



CENTREVILLE PLANNING COMMISSION

April 17, 2024

Liberty Building - 2nd Floor

107 North Liberty Street

7:00 p.m.

A G E N D A

- I. **CALL TO ORDER** – Kara Willis – Chair
- II. **Chair’s Announcements**
- III. **Review of Minutes from Previous Meetings**
 - a. March 20, 2024 meeting minutes
 - b. April 3, 2024 work session minutes
- IV. **Opening Statement**
- V. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- VI. **Appearances**
 - a. Variance Request and Final Site Plan Submittal – 216 N. Commerce Street, Mixed-Use Building; Tred Avon Partners, LLC, Owner; Steve Layden, P.E., LEED AP, Dumb Home, LLC
- VII. **New Business**
 - a. Proposed Providence Farm Annexation items for discussion
- VIII. **Old Business**
 - a. Planning & Zoning Commission Bylaw changes
 - b. Draft Zoning Map Amendments
- IX. **Zoning Issues – Discussion**
 - a. HB0538 – discussion
- X. **Miscellaneous Business / Correspondence**
 - a. MD Dept. of Housing & Community Development Day Trips tour
 - b. Approved Building Permits list issued March 2024
- XI. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- XII. **Council Member Report**
- XIII. **Adjournment**



Dumb Home, LLC
309 Windsor Ave
Centreville, MD 21617
301-529-2368
dumbhome@gmail.com
compacthomeplans.com

April 3, 2024

Town of Centreville Planning Commission
Kara Voight, Chair
101 Lawyer's Row
Centreville, MD 21617

**RE: Site Plan Planning Commission Submittal #2 – Tred Avon Partners, LLC
216 N Commerce St Mixed-Use Building**

Dear Ms. Voight:

Please accept this site plan resubmission for review and placement on the April 17th Planning Commission (PC) agenda. As described in the enclosed Board of Zoning Appeals (BOA) cover letter, we are submitting 17 copies of various items that double for the Board and yourselves.

Please note that we are requesting the PC perform two tasks on the 17th: vote to send a letter of positive recommendation to the BOA for our requested variance, and to vote to grant conditional site plan approval for the proposed project. We always expect conditions of site plan approval to obtain all necessary plan signatures & approvals, approval of a public works agreement, etc. We are picturing approval of the BOA variance would just involve an additional condition.

We appreciate the Commission's feedback at the February meeting, which essentially evolved into a design Charrette with regard to parking and site amenities. We have made edits to the Site Plan (Sheets 1 and 3) in order to incorporate the PC's feedback and our team's efforts to better comply with the Design Standards. We have provided red revision clouds around the areas that have been changed so it is easier to focus on those revisions. Please note that we will be updating the remaining plan sheets accordingly prior to requesting final approvals and plan signature. For the purposes of our presentation to the Planning Commission, the recent revisions do not affect the SEC, SWM or Utility designs.

Please note that the first sheet of the enclosed Architectural Plans is largely unchanged, but that the building height has been added on the bottom left of the sheet. The second sheet has been added to show the proposed floor plan layouts as a courtesy to the PC members.

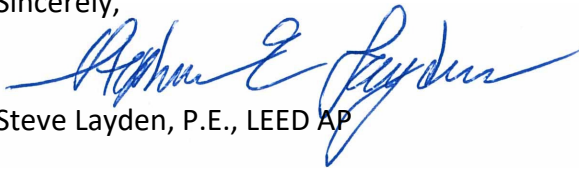
Regarding the Design Standards, we believe the enclosed letter is self-explanatory when you read the letter side-by-side with the standards document. We look forward to continuing our discussion of the site amenities and the project in general on the 17th.

For your information, the TAC did not provide any new comments relative to the site or architectural plans, but they did provide guidance on the need for a BOA variance. The Soil Conservation District has reviewed the Sediment & Erosion Control plans and are prepared to sign off on them once the plan set

is approved by you all and any other required plan revisions are completed. As of the date of this letter, we have not received review comments from the Queen Anne’s County Department of Public Works regarding the stormwater management plan and report. In the near future, we intend to discuss the possibility of shrinking the proposed water meter because the nearby fire hydrant flow test indicates that a 4” water meter will be adequate compared to the 6” meter currently shown. We trust that a smaller meter would be preferred by the PC so as to be less intrusive visually.

Please do not hesitate to reach out if you have any additional questions or would like us to bring any additional information or exhibits to the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Layden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Steve Layden, P.E., LEED AP

pdf: Bo Feaga, Tred Avon Partners, LLC
Greg Torchio, Torchio Architects, Inc.



Dumb Home, LLC
309 Windsor Ave
Centreville, MD 21617
301-529-2368
dumbhome@gmail.com
compacthomeplans.com

April 3, 2024

Town of Centreville Board of Zoning Appeals
Frederick Beu, Chair
101 Lawyer's Row
Centreville, MD 21617

**RE: Variance Application – Tred Avon Partners, LLC
216 N Commerce St Mixed-Use Building**

Dear Mr. Beu:

Please accept this site plan submission and variance application for consideration and to be scheduled at your earliest convenience. We are providing 17 copies of the items listed below (one full size and sixteen 11x17) as well as digital scans:

1. Fee check for \$300
2. Variance Application form
3. "Site and Construction Plan" Sheets 1-3 (Sheets 4-9 are technical in nature and have no substantive revisions as compared the 12/1/23 plan set.)
4. Schematic Design rendering, elevations and floor plans by Torchio Architects
5. Cover Letter for April 17th Planning Commission meeting
6. Letter describing the project's compliance with the Centreville Design Standards (CDS)

Please note that this submittal doubles as a re-submittal of the site plan for consideration by the Planning Commission (PC) on April 17, 2024. The items listed above address comments and issues discussed during our presentation to the PC on February 21, 2024, and we have made minor revisions to the architectural plans and engineering site plans as a result. For the purposes of your evaluation of the variance application, we expect you will focus on Items #2 and 3, and the remaining items may be of interest in understanding the overall project goals and design feature.

As noted on the application form, the purpose for this application is that the Centreville Zoning Code 170-32 C.2.d. requires driveway entrances to be located at least 7 1/2 feet from side lot lines. We are requesting a reduction so that the face of curb is 0.5' from the right-side lot line. This is necessary to provide width for the required 14' wide entrance driveway and still leave room for a commercially viable building, as well as the existing driveway encroachment on the left side of the lot.

In support of our request, we ask that you keep in mind that the property is zoned Central Business District (CBD). Please review the Sheet 3 site plan and observe the entrance driveway configuration, building size & layout, and the driveway encroachment on the left (north) side from the Echo 5 LLC property. We believe it is obvious that it is not possible to develop the 59' wide lot in a way that is typical of existing lots within the CBD district while still complying with 7.5' separation requirement.

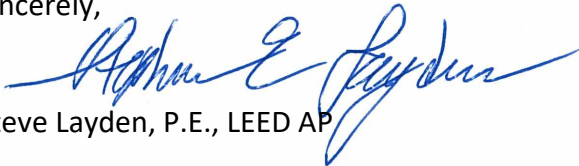
We do not believe this provision in the code was intended to limit the footprint size or floor area of proposed building improvements in the CBD zone. Compliance with the standard would have the practical effect of forcing the proposed building to be narrowed from 32' wide to 25', (a 22% reduction in width and floor area).

Moreover, providing a 7.5' separation makes perfect sense for projects in less dense zoning districts that require more landscaping and side bufferyards, such as the commercial entrances along Roue 213 from the split at Citgo, south through the Food Lion shopping center. It is not compatible with existing development in the CBD zone.

In addition, we would like to note that this requirement is not met by approximately 25 existing properties/sites within the CBD zone as marked on the attached annotated zoning map. For this reason, we do not believe that granting the variance will give the applicant a benefit that is more advantageous than any existing property in the downtown area. We would also like to note that the Town Planner has indicated unofficially that the 7.5' separation requirement is not appropriate in the CBD zone and recommends that the code be revised.

We look forward to presenting the project to you in the near future and discussing these issues in more depth. We are also open to hearing if you have particular concerns or would like us to prepare additional exhibits prior to the hearing in order for us to make the best possible information available to you at the hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Layden".

Steve Layden, P.E., LEED AP

pdf: Bo Feaga, Tred Avon Partners, LLC
Greg Torchio, Torchio Architects, Inc.

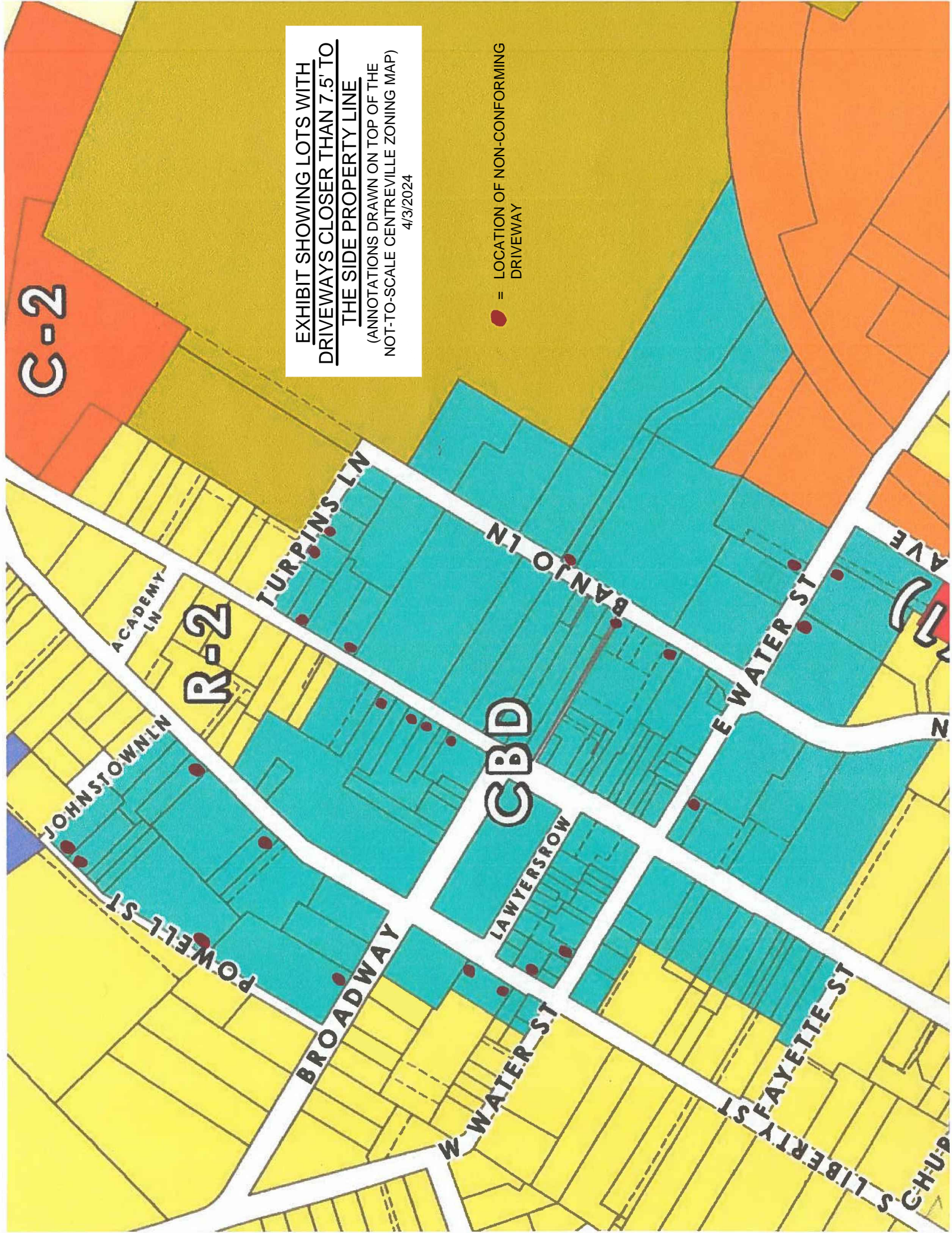
C-2

R-2

CBD

EXHIBIT SHOWING LOTS WITH
DRIVEWAYS CLOSER THAN 7.5' TO
THE SIDE PROPERTY LINE
(ANNOTATIONS DRAWN ON TOP OF THE
NOT-TO-SCALE CENTREVILLE ZONING MAP)
4/3/2024

● = LOCATION OF NON-CONFORMING
DRIVEWAY





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)

Name: 216 N. COMMERCE ST. MIXED USE
Address: TRED AVM PARTNERS, LLC
City/State/Zip: POB 387, DORSET, VT 05251
Phone Number: 443-480-2532
Email: BFEAGA@YAHOO.COM

WALDWINA

FOR OFFICE USE ONLY CASE NO.: _____
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).

216 N. COMMERCE ST. CENTREVILLE, MD 21617; TAX MAP 77C
PARCEL 778; THE VACANT PARCEL IS 8,066 ± SQFT IN SIZE WITH
A STREET FRONTAGE OF 58.00 FEET.

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

ZONING CODE 170-32 C.Z.d. REQUIRES ENTRANCES TO BE AT LEAST 7.5' FROM
SIDE LOT LINES. WE ARE REQUESTING A REDUCTION SO THE FACE OF CURB CAN
BE 0.5' FROM THE RIGHT-SIDE LOT LINE. THIS IS NECESSARY TO PROVIDE WIDTH
FOR THE REQUIRED 14' ENTRANCE AND STILL LEAVE ROOM FOR A VIABLE
BUILDING, AS WELL AS THE EXISTING DRIVEWAY ENCROACHMENT ON THE LEFT.

Present owner of property (if different from above): SAME

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

Has property ever been subject of previous application? NOT TO OUR KNOWLEDGE

If so, give Application No. & Date: _____

Signature of Applicant(s) or Agent/Attorney

Michael Bradley
dotloop verified
04/02/24 9:48 PM EDT
XXSV-0DSR-04EJ-KLRL

Printed Name & Address of Agent or Attorney

Michael Bradley

Signature of Property Owner

Michael Bradley
dotloop verified
04/02/24 9:48 PM EDT
SH9Z-TWYO-6PRI-VDPV

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.

