



CARTER FARM AGRIHOOD
A Conservation Community
Centreville, MD

TOWN COUNCIL PUBLIC HEARING

*GROWTH ALLOCATION
CARTER FARM TRADITIONAL NEIGHBORHOOD DEVELOPMENT
per Section 170-31.6 of the Town Code*

MAY 19, 2022



PRESENTATION OUTLINE

PROJECT INFORMATION

170-31.6 C: STANDARDS

170-31.6 D: ADDITIONAL STANDARDS

170-31 E: ADDITIONAL FACTORS

Approval Process – Next Steps

PROJECT INFORMATION

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PROJECT APPROVALS REQUESTED

Carter Farm Developers Respectfully Request Town Council Consideration of the Following Actions

- Conduct the First Reading of the Growth Allocation Ordinance TODAY – May 19, 2022
- Introduce and Adopt Findings of Fact and Growth Allocation Ordinance at Council's June 2, 2022 meeting
- Recommend the Carter Farm Growth Allocation to the CAC for approval immediately following Council action in June
- Request that Planning Commission include the PUD Preliminary Site Plan submission on their June 15, 2022, agenda to be followed with Public Hearing.

CARTER FARM AGRIHOOD DEVELOPMENT

A Conservation Community

Preliminary Site Plan rendering

included in PUD Preliminary Site Plan
submission package reviewed by TAC
and pending PC review.

