



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

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To: Planning Commission
From: Doug Summers, Associate Planner
Meeting Date: October 10, 2024
File Number: SP #24-01-0120
File Name: Old School Buildings, LLC
Owner/Applicant: Old School Properties, LLC
c/o Kent Damschroder
201-C Love Point Road
Stevensville, MD 21666

Engineer: DMS & Associates, LLC
c/o Brandon Davis, Jr. P.E.
P.O. Box 80
Centreville, MD 21617

General Information:

Map / Parcel / Lot: 56 / 220
Size: Total = 1.406± acres
Location: 201 Love Point Road
Zoning District: Urban Commercial (UC)
Critical Area: Not Applicable

Proposal and Requested Actions:

The applicant proposes to construct (1) 9,375-sf. light industrial flex building addition, (1) 11,250-sf. light industrial flex building, and the associated infrastructure on an approximately 1.406-acre lot.

The applicant is requesting Major Plan approval.

Project History:

- Major Site Plan Submittal: January 17, 2024
 - Initial STAC Review: February 21, 2024
 - 25-Day Submittal: September 11, 2024

FACTS AND FINDINGS

- The subject parcel 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 light industrial use in predominantly urban areas along major highways. Stringent design and

landscaping standards within the district are intended to minimize the impacts of highway commercial uses.

- The applicant is proposing to construct light industrial flex building space for contractor use on a site located in the UC zoning district.
- In accordance with §18:1-22.B.(19)-(20), *Light industrial* and *low commercial* are permitted uses within the UC zoning district.
 - Light industrial use consists of a range of operations to include wholesale, manufacturing, services, and/or contractor’s offices generally conducted indoors where nuisances associated with noise, odor, smoke, and dust are minimal.
 - Low commercial consists of a range of uses to include business, professional, medical, veterinary, and all other general office use.

EXISTING CONDITIONS:

- Tax Map 56 Parcel 220 totals 1.406 acres and is owned by the applicant.
- Located at 201 Love Point Road, Stevensville, MD.
- The parcel has an existing structure consisting of a historic schoolhouse with an office building addition.
 - The schoolhouse portion of the structure is to be demolished.
- There is an existing gravel parking area and drive aisle within the proposed development site area that is to be redeveloped.
- The subject parcel is located within the Chester/Stevensville Growth Area, a priority funding area, and an enterprise zone.

PROJECT DETAILS:

- The applicant is proposing:
 - To demolish 11,996-sf of an existing building.
 - There will be 2,913-sf remaining of the existing structure.
 - An addition to the existing building totaling 9,375-sf. for light industrial flex space.
 - A standalone 11,250-sf. light industrial flex building.
- Building height:
 - Maximum permitted ----- 45 feet
 - Existing ----- <45 feet
 - Proposed ----- 21 feet
- Floor area (FAR):
 - Maximum permitted (40%) ----- 24,503 square feet
 - Existing (24.3%) ----- 14,909 square feet
 - To be removed ----- 11,996 square feet
 - Proposed ----- 20,625 square feet
 - Total (38.4%) ----- 23,538 square feet
- Impervious surface area:
 - Maximum permitted (80%) ----- 49,006 square feet
 - Existing (69.3%) ----- 42,479 square feet

- To be removed ----- 38,693 square feet
- Proposed ----- 42,583 square feet
- Total (75.7%) ----- 46,369 square feet
- **Parking:**
 - Parking spaces required ----- 42 spaces
 - Parking spaces provided ----- 42 spaces
- The development standards of the UC zoning district pertaining to minimum lot width and lot frontage are met with this proposal. Setbacks for new construction on site are met.
- **Site Access:**
 - Access to the site will be taken from Love Point Road.
 - The easternmost access point will provide ingress/egress to the site.
 - The westernmost access point will provide egress only from the site.
- **Pedestrian access:**
 - A sidewalk easement has been established for future pedestrian connectivity in the area.
- Stormwater management (SWM) and on-site utility requirements have been met and approved by the Department of Public Works.
- All proposed lighting will comply with the requirements of 18:1-85.
- No signage has been proposed with this development.
- The proposed development is required to be served by public water and sewer.
 - Existing allocation has been deemed adequate for this redevelopment proposal.