<i>Michael Bradley</i>	dotloop verified 04/02/24 9:48 PM EDT JMCJ-P8HH-FXWU-JMJC
------------------------	---

04/02/2024

Signature of Owner/Applicant or Agent/Attorney

Date

<i>Michael Bradley</i>	dotloop verified 04/02/24 9:48 PM EDT MVAY-XXVZ-PXBj-OEH3
------------------------	---

04/02/2024

Signature of Property Owner

Date

*** 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.**

SITE AND CONSTRUCTION PLANS

216 N COMMERCE ST MIXED-USE BUILDING SITE, SEC, STORMWATER MANAGAGEMENT, AND UTILITY PLANS

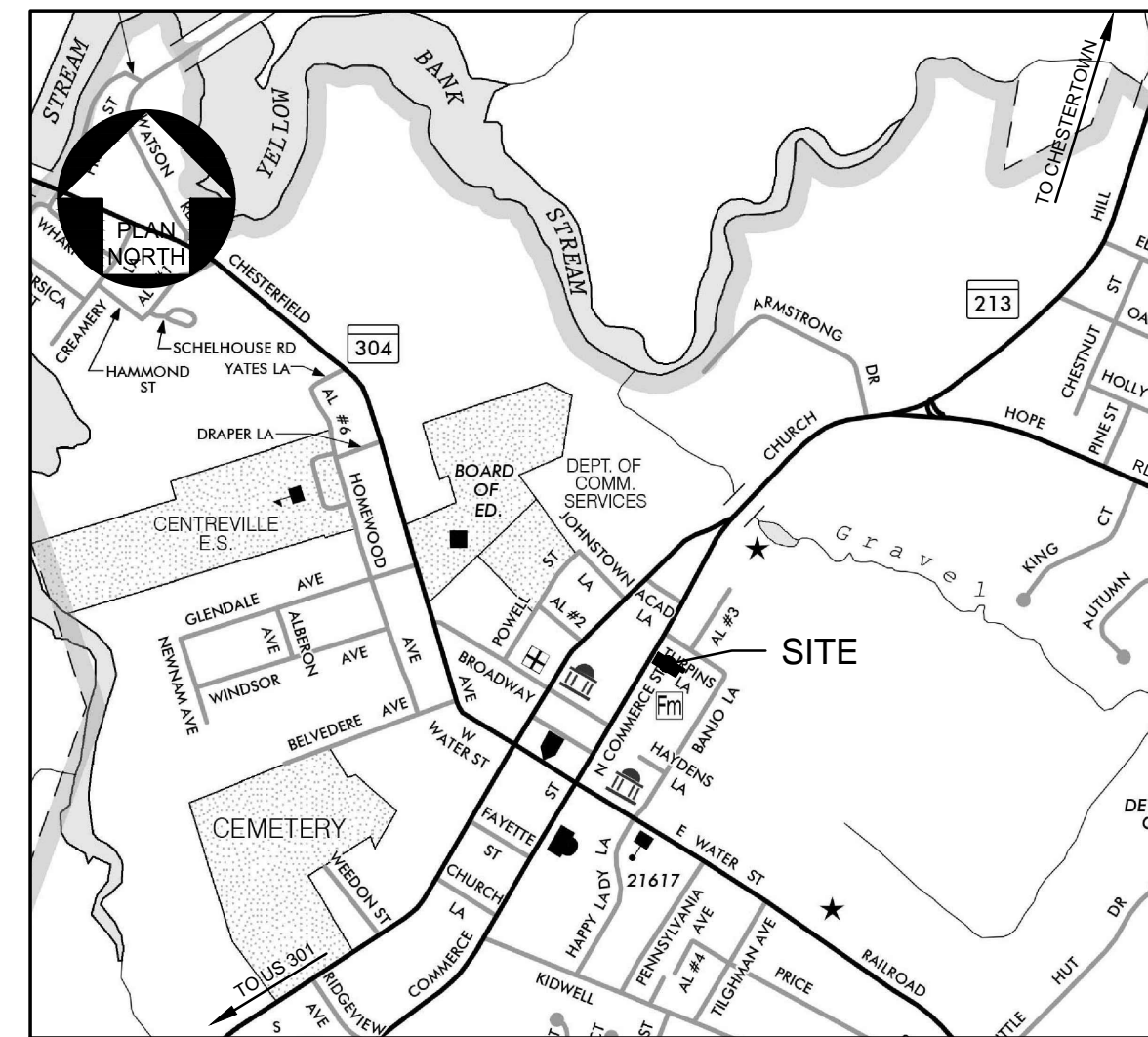
SITE NOTES

- PROPERTY SHOWN HEREON IS DESIGNATED AS TAX MAP 44C, GRID 8, PARCEL 778.
- DEED REFERENCE: 4249/130
- THIS SITE IS ZONED CBD - CENTRAL BUSINESS DISTRICT
 - FRONT SETBACK = 0 FEET
 - SIDE SETBACK = 0 FEET
 - REAR SETBACK = 5 FEET
- EXISTING USE: VACANT
- PROPOSED USE: MIXED COMMERCIAL AND RESIDENTIAL APARTMENT
- PROPERTY LINES SHOWN HEREON ARE BASED ON A SURVEY TITLED, "SURVEY ON THE LANDS OF TRED AVON PARTNERS, LLC" PREPARED BY MICHAEL A. SCOTT, INC DATED OCTOBER, 2023.
- TOPOGRAPHY WAS OBTAINED FROM THE AFOREMENTIONED SURVEY AND IS ON AN ASSUMED HORIZONTAL AND VERTICAL DATUM.
- THE PROPERTY IS SERVED BY THE PUBLIC WATER AND SEWER.
- SOILS WITHIN THE LIMIT OF DISTURBANCE CONSIST ENTIRELY OF INGLESIDE SANDY LOAM (lgA), HYDROLOGIC SOIL GROUP A, K FACTOR 0.15, AS PER THE USDA-NRCS WEB SOIL SURVEY AS OF OCTOBER 2023.
- THE PROPERTY IS NOT LOCATED WITHIN THE ONE PERCENT CHANCE FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR QUEEN ANNE'S COUNTY, PANEL NO. 24035C0212D, DATED: 11/05/2014.
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE APPEAR TO BE NO NON-TIDAL WETLANDS ON THE PROPERTY.
- THERE ARE NO STEEP SLOPES ON THE PROPERTY.
- NO FOREST IS PROPOSED TO BE DISTURBED AS PART OF THE PROPOSED DEVELOPMENT.
- THE PROPERTY DOES NOT APPEAR TO CONTAIN RARE, THREATENED OR ENDANGERED SPECIES HABITAT AND IS NOT MAPPED AS A SENSITIVE SPECIES PROJECT REVIEW AREA AS OF NOVEMBER 2023.

GENERAL NOTES

- THE EXISTING UTILITIES SHOWN IN THESE DRAWINGS IS BASED ON BEST AVAILABLE INFORMATION, AND WE ARE NOT AWARE OF ANY UNDERGROUND UTILITIES ON THE PROPERTY. NO GUARANTEE TO THE ACCURACY OF THE LOCATION (HORIZONTAL OR VERTICAL) IS MADE BY THE ENGINEER. CONTRACTOR TO FIELD VERIFY AND TEST PIT AS NEEDED TO VERIFY THE LOCATION OF THE EXISTING UTILITIES. THIS SHALL BE DONE AS PART OF THE CONTRACT FOR THE WORK SHOWN IN THESE DRAWINGS. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING:

MD DEPARTMENT OF THE ENVIRONMENT INSPECTOR	410-901-4020
TOWN OF CENTREVILLE DEPT. OF PUBLIC WORKS	410-758-1180
QUEEN ANNE'S COUNTY DEPT. OF PUBLIC WORKS	410-758-0925
DELMARVA POWER	410-758-0830
MISS UTILITY	800-441-8355
DUMB HOME, LLC	1-410-758-2237
- ALL CONSTRUCTION WITHIN PUBLIC AND PRIVATE ROADS 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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF CENTREVILLE DEPARTMENT OF PUBLIC WORKS.
- 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.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS, SPOT GRADES, AND CONTOURS SHOWN HEREON 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).
- ALL TRASH, TREES, DEMOLITION DEBRIS, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL PLACED OUTSIDE OF THOSE AREAS DESIGNATED ON THIS PLAN SHALL MEET APPROVAL OF THE TOWN AND QUEEN ANNE'S COUNTY INSPECTORS AND ENGINEER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL FILL AREAS WITHIN LIMITS OF PAVEMENT, BUILDING CONSTRUCTION, AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" MAXIMUM LIFTS.
- ALL FILL AREAS WITHIN LIMITS OF WALKS, PATIOS, ETC. SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" MAXIMUM LIFTS.
- IF POSSIBLE, EXCAVATIONS AND TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF BEARING TRAFFIC, SHALL BE USED TO COMPLETELY COVER THE TRENCH OR SAFETY FENCINGS SHALL BE INSTALLED TO COMPLETELY ENCLOSE THE EXCAVATION OR TRENCH.
- THE CONTRACTOR SHALL PROVIDE THE QUEEN ANNE'S COUNTY SWM INSPECTOR AND THE TOWN OF CENTREVILLE WITH A SET OF RED-LINED AS-BUILTS OF THE PROPOSED STORMWATER FACILITIES. RED LINES SHALL SHOW THE HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND PIPING AND STRUCTURES AS SURVEYED, BEFORE BEING BACKFILLED.



VICINITY MAP
SCALE: 1" = 1000'

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING & SEDIMENT & EROSION CONTROL PLAN
5	STORMWATER MANAGEMENT PLAN
6	UTILITY PLAN
7	SEDIMENT & EROSION CONTROL DETAILS
8	STORMWATER DETAILS
9	STORMTECH DETAILS

OWNER / DEVELOPER

TRED AVON PARTNERS, LLC
PO BOX 387
11 MARCIA LN
DORSET, VT 05251
(443) 480-2532

PREMISE ADDRESS

216 N COMMERCE ST
CENTREVILLE, MD 21617

SURVEYOR

MICHAEL A. SCOTT, INC.
400 S CROSS ST, STE 4
CHESTERTOWN, MD 21620
PHONE: (410) 778-2310

ENGINEER

DUMB HOME, LLC
309 WINDSOR AVE
CENTREVILLE, MD 21617
PHONE: (301) 529-2368

SEDIMENT & EROSION CONTROL SITE INFORMATION:

TOTAL SITE AREA	8,666	SQ. FT.
LIMIT OF DISTURBANCE (ONSITE)	8,666	SQ. FT.
PROPOSED IMPERVIOUS AREA	7,199	SQ. FT.
VEGETATIVELY STABILIZED AREA	1,467	SQ. FT.
LIMIT OF DISTURBANCE (OFFSITE)	50	SQ. FT.
OFFSITE IMPERVIOUS AREA	50	SQ. FT.
TOTAL LIMIT OF DISTURBANCE	8,716	SQ. FT.

SITE STATISTICS

TOTAL SITE AREA =	8,666 SF ±	0.199 AC. ±
EXISTING IMPERVIOUS AREA (6.5%) =	562 SF ±	0.013 AC. ±
IMPERVIOUS AREA TO BE REMOVED =	471 SF ±	0.011 AC. ±
IMPERVIOUS AREA TO BE ADDED =	7,108 SF ±	0.163 AC. ±
RESULTING IMPERVIOUS AREA (83.0%) =	7,199 SF ±	0.165 AC. ±
MAXIMUM IMPERVIOUS AREA (85%) =	7,366 SF ±	0.169 AC. ±

PARKING CALCULATIONS

900 S.F. COMMERCIAL @ 1 SPACE PER 300 SF =	3 SPACES
ONE 1-BR RESIDENTIAL APARTMENT @ 1.5 SPACES EACH =	1.5 SPACES
FOUR 2-BR RESIDENTIAL APARTMENTS @ 2.25 SPACES EACH =	9 SPACES
TOTAL PARKING SPACES REQUIRED PER TOWN CODE =	14 SPACES

REDUCED PARKING CREDIT PER 170-32 B. 2. BASED ON ANNE ARUNDEL COUNTY PARKING STANDARDS (14% REDUCTION) 2 SPACE REDUCTION (ONE 1-BR APT. @ 1 SPC./UNIT + FOUR 2-BR APTS. @ 2 SPC./UNIT 1 + 8 = 9 SPACES REQUIRED FOR DWELLINGS IN AA COUNTY PER 18-3-104 COMPARED TO 11 SPACES REQUIRED BY CENTREVILLE CODE)
SHARED PARKING CREDIT PER 170-32 B. 3. FOR OFFSET COMMERCIAL AND RESIDENTIAL PARKING TIMES* = 3 SPACE REDUCTION
* NOTE THAT THE LEASE DOCUMENT FOR THE COMMERCIAL SPACE IS PROPOSED TO INCLUDE LANGUAGE THAT THAT EMPLOYEES AND CUSTOMERS ARE REQUESTED TO UTILIZE ON-STREET PARKING SPACES AT ALL TIMES.

NET REQUIRED PARKING SPACES REQUIRED = 9 SPACES

ONSITE SPACES PROVIDED = 8 SPACES

PARKING CREDIT PER 170-32 A. OFFSITE PARKING CREDITED TO THE SITE:
REQUESTING 3 ON-STREET PARKING SPACES ON N COMMERCE STREET BE CREDITED TOWARD THE PROPOSED DEVELOPMENT FOR THE COMMERCIAL APARTMENT. 3 SPACES

(NOTE THAT ADDITIONAL ON-STREET PARKING SPACES ARE AVAILABLE IN THE COURTHOUSE SQUARE AREA, AS WELL AS OFFSITE SPACES BEING AVAILABLE IN THE ADJACENT DEPARTMENT OF HEALTH PARKING LOT.)

TOTAL PARKING SPACES PROVIDED = 11 SPACES
INCLUDING ONE HANDICAP PARKING SPACE

DEVELOPERS CERTIFICATE

REVIEWED FOR THE QUEEN ANNE'S SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

QUEEN ANNE'S SOIL CONSERVATION DISTRICT _____ DATE _____

NOTE: THE QUEEN ANNE'S SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

THE DEVELOPER WILL PROVIDE THE DIRECT ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.

