



# CARTER FARM AGRIHOOD

## A Conservation Community

Centreville, MD

## PLANNING COMMISSION PUBLIC HEARING

*GROWTH ALLOCATION REQUEST FOR THE  
CARTER FARM TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
per Section 170-31.6 of the Town Code*

APRIL 20, 2022



# PROJECT TEAM

- **ERNIE SOTA** LEED AP
  - Developer, Green Development Inc.
  - Development Construction Manager, Sota Construction Services Inc.
- **REBECCA L FLORA**, AICP, LEED BD+C/ND – ReMake Group LLC (Chestertown)
  - Development Partner
  - Sustainability, Community Outreach, Farm Start-up, Project Management
- **DESIGN – ENGINEERING – LEGAL**
  - LaQuatra Bonci Associates, Fred Bonci – Landscape Architecture & Site Design
  - Common Ground, Bernie Lamm – Civil Engineering and Green Infrastructure
  - Tidewater Properties Appraisals, William Fitzhugh Turner – Appraiser (Queenstown)
  - Dower House Architecture – Phase IB home design
  - MDSW - Ryan Showalter – Legal & Policy (Easton)
  - Lane Engineering, Barry Griffith – Environmental & Civil Engineering (Centreville)
- **AGRICULTURE ADVISORY PANEL**
  - Rob Etgen, Conservation Advisor
  - Beth McGee, Chesapeake Bay Foundation
  - Michael Sands, Liberty Prairie Foundation / Bean Hollow Grassfed Farm



# PRESENTATION OUTLINE

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Carter Farm Development Plan Updates

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Growth Allocation Requirements

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Approval Process – Next Steps

# CARTER FARM DEVELOPMENT PLAN UPDATES

# DEVELOPMENT PLAN UPDATES

## Site / Town / Developer Activity to-date & future

### 2022 & Future Activity

- **03/30/22** – PUD Preliminary Site Plan package submission to *Planning Commission* following TAC reviews and developer revisions
- **04/07/22** – Town Council Conditional Approval (PUD Preliminary Application)
- **04/20/22** – *Planning Commission Public Hearing for the Growth Allocation*
- **Future Planning Commission Reviews**
  - PUD Preliminary Site Plan (submitted)
  - PUD Final Site Plan
  - DRRA Resolution
  - Subdivision – Preliminary & Final Plats
- **Future Public Hearings:** May through August
  1. Town Council for the Growth Allocation w/DRRA Terms
  2. *Planning Commission* for the PUD Preliminary Site Plan
  3. Town Council for PUD Final Plan (following PC review/recommendation)
  4. Town Council for DRRA Resolution (following PC review)

### Pre-Carter Farm Developers

- **2011** – Chesterfield Farmhouse vacated following Judge Carter's passing
- **2014** – Chesterfield developers achieve TND rezoning and GA approval: *the development did not move forward*
- **2016** – ESLC seeks developer and conducts community outreach; *no development interest*

### Carter Farm Developers (2020-21)

- **Early 2019** – Developer initiates conversation with the Town & homebuyers
- **December 2020** – Developer secures Sales Agreement for the Carter Farm Site
- **January 2021** – Developer initiates discussions with Town Council on the development approach
- **Winter/Spring/Summer, 2021** – Perimeter Trail, project concept and zoning approach discussions
- **08/18/21** – *Planning Commission* recommends to Town Council for approval the TND, PUD and Subdivision Ordinances
- **09/30/21** Developer submits packages to TAC for review followed by revisions and submittal of PUD to Planning Commission:
  - Growth Allocation Application Package
  - PUD Preliminary Application
  - Developer Rights & Responsibilities Terms (DRRA)
- **10/21/21** – Town Council Public Hearing and Approval of amendments to TND, PUD and Subdivision Ordinances
- **11/30/21** – Critical Area Commission (CAC) Review & Site Visit followed by additional information provided with response to all outstanding questions (dialog began in September 2021)
- **12/13/21** – *Planning Commission* recommendation to Town Council for approval of PUD Preliminary Application package submitted with conditions

# DEVELOPMENT PLAN UPDATES

## Response to Planning Commission Summary of Findings - 12/13/21

Source: PC meeting minutes

### Management Related Items

- Private water/sewer advise of Town staff be followed and utilities under private roadways should be privately owned. Included in the 2022.03.23 PUD submittal under Management Statement and to be included in the DRRA Terms and HOA Agreements.
- The HOA needs to be guaranteed to be financially viable in the long term. Included in the 2022.03.23 PUD submittal under Management Statement and to be included in the DRRA Terms and HOA Agreements
- Sufficient assurances should be received from the applicant that the maintenance of open space and infrastructure can be maintained properly through the HOA. Included in the 2022.03.23 PUD submittal under Management Statement and to be further detailed in the DRRA.
- The Town needs prearranged mechanisms in place to make repairs and be compensated by the HOA appropriately. Included in the DRRA terms.

### Design Related Items

- The Planning Commission prefers the roads in Parcel 3B to be public. Included in Town Council Conditional Approval, reviewed by TAC and included in the 2022.03.23 PUD submittal
- Add signs to the Corsica Trail prohibiting motorized vehicles. To be included in the signage plan as part of the Final Plan submission.
- The applicant needs to rework the commercial design along Chesterfield Avenue to better fit the character of that road. Design revisions reviewed with TAC and included in the 2022.03.23 PUD submittal
- The applicant should provide more programmatic detail about open space uses. Included in the 2022.03.23 PUD submittal under Management Statement and to be further detailed in the DRRA.
- Make every effort to widen the turn arounds at the end of woonerfs to allow wider turning radius for vehicles. Reviewed by TAC and included in the 2022.03.23 PUD Submittal



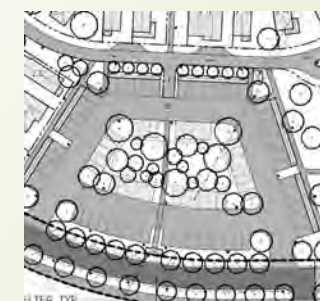
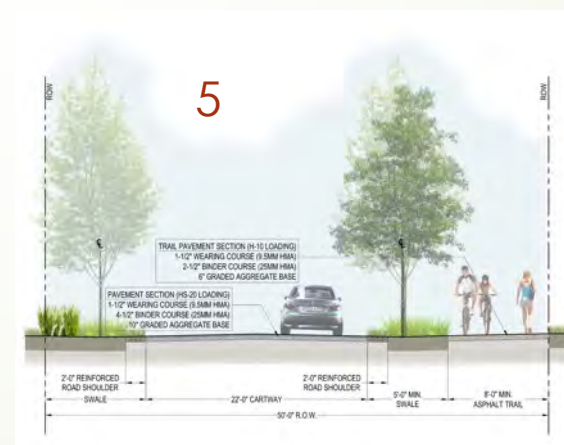
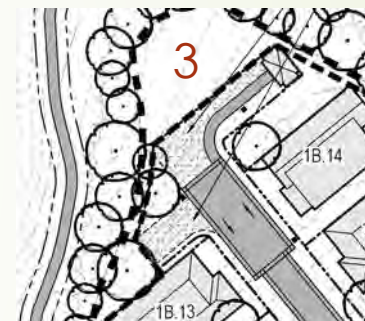
# DEVELOPMENT PLAN UPDATES

