



Queen Anne's County

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 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:

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

To: Planning Commission
From: Doug Summers, County Planner
Meeting Date: January 9, 2025
File Number: SUB #24-11-0440
File Name: Woods Heritage
Owner/Applicant: Four Oaks Farm Properties, LLC
1458 Harrow Avenue
Crofton, MD 21114
Surveyor: Kirby & Associates, Inc.
PO Box 27
Centreville, MD 21617

General Information:

Map/Parcel/Lot: 60 / 1 / 1
Parcel Size: 90.423± acres
Location: 516 Poplar School Road, Centreville, MD
Zoning District: Agricultural (AG)

Proposal and Requested Actions:

The applicant is proposing to amend Major Subdivision # 03-05-02-0008 by modifying the approved landscape buffer.

The applicant is requesting Amended Major Subdivision approval to provide relief from planting the required landscape buffer under §18:1-76.D.

Project History:

September 8, 2005

- Planning Commission Meeting for Final Subdivision Approval for Major Subdivision # 03-05-02-0008.
 - Approval granted to create thirteen (13) non-contiguous cluster lots, two (2) sliding scale lots, and one (1) building pad area, along with 90.203 acres of required open space.

FACTS AND FINDINGS

APPLICABLE CODE SECTIONS:

- The zoning and subdivision regulations that were in place when this subdivision was originally approved required cluster development in any zoning district outside of a growth area to provide a vegetative buffer along the perimeter of the development.
 - No established minimum width for the buffer.

- The current zoning and subdivision regulations also require cluster development in any zoning district outside of a growth area to provide a buffer along the perimeter of the development.
 - Established a minimum width of 30 feet for the buffer.
- Both, the past and the current zoning and subdivision regulations, have a provision that provides the Planning Commission the ability to modify the buffer requirements.
 - Chapter 18 - §18:1-76.D. Cluster subdivisions.

In cases where a cluster residential development is proposed in any zoning district outside of the growth areas, the developing property shall provide a vegetative buffer of native species along the perimeter property line a minimum of 30 feet in width consisting of a mixture of canopy trees, canopy tree whips, and mature plant material of significant density to provide immediate buffering capacity in the vicinity of the proposed development to provide additional protection for the existing and continuing agricultural uses on adjacent properties. The buffer will occur regardless of the presence or absence of required district boundary. The buffers may be used in conjunction with meeting requirements of Chapter 18:2, Forest Conservation. The Planning Director or the Planning Commission, as appropriate (for the type of subdivision approval), may modify the requirements of this section if strict compliance would not be likely to protect adjacent agricultural lands from nuisance claims or complaints.

PROJECT DETAILS:

- Major subdivision # 03-05-02-0008 utilized the cluster subdivision technique.
 - A 15' wide landscape buffer was delineated in accordance with the requirements of the zoning and subdivision regulations in place at time of approval.
 - Located along the perimeter of cluster lots 2, 3, 5, 6, and 7 on lot 1.
 - Has not been planted and there is no natural plant growth in the buffer area.
- Lot 1 totals 90.423 acres and is owned by the applicant.
 - Zoned Agricultural (AG) and is currently assessed as an agricultural parcel.
 - Completely encumbered by non-contiguous open space.
- The applicant is requesting relief from planting the landscape buffer.
 - According to §18:1-76.D, the Planning Commission may modify the buffer as appropriate.

SUGGESTION FOR RESOLUTION:

RESOLVED, that the Planning Commission, regarding the request by Four Oaks Farm Properties, LLC, for approval for the modification of a landscape buffer, and as more particularly described in Department of Planning & Zoning file SUB #24-11-0440, hereby finds:

1. This amendment to the Major Subdivision **IS / IS NOT** consistent with §18:1-76.D of the Queen Anne's County Zoning & Subdivision Regulations.

(*SELECT ANY OTHER FINDINGS FROM STAFF REPORT*)

...and hereby **GRANTS / DENIES** Amended Major Subdivision approval subject to the following conditions:

1. Any remaining edits and/or documents required by Planning & Zoning be reviewed and approved.
2. The applicant submits an amended major subdivision plat for final approval.
3. All required signatures must be obtained.