



**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

Telephone Planning: (410) 758-1255  
Email Planning: [PlanningApplications@gac.org](mailto:PlanningApplications@gac.org)  
Telephone Permits: (410) 758-4088  
Email Permits: [PermitApplications@gac.org](mailto:PermitApplications@gac.org)

To: Planning Commission  
From: Rob Gunter, Principal Development Review Planner  
Meeting Date: November 13, 2025  
File Number: SP #24-11-0141  
File Name: Eastern Shore Exodus – Parcel 93  
Owner/Developer: Eastern Shore Exodus, LLC  
c/o Chad Helfenbein  
408 South Liberty Street  
Centreville, MD 21617  
  
Engineer: DMS & Associates, LLC  
PO Box 80  
Centreville, MD 21617

**General Information:**

Map/Parcel: 57 / 93  
Parcel Size: Existing -----0.344± acres  
After Administrative Subdivision ----- 0.367± acres  
Location: 2403 Main Street, Chester, MD  
Zoning District: Town Center (TC)

**Proposal and Requested Action:**

The applicant is proposing an administrative subdivision and a major site plan to develop a two-story mixed-use building. The proposed structure will include 3,804 square feet of commercial space on the ground floor and six (6) one-bedroom commercial apartments on the second floor.

The applicant is requesting Major Site Plan approval.

**Project History:**

- Concept Plan & Growth Allocation #04-12-05-0005-C
  - Application Submittal: May 29, 2012
  - Planning Commission Concept Approval: November 8, 2012
  - Planning Commission GA Approval: July 11, 2013
  - County Commissioner Concept GA Approval: September 24, 2013
  - Critical Area Commission GA Approval: December 4, 2013
  - County Commissioner GA Approval: January 28, 2014
- Amended Concept Plan #04-18-07-0050-C
  - Application Submittal: July 19, 2018
  - Planning Commission Approval: September 13, 2018
    - Shared and reduced parking approval
    - Increased apartment density approval
    - Reduced setbacks approval

- Major Site Plan SP #20-02-0051:
  - Application Submittal: February 18, 2020
  - Planning Commission Approval: March 10, 2022
- Major Site Plan SP #24-11-0141 (current project):
  - Application Submittal: November 25, 2024
  - 25-Day Submittal: October 10, 2025
  - Planning Commission Meeting: November 13, 2025

## **Facts and Findings**

---

- The project site is located within the Town Center (TC) zoning district. The TC zoning district purpose is:
  - §18:1-28.A: This district is intended to provide higher-density, mixed use development and redevelopment along the Chester Main Street corridor as identified in the Chester/Stevensville Community Plan. Design standards and guidelines are incorporated within this district to foster an attractive, pedestrian-oriented pattern of mixed-use residential and nonresidential development that focuses on the local roads as opposed to US Route 50/301.
- On Tax Map 57 Parcel 93, within the TC zoning district, the applicant is proposing a mixed-use development with 3,804 sq. ft. of commercial space on the first floor and commercial apartments on the second floor.
  - In accordance Chapter 18, the proposed uses are permitted within the TC zoning District:
    - §18:1-28.C.(1)(g) *Commercial Apartments*
    - §18:1-28.C.(1)(z) *Low Commercial Uses*
    - §18:1-28.C.(1)(rr) *Mixed-use development incorporating permitted uses on the same site or within the same structure are permitted*
- As the project history indicates, the subject parcel was part of a Critical Area Growth Allocation petition
  - Growth allocation was approved by the Commissioners of Queen Anne’s County on January 28, 2014.
  - The growth allocation petition included Parcels 90, 91, 92, and 93.
  - Parcels 90, 91, and 92 have previously been developed. Parcel 93 is the last remaining property associated with the growth allocation to be developed.
  - On September 13, 2018, the Planning Commission approved an amendment to the growth allocation concept plan.
    - The Planning Commission also granted approvals for shared and reduced parking as well as reduced setbacks, both of which apply to the current proposal.

### **EXISTING CONDITIONS:**

- Parcel 93 currently totals 0.344 acres.
- The parcel is currently improved with a single-family dwelling and associated out buildings.
  - All existing improvements are proposed to be removed.
- The proposed project is in the Chester/Stevensville Growth Area, Enterprise Zone, and Priority Funding Area.
- There are no known historical structures or archeological significant resources on-site.

### **PROJECT DETAILS:**

- The applicant is proposing to develop a two-story mixed-use building. The proposed structure will include 3,804 square feet of commercial space on the ground floor and six (6) one-bedroom commercial apartments on the second floor.
  - The florist that is located on adjacent parcel 92 will be relocating into this new commercial space.

- To support this development proposal, the applicant is proposing an administrative subdivision to reconfigure lot lines (SUB# 25-09-0483) between parcels 93 and 311.
  - The administrative subdivision is needed to make the parcel boundary consistent with the Intensely Developed Area (IDA) Critical Area boundary established with the growth allocation approval.
  - An area totaling 979 sq. ft. will be transferred from parcel 311 to parcel 93.
    - After the administrative subdivision, parcel 93 will total 0.367 acres.
  - The administrative subdivision must be finalized prior to final signatures.
- All applicable TC zoning district development standards have been met.
- Building Height:

Maximum permitted	45 feet
Proposed	27 feet

- Non-residential Floor Area (FAR):
  - Parcel 93

Maximum Permitted	6,393 sq. ft.
Proposed	3,084 sq. ft.

Floor area consists of first floor commercial space only. Commercial apartments are not counted as floor area.

- Impervious Surface Area:
  - Parcel 93

Maximum Permitted	12,787sq. ft.
Existing	6,161 sq. ft.
To Be Removed	6,161 sq. ft.
Proposed	10,786 sq. ft.
Total Impervious Area	10,786 sq. ft.

- Parcel 91

Maximum Permitted	13,940 sq. ft.
Existing	12,272 sq. ft.
To Be Removed	144 sq. ft.
Proposed	198 sq. ft.
Total Impervious Area	12,326 sq. ft.

