



Queen
Anne's
County

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

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

Staff Technical Advisory Committee

Wednesday, February 4, 2026

Planning Commission Room

9:00 a.m.

Meeting Agenda

File Name:

Merrick Farms – Byler Materials | Phase V

File Number:

SP-26-01-0170

Owner:

Merrick Farm, LLC
c/o Jonathan Byler

Property Address:

2251 Goldsboro Rd
Barclay, MD 21607

Proposing:

A 215.555 acre expansion of an existing major extraction operation

Requesting:

Concept plan approval and favorable recommendation to the Board of Appeals

General Information:

Map/Block/Parcel/Tract

31/6/44/1

Parcel Size

348.343 ac

Zoning District

Agricultural (AG)

Critical Area

N/A

Agent:

Lane Engineering, LLC
c/o Sean Callahan
117 Bay Street
Easton, MD 21601

Planner:

Steve Johnson

Original Site Plan Submitted:

January 5, 2026

1st STAC Review:

February 4, 2026

9:30 a.m.

Meeting Agenda

File Name:

Dunkin Donuts

File Number:

SP-26-01-0169

Owner:

100 Olde Point, LLC
c/o Todd Lalumiere

Property Address:

100 Olde Point Village
Chester, MD 21619

Proposing:

Administratively combine three (3) deeded parcels to construct a 1,507 sqft Dunkin Donuts with drive thru and pick-up service only

Requesting:

Minor Site Plan Approval

General Information:

Map/Parcel

57/231

Parcel Size

1.042 ac

Zoning District

Town Center (TC)

Critical Area

N/A

Agent:

DMS & Associates
c/o Brandon Davis
P.O. Box 80
Centreville, MD 21617

Planner:

Steve Johnson

Original Site Plan Submitted:

January 5, 2026

1st STAC Review:

February 4, 2026