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To: Planning Commission  
From: Steven Johnson, Senior Planner  
Meeting Date: November 13, 2025  
File Number: SP #25-05-0154  
File Name: Waterman Realty  
Owner/Developer: Waterman Realty Company, Inc.  
c/o Barry Waterman  
109 Country Day Road  
Suite 1  
Chester, Maryland 21638  
Engineer: Lane Engineering, LLC  
117 Bay Street  
Easton, MD 21601

**General Information:**

Map / Parcel: 58F / 12  
Location: 600 Winchester Creek Road, Grasonville, MD  
Parcel Size: 0.585± acres  
Zoning District: Urban Commercial (UC)

**Proposal and Requested Actions:**

The applicant is proposing to construct a 2,144 square foot commercial use building in the Urban Commercial zoning district.

The applicant is requesting Minor Site Plan approval.

**Project History:**

- Minor Plan Submittal: May 19, 2025
  - 25-Day Submittal: October 10, 2025
  - Planning Commission Hearing: November 13, 2025

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**FACTS AND FINDINGS**

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- The project site is located within the Urban Commercial (UC) zoning district. The UC zoning district purpose is:
  - §18:1-22.A: This district is intended to provide primarily for a variety of commercial and limited light industrial uses in predominately urban areas along major highways. Stringent design and landscaping standards withing the UC District are intended to minimize the impacts of highway commercial uses.
- The applicant is proposing a commercial use building within the UC zoning district.
  - In accordance with §18:1-22.B, commercial uses are permitted in the UC zoning district.

**EXISTING CONDITIONS:**

- The subject parcel totals 0.585 acres and is currently vacant.
- The proposed project is in the Grasonville 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 a 2,144 square foot commercial use building.
- All UC zoning district non-residential development standards have been met.
- Building Height:

Maximum permitted	45 feet
Proposed	30 feet

- Non-residential Floor Area (FAR):

Maximum Permitted	10,193 sq. ft.
Proposed	2,144 sq. ft.

- Impervious Surface Area:

Maximum Permitted	5,445 sq. ft.
Proposed	5,424 sq. ft.

Impervious surface area limited to a maximum of 5,445 sq. ft. per §14:1-38.D.(8)(d).

- Parking:

Required	7 spaces
Proposed	8 spaces

- The project will be served by a private well and public sewer.
  - The existing 250 gpd of sewer allocation currently held by the site is adequate for the proposed use.
- Stormwater management has been reviewed and approved by the Department of Public Works.
- Proposed on-site lighting complies with the exterior light standards found in §18:1-85.
- No identification signage is proposed.
  - Future signage will comply with the requirements of §18:1-81.A.

**Adequate Public Facility Ordinance:**

- This project does not meet the thresholds for APFO review, therefore is exempt.

**Environmental Details:**

- The property is located entirely within the LDA designation of the Chesapeake Bay Critical Area.
  - All Critical Area requirements have been met.
  - Maximum impervious surface area within the LDA is typically 15% of the gross site area; however §14:1-38.D.(8)(d) of the County Code limits impervious cover on this parcel to a maximum of 5,445 square feet.
  - Mitigation for tree removal outside of the on-site woodland met by the planting of 14 trees.
- The proposed development meets all landscape planting requirements. This includes on-site, parking lot, and street buffer landscaping.
- There are no wetlands, steep slopes, streams, erosion hazard areas, or endangered species on-site.
- The property is not located within the 100-year floodplain.
- There is a 0.21-acre woodland on-site.
  - No disturbance is proposed.

- The requirements of the Forest Conservation Act are not applicable, as the subject property is located within the Chesapeake Bay Critical Area.

Design Standards:

- Town Center (TC) & Urban Commercial (UC) Design Standards and §18:1-22.F - Design guidelines:
  - The applicant has submitted memos that address the TC / UC Design Standards and design guidelines.
  - Architectural renderings have been provided.
  - An easement for a future sidewalk is provided along the frontage of the property along Winchester Creek Road.

**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 development that meets the TC / UC Design Standards, which require that proposed development compliments existing buildings and community character.*
  - Map 4-7 Growth & Priority Funding Areas: Identifies this property as being located within the Grasonville Growth Area and Priority Funding Area.
  - Map 4-10 Comprehensive Plan Map: Detailed Future Land Use: Identifies the property as Commercial & Mixed Use and as being located within the Grasonville Growth Area.
- Chapter 5: Environmental Resources
  - Goal 5-3: Implement a growth management strategy to direct new and infill development to existing Growth Areas.
    - *The proposed development is located within the Grasonville Growth Area.*
  - Map 5-10 Sanitary Sewer Services: Identifies the property as S1 – Current Sewer Service Area.
- Chapter 8: Economic Development & Tourism
  - The southern portion of the County includes the population centers of Chester, Grasonville, and Stevensville. This area is a designated Priority Funding Area for planned growth and supports the majority of the commercial and industrial activity in the County. Page 8-21
  - Map 8-2 Business Incentive Zones: Identifies the property as being located within an Enterprise Zone.
- Chapter 11: Community Plans
  - Goal 11A-1: Prepare for appropriate infill and redevelopment opportunities.
    - *The applicant is proposing infill development 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 Grasonville Growth Area.

**CONCLUSION:**

No agencies that have reviewed this Minor 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:**

**Minor Site Plan:**

RESOLVED, that the Planning Commission, regarding the request by Waterman Realty Company, Inc. for Minor Site Plan approval for the construction of a 2,144 square foot commercial use building, and as more particularly described in Department of Planning & Zoning file SP #25-05-0154, 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** Minor Site Plan approval subject to the following conditions:

1. Any remaining edits and/or documents required by the Department of Public Works, Planning & Zoning or any other reviewing agency be reviewed and approved.
2. The architecture and overall site design must substantially reflect the documents provided.
3. All required legal documents must be approved, signed, and recorded prior to obtaining final site plan signatures.
4. All required bonds, sureties, review, and inspection fees must be submitted to the Department of Public Works and the Department of Planning and Zoning as appropriate.