As part of access improvement for parcel 93, there is additional impervious surface added off-site.

- Parcel 92

Maximum Permitted	7,889 sq. ft.
Existing	4,657 sq. ft.
To Be Removed	0 sq. ft.
Proposed	65 sq. ft.
Total Impervious Area	4,722 sq. ft.

As part of access improvement for parcel 93, there is additional impervious surface added off-site.

- Setbacks:
  - As part of amended concept plan approval on September 13, 2018, the Planning Commission granted a reduction of the front setback along MD Route 18, Main Street, from 35 feet to 20 feet.

Front	20 feet
Side	10 feet
Rear	10 feet

- The project will be served with public water and sewer.
  - The project requires 753-gallons per day (gpd) of water and sewer.
    - The site holds an existing 250-gpd of sewer.
      - Need to acquire 503-gpd of sewer allocation.
    - The site holds 0-gpd of water allocation.
      - Need to acquire 753-gpd of water allocation
  - The water and sewer allocation may be granted administratively.
  - The existing well must be properly abandoned and sealed in accordance with the Department of Environmental Health prior to any grading or demolition.
- Stormwater management will be provided on-site. The SWM has been reviewed and approved by DPW.
- Lighting is proposed on-site and will meet the exterior light standards found in §18:1-85.
- Site Access and Pedestrian Connections:
  - Parcel 93, like the other parcels involved in the growth allocation approval, does not have direct vehicular access to Main Street.
  - Vehicular access is provided:
    - From the west via Shamrock Road through Parcel 311.
    - From the east via Dundee Avenue through Parcels 90 & 92.
  - A roadside sidewalk is provided along Main Street.
    - Direct connection to the existing sidewalk to the east is provided.
    - A crosswalk is being added across Shamrock Road to connect the new sidewalk to the area west of the site.
  - In addition to the connection between the roadside sidewalk and the interior of the site, internal walkways will provide access to both on-site and off-site commercial entrances.
  - The applicant has provided a Reciprocal Easement and Shared Parking Agreement which, among other provisions, ensures reasonable ingress, egress and access over and through all roads, driveways, drive aisles, streets and pedestrian walkways.
- Commercial Apartments:
  - The applicant is proposing six (6), one-bedroom units.
    - The applicant is providing the required minimum of 50 sq. ft. of balcony or patio space per apartment.
    - Beyond the required landscaping, the applicant is providing the required minimum of one (1) 2 ½” caliper canopy tree per proposed unit.
- Parking:
  - Current Proposal for Parcel 93:
 

Required	19 Spaces
Proposed	11 Spaces
  - As part of the Concept Plan approval on September 13, 2018, the Planning Commission approved an overall reduction in required parking spaces for the development on Parcels 90, 91, 92, and 93, decreasing the total from 56 to 51 spaces.

- Overall Parking for Parcels 90 - 93:

Parcel	Required	Provided
Parcel 90	15 Spaces	9 Spaces
Parcel 91	12 Spaces	26 Spaces
Parcel 92	10 Spaces	5 Spaces
Parcel 93	19 Spaces	11 Spaces
TOTAL	56 Spaces	51 Spaces

- An additional 45 parking spaces are being provided on parcel 311.
- The applicant has provided a Reciprocal Easement and Sharded Parking Agreement.

Environmental Details:

- The project meets all Chapter 18 landscape planting requirements. This includes on-site, parking lot, and street buffer landscaping.
  - Some of the proposed plantings will be planted off-site on adjacent parcels. All the parcels are owned by the applicant and are adjacent to the subject site.
    - §18:1-75.D permits all, or a portion, of the required landscape buffers to be planted on an adjacent lot provided the property owners execute a recordable instrument.
    - The applicant has provided a recordable agreement for the landscape material that will be planted off-site.
- The subject property is not located within the 100-year flood plain.
- There are no natural resource areas on-site (wetlands, woodlands, steep slopes, or streams).
- According to a December 31, 2024, letter from the Maryland Department of Natural Resources, there are no official records of threatened and endangered plant or animal species on-site.
- The requirements of the Forest Conservation Act are not applicable, as the subject property is located within the Chesapeake Bay Critical Area.
- Chesapeake Bay Critical Area:
  - The entire subject parcel is located within the Critical Area with a designation of Intensely Developed Area (IDA).
    - Within the IDA, impervious surface limits are governed by the maximum allowed in the zoning district where the project is located.
  - Critical Area Growth Allocation:
    - The subject parcel was part of a Critical Area Growth Allocation petition that was approved by the Commissioners of Queen Anne’s County on January 28, 2014. An amendment to the growth allocation concept plan was approved by the Planning Commission on September 13, 2018.
    - The Growth Allocation petition was approved with the following conditions from the County:
      - The development of the site will satisfy the TC design guidelines as prescribed in the Community Plan, the TC design standards handbook and as further reflected in Chapter 18.
      - The applicant designs a pedestrian-oriented development avoiding the typical strip commercial development pattern.
      - A pedestrian and bike connection is created in concurrence with the development of the adjacent developing MD General Land property.
      - Four-sided architecture (full façade treatment on all elevations) is accomplished at Site Plan review which is consistent with the renderings previously presented to the Planning Commission for Concept Plan approval.

- The architecture proposed will maintain a similar style as that which exists already on parcel 92.
- The applicant considers roadway treatments to allow for safe pedestrian mid-block and intersection crossings.
- Additional vegetative buffering to shield building facades from the roadways be provided,
- The applicant shall provide additional green space in the parking area and around pedestrian connections where possible.
- The property development design will limit the impervious surface as necessary to achieve the 10% pollutant reduction to meet Critical Area best management practices.
- The growth allocation petition was approved with the following conditions from the Critical Area Commission:
  - The growth allocation approval is contingent upon the Queen Anne’s County Commissioners granting final approval for Ordinance 13-16, which amends Chapter 14 (Queen Anne’s County Chesapeake Bay Critical Area Act) of the County’s Zoning Ordinance to allow the County to grant growth allocation for Intensely Developed Areas that are less than 20 acres in size, under certain prescribed conditions.
  - Prior to final site plan approval, the County will submit the final 10% stormwater calculations to Commission staff for review and approval.
- Included in the applicant’s submittal is a narrative addressing all growth allocation conditions.
- Upon review of the conditions, site plan, and narrative, staff concurs that all conditions will be met with the site plan as proposed.

