

Comprehensive Rezoning Requests Summary Table
Content Revised October 8, 2021; Format Revised April 4, 2022

Req/ Map #	Property Owner	Tax				Location	Acres		Zoning		Growth Area	2010 Comp Plan		2022 Comp Plan Discussion	
		ID No.	Map	Parcel	Lot		Total	CRR Reqt.	Current	Proposed		Comp Plan Land Use	Detailed Future Land Use	For request to be consistent with draft 2022 Comp Plan, following changes would be needed:	Planning Commission Recommendation (August 12, 2021) <i>*Unless Otherwise Noted</i>
CRR01	Kia and Anthony Reed	1805018196	058H	456		211 Gravel Run Road, Grasonville	0.59	0.59	NC-20	GPRN	Grasonville	ERA	LDR	Expand Grasonville Community Plan "Planned Neighborhood" area	Concur with TC Recommendation to Oppose Expansion: Inconsistent with Intent & Policy
CRR02	Dream Farm, LLC c/o Tracy T. Schulz	1804051181	0057	0068		200 Dream Farm Lane, Chester	154.03	138.19	CS*, NVC	NVC or TC	Chester (part)	RAA*, RBEA	RR*, CMU	Expand Chester Growth Area; CPLU to ERA, DFLA to MDR or CMU	Oppose TC Recommendation to Oppose Expansion. Support expansion of Chester Growth Area, Comp Plan Land Use change to ERA, and Detailed Future Land Use change to MDR or CMU.
CRR03	Cole Ventures, Inc.	1803024644	0060	0108		437 Grange Hall Rd., Centreville	13.57	3.54	AG*, SI	SI		RAA*, RBEA	RR	Full parcel CPLU to RBEA, DFLA to CMU	Concur with TC Recommendation to Support LU Change: Cleans up parcel split with existing use
CRR04	David and Tamera Harper (withdrawn by applicant)	1804030931	0070	0024	17P	908 Kentmorr Rd., Stevensville	0.43	0.43	NC-20	KISC		ERA, RBEA	MDR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation to Oppose LU Change: Exacerbates existing nonconformities
CRR05	Chesterhaven Beach Partnership, LLP	1804009797	0057	0025		2501 Piney Creek Road, Chester	101.49	101.49	NC-15	CMPD		ERA	MDR	Expand Chester Growth Area	Oppose TC Recommendation to Oppose Expansion. Support expansion of Chester Growth Area.
CRR06	Michael and Ellen Foster, Madison Land Partnership Queenstown Bank of Maryland Madison Land Partnership MPH Enterprises LLC	1804093089 1804105346 1804114175 1804126137	0056 0056 0056 0056	0324 0427 0324 0324	2 1 3 4	Benton's Crossing, Stevensville	9.70 1.10 0.73 1.66	5.55 1.10 0.73 1.11	SHVC	UC	Stevensville	ERA*, RBEA*, RAA RBEA RBEA ERA, RBEA	MDR	CPLU to RBEA, DFLU to CMU	Oppose TC Recommendation to Oppose LU Change. Support Comprehensive Plan Land Use change to RBEA and Detailed Future Land Use change to CMU.
CRR07	Cliff and Danielle Lowe	1804061381	0048	0011	11	0 Walker Rd, Stevensville	57.31	28.50	CS	CS	REQ	RAA	RR	Expand Stevensville Growth Area	Oppose TC Recommendation to Oppose Expansion. Support expansion of Stevensville Growth Area (only for portion east of dotted line).
CRR08A	Mike and Lynn Foster	1803005151	0067	0007		420 College Drive, Queenstown	128.59	128.59	AG	SE		RAA, PPL	RR	CPLU to ERA, DFLU to LDR	Concur with TC Recommendation to Oppose LU Change: Outside GA
CRR08B	Mike and Lynn Foster	1803125413	0067	0007		Bullet Run Lane, Queenstown	36.00	36.00	AG	SC		RAA	RR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation to Oppose LU Change: Outside GA, future intersection needs/transpo. Improvements
CRR09	SEW Friel c/o Jay Friel	1803028925	0060	0140		Near 350 Grange Hall Rd, Centreville	73.36	11.00	SI, AG	SI (part)		RAA, RBEA	RR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation to Support LU Change: Supports expansion of existing business
CRR10	GLD Group, LLC	1805013798	058H	0161		4045 Main St., Grasonville	0.53	0.53	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR11	Lindsay Leszcynski	1805051967	058E	0122	2	3913 Main St., Grasonville	0.40	0.40	GNC	GVC	Grasonville	ERA	CMU, I	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR12	Ronald and Julie Bennett	1805000750	058E	0141		3925 Main St., Grasonville	1.22	1.22	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR13	Allison Rhodes	1805016916	058H	0145		3943 Main St., Grasonville	0.24	0.24	GNC	GVC	Grasonville	ERA	CMU	CPLU to RBEA	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR14	Robert Krampitz	1805016010	058H	0146		3947 Main St., Grasonville	0.34	0.34	GNC	GVC	Grasonville	ERA	CMU	CPLU to RBEA	Concur with TC Recommendation for Main St Redevelopment Strategy