March 10, 2022



PUBLIC APPROVAL PROCESS

Code & Approvals

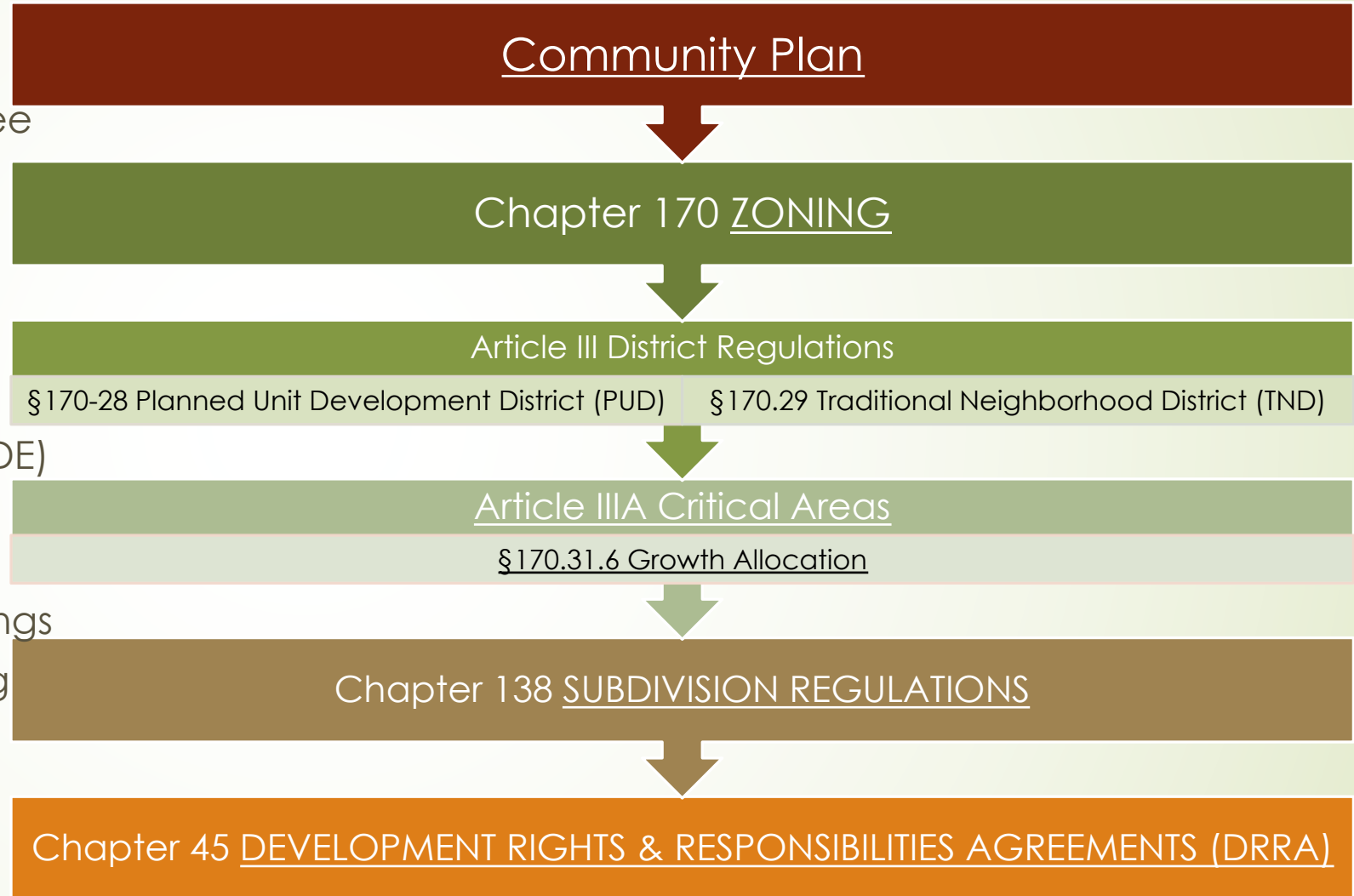
Reviewing Agencies

- Town Technical Advisory Committee (TAC)
- Planning Commission
- Town Council
- QAC Soil Conservation
- MD Critical Area Commission
- Maryland Dept of Environment (MDE)

Public Hearings (5 total)

- Growth Allocation - PC & TC Hearings
- PUD Preliminary Site Plan – Planning Commission (PC) Hearing
- PUD Final Plan – Town Council (TC) Hearing
- DRRA – TC Hearing

All Town Council and Planning Commission Meetings Are Open to the Public



170-31.6 C: STANDARDS

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PUBLIC APPROVAL PROCESS

Growth Allocation

§170.31.6 Growth Allocation

LDA reclassification to IDA (developable area)



Local public approval process and Ordinance required to allocate portion of Town's total of 186-acres allocated and available

(~90-100 total acres are currently estimated to be eligible for IDA reclassification in Centreville in addition to Carter Farm's 40.372-acre allocation request)