## Key Design Changes since 12/13/21

*all elements included in the PUD Preliminary Site Plan  
submittal dated 03/29/22 for PC Review on 05/18/22 (and  
developer requested public hearing date)*

1. Parcel 3 Public Streets through Interior – PC
2. Parcel 4-2 Commercial Area Configuration and Elevations – PC
3. Parcel 1B Woonerf Turnaround – PC comment
4. Parcel 2 & 3 Public Street Terminus (temporary) at the BOE Property Line – TAC
5. Public Street Cartway Widening from 20 to 22 feet – TAC
6. Parcel 2 Parking Configuration to improve centralized green space – CF
7. Parcel 3 Reduction in Homes from 5 Townhomes to 3 Single Family – CF

Planning Commission Growth Allocation Public Hearing



# DEVELOPMENT PLAN UPDATES

## Key Design Changes since 12/13/21

*included in the PUD Preliminary Site Plan submittal dated 03/29/22 for PC Review on 05/18/22 (and developer requested public hearing date)*



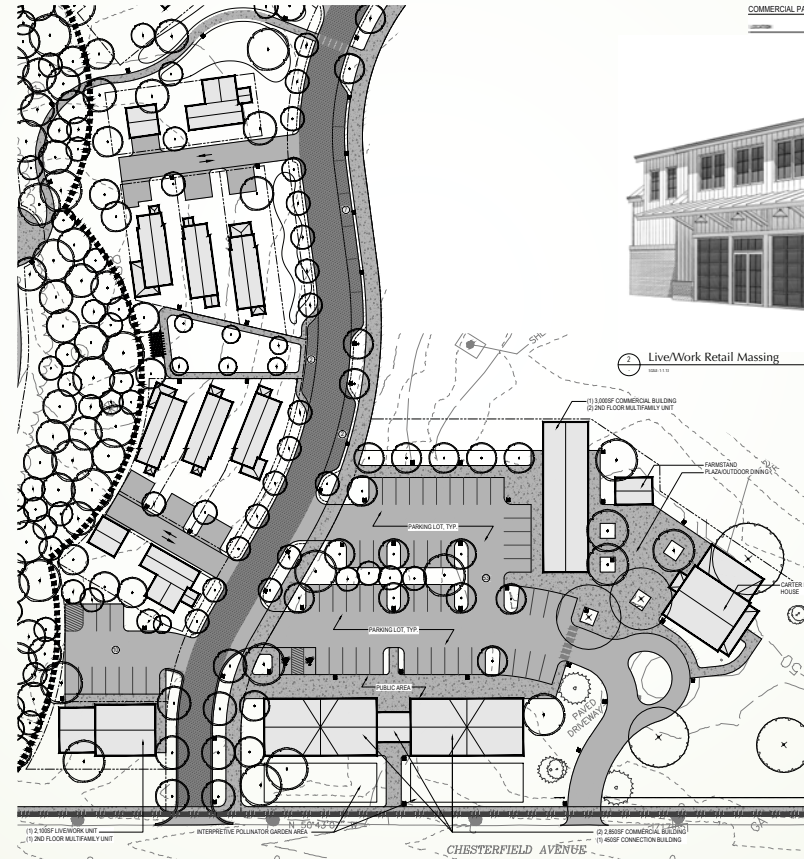
1 Retail Massing - Chesterfield Ave.  
SMA 1-0-70



2 Live/Work Retail Massing



### 3 Retail Massing

[illegible]

# Commercial Area Reconfiguration & Redesign

(proposed in response to PC 12/13/21 comments and subsequent discussions with the Town Planner and TAC)

March 28, 2022



# DEVELOPMENT PLAN UPDATES

## Public Open House Report – Overview

- **Location:** Queen Anne's County Library, Centreville Branch, Large Meeting Room
- **Outreach Methods**
  - 1,700 post cards sent to Centreville residents by Zip Code
  - 20+ post cards delivered to businesses and public posting boards
  - Town E-mail Blast
  - Word of Mouth, Facebook, direct emails
- **Attendees**
  - 77 persons signed-in, plus non-sign-ins
  - 98% from Centreville based on addresses provided
- **Materials:** CF summary sheet, "Give Us Your Thoughts" Questionnaire, 13 Information Posters
- **Room Set-up:** sign-in table, 12 information poster boards, large site plan, presentation delivered throughout, refreshment table, resource table
- **Cost:** ~\$2,100 for mailing, printing, room, refreshments



13-Mar-22

**EACH KEY ASPECT OF THE PROJECT IS DISPLAYED ON THE POSTER BOARDS**

**ATTENDEE THOUGHTS FOR PLEASE SCORE EACH ON A SCALE OF 1-5 WITH 5 BEING YOU HIGHLY AGREE, SUPPORT OR PRIORITIZE**

	FORMS - SCORE																									
CF CATEGORY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	TOTAL	AVE	
COMMUNITY PRIORITIES	5	3	5	5	5	5	5	NA	5	5	4	4	5	5	5	5	NA	3	4	NA	NA	1	NA	79	4.4	
CONNECTING	5	4	5	5	5	5	5	NA	4	5	4	4	5	5	5	5	NA	NA	4	NA	NA	2	NA	77	4.5	
LIVING	5	4	5	5	5	5	5	5	5	5	4	4	5	4	4	3	5	3	2	NA	NA	1	NA	84	4.2	
FARMING	3	3	5	4	4	3.5	5	NA	5	5	4	4	5	5	5	5	1	1	5	NA	NA	5	NA	77.5	4.1	
RESTORING HABITATS	4	4	5	5	5	5	5	5	5	5	4	4	5	4	3	3	5	1	5	NA	NA	1	NA	83	4.2	
VISITING	5	4	5	5	5	4	5	NA	5	5	NA	4	5	5	5	5	1	2	3	NA	NA	NA	NA	73	4.3	
HONORING HISTORY	2	3	5	5	5	5	5	4	5	5	4	4	5	3	3	5	4	2	5	NA	NA	3	NA	82	4.1	
FOSTERING COMMUNITY	5	4	5	5	5	NA	5	5	5	5	NA	4	5	3.5	4	4	5	2	3	NA	NA	2	NA	76	4.2	
EXPERIENCING NATURE	4	3	5	5	5	5	5	5	5	5	4	4	5	5	5	5	4	1	5	NA	NA	1	NA	85.5	4.3	
ECONOMIC BENEFITS	4	2	5	4	5	3	5	4	5	5	5	4	5	3	3	5	1	3	5	NA	NA	2	NA	78	3.9	
TOTAL	42	34	50	48	49	41	50	28	49	50	33	40	50	43	41	45	26	18	41	0	0	18	0		4.2	
AVERAGE	4.2	3	5	5	5	4.5	5	4.7	5	5	4.1	4	5	4	4	5	2.6	1.8	4	0	0	2	0		4.13	
PUBLIC APPROVAL	3	3	5	4	5	5	5	5	5	5	5	4	5	NA	3	4	5	1	3	NA	NA	1	NA	76	4.00	
TOWN SEWER CAPACITY	4	NA	5	4	4	NA	5	5	5	5	1	3	5	3	3	4	5	2	5	NA	NA	2	NA	70	3.89	

