



County Commissioners Hearing Room
400 High Street
Chestertown, Maryland

SPECIAL MEETING AGENDA
April 11, 2024
6 p.m.

Members of the public are welcome to attend meetings in person or via conference call.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **691 173 043#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment.

Members of the public may also watch the live video feed and view the video after the meeting at the County's YouTube channel at <https://www.youtube.com/@kentcountygovernment2757>.

MINUTES

No minutes are being presented at this time.

CLOSED MEETING REPORT OUT

On April 4, 2024, at 1:30 p.m. at the beginning of the Planning Commission's regular meeting, a closed session was held by vote of the Planning Commission. The purpose of the closed session was for the Planning Commission to ask a legal question of the Planning Commission's Attorney and to receive legal advice from the Planning Commission's Attorney. No deliberations were held, and no decisions were made. The closed session was concluded at approximately 1:45 p.m.

APPLICATIONS FOR REVIEW

Comprehensive Rezoning – review and recommendations on zoning map requests submitted by members of the public

GENERAL DISCUSSION

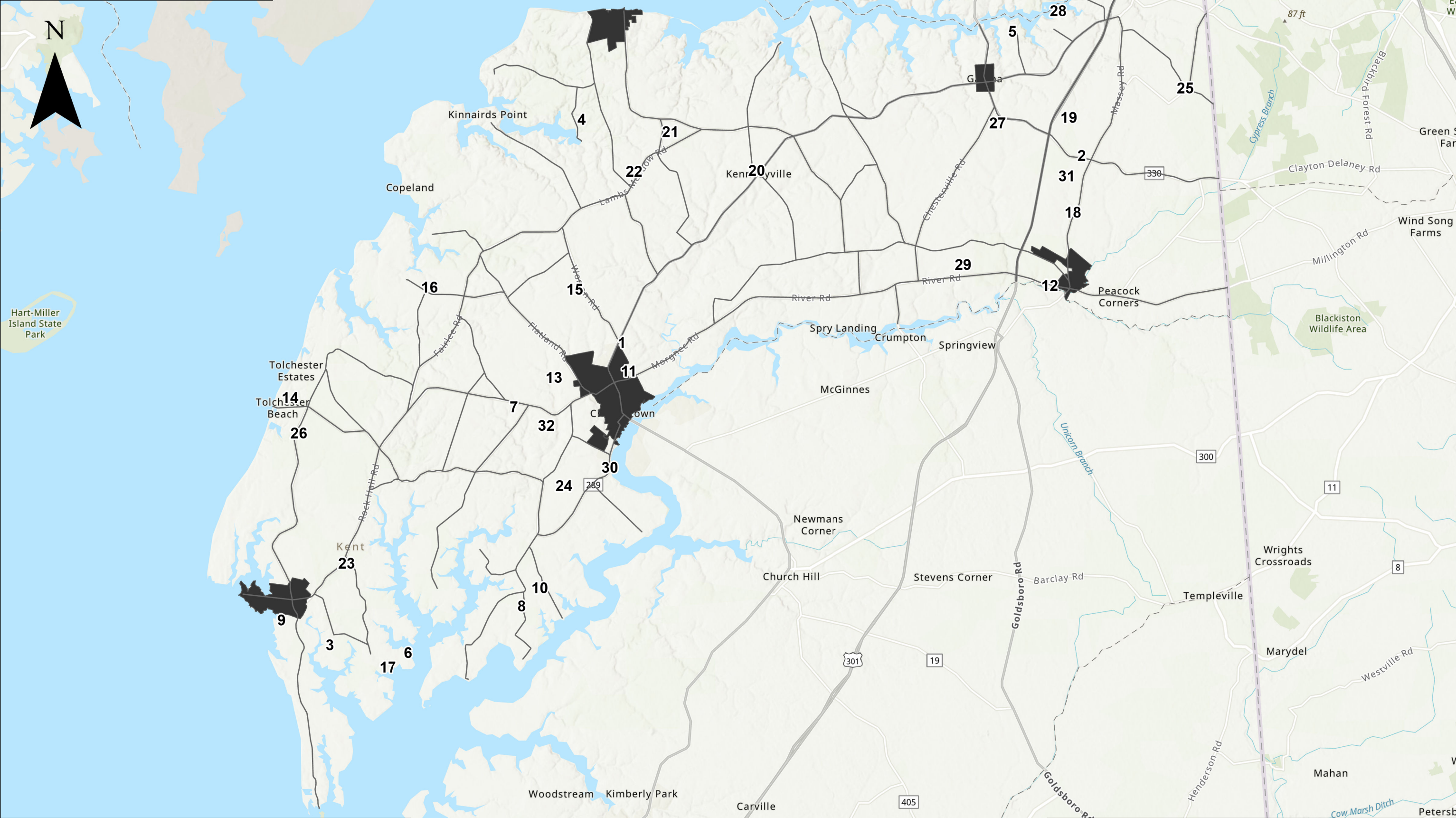
STAFF REPORTS

ADJOURN

Meetings are conducted in Open Session unless otherwise indicated. All or part of the Planning Commission meetings can be held in closed session under the authority of the Maryland Open Meetings Law by vote of the members. Breaks are at the call of the Chairman. Meetings are subject to audio and video recordings.

All applicants will be given the time necessary to assure full public participation and a fair and complete review of all projects. Agenda items are subject to change due to cancellations.

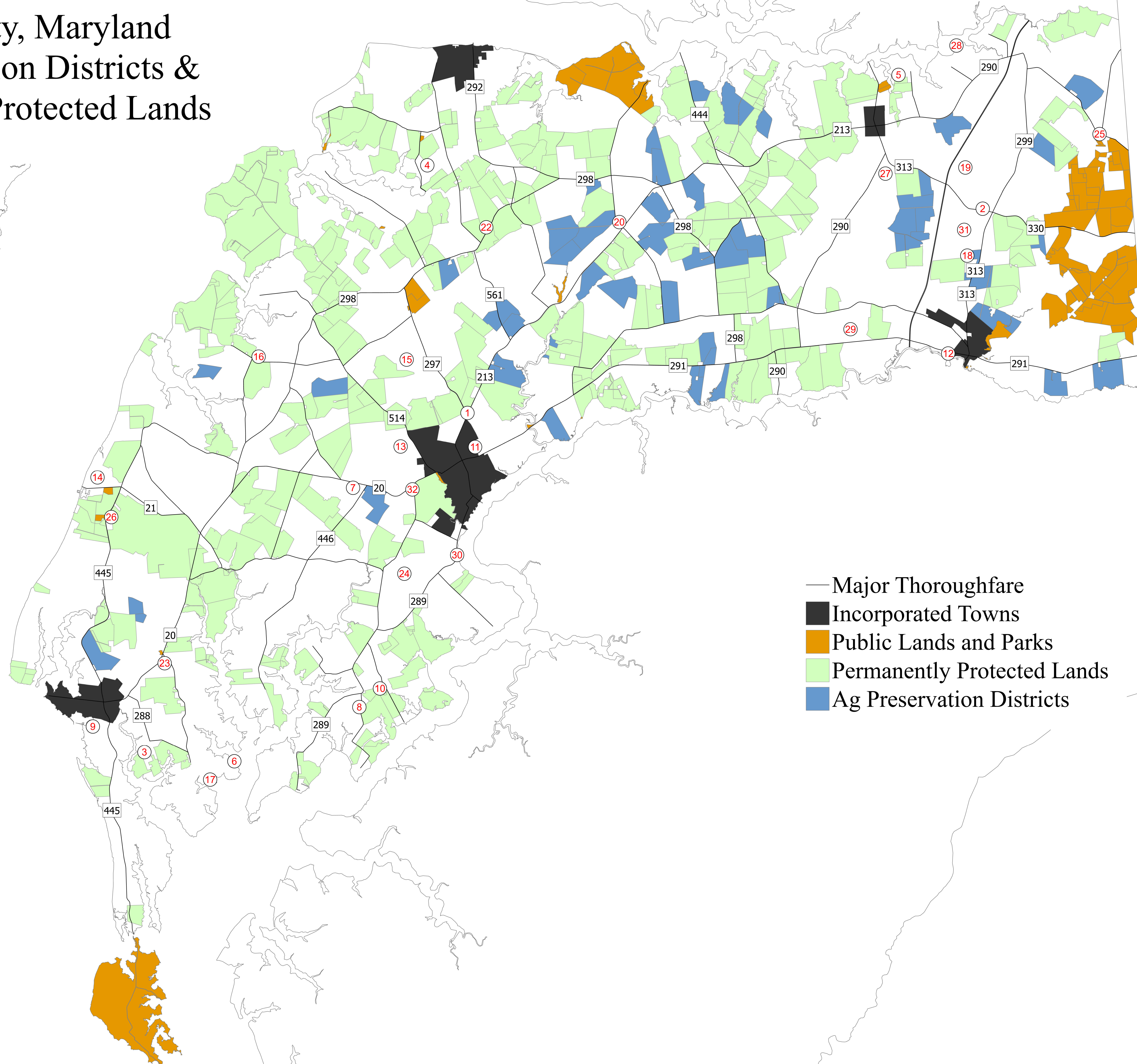
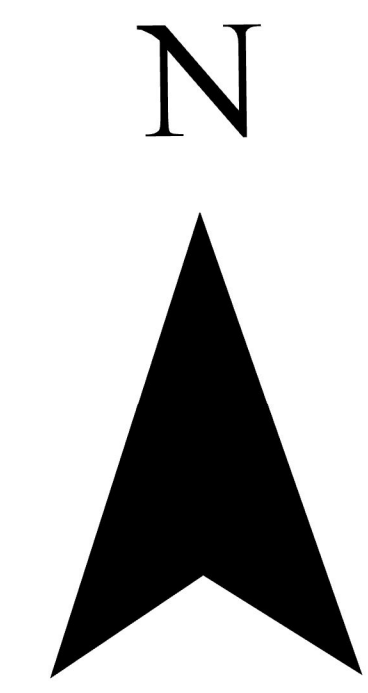
Rezoning Map Requests Locations



Source: Kent County Department of Planning, Housing, and Zoning. Map prepared February 2024.

The numbers on the map correspond with the red numbers in the top right of each pdf.

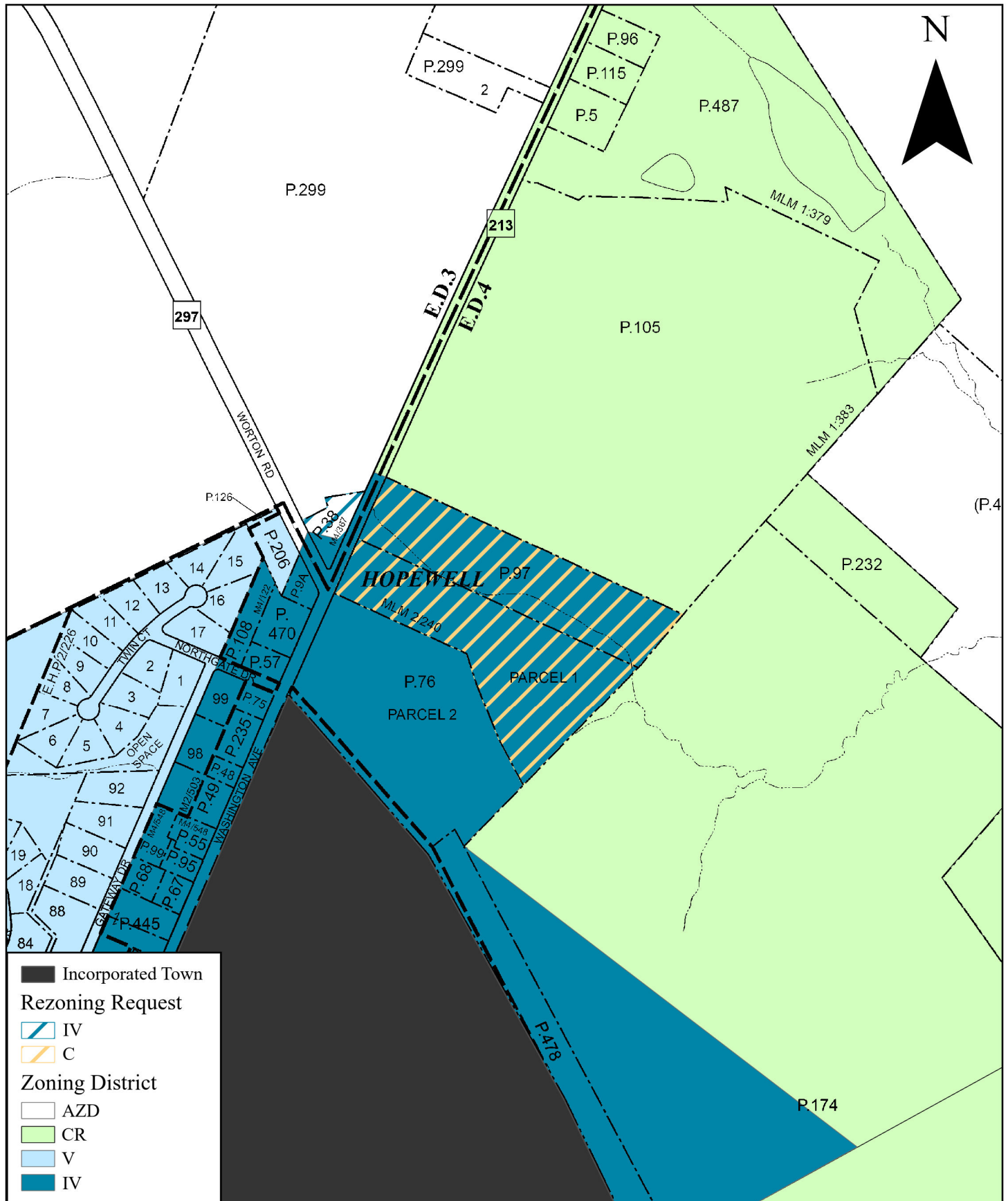
Kent County, Maryland Ag Preservation Districts & Permanently Protected Lands



- Major Thoroughfare
- Incorporated Towns
- Public Lands and Parks
- Permanently Protected Lands
- Ag Preservation Districts

Source: Kent County Department of Planning Housing and Zoning.
Map prepared April 2024.

Wesley Brewer Properties LLC, 9554 Augustine Herman Hwy, Map 37, Parcel 38



NEIL W. BRAYTON, D.D.S., P.A.

122 SPEER ROAD
CHESTERTOWN, MARYLAND 21620

TELEPHONE: (410) 778-1104

5/5/21

Dear Mr Mackey:

Here is my request for re-zoning. I am not familiar with the re-zoning process and I think the commercial would give us the most "diverse" use of the property.

I would welcome the opportunity to sit down and discuss this with you at your convenience.

Sincerely yours,
Neil Brayton

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 5/10/21



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

* Required

1. Name: *

Enter your answer *NEIL W. BRAYTON for Brayton Limited Partnership*

2. Mailing Address: *

Enter your answer *141 BRAYTON LANE - CHESTER TOWN MD 21620*

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance.
- Request a rezoning of your property.

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 5/10/2021

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx> *

Enter your answer *PARCEL 1 - 11.80 ACRES*

MAP: 0037

PARCEL: 0076

*E/S AUGUSTINE HERMAN
HWY*

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>

Once you find your parcel, just click on it to find your zoning.

Enter your answer *Intens Village?*

6. What zoning district would you prefer? *

Enter your answer *Commercial*

7. Would you also like to request a text change?

Yes

No

Submit

Never give out your password. Report abuse



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

* Required

1. Name: *

Enter your answer *Neil W. Beagle for Beagle Family Limited Partnership*

2. Mailing Address: *

Enter your answer *141 Brayton Lane, Chestertown MD 21620*

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance.
- Request a rezoning of your property.

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 5/10/2021

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx> *

Enter your answer *LOT 10 AC*
MAP: 0037 *AUGUSTINE HERMAN HWY*
PARCEL: 0097

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>

Once you find your parcel, just click on it to find your zoning.

Enter your answer *Intense Village*

6. What zoning district would you prefer? *

Enter your answer *Commercial?*

7. Would you also like to request a text change? ?

- Yes
- No

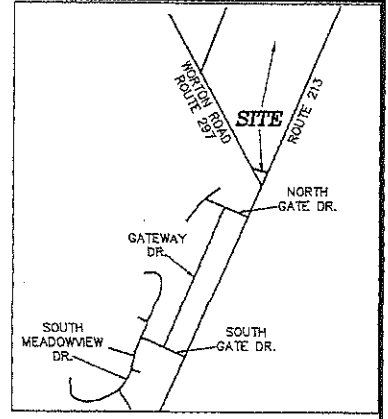
Submit

Never give out your password. Report abuse

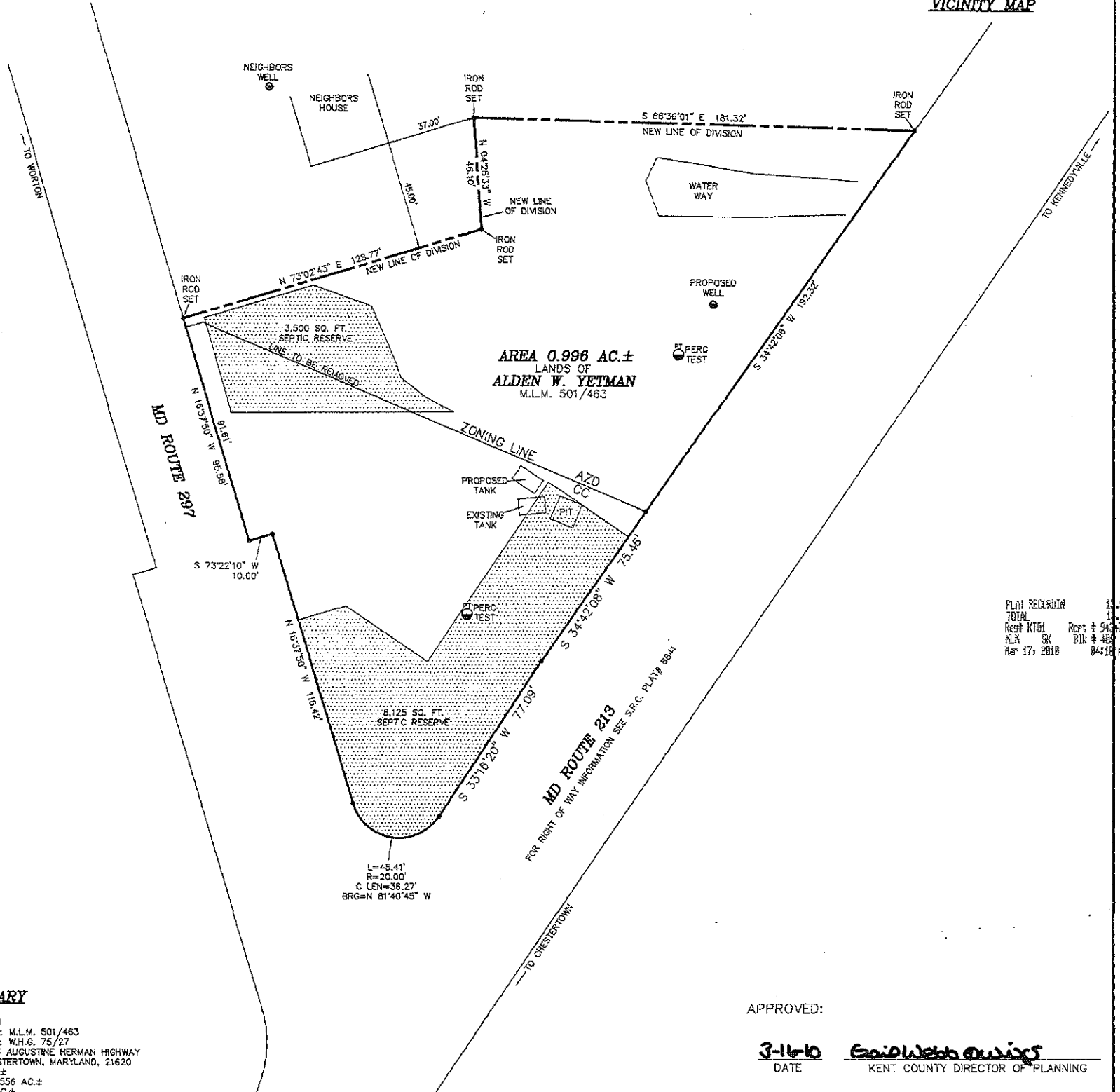
Split zoned. Make the whole thing IV

FILED
CLERK OF CIRCUIT COURT
KENT COUNTY
2010 MAR 17 PM 4 17

AREA 162.994 AC.±
PER TAX ASSESSMENTS
LANDS OF
EDWIN R. FRY et ux.
M.L.M. 112/59



VICINITY MAP



PLAT RECORDS 1.00
TOTAL 1.00
Book 467 Part 4 94.77
BLK 9K Bk 468
Mar 17 2010 04:18 PM

SITE SUMMARY

PARCEL 3B:
OWNER: ALDEN W. YETMAN
FOR DEED REFERENCE SEE: M.L.M. 501/463
FOR PLAT REFERENCE SEE: W.H.G. 75/27
PROPERTY ADDRESS: 8554 AUGUSTINE HERMAN HIGHWAY
CHESTERTOWN, MARYLAND, 21620
EXISTING AREA: 0.440 AC.±
AREA BEING ACQUIRED: 0.556 AC.±
RESULTING AREA: 0.996 AC.±

PARCEL 299
OWNER: EDWIN R. FRY et ux.
FOR DEED REFERENCE SEE: M.L.M. 112/59
PROPERTY ADDRESS: 5573 WORTON ROAD
WORTON, MARYLAND, 21678
EXISTING AREA: 163.95 AC.± (PER TAX ASSESSMENTS)
AREA BEING CONVEYED: 0.556 AC.±
RESULTING AREA: 162.994 AC.± (PER TAX ASSESSMENTS)

RIGHT TO FARM

KENT COUNTY HAS ADOPTED A RIGHT TO FARM LAW THAT PROTECTS AGRICULTURAL OPERATIONS IF SUCH OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH GENERAL ACCEPTED AGRICULTURAL PRACTICES. THIS SUBDIVISION IS LOCATED ADJACENT TO OR NEAR AGRICULTURAL OPERATIONS AND THE OWNERS OF THESE LOTS MAY BE SUBJECT TO INCONVENIENCES ARISING FROM SUCH OPERATIONS.