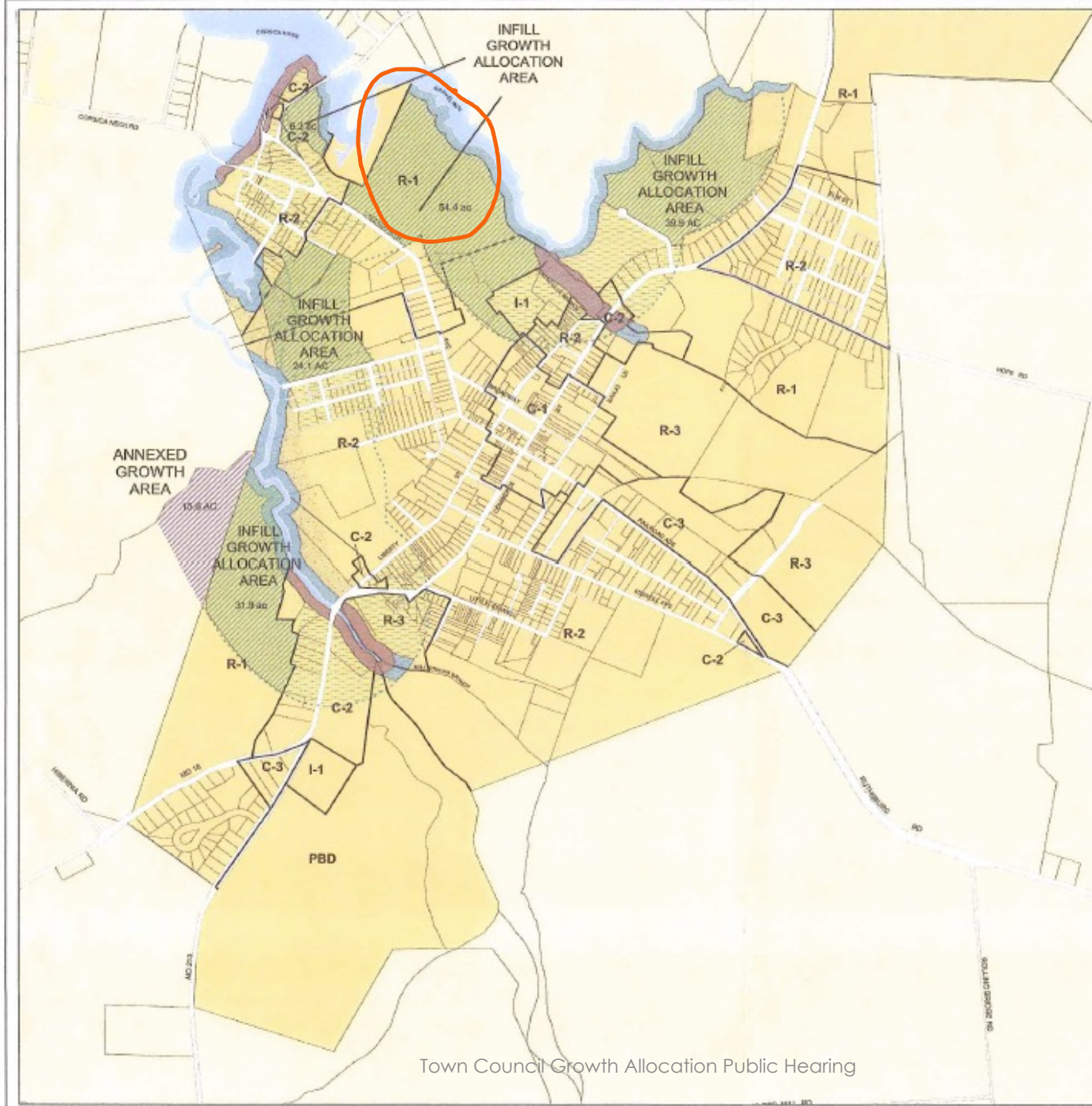
(2 Public Hearings – PC & TC)



CAC review & approval required

GROWTH ALLOCATION

Town Critical Area & Growth Areas



TOWN OF CENTREVILLE CRITICAL AREA & GROWTH AREAS

LEGEND

ZONING

- R-1 RESIDENTIAL
- R-1 RESIDENTIAL
- R-3 RESIDENTIAL
- C-1 LIMITED COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-3 INTENSE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- PBD PLANNED BUSINESS DEVELOPMENT
- PRA PLANNED REDEVELOPMENT AREA

CRITICAL AREA

- 1000' CRITICAL AREA LINE
- [Hatched Box] INTENSELY DEVELOPED AREA
- [White Box] LIMITED DEVELOPMENT AREA
- [Dotted Box] RESOURCE CONSERVATION AREA
- [Blue Box] 100' buffer (for demonstration purposes only field verification required)
- [Red Box] BUFFER EXEMPTION AREA

The Concho River and its tributaries in town have been designated to be opening areas for Yellow Perch, Herring, and White Perch. These areas extend upstream to headwaters or barriers.

8/24/2022 10:00 AM
 WENDY TULLER
 TOWN CLERK
 M. J. JONES
 TOWN COMMISSIONER
 TOWN ENGINEER

0 200 400 600 800 1000 SCALE 1" = 400'

QUEEN ANNE'S COUNTY GIS DIVISION



Final



170-31.6 D: ADDITIONAL STANDARDS

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STORM WATER MANAGEMENT & WATER QUALITY

Preliminary CAC Review

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CAC Meetings/Materials

- CAC meeting w/Town & CF 06/10/21 and ongoing communications since
- GA submittal package to Town also provided to CAC on 9/30/21
- Meeting with CAC, Town & CF held on 10/14/21
- CAC Site Visit conducted on 11/30/21 w/ CAC field experts, Town officials & CF Team
- All additional materials requested by CAC have been provided and they are now waiting for the Town's official application.