Not Answered (NA): not included in totals for averages

Red indicates comments provided

A full report to  
Town Council  
(with comments)  
was made on  
03/17/22 and is  
included in the  
PUD Preliminary  
Site Plan  
submission  
package and also  
posted at  
[https://www.remakegro  
up.com/projects/carter-  
farm-agrihood-  
conservation-  
community/](https://www.remakegro<br/>up.com/projects/carter-<br/>farm-agrihood-<br/>conservation-<br/>community/)

# DEVELOPMENT PLAN UPDATES

## Additional Community Outreach & Response

- Corsica River Conservancy: meetings and updates in 2021-2022, Letter of Support dated April 6, 2022
- Queen Anne's County Historical Society & Historic Sites Commission: presentation on June 8, 2021 (all invited, Jennifer Moore attended)
- Corsica River Implementation Committee: presentation on March 8, 2022 (reps from DNR, MDA, Town of Centreville, QAC, ShoreRivers)
- ShoreRivers: meeting with ED (Isabel Hardesty) in 2021
- Chesterfield Neighbors Backyard Gathering: July 31, 2021
- Eastern Shore Land Conservancy (ESLC) (2021 activity)
  - Community Conversations: 2016
  - ESLC Towns Committee: presentation May 28, 2021
  - ESLC Board: Letter of Support June 17, 2021
- QAC TV: "A conversation with Rebecca Flora" hosted by Fred McNeil, recorded on Sept. 24, 2021, posted Nov 3, 2021.
- Local Business Inquiries & one-on-one discussions
- Local Resident Inquiries & one-on-one discussions
- ReMake Group Web Site Project Page: project information, contact intake, posting of meetings and presentations

<https://www.remakergroup.com/projects/carter-farm-agrihood-conservation-community/>



REMAKE  
GROUP

### Carter Farm Agrihood – A Conservation Community

Green Development has partnered with ReMAKE to develop a site in the Town of Centreville, MD. The project is located on a 46-acre former farm site and within a Critical Area of the Chesapeake Bay. The site is also of historical significance as the largest remaining tract of land in Centreville from the 1670 Chesterfield Manor land grant issued by Lord Baltimore—a portion of which later was used for the formation of "Centre Ville" as the Queen Anne's County seat. This walkable, in-town location presents an ideal opportunity to create a new model for sustainable development on the Eastern Shore.

### Carter Farm Agrihood Upcoming Public Meetings

Stay tuned for upcoming meetings in 2022. If you have a specific question, please contact us and we'll help you get the information that you're looking for.

CONTACT





# CARTER FARM AGRIHOOD DEVELOPMENT

## *A Conservation Community*

### Preliminary Site Plan rendering

included in PUD Preliminary Site Plan  
submission package reviewed by TAC  
and pending PC review.

March 10, 2022

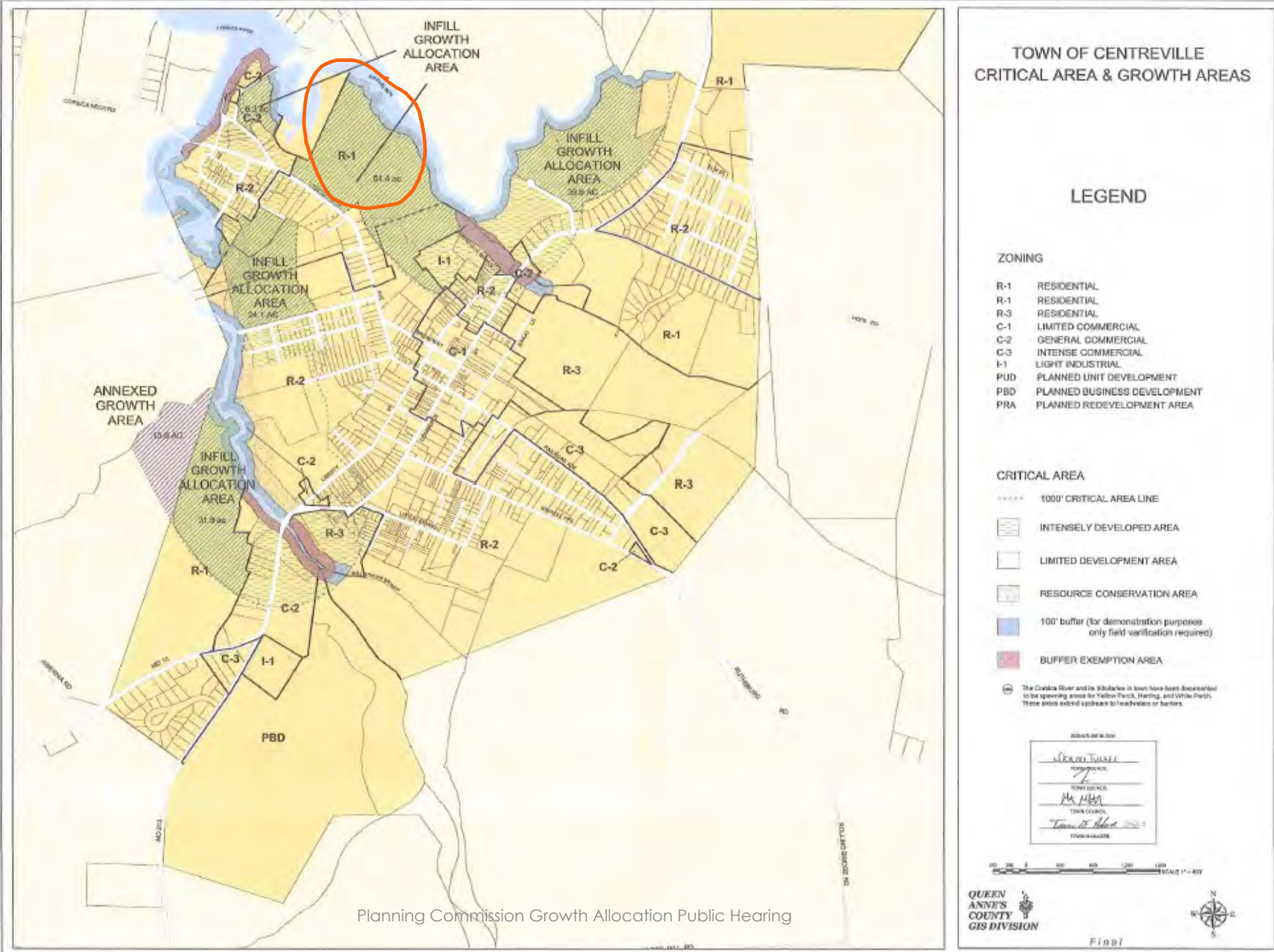




# GROWTH ALLOCATION REQUIREMENTS

# GROWTH ALLOCATION

## Town Critical Area & Growth Areas



## GROWTH ALLOCATION RECOMMENDATION

The Developer supports the findings in the Town Planner's Evaluation Memo/Report to Planning Commission dated April 8, 2022, with a proposed revision to provide for a 15-foot-wide public easement for public use of the Yellow Bank Stream Trail, as previously discussed with the Town and to be included in the DRR.