APPROVED:

3-16-10
DATE

Garth Webb
KENT COUNTY DIRECTOR OF PLANNING

APPROVED:

3/15/10
DATE

John C. Reed
KENT COUNTY HEALTH DEPT. APPROVING AUTHORITY

LOT LINE ADJUSTMENT

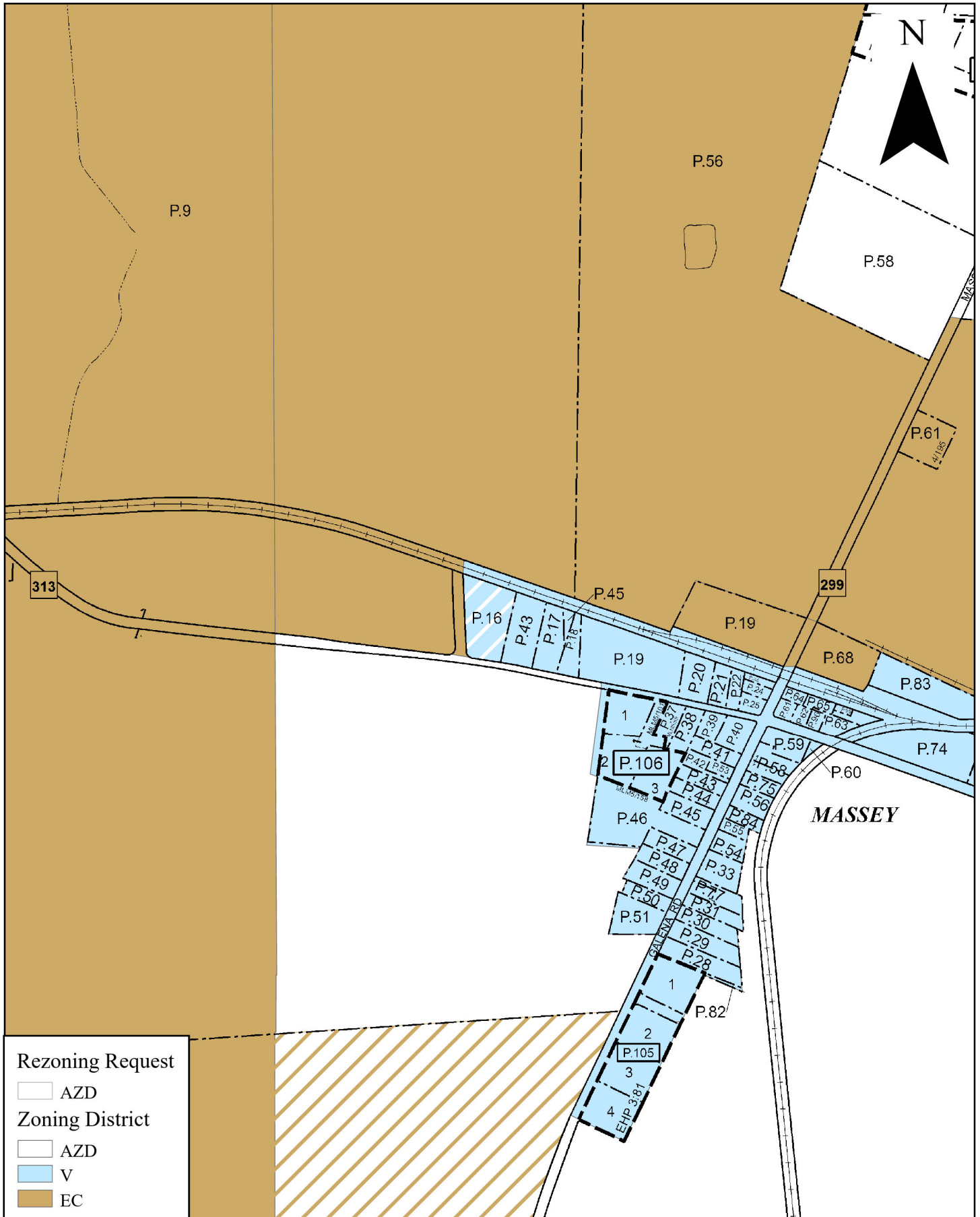
BETWEEN THE LANDS OF
**ALDEN W. YETMAN &
EDWIN R. FRY et ux.**
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND

DATE	SCALE
2-19-10	1"=30'
JOB NO. 4679C	DRAWN BY J. WALLS
FOLDER REF K-1175	
DATE	REVISION

MICHAEL SCOTT INC.
207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310



Filed 03/17/2010 In PLAT Book MLM 4 PAGE 367 MSA CDA 2123 3166





Respondent



14:44
Time to complete



1. Name: *

2. Mailing Address: *

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance.
- Request a rezoning of your property.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

Village (V)

6. What zoning district would you prefer? *

Agricultural

7. Would you also like to request a text change?

Yes

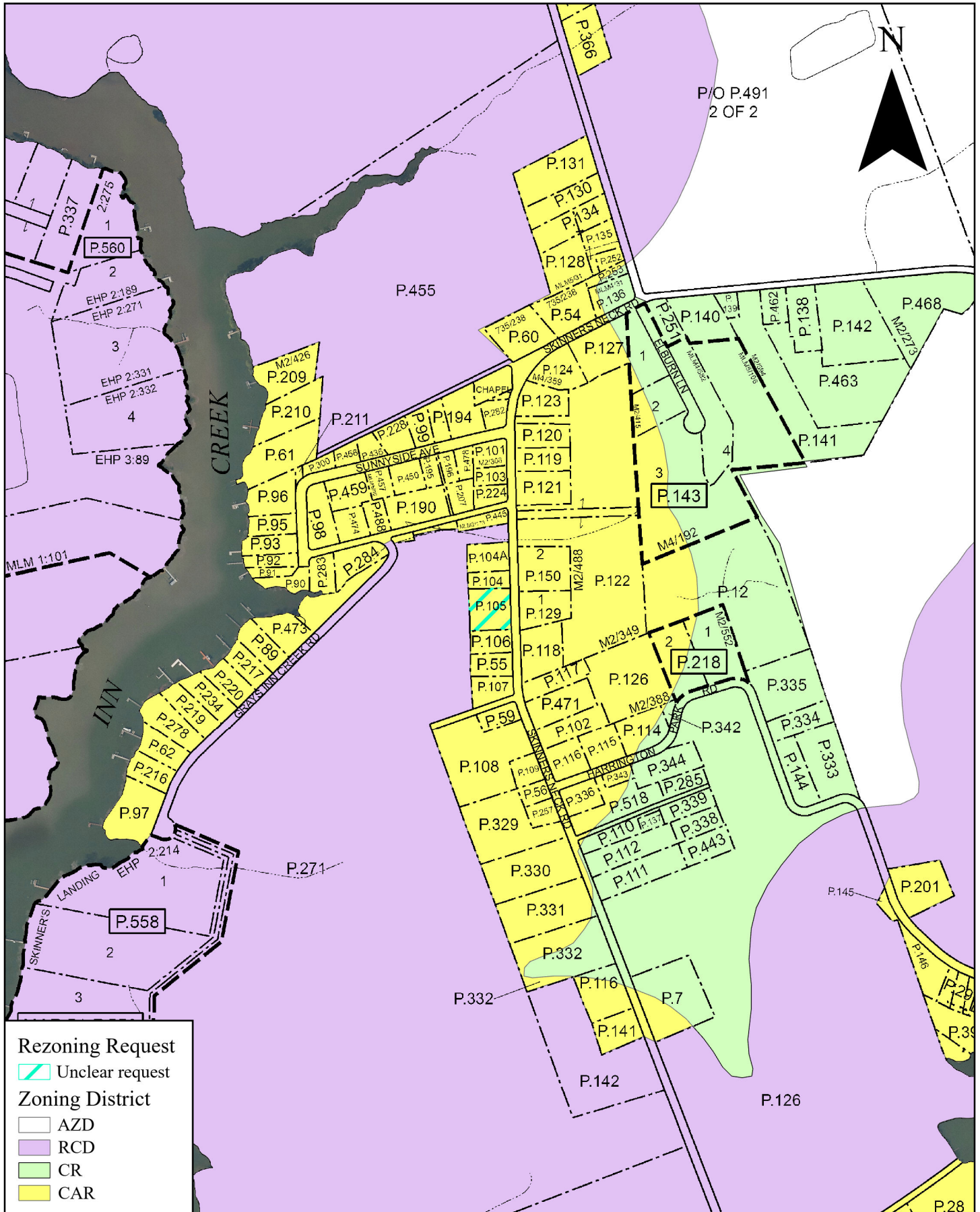
No

8. Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or set backs?

Here's a link to the current Land Use Ordinance:
<https://www.kentcounty.com/planning/land-use-contents>
(<https://www.kentcounty.com/planning/land-use-contents>) *

Please minimize the setbacks requirements for multi agricultural use for this lot

9. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft



Comprehensive Rezoning and Update Map and Text Changes Request Form

9/29/2020

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	DIANE CAREY		
Mailing Address	5174 SKINNERS Neck Rd Rock Hall Md.		
Email	swanpoint@verizon.net Cell# 410-443-6449		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	5174 Skinners N.R. Rd. (Full arce)		
Tax Map	0051	Parcel Number	0105

Current Zoning	Residential
Preferred Zoning	Sub divided property

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 9/29/2020

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

Respondent



20

Anonymous



01:23

Time to complete



1. Name: *

Arthur Livingston Harris and Anne Livingston Harris (Chandler)

2. Mailing Address: *

12781 Still Pod Creek Road, Worton, MD 21678-1566

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance.
- Request a rezoning of your property.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

12781 Still Pond Creek Road, Worton, MD 21678

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

AZD

6. What zoning district would you prefer? *

CR or RR

7. Would you also like to request a text change?

Yes

No

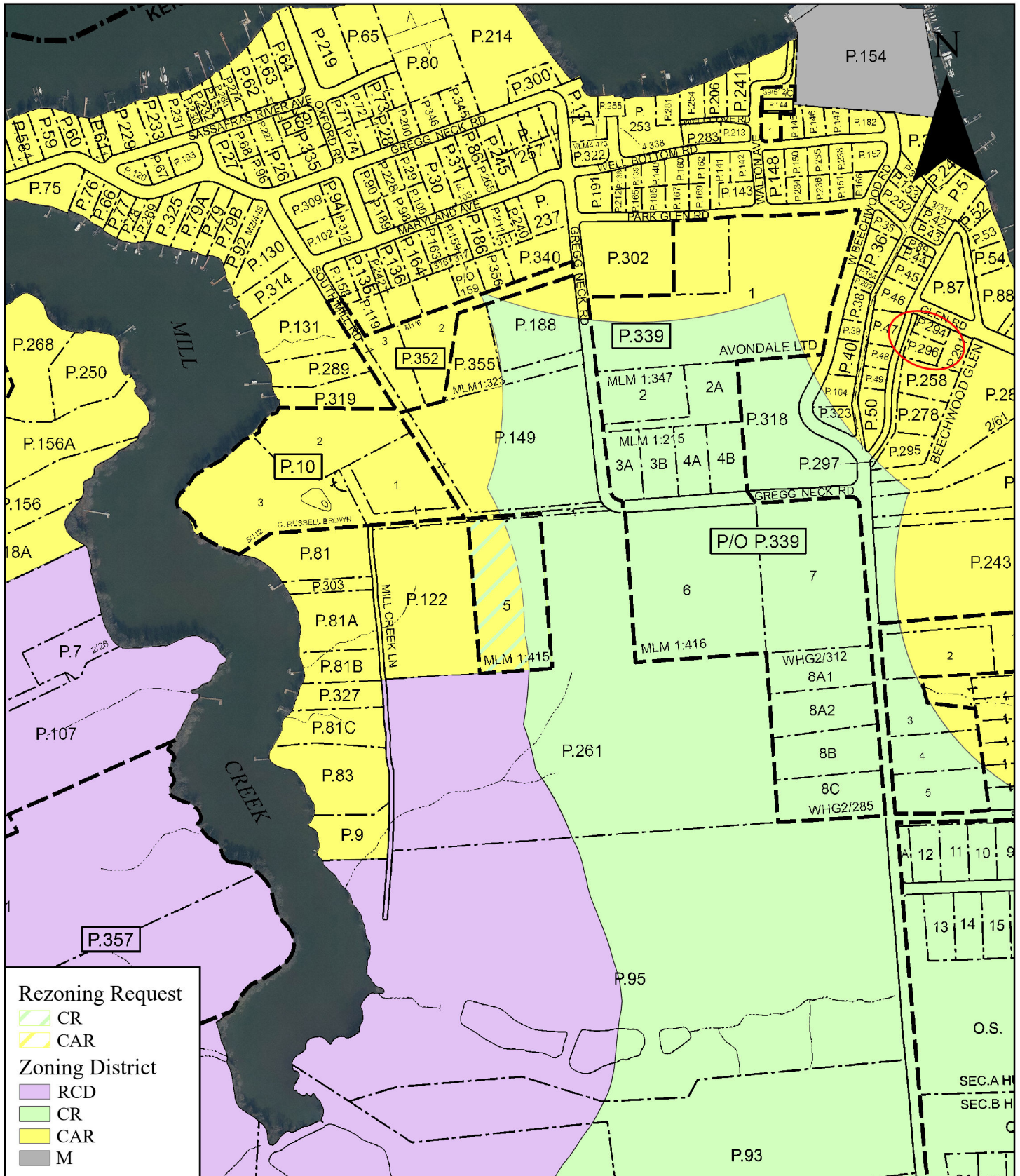
8. Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or set backs?

Here's a link to the current Land Use Ordinance:
<https://www.kentcounty.com/planning/land-use-contents>
(<https://www.kentcounty.com/planning/land-use-contents>) *

CR or RR preferred. We are located between the residential areas of The Pines and Wymont Park and would like to expand the possibilities of our land use.

9. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

Leon and Jo Ann Hurlock, 31797 Glen Rd, Map 7, Parcels 294 and 296
Requested zoning remain the same.



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:
<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	John E. Dottellis
Mailing Address	P.O. Box 207 Galena, Md 21635
Email	Donna-Dottellis@yahoo.com

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	13981 Mill Creek Lane, Galena, Md 21635	
0007 Tax Map	0339	Parcel Number
Current Zoning	CAR, RR	
Preferred Zoning	CR	

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

~~_____~~
~~_____~~
~~_____~~

Please attach additional sheets if necessary.

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/23/23 AD

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

August 10, 2020

To the Kent County Department of Planning, Housing, and Zoning,

My name is Lee Ann Georgescu and I'm the daughter of Jo Ann and Leon Hurlock. I'm handling this situation for my parents. The email address that I'm giving you is my email address, for my parents do not own a computer. The mailing address will be their home address in Pennsylvania.

The property that they own is at 31797 Glen Road, Galena, MD. Their Parcel numbers are P294 and P296. They own both adjoining lots.

Attached you will find the form that was sent with the tax bill. I'm sending it back but my parents do NOT want a rezoning of their property at this time. They would like to be notified if any rezoning or changes that are made that would pertain to their land. You can send the information via my email address or to their mailing address.

Any questions, please feel free to reach me at 215-504-7496 or at my email address.

Thank you in advance for your time. Have a great day and stay safe.

Best regards,

A handwritten signature in cursive script that reads "Lee Ann Georgescu". The signature is written in black ink and is positioned above the printed name.

Lee Ann Georgescu

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/17/2020



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:
<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Jo Ann & Leon Hurlock		
Mailing Address	685 Fir Ave, Langhorne, PA 19047		
Email	leeann.georges@verizon.net	(daughter's email)	

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location			
Tax Map	Parcel Number		
Current Zoning			
Preferred Zoning			

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/17/2020

January 17, 2020

Mr. William Mackey
Director of Planning, Housing & Zoning
Kent County
400 High Street
Chestertown, MD 21620

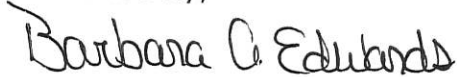
Re: 22995 McKinleyville Road, Rock Hall

Dear Mr. Mackey,

I understand Kent County will start the Land Ordinance Review and Update this year. I own a property on McKinleyville Road in the Fifth Election District: Tax ID # 1505024633. See attached SDAT record and maps. This is and has been my primary residence for years. The parcel is zoned Marine because it was owned by the same family that owned Langford Bay Marina. The parcel has always been in residential use and the parcel has a residential dwelling and County grinder pump on it. I am requesting this parcel be re-zoned to RCD as part of the zoning ordinance review process so it will be in compliance with prior, current and future use. The marine industry is in decline and I have no intention to ever put this parcel into Marine use. Rezoning the parcel to Resource Conservation District will also have a more positive environmental impact on Langford Creek than would a Marine use.

Thank you for your consideration of this request. I look forward to following the review process and would be happy to answer any questions you have.

Yours sincerely,



Barbara A. Edwards

Mailing Address:
22995 McKinleyville Road
Rock Hall, MD 21661
Phone: 410-639-2163

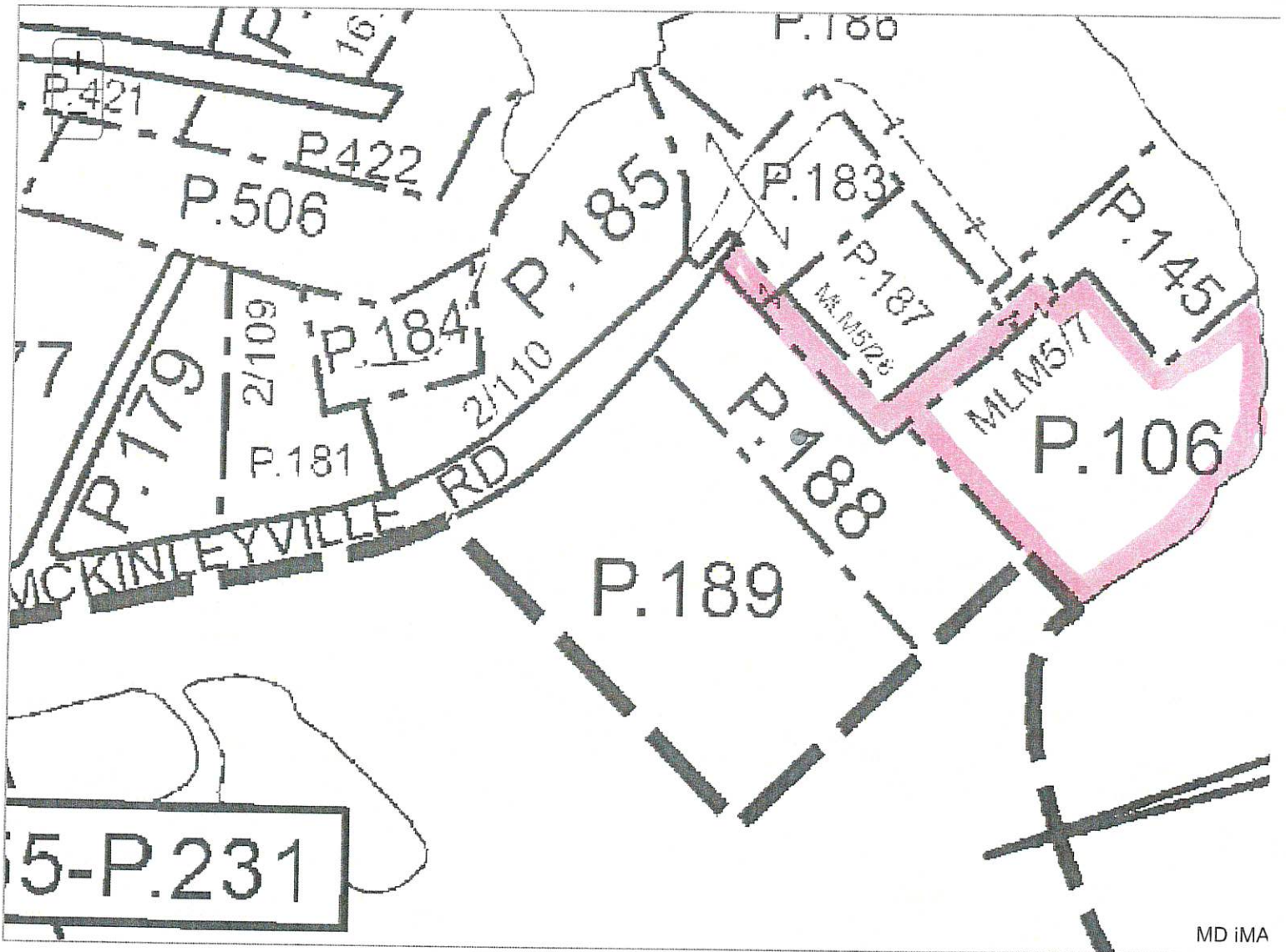
DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 2/7/20

Real Property Data Search

Search Result for KENT COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 05 Account Number - 024633			
Owner Information					
Owner Name:	EDWARDS BARBARA A		Use:	RESIDENTIAL	
Mailing Address:	22995 MCKINLEYVILLE RD ROCK HALL MD 21661-2146		Principal Residence:	YES	
			Deed Reference:	/00834/ 00408	
Location & Structure Information					
Premises Address:	22995 MCKINLEYVILLE RD ROCK HALL 21661-0000 Waterfront		Legal Description:	LOT 1.612 AC 22995 MCKINLEYVILLE ROAD E OF ROCK HALL	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0052	0004A	0106	5010050.15	0000	
					Block:
					Lot:
					Assessment Year:
					2019
					Plat No:
					M1 187
					Plat Ref:
					MLM5/ 0028
Special Tax Areas: None		Town: None		Ad Valorem: None	
		Tax Class: None			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1968	2,340 SF		1.6120 AC		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	SIDING/	3	1 full
					Garage
					Last Notice of Major Improvements
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
Land:	521,200	521,200			
Improvements	115,700	118,600			
Total:	636,900	639,800	637,867	638,833	
Preferential Land:	0			0	
Transfer Information					
Seller: EDWARDS BARBARA A	Date: 06/30/2015		Price: \$0		
Type: NON-ARMS LENGTH OTHER	Deed1: /00834/ 00408		Deed2:		
Seller: EDWARDS BARBARA A	Date: 05/01/2015		Price: \$0		
Type: NON-ARMS LENGTH OTHER	Deed1: /00827/ 00442		Deed2:		
Seller: EDWARDS, DOUGLAS R & BARBARA A	Date: 01/22/2002		Price: \$0		
Type: NON-ARMS LENGTH OTHER	Deed1: MLM /00248/ 00028		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019	07/01/2020		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: Approved 12/17/2014					

District: **05** Account Number: **003695**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

January 17, 2020

Mr. William Mackey
Director of Planning, Housing & Zoning
Kent County
400 High Street
Chestertown, MD 21620

Re: 22965 & 22975 McKinleyville Road, Rock Hall

Dear Mr. Mackey,

We understand Kent County will start the Land Ordinance Review and Update this year. We own two parcels of land on McKinleyville Road in the Fifth Election District: Tax ID # 1505004179 & 1505003695. See attached SDAT records and maps. These parcels are zoned Marine because they were owned by the same family that owned Langford Bay Marina. The parcels have always been in residential use and both parcels have County grinder pumps. The adjacent property (Tax Map 55; Parcel 231) is zoned RCD. We are requesting our two parcels be re-zoned to RCD as part of the zoning ordinance review process. The marine industry is in decline and we have no intention to ever put these parcels into Marine use. Rezoning the parcels to Resource Conservation District will also have a more positive environmental impact on Langford Creek than would a Marine use.

Thank you for your consideration of this request. We look forward to following the review process and we would be happy to answer any questions you have.

Yours sincerely,



Carlton Edwards & Peggy States-Edwards

Mailing Address:
100 Harlan Loop
Chestertown, MD 21620
Phone: 410-708-0965

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 2/7/20

Real Property Data Search

Search Result for KENT COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier: District - 05		Account Number - 004179
Owner Information		
Owner Name:	EDWARDS CHARLOTTE L ETALS	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	PO BOX 65 WORTON MD 21678-0065	Deed Reference: /00400/ 00469
Location & Structure Information		
Premises Address:	22965 MCKINLEYVILLE RD ROCK HALL 21661-0000 Waterfront	Legal Description: LOT 3.696 ACRES 22965 MCKINLEYVILLE ROAD E OF ROCK HALL
Map:	Grid:	Parcel:
0051	0004F	0189
Neighborhood:	Subdivision:	Section:
5010050.15	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	M1 187	
Plat Ref:	0001/ 0187	
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		3.6900 AC
County Use		
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
		/
Value Information		
	Base Value	Value
		As of
		01/01/2019
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
Land:	515,600	515,600
improvements	0	0
Total:	515,600	515,600
Preferential Land:	0	0
Transfer Information		
Seller:	EDWARDS, CHARLOTTE L.	Date:
		01/13/2005
Type:	NON-ARMS LENGTH OTHER	Deed1:
		MLM /00400/ 00469
Deed2:		
Seller:	EDWARDS, CHARLOTTE L., TRUSTEE	Date:
		11/06/2002
Type:	NON-ARMS LENGTH OTHER	Deed1:
		MLM /00281/ 00253
Deed2:		
Seller:	EDWARDS, DONALD P & CHARLOTTE	Date:
		01/27/1998
Type:	NON-ARMS LENGTH OTHER	Deed1:
		MLM /00135/ 00412
Deed2:		
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
		07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		

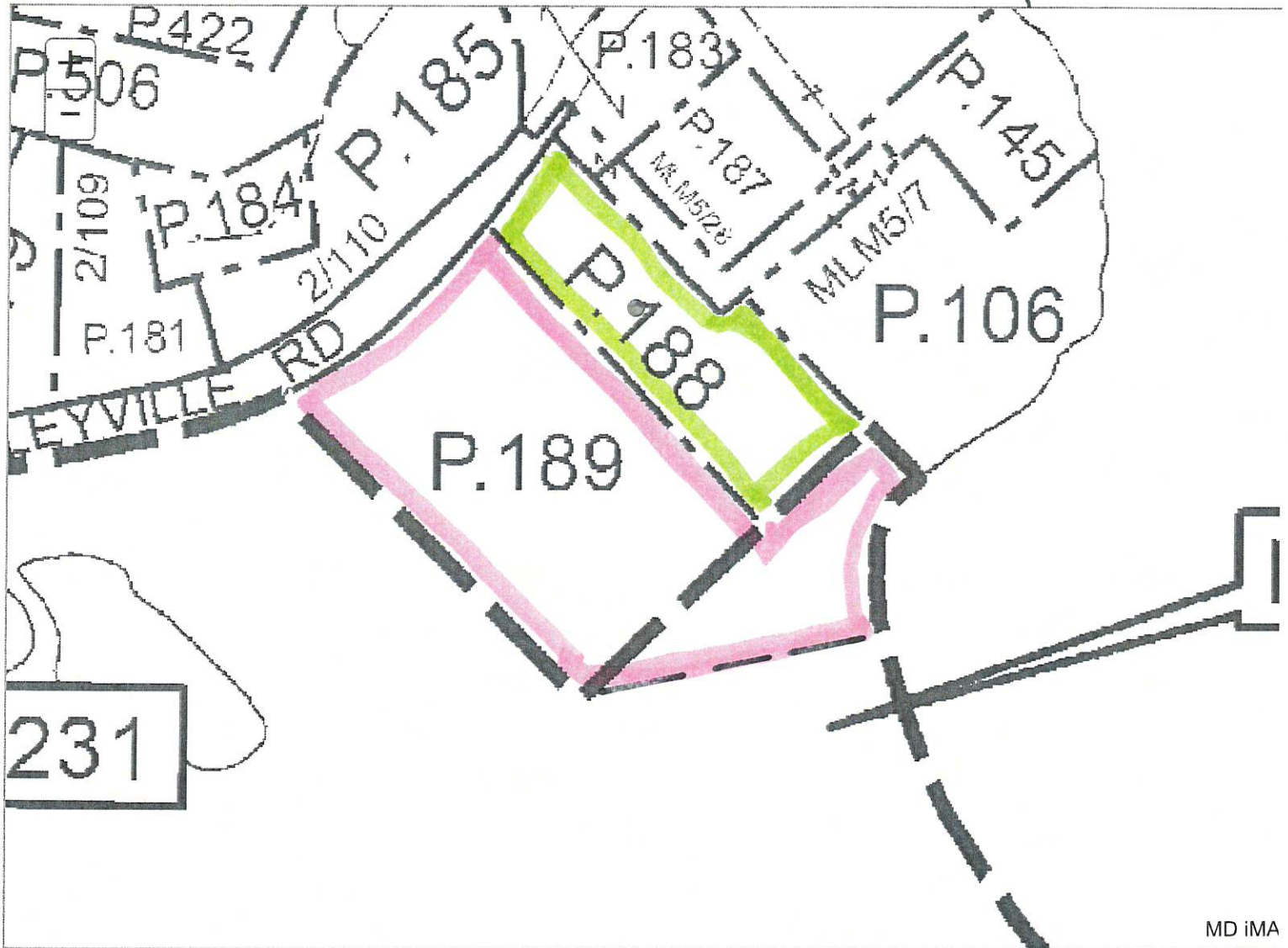
Real Property Data Search

Search Result for KENT COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None	
Exempt Class: None			
Account Identifier:		District - 05 Account Number - 003695	
<i>Owner Information</i>			
Owner Name:	EDWARDS CHARLOTTE L ETALS	Use:	RESIDENTIAL
Mailing Address:	PO BOX 65 WORTON MD 21678-0065	Principal Residence:	NO
		Deed Reference:	/00400/ 00472
<i>Location & Structure Information</i>			
Premises Address:	22975 MCKINLEYVILLE RD ROCK HALL 21661-0000 Waterview	Legal Description:	LOT 1.87 ACRES 22975 MCKINLEYVILLE ROAD E OF ROCK HALL
Map:	Grid:	Parcel:	Neighborhood:
0051	0004F	0188	5010051.15
Subdivision:	Section:	Block:	Lot:
0000			
Assessment Year:	Plat No:	M1 187	
2019	0001/ 0187	Plat Ref:	
Special Tax Areas:	Town:		None
None	Ad Valorem:		None
	Tax Class:		None
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area
1950	2,168 SF		1.8700 AC
County Use			
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	BRICK/
Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
4	1 full/ 1 half	1Att/1Det	
<i>Value Information</i>			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2019	07/01/2019
			As of
			07/01/2020
Land:	126,800	126,800	
Improvements	170,700	172,900	
Total:	297,500	299,700	298,233
Preferential Land:	0		298,967
			0
<i>Transfer Information</i>			
Seller:	EDWARDS, CHARLOTTE L.	Date:	01/13/2005
Type:	NON-ARMS LENGTH OTHER	Deed1:	MLM /00400/ 00472
		Deed2:	
Seller:	EDWARDS, CHARLOTTE L, TRUSTEE	Date:	01/21/2003
Type:	NON-ARMS LENGTH OTHER	Deed1:	MLM /00291/ 00443
		Deed2:	
Seller:	EDWARDS, DONALD P & CHARLOTTE L	Date:	01/27/1998
Type:	NON-ARMS LENGTH OTHER	Deed1:	MLM /00135/ 00407
		Deed2:	
		Price:	\$0
<i>Exemption Information</i>			
Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt: None		Special Tax Recapture: None	
Exempt Class: None			
<i>Homestead Application Information</i>			
Homestead Application Status: Denied			
<i>Homeowners' Tax Credit Application Information</i>			

