



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@qac.org
Telephone Permits: (410) 758-4088
Email Permits: PermitApplications@qac.org

To: Planning Commission
From: Steven Johnson, Senior Planner
Meeting Date: December 11, 2025
File Number: SP #25-08-0159
File Name: TechOps Specialty Vehicles HQ
Owner/Developer: Reliable Development Company, LLC
c/o Dorsey Schulz
2568A Riva Road
Suite 300
Annapolis, Maryland 21401
Engineer: Lane Engineering, LLC
117 Bay Street
Easton, MD 21601

General Information:

Map / Parcel / Lot: 56 / 20 / 109
Location: Ellendale Farm Lane, Stevensville, MD
Parcel Size: 4.411± acres
Zoning District: Urban Commercial (UC)

Proposal and Requested Actions:

The applicant is proposing to construct a 40,040 square foot building for the design and fabrication of specialty vehicles in the Urban Commercial zoning district.

The applicant is requesting Concept Plan approval.

Project History:

- Concept Plan Submittal: August 4, 2025
 - STAC Review: September 3, 2025
 - 25-Day Submittal: November 14, 2025

FACTS AND FINDINGS

- 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 within the UC District are intended to minimize the impacts of highway commercial uses.
- The applicant is proposing a building for the design and fabrication of specialty vehicles within the UC zoning district.
 - In accordance with §18:1-22.B.(21), light industrial uses are permitted in the UC zoning district.

- In August of 2025, an amended easement for overhead flight was recorded into land records (KBH 4619/26).
 - Structures and plantings within the easement area cannot exceed a height of 35 feet.
 - The proposed development is located within this easement area and must comply with the height restriction.

EXISTING CONDITIONS:

- Parcel 20 Lot 109 totals 4.411 acres.
- The property is currently utilized for agricultural use.
- The proposed project is in the Chester/Stevensville Growth Area and Priority Funding Area.
- There are no known historical structures or archeological significant resources on-site.

PROJECT DETAILS:

- The applicant is proposing a 40,040 square foot building for the design and fabrication of specialty vehicles.
- All UC zoning district non-residential development standards have been met including:

- Setbacks:

Front	35 feet
Side	10 feet
Rear	10 feet

- Building Height:

Maximum Permitted	35 feet
Proposed	34.8 feet

- Non-residential Floor Area (FAR):

Maximum Permitted	76,857 sq. ft.
Proposed	40,040 sq. ft.

- Impervious Surface Area (Non-Critical Area):

Maximum Permitted	138,277 sq. ft.
Existing	9,868 sq. ft.
To Be Removed	9,868 sq. ft.
Proposed	107,791 sq. ft.

Critical Area impervious surface area calculations not provided due to the area being subject to an easement that limits the use within the Critical Area (see below Critical Area information).

- Parking:

Required	56 spaces
Proposed	56 spaces

- The project is required to be served by public water and sewer.
 - The project will require a total of 1,806 gallons per day of water and sewer allocation.
 - The site currently holds 250 gallons per day of water and sewer allocation.
 - The project will require an additional 1,556 gallons per day of water and sewer allocation.
 - The applicant must file an application to the Sanitary Commission for the additional allocation necessary to serve this project.
- Stormwater management has been conceptually proposed as shown on sheets C-101 and C-102 of the plan set. The Department of Public Works will continue their review throughout the site plan process.

- Proposed lighting will comply with the exterior light standards found in §18:1-85 and design guidelines found in §18:1-22.F.
- Proposed signage will comply with the requirements of §18:1-81.A.

Environmental Details:

- Critical Area:
 - 0.443 acres of the subject parcel are located within the Resource Conservation Area (RCA) Designation of the Chesapeake Bay Critical Area.
 - This area is subject to an easement that limits its use to passive recreation activities, planting, and maintenance of landscaping that does not support development outside of the critical area.
 - No component of the proposed development, including stormwater features and landscaping, encroaches upon this easement.
- The proposed development conceptually meets all landscape planting requirements. This includes on-site, parking lot, and street buffer landscaping.
- There are 0.189 acres of nontidal wetlands and 0.52 acres of nontidal wetlands buffer on-site.
 - The applicant is proposing to disturb 0.188 acres of nontidal wetlands and 0.435 acres of nontidal wetlands buffer.
 - MDE authorization for the proposed disturbance will be required at the time of site plan review.
- There are 0.40 acres of woodlands on-site.
 - The applicant is proposing to clear 0.15 acres.
 - Forest Conservation was addressed with the original Ellendale subdivision, which was recorded on June 1, 2007.
- There are no steep slopes, streams, erosion hazard areas, or endangered species on-site.
- The property is not located within the 100-year floodplain.

Design Standards:

- Airport Protection:
 - The applicant has submitted aeronautical studies to indicate a Determination of No Hazard to Air Navigation from the Federal Aviation Administration.
 - The proposed development complies with the height restriction of 35' detailed within the amended easement for overhead flight.
- 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.
 - The applicant has submitted aeronautical studies to indicate a Determination of No Hazard to Air Navigation from the Federal Aviation Administration.

Adequate Public Facilities Ordinance:

- During the site plan review process the applicant will be required to satisfactorily address the Queen Anne's County Adequate Public Facilities Ordinance.

2022 COMPREHENSIVE PLAN:

- Chapter 4: Land Use
 - 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 and as being located within the Chester/Stevensville 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 Chester/Stevensville Growth Area.*
 - Map 5-10 Sanitary Sewer Services: Identifies the property as S1 – Current Sewer Service Area.
 - Map 5-8 Water Service Areas: Identifies the property as W1 – Current Water Service.
- 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 Chester/Stevensville Growth Area.

