TITLE: AMENDED OVERALL SITE PLAN	
SHEET TITLE: AMENDED OVERALL SITE PLAN	
DATE: 07/31/2024	
SCALE: 1" = 50'	
DRAWN BY: WJM PROJ.MGR: KJS	
PROJECT NO: 2018089.01	
DATE: 07/31/2024	
SCALE: 1" = 50'	
DRAWN BY: WJM PROJ.MGR: KJS	

**C1.01**  
C:\PROJECTS\2024\07\31\2024\C1.01.dwg





DATE OF SIGNATURE: 07.31.2024  
DATE OF REGISTRATION EXPIRATION: 09.02.2025  
PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME,  
AND THAT I AM A DULY LICENSED  
ARCHITECT UNDER THE LAWS OF THE  
STATE OF MARYLAND.  
LICENSE NUMBER: 20899  
EXPIRATION DATE: 09.02.2025

PROJECT TITLE  
**QUEEN ANNE'S COUNTY YMCA**

VINGIT STREET & LITTLE  
KIDWELL AVENUE  
CENTREVILLE, MD



SHEET TITLE  
**AMENED SITE PLAN**

Mark	Date	Description

PROJECT NO: 2018089.01  
DATE: 07/31/2024  
SCALE: 1" = 10'  
DRAWN BY: WJM PROJ.MGR: KJS

**C1.02**  
COPYRIGHT © 2024

APPROVED YMCA BUILDING  
F.F. ELEV. = 53.00

PROPOSED CONCRETE WALK/PATIO  
TYPICAL WHERE SHOWN

APPROVED CONCRETE WALK

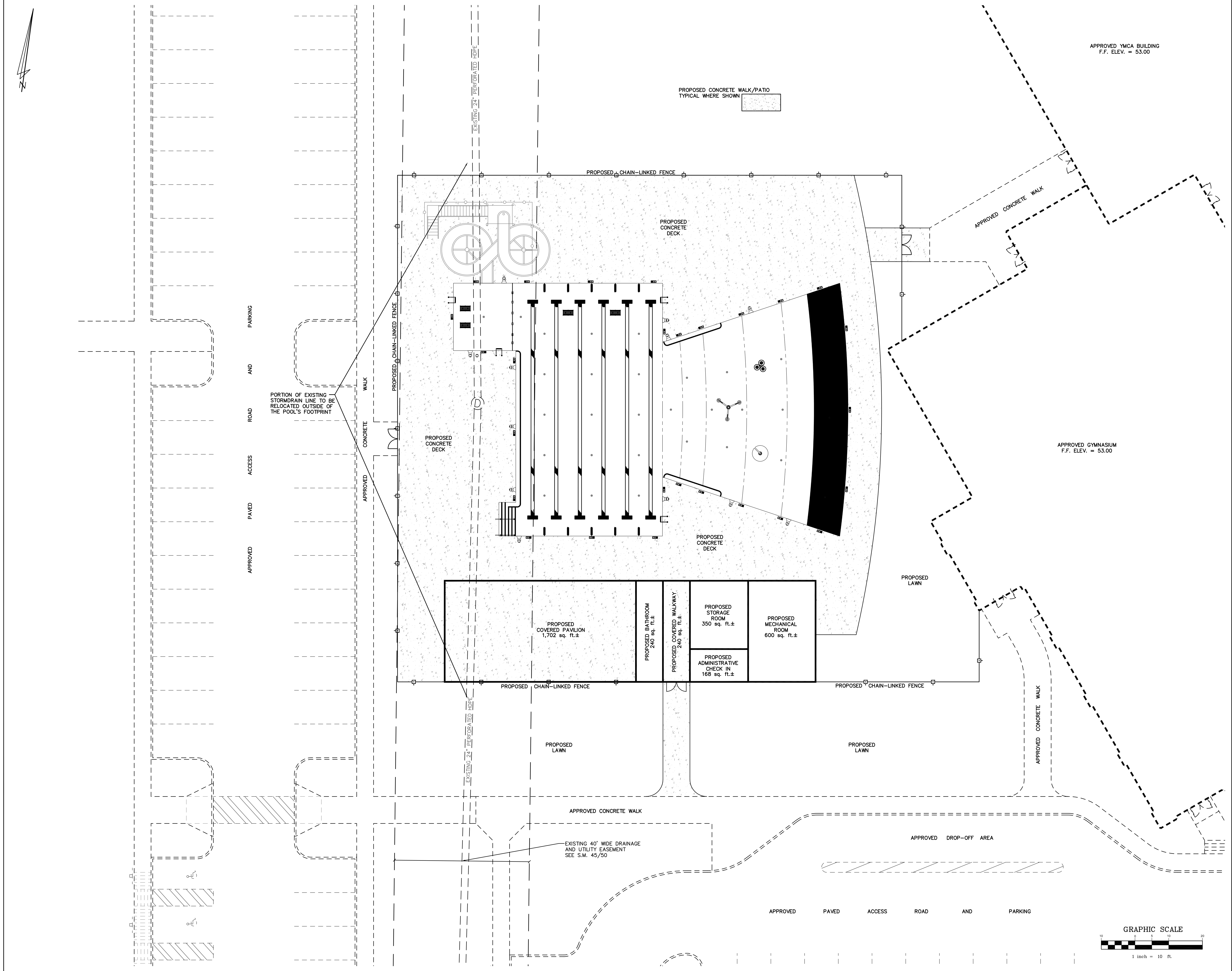
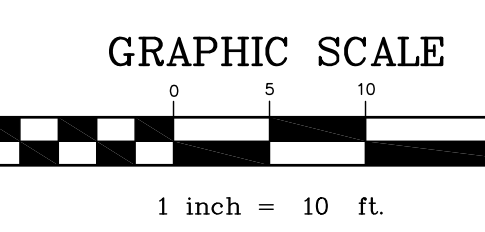
APPROVED GYMNASIUM  
F.F. ELEV. = 53.00