District: 05 Account Number: 003695

Tax Map



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

Legend

Details



parcels_1216



Road Centerlines



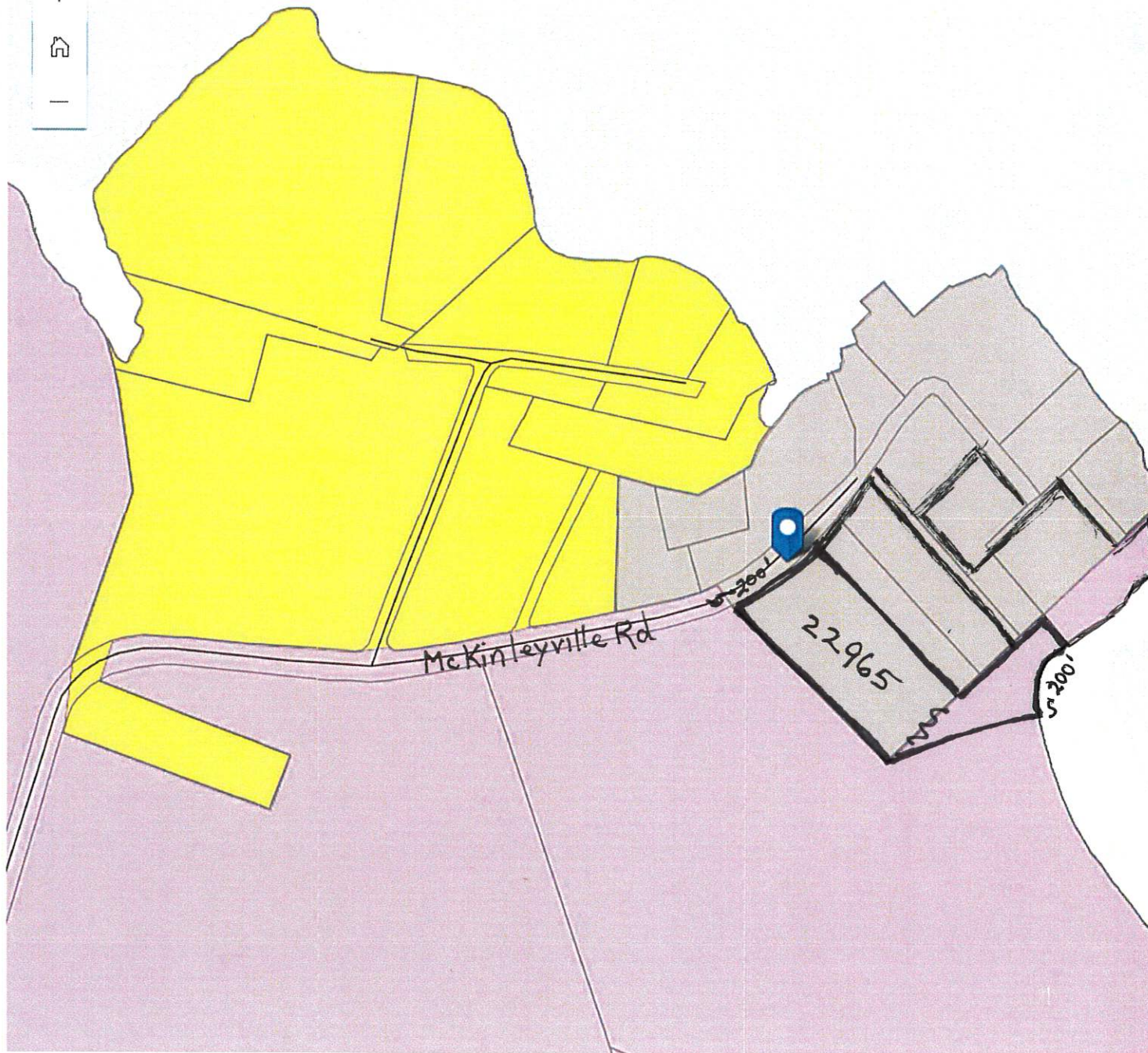
Incorporated Town Boundary



Kent County Zoning (Unincorporated Areas Only)

Kent_Co_Zoning

-  Agricultural Zoning District
-  Resource Conservation District
-  Rural Character
-  Rural Residential
-  Community Residential
-  Critical Area Residential
-  Village
-  Intense Village
-  Crossroads Commercial
-  Commercial
-  Commercial Critical Area
-  Marine
-  Employment Center
-  Industrial
-  Industrial Critical Area - IDA



January 17, 2020

Mr. William Mackey
Director of Planning, Housing & Zoning
Kent County
400 High Street
Chestertown, MD 21620

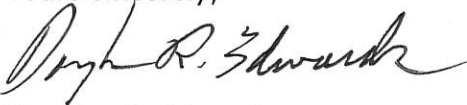
Re: 22991 McKinleyville Road, Rock Hall

Dear Mr. Mackey,

I understand Kent County will start the Land Ordinance Review and Update this year. I own a property on McKinleyville Road in the Fifth Election District: Tax ID # 1505003822. See attached SDAT record and map. This is adjacent to my primary residence at 22995 McKinleyville Road. The parcel is zoned Marine because it was owned by the same family that owned Langford Bay Marina. The parcel has always been in residential use it has a County grinder pump on it. I am requesting this parcel be re-zoned to RCD as part of the zoning ordinance review process so it will be in compliance with prior, current and future use. The marine industry is in decline and I have no intention to ever put this parcel into Marine use. Rezoning the parcel to Resource Conservation District will also have a more positive environmental impact on Langford Creek than would a Marine use.

Thank you for your consideration of this request. I look forward to following the review process and would be happy to answer any questions you have.

Yours sincerely,

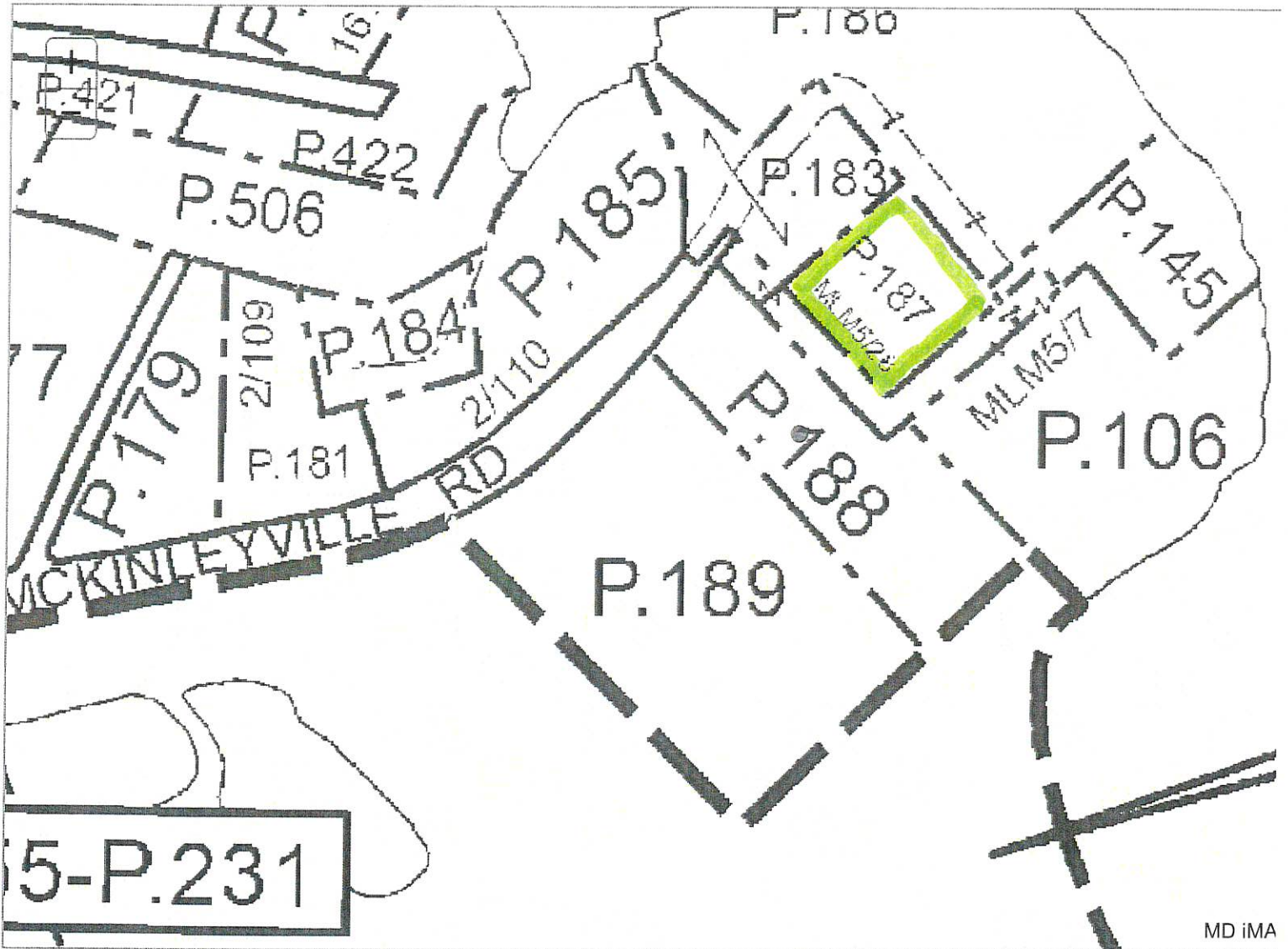


Douglas R. Edwards

Mailing Address:
22995 McKinleyville Road
Rock Hall, MD 21661
Phone: 410-639-2163

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 5/7/20

District: **05** Account Number: **003695**

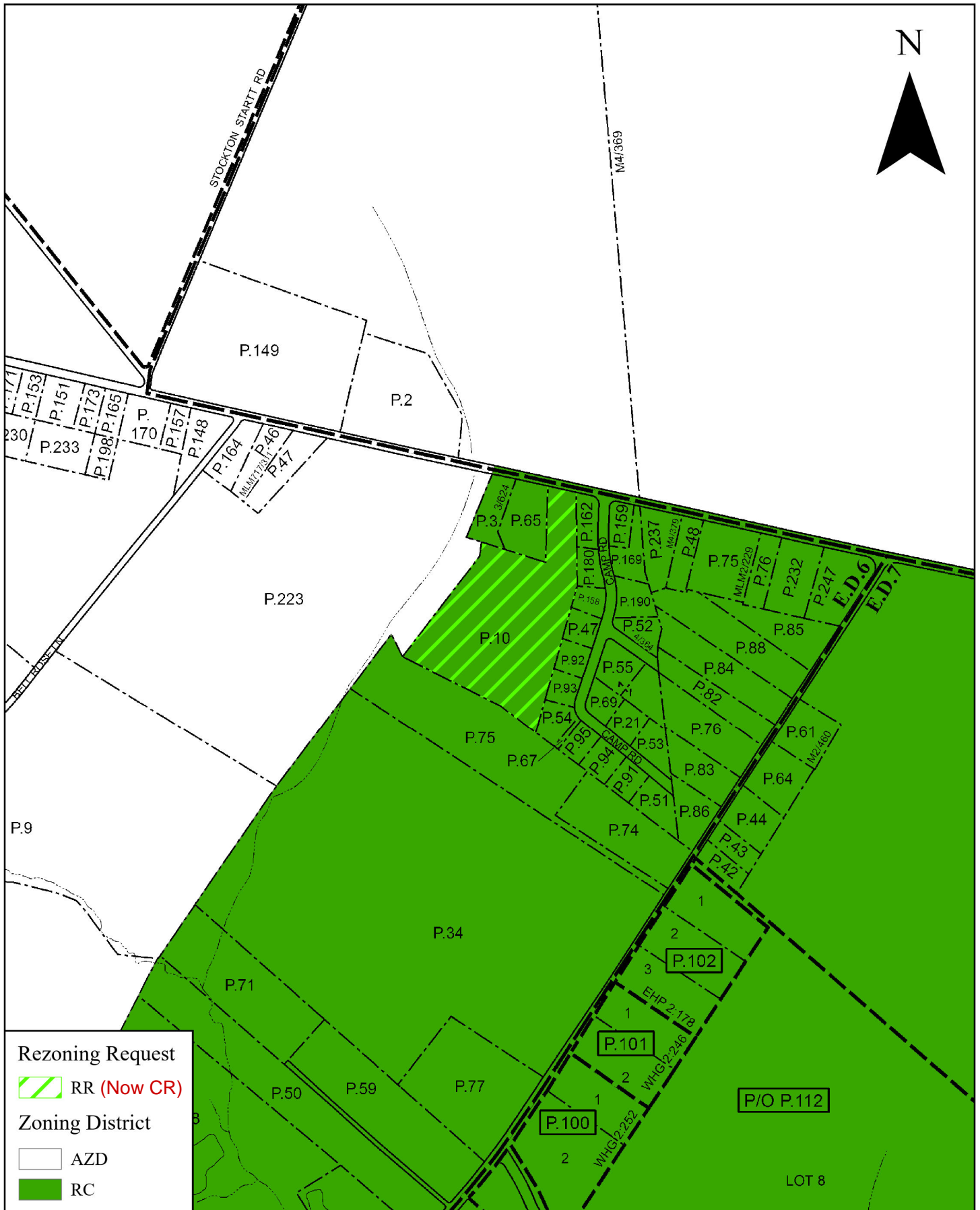


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).





Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:
<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Walter Jay GOULD		
Mailing Address	24543 Chestertown Rd. Chestertown MD		
Email	wkrrypto@yahoo.com		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	Same		
Tax Map	0043	Parcel Number	0010
Current Zoning	RC		
Preferred Zoning	RR		

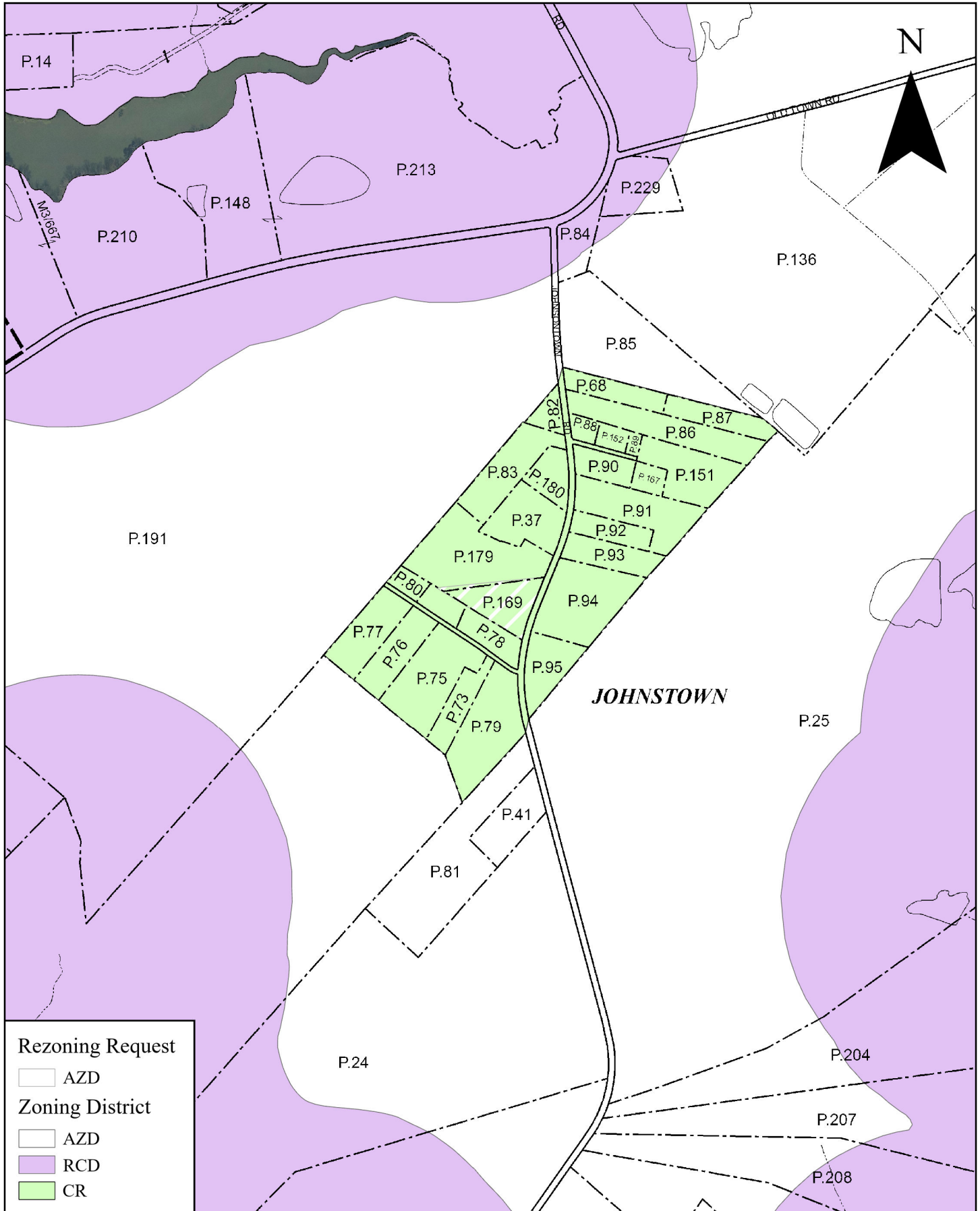
I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org



Respondent



3

Anonymous



07:46
Time to complete



1. Name: *

John Graziani

2. Mailing Address: *

517 Fox Den Lane, Millersville MD 21108

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance. Requests must be submitted by October 31 2020. Deadline has been extended from September 30, 2020.
- Request a rezoning of your property. Requests must be submitted by December 31, 2020.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

Map 52, Parcel 169

This question is required.

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

Residential

6. What zoning district would you prefer? *

Agriculture

This question is required.

7. Would you also like to request a text change?

Yes

No

8. Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or set backs?

Here's a link to the current Land Use Ordinance:
<https://www.kentcounty.com/planning/land-use-contents>
(<https://www.kentcounty.com/planning/land-use-contents>) *

Please update LUO to permit land of more than an acre in size that does not have a permanent residence to be zoned agricultural ed unimproved property.or forest



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	HAVEN EMPORIUM LLC		
Mailing Address	C/O BRAWNER MGMT LLC	888 17 TH ST NW #205	
Email	WASHINGTON, DC 20006 Kzimmermann@brawlercompany.com		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	21090 GREEN LN		
Tax Map	50	Parcel Number	142

Current Zoning	CRITICAL AREA RESIDENTIAL		
Preferred Zoning	MARINE		

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

Kent County Maryland

Comprehensive Rezoning and Update

Address: 21090 Green Lane
Tax Map: 50
Parcel Number: 142

At barely a quarter acre, parcel 142 is the smallest of the 5 parcels owned by Haven Emporium LLC, dba "Haven Harbour South", a marina resort. Since acquiring the marina in 2017, current ownership has invested heavily in infrastructure and renovations on neighboring parcel 23. Most of parcel 23 is appropriately zoned Marine (IDA - Intensive Development Area), which has facilitated this investment.

In contrast, parcel 142 has seen essentially no investment in at least 15 years, in part because it is zoned Critical Area Residential (LDA – Limited Development Area). The only structure on parcel 142 is a tiny block shed.

Parcel 142 is bounded to the west by parcel 120, owned by Haven Emporium LLC, and zoned Marine (IDA – Intensive Development Area). A short distance to the north is parcel 23, owned by Haven Emporium LLC, which forms the main body of the marina and which is also zoned Marine (IDA). To the east is parcel 141 which is also owned by Haven Emporium LLC. Across Green Lane to the South is an undeveloped parcel 45, owned by another party, which most recently, years ago, saw use as a boat winter storage yard. Parcel 142 is in line-of-site of the public landing at the end of Green Lane.

For the reasons of being adjacent to and surrounded by lands of the marina, being in the line of site of the public landing and having direct access to Green Lane, while having no residential structures upon it, we propose that this comprehensive update to zoning recognize Parcel 142 as Marine (IDA), subject to the customary critical area rules that apply to that zoning and classification.

With zoning finally in concert with adjacent marina properties, we will be better able to integrate the parcel into the rest of the marina as we continue to invest in Haven Harbour South, driving new commerce to Kent County and create new jobs in the Rock Hall area.



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	HAVEN EMPORIUM LLC		
Mailing Address	C/O BRAWNER MGMT LLC	888 17 TH ST NW #205	
Email	Kzimmermann@brawnercompany.com WASHINGTON, DC 20006		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	21100 GREEN LN		
Tax Map	50	Parcel Number	141
Current Zoning	CRITICAL AREA RESIDENTIAL		
Preferred Zoning	MARINE		

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or emailed to: compzone@kentgov.org

Kent County Maryland

Comprehensive Rezoning and Update

Address: 21100 Green Lane
Tax Map: 50
Parcel Number: 141

Parcel 141 is an integral part of Haven Emporium LLC (dba "Haven Harbour South") a marina resort with potential for future development, particularly in the northern half of the parcel closest to the marina's core. It has been part of the marina for the last 16 years under two different owners.

Since acquiring the marina out of bankruptcy in 2017, current ownership has invested heavily in infrastructure and renovations on neighboring parcel 23. Most of parcel 23 is appropriately zoned Marine (IDA - Intensive Development Area), which has facilitated this investment.

In contrast, parcel 141 has seen little to no investment in at least 16 years, in part because it is zoned Critical Area Residential (LDA – Limited Development Area). The only structures on parcel 142 are sheds and garages. There are no residences.

Parcel 141 is bounded to the west by parcels 120 and 142, both owned by Haven Emporium LLC. Parcel 120 is zoned Marine (IDA – Intensive Development Area). To the north is parcel 23, owned by Haven Emporium LLC, which forms the main body of the marina and which is also zoned Marine (IDA). To the east is parcel 139 which is owned by excellent neighbors Thomas and Allison Morroney. Haven Emporium and the Morroneys have previously worked together to redraw a peculiar historical lot boundary between our respective lands to give the Morroneys some space and relief from the border of parcel 141 that had been, as drawn, very to their house. The Morroneys have been encouraging and supportive of our efforts to invest in and redevelop the marina.

Across Green Lane to the south is an undeveloped parcel 45, owned by another party, which most recently, years ago, saw use as a boat winter storage yard. Parcel 141 is also in line-of-site of the public landing at the end of Green Lane.

For the reasons of being adjacent to lands of the marina which are appropriately zoned Marine (IDA), extending into the very core of the marina near the swimming pool and boat yard, being in the line of site of the public landing and having direct access to Green Lane, we propose that the zoning of Parcel 141 be recognized as Marine (IDA), subject to the customary critical area rules that apply to that zoning and classification.