Summary of CAC Preliminary Review to-date

- Consistency review will be considered for the overall site plan for development (*previous GA approval for the 2014 was a denser development with less SWM design completed*)
- Refinement review will be considered for the Buffer perimeter trail and view areas with final plans required before construction
- BMP calculations meet the 10% rule
- BMPs are extremely innovative and supported
- No FIDs present
- No need to update the Wetland Delineation Boundary
- Town is expected to submit the formal application following the GA public hearings and action by TC.

STORM WATER MANAGEMENT & WATER QUALITY

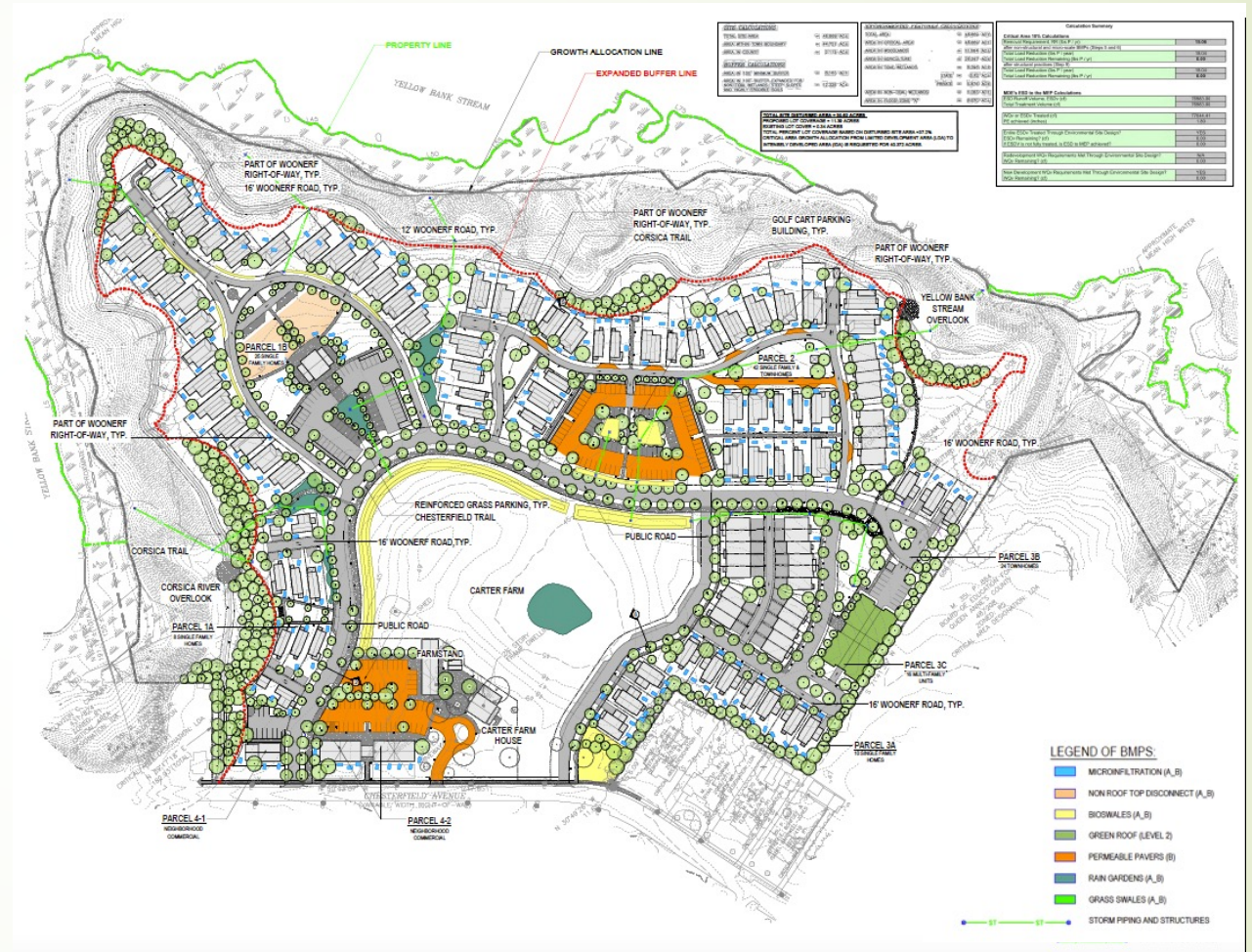
Additional Plan Reviews & Controls

Ten (10) Percent Pollution Reduction

- The plan will adhere to the Critical Area 10 Percent Rule for IDA development
- Town, County and CAC staff review of engineering and construction plans for SWM as a condition of final development approval.

