



Kent County Planning Commission
Department of Planning, Housing, and Zoning
400 High Street, Suite 130
Chestertown, MD 21620
410-778-7423 (voice/relay)

County Commissioners Hearing Room
400 High Street
Chestertown, Maryland

AGENDA

November 4, 2021
1:30 p.m.

Members of the public are welcome to attend meetings in person, virtually, or via conference call. You may also listen to the meeting either online at <https://www.kentcounty.com/commissioners/meeting-live-video> OR via the audio-only phone number and conference identification number listed below. If listening to the meeting online, the way for members of the public to provide verbal comments during the meeting is via the audio-only phone number.

Public participation and audio-only call-in number:

- 1. Dial **1-872-239-8359**
- 2. Enter Conference ID: **160 129 258#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment. Please note that if you are listening to the online livestream while waiting to call in to participate, there is an approximately 35-second delay. In order to avoid audio feedback issues, please mute the livestream before calling in.

MINUTES

October 7, 2021

APPLICATIONS FOR REVIEW

- 21-36 Mervin Lapp – Major Subdivision (Final)**
12119 Coopers Lane – Third Election District – Zoned Rural Residential District (RR)PC Decision
- 20-41 Cliff Road Properties, LLC (Great Oak Manor) – Site Plan Review - Final (Cottages)**
10568 Cliff Road – Sixth Election District – Zoned Critical Area Residential (CAR)PC Decision

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 MD Open Meetings Law by vote of the members. Breaks are at the call of the Chairman. Meetings are subject to audio and video recordings.

Projects will not be reviewed prior to their scheduled time. All applications 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.

Other business without assigned times may be discussed during the meeting.

MINUTES

The Kent County Planning Commission met in regular session on Thursday, October 7, 2021, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. It was a hybrid meeting, and the following members were in attendance: Chair Kim Kohl, Vice Chair F. Joseph Hickman, County Commissioner P. Thomas Mason; Paul J. Ruge, Jr.; James Saunders; William Sutton; Tyler Brown (remote); and Cynthia L. McCann, Esq., Planning Commission Attorney. Staff in attendance were William Mackey, Director; Carla Gerber, Deputy Director; Mark Carper, Associate Planner; and Michael Pelletier, Clerk.

Ms. Kohl called the meeting to order at 1:30 p.m.

MINUTES

Mr. Sutton made a motion to accept the minutes for the September 2, 2021, meeting, as distributed.

Mr. Saunders seconded the motion; the motion passed with all in favor.

APPLICATIONS FOR REVIEW:

21-34 Atlantic Tractor – Site Plan Review (Final)

Mr. Carper stated that Atlantic Tractor/Cooper Enterprises, LLC is requesting final site plan approval to construct a 6,000 square foot maintenance building to accommodate repairs of combine harvesters. The property is located at 621 Morgnec Road.

Mr. Carper informed the Commission that the proposed structure meets the minimum setback requirements and height limitations as well as any applicable industrial performance or environmental standards.

Mr. Carper noted that Staff recommends granting final site plan approval conditioned up the following:

- Approval of the sediment and erosion control and stormwater management plans;
- Submission and approval of sureties for landscaping, sediment and erosion control, and stormwater management; and
- That the final site plan approval hereby granted would lapse after one year if no substantial construction were to occur.
-

Kevin Shearon with DMS Associates appeared on behalf of the applicant. He informed the Commission that no comments were received from the Citizen Participation letter. He also noted that the applicant has been working with the Town of Chestertown in regard to the sewer/water plans and the final site plans indicate that the buried propane tank is to be moved.

Mr. Sutton expressed support for the final site plan.

Vice-Chair Hickman made a motion to approve the final site plan with the conditions recommended by Staff and based upon the following:

- The proposed project promotes existing business and assists in its growth.

- Citizen participation was solicited through an informational letter notifying surrounding landowners of the proposed construction and inviting them to provide comment or ask questions. There were no comments received.
- On-site circulation appears to provide clearly defined lanes of travel and space for parking.
- The applicant has addressed the performance standards.
- The applicant has submitted a Certified Engineer's Report.
- Plans for the proposed structure that include front, side, and rear elevations of all exterior walls have been submitted and all dimensional specifications meet Ordinance requirements.
- The proposed structure meets the minimum setback requirements, outside illumination with dark sky compatibility has been included, and the buried propane tank is to be relocated prior to construction of the building.
- Sediment and erosion control and stormwater management plans have been submitted for review.
- A landscape plan has been submitted for review and adequate screening is provided.
- A notification from the town of Chestertown has been provided stating that Atlantic Tractor is working through the Chestertown Utilities Commission process for connection to the town's water and sewer system.

The motion to grant final major site plan approval was seconded by Mr. Sutton and was approved by the Commission.

21-36 Mervin Lapp – Major Subdivision (Preliminary)

Ms. Gerber informed the Commission that Mervin Lapp requests preliminary approval for a major subdivision of his 45.724-acre parcel into two lots. The lot with the existing farmstead will be 17.559 acres; the remainder will be 28.165 acres. The property is located on Coopers Lane, near the intersection with Still Pond Creek Road.

Ms. Gerber noted that

- the proposed lot meets the minimum area, density, and width requirements.
- The applicants will need to submit the open space fee of \$250 before final approval.
- Forest conservation will need to be addressed.
- Mr. Lapp has already planted street trees along the property line and at each driveway.
- The application is consistent with the Comprehensive Plan. The property is located within a Tier III area of the adopted Growth Tier Map. Final review will require a public hearing.

Staff recommends granting preliminary approval contingent upon paying the open space fee, addressing forest conservation, and providing additional letters as to demands on public services.