PROPOSED LAWN

APPROVED CONCRETE WALK

APPROVED DROP-OFF AREA

APPROVED PAVED ACCESS ROAD AND PARKING







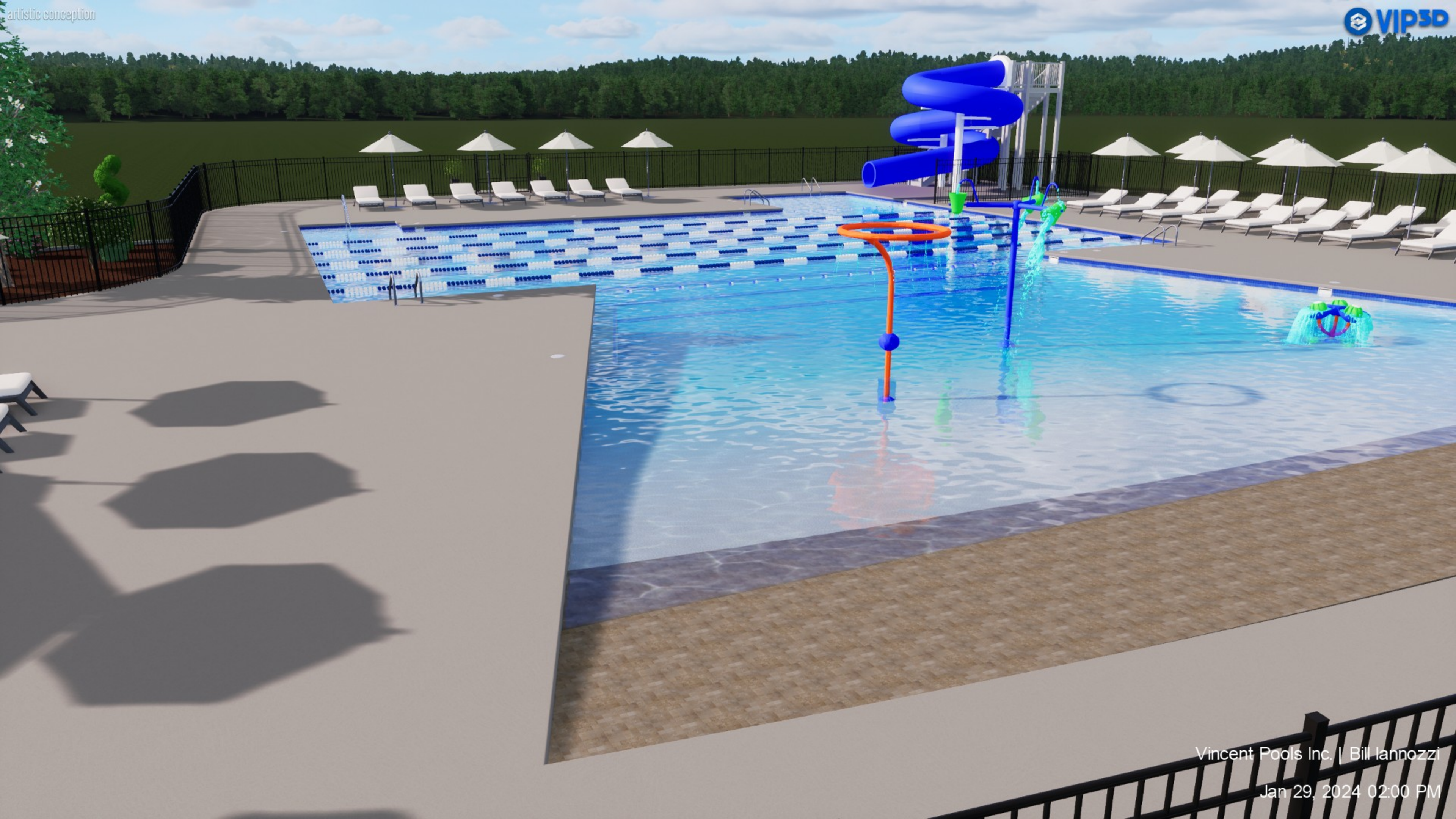


















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## MEMORANDUM

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TO: TOWN OF CENTREVILLE  
PLANNING COMMISSION

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

ORGANIZATION: CENTREVILLE MD

DATE: AUGUST 15, 2024

---

Re: Amendment to Final Site Plan for a Revised  
Outdoor Pool and associated pool support  
structures etc. at the Young Men's Christian  
Association of the Chesapeake, Inc. (YMCA)