With zoning in concert with our adjacent marina properties, we will be better able to integrate parcel 141 into the rest of the marina as we continue to invest in Haven Harbour South, driving new commerce to Kent County and create new jobs in the Rock Hall area.



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	HAVEN EMPORIUM LLC		
Mailing Address	C/O BRAWNER MGMT LLC	888 17 TH ST NW #205	
Email	WASHINGTON, DC 20006 Kzimmermann@brawlercompany.com		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	2114D GREEN LN		
Tax Map	50	Parcel Number	23
Current Zoning	MARINE (MOST OF LOT); CRITICAL AREA RESIDENTIAL (PART OF LOT)		
Preferred Zoning	MARINE (WHOLE LOT)		

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or emailed to: compzone@kentgov.org

Kent County Maryland

Comprehensive Rezoning and Update

Address: 21140 Green Lane

Tax Map: 50

Parcel Number: 23

Parcel 23 forms the core of the lands of Haven Emporium LLC, dba "Haven Harbour South", a marina resort which has seen heavy investment in infrastructure and renovations since current ownership acquired it out of bankruptcy in 2017. Parcel 23 also formed the core of The Sailing Emporium from 1977-2017 and before that, of Hunt's Marina. For decades since the construction of the public landing at the end of Green Lane after World War II, the marina on parcel 23 has stood as a complementary offering of Kent County, under several different owners.

Details on previous zoning are scarce. It may have been an oversight to appropriately designate *most* of the parcel as Marine (IDA - Intensive Development Area), while designating an odd corner of the lot as Critical Area Residential (LDA – Limited Development Area). The present dual-zoning of the lot serves no obvious purpose.

During this comprehensive update to zoning, we seek to simplify and unify the zoning of parcel 23 as *entirely* Marine (IDA) from its current zoning as *mostly* Marine (IDA). This sensible correction will remove a possible future stumbling block to the continued operation and development of the marina as we drive new commerce to Kent County and create new jobs in the Rock Hall area.



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	HAVEN EMPORIUM LLC		
Mailing Address	C/O BRAWNER MGMT LLC	888 17 TH ST NW #205	
Email	WASHINGTON, DC 20006 kzimmermann@brawnercompany.com		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	21148 GREEN LN		
Tax Map	50	Parcel Number	69

Current Zoning	MARINE (PART OF LOT); CRITICAL AREA RESIDENTIAL (MOST OF LOT)		
Preferred Zoning	MARINE (WHOLE LOT)		

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

Kent County Maryland

Comprehensive Rezoning and Update

Address: 21148 Green Lane
Tax Map: 50
Parcel Number: 69

Parcel 69 is adjacent to parcel 23, which forms the core of the lands of Haven Emporium LLC, dba “Haven Harbour South”, a marina resort which has seen heavy investment in infrastructure and renovations since current ownership acquired it out of bankruptcy in 2017. Parcel 23 also formed the core of “The Sailing Emporium” from 1977-2017 and before that, of Hunt’s Marina. For decades since the construction of the public landing at the end of Green Lane after World War II, the marina on parcel 23, has stood as a complementary offering of Kent County, under several different owners.

Parcel 69 has been part of the marina for 40 years since previous ownership acquired in in 1980. It is sandwiched between other marina land (parcel 23) and third-party-owned parcel 183 which holds only an abandoned building with a collapsed roof and a vine-covered abandoned vehicle in the front yard.

Details on previous zoning are scarce, but it appears as though a straight line was drawn along the northeastern edge of neighboring properties, cutting both parcels 23 and 69 in two, without any clear purpose for doing so. A portion of parcel 69 is already zoned Marine (IDA - Intensive Development Area), while the portion closest to Green lane is zoned Critical Area Residential (LDA – Limited Development Area).

As parcel 69 forms an integral part of the marina resort and as it has no residential structures upon it, during this comprehensive update to zoning we seek to simplify and unify the zoning of parcel 69 as *entirely* Marine (IDA) from its current zoning as *partly* Marine (IDA). This sensible correction will remove a possible future stumbling block to the continued operation and development of the marina as we drive new commerce to Kent County and create new jobs in the Rock Hall area.



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	BILL INGERSOLL
Mailing Address	24871 OLD TOWN ROAD
Email	bill@chestertown.com

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	24871 OLD TOWN ROAD		
Tax Map	0053	Parcel Number	0044
Current Zoning	AZD AGRICULTURAL ZONING DISTRICT		
Preferred Zoning	RURAL RESIDENTIAL		

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

Joan Horsey, 110, 111, and 114 Jimstown Circle, Map 37, Parcels 44, 177, and 180

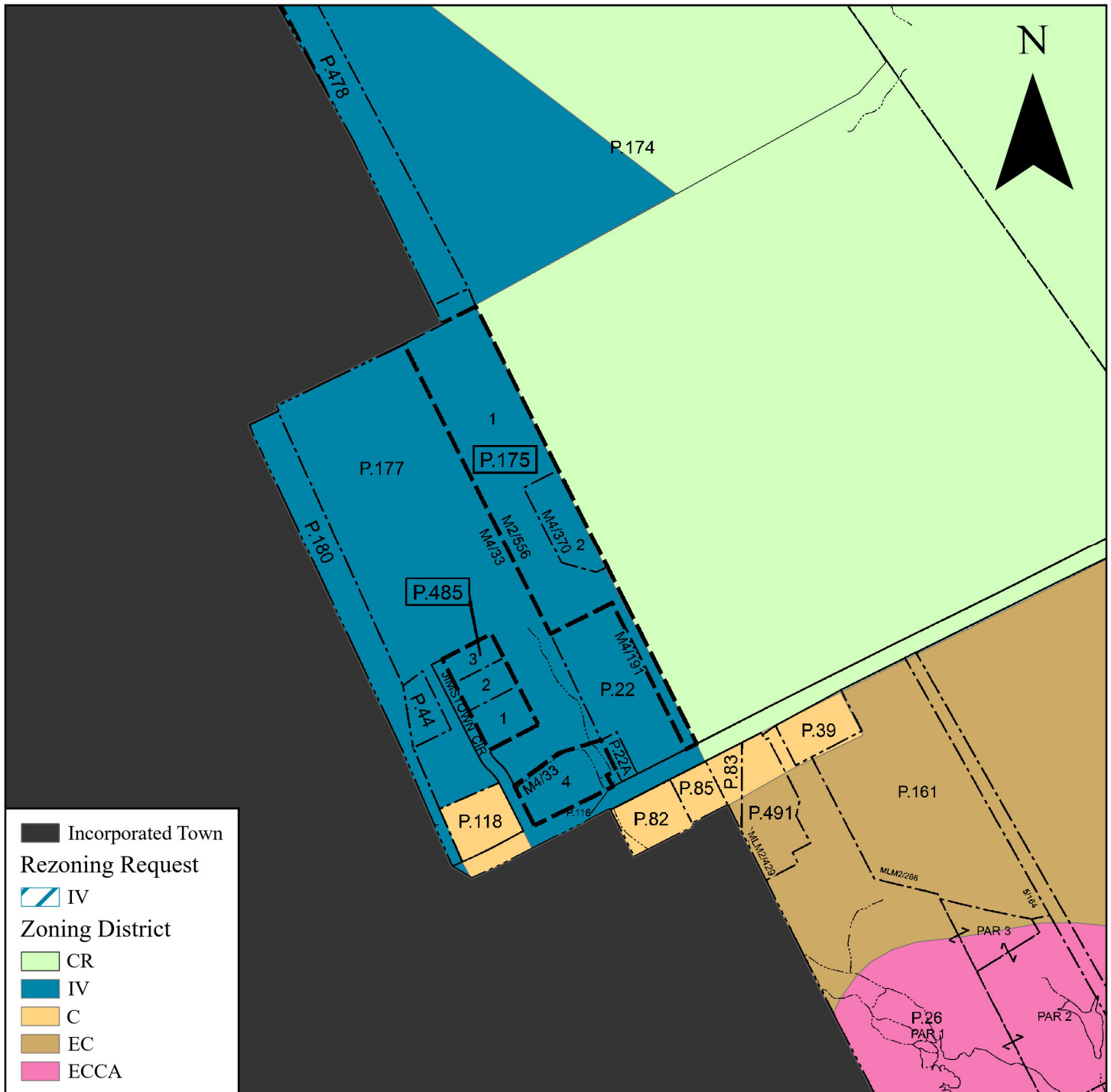
Todd Smith, 118 Jimstown Circle, Map 37, Parcel 485, Lot 3

Scott and Shari Smith, 120 Jimstown Circle, Map 37, Parcel 485, Lot 2

Tracye and Walter Landon, 122 Jimstown Circle, Map 37, Parcel 485, Lot 1

Todd and Diane Smith, 500 Morgnec Rd, Map 37, Parcel 485, Lot 4

Requested zoning remain the same for all listed parcels



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft

Patricia Joan O. Horsey

P. O. Box 237
Chestertown, Maryland 21620

410-778-0340

410-708-4493

joanhorsey@gmail.com

February 11, 2021

Mr. Bill Mackey, Director of Planning and Zoning
Government Center
400 High Street
Chestertown, MD 21620

Re: Map 37, Parcel 180, 110 Jimstown Circle, Chestertown – Joan Ozman Horsey

Map 37, Parcel 44, 111 Jimstown Circle, Chestertown – Joan O. Horsey et als

Map 37, Parcel 177, 114 Jimstown Circle, Chestertown – Joan O. Horsey, Tracye S. Landon, Scott Ozman Smith and Todd B. Smith

Map 37, Parcel 485, Lot 3, 118 Jimstown Circle, Chestertown – Kathryn B. Ozman (deceased), Todd B. Smith

Map 37, Parcel 485, Lot 2, 120 Jimstown Circle, Chestertown – Scott O. and Shari C. Smith (has home business called The Nail Garden)

Map 37, Parcel 485, Lot 1, 122 Jimstown Circle, Chestertown – Tracye S. and Walter F. Landon

Map 37, Parcel 485, Lot 4, 500 Morgnec Road, Chestertown – Todd B. and Diane H. Smith (rented to a beauty shop)

Dear Bill:

I am enclosing a copy of the Minutes from the Chestertown Planning Commission meeting on June 15, 2016 where the above properties were discussed. I emailed you this same information but I was unable to verify that your office received it! I just want to be sure you have all of the available information pertaining to these properties for your file.

Please let me know if you have any questions.

Thank you....stay warm and well!

Sincerely,



Patricia Joan O. Horsey

Enclosure: Ctown Planning Comm.Minutes 6/15/2016

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 2/16/21

PLANNING COMMISSION

JUNE 15, 2016

Mr. Jeff Grotzky, Chairman, called the meeting to order at 7:30 p.m. In attendance were Commission members David Bowering, Darrell Craig, Robert Fordi, Jane Richman and Paul Showalter, Kees de Mooy, Zoning Administrator and guests.

MINUTES OF PLANNING COMMISSION MEETING

Mr. Grotzky asked if there were any additions or corrections to the minutes of the meeting of May 18, 2016. **Mr. Showalter moved to approve the minutes as presented, was seconded by Mr. Bowering and carried unanimously.**

ROYAL FARMS (RT. 20 AND RT. 291) LANDS OF MONTABELLO – PRELIMINARY SITE PLAN

Mr. Kevin Shearon of DMS & Associates and Mr. Jack Whisted of Royal Farms were present for the application. Mr. Shearon stated that he submitted an administrative lot line adjustment for the two lots to be joined back into one lot. He said that the areas that could not be developed on the site were identified when the concept plan was presented.

Mr. Shearon stated that he has gone through the engineering of the site and addressed grading, stormwater management, landscaping and lighting. He gave a PowerPoint presentation of the site plan.

Mr. Shearon stated that the only real change from the Concept Plan was that on the west end there were an additional six (6) parking spaces added closer to the building for a total of fifty-nine parking spaces, including three (3) handicap parking spots. He said that the State Highway Administration told the applicant that the entrances had to be "right-in, right-out" only.

Mr. Shearon stated that the canopy will have three (3) islands with two (2) pumps each as approved at a previous meeting.

Mr. Shearon stated that there were pedestrian connections to the south, including the Rail-Trail, and along the roundabout, which will connect to the sidewalk along Rt. 20. There will be a crosswalk to the Rail Trail at the back of the store. He said that due to the grade, there will be steps by the Trail as well as an ADA ramp. Mr. Showalter asked if there was a plan for a crosswalk across Rt. 20 to Flatland Road. Mr. Shearon stated that there is an existing crosswalk on Rt. 20 to the Gateway Park sidewalk, which connects to the site.

Mr. Shearon stated that there were existing stormdrain structures adjacent to the site which channels stormwater from the roundabout to Radcliffe Creek. There are proposed stormwater inlets at the entrance that will tie into a structure at the roundabout. Water will sheet flow to the lawn areas for water quality, which will also tie into an inlet on the State highway. There is a bioretention area planned for water quality near the canopy area which will discharge through stormwater pipes under the Rail-Trail.

Mr. Showalter asked how many employees would be working at the store. Mr. Whisted stated that there would be thirty (30) to forty (40) employees for the store. He said that Royal Farms runs three (3) shifts of approximately five (5) to seven (7) people and a manager.

Mr. Shearon stated that there were details on signage included with the plans and said that there will be a monument sign 8' high, 12 square feet in area and placed by the roundabout. There will be directional signs at the entrances as permitted by the sign ordinance.

Mr. Shearon stated that he was working with a landscape architect in Kent Island and said that along the street there would be a rhythm of street trees created. Included in the plan were native species including sugar maples, river birch, willow oak, service berry, eastern redbud, American hollies, emerald green arborvitae, American beauty bush, shamrock inkberry and maple leaf viburnum and the trees were 1 1/2" to 1 3/4" caliper, 5' to 6' high. There would also be different types of grasses included in the plan. Grasses and shrubs would be in 5 gallon containers. Mr. Shearon stated that there are intentional tree groupings on the landscaping plan to shield the canopy and parking area from Morgnac Road.

Mr. Showalter asked about deliveries to the site. Mr. Whisted stated that deliveries are by panel trucks and went straight in through the front or rear door. He said that the largest trucks would be fuel tankers when gas is needed.

Mr. Bowering asked the route the delivery trucks will take into Chestertown. Mr. Whisted stated that the trucks come from either Philadelphia or Delaware and should not be coming across the Chester River Bridge.

Mr. Shearon showed the lighting plan, which uses night sky compliant fixtures. Mr. Showalter stated that he was concerned about light spilling from inside the building. Mr. Whisted stated that awnings would cover a majority of the windows and the windows will be tinted.

Mr. Shearon stated that Royal Farms does not always go for LEED certification but they do build to LEED standards. He said that the canopy will be wrapped in a masonry stone to match the stone wainscot on the main structure. There will be fixed outdoor seating with umbrellas at the front and sides of the store.

Mr. de Mooy stated that trees were planted as part of the Rail Trail construction and wanted to make sure that none of those trees were removed during construction. Mr. Shearon stated that he would be happy to meet with Mr. de Mooy at the site to flag the trees that should not be removed.

Mr. Whisted stated that Royal Farms would break ground as soon as permits could be processed and it typically takes six (6) months to build and open. Mr. Shearon stated that he was trying to wrap up the State Highway and Stormwater and Sediment Control permitting and then return for final approvals in July or August. He said that there would be no changes to the plans presented this evening for final approval.

Mr. Fordi moved to approve the lot line adjustment as submitted and further moved for combined preliminary and final site plan

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 2/16/21

approval as long as there were no material changes to the plans by State Highway Administration or Soil Conservation Service with the understanding that the plan will take into account the night sky requirements and restrictions on interior lighting and its effects on exterior environments, was seconded by Ms. Richman and carried unanimously.

LETTER REGARDING FUTURE LAND USE IN NORTHEAST PLANNING AREA

Mr. de Mooy stated that every six (6) years the Town is required to update the Comprehensive Plan or at least review it. The next required update is in 2021. He said that a letter was received from Ms. Joan Horsey about the Osmond Tract which is just outside of Chestertown on the north side of Morgneec Road. It includes Todd's Body Shop along with several residential properties and is included as part of the Northeast Planning Area in the Comprehensive Plan.

Mr. de Mooy stated that the Comprehensive Plan has those properties coming into Town with R2 zoning. Mr. de Mooy stated that any annexation and how it is to be zoned would be a negotiation with the County and Town. The County zoning on this property is not conducive to R2 Zoning. The owners also do not want R2 zoning, nor were they thinking about being annexed into Town.

Mr. de Mooy stated that this letter would be included in the file with other rezoning requests and would be revisited during Comprehensive Plan review to better coordinate the County zoning in place. Mr. de Mooy stated that he did go to the County Planning Commission to alert them to the fact that it was not the intent of Chestertown to change zoning on this or any parcel outside of Chestertown.

Mr. Craig asked for an update on the County's stance with the proposed annexation by KRM. Mr. de Mooy stated that it has received a favorable recommendation. Mr. Fordi stated that the County Commissioners approved it last evening.

Mr. Fordi stated that he thought the new building on Washington Avenue looked wonderful and said that Joey's Automotive was also a big improvement.

There being no further business, **Mr. Showalter moved to adjourn the meeting at 8:24 p.m., was seconded by Mr. Bowering and carried unanimously.**

Submitted by:

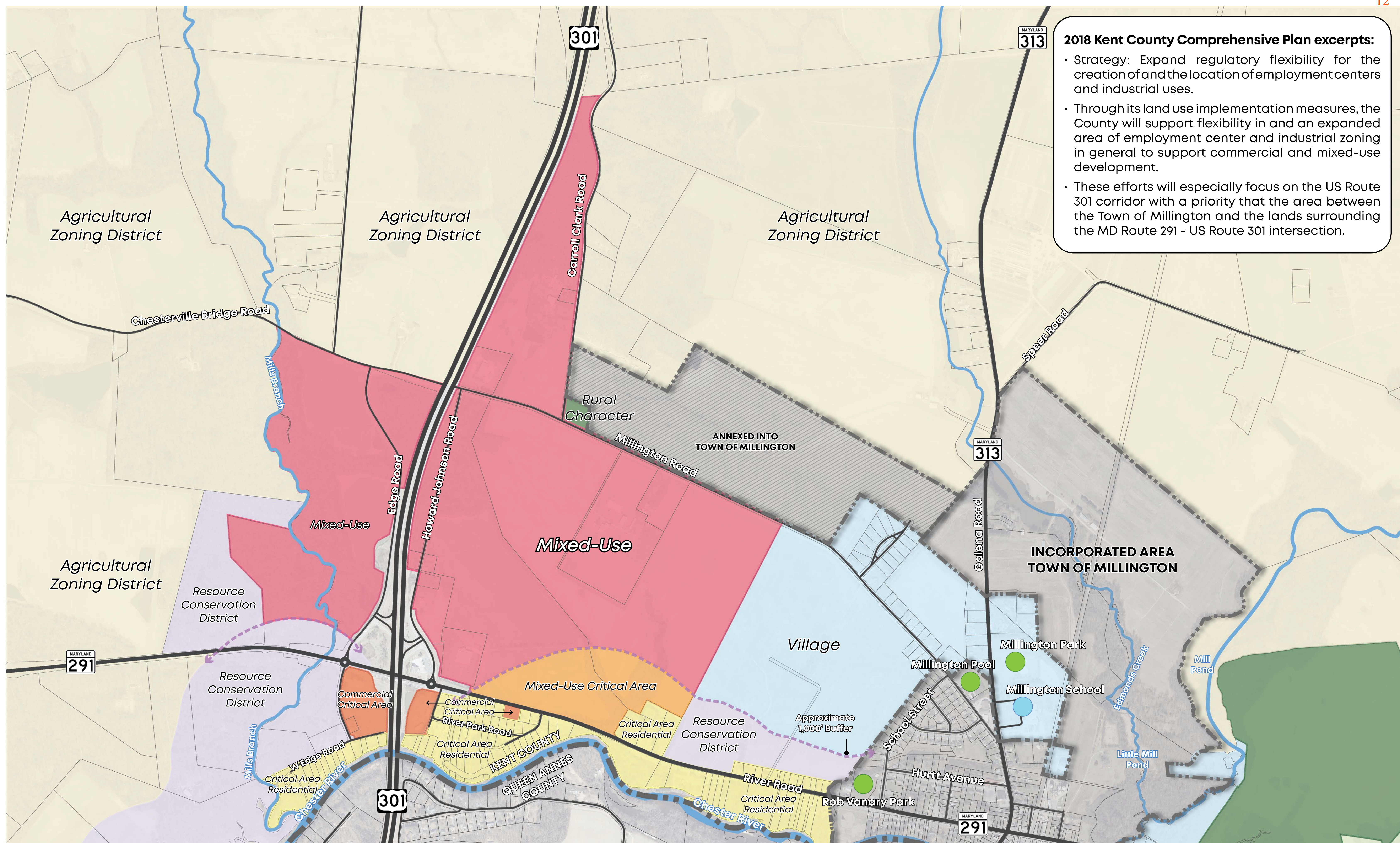
Approved by:

Jennifer Mulligan

Jeffrey Grotzky

Stenographer

Chair



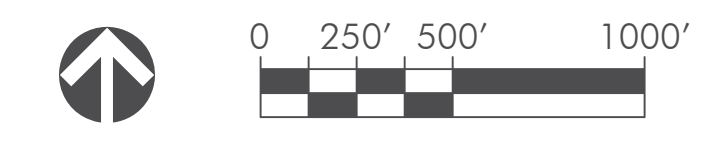
2018 Kent County Comprehensive Plan excerpts:

- Strategy: Expand regulatory flexibility for the creation of and the location of employment centers and industrial uses.
- Through its land use implementation measures, the County will support flexibility in and an expanded area of employment center and industrial zoning in general to support commercial and mixed-use development.
- These efforts will especially focus on the US Route 301 corridor with a priority that the area between the Town of Millington and the lands surrounding the MD Route 291 - US Route 301 intersection.

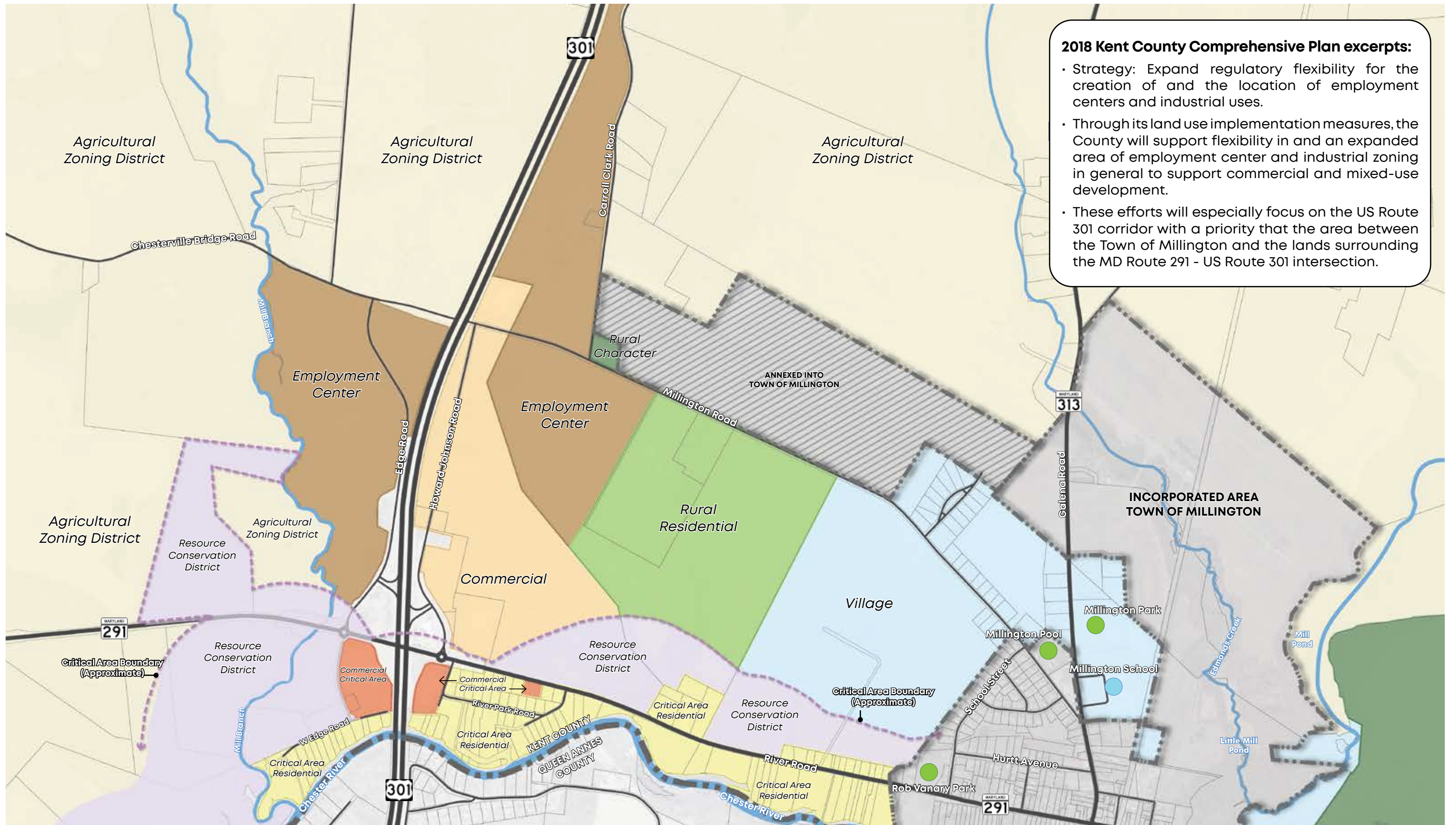


PROPOSED ZONING MAP AMENDMENT

Project Location: Millington, Kent County, Maryland
 May 5, 2017 | Last Revised December 20, 2023



**Richardson
 Properties
 Corporation**





Charles D. MacLeod
cmacleod@mlg-lawyers.com

December 29, 2023

BY HAND DELIVERY

Honorable County Commissioners of Kent County
c/o William A. Mackey, AICP, Director
Kent County Government Center
400 High Street
Chestertown, MD 21620

Re: Zoning Map Amendment Request for Route 301 Corridor Growth Area -
Proposed Mixed-Use Development District and Mixed-Use Development
Critical Area

Dear Commissioners Fithian, Nickerson and Price:

We are writing on behalf of Russell H. Richardson, principal of Millington Crossing Associates 1 (formerly Richardson Fresh Ponds, LLC), 2 and 3 LLCs. The purpose of this letter is to submit for your consideration a proposed Mixed-Use Development District and Mixed-Use Development Critical Area in the Route 301 Corridor. It is our understanding that the Planning Commission has completed its work on the Comprehensive Rezoning by making recommendations to the County Commissioners.