The following GA key topics are being presented to provide supplemental detail to Planning Commission:

### Growth Allocation Sections 170-31.6 – Main Standards & Additional Standards 170-31.6D

- Habitat Protection & Restoration
- Storm Water Management & Water Quality
- Open Space

### Community Plan Consistency

- Continuity of Existing Fabric
- Connections to the Town
- Open Space & Greenways

### Public Access

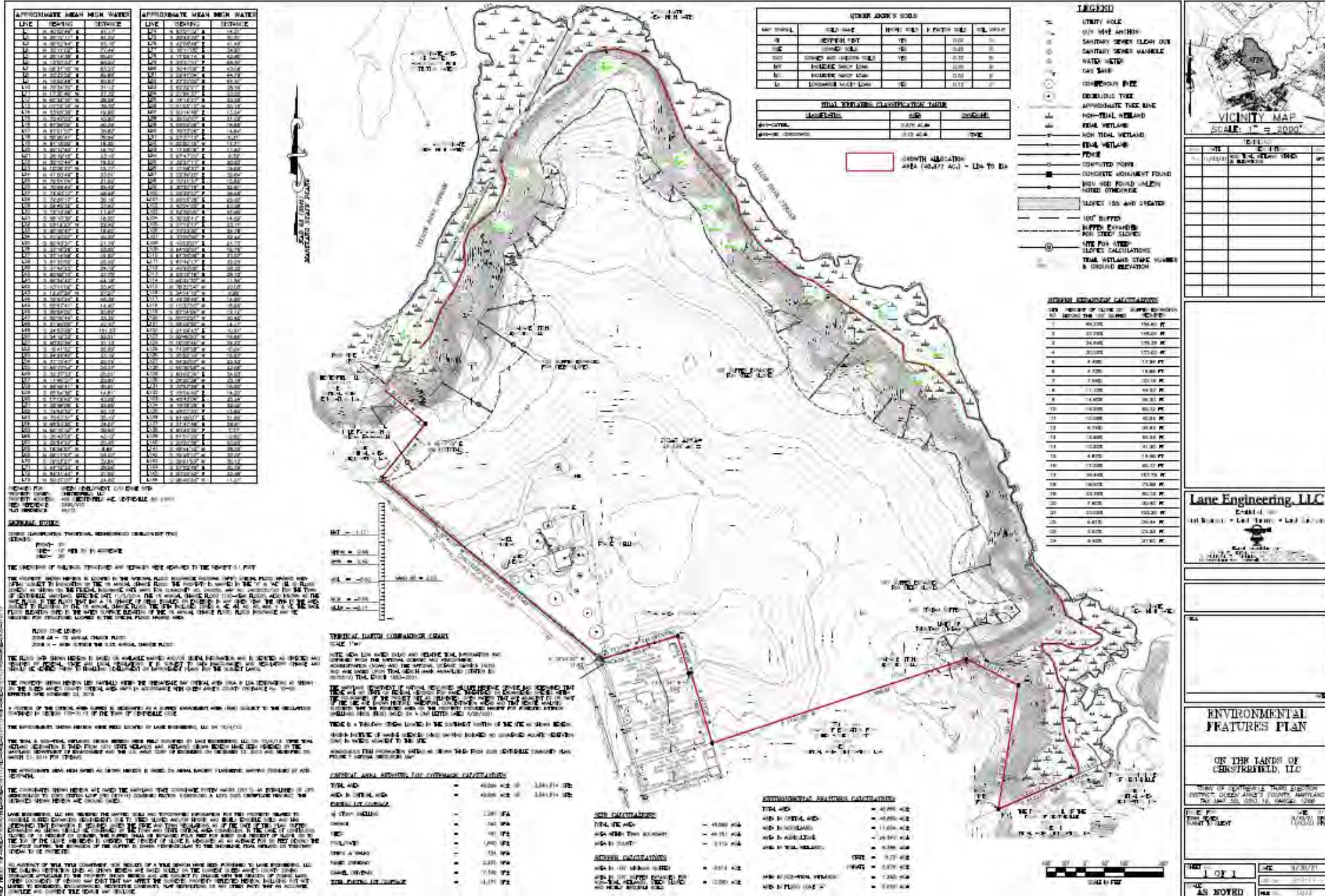
- ROW Dedication, Easements, and Access

# Growth Allocation Sections 170-31.6 – Main Standards & Additional Standards 170-31.6D



# Environmental Features Plan

4/20/22

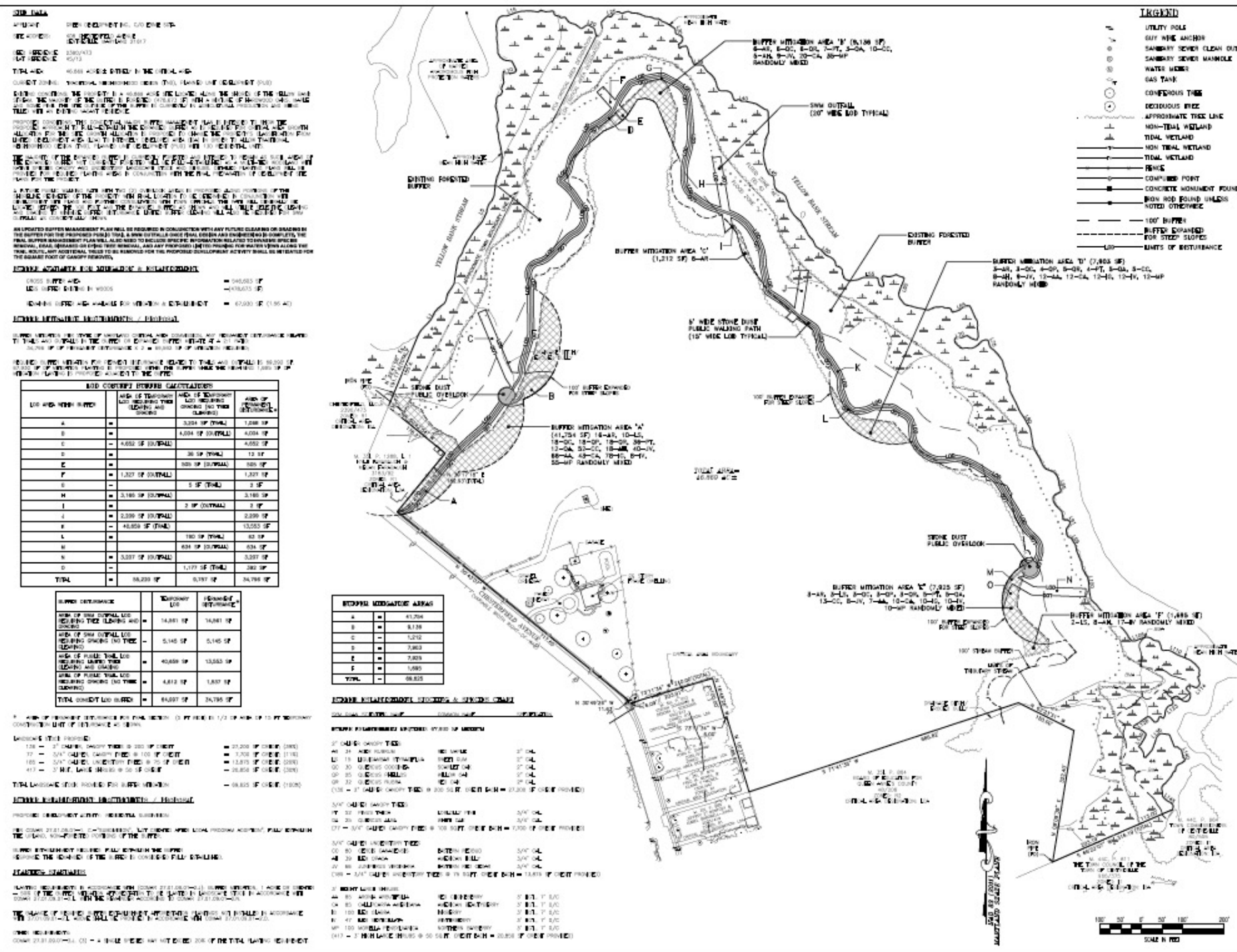




# Concept BMP

4/20/22

18

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# HABITAT PROTECTION & RESTORATION

- Removal of Invasive Species and Reforestation of the 12.5-acre Buffer Zone
- 11.7 acres of existing woodlands will be protected.
- Afforestation of the 1.56-acre expanded Buffer zone
- Nearly 25 percent of the site will be in woodland habitat.
- Warm weather grasses of up to 10% can be added to the planting mix as well as pollinator plant mix and will be shown in the final buffer zone management plan
- An additional .85 acres of “buffer to the buffer” (area between lots and buffer zone boundary) These areas will also be planted in the pollinator plant and warm weather grass mix, contingent of final landscape guidance.
- Storm water management areas will also be designed to offer wildlife habitat.
- Planting of Native Vegetation in Landscape & Pollinator Garden areas throughout the site
- Regeneration of Farm Soil that has been severely depleted from feed crops and related chemicals



Buffer to buffer areas between lots and buffer zone



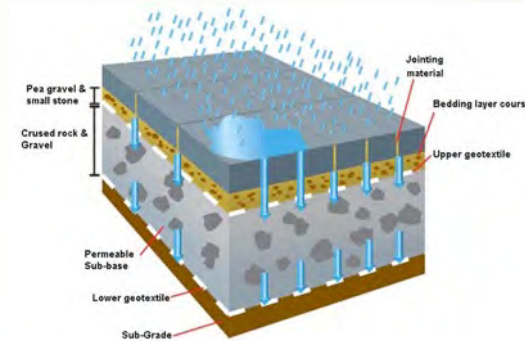
Existing site conditions