Town Center Design Standards:

- §18:1-28.D(5) - Design guidelines: Architectural renderings have been provided. The proposed buildings appear to be similar in design to the development that currently exists on parcel 92.
- The applicant has submitted a letter that addresses the TC design guidelines.

Adequate Public Facilities Ordinance:

- In a letter dated June 5, 2025, the APFO Administrator indicates that based on review of the current information provided by the applicant, the project is exempt from meeting the requirements of the adequate public facilities ordinance.

**2022 COMPREHENSIVE PLAN:**

- Chapter 4: Land Use
  - Goal 4-1, Strategy 4, Recommendation 1: Where there is available capacity, encourage infill development and redevelopment that is compatible with existing historical architecture that contributes to maintaining community identity.
    - *The applicant is proposing infill / redevelopment that meets the TC / UC Design Standards, which require that proposed development compliments existing buildings and community character. Additionally, as required by a condition of growth allocation approval, the architecture proposed maintains a similar style as that which exists on parcel 92.*
  - Map 4-7 Growth & Priority Funding Areas: Identifies this property as being located within the Chester/Stevensville Growth Area and Priority Funding Area.
  - Map 4-10 Comprehensive Plan Map: Detailed Future Land Use: Identifies the property as Commercial & Mixed Use.
- Chapter 5: Environmental Resources
  - Goal 5-3: Implement a growth management strategy to direct new and infill development to existing Growth Areas.

- *The applicant is proposing infill / redevelopment and the proposed project is located within the Chester/Stevensville Growth Area.*
- Chapter 8: Economic Development & Tourism
  - Map 8-2 Business Incentive Zones: Identifies the property as being located within an Enterprise Zone.
- Chapter 9: Housing
  - Goal 9-1, Strategy 2, Recommendation 1: Continue to allow accessory apartments in association with single-family lots, as well as commercial apartments.
    - *The applicant is proposing a project that includes commercial apartments.*
  - Goal 9-1, Strategy 2, Recommendation 2: Promote infill development and redevelopment activities; where appropriate, encourage the replacement, installation, or upgrade of public infrastructure (e.g., roads, curbs, gutters, public water and sewer, sidewalks).
    - *The applicant is proposing infill / redevelopment that includes a roadside sidewalk along Main Street that is directly connected to the existing sidewalk to the east and a crosswalk across Shamrock Road to connect the new sidewalk to the area west of the site.*
    - *In addition to the connection between the roadside sidewalk and the interior of the site, internal walkways will provide access to both on-site and off-site commercial entrances.*
  - Goal 9-2, Strategy 2, Recommendation 4: Evaluate parking requirements and consider reductions when requirements are likely to exceed actual demand.
    - *In 2018 the applicant was granted approval for shared and reduced parking.*
- Chapter 11: Community Plans
  - Goal 11A-1: Prepare for appropriate infill and redevelopment opportunities.
    - *The applicant is proposing infill / redevelopment that is a permitted use in the zoning district and incorporates design that is compatible with surrounding architecture.*
  - Map 11-3 Community Plans Detailed Future Land Use: Identifies the property as Commercial & Mixed Use and as being located within the Chester/Stevensville Growth Area.

**CONCLUSION:**

No agencies that have reviewed this Major Site Plan have offered objections to its approval.

**REQUIREMENTS FOR APPROVAL:**

Per Queen Anne’s County Zoning and Subdivision Regulations the Planning Commission may not approve any site plan unless it determines that the site plan fulfills the requirements of approval established in §18:1-153.B. (These requirements are listed in the resolution below as findings.)

If it is determined that the site plan meets these requirements, the Planning Commission shall approve the site plan. If the Planning Commission determines that the site plan does not adequately fulfill any one or more of the requirements, the Planning Commission may approve the site plan subject to conditions that the Commission determines will adequately fulfill the requirements of approval. Should the Commission determine that any of these requirements of approval cannot be fulfilled by the application of conditions or an amendment of the site plan, the Commission shall deny the application and the decision shall contain the reasons for denial.

**SUGGESTION FOR RESOLUTION:**

**Major Site Plan:**

RESOLVED, that the Planning Commission, regarding the request by Eastern Shore Exodus, LLC, for Major Site Plan approval for the redevelopment of Tax Map 57 Parcel 93, to include 3,804 square feet of commercial space on the ground floor and six (6) one-bedroom commercial apartments on the second floor, and as more particularly described in Department of Planning & Zoning file SP #24-11-0141, hereby finds the site plan:

1. **DOES / DOES NOT** meet all requirements of Chapter 18,
2. **WILL / WILL NOT** substantially increase traffic hazards or safety concerns due to traffic generated by the proposed use, the location or orientation of curb cuts, or the layout of internal circulation,
3. **DOES / DOES NOT** contain a layout of buildings, parking, roads, and utilities that does not substantially increase fire, health, or other public safety hazards,
4. **IS / IS NOT** adequately buffered and screened to minimize potential adverse impacts to neighboring properties and public rights-of-way,
5. **WILL / WILL NOT** substantially increase stormwater drainage or pollution,
6. **WILL / WILL NOT** have an unreasonably adverse effect upon property values in the vicinity of the site,
7. **WILL / WILL NOT** adversely affect the public welfare and will provide for public safety through compliance with the State Fire Code and with any applicable County or municipal Fire Codes,
8. **IS / IS NOT** compatible with the general character of the surrounding neighborhood, and
9. **IS / IS NOT** consistent with the purpose, goals, and objectives of the 2022 Comprehensive Plan.