Heritage:

- **QA-262 – Old Stevensville High School:**
 - The eastern portion of the existing structure on site is identified as QA-262 – Old Stevensville High School on the Maryland Inventory of Historic Properties.
 - According to Maryland Historical Trust *“The old Stevensville High School appears to mark the beginning of a coordinated effort to develop a regionally centralized county school system. It is distinctive for its overall massing and proportions,...(along with several unique architectural elements).”*
- **QA-463 & NRHP 86002333 – Stevensville Historic District:**
 - Parcel 220 is part of the Stevensville Historic District which is designated as QA-463 on the Maryland Inventory Historic Properties and 86002333 on the National Register of Historic Places.
 - The eastern portion of the existing structure on site (QA-262) is noted as a contributing structure to the historic district.
- The development plan proposes demolition to the historic structure on site due to structural deficiencies that make it cost prohibitive for renovation and rehabilitation.
 - January 26, 2024 – Tier I Historical Review initiated due to proposed demolition.
 - January 30, 2024 – Tier II Historical Review recommended by Heritage Partners due to historical significance (30-day hold for further review and documentation).
 - March 7, 2024 – Tier II Historical Review completed by Heritage Partners.

- August 28, 2024 – Kent Island Heritage Society conducted site visit with owner to photo document site prior to demolition.

Environmental Details:

- The proposed development meets all landscape planting requirements. This includes on-site, parking lot, and street buffer landscaping.
- Dislike use screening:
 - The applicant is proposing a 6' board on board or vinyl fence along the majority of the rear property line.
 - Due to the existing structure that is to remain on site being located 2'-5' off the rear property line, no fence is proposed of this area due to space constraints.
- There are no woodlands, streams, wetlands, steep slopes, or rare, threatened, or endangered species within the development site area.
- The development site area is not located within the 100-year flood plain.
- Forest Conservation Act. Flip these two bullets to establish how much first, then how much fee
 - The site requires 0.21 ac. of afforestation to meet forest conservation requirements.
 - The applicant is proposing fee-in-lieu to meet forest conservation requirements due the lot space constraints, no woodland acreage on site, and unsuccessful efforts at off-site mitigation.
 - The applicant will make a payment of \$2,790.01 to satisfy this requirement.

Design Standards:

- Town Center (TC) & Urban Commercial (UC) Design Standards and §18:1-28.D.(5) - Design guidelines:
 - The proposed project conforms to applicable design standards.
 - Architectural renderings have been provided.

Adequate Public Facilities Ordinance:

- Correspondence from the APFO administrator indicates that this project is exempt from an Adequate Public Facilities Study (APFS) due to proposed minimal trip generation.

2022 COMPREHENSIVE PLAN:

- Chapter 4: Land Use
 - Map 4-7 Growth & Priority Funding Areas: identifies this property as being located within a growth 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 Planning Area.
- Goal 4-1: “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 redevelopment that meets the TC / UC Design Standards, which require that proposed development compliments existing buildings and community character.*
- Chapter 5: Environmental Resources
 - Map 5-1 Sanitary Sewer Services: Identifies the property as S1 – Current Sewer Service Area.
 - Goal 5-3: Implement a growth management strategy to direct new and infill development to existing Growth Areas.

The proposed development is located within an existing Growth Area.

- Chapter 8: Economic Development & Tourism,
 - Map 8-2 Business Incentive Zones: Identifies the property as being located within an Enterprise Zone.
 - Page 8-20 indicates that directing commercial, retail, and housing development to Town Centers and Growth Areas is a central element in strengthening economic vitality in the County.
- Goal 8-1: “Encourage occupancy or redevelopment of vacant commercial space.”
 - *The applicant is proposing commercial redevelopment on a site that has possessed a vacant building intermittently over the past several years.*
- Chapter 11: Community Plans
 - Map 11-3 Community Plans Detailed Future Land Use: Identifies the property as Commercial & Mixed Use and as being located within the Chester/Stevensville Planning Area.

CONCLUSION:

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

RESOLUTIONS:

Major Site Plan

RESOLVED, that the Planning Commission, regarding the request by Old School Buildings, LLC, for Major Site Plan approval to construct (1) 9,375-sf. light industrial flex building addition, (1) 11,250-sf. light industrial flex building, and the associated infrastructure on an approximately 1.406-acre lot, and as more particularly described in Department of Planning & Zoning file SP #24-01-0120, hereby finds this Major 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.
2. The architecture, and overall site design must substantially reflect the documents provided.

3. Any required legal documents must be approved, signed, and recorded prior to obtaining final signatures.
4. All required bonds, fees, sureties, review, and inspection fees must be submitted to the Department of Public Works and the Department of Planning and Zoning as appropriate.
5. All required signatures must be obtained.