SIGNATURE Barry P. Fraga DATE 11/12/24

PRINT NAME Barry P. Fraga

PLANNING COMMISSION CERTIFICATE

THIS IS TO CERTIFY THAT THIS SITE PLAN WAS APPROVED BY THE CENTREVILLE PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

SIGNATURE _____ DATE _____

DEPARTMENT OF EMERGENCY SERVICES OFFICE OF THE FIRE MARSHAL CERTIFICATE

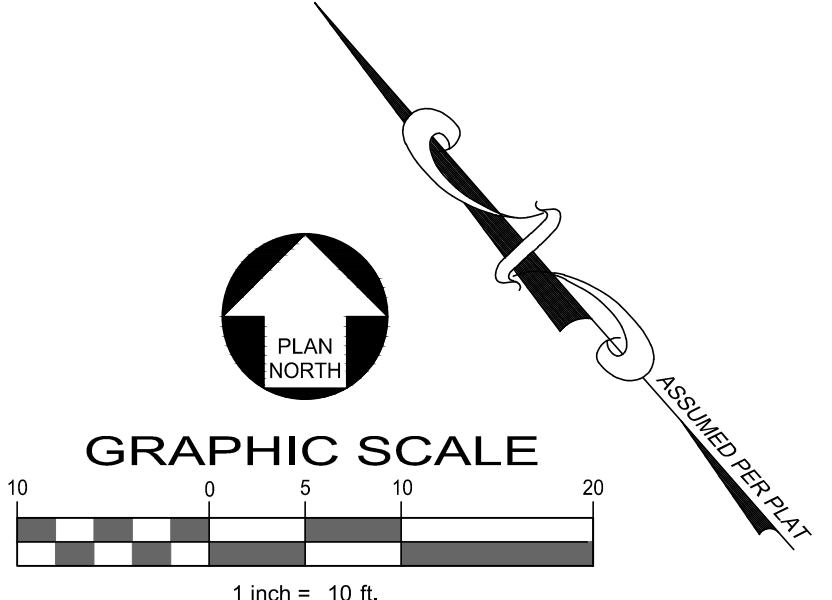
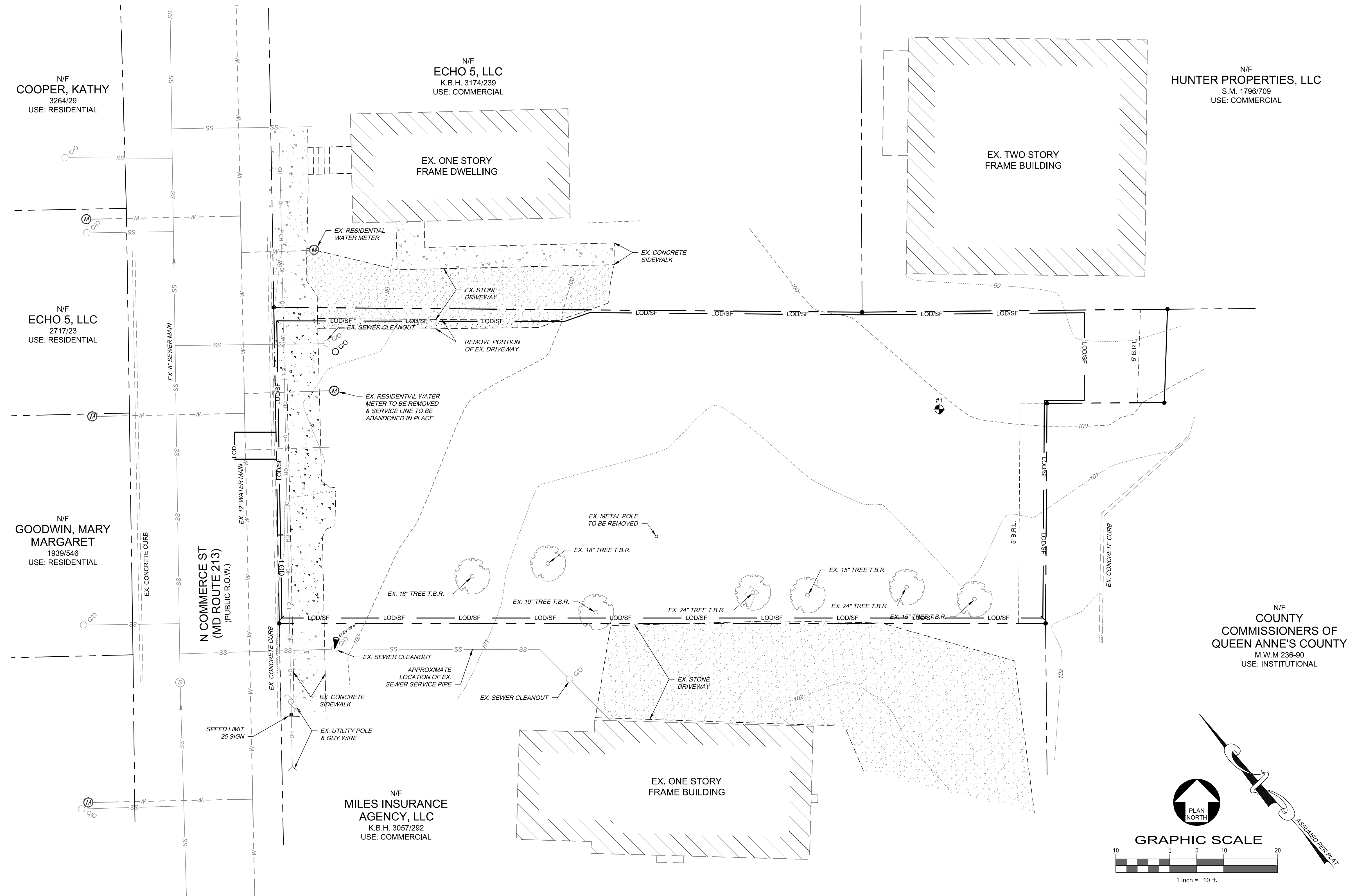
THIS IS TO CERTIFY THAT THIS SITE PLAN WAS APPROVED BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF EMERGENCY SERVICES - OFFICE OF THE FIRE MARSHAL ON THE ____ DAY OF _____, 20__.

JEFFREY MORGAN, FIRE MARSHAL

P:\PLOTTER - Apr 03, 2024 - 7:19am - D:\My Documents\Dumb Home\Projects\2023\23-013 Tred Avon\CAD\23-013 Site Plan.dwgTab:011

TOWN OF CENTREVILLE, MARYLAND	APPROVED BY: TOWN OF CENTREVILLE ENGINEER	APPROVED BY: QA Co. DEPT. OF PUBLIC WORKS	REVISIONS: 1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN, COM. 4/3/2024 SITE LAYOUT REVISIONS PER PLANNING COMMISSION	DATE: DECEMBER 1, 2023	Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 31184, Expiration Date: 1-16-25.			Dumb Home, LLC 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	TITLE SHEET 216 N COMMERCE ST MIXED-USE BUILDING 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: 1 of 9
		APPROVED BY: QA Co. SOIL CONSERVATION SERVICE		SCALE: 1" = 60'						

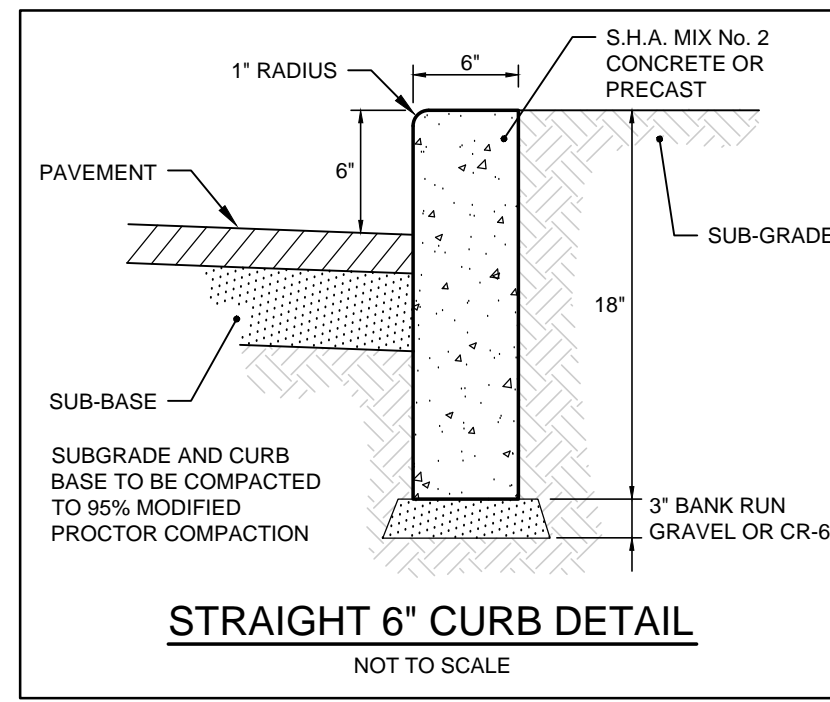
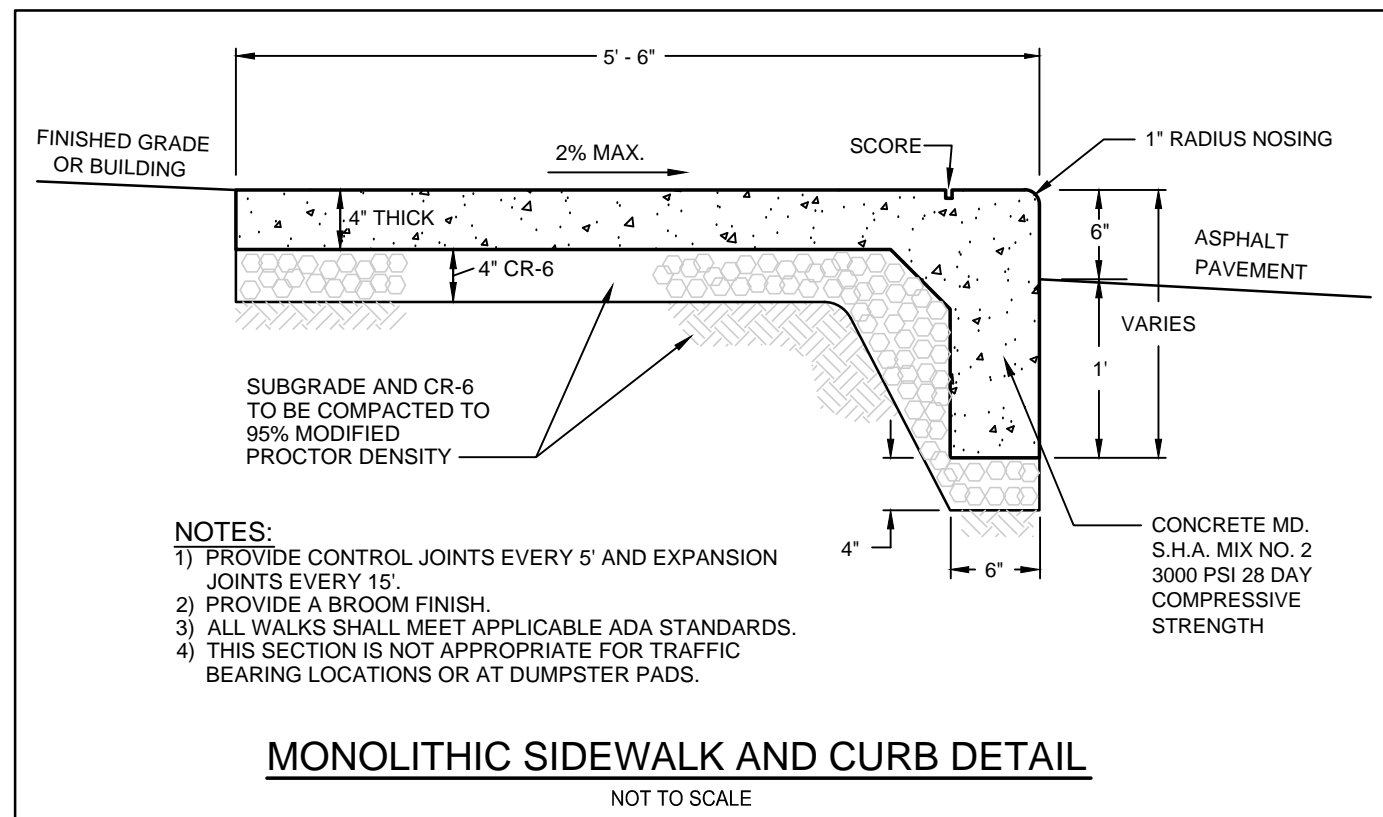
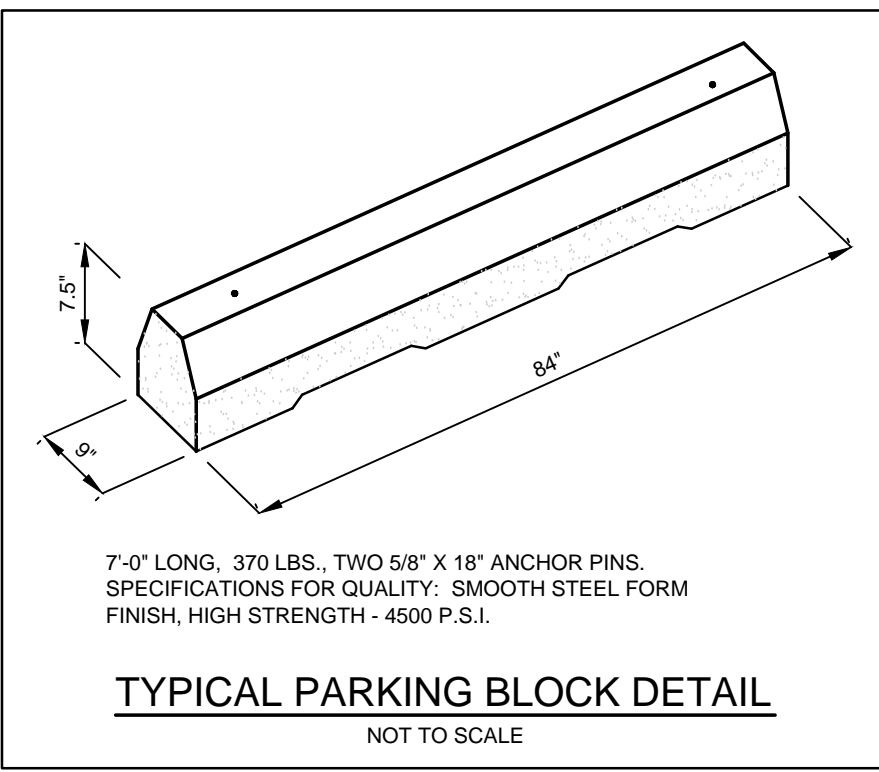
LEGEND	
EXISTING	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SETBACK LINE	---
CONTOURS	-25- -24-
PROPOSED FLOW ARROW	→
SPOT GRADE	x 101.34
EDGE OF PAVEMENT	---
PAVEMENT HATCH	▨
CURB	---
CONCRETE	▨
FENCE	x
BUILDING OUTLINE	▨
BUILDING HATCH	▨
BUILDING ROOF OVERHANG	---
BUILDING PORCHES, PADS, ETC	---
SEWER MANHOLE & PIPE	SS
SEWER CLEANOUT	○ C/O
6" WATER MAIN WITH VALVE	W
WATER METER	M
STORM DRAIN INLET & PIPE	---
UNDERGROUND SWM STORAGE	---
BIORETENTION UNDERDRAIN & OBSERVATION WELL	---
ROOF DRAIN	---
DRAINAGE SWALE	OH
OVERHEAD UTILITIES	OH
UNDERGROUND ELECTRIC	---
LIGHTING: BUILDING WALL PACK	---
SOIL BORING LOCATION	---
TREES	○
SOIL TYPE BOUNDARY	---
SOIL TYPE, HYDROLOGIC GROUP	---
LIMIT OF DISTURBANCE	---
SILT FENCE	---
SUPER SILT FENCE	---
FILTER LOG	---
STABILIZED CONSTRUCTION ENTRANCE	---
TEMP. STOCKPILE LOCATION	---