...and hereby **GRANTS / DENIES** Major Site Plan approval subject to the following conditions:

1. Any remaining edits and/or documents required by a reviewing agency, the Department of Public Works or Planning & Zoning be reviewed and approved prior to final site plan signature.
2. Any remaining edits and/or documents required by the Maryland Department of Transportation State Highway Administration must reviewed and approved prior to final site plan signature.
3. The architecture, lighting, and overall design must substantially reflect the documents provided.
4. The administrative subdivision must be approved and recorded prior to final site plan signature.
5. Any required legal documents must be approved, signed, and recorded.
6. Any required bonds, sureties, review, and inspection fees must be submitted to the Department of Public Works and the Department of Planning & Zoning as appropriate.
7. All required signatures must be obtained.

**Attachments:**

July 16, 2013 - Growth Allocation PC Decision Letter  
 December 6, 2013 – Critical Area Commission Letter  
 February 11, 2014 - County Ordinance No. 13-21  
 September 20, 2018 - Amended Concept Plan PC Decision Letter  
 June 5, 2025 - APFO Exemption Letter  
 October 10, 2025 - Town Center Design Standards narrative  
 Applicant Growth Allocation Narrative



*Queen  
Anne's  
County*

**DEPARTMENT OF PLANNING & ZONING**

160 Coursevall Drive  
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:***

Steven J. Arentz, At Large  
David L. Dunmyer, District 1  
Bob Simmons, District 2  
Philip L. Dumenil, District 3  
Dave Olds, District 4

July 16, 2013

Mr. Thomas Davis  
DMS & Associates, LLC  
207 East Water Street  
Centreville, MD 21617

Re: GROWTH ALLOCATION #04-12-05-0005-C  
Eastern Shore Genesis, LLC

Dear Mr. Davis:

On Thursday July 11, 2013, the Planning Commission reviewed the growth allocation petition for the Eastern Shore Genesis, LLC.

RESOLVED, that the Planning Commission, regarding the request by Eastern Shore Genesis, LLC for Critical Area Growth Allocation for the redesignation of 1.205 acres of Limited Development Area (LDA) Critical Area lands to Intensely Developed Area (IDA) Critical Area lands as described in Department of Planning & Zoning File GA#04-12-05-0005-C, hereby finds;

1. the applicant voluntarily undertook great delay and expense to accommodate the Planning Commission's request to reduce the amount of growth area requested by fifty percent,
2. the proposal is identified as part of the Chester/Stevensville Planning/Growth Area and is consistent with the goals and objectives of the Comprehensive Plan and the Chester/Stevensville Community Plan,
3. the property is noted as part of the Chester/ Stevensville Planning/Growth Area on Map #2-3 as existing or infill development,
4. the TC zoning designation which was created with the Comprehensive Plan is inconsistent with the Limited Development Area impervious surface coverage limitations,
5. the property is located between MD Route 50/301 and MD Route 18 which are major transportation corridors in the County and an appropriate location for a more intense commercial use,
6. the developer proposes to connect into the public water and sewer systems,
7. the property is located at the edge of the Critical Area and granting Growth Allocation will not impact the 300 foot shore buffer or any habitat protection areas nor the character of any existing waterfront area,

and we make a favorable recommendation to the Queen Anne's County Commissioners to award the request subject to the following technical comments;

1. the development of the site will satisfy the TC design guidelines as prescribed in the Community Plan, the TC design standards handbook and further reflected in Chapter 18,
2. the applicant design a pedestrian-oriented development avoiding the typical strip commercial development pattern,
3. a pedestrian and bike connection is created in concurrence with the development of the adjacent developing MD General Land property,
4. four-sided architecture (full façade treatment on all elevations) is accomplished at Site Plan review which is consistent with the renderings previously presented to the Planning Commission for Concept Plan approval,
5. the architecture proposed will maintain a similar style as that which exists already on parcel 92,
6. the applicant consider roadway treatments to allow for safe pedestrian mid-block and intersection crossings,
7. additional vegetative buffering to shield building facades from the roadways be provided,
8. the applicant shall provide additional green space in the parking area and around pedestrian connections where possible,
9. the property development design will limit the impervious surface as necessary to achieve the 10% pollutant reduction to meet Critical Area best management practices,

If you have any questions, please contact this office at 410-758-1255.

Sincerely,

Holly A. Tompkins  
Senior Planner

HAT/bln

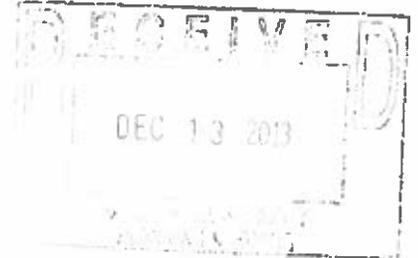
cc: Tom Helfenbein, Eastern Shore Genesis, LLC  
Jeff Thompson – Thompson & Thompson  
File

Martin O'Malley  
Governor  
Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair  
Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS  
1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)



December 6, 2013

Holly A. Tompkins  
Queen Anne's County Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617

Re: **Eastern Shore Genesis Growth Allocation**

Dear Ms. Tompkins:

The purpose of this letter is to officially notify you of the Critical Area Commission's action on the above referenced growth allocation request by Queen Anne's County to change the land classification of four parcels (Tax Map 57, Parcels 90-93) totaling 1.205 acres from a Limited Development Area to an Intensely Developed Area. I previously determined that the County's amendments to its local Critical Area Program would be processed as a refinement. On December 4th, 2013, the Critical Area Commission concurred with my decision. Consequently, I have accepted the Commission's recommendation to approve the County's growth allocation request with the following conditions:

1. The growth allocation approval is contingent upon the Queen Anne's County Commissioners granting final approval for Ordinance #13-16, which amends Chapter 14 (Queen Anne's County's Chesapeake Bay Critical Area Act) of the County's Zoning Ordinance to allow the County to grant growth allocation for Intensely Developed Areas that are less than 20 acres in size, under certain prescribed conditions.
2. Prior to final site plan approval, the County will submit the final 10% stormwater calculations to Commission staff for review and approval.

