

COMPREHENSIVE REZONING AND UPDATE (CRU) 2020-2021

Overview

This schedule update (#4) provides the public with information regarding the Comprehensive Rezoning and Update (CRU) to the Kent County Land Use Ordinance (LUO). Due to the current state of emergency, the first public forum for input on the overall process was deferred from April to August 2020. Members of the public are encouraged to submit their comments and any input by email to compzone@kentgov.org.

The CRU process will include full review of all LUO text and potential evaluations of every property located in Kent County, but not in any Towns. The CRU offers all members of the public the opportunity to request changes to any provision of the LUO, and it offers all property owners the opportunity to request changes to the County zoning districts applied to their properties. The CRU 2020-2021 process is designed to contemplate major changes to the County’s system of land regulation, including text and map changes.

The CRU 2020-2021 process is envisioned as three major components: (1) broad public outreach managed by County staff, (2) specific, technical recommendations by a national-caliber zoning consultant firm, and (3) chapter-by-chapter and property-by-property input by members of the public and property owners, respectively, who wish to request changes to the zoning code and/or maps, also managed by County staff. There are no application fees for text changes and rezoning requests submitted as part of the CRU process.

The goal is to modernize and update the zoning text and zoning map. During this process, the Board may create *ad hoc* committees to study specific issues and report back to the Board. The CRU products will be presented to the Kent County Planning Commission for its recommendation, which will then be forwarded to the Board, along with all the products. Unlike formulation of a Comprehensive Plan, the CRU process is strictly legislative, and it is therefore fully under the purview of the Board of County Commissioners. All public meetings will be held by the Board for all members of the public and all County property owners.

Timeline

DATE	PROPOSED ACTION	IMPLEMENTATION	LEAD
Jan 2020	Adopt preliminary schedule to inform the public	CAdmin, Law, DPHZ	BOCC
Jan 2020	Complete draft RFQ/RFP for national firm to assist	KCI under contract	DPHZ
Feb 2020	Publish RFQ/RFP via eMaryland Marketplace, etc.	Law, Finance, DPHZ	CAdmin
March 2020	Rank and review responders by their qualifications	Selection Committee	DPHZ
March 2020	Select firm; best/final; contract; first press release	Law, Finance, DPHZ	CAdmin
April-May	Public forum placed on hold per COVID pandemic	per DPHZ’s request	DPHZ
June 2020	Launch CRU webpage and re-zoning request portal	IT, ED, and DPHZ/GIS	CAdmin
July 2020	Deadline for insert in Tax Bill to all property owners	Law, Finance, DPHZ	CAdmin
6 pm, Aug 4	Pre-forum work session update for Commissioners	CAdmin, Clerk, DPHZ	BOCC
6 pm, Aug 18	1st public forum (of five) for public input on process	CAdmin, Clerk, DPHZ	BOCC
June-August	Prepare draft new zoning districts text; post online	Consultant and DPHZ	DPHZ
Sept 2020	Adopt resolution re official CRU 2020-2021 process	CAdmin, Law, DPHZ	BOCC

DATE	PROPOSED ACTION	IMPLEMENTATION	LEAD
6 pm, Sep 1	Appoint <i>ad hoc</i> Comprehensive Rezoning Task Force	CAdmin, Clerk, DPHZ	BOCC
10 am, Sep 22	Review proposed zoning districts text with BOCC	Consultant and DPHZ	BOCC
6 pm, Oct 6	Hold second public forum for input on new text	CAdmin, Clerk, DPHZ	BOCC
Nov 2020	Review and revise all text based on public input	Consultant and DPHZ	DPHZ
Dec 2020	Close-out consultant's contract; press release and final call for re-zoning requests due by 12/31/2020	Law, Finance, DPHZ	CAdmin
Jan 2021	Prepare all requested re-zonings for presentation	Primarily DPHZ/GIS	DPHZ
Feb 2021	Hold third public forum for input on all re-zonings	CAdmin, Clerk, DPHZ	BOCC
March 2021	Review all re-zoning requests by property owners	Law, DPW, ED, DPHZ	CAdmin
April 2021	Prepare County-staff recommended zoning map	Law, DPW, DPHZ/GIS	DPHZ
May 2021	Review recommended new zoning map with BOCC	Law, DPW, ED, DPHZ	CAdmin
June 2021	Hold fourth public forum for input on zoning map	CAdmin, Clerk, DPHZ	BOCC
July 2021	Review and revise concepts based on public input	Law, DPW, DPHZ/GIS	DPHZ
Aug 2021	Introduce zoning legislative package and new map	CAdmin, Law, DPHZ	BOCC
Sept 2021	Send to Planning Commission for recommendation	Law, ED, DPHZ/GIS	BOCC
Oct 2021	Hold fifth forum and public hearing on legislation	CAdmin, Clerk, DPHZ	BOCC
Nov 2021	Adopt legislative package and final press release	CAdmin, Law, Clerk	BOCC
Dec 2021	Debrief with all involved agencies and close-out	All County Agencies	CAdmin

Legend

BOCC	Board of County Commissioners
CAdmin	County Administrator
ED	Economic Development Department
DPHZ	Department of Planning, Housing, and Zoning
DPW	Department of Public Works
GIS	Geographic Information Services within DPHZ
IT	Information Technology
KCI	KCI Technologies, Inc. (Kent County consultant)

Contact

For more information, please contact the Kent County Department of Planning, Housing, and Zoning at 400 High Street, Chestertown MD 21620, or at 410-778-7475, or by email at compzone@kentgov.org.