---

URGENT  FOR YOUR USE  PLEASE COMMENT  PLEASE REPLY  PLEASE  
RECYCLE

---

### Introduction

The applicant seeks to amend the Final Approved Site Plan for the YMCA, proposing to amend/expand the configuration of the proposed outdoor pool (originally identified as Phase 2). The modification to the pool is proposed to be larger in order to accommodate a wider array of users. Additionally, the amendment proposes to modify the previously anticipated pool support/maintenance building to include an open-air pavilion, a bathroom facility and a reception area for check in.

As provided in Section 170-47D, the Planning and Zoning Commission's role is to review and approve, conditionally approve, or reject an amended site plan. Review, comment and feedback is important to assist in further consideration as the project is reviewed and to avoid confusion.

**Future Land Use (FLU) and Zoning:** Institutional (FLU) and General Commercial C-2 (Zoning)  
As you may recall, this area is NOT in the critical area.

This application was not reviewed by the Town of Centreville Technical Advisory Committee but has been provided to them and any further comments and information may be available for Planning Commission's consideration at the meeting. Additionally, since this is an amendment to an approved site plan, the items required for site plan approval are required to be able to best ascertain the impacts if any of the proposed changes. One example, which the applicant has been informed of and may be able to provide for Planning Commission at your meeting is per 170-47

For your convenience the Site Plan review checklist developed for our use in Planning Commission review is per 170-47 (3) r. - A detailed drawing showing:

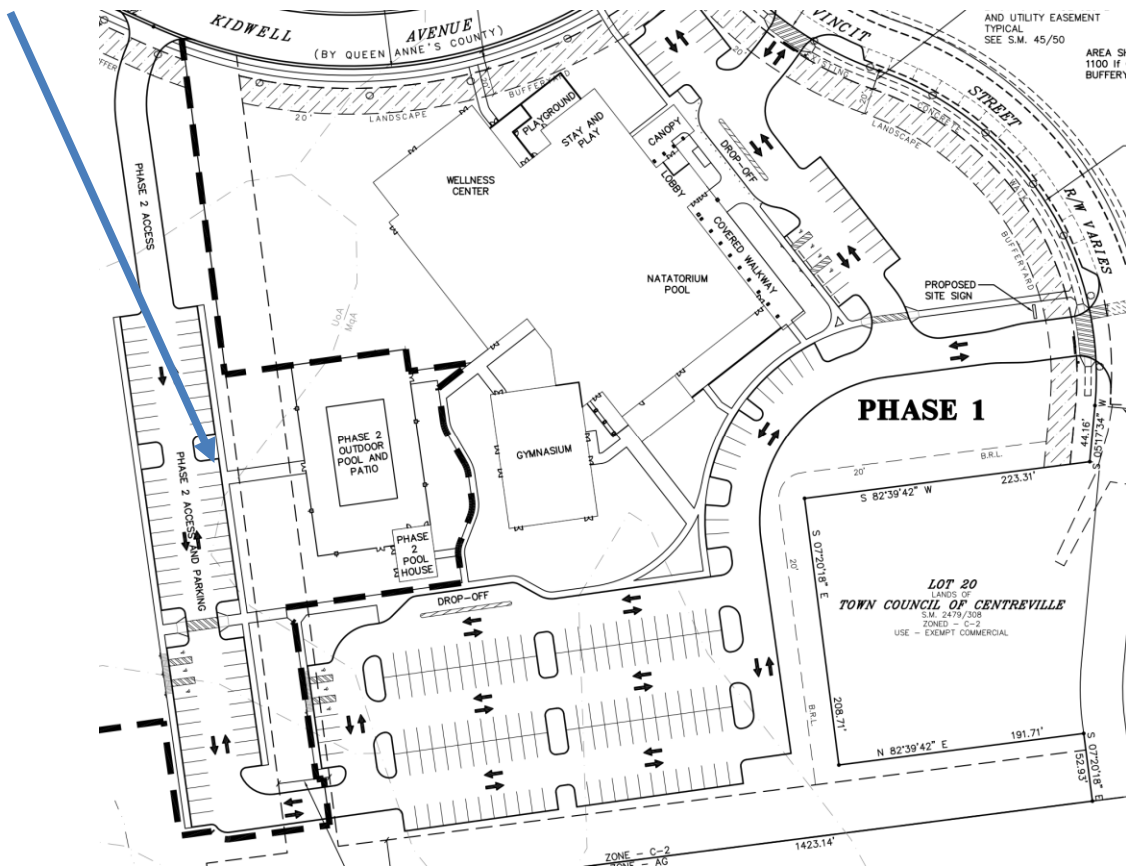
...

r. Elevations, which indicate the exterior appearance and materials to be used in each structure within the site plan. [Added 4-5-2007 by Ord. No. 1-07]"

For your convenience Site Plan Review Checklist – Overview (170-47) is provided at the conclusion of this memo. In addition to the comments provided below, some additional items for clarification have been noted in the Checklist that the Planning Commission should consider.