Please note that this refinement shall be reflected on the County's Critical Area Maps within 120 days of the date of this letter. In addition, please provide a copy of the revised map to the Commission when it is available.

I want to thank you for your assistance with this text amendment. If you have questions or concerns, please contact Nick Kelly at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Margaret G. McHale".

Margaret G. McHale  
Chair

cc: Mr. Steve Cahoon, Queen Anne's County

TTY for the Deaf

**COUNTY ORDINANCE NO. 13-21**

**A BILL ENTITLED**

**AN ACT CONCERNING a Petition for Critical Area Growth Allocation Map Amendment on the Lands of Eastern Shore Genesis, LLC, Fourth Election District, Queen Anne's County, Maryland.**

**FOR THE PURPOSE of amending official Queen Anne's County Critical Area Overlay Map NO. 57, Block 10, Parcels 90, 91, 92 and 93 (containing 1.205 acres of land) to redesignate the same from Limited Development Area (LDA) to Intensely Developed Area (IDA) through the utilization of Growth Allocation pursuant to Section 14:1-77 of the Code of Public Local Laws of Queen Anne's County.**

**BY AMENDING official Queen Anne's County Critical Area Overlay Map No. 57.**

**SECTION I**

**BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Parcels 90, 91, 92 and 93 on Queen Anne's County Official Chesapeake Bay Critical Area Overlay Map No. 57 be redesignated from Limited Development Area (LDA) to Intensely Developed Area (IDA) utilizing 1.205 acres of Growth Allocation.**

**SECTION II**

**BE IT FURTHER ENACTED that this Act shall take effect on the forty-sixth (46<sup>th</sup>) day following its enactment.**

**INTRODUCED BY: Commissioner Dumenil**

**DATE: February 11, 2014**

**PUBLIC HEARING HELD: February 25, 2014 @ 6:15 p.m.**

**VOTE: 5 Yea 0 Nay**

**DATE OF ADOPTION: March 25, 2014**

**EFFECTIVE DATE: May 10, 2014**



**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:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Robert Charles Buckey, District 3  
Mark A. Anderson, District 4

September 20, 2018

DMS & Associates, LLC  
c/o Tom Davis  
P O Box 80  
Centreville, MD 21617

Re: Amended Concept Plan #04-18-07-0050-C  
Eastern Shore Exodus, LLC

Dear Mr. Davis:

This letter serves to inform you that the above-referenced concept plan was approved by the Queen Anne's County Planning Commission at its public meeting on Thursday, September 13, 2018, as follows:

**Parking Reduction**

RESOLVED, that the Planning Commission, regarding the request for a parking reduction from 56 required spaces to 51 provided spaces under §18:1-83.A(2)(b) – Shared and Mixed Use Parking, and as more particularly described in Department of Planning & Zoning file #04-18-07-0050-C, hereby finds that the applicant has provided sufficient explanation to share parking among co-owned businesses that will be covered and protected with cross shared easements and hereby approves the parking reduction.

**Density Increase**

RESOLVED, that the Planning Commission, regarding the request for a density increase from 10 units per acre to 20 units per acre under §18:1-28.D(2)[f], and as more particularly described in Department of Planning & Zoning file #04-18-07-0050-C, hereby finds:

- (i) parcel is less than 5 acres
- (ii) architectural elevations have been provided and are compatible with the surrounding development
- (iii) the apartment will provide workforce, age-restricted, or other moderately priced housing
- (iv) landscaping is provided for screening to the adjacent single family residence
- (v) a public was conducted

...and hereby approves the density increase.

**Reduced Setbacks**

**RESOLVED**, that the Planning Commission, regarding the request to reduce the front setback from 35' to 15' along Dundee Avenue, rear setback from 35' to 10', and front setback along Main Street from 35' to 20' under §18:1-83.A(2)(b), and as more particularly described in Department of Planning & Zoning file #04-18-07-0050-C, hereby approves the reduced setbacks.

**Concept Plan**

**RESOLVED**, that the Planning Commission, regarding the request for Amended Concept Plan approval from Eastern Shore Exodus, LLC for redevelopment of the proposed properties as stated in the staff report and as more particularly described in Department of Planning & Zoning file #04-18-07-0050-C, hereby approves the amended concept plan.

If you have any questions, please contact this office at 410-758-1255.

Sincerely,

Holly A. Tompkins  
Development Review Principal Planner

HAT/jes

cc: Eastern Shore Exodus, LLC  
File



**Queen  
Anne's  
County**

**County Commissioners:**

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

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit Street, 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

June 5, 2025

Mr. Brandon Davis , P. E., LEED AP  
DMS and Associates  
PO Box 80  
Centreville MD 21617

**RE: Eastern Shore Exodus – Chester, MD  
Tax Map 57, Parcel 93  
QAC File # – SP #24-11-0141  
APFO Exemption # 184**

Dear Mr. Davis:

I have reviewed the site plan submitted for the anticipated retail store and 6 one bedroom apartments on MD 18 in Chester that proposes an approximately 3,804 square foot building. I have also reviewed your letter dated May 14, 2025 requesting an exemption from the Queen Anne's County Adequate Public Facilities Ordinance (APFO) and concur with your findings. An Adequate Public Facilities Study (APFS) is not required for the proposed redevelopment of the site because the project as proposed will not generate more than 25 additional peak hour trips.

Thank you for your exemption request and please feel free to contact me with any questions or comments.