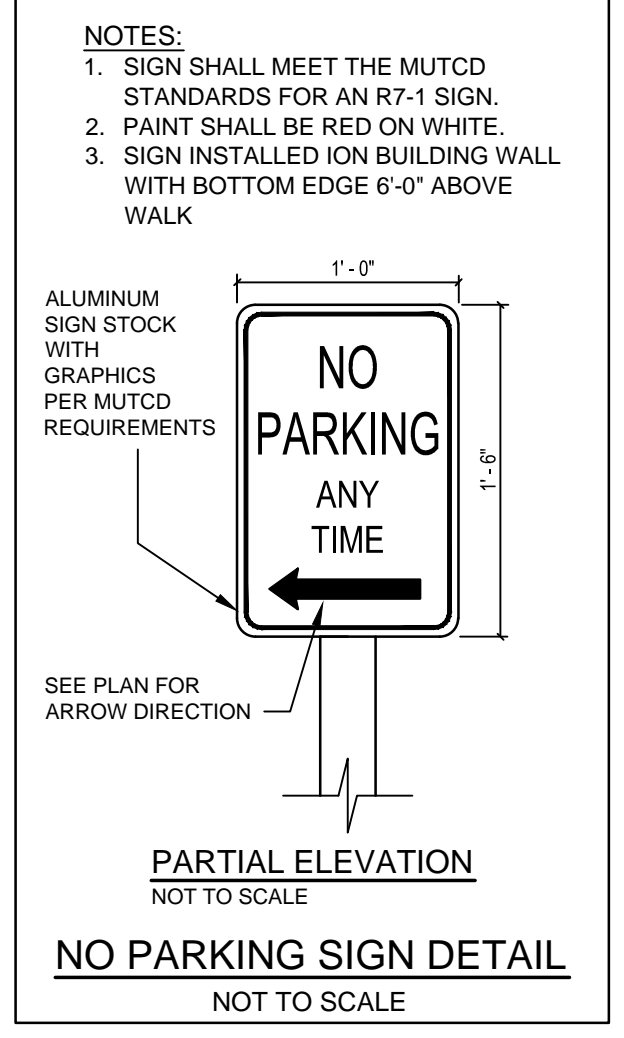
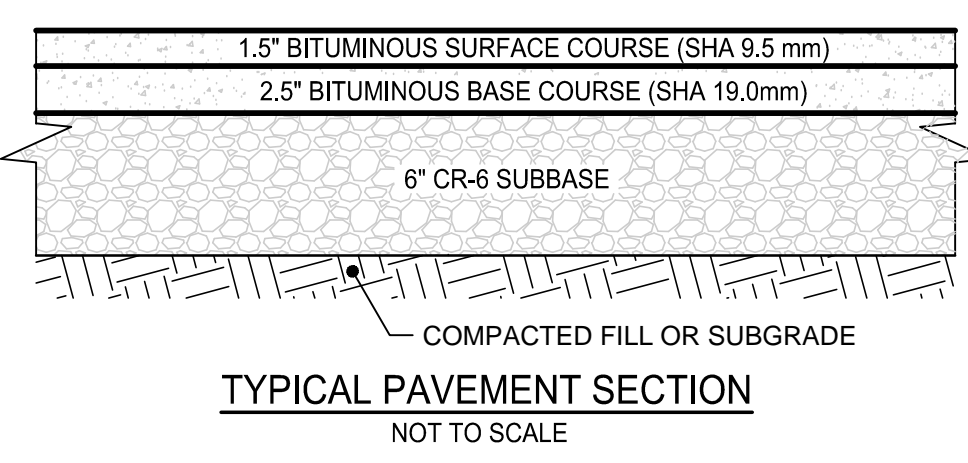
PLOTTED: Apr 03, 2024 - 7:19am D:\My Documents\Dumb Home\Projects\2023\23-013 Trud Avon\CAD\23-013 Site Plan.dwg Tab:02EX

TOWN OF CENTREVILLE, MARYLAND	APPROVED BY:	APPROVED BY:	REVISIONS:	DATE:	Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 31184, Expiration Date: 1-16-25.			Dumb Home, LLC 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	EXISTING CONDITIONS PLAN 216 N COMMERCE ST MIXED-USE BUILDING 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: 2 of 9
	TOWN OF CENTREVILLE ENGINEER	DATE	QA Co. DEPT. OF PUBLIC WORKS	DATE						
	APPROVED BY:	APPROVED BY:								
	QA Co. SOIL CONSERVATION SERVICE	DATE								

	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
SETBACK LINE	---	---
CONTOURS	20 21	20 21
PROPOSED FLOW ARROW	→	→
SPOT GRADE	7.85.00	7.85.00
EDGE OF PAVEMENT	---	---
PAVEMENT HATCH	---	---
CURB	---	---
CONCRETE	---	---
FENCE	---	---
BUILDING OUTLINE	---	---
BUILDING HATCH	---	---
BUILDING ROOF OVERHANG	---	---
BUILDING PORCHES, PADS, ETC	---	---
SEWER MANHOLE & PIPE	SS	SS
SEWER CLEANOUT	SS	SS
6" WATER MAIN WITH VALVE	W	W
WATER METER	M	M
STORM DRAIN INLET & PIPE	---	---
UNDERGROUND SWM STORAGE	---	---
BIORETENTION UNDERDRAIN & OBSERVATION WELL	---	---
ROOF DRAIN	RD	RD
DRAINAGE SWALE	---	---
OVERHEAD UTILITIES	OH	OH
UNDERGROUND ELECTRIC	E	E
LIGHTING BUILDING WALL PACK	---	---
SOIL BORING LOCATION	---	---
TREES	---	---

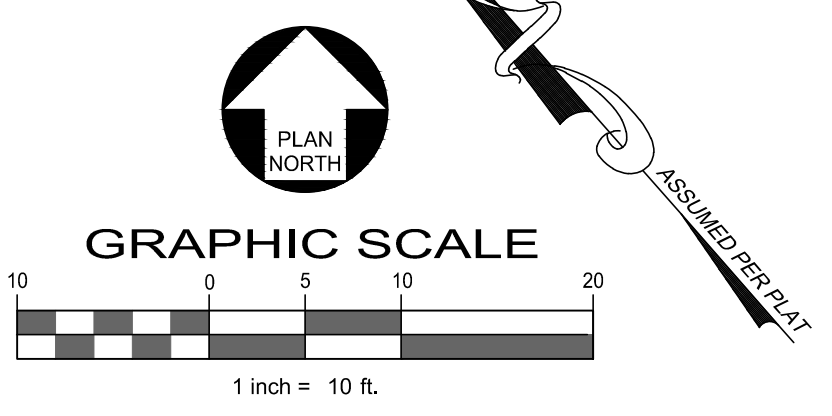
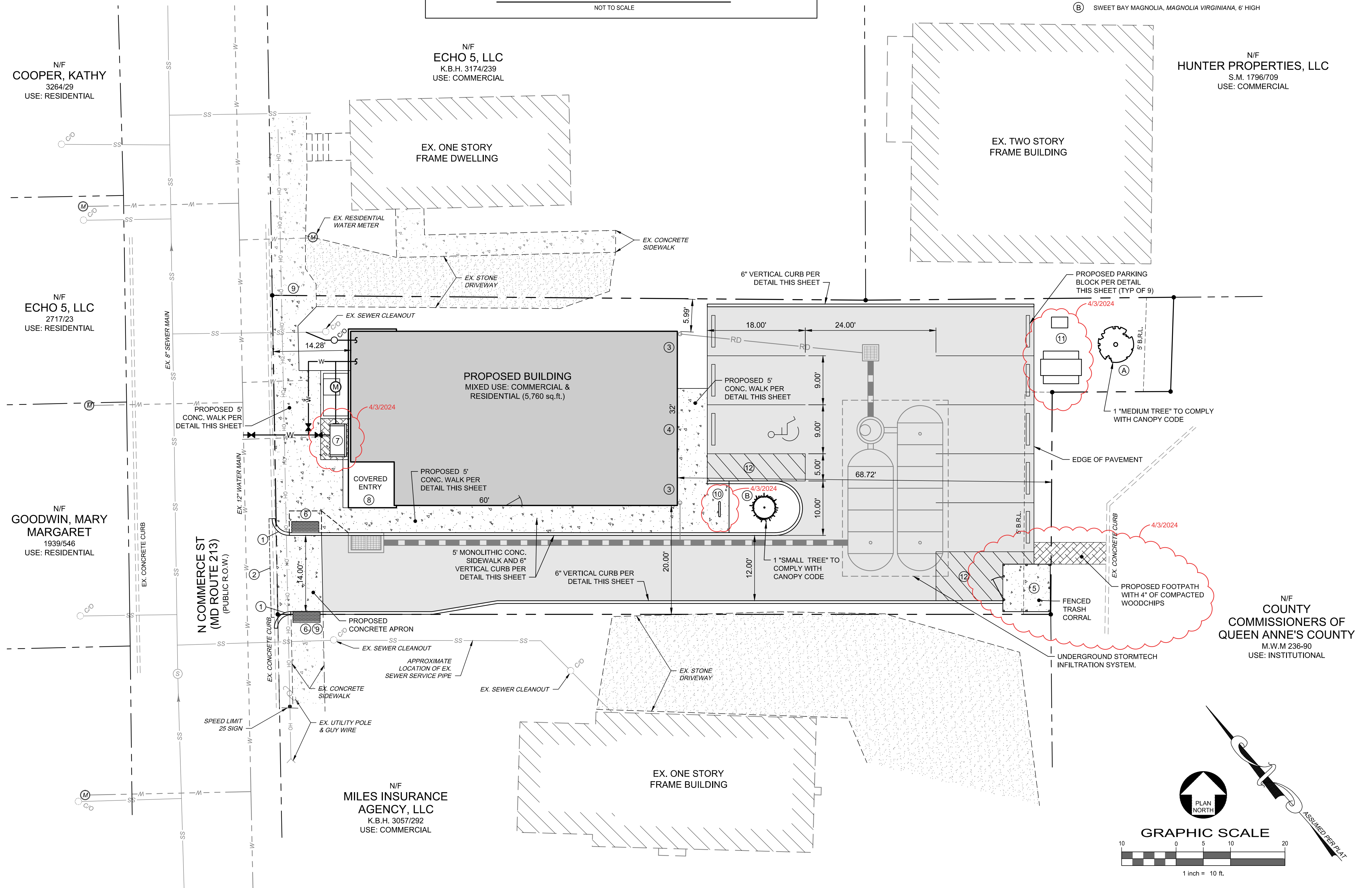
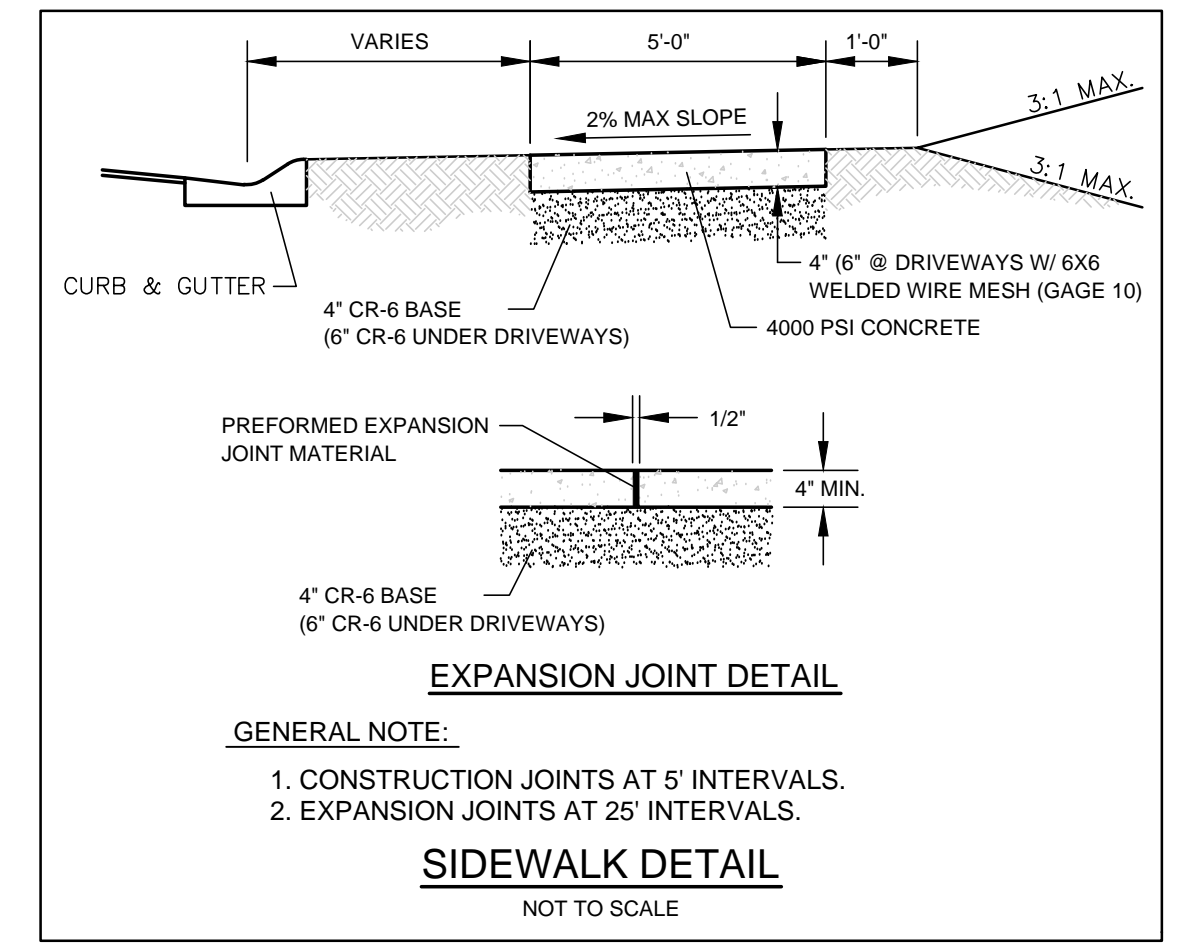