Soil Erosion and Sediment Control

- A Limit of Disturbance (LOD) will be established outside the expanded buffer zone.
- Sediment and Erosion Control (SEC) Plan will be prepared for review/approval by the Queen Anne's County Soil Conservation District (SCD).
- Queen Anne's County Department of Public Works will review / issue a grading permit
- A pre-construction meeting is required with Town, County and State officials
- During construction there are regular reporting and inspection requirements with the Maryland Department of Environment



HABITAT PROTECTION & RESTORATION

- Removal of invasive species and reforestation of the 12.5-acre Buffer
- 11.7 acres of existing woodlands will be protected.
- Afforestation of the 1.56-acre expanded Buffer
- Nearly 25 percent of the site will be in woodland habitat.
- Warm season grasses of up to 10% can be added to the planting mix as well as pollinator plant mix and will be shown in the final buffer management plan
- An additional 0.85 acres of “buffer to the buffer” (area between lots and buffer boundary). These areas will also be planted in the pollinator plant and warm season grass mix, contingent on final landscape guidance.
- Storm water management areas will also be designed to provide wildlife habitat.
- Planting of native vegetation in landscape & pollinator garden areas throughout the site
- Regeneration of farm soil that has been severely depleted from feed crops and related chemicals



Buffer to buffer areas between lots and buffer



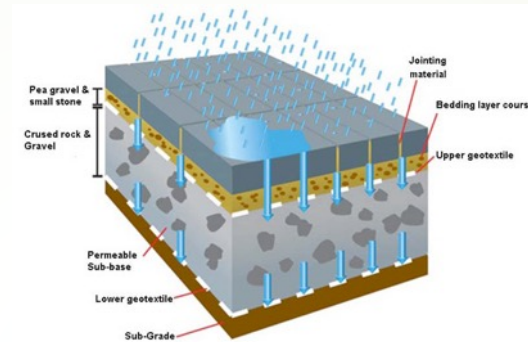
Existing site conditions

STORM WATER MANAGEMENT & WATER QUALITY

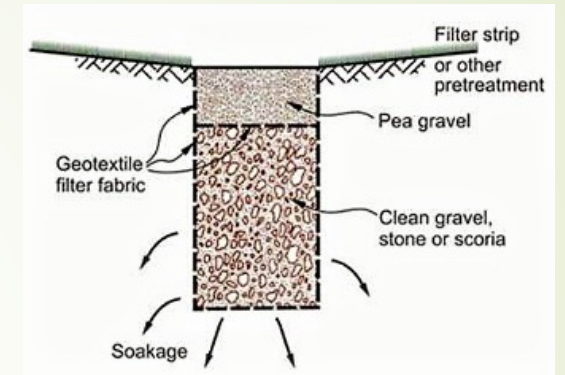
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Best Practices in Storm Water Management

- Rain Gardens in Open Spaces
- Micro Infiltration Beds in Rear Yards
- Permeable Pavers
- Green Roof on the Multifamily Building
- Bioswales Along Roads & Parking Areas