Mr. Richardson's professional team has spent months reviewing the County's Comprehensive Rezoning and Update (as recommended by the Planning Commission), availing the County with a potential site for the proposed regional wastewater treatment plant in an optimal location on Mr. Richardson's land, and reflecting on how best to realize the consensus-based future vision for the Route 301 Corridor with community input from a three-day Millington Growth Area Planning Workshop held in October 2022.

Attached to this letter are the following:

- Proposed Zoning Map Amendment.
- Proposed Text amendments for the two zoning districts - Mixed-Use Development District and Mixed-Use Development Critical Area.

Set forth below is a summary of the proposed request for Zoning Map Amendment that includes two new zoning districts in the Route 301 Corridor Growth Area. This request will bring the zoning for the subject area into consistency with the 2018 update to the Kent County Comprehensive Plan.

Proposed Request for Zoning Map Amendment

The proposed new Mixed-Use Development District would encompass approximately 403.52 acres along both sides of the Route 301 corridor and the proposed new Mixed-Use Development Critical Area would encompass approximately 32.86 acres on the east side along a limited portion of River Road including the location selected by Kent County for the new wastewater treatment plant. The locations for these proposed new zoning districts are shown on the attached map entitled “Proposed Zoning Map Amendment”.

Proposed Text Amendments

In conjunction with the Zoning Map Amendment, text amendments will be required for the two proposed new zoning districts. The proposed new Mixed-Use Development District allows the wide range and mix of uses contained in the Employment Center, Commercial, and Intense Village Districts along with several additional uses. Some of the zoning requirements and standards applicable to the above individual districts have been combined, refined, or supplemented to accommodate the compatible mix of uses in proximity versus the separation of each individual use from one another. The zoning would operate similar to a Planned Unit Development (PUD) whereas a developer will provide a District Master Plan that would be updated and/or amended with each phase of development. The District Master Plan will incorporate other applicable sections of the County zoning ordinance or provide alternate provisions related to the various uses permitted in this district.

The proposed new Mixed-Use Development Critical Area would be generally consistent with the adjacent Mixed-Use Development District and will permit the proposed wastewater treatment plant. However, large-scale industrial type uses would not be permitted in this district.

Consistency with Public Policy

The proposed request for Zoning Map Amendment **will bring the zoning for the subject area into consistency with the 2018 Kent County Comprehensive Plan** and, specifically, the County’s adopted economic development and land use policies for the Route 301 Corridor Growth Area. This will reinforce numerous public policies at the federal, state, and local levels as follows:

- Assists Kent County in leveraging the public funding for its new wastewater treatment plant by generating private investment, economic development, and job creation within a Maryland **Priority Funding Area**.
- Promotes economic development and job creation in a **Designated Growth Area (DGA)**.
- Advances Maryland’s principles of **Smart Growth** and sustainable development.
- Advances the goals of the 2022 **Kent County Strategic Plan for Economic and Tourism Development**.



- Assists the County in proactively coordinating development efforts among multiple cooperating property owners in this Growth Area versus reactively responding to isolated piecemeal development.

The proposed rezoning for the Route 301 Corridor Growth Area outlined in this submittal would help leverage the development potential and revenues from land that the County has indeed targeted for growth. The time seems ripe for Kent County to marshal its resources, prioritize comprehensive rezoning, and lead the critical infrastructure planning efforts to be consistent with the County's Comprehensive Plan. Optimizing the revenue-generating potential of this Designated Growth Area and Priority Funding Area in accordance with Kent County's adopted policies and goals will benefit citizens and taxpayers across the entire County.

In conclusion, over the past five years, numerous properties within the subject area in the Route 301 corridor have been assembled into one the largest economic development areas in Kent County. Background information on the land has been assembled including surveys, topography, wetlands, woodlands, and other existing features. The public was engaged in building consensus for a future vision for the Route 301 Growth Area at a three-day Planning Workshop held in October 2022. Kent County can advance the vision of its Comprehensive Plan by implementing this request for Zoning Map Amendment as part of the County's Comprehensive Rezoning Update.

Your attention and consideration are appreciated. Should you need additional information or have any questions, please do not hesitate to contact us.

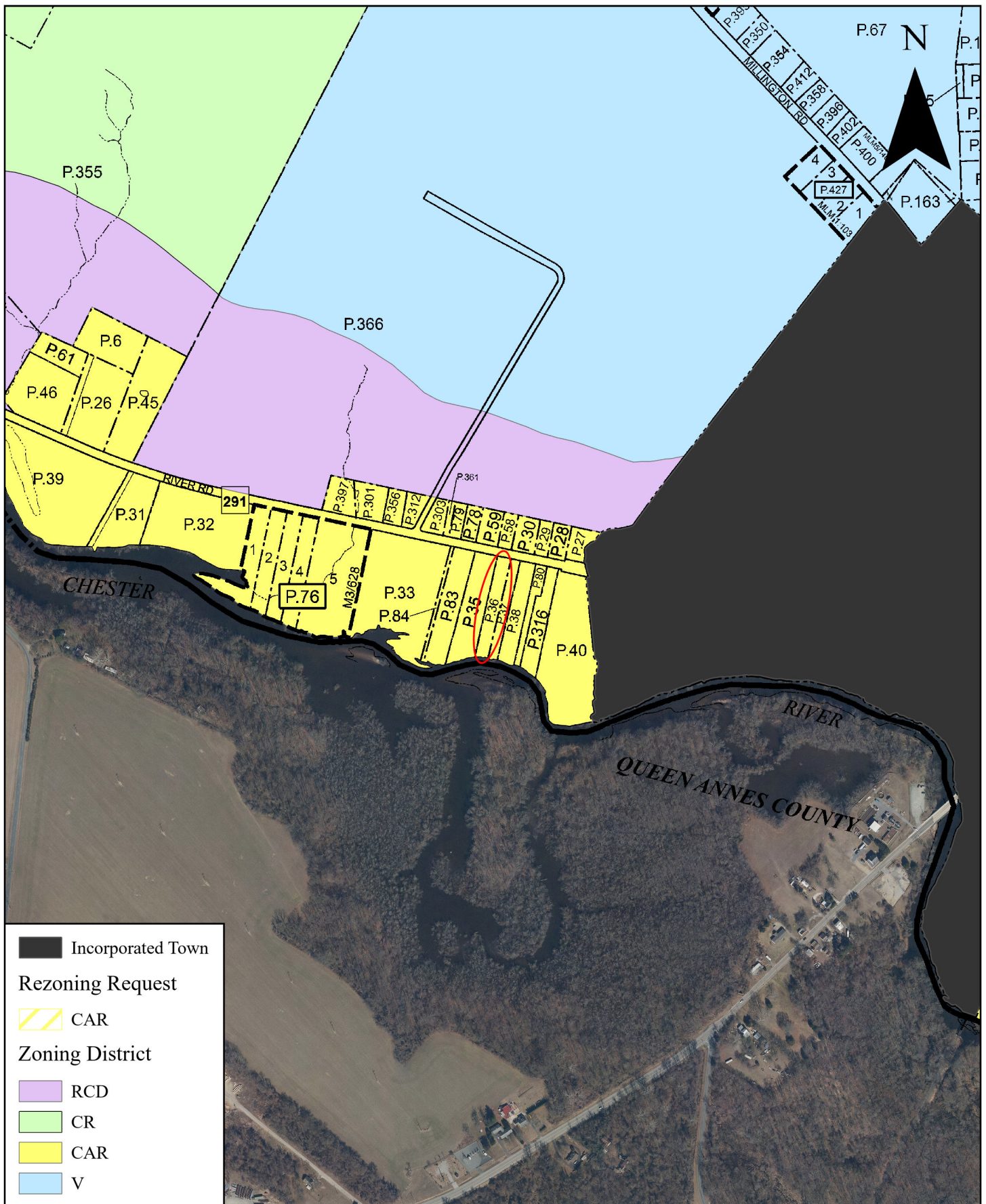
Very truly yours,



Charles D. MacLeod

cc: William A. Mackey, AICP, Director, Dept of Planning
Jamie L. Williams, CECD, Director, Dept. of Economic Development
Michael S. Moulds, P.E., Director, Dept. of Public Works
Russell H. Richardson
Renee H. Richardson
Ryan H. Richardson
W. Stewart Connard
Jim Constantine, PP, LRK





Don't Damage Our ~~Land~~ Land. 11/8/2023

Dear Sir

Please don't change our area into commercial, this has been Residential Area for Family Houses for Over 100 years or more!

This has been in our families owned houses for 200 years. Please send me copy of Rezoning soon as possible!

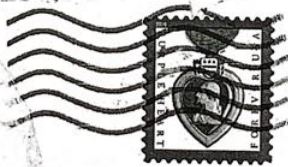
Thanks Charles W Jones over

This is the only house I have to live at. I don't get enough income to get my own house. I cannot afford home. I am trying to take care of our parent house. Charles W Jones Sr/Betty M Jones they are both dead.

Charles W. Jones Jr.
327 Cypress St.
Millington Md
21657

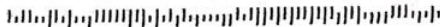
BALTIMORE MD 212

14 NOV 2023 PM 5



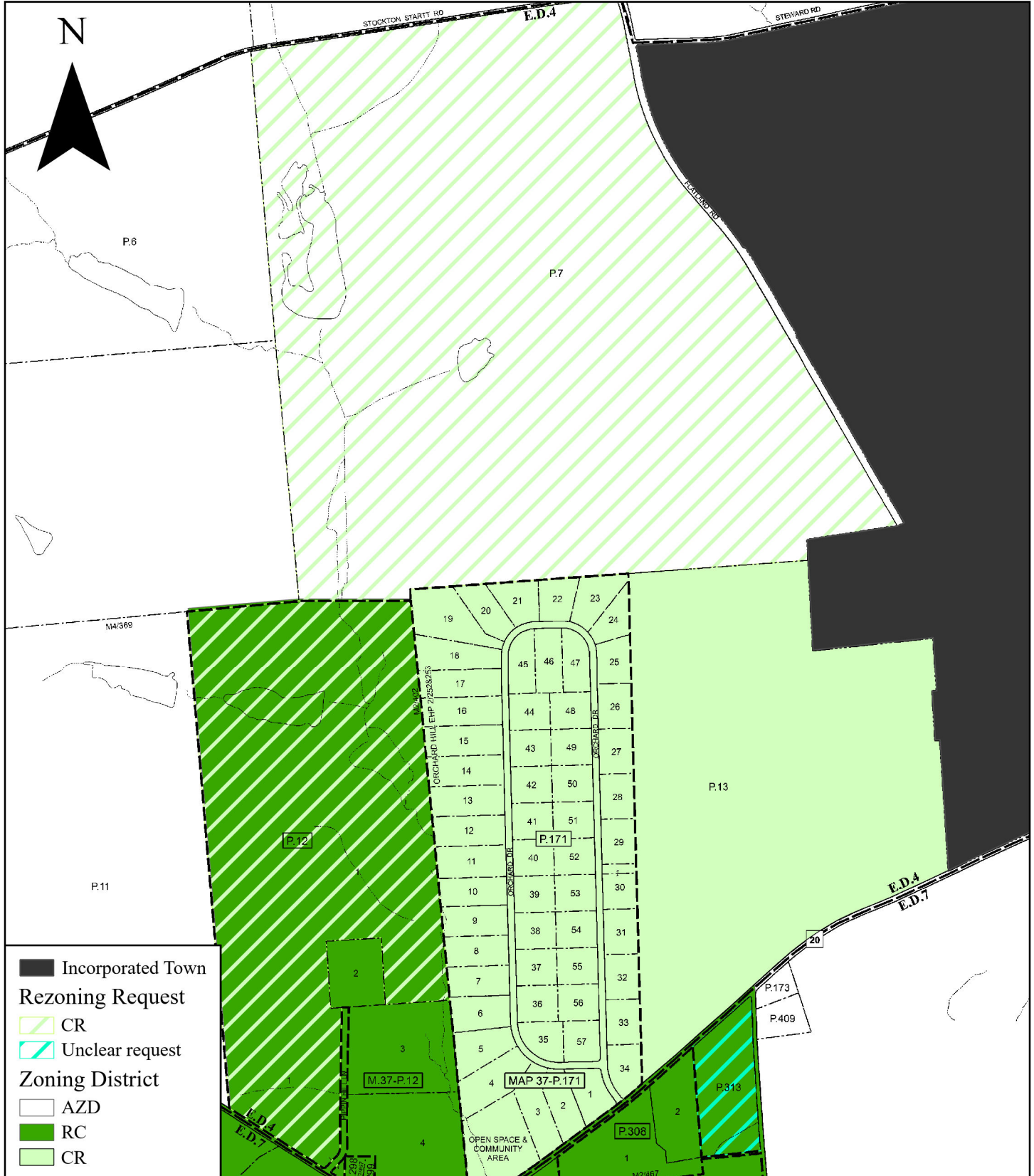
Department of Planning, Housing, Zoning
400 High Street Suite 130
Chestertown Maryland.
21620

21620-131200



DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 11/16/23

blg



Respondent



19

Anonymous



18:26
Time to complete



1. Name: *

Joyce Rogers

2. Mailing Address: *

103 Patton Way elkton md. 21921

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance.
- Request a rezoning of your property.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

44/313

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

Rural Character

6. What zoning district would you prefer? *

Commercial Residential (C/R)

7. Would you also like to request a text change?

Yes

No

8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

jrogers3017@yahoo.com



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:
<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Kevin Kimble
Mailing Address	348 Flatland Rd, Chestertown, MD 21620
Email	kimble.k@gmail.com

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	348 Flatland Rd Chestertown MD 21620		
Tax Map #	0037	Parcel Number	0007
Current Zoning	A2D		
Preferred Zoning	Residential - Mix Use		

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/3/2020

December 13, 2023

To: Director Planning, Housing and Zoning
400 High St.
Chestertown, MD
21620

Re: Comprehensive , Rezoning of Kevin Kimble Farm
331 ac. at 348 Flatland Rd. Chestertown, MD 21620
Map 0037. Grid 003B. Parcel 7

I ask your consideration in the rezoning classification of this land in the updated comprehensive rezoning process. The requested classification is Community Residential.

A reclassification to CR (limiting agriculture) exercises the foresight of the County and bordering municipality of Chestertown to buffer and protect the property values of the residents and of Washington College.

Focusing residential growth allows the best use of existing fire, police, ambulance, and student busing to name a few of the benefits. It is the most useful tool to stop sprawl in the designated agricultural areas of Kent County, thus preserving farmland and deterring nuisance conflicts. Rezoning this land further fully utilizes the upgraded State Highway Administration's circle intersection, upgraded utilities, new recreation area, new trail system, local businesses (new Royal Farms) and amenities already in place.

This land is recognized by the municipality of Chestertown as 'Medium Density Residential' in their comprehensive planning 'Future Land Use Outside Town Limits'.

This land is also recognized currently by Kent County in their 'Comprehensive Plan Planning Boundary' for residential expansion. Kent County also designated this land in the 'Kent County Maryland Growth Tier Map'.

In summary, this land is the only parcel that is currently AZD and borders Chestertown. All other lands are residential or 'Protected Land'.

Since the last Comprehensive Rezoning of Kent County, the Flatland Road area has significantly and undeniably changed toward residential as all other areas have grown in commercial and industrial. This is a legally significant finding in the rezoning process.

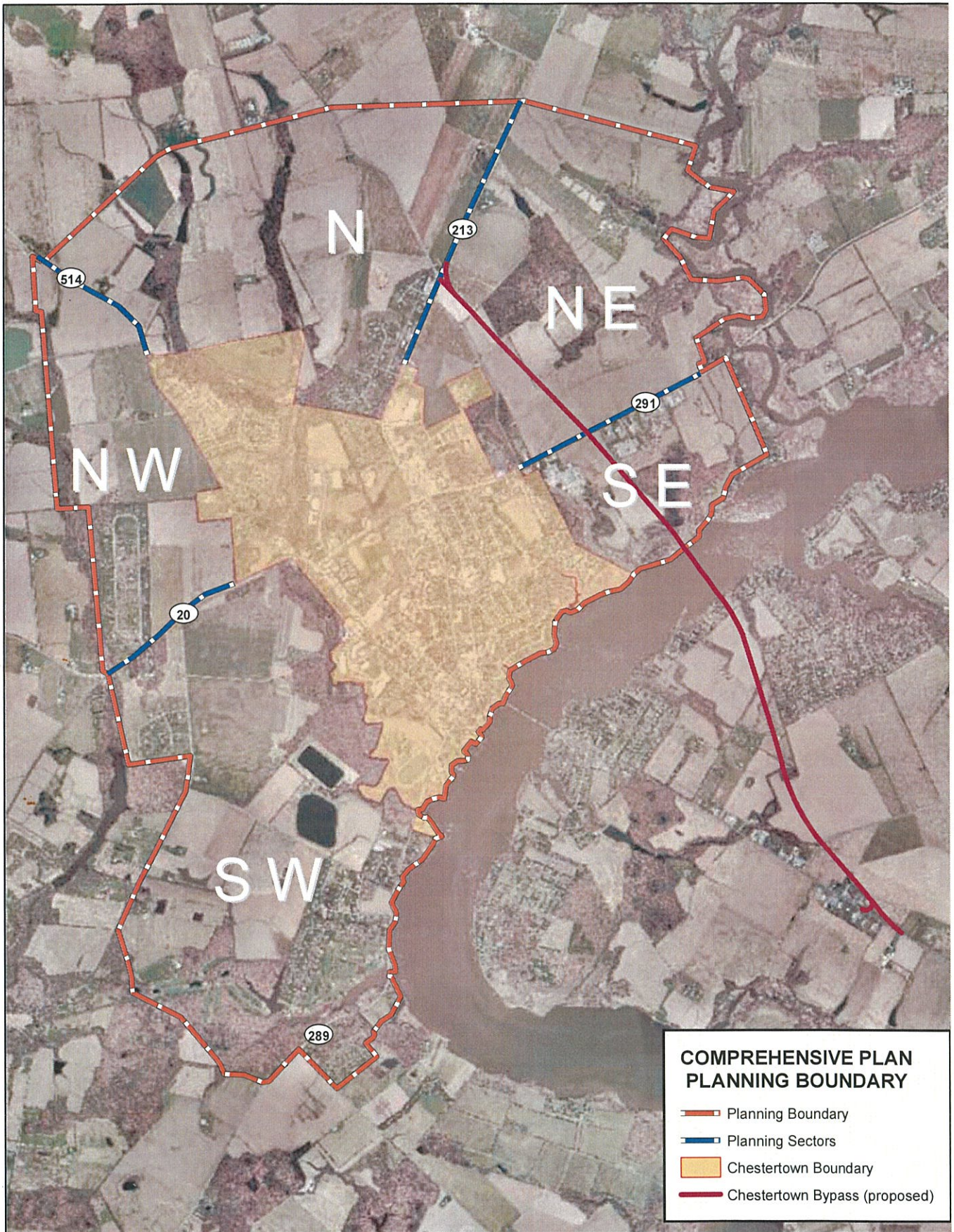
I look forward to the planned growth of Chestertown and Kent County and the future of our shared neighborhood.

Sincerely,

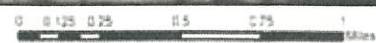
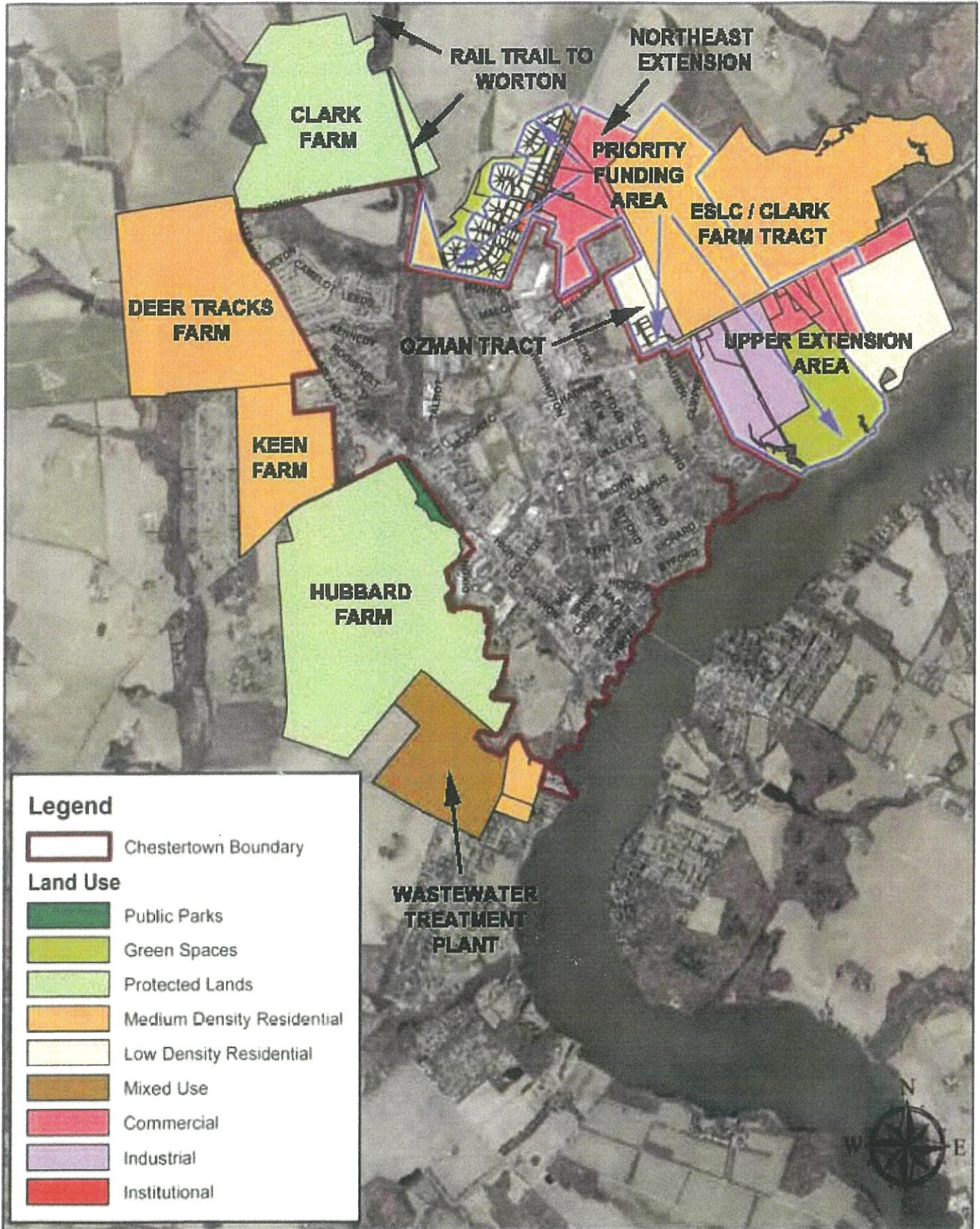


Kevin Kimble
348 Flatland Rd.
Chestertown, MD 21620
410/708-1779
kimble.k@gmail.com

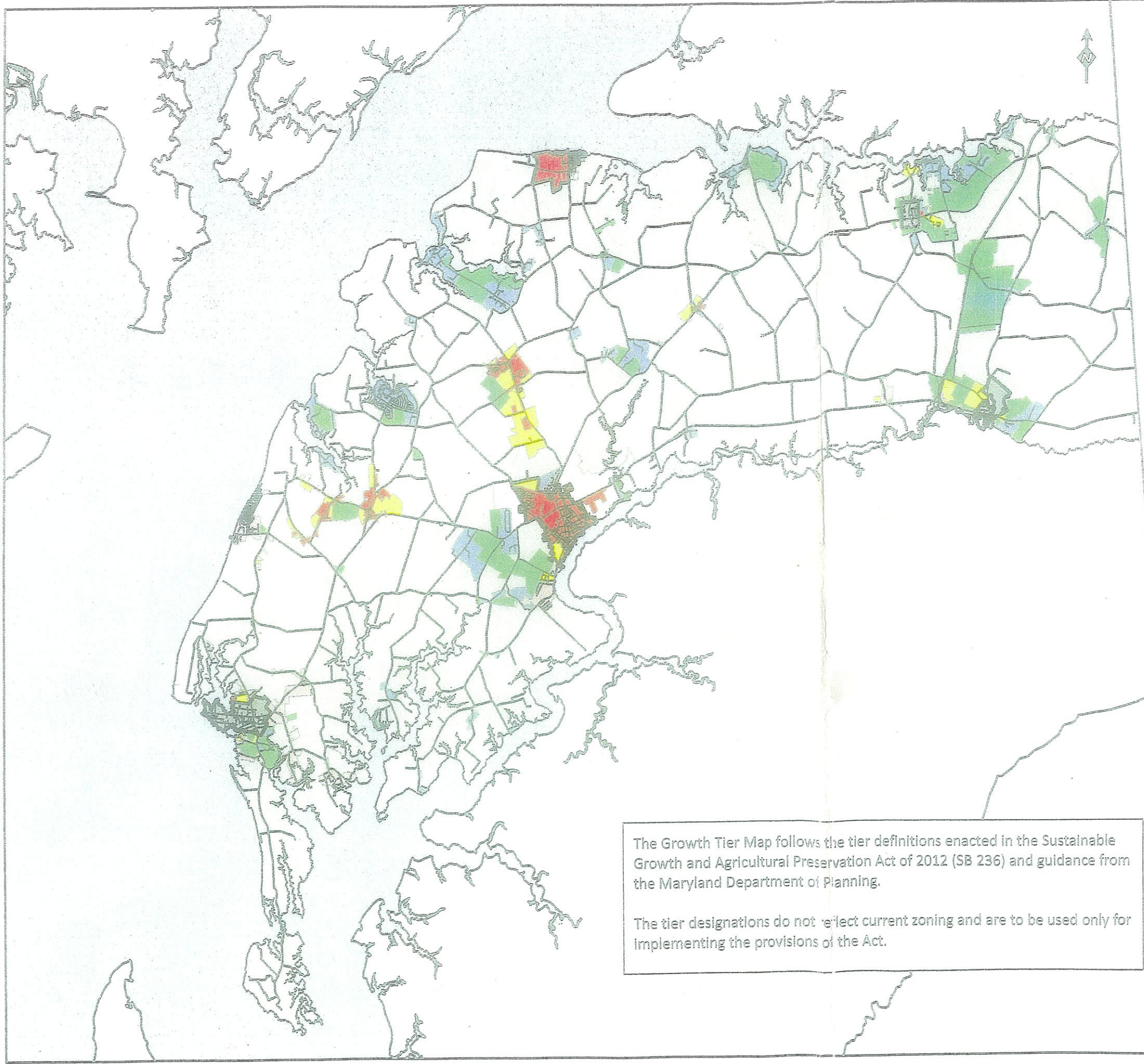
DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 12/13/23
KB



FUTURE LAND USE OUTSIDE TOWN LIMITS



Kent County, Maryland Growth Tier Map



Legend

- Road Centerlines
- Incorporated Town
- Tier Designation**
- Tier I
- Tier I-A
- Tier II
- Tier II-A
- Tier III
- Tier IV
- Tier IV-A
- Incorporated Town*

* No Tier Map adopted as of 12/4/12



1 in = 3 miles

The Growth Tier Map follows the tier definitions enacted in the Sustainable Growth and Agricultural Preservation Act of 2012 (SB 236) and guidance from the Maryland Department of Planning.