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CRR15	Brigitte Barbee	1805002184	058H	0152		4003 Main St., Grasonville	0.23	0.23	GNC	GVC	Grasonville	ERA	MDR, CMU	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR16	Charles and Edith Breeding	1805034523	058H	0754		4004 Main St., Grasonville	0.76	0.76	GNC	GVC	Grasonville	RBEA	MDR, CMU	DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR17	Charles C. Lawhead	1805015316	058H	0151		4007 Main St., Grasonville	0.36	0.36	GNC	GVC	Grasonville	ERA	MDR, CMU	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR18	Robert J. Berra	1805003555	058H	0157		4029 Main St., Grasonville	0.24	0.24	GNC	GVC	Grasonville	ERA	MDR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR19	Dawn and Earl Eber	1805013003	058H	0158		4033 Main St., Grasonville	0.36	0.36	GNC	GVC	Grasonville	ERA	MDR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR20	Frances DeSales Ward	1805000386	058H	0153		4013 Main St., Grasonville	0.36	0.36	GNC	GVC	Grasonville	ERA	MDR, CMU	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR21	Bob Berra	1805003482	058H	0128		4020 Main St., Grasonville	3.83	3.83	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR22	Elin Landenburger	1805003873	058H	0722		4024 Main St., Grasonville	3.00	3.00	GNC	GVC	Grsnvl (part)	RBEA, ERA, RAA	CMU, AOS	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR23	TDSM, LLC	1805003822	058H	0129		4028 Main St., Grasonville	0.34	0.34	GNC	GVC	Grsnvl (part)	RBEA, ERA, RAA	CMU, AOS	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR24	TDSM, LLC	1805051827	058H	0129	2	4030 Main St., Grasonville	0.40	0.40	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR25	TDSM, LLC	1805051819	058H	0129	1	4032 Main St., Grasonville	0.40	0.40	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR26	Kathy Lee Gascon	1805007151	058H	0160		4041 Main St., Grasonville	0.36	0.40	GNC	GVC	Grasonville	ERA	MDR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR27	James B. Roy, Jr.	1805003970	0060	0037		100 Arrington Rd., Queenstown	7.50	7.50	SI, NC-1T	SI, NC-1T		ERA, RBEA	LDR, RR, MDR	Move location of split; 2.33 ac for NC-1T - no changes needed; 5.17 ac for SI - CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation to Support LU Change: Cleans up parcel split with existing use
CRR28	Kent Island Volunteer Fire Department	1804102509	0057	0501		0 Old Dominion Rd., Chester	2.50	2.50	SE	NC-8	Chester	ERA	LDR	DFLU to MDR	<i>*September 9, 2021 PC Mtg.:</i> Concur with TC Recommendation to Oppose LU Change: Could not achieve greater density with change (RCA)
CRR29	Kolby Schulz	1804053931	0057	0210		620 Dominion Rd., Chester	0.48	0.48	NC-1	NC-8	Chester	ERA	LDR	DFLU to MDR	<i>*September 9, 2021 PC Mtg.:</i> Concur with TC Recommendation to Support LU Change: Generally consistent with surrounding area
CRR30	F. Kevin Leaverton	1803026663	0060	0003	11	400 Dudley Farm Ln., Centreville	237.00	15.00	AG, SI	SI (part)		RAA, PPL	RR, AOS	CPLU to RBEA, DFLU to CMU; designated open space would need reconfiguration	Concur with TC Recommendation to Support LU Change: Supports existing business