### Previously approved site plan and Planning Commission action item

Phase 2 area on Site Plan Planning Commission Reviewed and approved April 21, 2021





### April 21, 2021 Centreville Planning Commission Minutes

“ Approved the Final Site Plan, YMCA, 210 Vincit Street, with the Planning Commission allowing relief of 170-32(B)(2) & (3) – Parking Requirements being to the side and rear of building to allow for front of building parking, and relief of parking space requirements as presented on Final Site Plan. Additional conditions of approval being: 1. PWA to provide completion of Little Kidwell during phase 1 on site development. 2. Removal of Right of Way at Green Street stub and replace with a continuation of the buffer yard.”

### **Comments**

1. As noted above, elevations for the expanded pool area and enlarged building to consist of pavilion, check in area and bathroom facilities has been requested and may be provided for Planning Commission’s consideration.
2. The pool 3D images provided in the application show several permanent or semi-permanent pool recreational features, tube slide (in the NW Corner) and 2-3 recreational fountain like items in the shallow end. Having those incorporated into the renderings that include the existing and proposed structures will help best understand how it will fit together and any visual harmony that can be obtained. Additionally, may assist in understanding if additional landscape buffering may be desired.
3. Noting several Queen Annes County Stormwater Management comments that considered the original pool concept, the applicant needs to verify with them that the proposed amendment doesn’t need any updates to stormwater management requirements.
4. Lot Coverage – Impervious Surface Coverage on the site with the proposed site plan amendment is noted to be almost 30%, it appears the original approved site plan was approximately twenty six percent. The applicant should help clarify/confirm how the change from 26.1 percent with the propped amendment becomes 29.3 percent impervious surface/lot coverage. It’s the Town’s understanding from discussions with YMCA Regional staff that future pickle ball courts may be desired. The applicant should let the Town know how the future pickle ball courts and any as of yet unnamed improvements might be accommodated and planned for regarding lot coverage, pervious/impervious surface changes and overall harmony with existing development.
5. Regarding the Bathroom facility, equivalent dwelling unit information and review by Centreville Public Works Department has been requested.
6. As noted additional comments from Centreville Town Staff may be provided.
7. The Planning Commission should consider the site plan review requirements (checklist provided below) in case there is additional information or items that should be asked of the applicant for your best consideration of this proposed site plan amendment.

### Additional Consideration

Planning Commission may wish to review the items provided to ensure that enough information is included to be able to address site plan review requirements for the proposed site plan amendment and request additional information as appropriate.

Site Plan Review Checklist – Overview - items already requested are **highlighted in light blue**:

<b>170-47 Site Plans</b>	
<b>D. Procedural items</b>	
1. Site plans shall be prepared and certified by an engineer, architect, landscape architect, or land surveyor duly registered to practice in the State of Maryland or equivalent certification.	
2. All site plans shall clearly show the information required by this section.	
3. If such plans are prepared in more than one sheet, match lines shall clearly indicate where the several sheets join, and an index sheet shall be required.	
4. Every site plan shall show the name and address of the owner and developer, the election district, North point, date, scale of the drawing, and the number of sheets.	
At least Five clearly legible copies submitted to Centreville Planning and Zoning Commission	
<b>C. Information required to be included in the site plan.</b>	
2. <b>An area or vicinity map at a scale of not smaller than one-inch equals 2,000 feet and showing such information as the names and numbers of adjoining roads, streams, bodies of water, railroads, subdivisions, election districts, or other landmarks sufficient to clearly identify the location of the property.</b>	



<p><b>3. A boundary survey plat of the entire site at a scale not smaller than one inch equals 100 feet unless otherwise specified by the Planning and Zoning Commission showing the following:</b></p>	
<p>a. Existing topography at two- or five-foot contour intervals.</p>	
<p>b. Slopes in excess of 15% (CA only).</p>	<p>Not CA – N/A</p>
<p>c. Existing and proposed regraded surface of the land.</p>	
<p>d. Location of natural features such as streams, major ravines, drainage patterns, within the area to be disturbed by construction and the location of trees measuring greater than 12 inches in diameter to be retained.</p>	
<p>e. Floodplain boundaries (one-hundred-year).</p>	
<p>f. Location and areal extent of all soils with septic limitations; wet soils; hydric soils; and soils with hydric properties as shown on the County Soil Survey (CA only).</p>	<p>Not CA – N/A</p>
<p><b>4. A detailed drawing showing:</b></p>	
<p>a. Location, proposed use, and height of all buildings (delineate all existing buildings and structures);</p>	
<p>b. Location of all parking and loading areas with ingress and egress drives thereto;</p>	
<p>c. Location of outdoor storage (if any);</p>	
<p>d. Location and type of recreational facilities (if any);</p>	
<p>e. Location of all existing or proposed site improvements, including storm drains, culverts, retaining walls, fences, stormwater management facilities as well as any sediment and erosion control structures (information on shore erosion shall include the existing shoreline management designation as shown on the Town of Centreville Critical Area Program Map, existing structures, their condition, and areas for proposed structural and nonstructural controls, shown on the boundary survey plat, at a scale of at least one inch equals 100 feet);</p>	
<p>f. Description, method, and location of water supply and sewerage disposal facilities;</p>	
<p>g. Location, size, and type of all signs;</p>	