- KEY NOTES**
- SAWCUT EX. CURB TO NEAREST JOINT AND POUR NEW 3' RADIUS CURB AND NOSE DOWN FLUSH WITH PROPOSED SIDEWALK.
 - SAWCUT EX. ASPHALT AND PAVE PROPOSED CONCRETE APRON FLUSH.
 - SEE ELECTRICAL PLANS FOR PROPOSED WALL-MOUNTED PARKING LOT LIGHTING.
 - HANDICAP PARKING SIGN FASTENED TO BUILDING WALL PER DETAIL THIS SHEET. 4/3/2024
 - 9'x9' FENCED TRASH CORRAL. FENCING SHALL BE 5' HIGH WHITE VINYL WITH A 4' WIDE LATCHING DOOR. CONCRETE PAD SHALL BE 4" CONCRETE ON 4" CR-6 PER SIDEWALK DETAIL THIS SHEET.
 - 5' x 2' DETECTABLE WARNING SURFACE PER MSHA DETAIL 655.40 ON SHEET 7. 2/3/2024
 - PROPOSED TWO-PERSON BENCH FIXED TO 5'x7'-6" STAINED & PATTERNED CONCRETE.
 - SEE ARCHITECTURALS FOR HANDRAIL THAT LIMITS ACCESS FROM STREET SIDE ONLY.
 - PROVIDE SAFETY CONES AND WARNING SIGNAGE TO DIRECT PEDESTRIAN AWAY FROM CONSTRUCTION ZONE.
 - PROPOSED TWO-BIKE BLACK STEEL U-RACK FIXED TO CONCRETE WALK.
 - PROPOSED PICNIC TABLE AND FIXED CHARCOAL GRILL. 4/3/2024
 - 4" WHITE PAINT STRIPES 24" APART DENOTE HANDICAP REFUGES AND TURN-AROUND AT TRASH CORRAL.
 - AMERICAN HOLLY (LEX. OPACA), 8' HIGH
 - SWEET BAY MAGNOLIA, MAGNOLIA VIRGINIANA, 6' HIGH



TREE CANOPY CALCULATIONS

TOTAL SITE AREA =	8,666 SF±
PERCENTAGE OF TREE COVER REQUIRED (15%) =	1,300 SF±
PROPOSED TREES	
1 MEDIUM TREE (900 SF PER TABLE A)	900 SF
1 SMALL TREE (400 SF)	400 SF
TOTAL PROPOSED TREE CANOPY	1,300 SF



PLOTTED: Apr 03, 2024 - 7:19am D:\My Documents\Dumb Home\Projects\2023\23-013 Trd Avon\CAD\23-013 Site Plan.dwgTab:03SP

TOWN OF CENTREVILLE, MARYLAND	APPROVED BY:	APPROVED BY:	REVISIONS:	DATE:	Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 31184, Expiration Date: 1-16-25.		Dumb Home, LLC 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	SITE PLAN 216 N COMMERCE ST MIXED-USE BUILDING 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: 3 of 9
	TOWN OF CENTREVILLE ENGINEER	QA Co. DEPT. OF PUBLIC WORKS	1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN, COM. 4/3/2024 SITE LAYOUT REVISIONS PER PLANNING COMMISSION	1/19/2024 4/3/2024					
	DATE	DATE		SCALE:					
		APPROVED BY:		1" = 20'					
		QA Co. SOIL CONSERVATION SERVICE		JOB NUMBER:					
		DATE		23-013					
				DESIGNER:					
				SEL					



COMMERCE STREET VIEW



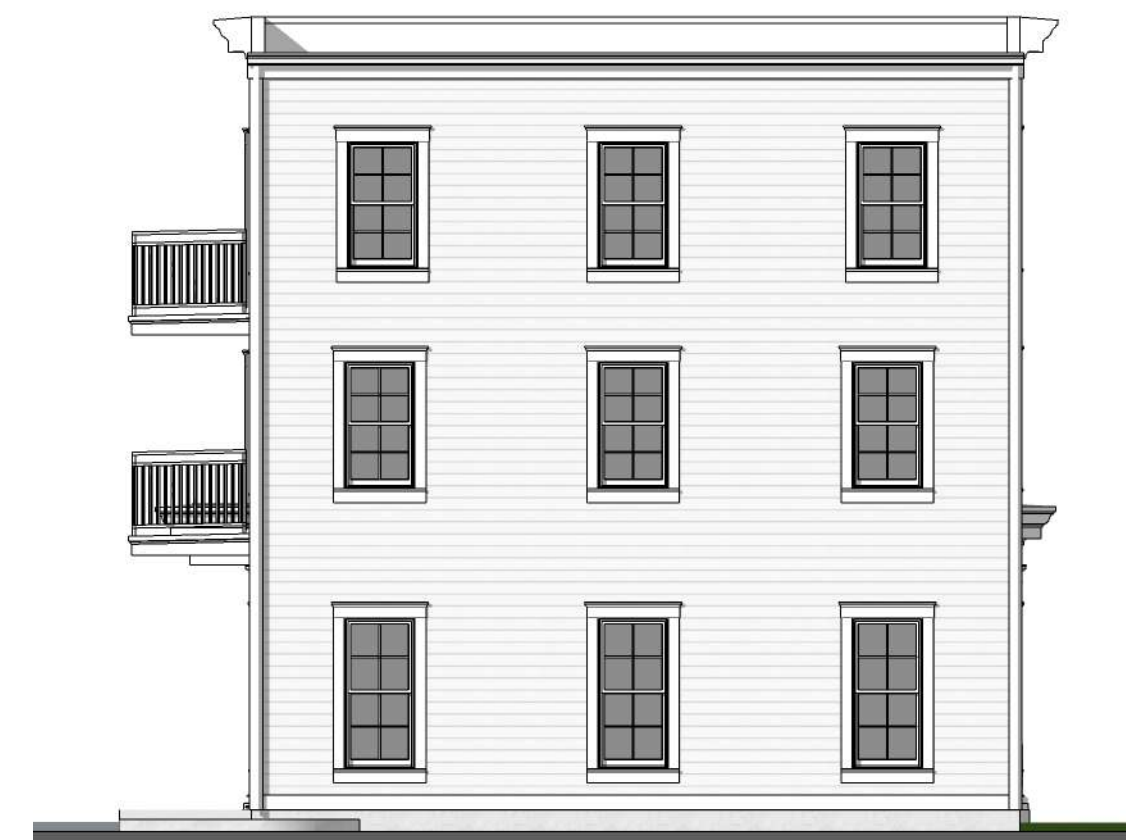
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

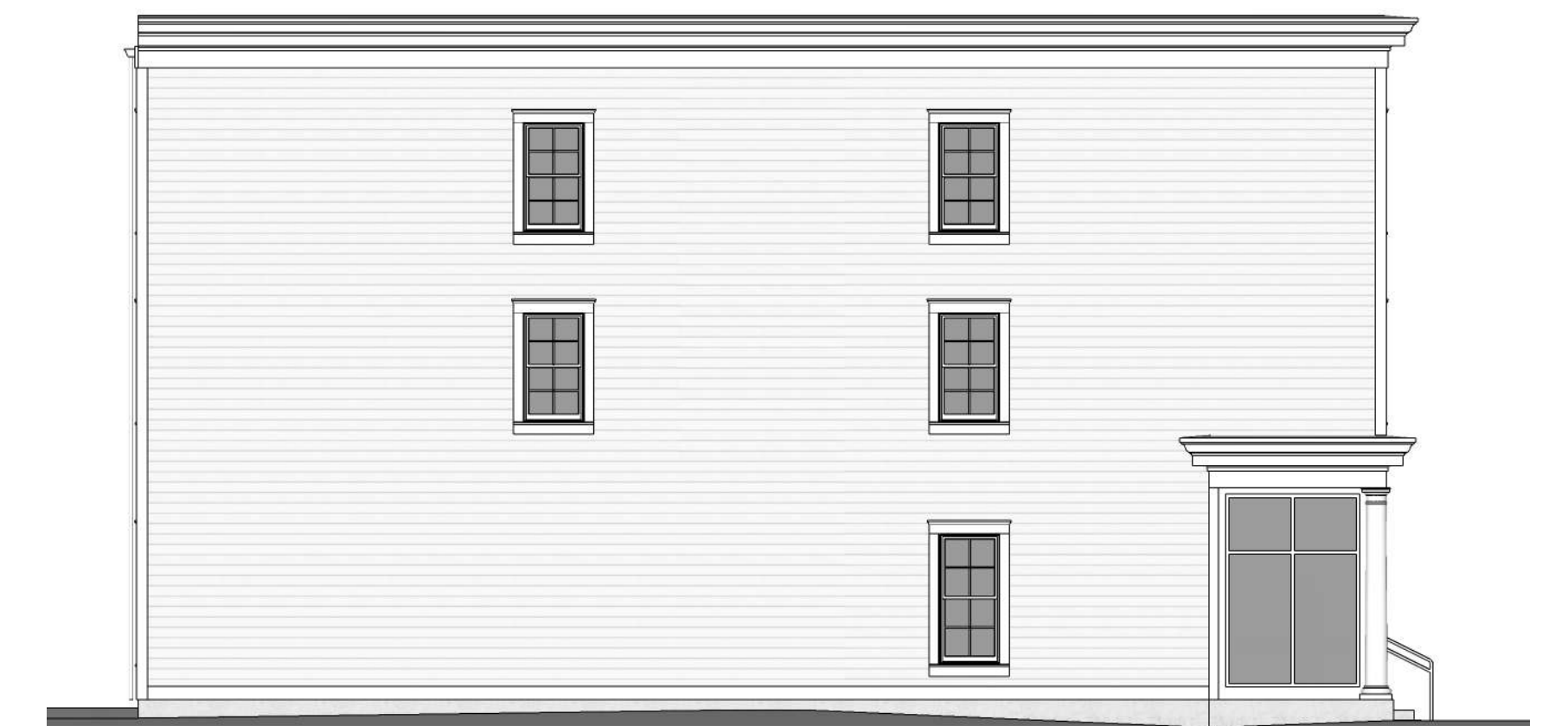


EAST ELEVATION

SCALE: 1/8"=1'-0"

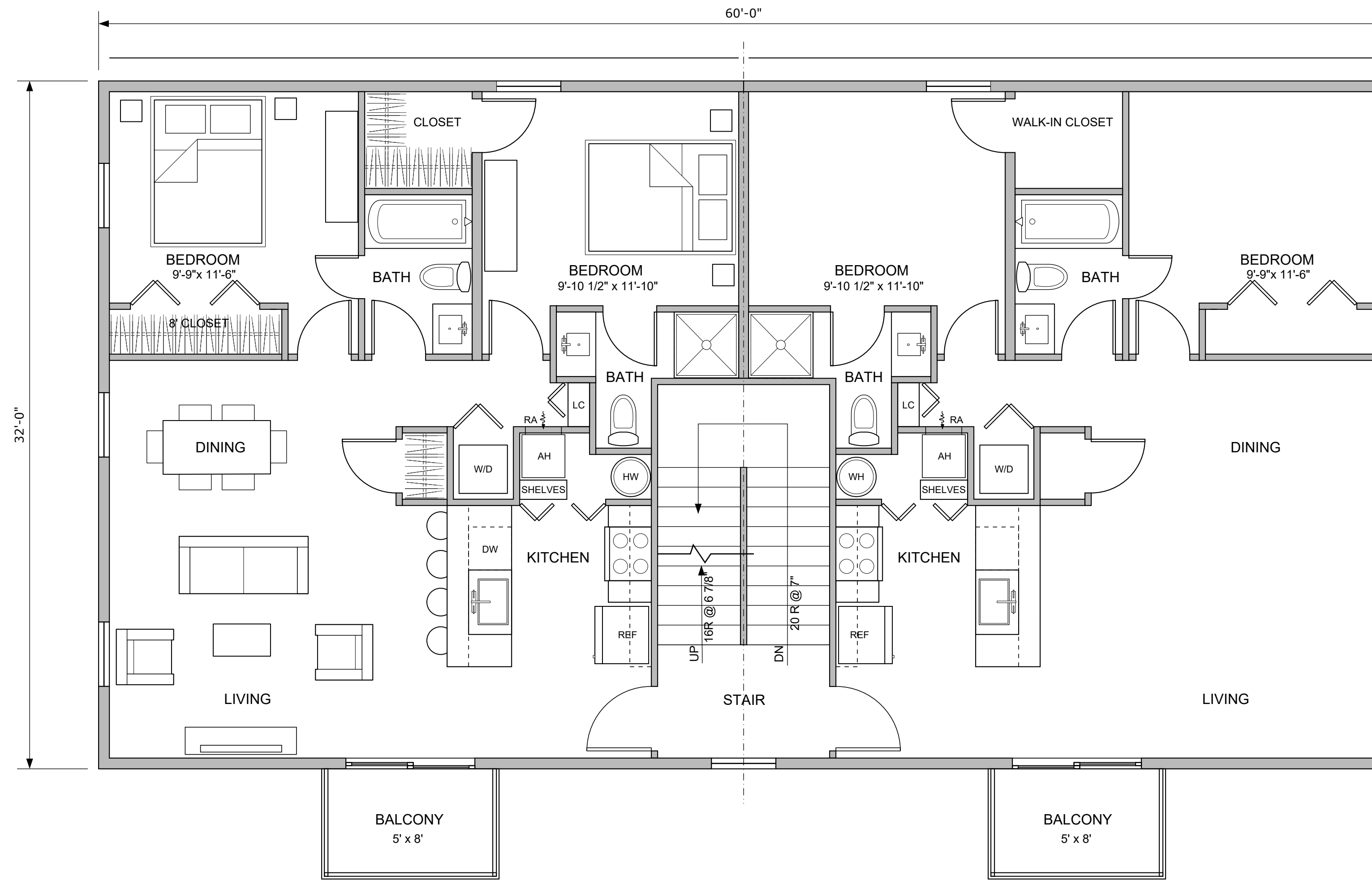
MATERIALS

- ALUMINUM STOREFRONT
- ALUMINUM CLAD WOOD WINDOWS
- PVC TRIM
- VINYL OR CEMENT BOARD SIDING
- ALUMINUM RAILINGS
- CONCRETE FOUNDATION
- SINGLE-PLY MEMBRANE ROOFING (NOT VISIBLE)



