



*Queen  
Anne's  
County*

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Ste. 104  
Centreville, MD 21617

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

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
J. Patrick McLaughlin, District 2  
Philip L. Dumenil, District 3  
Christopher M. Corchiarino, District 4

**Staff Technical Advisory Committee**

**September 20, 2023  
Planning Commission Room**

**9:00 a.m.**

**Meeting Agenda**

**File Name:**

Kent Island Crossing

**File Number:**

SP-23-05-0105

**Contract Purchaser:**

Reliable Real Estate Service LLC

**Property Address:**

1700 Piney Creek Rd, Chester

**Proposing:**

147,042 Total Sq Ft, Mixed Use Commercial and  
88 Unit, 102 Bed Assisted Living Facility

**Requesting:**

Major Site Plan Approval

**General Information:**

Map/Block/Parcel

57 / 2 / 8 & 374

Parcel Size

14.506 Acres

Zoning District

Town Center (TC)

Critical Area

Intensely Developed Area (IDA)

**Agent:**

DMS & Associates, Tom Davis  
PO Box 80  
Centreville, MD 21617

**Planner:**

Rob Gunter, Development Review Principal Planner

**Original Site Plan Submitted:**

May 23, 2023

**1<sup>st</sup> STAC Review:**

June 21, 2023

**10:00 a.m.**

**Meeting Agenda**

**File Name:** Lisa Schrader / Sustainable Land Use, LLC

**File Number:** SP-23-08-0107

**Owner:** Lisa Schrader, L/E

**Property Address:** 651 Ingleside Road  
Ingleside, MD 21644

**Proposing:** A 109.41 Acre Major Extraction

**Requesting:** Concept Plan Approval and Favorable  
Recommendation to the Board of Appeals

**General Information:**

Map/Block/Parcel/Lot 31/18/47/1  
Parcel Size 244.90 acres  
Zoning District Agricultural (AG)  
Critical Area N/A

**Agent:** Jarret Beyer, P.E.  
Lane Engineering, LLC  
117 Bay Street  
Easton, MD 21601

**Planner:** Steve Johnson  
County Planner

**Original Site Plan Submitted:** September 5, 2023