h	The location, size, and type of vehicular entrances to the site;	
i	The location of the Critical Area District boundary, the Buffer and other Buffer areas, open space areas, and forested areas;	Not CA – N/A
j	The location of all Habitat Protection Areas (CA only);	Not CA – N/A
k.	The location of all contiguous forested areas adjacent to the site that are linked to forested areas on the development site, i.e., hedgerows, forest patches or other wildlife corridors (CA only);	Not CA – N/A
l	The location of agricultural fields, barren lands, pasture, etc.	
m	The location of tidal and nontidal wetlands on the site;	
n	The location of existing water-dependent facilities on and adjacent to the site, including the number of existing slips and moorings on the site (CA only);	
o	The location and extent of existing and/or proposed erosion abatement approaches;	
p	The location of anadromous fish spawning stream(s) on or adjacent to the site and a delineation of the watershed area of the stream on the site (CA only); and	Not CA – N/A
q	A detailed drawing locating shore erosion abatement techniques to be included with the site plan (CA only).	Not CA – N/A
r	Elevations, which indicate the exterior appearance and materials to be used in each structure within the site plan. [Added 4-5-2007 by Ord. No. 1-07]	Requested 8/15/24
<b>5. Computations of:</b>		
a	Total lot area;	
b	Building floor area for each type of proposed use;	
c	Building coverage in percentage;	
d	Road area;	
e	Number and area of off-street parking and loading spaces;	
f	Total site area in the Critical Area District (CA only);	Not CA – N/A
g	Total man-caused impervious surfaces areas and the percentage of site these occupy;	



h	Separate computations of the total acres of existing forest cover in the Buffer and in the Critical Area (CA only);	Not CA – N/A
i	Proposed agricultural open space areas;	
j	Proposed forest open space areas; and	
k	Total area of the site that will be temporarily disturbed during development and the total area that will be permanently disturbed. "Disturbed" is defined as any activity occurring on an area which may result in the permanent loss of or damage to existing natural vegetation (CA only).	Not CA – N/A
<b>6. Commercial or industrial uses must include:</b>		
a.	Specific uses proposed;	
b.	Maximum number of employees for which buildings are designed;	
c.	Type of energy to be used for any manufacturing processes;	
d.	Type of wastes or by-products to be produced by any manufacturing process;	
e.	Proposed method of disposal of such wastes or by-products; and	
f.	Location of outdoor lighting facilities.	
<b>7. In addition to the information above, site plans shall be accompanied by the following:</b>		
a.	A Forest Management Plan including the comments of the Bay Watershed Forester (CA only);	Not CA – N/A
b.	A Habitat Protection Plan including the comments of the Maryland Forest, Park and Wildlife Service (CA only);	Not CA – N/A
c.	An executed cooperator's agreement with the Soil Conservation District or Farm Plan, as applicable (CA only);	Not CA – N/A
d.	A Stormwater Management Plan;	
e.	A Sediment and Erosion Control Plan;	
f.	A Planting Plan, as required; and	
g	An Environmental Assessment Report which provides a coherent statement of how the proposed development addresses the goals and objectives of the Centreville Critical Area Program (CA only). At a minimum the environmental assessment shall include:	
	(1) A statement of existing conditions, e.g., the amount and types of forest cover, the amount and type of wetlands, a discussion of existing	Not CA – N/A

	agricultural activities on the site, the soil types, the topography, etc;	
	(2) A discussion of the proposed development project, including number and type of residential units, amount of impervious surfaces, proposed sewer treatment and water supply, acreage devoted to development, proposed open space and habitat protection areas;	Not CA – N/A
	(3) A discussion of the proposed development's impacts on water quality and Habitat Protection Areas; and	
	(4) Documentation of all correspondence and findings.	
<b>8.</b>	<b>Other information as requested by the Town.</b>	