# STORM WATER MANAGEMENT & WATER QUALITY

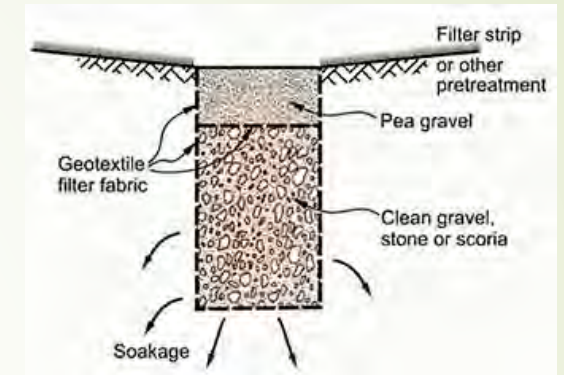
20

## Best Practices in Storm Water Management

- Rain Gardens in Open Spaces
- Micro Infiltration Beds in Rear Yards
- Permeable Pavers
- Green Roof on the Multifamily Building
- Bioswales Along Roads & Parking Areas



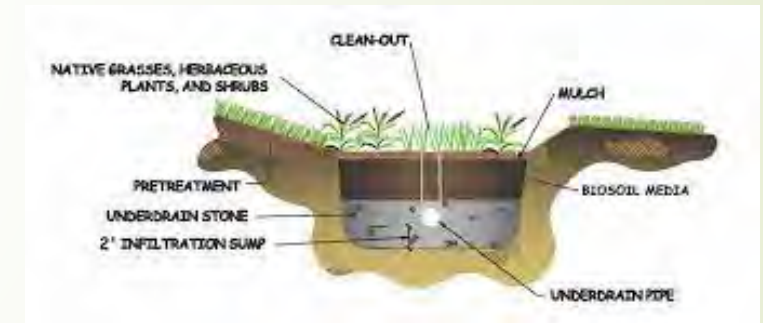
Permeable Pavers



Micro Infiltration Beds



Storm Water  
Management Rain  
Garden Areas



Bioswales



# STORM WATER MANAGEMENT & WATER QUALITY

## Preliminary CAC Review

### CAC Meetings/Materials

- CAC meeting w/Town & CF 06/10/21 and ongoing communications since
- GA submittal package to Town also provided to CAC on 9/30/21
- Meeting with CAC, Town & CF held on 10/14/21
- CAC Site Visit conducted on 11/30/21 w/ CAC field experts, Town officials & CF Team
- All additional materials requested by CAC have been provided and they are now waiting for the Town's official application.



### Summary of CAC Preliminary Review to-date

- Consistency review will be considered for the overall site plan for development (*previous GA approval for the 2014 was a denser development with less SWM design completed*)
- Refinement review will be considered for the Buffer perimeter trail and view areas with final plans required before construction
- BMP calculations meet the 10% rule
- BMPs are extremely innovative and supported
- No FIDs present
- No need to update the Wetland Delineation Boundary
- Town is expected to submit the formal application following the GA public hearings and action by TC.

# STORM WATER MANAGEMENT & WATER QUALITY

## Additional Plan Reviews & Controls

### Ten (10) Percent Pollution Reduction

- The plan will adhere to the Critical Area 10 Percent Rule for IDA development
- Town, County and CAC staff review of engineering and construction plans for SWM as a condition of final development approval.