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CRR31	RB Baker & Sons, Inc.	1805000580	0051	0007		311 Cherry Ln., Queenstown	115.00	115.00	SI, AG	LIHS		RAA, RBEA	RR, F	Full parcel CPLU to RBEA, DFLU to CMU	Request Withdrawn by Applicant at August 12, 2021 Planning Commission meeting.
CRR32	RB Baker & Sons, Inc.	1805011329	0051	0028		328 Cherry Ln., Queenstown	10.08	10.08	AG	SC	Queenstown	RAA	RR	CPLU to RBEA, DFLU to CMU	<i>*September 9, 2021 PC Mtg.: Oppose TC Recommendation to Oppose LU Change. Support LU Change provided the Town of Queenstown is consulted and does not oppose. The Queenstown Planning Commission met with the property owners and their attorney at their October 6, 2021 meeting. Upon review and discussion, the Queenstown Planning Commission has no objection with a CPLU change to RBEA and a DLU change to CMU.</i>
CRR33	Ronald A. Kopec Sr.,	1805025710	058E	0643		0 Chester River Beach Rd., Grasonville	12.34	12.34	GPRN, NC-8	NC-15	Grasonville	ERA	MDR	No changes needed	The current land use maps are consistent with the proposed rezoning request therefor the Planning Commission determined that a recommendation on the land use map was not required.
CRR34	Ronald A. Kopec Sr.,	1805046416	058E	0814		0 Chester River Beach Rd., Grasonville	3.62	3.62	GPRN	NC-15	Grasonville	ERA	MDR	No changes needed	The current land use maps are consistent with the proposed rezoning request therefor the Planning Commission determined that a recommendation on the land use map was not required.
CRR35	H.D. Myles Farms, LLC.	1802009609	0023	0026		826 Roberts Station Rd., Church Hill	183.63	34.86 5.40	AG	SC, LIHS		RAA	RR	CPLU to RBEA, DFLU to CMU	<i>*September 9, 2021 PC Mtg.: Concur with TC Recommendation to Oppose LU Change: Not consistent with purpose and surrounding land use</i>
CRR36	Ohryn Valecourt / 812 Island Creek Road LLC	1802014440	0022	0021		812 Island Creek Rd., Church Hill	6.74	6.74	NC-2	AG		ERA	LDR	CPLU to RAA, DFLU to AOS	Concur with TC Recommendation to Support LU Change: Consistent with Plan policy to encourage agricultural preservation
CRR37A	James B. Clements Trust & Marjorie McKnight Clements Trust	1802003953	0018	0028		2430 Sudlersville Rd., Sudlersville	186.00	186.00	AG	UC		RAA	RR, F	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation to Oppose LU Change: No planned water or sewer service to this area
CRR37B	James B. Clements Trust & Marjorie McKnight Clements Trust	1802003961	0018	0094		0 Blue Star Memorial Hwy., Sudlersville	2.68	2.68	AG	UC		ERA	LDR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation to Oppose LU Change: No planned water or sewer service to this area
CCR38	AYS Marine Enterprises LLC	1804038800	0056	0077		307 State Street, Stevensville	0.36	0.30	SI, KISC*	SI	Stevensville	RBEA	CMU	No changes needed	The current land use maps are consistent with the proposed rezoning request therefor the Planning Commission determined that a recommendation on the land use map was not required.

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CCR39	Dean and Sandra Rhodes	1805008425	058D	0095		3802 Main Street, Grasonville	0.59	0.59	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CCR40	FRC Properties, LLC	1805013038	058E	0563		3901 Main Street, Grasonville	0.38	0.38	GNC	GVC	Grasonville	ERA	MDR	CPLU to RBEA, DFLU to CMU	Concur with TC Recommendation for Main St Redevelopment Strategy
CCR41	Lawrence G. Romjue	1805018072	058E	0121		3911 Main Street, Grasonville	0.32	0.32	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CCR42	Franklin and Tammy Sewell Clark	1805125844	058D	0087	2	3724 Main Street, Grasonville	0.23	0.23	GNC	GVC	Grasonville	RBEA	CMU	No changes needed	Concur with TC Recommendation for Main St Redevelopment Strategy
CCR43	Gage T. Rhodes	1805015685	058D	0096		3800 Main Street, Grasonville	0.22	0.22	GNC	GVC	Grasonville	ERA	CMU	CPLU to RBEA	Concur with TC Recommendation for Main St Redevelopment Strategy
CRR44	Joseph G. Johns III	1804041224	0048	0029	4	201 Old Love Point Road, Stevensville	0.29	0.29	NC-8	VC	Stevensville	ERA	MDR	No changes needed	The current land use maps are consistent with the proposed rezoning request therefor the Planning Commission determined that a recommendation on the land use map was not required.
CRR45	Kent Island LLC					Bay Bridge Cove, Stevensville	83.00 3.40 18.10	83.00 3.40 18.10	CS	SMPD UC CS	(REQ)	ERA, PPL ERA PPL	MDR	Extend Stevensville Growth Area; A-CPLU to ERA; B-CPLU to RBEA, DFLU to CMU; C-DFLU to AOS	Concur with TC Recommendation to Support LU Change & GA Expansion: Addresses litigation history
CRR46	Robert & Maria Holland	1805009855	058H	0124		4000 Main Street, Grasonville	0.34	0.34	GNC	UC	Grasonville	ERA	CMU	CPLU to RBEA	Concur with TC Recommendation for Main St Redevelopment Strategy

Land Use Acronyms/Abbreviations used in this spreadsheet:

Comprehensive Plan Land Use (CPLU)

ERA Established Residential Areas
 RBEA Rural Business Employment Areas
 RAA Rural Agricultural Areas
 PPL Permanently Preserved Lands

Detailed Future Land Use (DFLU)

LDR Low Density Residential (1-2 units/5 ac)
 MDR Medium Density Residential (2-8 units/ac)
 IBP Industrial/Business Park
 CMU Commercial & Mixed Use
 I Institutional
 RR Very Low Density Rural Residential (1 unit/5+ ac)
 F Forest
 AOS Agriculture & Open Space