

STONEHILL FARMS, LLC
10 Mount Pleasant Trailer Park
Middletown, DE 19709

January 5, 2022

County Commissioners for Kent County
Comprehensive Rezoning Update (CRU) Task Force
c/o William A. Mackey, AICP
Director of Planning, Housing and Zoning
400 High Street
Chestertown, MD 21620

Re: Proposed Growth Area Text Amendment – Millington Crossing


Dear County Commissioners and CRU Task Force:

Please be advised we are the contract purchasers of Parcel 19 on Tax Map 23, being 11156 Dudley Chance Road, Galena consisting of 64.85 acres, more or less. We are writing to express our full endorsement and support of the proposed zoning text amendment which was presented by Richardson Fresh Ponds, LLC, Kent Mill, LLC and Joseph Smith by letter dated September 29, 2020; revised March 5, 2021; supplemented March 31, 2021 (to include John and Sandra Donnelly); supplemented April 5, 2021 (to include Peaceful World, LLC – Parcel 115, Tax Map 31, being 5 acres at 31850 Millington Road), and again supplemented October 12, 2021 (to include us¹), as well as the comments contained therein relative to the proposed rezoning.

We ask that you carefully consider this proposed text amendment as we have spent significant time and resources working with adjacent landowners, our planners and the Town of Millington planning consultant to formulate the suggested revisions which would best facilitate integrated development and infrastructure services, annexation, economic development and smart growth in the Millington – U.S. Route 301 area. We understand that Millington and the area to the west towards the Route 301/291 interchange is a designated growth area (as it should be) and that the Millington Comprehensive Plan envisions the annexation of property south of Millington Road. The County zoning text should be in sync with the County's Comprehensive Plan and the Town of Millington's plan for expansion to the 301/291 interchange in an orderly and well-planned manner. We believe the proposed mixed use zoning text amendments being suggested support smart growth and economic opportunities in the best way available for the subject area.

Should you have additional questions or concerns, please feel free to contact us. Thank you for your anticipated consideration of these comments and the proposed text amendments.

Respectfully submitted,



William J. Shahan, Jr.
Stonehill Farms, LLC, *Authorized Member*

DEPARTMENT OF

PLANNING, HOUSING & ZONING

RECEIVED

1/7/2022

¹ By letter dated 10/12/21, we included Parcel 31, Tax Map 23, being 31742 Chesterville Bridge Road, Millington, Maryland consisting of a total of 111.54 acres, more or less (Lot #1) and 11005 Dudley Chance Road, Millington, Maryland consisting of a total of 5 acres (Lot #2) in the aggregated mixed use zoning text amendment.