

Information on Royal Farms Action

Royal Farms (RF) has submitted a Site Plan to Queen Anne's County (QAC) for construction of a gas station/car wash, and convenience store, to be located on the west side of Rt. 8 (Romancoke Rd) between The Kinder Garden daycare center and the BP gas station. If the Plan is approved, Royal Farms will receive a permit to begin construction as early as this summer.

If you are opposed to this project, here's what you can do:

1) **Email.** Email the county, County Commissioners, and State Highway Administration; addresses are provided below. **Send your emails before April 14, 2025. Do not cut and paste** generic comments. We need to swamp their inboxes with individual citizens' concerns. List subject as "Royal Farms Rt. 8". **Personalize** and **Be Kind** it by including and prioritizing issues that are most important to you. To the extent possible, use facts and data to support your position. Be succinct and use bold text for emphasis. A list of potential issues is provided below. As an example:

2) **Attend.** Plan to attend the **Staff Technical Advisory Committee Meeting Wed, April 16 at 9 a.m.** in Centreville, 110 Vincit Dr. The agencies responsible for review of the Plan (e.g., State Highway Administration, Department of Public Works, etc.) will summarize their comments at this meeting. Many concerned citizens in attendance may influence the committee's decision.

The public will not be allowed to comment at the April 16 meeting; however, the attendance of concerned citizens will speak for itself. The date for a public meeting where citizens may voice their concerns will be scheduled by the county.

3) **Be informed.** Visit the QAC Planning and Zoning Office (110 Vincit Dr., Centreville) to view the Plans, Traffic Study, and comments received to date.

Potential issues for your consideration:

- Traffic safety (the critical issue)
 - Existing traffic safety issues on southbound Rt. 8; complexity of existing turns to day care facility, Kent Manor Dr., and BP gas station; Excessive speed of existing north and south bound motorists; proposed RF location is at a critical juncture servicing an 8-mile, two-lane, dead end high speed corridor for all of southern Kent Island
 - High volume of summer traffic likely to increase safety risk (**seasonal traffic not considered.**)
 - Proposed southern entrance/exit from RF provides for three lanes of traffic – one ingress from northbound motorists; two egress lanes (for southbound and northbound motorists)
 - QAC Public Works department incorrectly assumes RF will be most frequented by existing Route 8 motorists;
 - Proposed number of RF **parking spaces (65)** suggests high traffic volume is expected
 - Consideration of weather impacts (fog, rain, ice) on safety
- **Familiarity with or witness to an accident on the Route 8 corridor**
- Light pollution and noise 25' ft signage and ambient lighting
- Potential harmful emissions and noise impacts to the day care facility
- Obnoxious odors from RF (gasoline refueling; grease cooking)
- Negative impacts to surrounding real estate value
- Environmental concerns
- Impacts to community stormwater management system from loose trash and debris
- Other issues not previously identified

Addresses for your email:

Subject line: **Royal Farms Rt. 8**

- QAC Planning and Zoning – publiccomment@qac.org with cc: to scarter@qac.org

- SHAdistrict2@mdot.gov - this the group who reviewed the traffic study submitted by RF. They will be testifying on April 16th.

- Send the same email to qaccommissionersandadministrator@qac.org – the County Commissioners who are responsible for final approval/denial of the project.