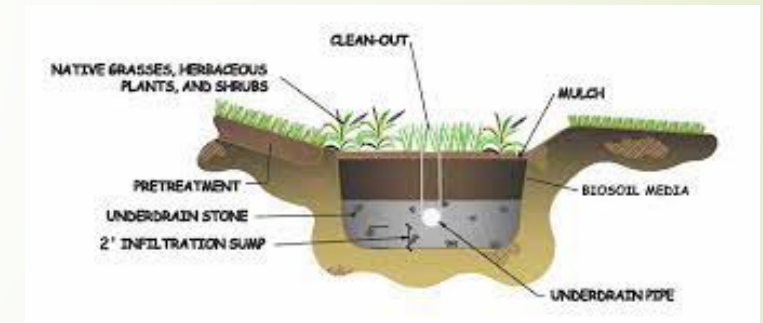
Permeable Pavers



Micro Infiltration Beds



Storm Water Management Rain Garden Areas



Bioswales

OPEN SPACE Plan Elements



| OPEN SPACE CALCULATION | |
|---|---|
| TOTAL PROPERTY AREA | = 46.869 AC +/- (2,041,614 SF +/-) |
| COUNTY AND STATE LAND PORTION | = 2.112 AC +/- (91,999 SF +/-) |
| NET AREA FOR OPEN SPACE CONSIDERATION | = 44.757 AC +/- (1,949,615 SF +/-) |
| REQUIRED SPACE (20% OF NET AREA) | = 8.951 AC +/- |
| OPEN SPACE PROVIDED | = 21.006 AC +/- (915,033.8 SF +/-) = 46.93% |
| ACTIVE OPEN SPACE REQUIRED (25% OF OPEN SPACE REQUIRED) | = 2.238 AC +/- (25%) |
| ACTIVE OPEN SPACE PROVIDED | = 3.305 AC +/- (36.92%) |



Developer Built/HOA Maintained

- Open Space area of 21-acres, more than double the required 20% amount of 8.9-acres
- Active Open Space areas of 3.3-acres, 1/3 more than the required 2.2-acres
- Public Overlooks at two viewing areas
- Yellow Bank Stream nature trail for .72-mile through the Buffer Area perimeter (pedestrian only)
- Interpretive Pollinator Gardens along Chesterfield Avenue

Developer Built/Town Maintained

- Multi-modal trail for variety of users

170-31.6 E: ADDITIONAL FACTORS

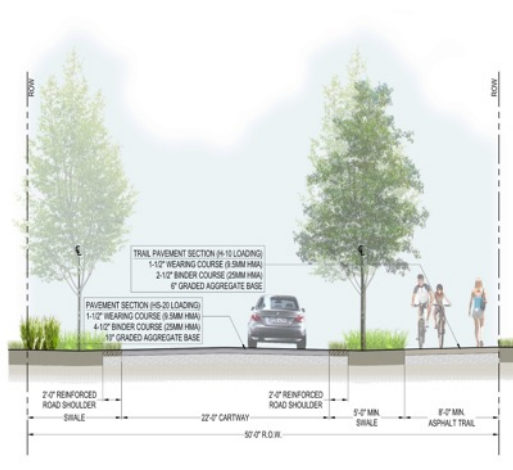
CONTINUITY OF EXISTING FABRIC

- Single family residences with 2-3 bedrooms – design based on both cottage and more traditional styles in various parcel areas
- Small scale, neighborhood commercial – design based on Maryland tobacco barn models
- Existing street grid extended into and through the site
- Density consistent with TND standard
- Consistency with Town and regional context and style
- Home sizes are also consistent with current market interests of smaller, water and energy efficient and with less maintenance

