



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

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MEMORANDUM

DATE: DECEMBER 11, 2025
TO: QUEEN ANNE'S COUNTY PLANNING COMMISSION
FROM: DOUG SUMMERS, COUNTY PLANNER
SUBJECT: MAJOR SUBDIVISION – AMENDMENT TO COVENANTS
MEADOW CREEK SUBDIVISION – SUB #05110007

Background

- In April 2006, Meadow Creek Subdivision received final approval from the Planning Commission to create an 18-lot major subdivision with two public roads (SUB #05110007). The subdivision is located along the west side of Carville Lane directly south of its intersection with Hope Road in Centreville, MD.
- The subdivision was signed by Planning Commission on June 27, 2006 and recorded the same day at SM 37/14.
- Final subdivision covenants titled, Declaration of Covenants, Conditions and Restrictions (the "Covenants") were subsequently recorded on December 2, 2024 at KBH 4507/117 in the Queen Anne's County Land Records.

Objective

On October 10, 2025, legal representation for Meadow Creek, LLC applied to Queen Anne's County for an amendment to the recorded Covenants for the Meadow Creek subdivision. The intent of this amendment is to remove Lot 6 from the Covenants due to restrictions that inhibit desired agricultural land use on the parcel. Lot 6 is 32.067 ac. in size and is zoned Agricultural (AG). The Covenants specifically prohibit keeping of livestock which is a planned activity on Lot 6 by current ownership. Removing Lot 6 from the Covenants will result in Lot 6 not being subject to the Covenants.

Per Section 3.f. of the Meadow Creek Declaration of Covenants, *no covenant may be amended or changed in any manner without prior written approval of the Planning Commission or other agency or person duly authorized by the County to approve such change or amendment.* As such, the removal of Lot 6 from the governing Covenants for the Meadow Creek subdivision requires review and approval from the Planning Commission.

Because Lot 6 contains required subdivision elements, including easements, protected forest areas, temporary soil stockpile areas, and required street tree plantings – removing Lot 6 from the Covenants must include a condition requiring Lot 6 to record a new deed in the Queen Anne's County Land Records. This deed must reaffirm and document that all approved subdivision elements on Lot 6 remain in place.

Recommendation

As subdivision covenants are a private action, with no specific requirements under the Queen Anne's County Code, Queen Anne's County planning staff defers to legal counsel for direction on this matter. A resolution has been drafted with guidance from legal counsel for your review and consideration.

Resolution

RESOLVED, that the Planning Commission has reviewed the request by Meadow Creek, LLC for an amendment to the Declaration of Covenants, Conditions, and Restrictions for Meadow Creek that removes Lot 6 from the Covenants,

and hereby **GRANTS / DENIES** the requested amendment subject to the following conditions:

1. Lot 6 must record a superseding property deed within the County Land Records subjecting Lot 6 to all of the required subdivision elements currently located on Lot 6 that were part of the Meadow Creek development plan recorded at SM 37/14 within the Queen Anne's County Land Records.
2. Provide copies of this recorded deed to the Queen Anne's County Department of Planning prior to the issuance of any new building permits for Lot 6.



Queen Anne's County Department of Planning & Zoning

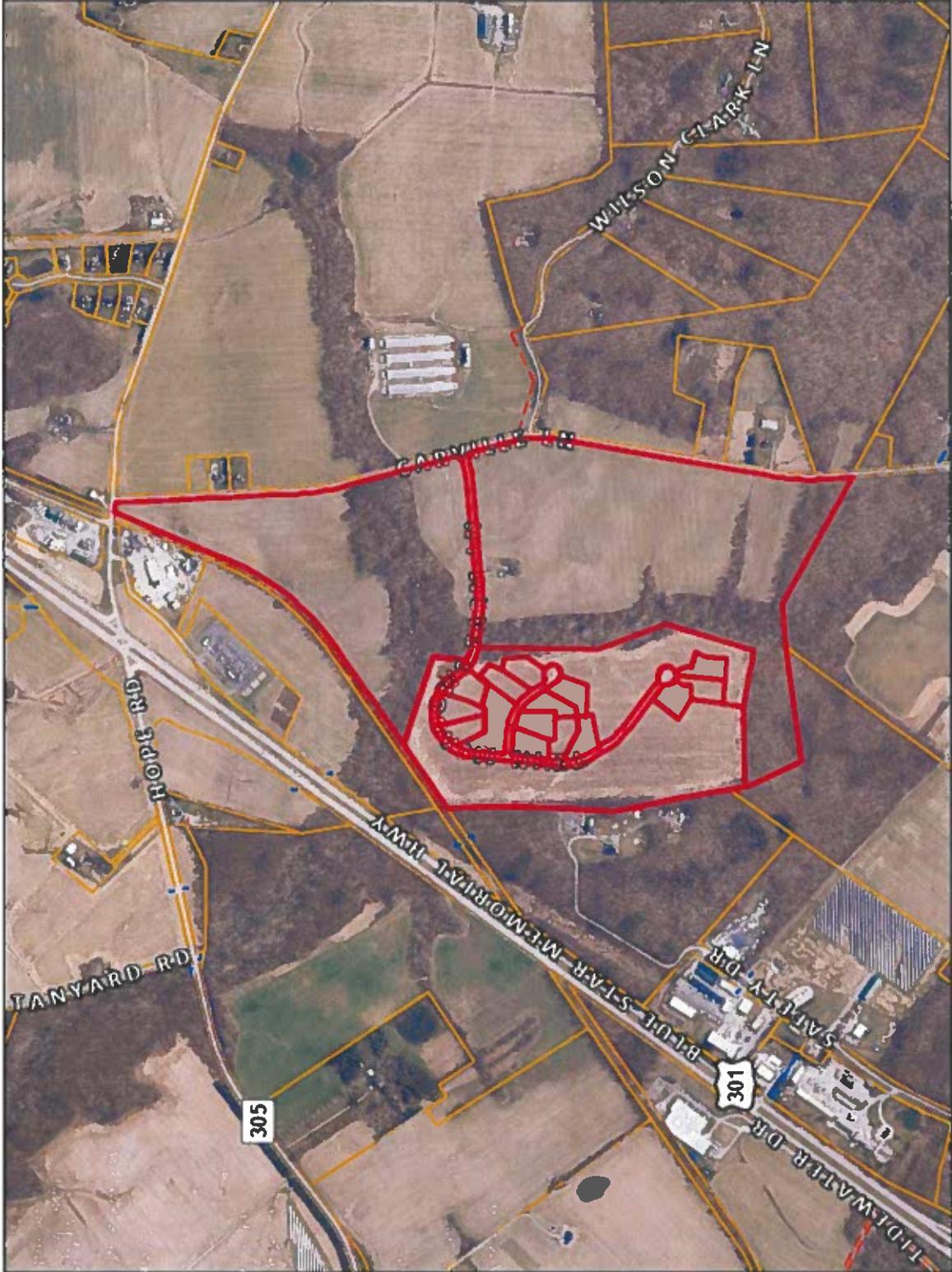
Project Name: Meadow Creek - Amendment

File #: ATE-25-10-0013

Project Notes:

The applicant is requesting an amendment to the restrictive covenants for the Meadow Creek Major Subdivision. The amendment would remove Lot 6 from the governing covenants of the subdivision to allow for proposed agricultural uses on the lot.

Per Section 3.f of the recorded covenant recitals, any changes to the covenants requires review and approval from the Planning Commission.



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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Data Provided By Queen Anne's County GIS.