### Soil Erosion and Sediment Control

- A Limit of Disturbance (LOD) will be established outside the expanded buffer zone.
- Sediment and Erosion Control (SEC) Plan will be prepared for review/approval by the Queen Anne's County Soil Conservation District (SCD).
- Queen Anne's County Department of Public Works will review / issue a grading permit
- A pre-construction meeting is required with Town, County and State officials
- During construction there are regular reporting and inspection requirements with the Maryland Department of Environment





# OPEN SPACE Plan Elements

OPEN SPACE CALCULATION	
TOTAL PROPERTY AREA	= 46.869 AC +/- (2,041,614 SF +/-)
COUNTY AND STATE LAND PORTION	= 2.112 AC +/- (91,999 SF +/-)
NET AREA FOR OPEN SPACE CONSIDERATION	= 44.757 AC +/- (1,949,615 SF +/-)
REQUIRED SPACE (20% OF NET AREA)	= 8.951 AC +/-
OPEN SPACE PROVIDED	= 21.006 AC +/- (915,033.8 SF +/-) = 46.93%
ACTIVE OPEN SPACE REQUIRED (25% OF OPEN SPACE REQUIRED)	= 2.238 AC +/- (25%)
ACTIVE OPEN SPACE PROVIDED	= 3.305 AC +/- (36.92%)



## Developer Built/HOA Maintained

- Open Space area of 21-acres, more than double the required 20% amount of 8.9-acres
- Active Open Space areas of 3.3-acres, 1/3 more than the required 2.2-acres
- Public Overlooks at two viewing areas
- Yellow Bank Stream nature trail for .72-mile through the Buffer Area perimeter (pedestrian only)
- Interpretive Pollinator Gardens along Chesterfield Avenue

## Developer Built/Town Maintained

- Multi-modal trail for variety of users



# OPEN SPACE

## Active Programming

**Parcel 1B (25,890 sf):** support for outdoor activity of the common house, and to be maintained as a flexible open space for multi-purposes such as informal play, leisure, block gatherings or outdoor group activity such as informal lawn sports and yoga. This parcel may also develop community garden space.

**Parcel 1A (3,389 sf):** flexible outdoor open space for multi-purposes such as informal play, leisure, block gatherings or outdoor group activity such as informal lawn sports and yoga.

**Chesterfield Trail (19,944 sf):** this paved multi-modal trail would support cyclist of all ages, pedestrians, runners, and persons with special mobility vehicles. The trail would have a maximum speed limit to ensure safety for all and separate faster moving users from slower through stripping.

**Parcel 4-2 front lawn area (6,000 sf):** pollinator garden and nature path for the public to enjoy as part of the commercial area. (not in valuation)

**Yellow Bank Stream Trail (51,526 sf):** this soft trail and the two overlooks would provide a quieter experience for pedestrian users to experience the eco-systems of the buffer area.

**Parcel 2 (20,961 sf):** each sub-area in the central core of the parcel to be maintained as a flexible open space for multi-purposes such as informal play, leisure, block gatherings or outdoor group activity such as informal lawn sports and yoga. The area to the south to be maintained as a play or exercise area utilizing natural forms and materials.

**Parcel 3 (22,015 sf):** maintained as a flexible open space for multi-purposes such as informal play, leisure, block gatherings or outdoor group activity such as informal lawn sports and yoga.

**Farm (199,200 sf):** The farm area would primarily consist of a working farm for production of crops. As a result, this area is not defined as Active Open Space; however, plans do include community garden plots and programming for public food-oriented events, including tours of the farm.





# Community Plan Consistency

# CONTINUITY OF EXISTING FABRIC

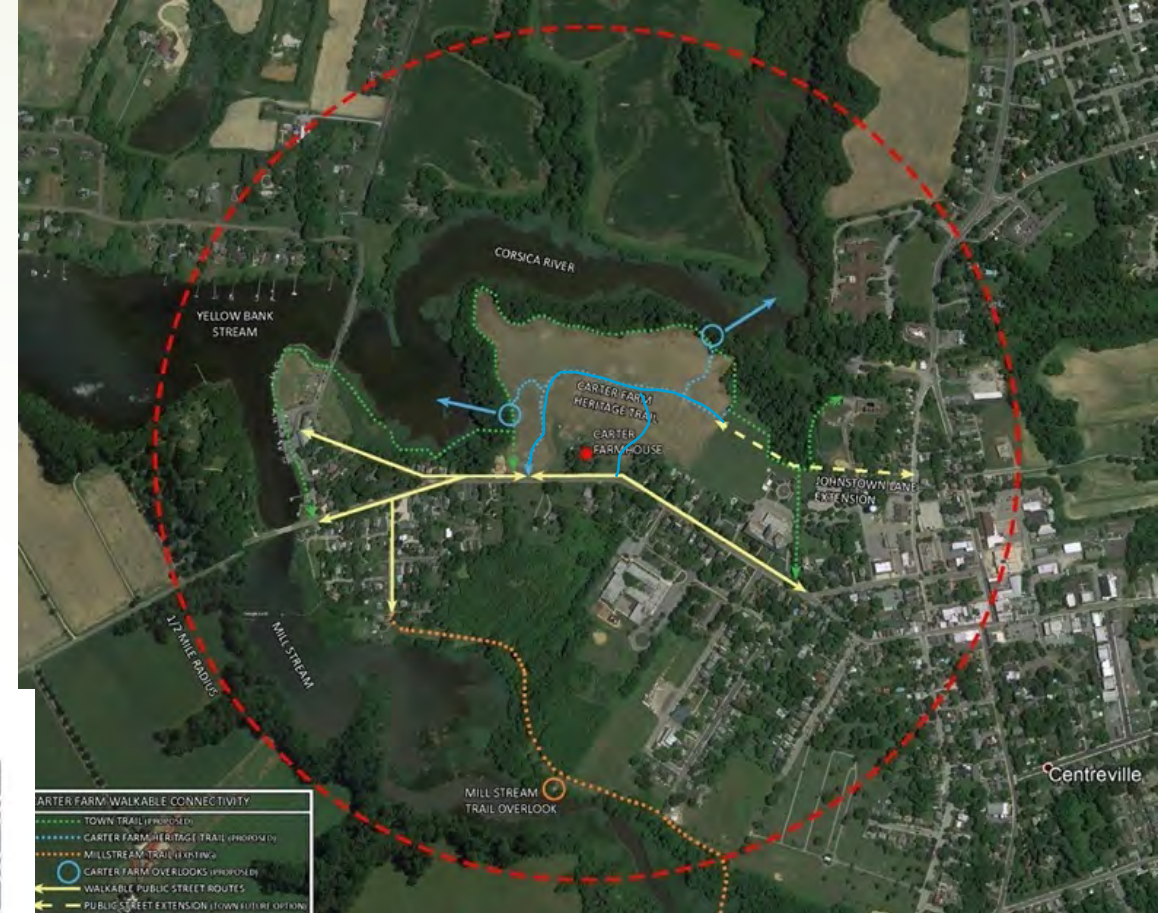
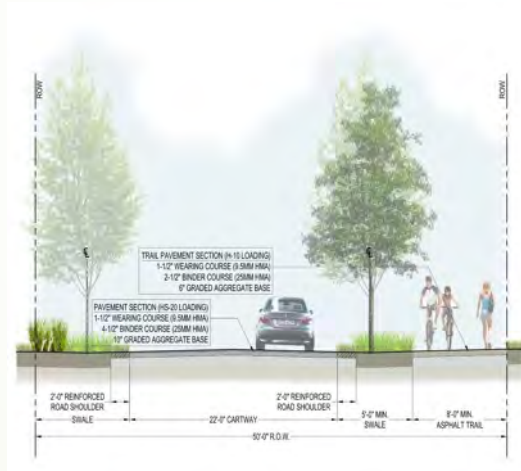
- Single family residences with 2-3 bedrooms – design based on both cottage and more traditional styles in various parcel areas
- Small scale, neighborhood commercial – design based on Maryland Tobacco barn models
- Existing street grid extended into and through the site
- Density consistent with TND standard
- Consistency with Town & Regional context and style
- Home sizes are also consistent with current market interests of smaller, water & energy efficient and with less maintenance