The tier designations do not reflect current zoning and are to be used only for implementing the provisions of the Act.

Source: Kent County Department of Planning, Housing and Zoning. Map adopted 12/4/12.

January 27, 2016

TO: Ms Amy Moredock
Director of Planning, Housing, and Zoning
400 High Street
Chestertown, MD 21620

RE: Rezoning of Kevin Kimble Farm
331 acres at 348 Flatland Road currently zoned Agriculture
Map 0037 – Grid 0003B – Parcel 7

Dear Ms. Moredock,

I am asking that you consider my farm for rezoning during your upcoming comprehensive rezoning process. The zoning requested is Rural Residential, Community Residential, or Village. I am more than willing to work with both the County and City of Chestertown to select the category that fits most appropriately with the master plans of both jurisdictions and my desires as a property owner. My land is located such that it should logically join other lands around Chestertown as candidates for more intensive development.

I have always tried to be a good neighbor to the County and City, but government's current position of restricting potential economic opportunities on my land to force it to be available for unknown future uses can only be considered a taking of my property rights.

A change to residential zoning (limiting agriculture) exercises the foresight of the County and municipality to protect the property values of the residents of Chestertown and of Washington College. Focusing housing growth allows the best use of fire, police, ambulance, and student busing to name a few of the benefits. It is the most useful tool to stop sprawl in the agricultural areas of Kent County, thus preserving farmland and deterring nuisance conflicts. Rezoning my farm further fully utilizes the upgraded State Highway Administration intersection, upgraded utilities, recreational areas, local businesses, and amenities already in place.

I am looking forward to working with you and the County government to establish the correct zoning of my property and to contribute to the planned future of our shared neighborhood.

Sincerely,



Kevin G. Kimble

Carla Gerber

From: William Mackey
Sent: Friday, December 29, 2023 4:18 PM
To: Billy Norris
Cc: Compzone
Subject: RE: Consideration for zoning modification on our property

Good afternoon, Billy,

Thank you for your request. We will add your request to the zoning map amendment file for comprehensive rezoning consideration.

When the time for review comes, you may want to submit a narrative to address the reasons for making the change. It will be helpful for the County Commissioners when reviewing it.

Hope you have a happy New Year!

Sincerely,

Bill



William A. Mackey, AICP

Director, Department of Planning, Housing, and Zoning
Kent County, Maryland
400 High Street, Suite 103
Chestertown, MD 21620
410-778-7423, ext. 9
wmackey@kentgov.org

CONFIDENTIALITY NOTICE: The information contained in this electronic message is confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this electronic message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic message in error, please immediately notify us by telephone and return or destroy the original message to assure that it is not read, copied, or distributed by others.

From: Billy Norris <bnorriselect@gmail.com>
Sent: Friday, December 29, 2023 10:39 AM
To: William Mackey <wmackey@kentgov.org>
Subject: Consideration for zoning modification on our property

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- KCIT Helpdesk

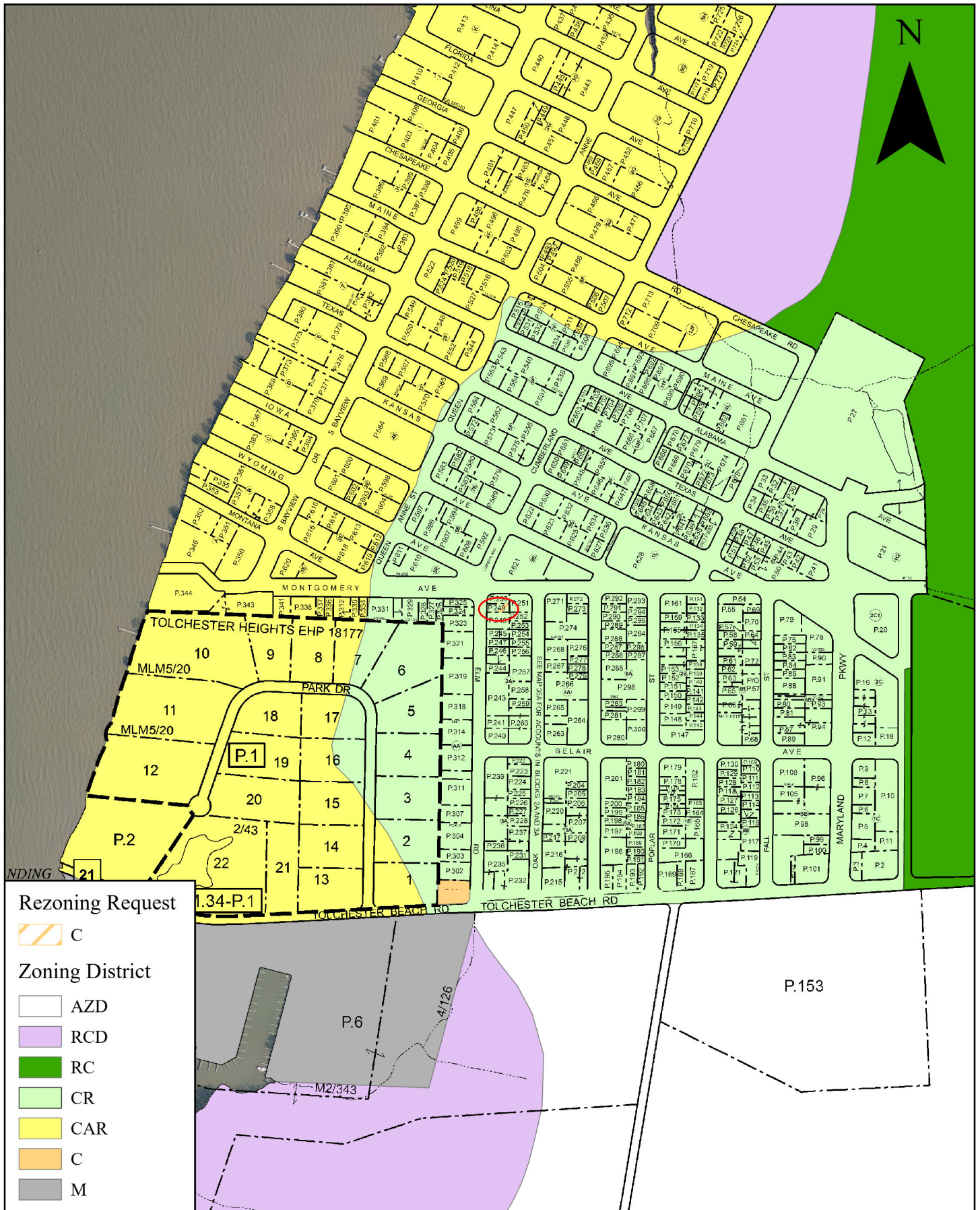
Dear Bill,

My wife and I would like to request that the zoning on our farm be changed to the same zoning that is currently on the adjoining property at Orchard Hill and the Brooks Property on the right side of Route 20 heading out of Chestertown toward Rock Hall. Our property adjoins Orchard Hill to the West and is approximately 128 acres. The property is titled in the name of William and Anne Norris. Please let me know if I need to add anything to our request?

Thank You,
Billy Norris

William "Billy" Norris
Owner & Broker, GRI
Select Land and Homes Inc
97 S Queen St, Chestertown, MD
410-810-3900 - Office
410-708-0956 - Cell
www.selectlandandhomes.com





Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft

From: [Kevin Kinlaw](#)
To: [William Mackay](#)
Subject: Re: Kent County Comprehensive Rezoning and Update (CRU)
Date: Thursday, April 4, 2024 10:04:11 AM

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- KCTT Helpdesk

KINLAW SECURITY GROUP LLC

April 2, 2024

Department of Planning
Housing and Zoning
400 High Street, suite 130
Chestertown MD, 21620

Re: New Zoning Request

I Kevin Kinlaw the Owner of Kinlaw Security Group LLC purchase 2 lot parcel located on Elm Street and Montgomery, parcel # 0249 map 035a in Tolchester Estates is requesting to change the zoning of the property from residential to commercial.

The property is located in a remarkable area with constant activity and near the water. I am proposing to enhance the area with brick and mortar businesses that are beneficial to the community and that can provide job opportunities for both residents and young entrepreneurs and to create a place with profound character and amenity that offers a vibrant mix of services and activities for Tolchester.

Sincerely yours

Kinlaw Security Group LLC

On Apr 4, 2024, at 9:46 AM, William Mackey <wmackey@kentgov.org> wrote:

Good morning, Mr. Kinlaw,

Thank you for your email and your correspondence. Unfortunately, I'm unable to open your pdf using several different approaches. Would you be able to re-save and/or re-scan the document?

I'd like to include your correspondence in the packet for the Planning Commission's meeting on Thursday, April 11, at 6 pm.

Sincerely,

Bill

<image001.jpg>

William A. Mackey, AICP

Director, Department of Planning, Housing, and Zoning
Kent County, Maryland
400 High Street, Suite 103
Chestertown, MD 21620
410-778-7423, ext. 9
wmackey@kentgov.org

From: KKevin Kkinlaw <kinlawsectygroup@gmail.com>
Sent: Tuesday, April 2, 2024 12:48 PM
To: William Mackey <wmackey@kentgov.org>
Subject: Re: Kent County Comprehensive Rezoning and Update (CRU)

ATTENTION!

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- KCTI Helpdesk

Kinlaw security group
Elm road and Montgomery
Chestertown MD 21620.
Tel 646-283-5363
Sent from my iPhone

On Mar 29, 2024, at 10:15 AM, William Mackey <wmackey@kentgov.org> wrote:

Greetings!

You are receiving this email because you expressed an interest in the CRU process.

On Thursday, April 11, at 6 pm, the Kent County Planning Commission will review the proposed zoning map change requests submitted by local property owners and planning staff.

Members of the public are welcome and encouraged to participate. All meetings are held in the Commissioners' Chambers at 400 High Street in Chestertown, Maryland. Meetings are livestreamed on YouTube and may be viewed online at: <https://www.kentcounty.com/youtube-live>.

The Planning Commission's agenda and materials for review will be posted online [here](#) on the Friday before the meeting. The agenda and packet will also be available for review, following being posted online, in the Planning, Housing, and Zoning Offices, located at 400 High Street in Chestertown, Maryland. Please call (410) 778-7423 to schedule an appointment to review the materials.

If you require communication assistance, please call (410) 778-7423, ext. 9 (voice/relay) or visit Maryland Relay at www.mdrelay.org, or email compzone@kentgov.org.

Thank you for your participation in the CRU process!

Sincerely,

Bill

<image001.jpg>

William A. Mackey, AICP

Director, Department of Planning, Housing, and Zoning
Kent County, Maryland
400 High Street, Suite 103
Chestertown, MD 21620
410-778-7423, ext. 9
wmackey@kentgov.org

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Carla Gerber

From: KKevin Kkinlaw <kinlawsectygroup@gmail.com>
Sent: Monday, May 22, 2023 9:54 PM
To: Compzone
Subject: Rezoning

ATTENTION!

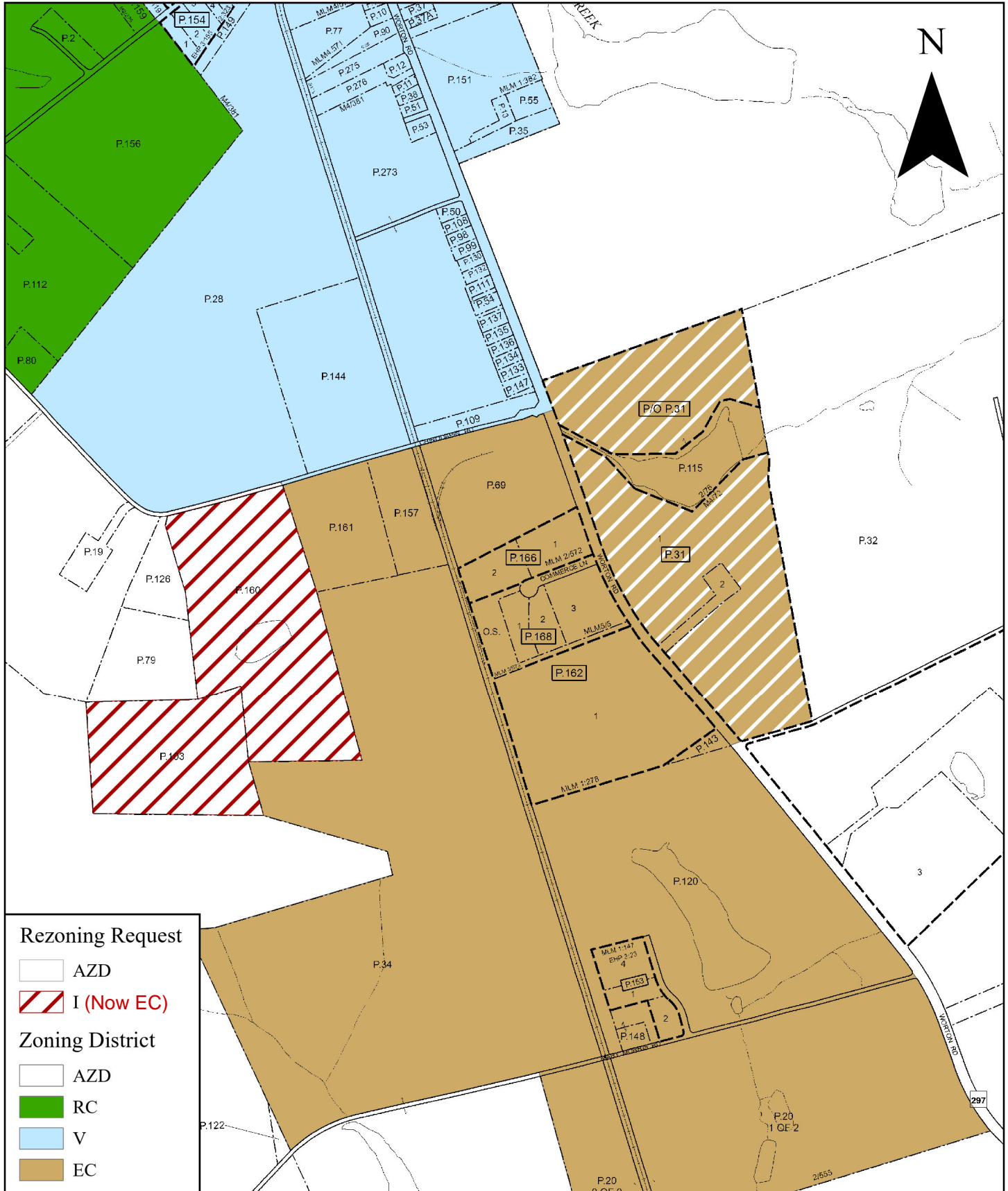
This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Hello my name is kevin kinlaw I'm the owner of Kinlaw security group LLC, I purchase a lot in Chestertown, Maryland, and it's zone as CR, with this portal Can it be changed to commercial zone.?

Sent from my iPhone

Michael Vargo and Milton Glazer, Map 28, Parcels 103 and 160





Comprehensive Rezoning and Update

10/5/20

Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Lindauer, Alberta Frances & James E.		
Mailing Address	10263 Worton Rd		
Email	JBLindauer26@hotmail.com		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	10263 Worton Rd		
Tax Map	0028	Parcel Number	0071
Current Zoning	Light Industrial		
Preferred Zoning	Agricultural		

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or emailed to: compzone@kentgov.org

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 10/5/20

AUGUST 25, 2023

FROM

MICHAEL S. VARGO AND MILTON P. GLAZER

415 MCNAIR DRIVE

BELVEDERE, S.C. 29841-2770

PHONE (803) 522-8909

NO EMAIL

TO

KENT COUNTY GOVERNMENT - PLANNING, HOUSING, AND ZONING

R. CLAYTON MITCHELL, JR. KENT COUNTY GOVERNMENT CENTER

WILLIAM MACHEY, DIRECTOR PLANNING, HOUSING, AND ZONING

1ST FLOOR

400 HIGH STREET

CHESTERTOWN, MD 21620

SUBJECT RE:

PARCELS 160 AND PARCEL 103

CHAINQUAPIN ROAD, WORTON MD 21678

ZONING CHANGED TO INDUSTRIAL FOR BOTH

ERROR AND OMISSION FROM PREVIOUS COMPREHENSIVE REZONING

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/29/23 CS

I am requesting a rezoning to parcels 160 and 103 to be industrial (IND). A mistake was made during the last comprehensive rezoning. These two parcels are included in a deed with parcel 161. The deed was not taking into consideration when parcel 161 was changed to industrial (AZD). All three parcels are located on Chingwapiin Road, Norton, Maryland 21678.

The names on the deed are MICHAEL S. VARGO AND MILTON P. GLAZER.

This letter addresses the error and omission of withholding Parcel 160 and Parcel 103 from the zoning change to Industrial Classification for the previous comprehensive plan.

An error of omission happens when you forget to check the deed for all parcels. All three of these parcels are connected making $8\frac{1}{2}$ total acres. This land was surveyed by MICHAEL SCOTT, surveyor, at the time of purchase.

This is an example of an omission in detail!

It's ^{NOT} intentional, it's just overlooked. This error of omission is not doing something that should have been done. Most omissions are a single element missing from a group of many elements. A contributor to an omission going unnoticed until a negative outcome brings it to light.

FROM

August 26, 2023

MICHAEL S. VARGO AND MILTON P. GAZER

415 MCNAIR DRIVE

BELVEDERE, S.C. 29841-2770

PHONE (803) 522-8909

NO EMAIL

TO

KENT COUNTY PLANNING + ZONING

WILLIAM MACKEY, DIRECTOR OF PLANNING, HOUSING AND ZONING

400 HIGH STREET

CAESTERTOWN, MARYLAND 21620

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/29/23 CS

August 26, 2013

Pardon my handwritten letters. The hackers destroyed two of my computers.

This letter adds to my previous letter dated August 25, 2013

The topic is to further discuss changing Parcels 160 and Parcel 103 to Industrial Zoning (IND) from Agriculture (AZD) is a complaint.

Enclosed is the surveyed plat of the three parcels that we own.

The survey shows Parcel 103 as Parcel A, Parcel 160 as Parcel B, Parcel 161 as Parcel C.

This complaint indicates that Kent County Planning and Zoning made a procedural error in the last Comprehensive Plan dealing with the zoning for Parcel 160, B; Parcel 103, A.

This current ~~and~~ Planning and Zoning should seriously consider going back through the process the procedural error for Industrial Zoning for Parcel 160, B; and Parcel 103, A.

It may be quicker and cheaper to repeat the process than to continue to litigation! The Kent County attorney is in a unique position to make the governing body look good, make the planning staff look good and implement good land use and public policy. The LGA can frame the issues, create a better record and successfully manage avoiding any costly litigation!

MILTON P. GLAZER
6212 GREEN MEADOW WAY
BALTIMORE MARYLAND 21209-3310
March 26, 2024

KENT COUNTY PLANNING COMMISSION
KENT COUNTY GOVERNMENT CENTER
400 HIGH STREET
CHESTER TOWN, MARYLAND 21620

Dear Mr. Mackey:

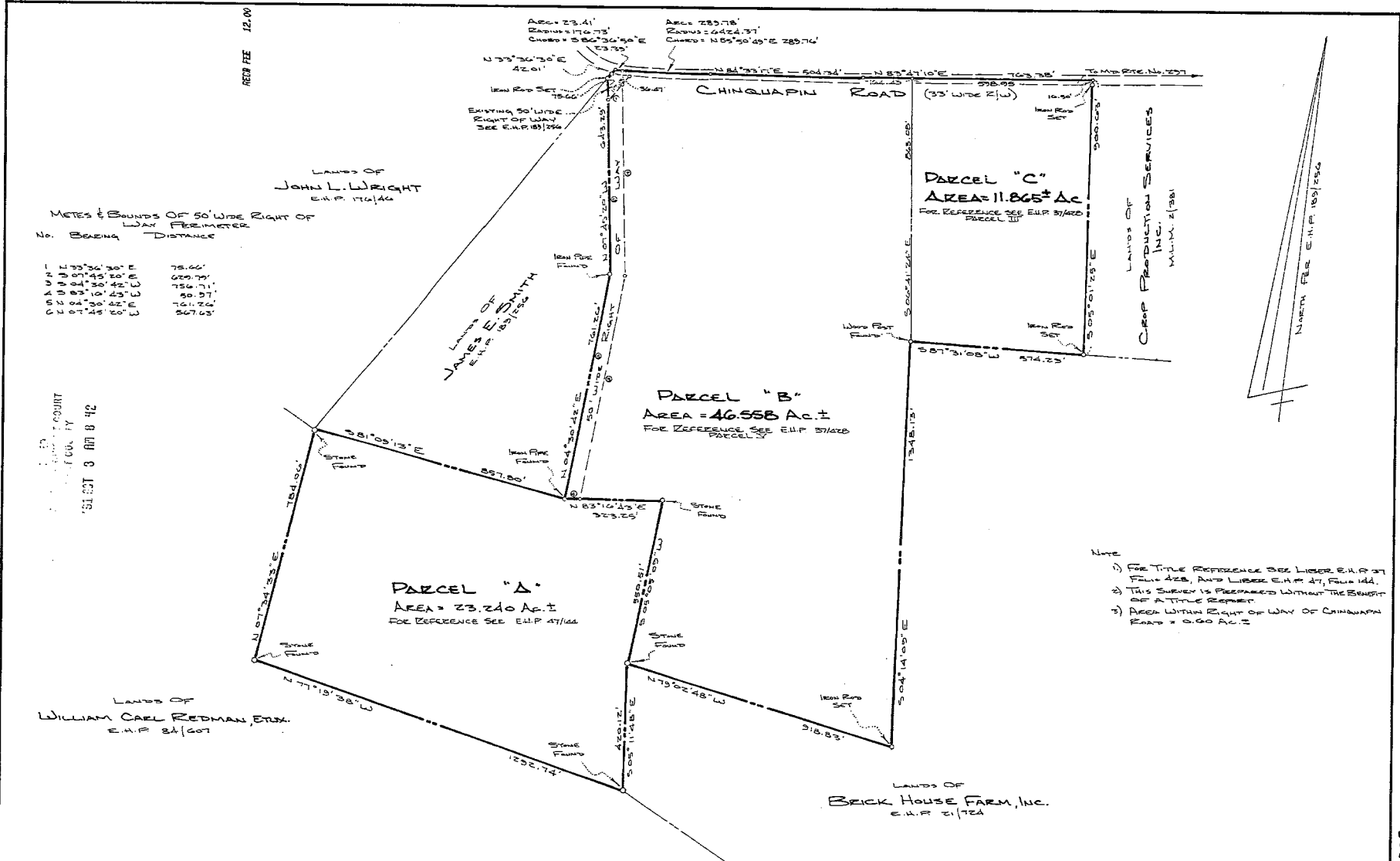
I Milton Glazer and my partner Michael Vargo own three parcels of land known as P 161, P 160 and P 103 at 161 Chingquapin Road, 160 Chingquapin Road, and 103 Chingquapin Road. Parcel 161 is being sold as a commercial property. The other two parcels are zoned agricultural.

