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**Email only**

May 28, 2024

The Town Council  
of Centreville, Maryland  
c/o Carolyn Brinkley, Town Manager  
Town Hall  
101 Lawyer's Row  
Centreville, MD 21617

Re: Providence at Centreville, a Maryland Limited Liability Company-Revised  
Annexation documents.

Dear Council Members:

As you recall, on February 27, 2024, on behalf of my client, Providence at Centreville, LLC, a Maryland limited liability company, (hereinafter "Owner"), I submitted a Petition for Annexation for the property known as the Providence Farm ("Annexation Property") and various documents including a Annexation Resolution, a draft Annexation Agreement, and draft Annexation Plan and an ordinance proposing to zone the Annexation Property to R-1. The Council introduced Annexation Resolution 07-2024 on March 7, 2024 and the Ordinance 02-2024 on March 21, 2024, then both were referred to the Planning Commission for recommendation.

Before the Planning Commission considered the Resolution and proposed Ordinance zoning of the Annexation Property, the Town staff raised some concern regarding applying R-1 zoning to Annexation Property. Following several very productive meetings with Town staff, and an informal discussion with the Planning Commission at its April 17, 2024 meeting, the Owner has revised the request to rezone the Annexation Property to TND instead of R-1. This change in requested zoning also precipitated revising most of the annexation documents. Therefore, I respectfully request Resolution 07-2024 and Ordinance 02-2024 be withdrawn and the attached Resolution and Ordinance zoning the Annexation Property to TND be introduced. I also request that the attached draft Ordinance be introduced to revise the TND provisions which identify which properties are eligible for TND zoning and to permit front loaded garages in certain circumstances with Planning Commission approval.

Because the draft Annexation Agreement and draft Annexation Plan also include reference to the proposed zoning of the Annexation Property, I request those documents be replaced with the attached revised draft Annexation Agreement and draft Annexation Plan identifying the Annexation Property to be zoned TND.

I will provide a hardcopy of all documents in the coming days.

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I respectfully request that the Town Council withdraw Resolution 07-2024 and Ordinance 02-2024 and introduce the proposed Resolution and Ordinances.

I will provide the Town Manager draft public hearing notices for both the Annexation Resolution and the Ordinances following the Planning Commission's review and recommendation.

Very Truly Yours

STEVENS PALMER, LLC

*Joseph A. Stevens*

Joseph A. Stevens

cc: Robert H. Karen, Manager, Providence at Centreville, LLC  
Sharon M. VanEmburch, Esq. Town Attorney  
Stacey Dahlstrom, AICP, Town Planner