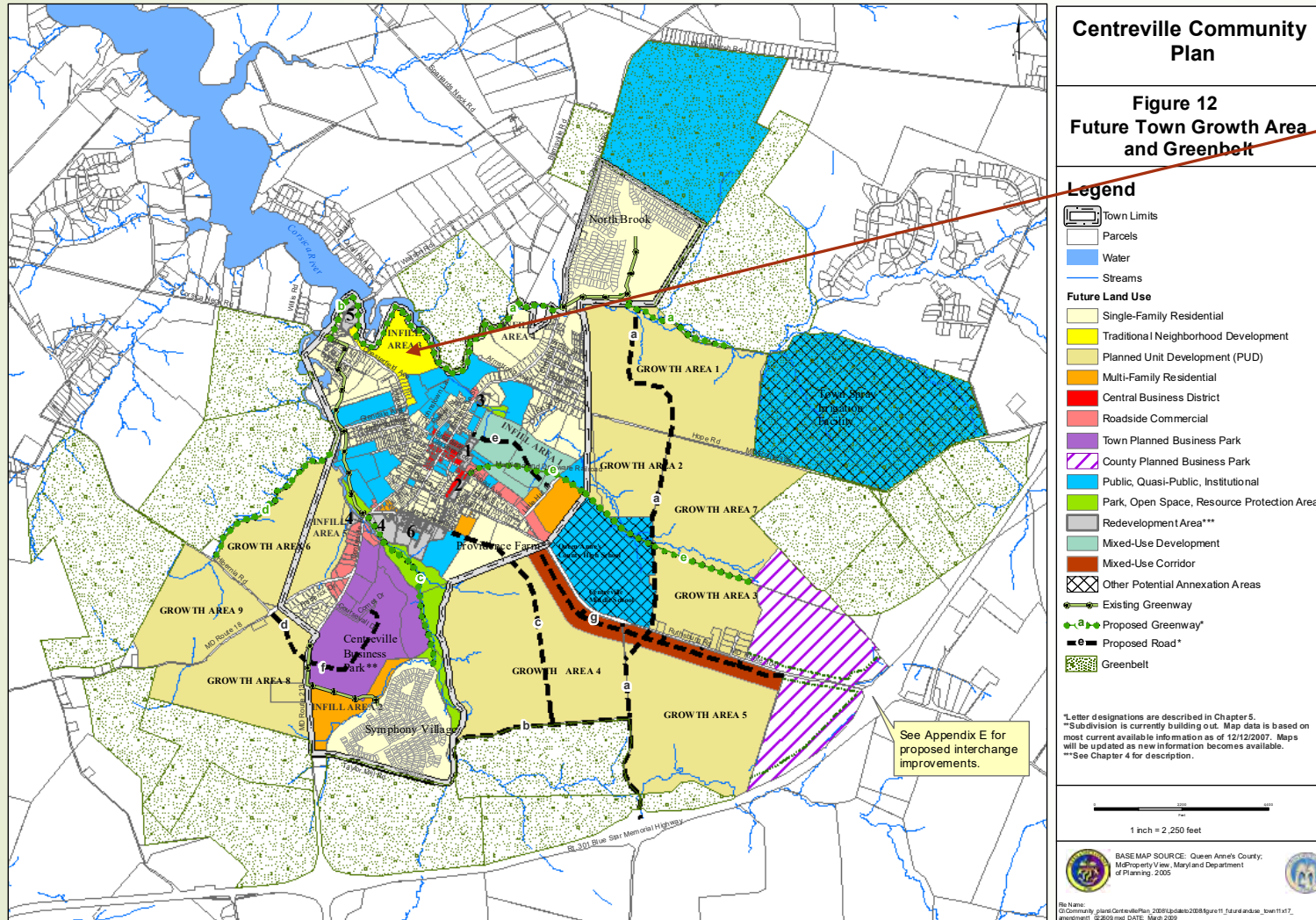
# CONNECTING TO TOWN

- Walking distance of less than one-half mile to the Wharf & Main Street
- Yellow Bank Stream perimeter trail provides a .72 mile, 5-foot-wide, nature walk through the Buffer area
- Chesterfield Multi-modal Trail provides a .32-mile, 8-foot-wide paved trail that will connect to future Town trail expansion
- Public Street loops through the site connecting to Chesterfield Avenue & BOE site
- Woonerf (living street) a newly adopted private street standard prioritizes pedestrians & cyclists





# OPEN SPACE & GREENWAYS



- Trail through the site and future connections supports the Community Plan Future Town Growth Area & Greenbelt
- Additional Multi-modal trail included through the site
- 4.5-acres of Land Preserved for Agriculture use consistent with regional context
- Plus, open spaces summarized on previous slides

# Public Access

# GROWTH ALLOCATION REQUIREMENTS – Public Access

*Carter Farm is an open community – there will be no gates!*

## Public Trails

### Yellow Bank Stream Trail

- a 5-foot wide, limestone base public trail will be constructed by CF for pedestrian use
- CF HOA will own and maintain the trail and surrounding buffer area
- A 15-foot public easement will be granted to the Town to ensure it remains forever accessible to the public
- Discussions are underway with the Town as part of the DRRA to determine terms of the easement, maintenance, safety, and other elements to ensure longevity and limited buffer impact

### Multi-modal, 8-foot paved trail running adjacent to the primary access street will be dedicated to the Town as part of the Public Street ROW