As I understand it the land adjoining the Worton Industrial Park and is close to all sold. Governor Moore has been working on making our land an enterprise zone. In an enterprise zone or rezoning? We have sold parcel C (P 161) for a solar panel business and if parcel 161 will possibly need more land we need parcels 160 and 103 to be zoned industrial. If the governor wants more industry our other two parcels are available.

Being that a land ordinance review is being done please consider rezoning the two parcels.

Thank you,
Milton Glazer

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 3/27/2024



METERS & BOUNDS OF 50' WIDE RIGHT OF WAY PERMETER

No.	Bearing	Distance
1	N 77° 19' 38" E	75.66'
2	S 88° 03' 13" E	629.79'
3	N 85° 10' 13" E	756.71'
4	S 88° 03' 13" E	50.57'
5	N 77° 19' 38" W	741.22'
6	S 88° 03' 13" E	267.65'

KENT COUNTY
 CIRCUIT COURT
 'SHEET 3 OF 8 42'

DATE	SCALE
2/21	1" = 200'
JOB NO.	DRAWN BY
026	D.J.
FOLDER REF	
K-23	
DATE	REVISION
3/15/11	R/W ADDED

MICHAEL SCOTT
 310 Park Row - Chestertown, MD 21620 • (301) 778-2310

BOUNDARY LINE SURVEY
 ON PART OF THE LANDS OF
 WILLIAM LOUIS PARSONS
 3523 ELECTION DISTRICT, KENT COUNTY, MD.
 FOR MIKE VARGO

Michael A. Scott
 7/21/11
 SEAL

SHEET NO.
 FILE NO.

Filed 10/31/11 in Plat Book num #1401io#63

1184 Oct 2013-309



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Tom Lins <i>Thomas Lins</i>
Mailing Address	23290 Handy Point Rd, Chestertown
Email	

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	23290 Handy Point Rd		
Tax Map	27	Parcel Number	19
Current Zoning	AZD		
Preferred Zoning	AZD - do not want zoning changed		

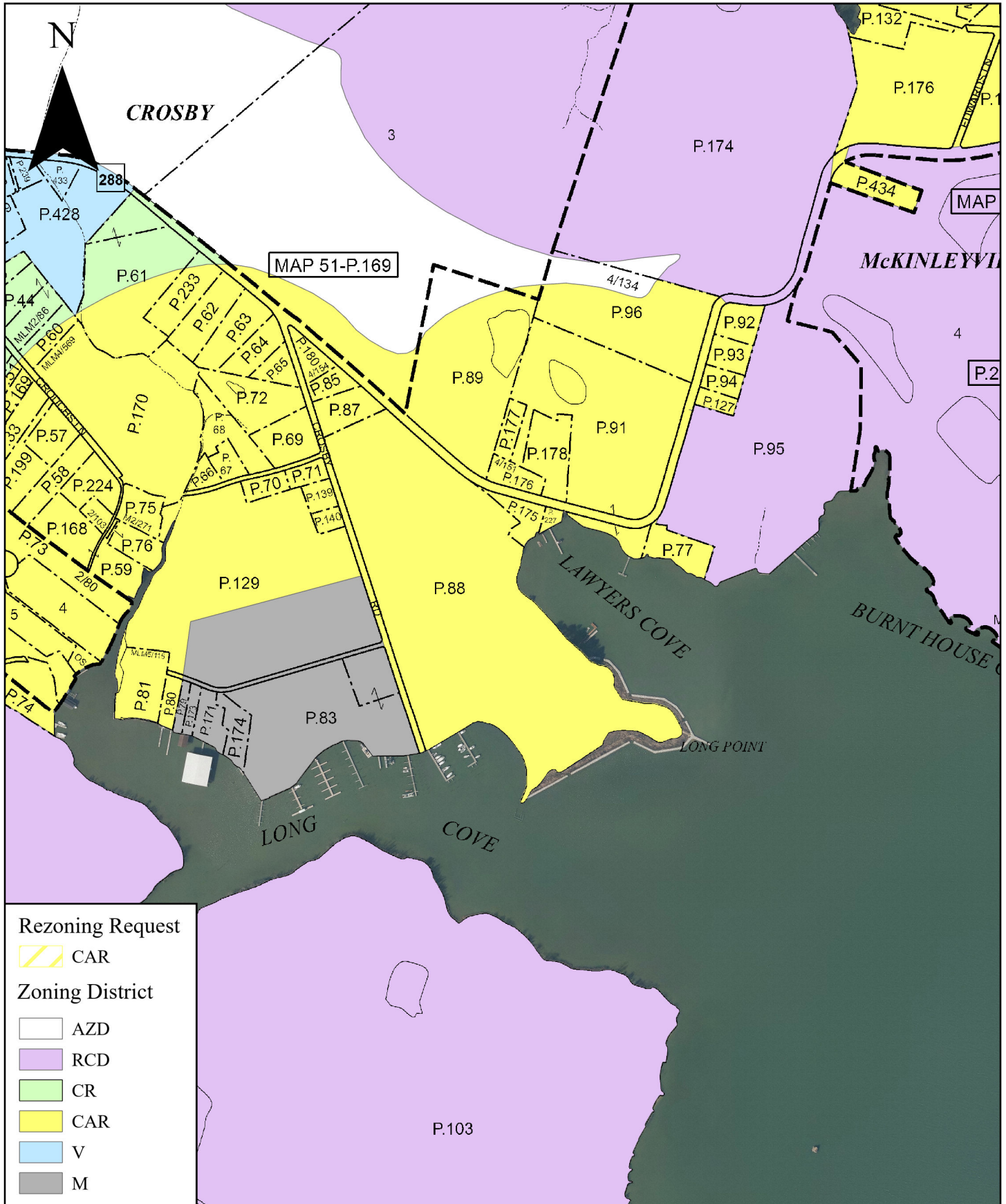
I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org



Respondent



14

Anonymous



05:37
Time to complete



1. Name: *

john macielag

2. Mailing Address: *

4809 Crosby road rock hall md 21661

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance. Requests must be submitted by October 31 2020. Deadline has been extended from September 30, 2020.
- Request a rezoning of your property. Requests must be submitted by December 31, 2020.

4. Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Here's a link to the current Land Use Ordinance:

<https://www.kentcounty.com/planning/land-use-contents>

(<https://www.kentcounty.com/planning/land-use-contents>) *

reduce lot sizes to 1/2 acre, reduce setbacks to 100'

5. Would you also like to request a rezoning of your property?

Yes

No

6. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:

<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>

(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

4809 Crosby road rock hall md 21661

7. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:

<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>

(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

according to the color on the map it is showing as "rural residential" but its always been "critical area residential" since before we owned it.

8. What zoning district would you prefer? *

Critical area residential.

9. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

4809 Crosby road rock hall md 21661

From: [William Mackey](#)
Cc: [Compzone](#)
Subject: RE: Your Rezoning Request - Kent County, Maryland - Planning Commission April 11 at 6 pm
Date: Wednesday, March 13, 2024 2:51:00 PM

Good afternoon, Mr. Lankford,

Thank you for your email and your statement.

I will include your email in the information presented before the Planning Commission at its special meeting on Thursday, April 11, at 6 p.m. to review Comprehensive Rezoning map requests.

If you have any questions, please let me know.

Sincerely,

Bill



William A. Mackey, AICP

Director, Department of Planning, Housing, and Zoning
Kent County, Maryland
400 High Street, Suite
103
Chestertown, MD 21620
410-778-7423, ext. 9
wmackey@kentgov.org

Sent: Wednesday, March 13, 2024 2:47 PM

To: William Mackey

<wmackey@kentgov.org>

Subject: Re: Your Rezoning Request - Kent County, Maryland - Planning Commission April 11 at 6 pm

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Dear Planning Commission,

I would like my property at 11538 Galena Rd. Millington MD to drop the “Employee Center” zoning designation on my farm and have it replaced with an Agricultural designation zoning like the rest of the farm so that I may pursue to have said property put in the Ag Land Preservation in the near future. Thank you.

Respectfully,

Richard E. Lankford , Jr.

ADA: Weston Associates

33600 Cypress Rd.

Millington, MD 21651



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Massey Properties LLC		
Mailing Address	12872 Turnens Creek Rd		
Email	Lhmc@verizon.net (Lewis McDonald)	reljr5@verizon.net	Ricky Hankford

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	11538 Galena Rd.		
Tax Map	24	Parcel Number	0007
Current Zoning	AZD/EC		
Preferred Zoning	All AZD		

I want to request a text change. Must be submitted by October 31, 2021.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or emailed to: compzone@kentgov.org



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Massey Properties LLC		
Mailing Address	12872 Turners Creek Rd		
Email	lhmc@verizon.net	Lewis McDonald.	reljr5@verizon.net Ride Lankford

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	Massey - Millington Rd Massey 21650		
Tax Map	24	Parcel Number	0015
Current Zoning	AZD / EC		
Preferred Zoning	all AZD		

I want to request a text change. Must be submitted by October 31, 2021.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or emailed to: compzone@kentgov.org

Respondent



5

Anonymous



02:30
Time to complete



1. Name: *

William Mowell

2. Mailing Address: *

207 143rd Street Ocean City Md. 21842

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance. Requests must be submitted by October 31 2020. Deadline has been extended from September 30, 2020.
- Request a rezoning of your property. Requests must be submitted by December 31, 2020.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

0016 0006

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

Enterprise

6. What zoning district would you prefer? *

Enterprise with no proposed changes

7. Would you also like to request a text change?

Yes

No

8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

wsmowell@gmail.com

Respondent



2

Anonymous



03:14
Time to complete



1. Name: *

Bryan Greenwood

2. Mailing Address: *

27320 Preston Lane, Chestertown, MD 21620

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance. Requests must be submitted by October 31 2020. Deadline has been extended from September 30, 2020.
- Request a rezoning of your property. Requests must be submitted by December 31, 2020.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

12047 Kennedyville RD, Kennedyville, MD 21645

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

Village

6. What zoning district would you prefer? *

Employment Center or Commercial

7. Would you also like to request a text change?

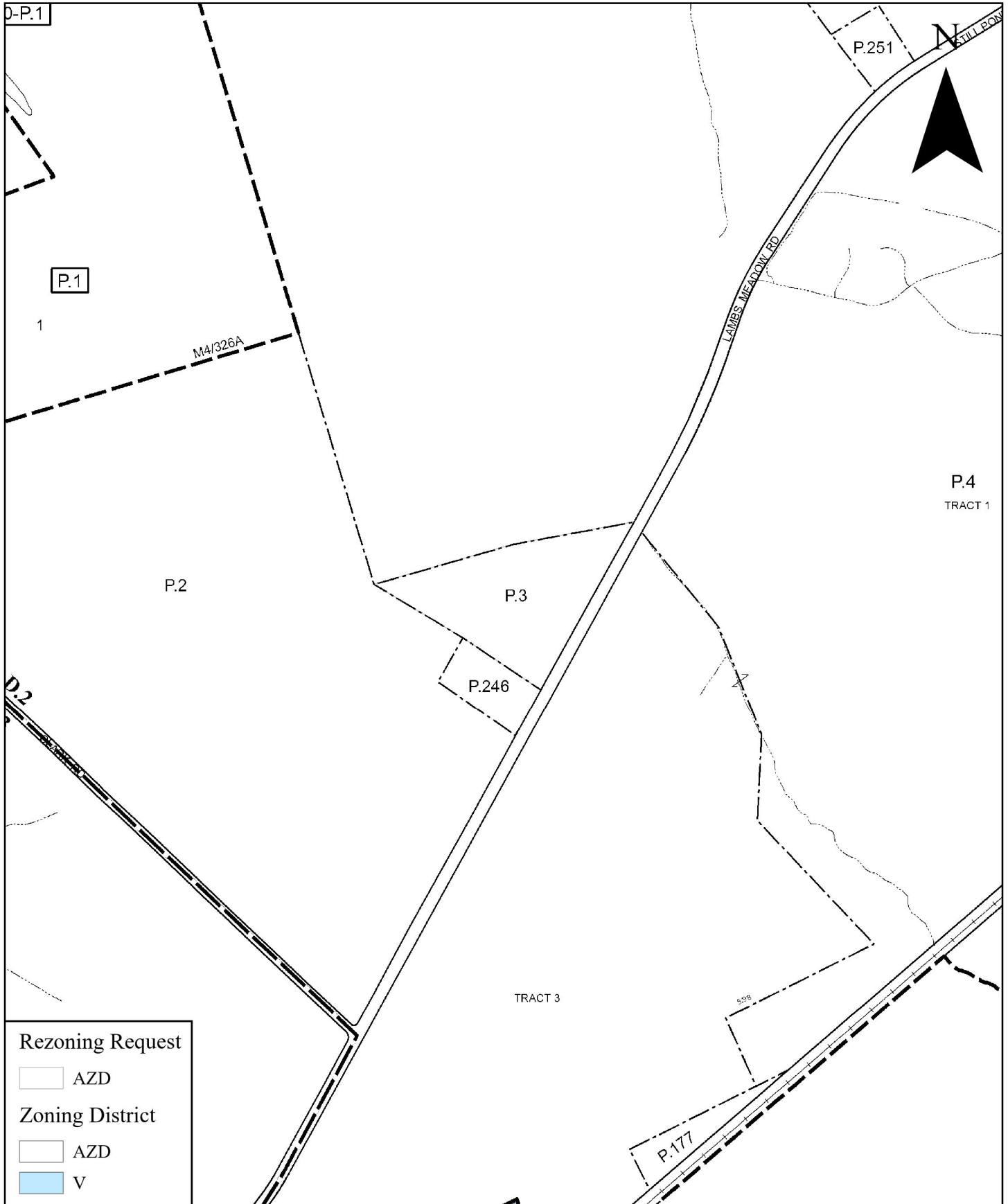
Yes

No

8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

bryang_86@yahoo.com

At the applicant's request, Item #21 has been withdrawn. The written request is on file.



Respondent



4

Anonymous



14:25
Time to complete



1. Name: *

John Schwartz

2. Mailing Address: *

26290 Lambs Meadow Rd Worton , Md 21678

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance. Requests must be submitted by October 31 2020. Deadline has been extended from September 30, 2020.
- Request a rezoning of your property. Requests must be submitted by December 31, 2020.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

26290 Lambs Meadow Rd Worton , MD

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

Residential

6. What zoning district would you prefer? *

AGRICULTURAL

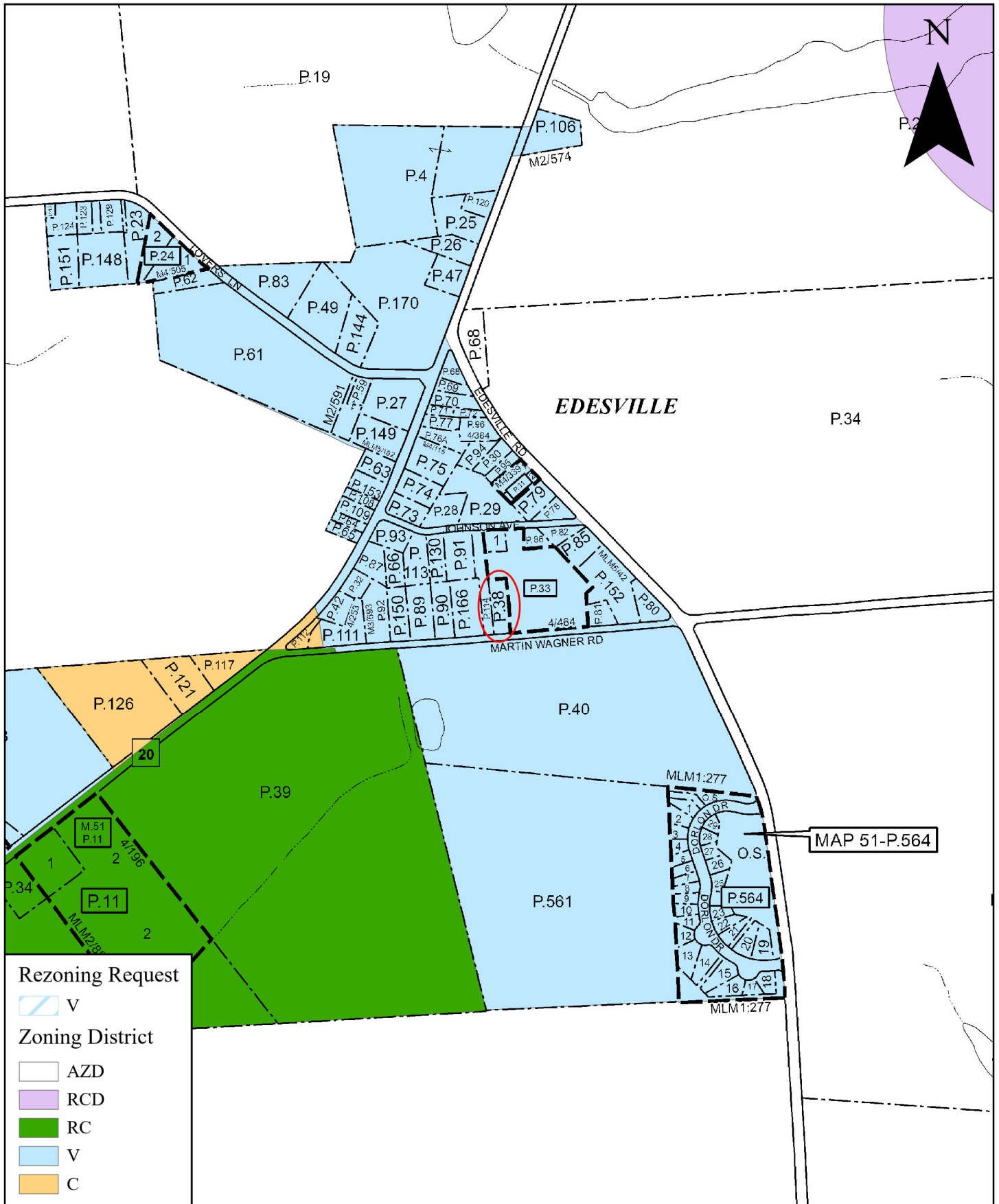
7. Would you also like to request a text change?

Yes

No

8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

jschwart@amazon.com





Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	Elizabeth C Sisco	
Mailing Address	6323 obama Rd., Rock Hall, MD. 21661	
Email		

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	6323 obama Rd, Rock Hall, MD. 21661	
Tax Map	Parcel Number	
Current Zoning		
Preferred Zoning	None	

I want to request a text change.

Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

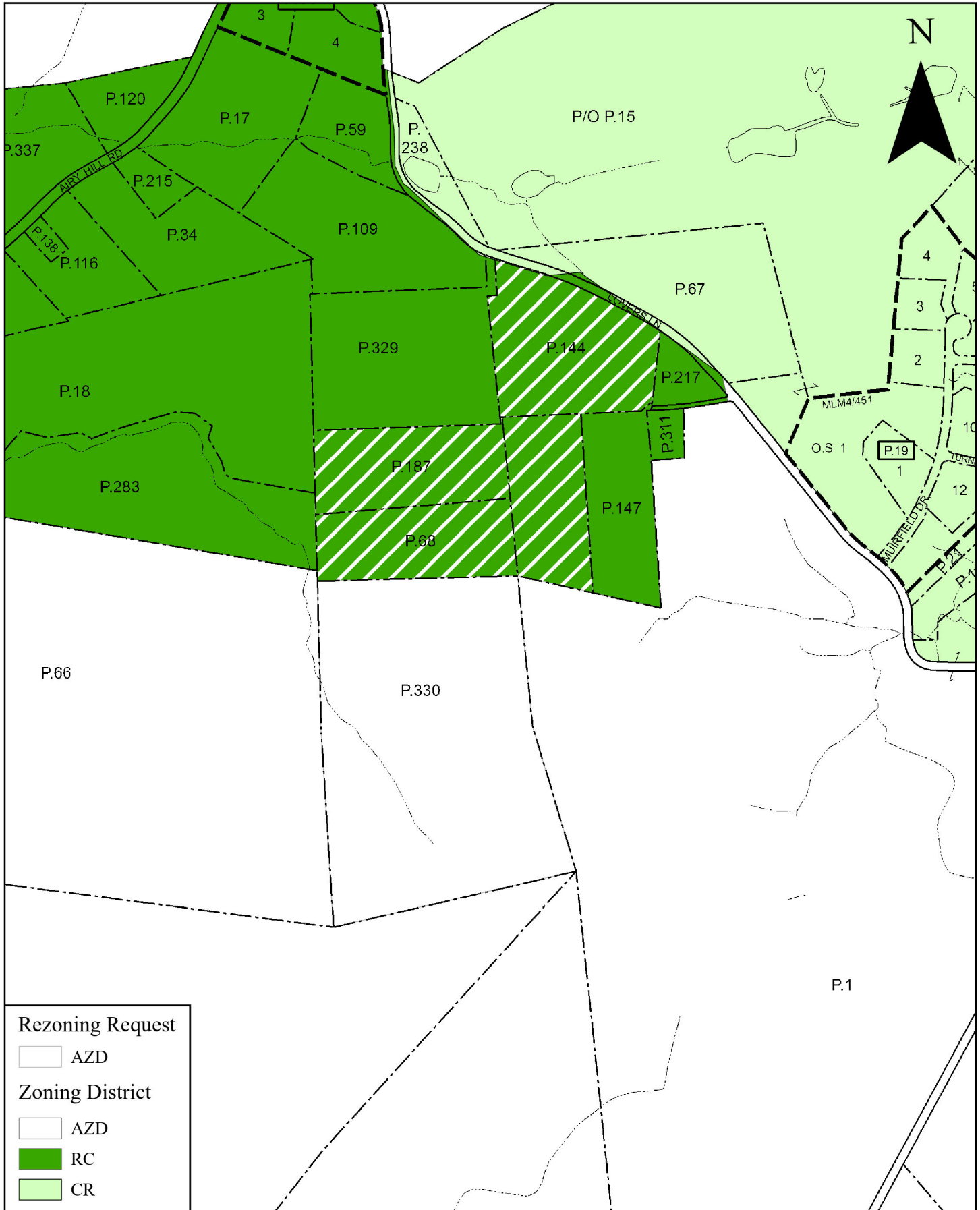
no

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or emailed to: compzone@kentgov.org

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/12/2020



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft



Planning & Zoning *Att Beth Arieb*

Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:
<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Name	<i>James H Smith</i>
Mailing Address	<i>P.O.B 563 Chestertown, Md 21620</i>
Email	<i>N/A</i>

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location	<i>Lovers Lane - Quaker Neck</i>		
Tax Map	<i>44</i>	Parcel Number	<i>44 - 1 - 07 - 004656 - 000</i> <i>44 - 2 - 07 - 011016 - 330</i> <i>44 - 3 - 07 - 004605 - 28</i> <i>44 - 4 - 07 - 003547 - 187</i> <i>44 - 5 - 07 - 000000 - 144</i>
Current Zoning			
Preferred Zoning	<i>Ag - "Not-Residential"!</i>		

I want to request a text change.