CONCLUSION:

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

SUGGESTION FOR RESOLUTION:

Concept Plan:

RESOLVED, that the Planning Commission, regarding the request by Reliable Development Company, LLC for Concept Plan approval to construct a 40,040 sq. ft. building for the design and fabrication of specialty vehicles within a 4.411-acre parcel in the Urban Commercial zoning district, and as more particularly described in Planning & Zoning file SP-25-08-0159, hereby finds:

1. The Concept Plan **IS / IS NOT** consistent with the goals and objectives of the Queen Anne’s County 2022 Comprehensive Plan.
2. The Concept Plan **IS / IS NOT** consistent with the Queen Anne’s County Zoning & Subdivision Regulations.

(*SELECT ANY OTHER FINDINGS FROM STAFF REPORT*)

...and hereby **GRANTS / DENIES** Concept 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.
2. Prior to the submittal of the major site plan, all remaining airport-related comments shall be fully addressed to the satisfaction of the Airport Manager. This requirement includes, but is not limited to, all conditions identified in the attached Airport Manager Review #3 email dated 11/24/2025.
3. The architecture, and overall site design must substantially reflect the documents provided.

Attachments:

November 24, 2025 – Airport Manager’s Review #3 Email

Lauren Pyle

From: Linda Steiner
Sent: Monday, November 24, 2025 1:09 PM
To: Lauren Pyle
Cc: Amy Moredock
Subject: Tech Ops Specialty Vehicles HQ: SP-25-08-0159 Concept Plan Review #3

AECOM comments on behalf of the airport, which I have reviewed and approved are as follows:

Tech Ops Specialty Vehicles HQ: SP-25-08-0159 Concept Plan Review #3

It should be noted that the comments previously included for the Review #2 submission were not addressed in the current Review #3 submission and thus are being included again. Since this is for Concept only, we recommend Approval With Conditions SUBJECT to the following being changed prior to the major site plan submittal:

- Sheets C-101 and C-102: Although the current permanent 7460 filings (2025-AEA-5122-OE through 2025-AEA-5125-OE) have been given determinations of “NO HAZARD TO AIR NAVIGATION”, those filings used a Site Elevation of 13 feet. However, the C-101 and C-102 sheets appear to show a finished floor elevation of 14 feet based on the contours provided. Therefore, new 7460 filings will need to be submitted for the building and any other aboveground structures (i.e. lightpoles, etc.) and receive similar “NO HAZARD TO AIR NAVIGATION” determinations if the 14-foot site elevation is going to be allowed (see the bullet that follows).
- Sheets C-101 and C-102: Plan contours appear to show a finished floor elevation of 14 feet as opposed to the current 13 feet noted in the permanent 7460 filings. It should be noted that the current Air Rights Easement (Book: 4619, Page: 26) limits structure and other development heights to 35 feet above the existing ground elevation. Since the existing site elevation appears to be approximately 13 feet, the 14-foot elevation would violate the Air Rights Easement agreement. Therefore, the finished floor elevation would need to be revised to be 13 feet as opposed to the 14-foot elevation currently shown if a higher development height is not allowed.
- As the design is developed, temporary 7460’s will also need to be filed for any cranes or similar types of construction equipment, stockpiles, etc. used to construct the permanent items noted in the plans that will create a condition/AMSL that is higher than the final “built” conditions included on the permanent 7460 filings. The 7460 filings for these temporary construction conditions will also need to receive FAA determinations of “NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE”.
- Sheet C-501 Temporary Seeding Schedule: Foxtail Millet and Pearl Millet should be removed from Temporary Seeding Schedule or replaced with alternate seed mixes that are contained in the approved airport plant list. Developer response dated September 29, 2025, has noted that this will be changed prior to major site submittal.
- Sheet C-501 Wetland Seeding Schedule: Foxtail Millet should be removed from the Wetland Seeding Schedule or replaced with alternate seed mixes that are contained in the approved airport plant list. Developer response dated September 29, 2025, has noted that this will be changed prior to major site submittal.
- Sheet C-502: The Submerged Gravel Wetland Maintenance Criteria 1st Year Post Construction section notes that the system should drain within 24-72 hours. Advisory Circular (AC) 150/5200-33C, Hazardous Wildlife Attractants on or Near Airports, addresses ponding water as a wildlife attractant

and recommends the use of minimum separation criteria and ponding durations when citing features that may attract hazardous wildlife onto, into, or across the airport's approach or departure airspace or aircraft operations areas. The AC recommends that such features be located the following minimum distances from the nearest aircraft operations area: 5,000-feet for airports serving piston-powered aircraft (paragraph 1.2), 10,000-feet for airports serving turbine-powered aircraft (paragraph 1.3), and a 5-mile range for all airports to protect approach, departure and circling airspace (paragraph 1.4). It further goes on to state in paragraph 2.3.2 that new stormwater detention ponds or other stormwater management features should be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and to remain completely dry between storms. This note and any other associated notes shall be revised to meet this detention criterion. Due to its proximity to Bay Bridge Airport, the EOR/developer shall provide verification on the plans that the Submerged Gravel Wetland stormwater management features/devices shown in the plans have been designed to meet this detention criterion. Developer response dated September 29, 2025, has noted that this verification will be provided at the time of final engineering and major site plan submittal.

Sheets L-101 Plant List: Airport protected surface elevations for the proposed site vary from 40' MSL to 80' MSL. The landscape architect has provided MAX. HEIGHT AT MATURITY information in the PLANT LIST table. However, the list contains TA and TAS plan symbol species that have a 40' MAX. HEIGHT AT MATURITY. It should be noted that this height exceeds the 35' height requirement as mandated in the AIR RIGHTS EASEMENT AGREEMENT. Therefore, these species must be replaced with species that will meet the 35' requirement prior to the major site submittal.

Thank you,
Linda