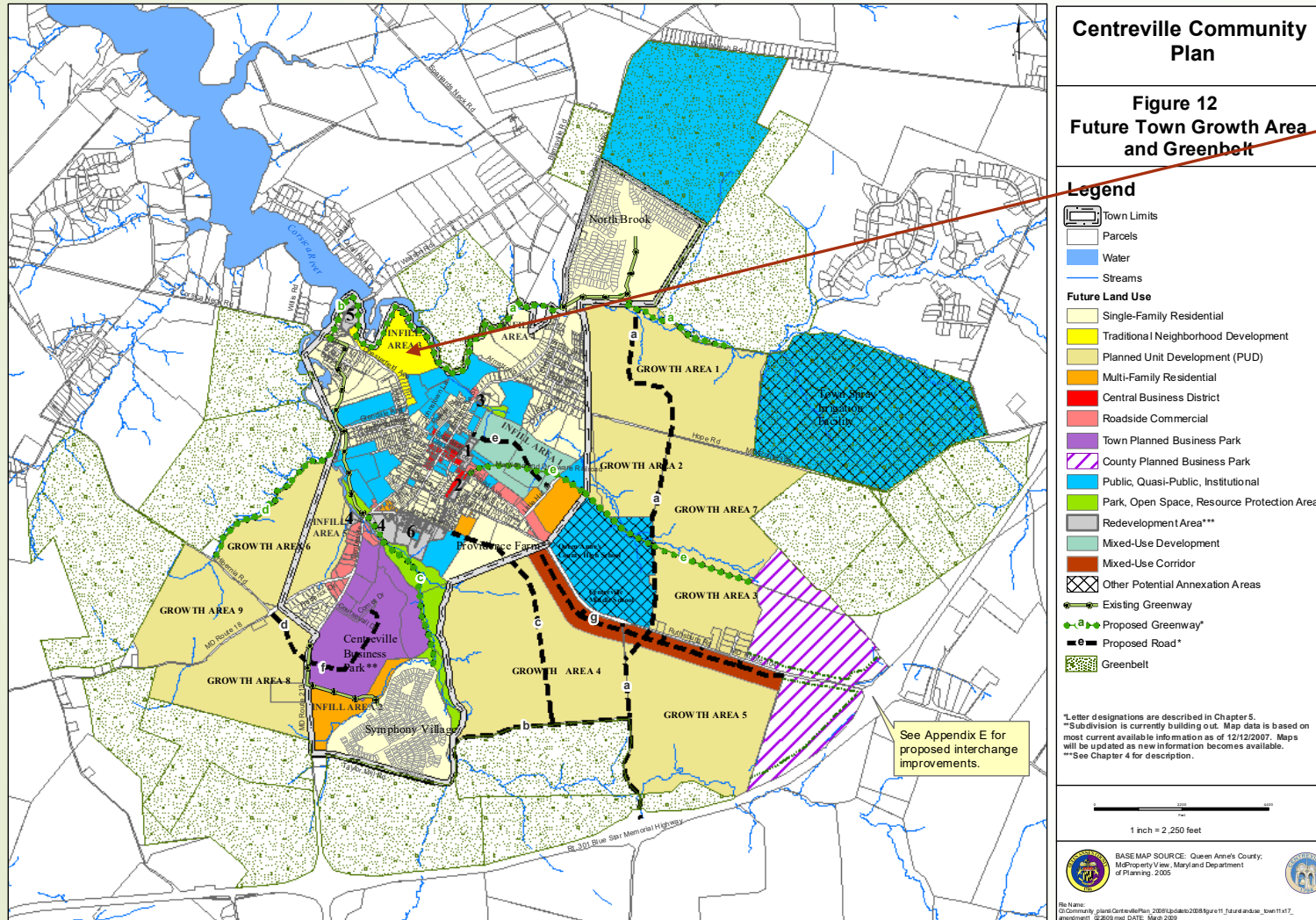


CONNECTING TO TOWN

- Walking distance of less than one-half mile to the Wharf & Main Street
- Yellow Bank Stream perimeter trail provides a 0.72 mile, 5-foot-wide, nature walk through the Buffer
- Chesterfield Multi-modal Trail provides a 0.32-mile, 8-foot-wide paved trail that will connect to future Town trail expansion
- Public street loops through the site connecting to Chesterfield Avenue and Board of Ed site
- Woonerf (living street) - a newly adopted private street standard prioritizes pedestrians and cyclists



OPEN SPACE & GREENWAYS



- Trail through the site and future connections supports the Community Plan Future Town Growth Area and Greenbelt
- Additional multi-modal trail included through the site
- 4.5-acres of land preserved for agriculture use consistent with regional context
- Plus, open spaces summarized on previous slides

GROWTH ALLOCATION REQUIREMENTS – Public Access

Carter Farm is an open community – there will be no gates!