Respectfully,

Steve Cohoon  
APFO Administrator



Davis, Moore, Shearon & Associates, LLC

October 10, 2025

Mr. Rob Gunter  
Queen Anne's County  
Dept. of Planning & Zoning  
110 Vincit St, Suite 104  
Centreville, MD 21617

**RE: TOWN CENTER-URBAN COMMERCIAL (TC-UC) DESIGN GUIDELINES  
AND DESIGN STANDARDS FOR A MAJOR SITE PLAN APPLICATION FOR A  
PROPOSED MIXED USE BUILDING WITH COMMERCIAL RETAIL AND  
COMMERCIAL APARTMENTS; SP24-11-0141;  
ON THE LANDS OF EASTERN SHORE EXODUS, LLC;  
LOCATED AT 2403 MAIN STREET, CHESTER, MARYLAND;  
TAX MAP - 57, PARCEL 93;  
DMS & ASSOCIATES JOB #2023049**

Dear Rob:

Our client proposes to develop parcel 93 with a new mixed use building with 3,804 s.f. of first floor commercial space and 6 commercial apartments on the second floor. The development is the final phase of the overall development proposed with the growth allocation application 04-12-05-0005-C granted by the Queen Anne's County Commissioners on March 25, 2014. The parcel is at the intersection of Shamrock Road and Route 18 (Main Street). The parcel is currently improved with a single family dwelling and associated accessory structures and improvements that will be demolished. The property is located in the Town Center (TC) zoning district. Any development or redevelopment of property in the TC zoning district is required to meet the design guidelines in the TC zoning section of the County Code and must address requirements in the TC-UC Design Standards.

The following is offered to address this project's compliance with the TC Design Guidelines provided in the County Code:

SECTION 18-1-28 (5) (a-i)

- A. The proposed building is roughly parallel to Route 18 (Main Street) with the closest point at 22.6' between the building and the MDOT SHA right of way. An existing 20' public utility easement and unique building restriction line orientation near the intersection leave the building proposed about as close as it can be to the Main Street right of way. The building's close setback to the right of way is complimented by proposed sidewalk and landscaping that will provide a town scale streetscape atmosphere similar to neighboring parcels
- B. The proposed building is as close as 12.5' to the side setback with parcel 92 leaving room for landscaping and a proposed sidewalk that enhances town scale streetscape and promotes pedestrian usage.

- C. The developer is proposing a sidewalk along Main Street connecting a crosswalk across Shamrock Road with existing sidewalk on parcel 92. Sidewalk will also provide connection for the roadside sidewalk into the interior of the site and building access.
- D. The parking spaces are located to the rear of the building and are in accordance with the TC-UC design standards.
- E. New utilities will be constructed underground where possible.
- F. Site lighting will minimize excessive brightness and glare and coincide with the lighting constructed with adjacent site plans.
- G. The buildings have been designed to comply with the TC-UC design guidelines and provide consistency with the adjacent buildings on adjacent parcels.
- H. Mechanical equipment will be screened. The trash receptacle area will be maintained with a wooden fence.
- I. The perimeter sidewalks in conjunction with the neighboring site plans that have been built out create a pedestrian oriented area.
- J. The building is mixed use with first floor commercial and second floor apartments.

We believe that the site layout, landscape design, and architecture have been developed to be practical and provide a good faith effort to comply with the Town Center design guidelines provided in the County Code. Additionally they provide extra landscaping to address Critical Area Growth Allocation Conditions.

The following is offered to address project compliance with the TC-UC Design Standards (Standards):

**I. Site Planning**

Site Amenities

1. Design Standards:

The project is not 25,000 s.f. or greater, therefore not a Large Commercial Project.

**II. Site Layout/Development Pattern**

Site Layout and Building Orientation

1. Design Standards

1.a.(1-3) The proposed building's entire southern façade is the long axis of the building and is oriented along Main Street (Route 18) which is a major street per the Standards. All facades are dressed to some degree. Intersection site distance is not blocked.

1.b.(1-2) Proposed parking is accessed off an existing travel way on parcel 311 and sited as far from the intersection as possible and to the rear of the building. Parcel 93 does not abut the intersection due to the panhandle of parcel 311 where a landscape feature currently exists.

1.c.(1-2) The development is not a strip retail center.

1.d. The front facing façades on Route 18 is not the entry façade however the combination of architectural features, sidewalk, and landscaping create a streetscape and inviting setting consistent with neighboring properties that have been redeveloped.

#### Multiple Building Development

##### 1. Design Standards

The project is not a multiple building development however the layout coincides with the overall concept plan that was the subject of the growth allocation application 04-12-05-0005-C that was granted by the Queen Anne's County Commissioners on March 14, 2014. The entry façade and street façade are architecturally compatible with architectural features are provided on both facades. Customer entrances are emphasized by use of overhead features. Landscaping is provided on the sides of the building.

#### Relationship to Surrounding Development

##### 1. Design Standards

1.a. The project is compatible with the neighboring uses and architecture. The layout is consistent with the growth allocation concept plan referenced above.

#### Vehicular and Pedestrian Access and Circulation

##### 1. Design Standards

1.a. The site is not a large commercial center as its under 25,000 s.f. The access for this project will be consolidated with that of parcel 311 to reduce accesses off MD Route 18 and increase traffic safety.

1.b. The entries to the overall campus are reduced by this project as recommended by the Standards by removing the Route 18 driveway, connecting to the parcel 92 parking lot, and tying to the parcel 311 travelway.

1.c. The travelways and parking connections will provide direct circulation to entrance facades. The new drive aisle will connect through to those on parcel 311 and 92. No true intersections are being created internally as they are just parking lot travelways and drive aisles. This project is a small commercial project with lower anticipated traffic volumes.

1.d. A loading area is not provided.

1.e. Connection is provided to adjacent properties as it is practical on this project and as was proposed in the growth allocation concept plan mentioned above. Emergency vehicle access is accommodated.

#### Pedestrian Access and Circulation

##### 1. Design Standards

1.a. Roadside sidewalk along Route 18 is provided.

1.b. Proposed onsite pedestrian ways will connect to commercial entrances, will connected to adjacent properties and their pedestrian ways, will extent the Route 18 perimeter sidewalk, and will provide access to the building's primary parking.

1.c. Sidewalk connections are provided from the perimeter walk along Route 18 to the interior of the site.

1.d. All walks are a minimum of 5' wide and protected by curb an gutter. Curb stops are also provided to maintain pedestrian walkway width.

1.e. A walk is provided adjacent the building's entrance façade and adjacent parking. The width is 5' minimum except widened to 8' at entrances to the building.