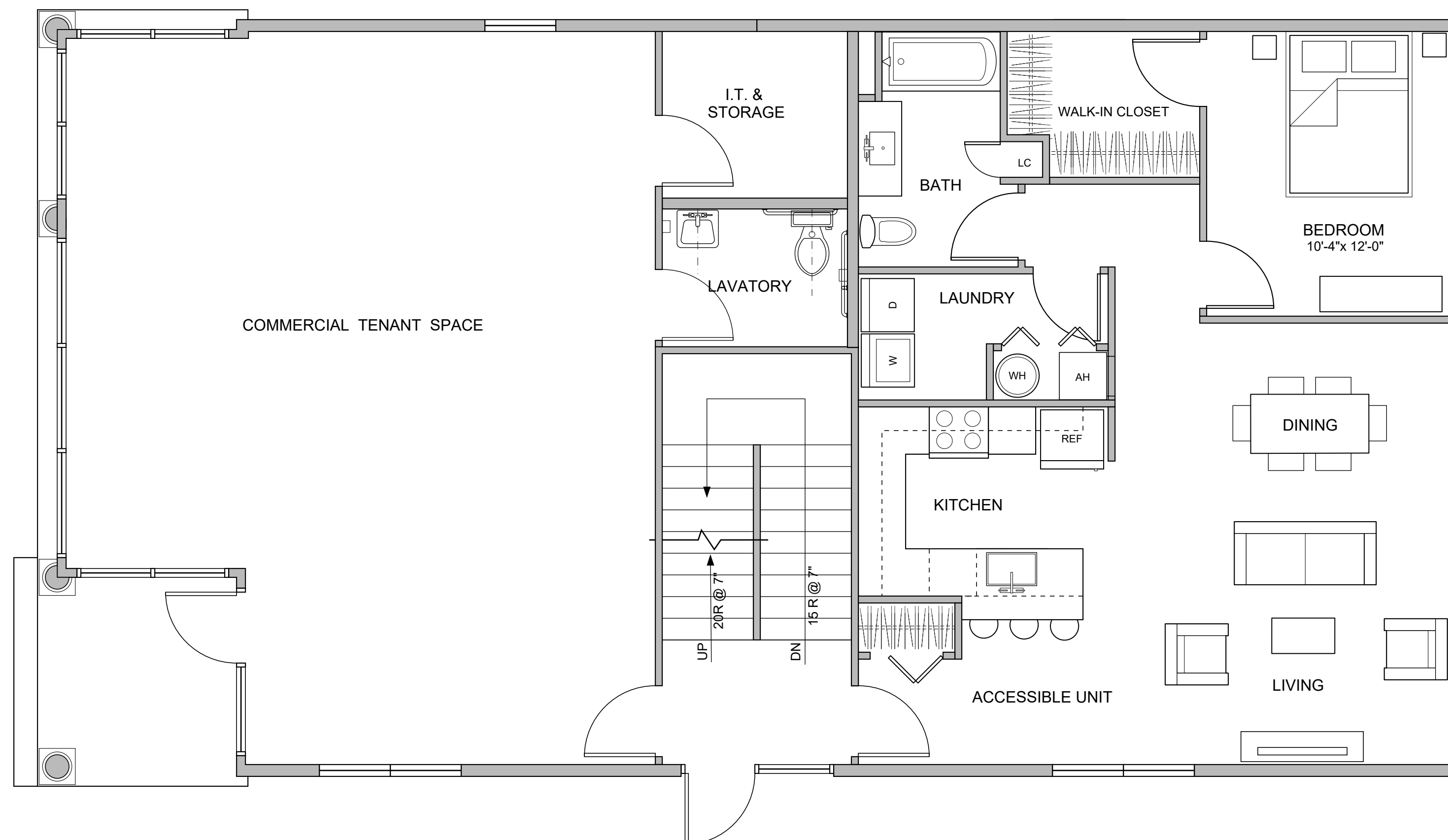
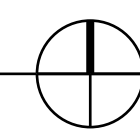
NORTH ELEVATION

SCALE: 1/8"=1'-0"



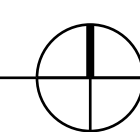
LEVEL 2 & 3 PLAN

SCALE: 1/4"=1'-0"



LEVEL 1 PLAN

SCALE: 1/4"=1'-0"



DATE: April 3, 2024

PROJECT: Tred Avon Partners, LLC - 216 N. Commerce Street Mixed Use Building

RE: CENTREVILLE DESIGN STANDARDS COMPLIANCE CHECKLIST

We believe the descriptions below are self-explanatory when you read the letter side-by-side with the Centreville Design Standards document.

4. COMMERCIAL

A. PARKING

1. Parking

Parking is located behind the building as required by the Centreville Design Standards (CDS).

2. Drive-thru Business: Not applicable.

3. Parking Lot Circulation

The parking lot is clear and logical due to its simple layout.

Planting islands and curbing are provided to delineate the majority of the parking spaces, and are supplemented with parking blocks at the head of each parking space.

No parking spaces are proposed on primary vehicular travel lanes.

No spaces are proposed in the vicinity of the driveway entrance/exit.

No cross access easements are proposed.

No future development is anticipated on adjacent parcels that warrant future connections

No loading space is required or proposed for the proposed commercial unit.

4. Parking Lot Landscaping

One tree is required for a lot with 8 parking space, and two are proposed.

No internal planting areas are required because there are no long rows of parking spaces.

5. Parking Lot Screening

No parking lot screening is required for parking lots located behind the building, according to the CDS. Moreover, we prefer that visibility from the street be maximized so incoming traffic can see if there is any outgoing traffic along the one-lane driveway. This way, incoming traffic can stop in the street to provide a safe opportunity for outgoing vehicles to turn right onto N Commerce Street.

6. Pedestrian Walkways through Parking Lots

The ADA parking space and refuge area are as close as possible to the accessible entrance door on the side of the building.

The pedestrian walkway is 5' wide and connects the ADA parking refuge area with the turnaround area/trash corral.

The walkways and sidewalks provide a convenient linkage from the parking lot to the main entrance on the side of the building, as well as to the front entrance for the commercial unit. The front commercial entrance is accessed directly off the N Commerce Street sidewalk, and the entrance to the residential units is on the building side in a straightforward manner. There are no transit stops or pedestrian drop off site associated with the proposed project. Night lighting along the south side of the building will be shown on the construction-level MEP plans as part of the architectural set. See section D below for more information.

7. Mass Transit Bus Drop Off / Pick Up Area: Not applicable.

B. SIDEWALK AND PEDESTRIAN

1. Connections

An attached public sidewalk is proposed, mimicking the existing sidewalk. This sidewalk will be constructed to SHA standards, according to the details included on the plans. In addition, we have shown a pedestrian connection between the rear parking lot and the adjacent County parking lot. Because County staff have indicated that they will not allow a driveway connection between the proposed rear parking area and the County's parking lot, we are proposing a simple pedestrian woodchip path in lieu of a formal concrete walk. This recognizes the likelihood that building users may choose to park in the adjacent lot, but it does not encourage them to do so.

C. STRUCTURES

1. Prominent Entrance

The main entrance is prominent in that it accessed via wide stairs to a recessed porch, with a ceiling mounted decorative light fixture and has a glass door with a large glass sidelight and transom. The porch floor will be covered with stone tiles. The side entrance is accentuated by a canopy roof with a ceiling mounted decorative light fixture and has a glass door with a large glass sidelight and transom. The light fixtures will be chosen during design development.

2. Massing

The base of the building is clearly accentuated with columns, storefront windows, cornice, larger windows and enlarged base trim. The middle floors have smaller windows and balconies. The top of the building has a large cornice atop a parapet wall on the front and sides of the building.

3. Ground Level Details

The street front ground floor is accentuated with columns with plinths, large storefront windows with kickplates, projecting sills, signs will be painted on windows, a front porch and cornice line separating the ground floor from the second floor. The sides not facing the

street have taller windows than the upper floors, enlarged base trim band and a entrance canopy over the side entrance.

4. Screening Blank Walls: There are no blank walls.

5. Plazas, Courtyards, and Seating Areas

The publicly-oriented common area is located to the left of the front entrance and includes two of the seven required elements: patterned stained concrete, and a public bench. A third requirement is addressed with the bicycle rack at the rear of the building, which is intended for use by the apartment residents and their guests.

6. Site Furnishings

In addition to those listed in the previous paragraph, the site plan includes a grill and picnic table in the rear corner of the property.

7. Orientation to Streets

The front façade of the building includes a commercial storefront and a recessed covered entrance, which are immediately identifiable as a business storefront, as suggested by the CDS.

8. Setbacks

The building is set as close to the front property line as possible while still meeting the required separation between the existing powerlines and the building. (This is a safety concern for people working on the building during construction as well as maintenance over the lifetime of the building.)

The CDS waives the requirement for open space for buildings such as this one that are located next to the front sidewalk. Nevertheless, we have proposed common amenities as indicated in paragraphs 5 and 6 above.

9. Weather Protection

The eight foot deep recessed porch provided weather protection for the main entrance and a four foot canopy provides protection over the side entrance.

10. Roofline Expression

The large cornice over the storefront windows establishes a pedestrian scale the street facade. The same large cornice likewise caps the top of the building. A sloping roof is not practice for this more urban building design.

11. Concealing Rooftop Equipment: No rooftop equipment is planned.

12. Expression of Entrances to Large Commercial Developments: Not applicable.

D. LIGHTING

1. Height

There is no pole lighting proposed. The lighting will be designed by an electrical engineer during the design development phase. The parking lot will be lit by shielded, night-sky compliant, building mounted fixtures on the rear of the building. These fixtures will be approximately 20' above grade. The lighting will be designed not to exceed the minimum light levels established by the IESNA Recommended Practices and Design Guidelines Latest Edition and/or the American National Standards Institute (ANSI) and as necessary for safety. The site lighting will be controlled by motion sensor and photocell.

2. Illumination

Illumination will comply with the requirements of the Required Standards.

3. Design Compatibility

In addition to the parking lot lighting described above, there will be decorative ceiling mounted fixtures above each entrance that will be on from dusk to dawn and step lights along the southside sidewalk that will be controlled by motion sensor and photocell.

4. Discouraged Lighting: None proposed.

5. Prohibited Lighting: None proposed.

6. Exempt Lighting: So noted.

E. SERVICE AREAS

1. Screening of Trash and Service Areas

The trash coral will be screened by a five foot high solid vinyl fence with a 4' wide gate. The trash and recycling containers will be the plastic tote type.

MEMORANDUM

TO: TOWN OF CENTREVILLE
PLANNING COMMISSION

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

ORGANIZATION: CENTREVILLE MD

DATE: APRIL 10, 2024

Re: Final Site Plan Review and Variance
Request 216 N Commerce Street - Mixed Use
Building

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Introduction

The Applicant seeks Final Site Plan Review (§170-22 A. (10) in accordance with the provisions of §170-47, especially §170-47 E.3 to “...approve, conditionally approve, or reject a site plan.” Additionally as part of this review, the Planning Commission is also asked to consider a variance request for a reduction of the §170-32 C.2.d requirement that driveway entrances from “... at least 7 ½ feet from side lot lines” to allow that the face of curb is 0.5 feet from the right-side lot line. 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.

As reviewed with Planning Commission at the February 21, 2024 meeting, the Applicant has provided an updated site plan for review by Planning Commission for final site Plan Consideration and recommendation to the Board of Appeals for the variance request noted above.

The development is proposed to consist of a new 33 feet, 11 ¾ inches high, three floor, 5,260 square feet mixed-use building on a currently vacant lot. The building will consist of 900 square feet of ground floor front commercial use, one, one bedroom and four two-bedroom residential apartments. The site (Map 44C, Parcel 778) is approximately 8,236 square feet (Property Land Area: SDAT) to 8,666 SF (Total Site Area noted on Site and Construction Plans) in size.

Final Site Plan Review Updated Information

Site Plan and Schematic Design Plan

The applicant has nicely identified (red revision clouds) the items on the Site Plan Sheets that have been updated in response to the discussion with staff and Planning Commission. These updates include:

Sheet 1: Updated Parking Calculation space information to show the 7 parking spaces provided along with one handicap parking space onsite and the request for credit for 3 on street parking spaces for the commercial tenant space (noting that the lease document for the Commercial Space is proposed to include language that employees and customers are requested to utilize on-street parking spaces at all times).

Sheet 3: Key notes and item updates include:

Items 5 and 12: 9 x 9 Fenced trash corral, with fencing and concrete slab and base details as well as paint striping for handicap refuge and turn around at trash corral.

Item 7: Proposed two-person bench noted fixed to 5X7-6" stained & patterned concrete to the left of the covered entry just south of the meter vault access.

Water Meter

Please note the applicant has indicated that "In the near future, they intend to discuss the possibility of shrinking the proposed water meter because the nearby fire hydrant flow test indicates that a 4-inch water meter will be adequate compared to the 6-inch meter currently shown. Noting they trust that a smaller meter would be preferred by the PC as to be less intrusive visually.

Asking for additional clarification regarding potential reduction of the size of the "meter vault" regarding the any potential to further relocate the building forward and unfortunately, was told that any further movement of the building forward is not possible "because of the minimum setback to the overhead power lines to protect construction workers and building maintenance workers. The applicant team noted We're hoping a smaller meter box would be less obtrusive and perhaps not even visible above the sidewalk, except for the access hatch.

Items 10 & 11: Proposed two-bike black steel u rack fixed to the concrete walk in the rear of the building adjacent to the 1-inch tree near the handicapped parking space and the proposed picnic table and fixed charcoal grill to be located at the rear north east "bumped" out portion of the property utilizing the area with the 1" medium tree.

The architectural plans have been updated to note the building height of 33 feet -11 3/4 inches on West Elevation lower left (Schematic Design – sheet 01) as well as proposed floor plan layouts (Schematic Design – Sheet 02).

Design Standards Compliance Checklist

The applicant kindly provided a four-page Design Standards Compliance Checklist for our review that does follow along nicely with Section 4 Commercial, Town of Centreville Commercial Design Standards.

Lighting Plan – The applicant has not yet included a lighting plan for your consideration but has asked for expedited completion of one they hope to present to the Planning Commission at the April 17, 2024, meeting.

Variance Request

As we discussed with the applicant at the February 21, 2024 meeting it does seem a reduction of the §170-32 C.2.d requirement that driveway entrances from “... at least 7 ½ feet from side lot lines, would be consistent with the Comprehensive Plan, especially given all of the similar circumstances and characteristics in the CBD zoned area.