- **Public Streets** will be built by CF based on timing of sewer allocations and developer phasing plan agreed to as part of the DRRA. All ROW areas will be dedicated to the Town and include:
  - Primary access street looping through the site from/to Chesterfield Avenue
  - Parcel 3 will include public streets in a more traditional manner
  - Easement for future connection to BOE property is provided to continue to expand the neighborhood grid/street network
- **Private woonerf streets** with Parcels 1A, 1B and 2 are intended primarily for resident use
- **Active Open Spaces** are intended primarily for resident use
- **Farm:** a working farm that will be privately managed and include areas for public events
- **Commercial Area** (including the Carter Farmhouse): all buildings will be open to the public for days/hours based on ultimate uses



# GROWTH ALLOCATION REQUIREMENTS

## Summary of GA Related Documents Submitted to-date

- GA Submission package submitted on 09/30/21
  - updated on 12/01/21 for PC consideration of public hearing
  - Updated on 03/23/22 with Preliminary Site Plan submission and in advance of GA public hearing
- Stormwater Concept Plan submitted 09/30/21 continues to meet the 10% requirement
- Conceptual BMP 09/30/21
- Environmental Features Plan 09/30/21
- Environmental Report with attachments 09/30/21
- CF Comparison Memo to CAC
- Corsica Trail Access Points to CAC 11/29/21
- Outflow Narrative provided to CAC 11/12/21
- CF letter of response to Town regarding CAC final questions dated 02/04/22
- DRRA Term Summary dated 09/30/21 under review by TAC and CF in discussions with Town Council members

# PUBLIC APPROVAL PROCESS

# PUBLIC APPROVAL PROCESS

## Code & Approvals

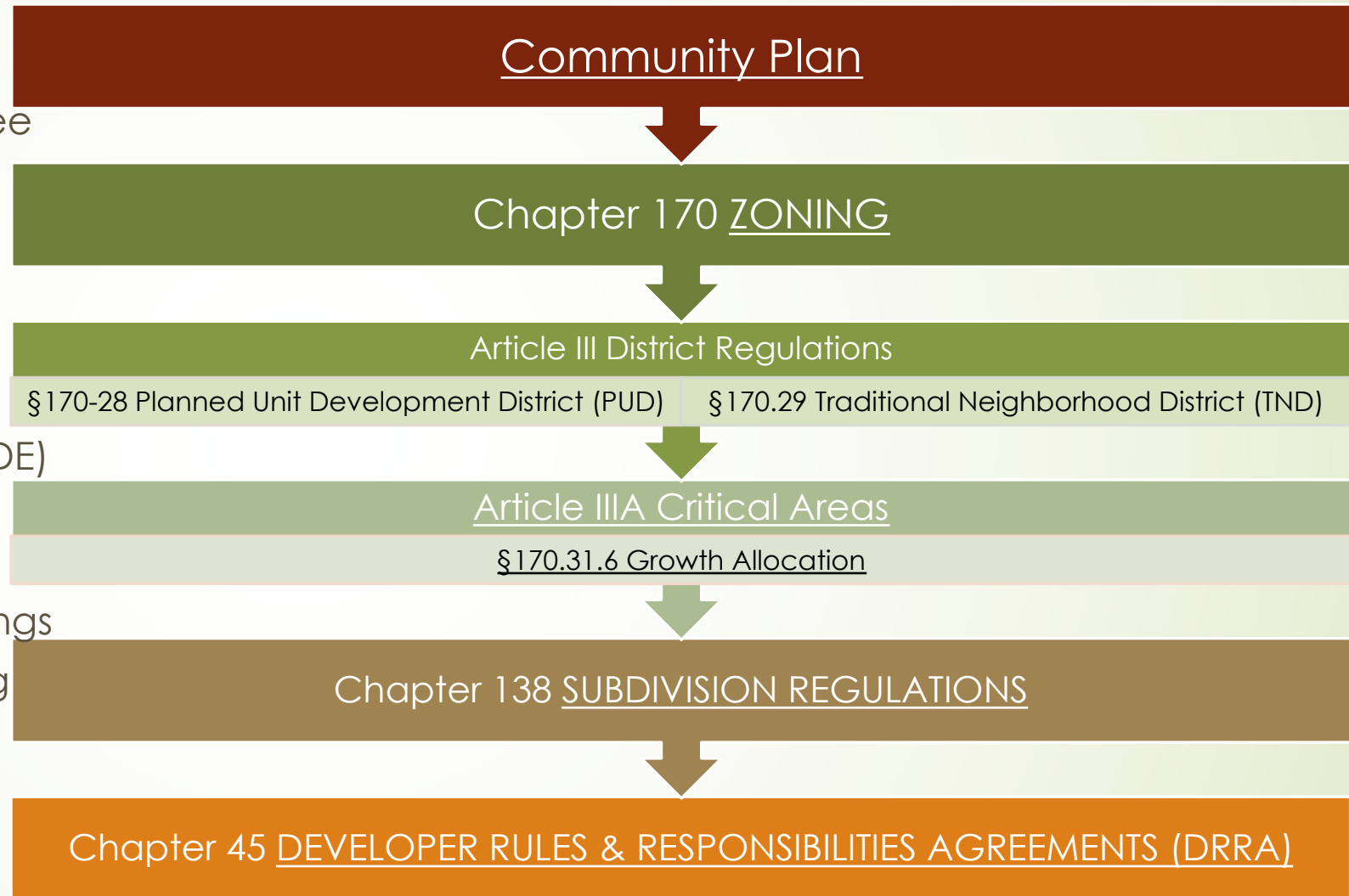
*All Town Council and Planning Commission Meetings  
Are Open to the Public*

### Reviewing Agencies

- Town Technical Advisory Committee (TAC)
- Planning Commission
- Town Council
- QAC Soil Conservation
- MD Critical Area Commission
- Maryland Dept of Environment (MDE)

### Public Hearings (5 total)

- Growth Allocation - PC & TC Hearings
- PUD Preliminary Site Plan – Planning Commission (PC) Hearing
- PUD Final Plan – Town Council (TC) Hearing
- DRRA – TC Hearing





# PUBLIC APPROVAL PROCESS

## Growth Allocation

### §170.31.6 Growth Allocation

LDA reclassification to IDA (developable area)



Local public approval process and Ordinance required to allocate portion of Town's total of 186-acres allocated and available

*(~90-100 total acres are currently estimated to be eligible for IDA reclassification in Centreville in addition to Carter Farm's 40.372-acre allocation request)*

*(2 Public Hearings – PC & TC)*



CAC review & approval required

## PUBLIC APPROVALS / NEXT STEPS

*Carter Farm Developers Respectfully Request  
Planning Commission Consideration of the  
Following Actions Today*

- Recommend the Carter Farm Growth Allocation of 40.732-acres to Town Council for Approval
- Schedule Public Hearing for the Preliminary Site Plan on May 18, 2022





*THANK YOU!*

for your time and consideration of the  
Carter Farm Agrihood Development

*ERNIE SOTA, Green Development*

*REBECCA FLORA, ReMake Group*



To Learn More about Carter Farm Agrihood go to:  
<https://www.remakergroup.com/projects/carter-farm-agrihood-conservation-community/>