**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE 08-2024**

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**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE ADOPTING  
A TEMPORARY MORATORIUM ON THE APPLICATION FOR, APPROVAL  
OF, CONSTRUCTION OF, EXPANSION OF, PROCESSING OF, OR ISSUANCE  
OF BUILDING PERMITS FOR ANY SUBDIVISION, SITE PLAN, OR  
BUILDING PERMIT APPLICATION FOR ANY RESIDENTIAL OR MIXED-  
USE PROJECT WHERE THE ANTICIPATED EQUIVALENT DWELLING  
UNITS (EDUS) EXCEED SEVEN (7) EDUS FOR THE TOTAL PROJECT  
PENDING CONSIDERATION AND ADOPTION OF REVISED ZONING  
ORDINANCE PROVISIONS AS THE TOWN COUNCIL MAY CONSIDER  
ADVISABLE AND TO ADOPT AN UPDATED CAPACITY MANAGEMENT  
PLAN AND SEWER ALLOCATION POLICY**

**WHEREAS**, the Town Council of Centreville has the authority under Section 5-213 of the Local Government Article of the Annotated Code of Maryland, to enact and administer a zoning ordinance, which is Chapter 170 of the Centreville Town Code;

**WHEREAS**, Section 4-102(6) of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council of Centreville to develop and adopt zoning restrictions to promote the health, safety, morals or general welfare of the community, including the location and use of buildings, signs and structures on the land;

**WHEREAS**, the recently adopted Town of Centreville Comprehensive Plan: 2040 (“Comp Plan”) identifies five (5) large infill areas for residential development with a development potential of approximately 749 units (Comp Plan p. 18, Table 2). This exceeds the capacity remaining in the Town’s Wastewater Treatment Plant until a new plant is built;

**WHEREAS**, the Comp Plan calls for implementation of Complete Neighborhoods. It states that “[t]o implement complete neighborhoods for the future, the Town will update its land development regulations to incentivize/encourage creative design and development of complete neighborhoods. . .” (Comp Plan p. 27);

**WHEREAS**, the Town is in the process of upgrading its Wastewater Treatment Plant from its current capacity of 542,000 gpd to 1,000,000 gpd;

**WHEREAS**, the new Wastewater Treatment Plant is expected to be completed at the end of 2029;

**WHEREAS**, the current Capacity Management Plan and Sewer Allocation Policy provide that allocations are available on a “first come-first served” basis;

**WHEREAS**, given the 5.5 years until the expected completion of the new Wastewater Treatment Plant, the Town would like to update its Capacity Management Plan and Sewer Allocation Policy to better prioritize allocations for desired development;

**WHEREAS**, the Town requires time to ensure that the appropriate study and desired public input can be obtained before establishing effective and enduring textual amendments to the Zoning Ordinance and updating the Capacity Management Plan and Sewer Allocation Policy;

**WHEREAS**, the acceptance and processing of an application, subdivision, site plan and/or issuance of other zoning approvals or building permits, before appropriate study of the matter, obtaining desired public input, and consideration and approval of meaningful and effective Town ordinances and regulations governing the matter, would frustrate the Town's ability to protect the health, safety, and welfare of the residents to the Town and be adverse to the orderly development of the Town;

**WHEREAS**, the Town Council has determined that a temporary moratorium, for a term of six (6) months, is a reasonable length of time to study, receive input and adopt any revisions to the Zoning Ordinance and update the Capacity Management Plan and Sewer Allocation Policy as necessary; and

**WHEREAS**, the Centreville Planning and Zoning Commission considered the matter at its \_\_\_\_\_, 2024 meeting and has recommended that the Town Council approve this Ordinance.

**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.** A moratorium on the application for, consideration of, approval of, construction of, expansion of, processing of, or issuance of permits for any subdivision, site plan, or building permit application for residential and mixed-use projects where the anticipated equivalent dwelling units (EDUs) exceed seven (7) EDUs, is hereby imposed for a period of six (6) months.

**Section 3.** During the moratorium, the Town (including the Town Planner's office, the Building Department, the Planning and Zoning Commission, the Board of Appeals, the Town staff, and the Town Council) shall not process, consider, review, or approve any application, permit, or other approval under the Town Zoning Ordinance for any subdivision, site plan, or building permit application for a residential or mixed-use project where the anticipated EDUs exceed seven (7) EDUs.

**Section 4.** The moratorium shall apply to applications currently pending before the Town, as well as, applications filed after the effective date of this Ordinance. However, it does not apply to any application as of the effective date of this Ordinance that has received subdivision approval, site plan approval, and/or a building permit and which has already been approved for allocations by the Town Council.

**Section 5.** This moratorium is adopted to allow sufficient time for the Town to accomplish the following:

- a. Receive public input, specifically to have the Planning Commission review this issue and provide recommendations;
- b. Consider any revisions to the Zoning Ordinance;



- c. Update the Capacity Management Plan and Sewer Allocation Policy; and
- d. Consider all such other matters as the Town Council, Planning and Zoning Commission, and Town staff deem appropriate.

**Section 6.** The Town Council shall have and reserves the right to extend or modify this moratorium for such additional period or periods and on such terms and conditions as it deems necessary for the health, safety and welfare of the citizens of the Town of Centreville.