As noted previously, the Planning Commission may wish to consider a text amendment eliminating applicability of the entrance distance criteria from the CBD zone.

Consistency items: Town of Centreville: Comprehensive Plan: 2040

This designation encompasses properties downtown where mixed-use development is encouraged, and a broad array of commercial and institutional land uses would continue to be allowed. The Plan also encourages residential apartments above commercial storefronts and new residential buildings with densities that can meaningfully increase the resident population in the CBD, such as one housing unit per 1,200 square feet of lot area.

Additionally granting this variance to allow the development as proposed is consistent with several of the twelve State Planning visions (Page 11, Town of Centreville Comprehensive Plan: 2040), including but not limited to:

- Vision - 4. Compact, mixed use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Conclusion – Recommendation

If review of the lighting plan anticipated to be presented during the April 17, 2004, meeting and final site plan review is satisfactory, Town Planning recommends the Planning Commission

- 1) Conditionally approve the final site plan and
- 2) recommend that the Board of Appeals approve the variance request to allow “the face of curb of the driveway entrance be 0.5 feet from the right-side lot line”, finding it consistent with the Town of Centreville Comprehensive Plan: 2040.

Any recommended conditions of approval that the Commission may wish to consider, which may arise during your final site plan review should include:

1. That the Applicant shall obtain all required local, County, State, and federal approvals and permits and satisfy any final public works specifications and details that may be required by the Town engineering and public works staff.

Proposed Providence Farm Annexation Items for Consideration for Zoning Discussion

As I briefly noted for you at the April 3 Planning Commission Work session, Town Staff (Planning, Engineering, Town Manager) and the Applicant's representative had a positive discussion about the proposed zoning for the Proposed Providence Farm Annexation. After further discussion with our Town Attorney and the applicant, the Applicant's team would like the opportunity to discuss that R-1 is not a zoning consistent with PFA designation or the 2040 Comp Plan along the MD Rt 304 frontage identified for nonresidential uses, as well as to discuss the zoning options. The applicant's team hopes to get some direction from the Planning Commission before we revise the zoning request. The applicant also hopes to seek your perspective and advice regarding the zoning that might best fit what they hope to develop consistent with the Planning Commission and Town's desired growth planning.

In the Town Staff discussion, we talked about the applicant's team considering either TND Zoning (which our Town of Centreville Comprehensive Plan: 2040 notes will be updated, page 36) or at least R-2/C-2 with the Complete Communities Place based PUD (also noted to be developed through updates to the Town's zoning and subdivision regulations (page 38).

Since both zoning and potential subdivision updates/modifications are on the Planning Commission's Comprehensive Plan Implementation workplan, I thought this discussion might also be helpful and illustrative in that regard.

During the Applicants consideration of the potential to use TND zoning (current requirements) a few example concerns have been identified which are provided as the basis for our discussion including but not limited to that the Current TND Zoning may affect the ability to do a variety of housing types, and characteristics (e.g. front loading attached garages), as well as limitations on square footage of nonresidential uses.

Overview of issues Land Use/Zoning and Priority Funding Issues

The following is a series of supporting items noted from the Town of Centerville Comprehensive Plan: 2040 as well as Maryland Legislation that provides more information about discussions Town Staff has had with the applicant regarding the recommendation that they seek alternative zoning than R-1 for the proposed Annexation.

Future Land Use

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

Resource Conservation/Open Space: 101 acres

Commercial: 23 acres

Residential: 156 acres



**CENTREVILLE
COMPREHENSIVE PLAN**

**Map 4
Future Land
Use Plan**

Future Land Use

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

Municipal Growth Area Plan

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

Greenbelt Parcels

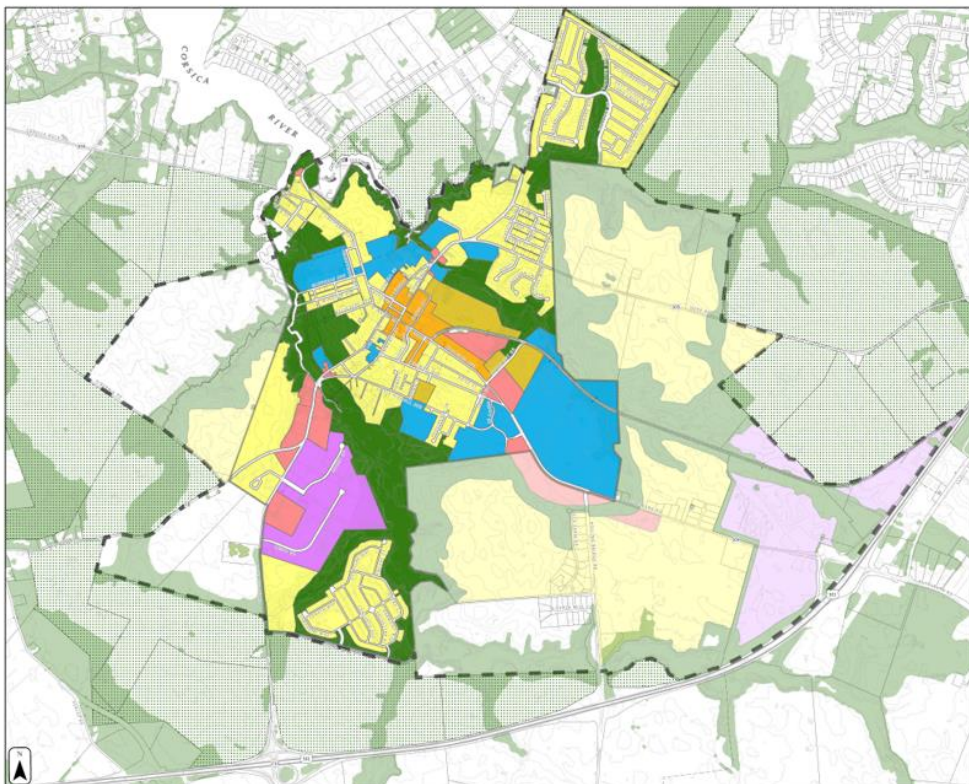
Incorporated Town Boundary

Municipal Growth Area Boundary

Parcels

5 Foot Contours

Railroad



**CENTREVILLE
COMPREHENSIVE PLAN**

**Map 4
Future Land
Use Plan**

Future Land Use

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

Municipal Growth Area Plan

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

Greenbelt Parcels

Incorporated Town Boundary

Municipal Growth Area Boundary

Parcels

5 Foot Contours

Railroad



Source: Cassin Jones & Cooney, LLC
File: Map4-CentrevilleCompPlan-FutureLandUse-080522
Date: 12/9/2019



Zoning

Original Zoning proposed by the Applicant is noted in the proposed Annexation Plan (Resolution Exhibit C) as R-1 and that the Complete Neighborhood PUD “floating zone” (or another district consistent with the Comprehensive Plan and the provisions of the PUD zone will “control the development and the use of the property.

Clip from the proposed Annexation agreement:

The Petitioner has requested, and the Town has agreed to zone the Providence Property Residential District R-1 in accordance with Ordinance _____. The Petitioner agrees that as a condition of the annexation, it will only develop the Annexation Property in accordance with the Planned Unit Development District (PUD) provisions of the Town Zoning Ordinance at a density not to exceed what is otherwise allowed in the R-1 zone, and it will apply to the Town Council for a PUD floating zoning designation (or another zoning district consistent with the Comprehensive Plan, and Town Zoning Ordinance as it may be amended from time to time). It is intended that the Comprehensive Plan and the provisions of the PUD zone, as implemented, and any amendments thereto, will control the development and use of the Annexation Property.

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

In Town Staff Manager, Engineer and Planner’s discussion we’ve talked about how the proposed R-1 Zoning isn’t consistent with Future Land Uses noted on the Future Land Use map (clip provided above), especially the Resource Conservation/Open Space (approximately 100 acres and Commercial (approximately 23 acres).

Consistency considerations for the Residential, Resource Conservation/Open Space and Commercial Future Land Uses:

Residential – Complete Neighborhoods Density and MD Public Facilities Financing Statute

As noted on page 35 in the Residential section of the Future Land Use Element (Town of Centreville Comprehensive Plan: 2040) that infill tracts be developed as “..complete neighborhoods based on designs consistent with the Complete Neighborhoods Objectives and the Town’s complete neighborhood priorities- with an overall density approximating 3.5 housing units per acre”.

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

Table 2

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

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

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

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

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

State of Maryland statues related to Priority Funding Area (PFA designation requirements) State Finance and Procurement Article 5 “ §5-7B-03.

(d) (3) (i) If an existing community receives a public or community sewer system, an area beyond the periphery of the developed portion of the existing community may be designated as a priority funding area if the development of the area beyond the periphery: 1. has a permitted average density of at least 3.5 units per acre; and 2. the area is served by a public or community sewer system.”

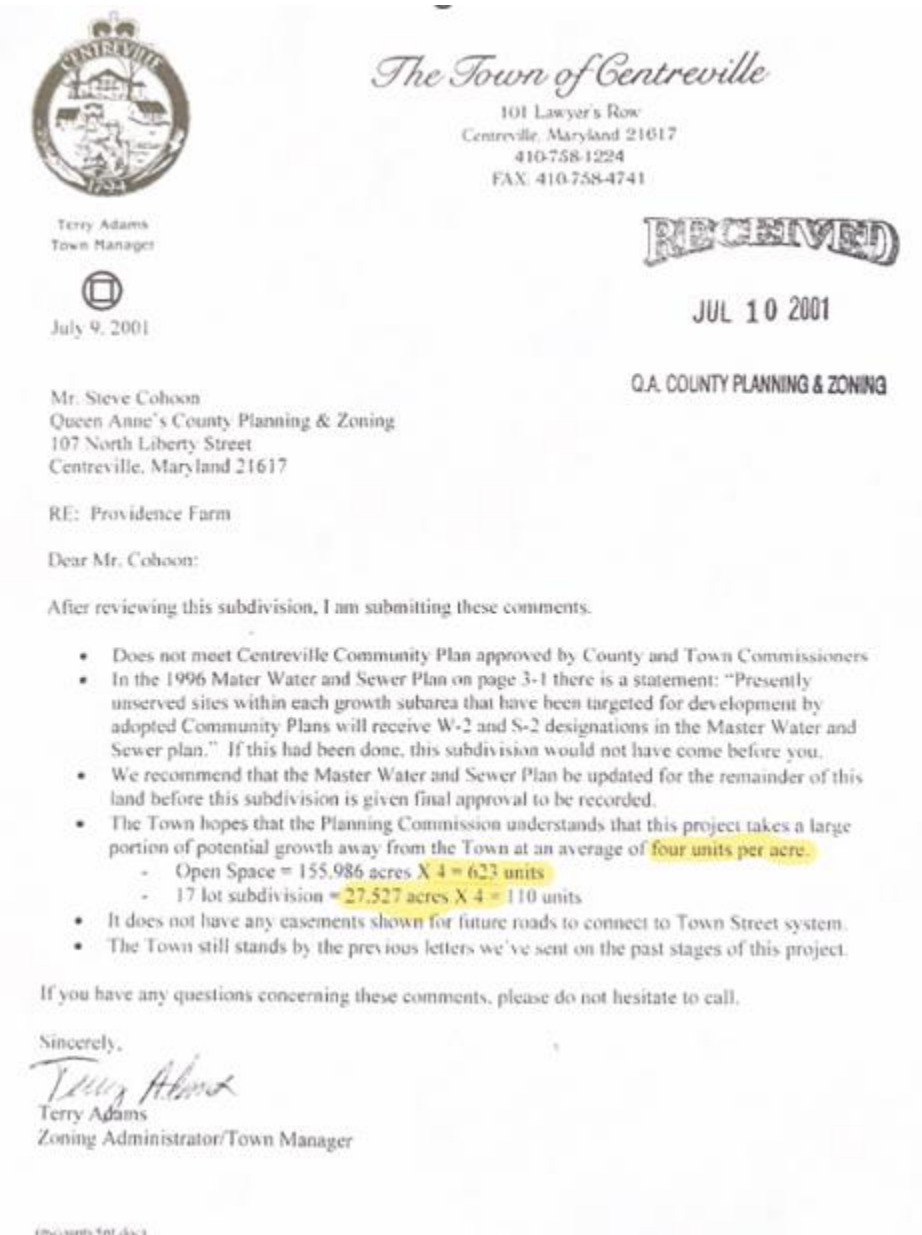
(e) An area, other than an existing community under subsection (d) of this section, may be designated as a priority funding area if:

(1) the area:

(i) is within a locally designated growth area of the local government; and

- (ii) is planned to be served under the approved 10-year water and sewer plan;
- (2) the designation represents a long-term development policy for promoting an orderly expansion of growth and an efficient use of land and public services; and
- (3) in that part of the area designated by the local government for residential use or development, there is permitted an average density of not less than **3.5 units per acre**.

Even in 2001, when the Rolling Bridge Subdivision was proposed for development in Queen Annes County, and the Town of Centreville raised objections regarding the lost opportunity for growth, that calculation was based on 4 dwelling unites per acre (consistent with PFA requirements of 3.5 du per acre for State may not provide funding for a growth-related project if the project is not located within a priority funding area.



Waiver Request – Ordinance 02-2024

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

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

The applicant has indicated they would like the Town to apply for a waiver from Queen Anne’s County for consideration of the ability to provide R-1 Zoning for the Parcel from the County’s current Zoning of A to be considered. Ordinance,-02-2024-Rezoning-Map-44F-Parcel-60-Providence at Centreville introduced by Centreville Town Council March 22, 2024 and referred to the Planning Commission for comment.

WHEREAS, the Town desires to amend Chapter 170 by amending its Official Zoning Map to assign the zoning classification of Residential District (R-1) for 279.586 acres of land more or less, annexed into the Town as per Resolution No. 07-2024 (“Annexed Land”);

R-1 Density and Consistency

For you reference re R-1 Zoning Please see the following clip from the Schedule of Zone Regulations:

ZONING
170 Attachment 2
Town of Centreville
SCHEDULE OF ZONE REGULATIONS
[Amended 7-11-2002 by Ord. No. 03-02; 7-11-2002 by Ord. No. 06-02; 1-2-2014 by Ord. No. 13-2013]

Districts	Minimum Lot Area and Dimensions ¹			Minimum Yard Requirements ^{6,13}				Maximum Height		Lot Coverage (maximum)	Density/Intensity Maximum (dwelling unit/acre)	Minimum OSR	Minimum LSR	Tract Limit (minimum)
	Area	Width ⁵	Depth	Front ⁴	Side	Aggregate	Rear	Feet	Stories					
R-1 Residential	15,000 ²	80	100	35	10	25	35	35	2.5	30%	3.0	--	--	--
Active adult single family	4,000	40	100	15	3	10	15	35	2.5	75%	3.5	0.40	--	50 acres

As you are likely aware and may recall, Centreville’s R-1 Zoning only allows a maximum of 3.0 dwelling units per acres, except for Active Adult single Family. While Active Adult Single family could be an important component of a complete neighborhood, one that is 100% Active Adult single family isn’t consistent with the development of complete neighborhoods (page 38).