➤ Yellow Bank Stream Trail

- a 5-foot wide, limestone base public trail will be constructed by CF for pedestrian use
- CF HOA will own and maintain the trail and surrounding buffer area
- A 15-foot public easement will be granted to the Town to ensure it remains forever accessible to the public
- Discussions are underway with the Town as part of the DRRA to determine terms of the easement, maintenance, safety, and other elements to ensure longevity and limited buffer impact

➤ Multi-modal Trail

- 8-foot paved trail adjacent to the primary access street to the BOE property line for future connections
- Trail will be dedicated to the Town as part of the Public Street ROW

GROWTH ALLOCATION REQUIREMENTS

Sewer Allocation

- Sewer Allocation Requested Meets the Intent of Town Policy
 - Carter Farm at full buildout in 2026 would utilize 143 EDUs or a total of 72% of the Town's remaining 180 EDUs of non-committed capacity if the entire project was connected today.
- Carter Farm Staging & Timing of WWTP Actual Allocation
 - Carter Farm project will not require actual sewer capacity until each Stage of completion
 - Stage 1 in mid-to late-2024 - 88 EDUs or 49% of remaining uncommitted capacity
 - Stage 2 in mid-to late-2025 - 42 EDUs
 - Stage 3 in mid-to late-2026 - 54 EDUs .
 - EDUs for Stages 2 and 3 would be committed as future plats are recorded and in alignment with timing of WWTP funding commitments

GROWTH ALLOCATION REQUIREMENTS

Summary of GA Related Documents Submitted to-date

- GA Submission package submitted on 09/30/21
 - updated on 12/01/21 for PC consideration of public hearing
 - Updated on 03/23/22 with Preliminary Site Plan submission and in advance of GA public hearing
- Stormwater Concept Plan submitted 09/30/21 continues to meet the 10% requirement
- Conceptual BMP 09/30/21
- Environmental Features Plan 09/30/21
- Environmental Report with attachments 09/30/21
- CF Comparison Memo to CAC
- Corsica Trail Access Points to CAC 11/29/21
- Outflow Narrative provided to CAC 11/12/21
- CF letter of response to Town regarding CAC final questions dated 02/04/22
- DRRA Term Summary dated 09/30/21 under review by TAC and CF in discussions with Town Council members

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PROJECT TIMELINE

PUBLIC APPROVALS

- ▶ June
 - ▶ Council Approval of GA
 - ▶ Town send GA to CAC
 - ▶ PC Consider PUD Preliminary Site Plan
- ▶ July
 - ▶ PC PUD Public Hearing
 - ▶ CAC Approval
- ▶ August
 - ▶ PC Approval of PUD Preliminary Site Plan
- ▶ September
 - ▶ Council Public Hearing for DRRA Resolution
 - ▶ Council Public Hearing for Final PUD Plan
- ▶ October
 - ▶ Council Approval Final Plat

| CONSTRUCTION ACTIVITY | ESTIMATED TIMEFRAME* |
|---|----------------------|
| Stage 1 Construction | |
| Public main road & utilities to serve Parcels 1A,1B, 2, 3A | Spring 2023 |
| Chesterfield Trail along public road to southern parking entry of Parcel 2, with a temporary pedestrian connection to the perimeter trail southern entry. (also refer to the Staging notation on the Site Plan Alternate submittal) | Spring / Summer 2023 |
| Parcel 1A, 1B, 3A site development, woonerfs, utilities | Fall 2023 -2024 |
| Parcel 1B home construction | 2023-2024 |
| Parcel 1A, 3A home construction | 2023-2024 |
| Buffer management afforestation of the entire buffer area | 2023 |
| Corsica 5' wide perimeter trail & overlooks | 2023 |
| Stage 2 Construction | |
| Extension of the Chesterfield Trail along public road extension to connect to future trail at the BOD property | Marketing Dependent |
| Parcel 2 home construction – in phases | Per Above |
| Stage 3 Construction | |
| Public streets and alley to serve internal areas of Parcels 3B and 3C and extension of main street to BOE property line | Per Above |
| Parcel 3B townhome construction | Per Above |
| Parcel 3C multi-family unit construction | Per Above |
| *Timeframes are estimated and assume that all public approvals are completed by Fall 2022. | |



THANK YOU!

for your time and consideration of the
Carter Farm Agrihood Development

ERNIE SOTA, Green Development

REBECCA FLORA, ReMake Group



To Learn More about Carter Farm Agrihood go to:
<https://www.remakergroup.com/projects/carter-farm-agrihood-conservation-community/>