**Section 7.** If any section, subsection, sentence, clause or phrase of this ordinance or of the codes hereby adopted are, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance or those codes.

**Section 8.** This Ordinance shall become effective twenty (20) days after its enactment.

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: \_\_\_\_\_

Effective: \_\_\_\_\_

\_\_\_\_\_  
Daniel B. Worth, Member

\_\_\_\_\_  
Jim A. Beauchamp, Member

\_\_\_\_\_  
Jeffrey D. Kiel, Member

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO 09-2024**

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**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING  
THE TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER  
170 OF THE TOWN CODE, TO UPDATE THE CANNABIS PROVISIONS IN  
ORDER TO ADMINISTER AND ENFORCE THE TOWN'S ZONING ORDINANCE  
MORE EFFECTIVELY**

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

**WHEREAS**, Section 4-102(6) *et seq.* of the Land Use Article of the Annotated Code of Maryland enables the Town Council to divide the Town into districts and zones;

**WHEREAS**, the State of Maryland passed legislation legalizing recreational cannabis under certain limitations, which is known as the Cannabis Reform Act (House Bill 556/Senate Bill 516) and was signed into law and became effective on July 1, 2023;

**WHEREAS**, the State of Maryland further refined the limitations on cannabis (House Bill 805/Senate Bill 537) which was signed into law and became effective on June 1, 2024;

**WHEREAS**, the Centreville Zoning Ordinance currently only addresses medical cannabis, and does not address recreational cannabis;

**WHEREAS**, some of the existing standards in the Centreville Zoning Ordinance need to be updated to be in compliance with State law;

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

**WHEREAS**, the Centreville Planning and Zoning Commission considered the matter at its \_\_\_\_\_, 2024 meeting and has recommended that the Town Council approve this Ordinance; and

**WHEREAS**, the Town Council held a public hearing on the zoning amendment on \_\_\_\_\_, 2024.

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

**Section 1.** Article IX, Chapter 170 of the Centreville Town Code, Section 170-68 Definitions is hereby amended to modify the following definition:

~~**Medical Cannabis Licensed Dispensary** is an entity licensed by the Maryland Medical Cannabis Commission that acquires, possesses, repackages, processes, transfers, transports, sells, distributes, or dispenses, products containing medical-cannabis, related supplies, related products including tinctures, aerosols, oils, or ointments, or educational materials for use by a qualifying patient or caregiver. Such products and supplies shall not include recreational or any other~~



~~cannabis that is not approved by a provider registered with the Maryland Medical Cannabis Commission for use by a patient registered with the Maryland Medical Cannabis Commission with a valid written certification.~~

**Section 2.** Article IX, Chapter 170 of the Centreville Town Code, Section 170-68 Definitions is hereby amended to add the following definition:

*On-site cannabis consumption establishment – an indoor or outdoor location, which is open to the public, and licensed to allow individuals who are 21 years or older to consume cannabis on its premises. On-site consumption establishments shall be prohibited in all zoning districts.*

**Section 3.** Article IX, Chapter 170 of the Centreville Town Code, is hereby amended to add a new Section 170-23.A.13 for Permitted Uses in the General Commercial District C-2:

- 13. Cannabis Licensed Dispensary, subject to the following provisions:**
- a. The boundaries of property used as a Cannabis Licensed Dispensary shall be at least 100 feet from any property with a residential use;*
  - b. The boundaries of property used as a Cannabis Licensed Dispensary shall be at least 500 feet from a pre-existing school, playground, recreation center, library, public park, or place of worship;*
  - c. The boundaries of property used as a Cannabis Licensed Dispensary shall be at least 1,000 feet from property with another Cannabis Licensed Dispensary;*
  - d. A Cannabis Licensed Dispensary shall not be permitted as an accessory use; and*
  - e. Parking requirements for a Cannabis Licensed Dispensary shall be at least equivalent to the minimum parking requirements applicable to retail businesses.*

**Section 4.** Article IX, Chapter 170 of the Centreville Town Code, is hereby amended to add a new Section 170-24.A.8 for Permitted Uses in the Intense Commercial District C-3:

- 8. Cannabis Licensed Dispensary, subject to the following provisions:**
- a. The boundaries of property used as a Cannabis Licensed Dispensary shall be at least 100 feet from any property with a residential use;*
  - b. The boundaries of property used as a Cannabis Licensed Dispensary shall be at least 500 feet from a pre-existing school, playground, recreation center, library, public park, or place of worship;*
  - c. The boundaries of property used as a Cannabis Licensed Dispensary shall be at least 1,000 feet from property with another Cannabis Licensed Dispensary;*
  - d. A Cannabis Licensed Dispensary shall not be permitted as an accessory use; and*
  - e. Parking requirements for a Cannabis Licensed Dispensary shall be at least equivalent to the minimum parking requirements applicable to retail businesses.*