Commercial Land Use

As noted above, the Future Land Use map depicts approximately 23 acres of Commercial Land Use for this parcel which is also depicted on Map 8 street Plan (page 72 and the Annex) to include new primary local streets as well as a minor collector extending Vincit street southward to the East Side Major Collector at Taylor Mill Road Extended to serve the north-south travel needs of the southeast portion of the growth area. The applicant has indicated in a meeting with the County that they will propose to offer approximately 10 acres of the property (assumed to be adjacent to parcels currently owned by Queen Annes County) which appear to be located in the area currently depicted as Commercial on the Future Land Use map. The County may consider this as an opportunity for further consolidation of County Offices and would then need to work with the Town for the appropriate Zoning as Government offices are not a permitted use in R-1. Additionally, this would result in approximately 13 acres that would also need to be rezoned to be able to implement and develop “supporting non – residential uses” of a commercial land use nature.

Additionally, this item included in the proposed Annexation Agreement and Public Facilities Agreement is also confusing regarding the Commercial use reference, especially given the request for R-1 zoning:

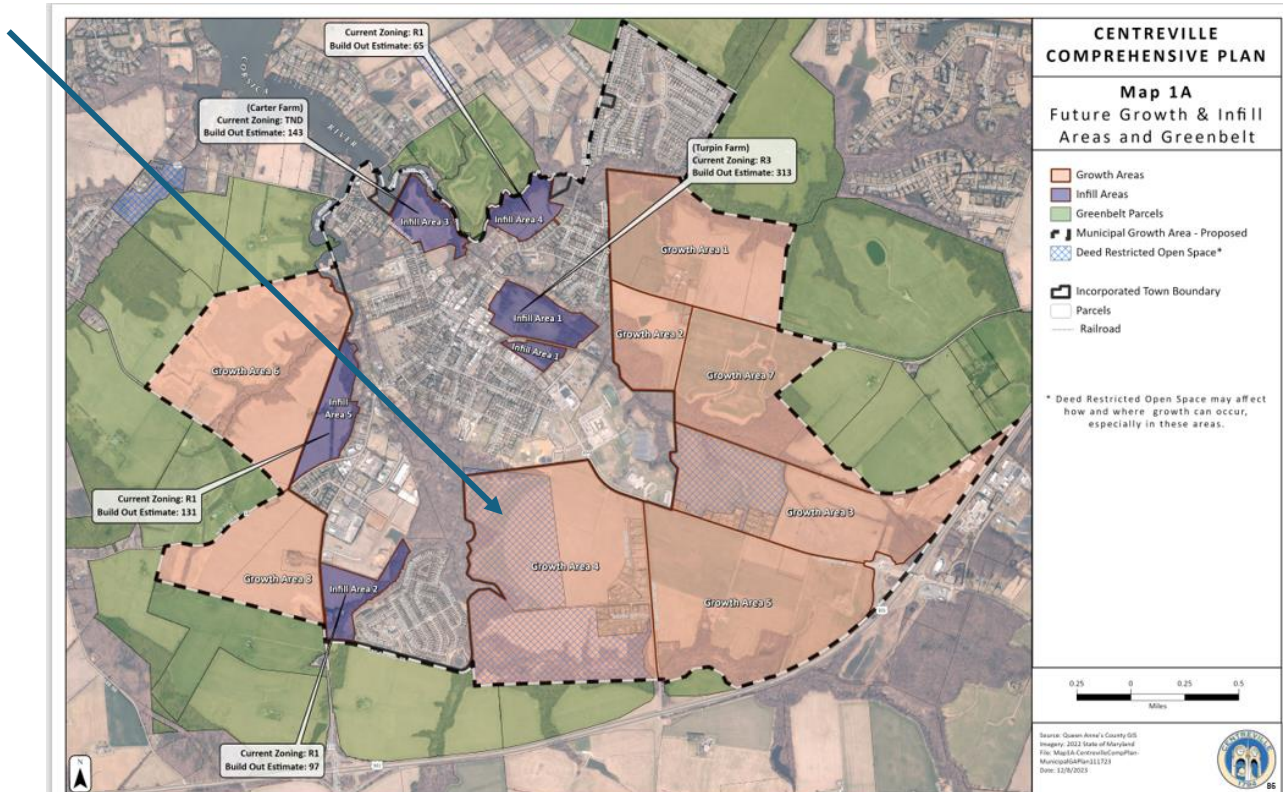
D. The Petitioner desires to carefully develop the Annexation Property with a mix of primarily residential uses, but also may include commercial and institutional uses as may be identified in the Comprehensive Plan or Town Zoning Ordinance. It is also anticipated development of the Annexation Property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

Town Staff has discussed the issues we find with R-1 zoning included in the Annexation Plan, Annexation Agreement as well as Ordinance 02-2024 not being consistent with the Town of Centreville Comprehensive Plan: 2040 as well as jeopardizing the areas eligibility for Priority Funding Area (PFA) Certification (state assisted financing for public facilities).

Town staff recommends that the applicant reconsider zoning to something that provides non residential uses to be established in the areas identified as Commercial Land Use that support the residential (mix of housing types and overall residential density of 3.5 units an acre for the residential portions of the property as noted above).

Resource Conservation Open Space

This parcel is one noted to have deed restricted open space (depicted on Map 1 A, page 24 and in the annex).



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

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

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

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

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

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

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



Tier II AC Catchments 2022

- Assimilative Capacity Remaining
- No Assimilative Capacity Remaining

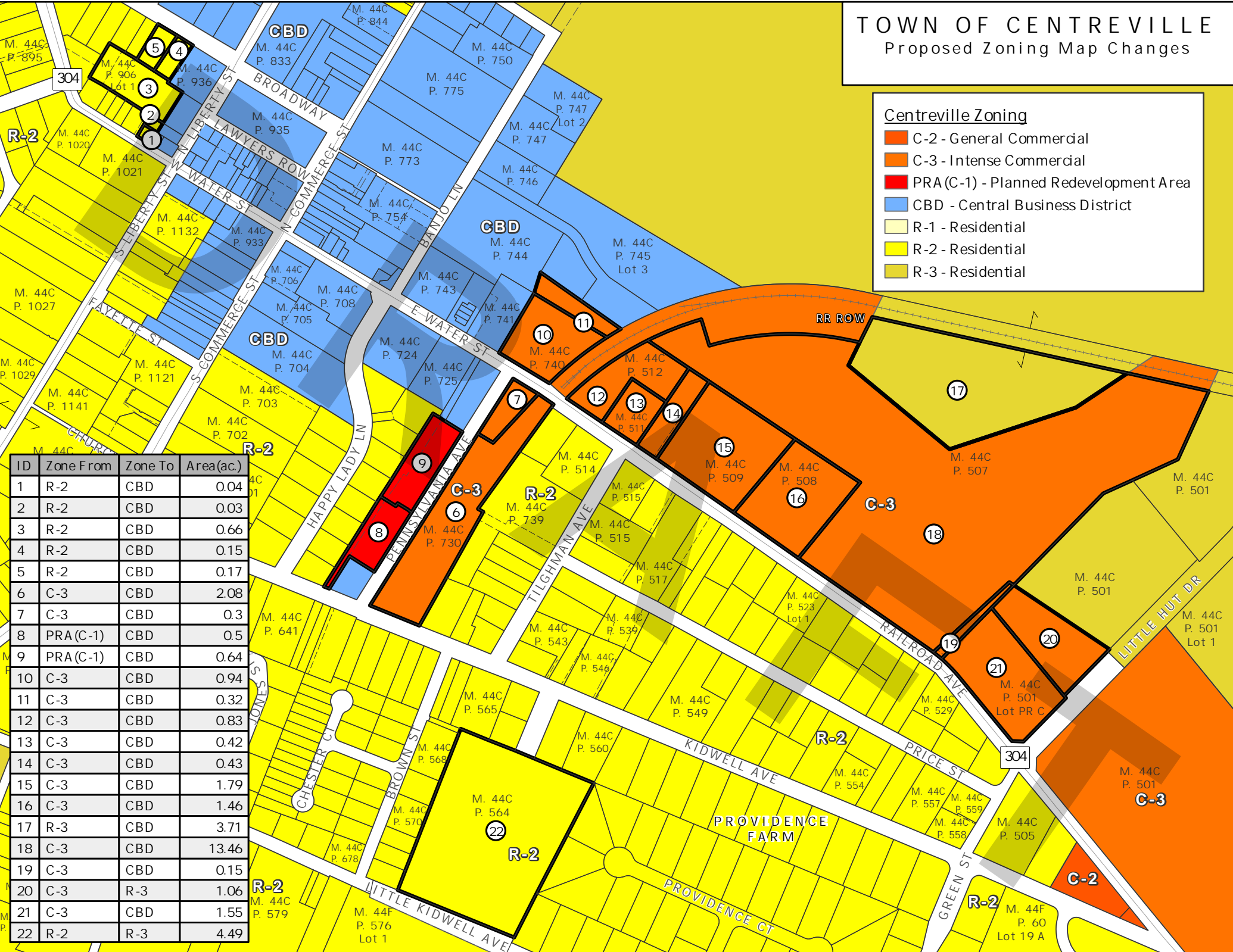
Approximately 113 acres (of the approximately 156 acres of residential depicted on the Future Land Use map) remain if this No Assimilative Capacity area is removed (assuming it needs to be water quality enhanced rather than available for development). The applicant has indicated that they will be seeking a release from that Open Space Deed Restriction to be effective upon subdivision approval.

TOWN OF CENTREVILLE

Proposed Zoning Map Changes

Centreville Zoning

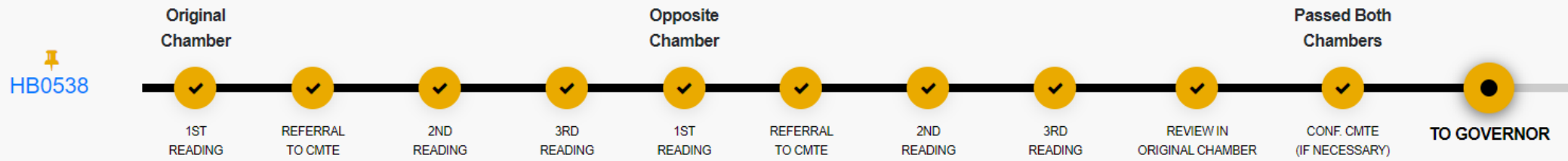
- C-2 - General Commercial
- C-3 - Intense Commercial
- PRA(C-1) - Planned Redevelopment Area
- CBD - Central Business District
- R-1 - Residential
- R-2 - Residential
- R-3 - Residential



ID	Zone From	Zone To	Area(ac.)
1	R-2	CBD	0.04
2	R-2	CBD	0.03
3	R-2	CBD	0.66
4	R-2	CBD	0.15
5	R-2	CBD	0.17
6	C-3	CBD	2.08
7	C-3	CBD	0.3
8	PRA(C-1)	CBD	0.5
9	PRA(C-1)	CBD	0.64
10	C-3	CBD	0.94
11	C-3	CBD	0.32
12	C-3	CBD	0.83
13	C-3	CBD	0.42
14	C-3	CBD	0.43
15	C-3	CBD	1.79
16	C-3	CBD	1.46
17	R-3	CBD	3.71
18	C-3	CBD	13.46
19	C-3	CBD	0.15
20	C-3	R-3	1.06
21	C-3	CBD	1.55
22	R-2	R-3	4.49



- Charts
- Senate
- House**
- Publications
- About



Title Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024)

Sponsored by The Speaker (By Request - Administration) and Delegates Allen, Amprey, Bagnall, Bartlett, Bhandari, Boaf, Charkoudian, Crutchfield, Davis, Edelson, Embry, Fennell, Grossman, Guzzone, Henson, Hill, Holmes, Hornberger, Jackson, D. Jones, J. Long, McCaskill, Moon, Palakovich Carr, Pasteur, Patterson, Phillips, Pruski, Qi, Roberson, Rogers, Ruff, Ruth, Simmons, Simpson, Solomon, Taveras, Taylor, Turner, Valderrama, White Holland, Williams, Boyce, Foley, Healey, Lehman, Love, and Stewart

Status In the House - Passed Enrolled

Analysis [Fiscal and Policy Note \(Revised\)](#)

Synopsis Prohibiting a local legislative body from prohibiting the placement of a certain manufactured home in certain residential zoning districts under certain circumstances; prohibiting a local jurisdiction from using an element of an adequate public facilities law to deny certain permits for certain State-funded affordable housing projects or other qualified projects or to restrict or limit the development of the projects in a certain manner; etc.

Committees Original: [Environment and Transportation](#) Opposite: [Education, Energy, and the Environment](#)

Committee Testimony [Witness List](#)

Details Cross-filed with: [SB0484](#)
 Bill File Type: Regular
 Effective Date(s): October 1, 2024
 By Request of the Governor

ISSUED BUILDING PERMITS
March 1 - 31, 2024

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-17-24	James Wurster	James Wurster	112 Walnut St.	Fence	3/4/2024
BP-20-24	Bradley Hull	Mark Selby	109 Chestnut	addition, close in porch	3/7/2024
BP-21-24	Richard Keith/Processor	5253 LLC	2977 4H Park Rd.	tenant fit-out	3/7/2024
BP-22-24	Wells Home Improvements	Roberta King	118 Encore Court	replace roof	3/7/2024
BP-23-24	Economy Restoration	Leslie Follum	105 Northfield Way	replace roof	3/11/2024
BP-24-24	Island Remodeling LLC	Samuel Diphilippo	202 Tilghman Ave	Kitchen and bath remodel	3/21/2024
BP-25-24	Economy Restoration	Brian Russell	426 Brookfield Dr.	replace roof	3/21/2024
BP-26-24	Christopher Evans	Christopher Evans	206 S. Liberty St.	garage on concrete pad	3/21/2024
BP-27-24	Darrell Barricklow	QAC Commissioners	110 Vincit St	temporary site trailer/Commercial	3/21/2024
BP-28-24	Bozek, Inc.	Penn Station Joint Venture	210 Pennsylvania Ave.	modification/commercial	3/21/2024

* based on the approval date by Zoning Administrator