### III. Parking

#### Parking Location and Layout

##### 1. Design Standards

1.a. Parking is sited to the rear of the building and there is connectivity across the campus lots for parcels 311 and 90-93.

1.b. Parking is kept to the interior with proposed landscaping to minimize visual impacts. No adjacent residential properties abut the subject parcel 93.

1.c. There are just 11 parking spaces proposed for this small commercial site however the overall campus of parcels 311, and 90-93 will share parking as planned during the concept plan and growth allocation.

### IV. Building Design

#### Building Height/Scale/Massing/Form

##### 1. Design Standards

1.a. The proposed architecture is designed by the same architect from parcels 90 and 91 and is consistent with parcels 90, 91, and 92.

1.b. There are no adjacent residential uses.

1.c. All facades have windows and treatment for aesthetics as all facades are visible. Each also has color change and material variation.

1.d. The color and material changes on facades create a base, middle and top. The base will be a textured material. The top is a hip sloping roof.

1.e. The design and color of the building avoid monotone and make it consistent with the adjacent parcels 90-92.

#### Architectural Detail: Facades, Entrances, Roofs, Awnings

##### 1. Design Standards

1.a. The architecture of this infill development and final phase from the above mentioned concept plan from the growth allocation application is compatible with the surroundings and they buildings will complement each other.

1.b. Windows, balconies, pillars, overhangs, color changes, material changes, and protrusions all are provided throughout the various building facades.

1.c. Customer entrances are clearly defined with door type and pillars.

1.d. Roofs are hip pitched roofs.

1.e. Downspouts will tie to roof leaders underground and drain to the SWM bioretention.

1.f. Pillar supported awnings and overhangs are provided.

## Building Materials and Colors

### 1. Design Standards:

1.a. The colors are provided in the renderings.

1.b. The building material differences are shown on the renderings. The buildings colors and materials are meant to coincide with the adjacent parcels.

## Building Color

1-3 The colors aid in tying buildings of the campus together, however color changes on the proposed building compliment each other and the proposed materials. Bright and fluorescent colors have been avoided.

## V. Woodlands

There are no woodlands on the subject parcel. Some individual trees will be removed for demolition and construction room and they will be mitigated for with 6 new trees in addition to proposed landscaping requirement trees.

## VI. Landscaping and Screening

### Plant Materials.

#### 1. Design Standards:

1.a. The plantings will coincide with the adjacent parcels.

1.b. Trees, shrubs and ground cover will be provided as typical with site plan landscaping design.

### Site Perimeter Landscaping Abutting Street Edges

Plantings are provided to address street buffering requirements while avoiding required perimeter sidewalk, overhead power lines, and underground utilities.

### Parking Lot Landscaping

#### 1. Design Standards:

1.a. Parking lot landscaping per the County Code is addressed for the 11 proposed parking spaces. Only 11 parking spaces are proposed with one an ADA space. We ask that 11 be allowed without a landscape island in the middle given the parking is just on one side of the drive aisle and has landscaping off each end of it.

1.b. The parking is on the interior and does not abut a right of way. Parking lot plantings and Critical Area tree replacement plantings will assist with screening the parking lot from view from Shamrock Road.

### Service Area Screening

#### 1. Design Standards:

1.a. There is no outdoor storage. Trash corral area will be screened with board on board fencing in a similar location as it is currently. Trash area is kept more than 20' from pedestrian walkways. There are no loading docks.

Mr. Rob Gunter  
October 10, 2025  
Job #2023049  
Page 6 of 6

#### Mechanical/Utility Equipment Screening

##### 1. Design Standards:

1.a.-c. Equipment will minimal for the first floor and be screened. Second floor equipment will be inside walled areas. There is no equipment on the roofs because they are pitched.

#### Fencing and Walls

##### 1. Design Standards:

1.a. No privacy fencing is proposed or required. Fencing around the trash area will be wood or vinyl. The trash area will not block sight distance.

#### VII. Stormwater Management Areas

SWM areas will be incorporated into the landscaping with a seed variety to enhance the site.

#### VIII. Lighting

Lighting will be provided to coincide with pole and building lighting on parcels 90-92 to provide security lighting and parking lighting. Spillover will not occur. Fixtures shall not exceed 33'. Footcandle averages will be maintained.

#### IX. Signage

At this time no signage is proposed as the planning of the building use continues. Currently the intent is for the commercial space to house the existing florist building that is next door. Any future desired signage must adhere to design standards and go through property permitting.

We feel the proposed site layout, building architecture, and landscaping are consistent with the adjacent parcels and address the requirements of the TC-UC Design Standards and TC Code Design Guidelines.

Best regards,  
Davis, Moore, Shearon & Associates.



Brandon A. Davis, P.E.

cc: Eastern Shore Exodus, LLC

# GROWTH ALLOCATION NARRATIVE

The following is provided to explain how the conditions of growth allocation imposed by the Queen Anne's County Commissioners have been addressed with the development of parcel 93.

## **COUNTY CONDITIONS**

### **Condition a**

THE DEVELOPMENT OF THE SITE WILL SATISFY THE TC DESIGN GUIDELINES AS PRESCRIBED IN THE COMMUNITY PLAN, THE TC DESIGN STANDARDS HANDBOOK AND FURTHER REFLECTED IN CHAPTER 18

### **Response**

The site layout and building architecture have been designed to address the UC/TC Design guidelines. The site layout provides both pedestrian and vehicular connectivity between the parcels and the adjacent funeral home site, the building is proposed with architectural treatment on all sides and is compatible with existing adjacent buildings on parcels 90-92. Landscaping is proposed to provide parking lots landscaping, open space landscaping and landscape buffer along Rt 18. A standalone letter has been provided related to the project's compliance with UC/TC Design Guidelines and Standards.