**Section 5.** Article IX, Chapter 170 of the Centreville Town Code, Section 170-29.F.1.r is hereby amended to modify the following permitted uses to the Planned Business Development District (PBD):

r. ~~Medical~~ Cannabis Licensed Dispensary, subject to the following provisions:

- (1) The boundaries of property used as a ~~Medical~~ Cannabis Licensed Dispensary shall be at least ~~500~~ **100** feet from any property with a residential use;
- (2) The boundaries of property used as a ~~Medical~~ Cannabis Licensed Dispensary shall be at least ~~1,000~~ **500** feet from property with any ***pre-existing school, playground, recreation center, library, public park, or place of worship***;
- (3) The boundaries of property used as a ~~Medical~~ Cannabis Licensed Dispensary shall be at least ~~2,500~~ **1,000** feet from property with another ~~Medical~~ Cannabis Licensed Dispensary;
- ~~[4] This use shall not have an on-site prescribing authority for the purpose of issuing written certifications for medical cannabis;~~
- ~~(5)~~**(4)** A ~~Medical~~ Cannabis Licensed Dispensary shall not be permitted as an accessory use; and
- ~~(6)~~**(5)** Parking requirements for a ~~Medical~~ Cannabis Licensed Dispensary shall be at least equivalent to the minimum parking requirements applicable to ~~medical services~~ ***retail businesses***.

(Language to be deleted from the existing Ordinance is indicated in ~~strikethrough~~ format and language to added is indicated by ***bold italics*** text)

**Section 6.** 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 7.** This Ordinance shall become effective twenty (20) days after its enactment.



**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: \_\_\_\_\_

Effective: \_\_\_\_\_

\_\_\_\_\_  
Daniel B. Worth, Member

\_\_\_\_\_  
Jim A. Beauchamp, Member

\_\_\_\_\_  
Jeffrey D. Kiel, Member

DRAFT

**ISSUED BUILDING PERMITS**  
June 1 - 30, 2024

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-48-24	Diamond State Pole Bldgs	Amanda Pinder	116 Kings Ct.	pole building	6/11/2024
BP-49-24	John Abbrescia	John Abbrescia	348 Kidwell Ave.	extending driveway	6/11/2024
BP-50-24	Solar Energy World	Mary Henley	401 Kidwell Ave.	roof mounted solar	6/20/2024
BP-51-24	TL Fence	Angelica Lockwood	221 Northfield Way	fence	6/13/2024
BP-52-24	Island Remodeling LLC	BMW Investments	300 Hammond St	Remodel mobile home/trailer	6/13/2024
BP-53-24	Brian Martinez	Brian Martinez	116 East Meadow Dr.	Fence	6/20/2024
BP-54-24	David Burtis	Bonnie Doss	240 Harmony Way	replace roof	6/13/2024
BP-58-24	Carroll Bros Contracting LLC	Kevin & Jackie McCann	546 Brookfield Dr	demolish swimming pool	6/13/2024
BP-59-24	Economy Restoration, LLC	Patricia Glaws	620 Chesterfield Ave	replace roof	6/20/2024
BP-60-24	Shore Roofing, LLC	David Struss	573 Brookfield Way	replace roof	6/20/2024

\* based on the approval date by Zoning Administrator



**ISSUED BUILDING PERMITS**  
**July 1 - 31, 2024**

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-61-24	Long Home Products	Corletha Williams	227 Little Kidwell Ave.	replace roof	7/2/2024
BP-63-24	AKJ, Inc.	Thomas Rohe	302 Orchestra	replace roof	7/2/2024
BP-64-24	T L Fence	Kurt Brewer	2916 4H Park Rd.	fence	7/17/2024
BP-66-24	Island Remodeling LLC	Samuel Diphilippo	202 Tilghman Ave	deck	7/12/2024
BP-67-24	Exterior Home Solutions	Kevin Hogan	125 Fieldcroft Way	replace roof	7/12/2024
BP-68-24	Jennifer Minor	Jennifer Minor	310 Chesterfield Ave.	Fence	7/12/2024
BP-69-24	Shore Roofing Solutions, LLC	Sue Hoffman	138 Harmony Way	replace roof	7/12/2024
BP-70-24	Wells Home Improvements	Steve Gehring	122 Encore Ct.	replace roof	7/12/2024
BP-71-24	Mid Atlantic Deck & Fence	James Cook	123 S. Commerce	fence	7/12/2024
BP-72-24	Fence & Deck Connection	Brittany Brooks & Stephen Smith	109 East Meadow Dr.	Fence	7/17/2024
BP-73-24	Rozaline Spence	Rozaline Spence	314 Little Kidwell Ave	fence	7/17/2024
BP-75-24	Joseph Comer	Joseph Comer	113 Chesterfield Ave.	detached garage	7/23/2024
BP-76-24	Economy Restoration	Patrick Lee	202 Providence Court	replace roof	7/23/2024
BP-78-24	Jeremy Lins Construction	Joseph Brown	122 Concerto Ave.	replace roof	7/26/2024

\* based on the approval date by Zoning Administrator