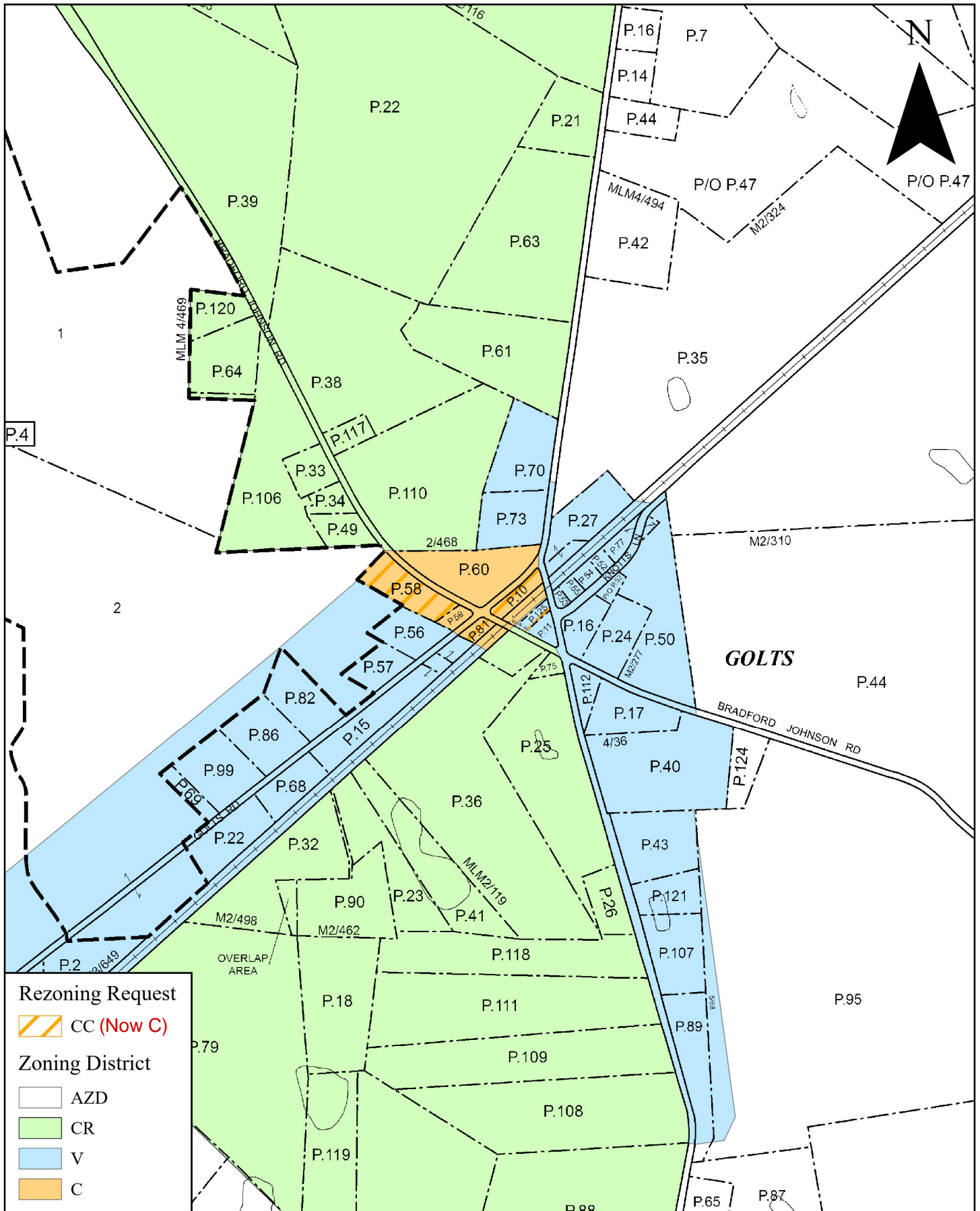
Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED *9/28/2020*



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft

Respondent



29

Anonymous



07:30
Time to complete



1. Name: *

GEORGIA SWEETMAN

2. Mailing Address: *

34000 Golts RD Golts md 21635

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance.
- Request a rezoning of your property.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

0017 0001B 0058, 0017 0001 b 0081, 0017 0001 b 0010, 0017 0001B 0125

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

cannot tell from map

6. What zoning district would you prefer? *

These parcels have always been commercial and we wish their use to remain that. The map shows commercial sometimes and residential others. There are not currently any buildings on them but are across from the bar and railroad.. I just want to make sure they are not changed from commercial.

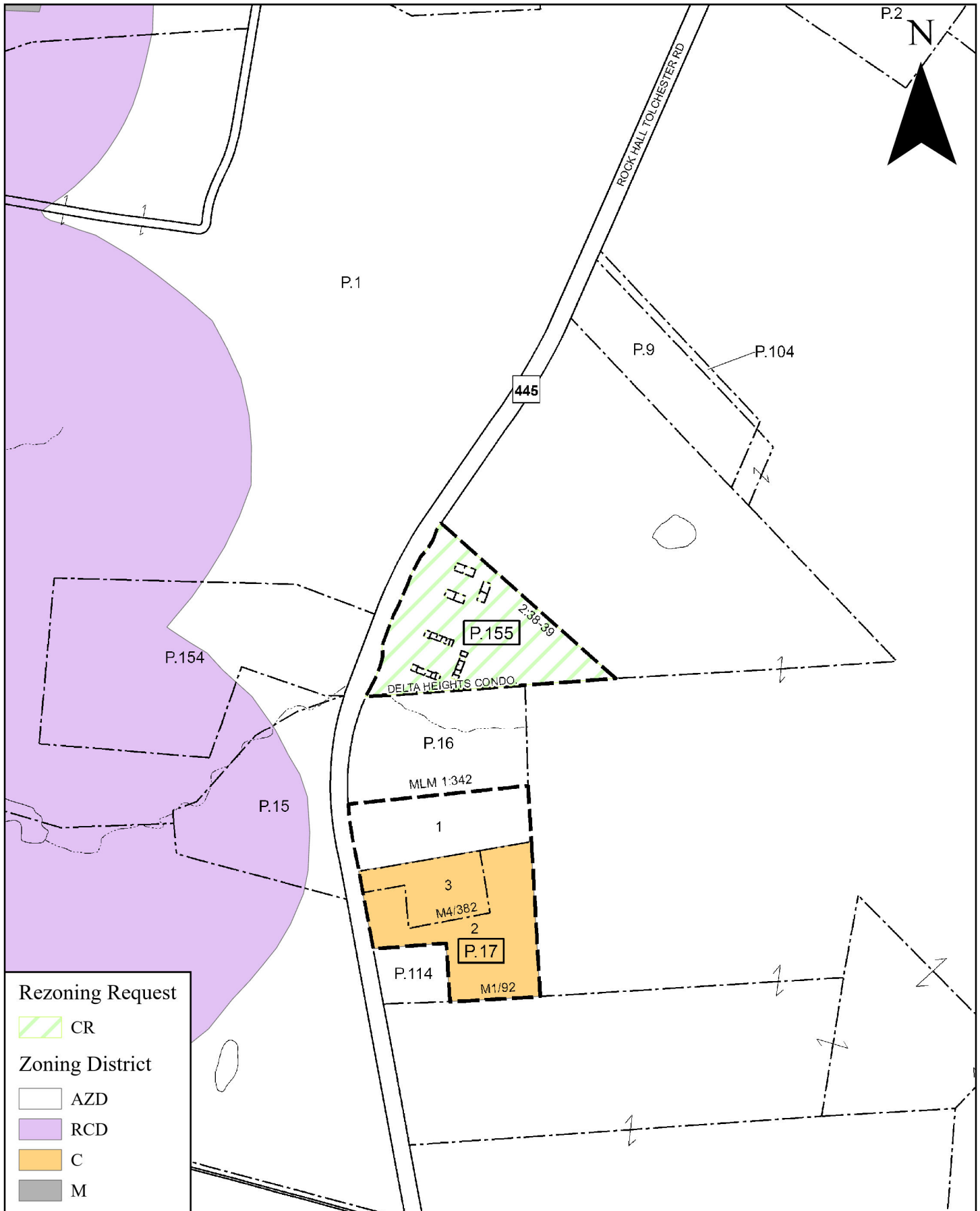
7. Would you also like to request a text change?

Yes

No

8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

georgia.sweetman@yahoo.com



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft

Respondent



15

Anonymous



08:49
Time to complete



1. Name: *

Richard,David E,& Dennis S Walters

2. Mailing Address: *

12750 Ireland Corner Rd

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance. Requests must be submitted by October 31 2020. Deadline has been extended from September 30, 2020.
- Request a rezoning of your property. Requests must be submitted by December 31, 2020.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

12750 Ireland Corner Rd Galena Md 21635 Map 0015 Parcel #0008

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

AZD

6. What zoning district would you prefer? *

Community Residential (CR)

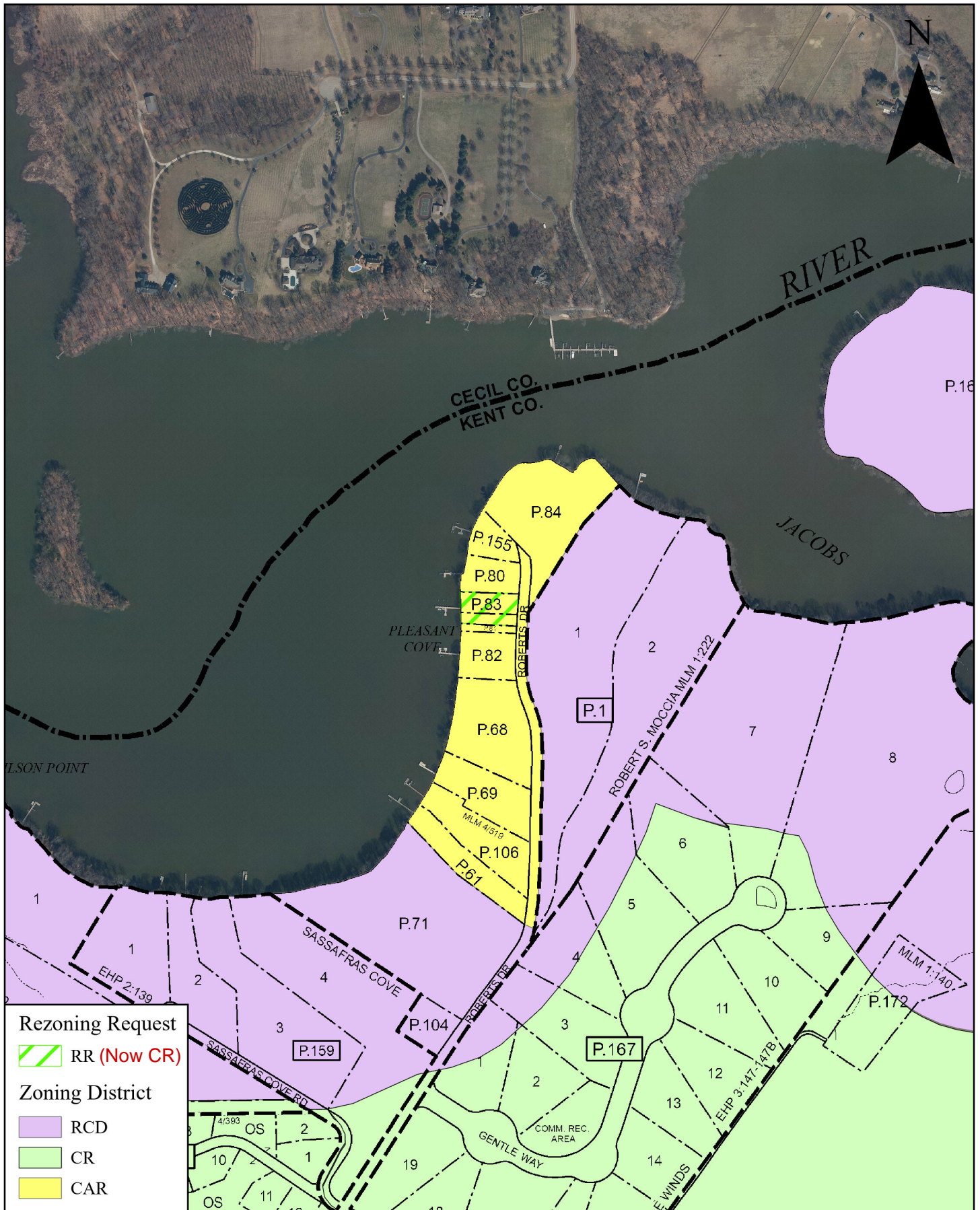
7. Would you also like to request a text change?

Yes

No

8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

wawa.walters@yahoo.com



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft

Respondent



7

Anonymous



19:30
Time to complete



1. Name: *

THOMAS E. WEISENFELS

2. Mailing Address: *

14320 ROBERTS DR., GALENA, MD 21635

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance. Requests must be submitted by October 31 2020. Deadline has been extended from September 30, 2020.
- Request a rezoning of your property. Requests must be submitted by December 31, 2020.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

14320 ROBERTS DR, GALENA, MD 21635. MAP 8, PARCEL 83. PROPERTY ID: 01-020269

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

UNINCORPORATED ZONING

6. What zoning district would you prefer? *

RURAL RESIDENTIAL

7. Would you also like to request a text change?

Yes

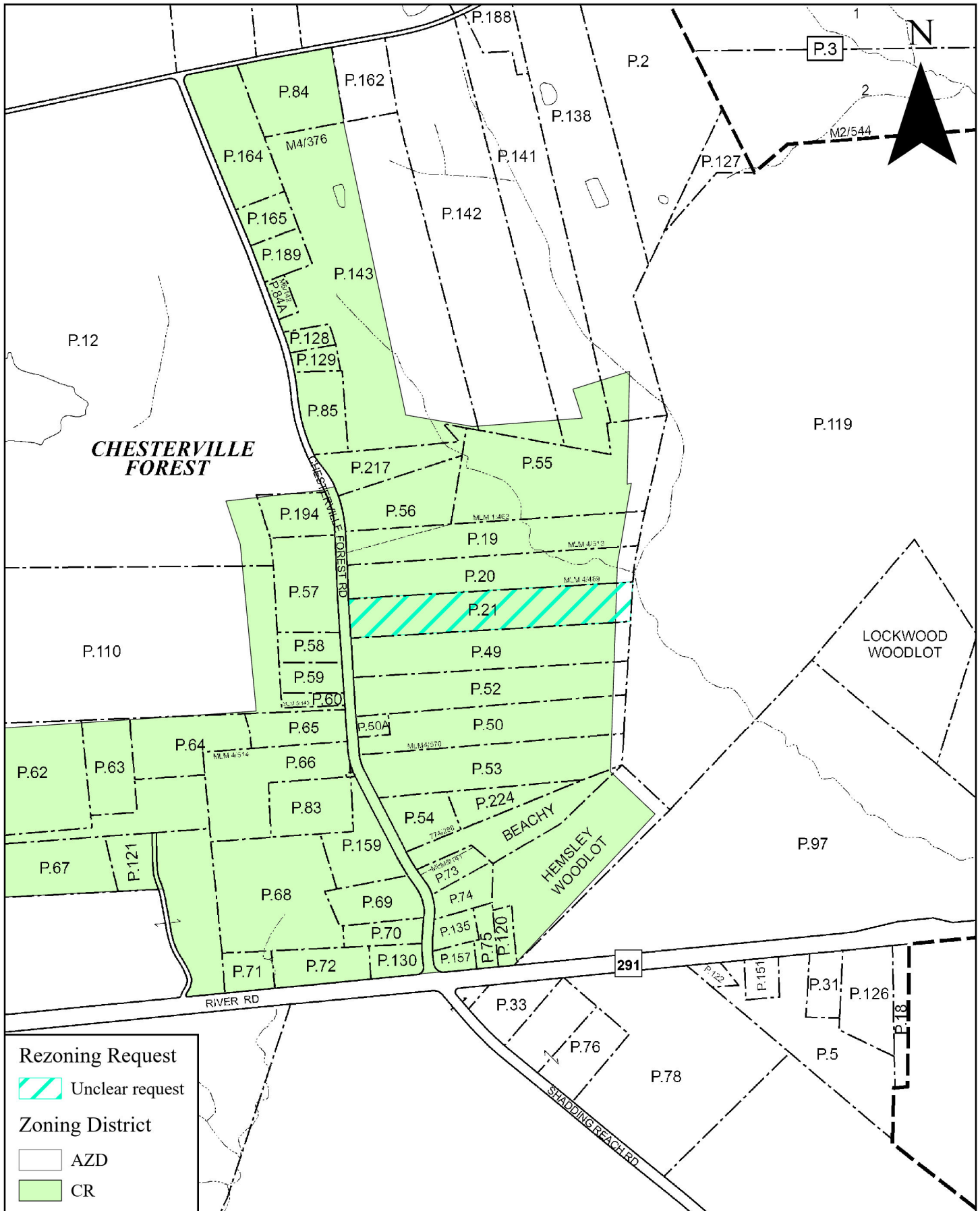
No

8. Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or set backs?

Here's a link to the current Land Use Ordinance:

<https://www.kentcounty.com/planning/land-use-contents>
(<https://www.kentcounty.com/planning/land-use-contents>) *

1) allow paved driveways for home access in critical residential 2) require nitrogen reducing systems for septic but not double fields 3) give ability to remove fallen trees and debris from storms without exception 4) driveways do not count as impervious space 5) lot line adjustments should be allowed for less than 5 acres if buyer and seller are agreed and adjacent 6) farms, industrial, and government waste water should have same restrictions as private land holders regards runoff and waste water management



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 600 ft



Not mapped because it is not clear what zoning they would like to be rezoned as.

Respondent



08:06

Time to complete



1. Name: *

2. Mailing Address: *

3. What would you like to do: *

- Propose a text change to the Land Use Ordinance.
- Request a rezoning of your property.

4. In order to request a rezoning please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Use this link if you need to look up your Map and Parcel Number:
<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
(<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>) *

5. What is the current zoning of your property?

Use this link to a mapping application if you need to find your zoning:
<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>
(<http://kentcountymd.maps.arcgis.com/apps/webappviewer/index.html?id=def6d57892b740fcbaa7dc9afdf3ef33>)

Once you find your parcel, just click on it to find your zoning.

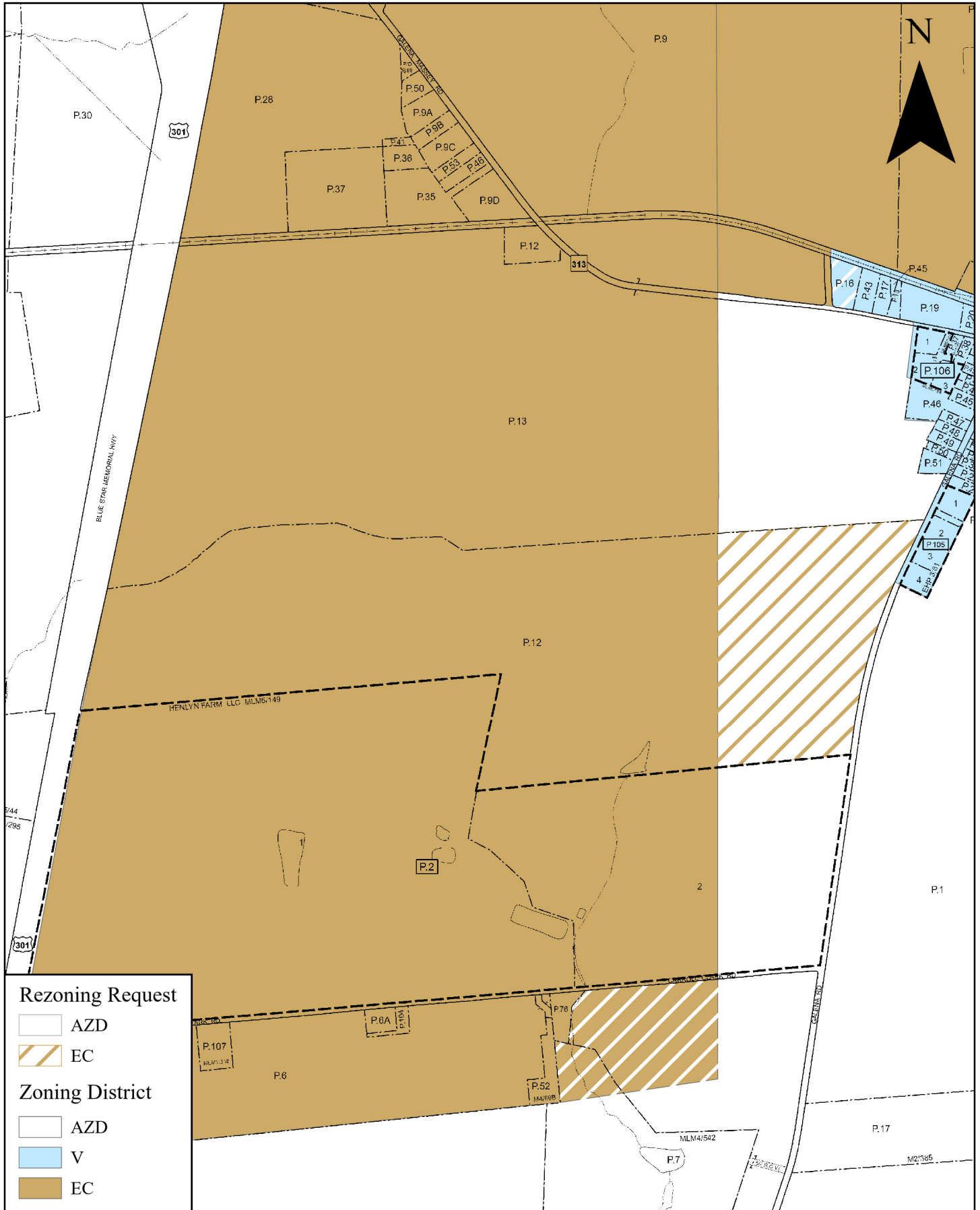
6. What zoning district would you prefer? *

7. Would you also like to request a text change?

Yes

No

8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 1,000 ft



Comprehensive Rezoning and Update Map and Text Changes Request Form

Use the form below to request rezoning of your property or to propose text changes to the Land Use Ordinance.

This form may also be completed online at:

<https://www.kentcounty.com/planning/comprehensive-rezoning-update-portal>

Property sold in 2022.

Name	D. REMYER white Jr, John F. white	
Mailing Address	2117 BECKETT WAY, WOODSTOCK, MA, 21163	
Email	REMwhite@gmail.com	

I want to request a rezoning of my property.

Please provide the property address or location. If your property doesn't have an address, please include the Map and Parcel number as found on your tax bill.

Property Address or Location			
Tax Map	0024 GNA 0001B	Parcel Number	0012
Current Zoning	AGRICULTURAL ZONING DISTRICT (AZD)		
Preferred Zoning	EMPLOYMENT CENTER (EC)		

I want to request a text change.

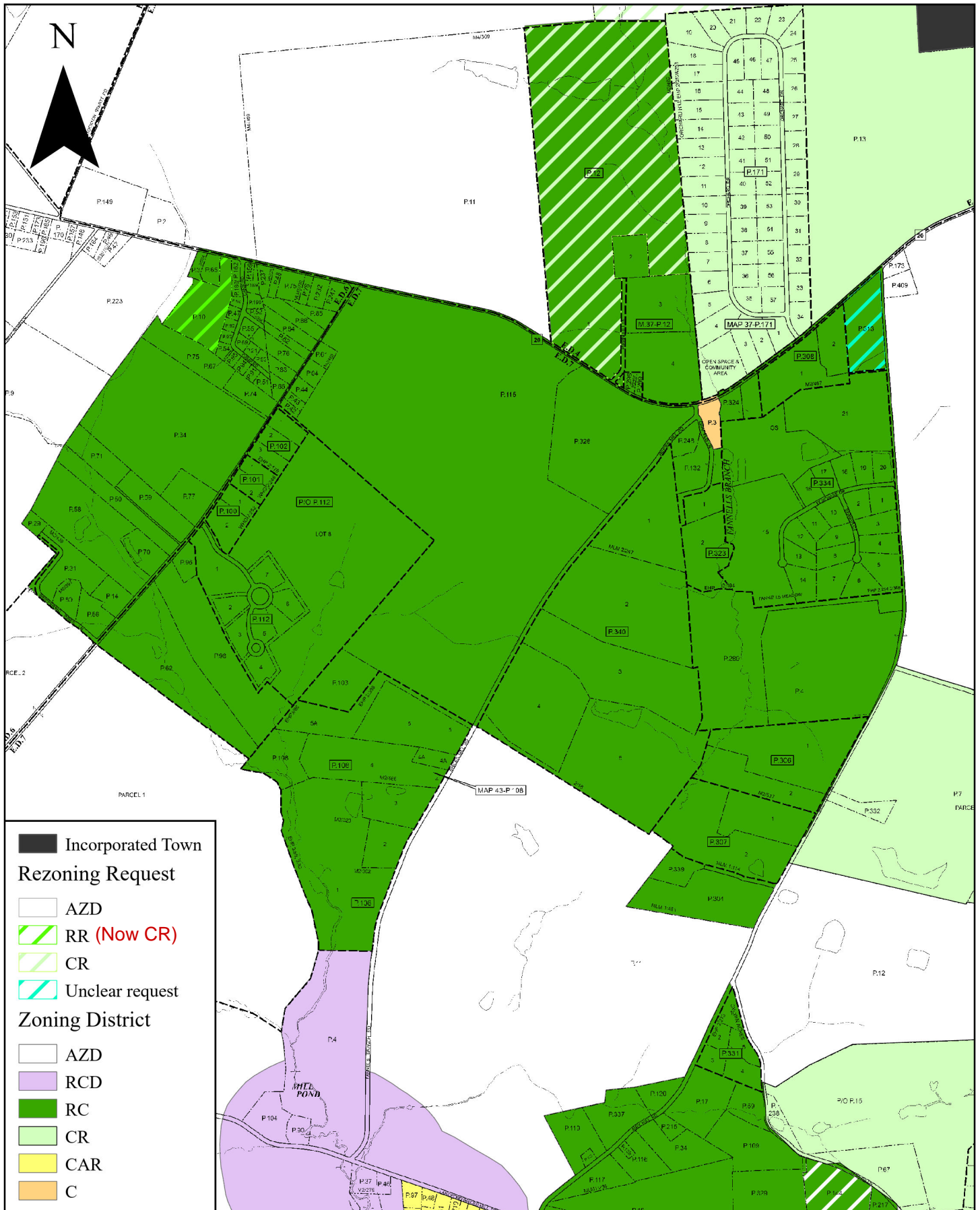
Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

Please attach additional sheets if necessary.

Completed forms may be mailed to:

Kent County Dept. of Planning, Housing & Zoning, 400 High Street, Chestertown, MD 21620 or
emailed to: compzone@kentgov.org

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 11/10/2020



Source: Kent County Department of Planning, Housing, and Zoning.
Map prepared February 2024.

1 in = 1,500 ft