### **Condition b**

THE APPLICANT DESIGN A PEDESTRIAN-ORIENTED DEVELOPMENT AVOIDING THE TYPICAL STRIP COMMERCIAL DEVELOPMENT PATTERN

### **Response**

The site provides pedestrian connections along MD RT 18 (Main Street) connecting existing roadside sidewalk on parcel 92 and extending it to the intersection at Shamrock Road. Pedestrian connection is provided from the MD RT 18 sidewalk between parcels 92 and 93 to connect with the entrance sidewalk on parcel 92 and along the proposed entrance façade of the new building on the subject parcel 93.

**Condition c**

A PEDESTRIAN AND BIKE CONNECTION IS CREATED IN CONCURRENCE WITH THE DEVELOPMENT OF THE ADJACENT DEVELOPING MD GENERAL LAND PROPERTY

**Response**

The site is provides pedestrian connections along MD RT 18 (Main Street) connecting existing roadside sidewalk on parcel 92 and extending it to the intersection at Shamrock Road. A crosswalk is provided across Shamrock Road.

**Condition d**

FOUR-SIDED ARCHITECTURE (FULL FACADE TREATMENT ON ALL ELEVATIONS) IS ACCOMPLISHED AS SITE PLAN REVIEW WHICH IS CONSISTENT WITH THE RENDERINGS PREVIOUSLY PRESENTED TO THE PLANNING COMMISSION FOR CONCEPT PLAN APPROVAL

**Response**

The architectural plans provide full façade treatments consistent with the concept plan and with adjacent buildings that were also the subject of the growth allocation granted in 2014. Windows, awnings, balconies, mid height materials changes, pillars, façade and roof breaks, pitched roof, and a hip roof all provide treatments to address the 4 sided requirement.

**Condition e**

THE ARCHITECTURE PROPOSED WILL MAINTAIN A SIMILAR STYLE AS THAT WHICH EXISTS ALREADY ON PARCEL 92

**Response**

The architecture utilizes colors and other features similar to the existing building on parcel 92. The scale/size of the building the tan/grey like color, shape of building, and use of awnings and other façade treatment allow it to mimic the existing building on parcel 92, and also those on parcels 90 and 91.

**Condition f**

THE APPLICANT CONSIDER ROADWAY TREATMENTS TO ALLOW FOR SAFE PEDESTRIAN MID-BLOCK AND INTERSECTION CROSSINGS

**Response**

This project will provide curb and gutter and pavement improvements along MD RT 18 to tie existing curb and roadway section that fronts parcel 92 to existing curb near the intersection of Shamrock Road. Sidewalk will be provided behind the new curb and gutter to assist with pedestrian protection. A painted crosswalk is to be provided across Shamrock Road to tie to existing sidewalk.

**Condition g**

ADDITIONAL VEGETATION BUFFERING TO SHIELD BUILDING FACADES FROM THE ROADWAYS BE PROVIDED

**Response**

The proposed landscaping is provided to address code and guideline requirements while avoiding overhead power lines and underground piping for water, sewer, and storm drain. Some trees are to be relocated that were from prior site plans to ensure compliance across all parcels. Extra vegetation has been added at a ratio similar to the site plan for parcels 90 and 91 to provide similar additional buffering and screening. Plantings are also sited to avoid drainage ways so runoff ponding is not caused by plant growth.

**Condition h**

THE APPLICANT SHALL PROVIDE ADDITIONAL GREEN SPACE IN THE PARKING AREA AND AROUND PEDESTRIAN CONNECTIONS WHERE POSSIBLE

**Response**

The plan is consistent with the growth allocation concept plan. The designed proposed building footprint is actually smaller than that shown in that concept plan, thereby increasing green space from that initially proposed. The proposed parking and associated impervious improvements are the minimum necessary. Landscaping and open areas are provided adjacent to the parking and pedestrian sidewalks to enhance aesthetics and green space. Plantings are also provided around the building and between sections of sidewalk. There are green areas between the walk that spans

between parcels 92 and 93, and between the Rt 18 sidewalk and roadway pavement. The SWM bioretention area will be planted with shrubs and trees around it to further enhance the green space onsite.

**Condition i**

THE PROPERTY DEVELOPMENT DESIGN WILL LIMIT THE IMPERVIOUS SURFACE AS NECESSARY TO ACHIEVE THE 10% POLLUTANT REDUCTION TO MEET CRITICAL AREA BEST MANAGEMENT PRACTICES.

**Response**

The proposed impervious areas are the minimum necessary to provide parking that meets the requirement for the campus, provide a building that is smaller than that shown on the concept plan, and provide pedestrian connectivity and loading area. The proposed site plan is consistent with the concept plan. A micro bioretention area treats the proposed building and other miscellaneous areas. Permeable pavement is provided to treat the parking spaces and to assist with addressing pollutant reduction requirements and to help decrease the pavement footprint's heat signature of the development. The combination of the microbioretention and the permeable pavement provide 0.29 lbs P per year to exceed the 0.27 lbs P per year requirement.

## **CRITICAL AREA COMMISSION CONDITIONS**

### **Condition a**

THE GROWTH ALLOCATION APPROVAL IS CONTINGENT UPON THE QUEEN ANNE'S COUNTY COMMISSIONERS GRANTING FINAL APPROVAL FOR ORDINANCE #13-16, WHICH AMENDS CHAPTER 14 (QUEEN ANNE'S COUNTY'S CHESAPEAKE BAY CRITICAL AREA ACT) OF THE COUNTY'S ZONING ORDINANCE TO ALLOW THE COUNTY TO GRANT GROWTH ALLOCATION FOR INTENSELY DEVELOPED AREAS THAT ARE LESS THAN 2 ACRES IN SIZE, UNDER CERTAIN PRESCRIBED CONDITIONS.

### **Response**

Final approval was granted by the County Commissioners on March 25, 2014.

### **Condition b**

PRIOR TO FINAL SITE PLAN APPROVAL, THE COUNTY WILL SUBMIT FINAL 10% STORMWATER CALCULATIONS TO COMMISSION STAFF FOR REVIEW AND APPROVAL.

### **Response**

The proposed SWM addressed the Critical Area IDA pollutant reduction requirement using permeable pavement and a microbioretention.