Mervin Lapp and Michael Scott, surveyor, were sworn in.

Mr. Scott informed the Commission that he has had discussions with two adjacent property owners. Based on those discussions, it was discovered that the wrong plats were at the assessor's office, and he indicated that he has corrected the subdivision plat.

Leona Van Dyke and Ralph Van Dyke of Worton, Maryland, were sworn in. Mrs. Van Dyke informed the Commission that there are computer tax map errors that should be corrected. She also notified the Commission of her efforts to correct the records and recommended the Commission not hear the application until updated

tax maps are submitted. Mrs. Van Dyke entered a letter to the Planning Commission outlining her efforts and recommendations and provided a survey and plot map for the Commission's reference.

Mr. Van Dyke inquired as to how the Commission can move forward with the application until the tax maps are corrected.

A discussion ensued amongst members, and it was determined that the matter can go forward at this time since the applicant is seeking preliminary site plan approval. Ms. McCann indicated she would like to review the accepted exhibits to determine whether the information provided would impact a final site plan application.

Mr. Hickman moved to grant preliminary site plan approval contingent on Staff's recommendations based upon the following:

- Consistent with the *Comprehensive Plan*. Property is near a growth area that allows subdivisions like this proposal.
- The applicant has provided a letter from the Sheriff's Office stating no impacts to providing services. Letters from the Board of Education and Emergency Services are required.
- No change to existing roads or traffic.
- The Health Department has approved the application.
- Existing landscaping is adequate.

Mr. Ruge seconded the motion to grant the preliminary subdivision approval, which was approved by the members.

20-41 Cliff Road Properties (Great Oak Manor) – Site Plan Review (Preliminary – Cottages)

Ms. Gerber informed the Commission that the applicant is proposing improvements to expand and enhance their existing county inn use to construct two, free-standing cottages, which will have two guest rooms per cottage, associated pedestrian walkways, and expansion of the guest parking lot.

Ms. Gerber added that the 8.515-acre property is located at 10568 Cliff Road and is zoned Critical Area Residential. The proposal complies with the lot coverage limits and a Major Buffer Enhancement Plan has been submitted. A citizen participation meeting was held on December 10, 2020.

Background pertaining to the property's prior development and Special Exception status dating back to 1984 were also relayed to the Commission. Ms. Gerber also noted that two rooms will be taken out of service in the Manor House and the total number of rooms will total 15, consistent with the current Special Exception limitations.

Ms. Gerber indicated the property meets density, area, height, width, and yard requirements as well as District Environmental Standards, Parking and Loading Requirements, however, a correction to the Buffer Enhancement Plan is required .

Ms. Gerber added that Staff recommends granting preliminary approval of the cottages with the following conditions:

- The final Landscape/Buffer Enhancement Plan be updated to reflect the increase in lot coverage for this phase of the project and adjusted so that not more than 10% of the plantings are grasses.

- Final approval of the sediment control and stormwater management plans for this phase of the project.
- Submission of all required Letters of Credit or proof of other surety for this phase of the project; and
- Incorporation of any alterations to the building designs, as necessary, following discussion of the proposal.

Harry Reed, applicant, and Tom Davis with DMS and Associates were sworn in. Lance Young, Esquire, with the McCleod Law Group appeared on behalf of the applicant.

Mr. Davis noted the accuracy and detail in the Staff Report as well as restated the purpose of the application is as described by Staff. Mr. Davis discussed the applicant's efforts to comply with State and Local ordinances and regulations as well as the applicant's engagement of architecture services by Hillcrest Architects, a firm that specializes in designing structures with a historic appearance.

Closed Session

At 2:25 p.m., a motion was made by Vice-Chair Hickman, seconded by Mr. Sutton, and carried unanimously to go into closed session. The meeting was closed under the Annotated Code of Maryland, General Provisions Article § 3-305 (b) (7) to consult with counsel to obtain legal advice on Cliff Road Properties' application. The closed session was held in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. Those in attendance with the Planning Commission were Cynthia McCann, Planning Commission Attorney; William Mackey, Director; Carla Gerber, Deputy Director; Mark Carper, Associate Planner; and Michael Pelletier, Clerk. No action was taken during the closed session. At 3:13 p.m., Mr. Saunders moved to end the closed session, seconded by Mr. Ruge. The motion passed unanimously.

The Commission's open session reconvened at 3:15 p.m.

A letter from Richard M. Longo with Hillcrest Architects was introduced as Applicant's Exhibit 1.

Vice-Chair Hickman asked a question concerning the removal of the two rooms in the Manor House.

Mr. Reed testified that the rooms are not being removed but will not be rented or marketed. One of them may be combined with another room. The intent is fifteen guest rooms/suites with two guests per room, and the maximum number of bathrooms will be fifteen.

Chair Kohl asked the members about discussing the design standards and elevations. Vice-Chair Hickman opined that he had read the architect's letter and felt that the design was consistent with the structures and "tone" of the property.

Bruce Galton, an adjacent property owner, inquired as to the applicability of Article VII, Section 7.16(f). Mr. Young indicated he would be happy to answer in regard to that paragraph insofar as his firm assisted in drafting the zoning text amendment back in 2018. The firm and the Planning office agreed, and a compromise was reached so that the size requirement would not be unduly restrictive and any changes to the property would be harmonious with what was already there in 1989. For the record, Ms. Gerber reiterated the text of the applicable section in regard to the size requirement as well as the harmonious requirement as to how the principal structure existed in 1989.

Ms. Gerber added that it is Staff's position that a Country Inn pertains to the property, not a single structure on the property and that the cottages fit in with the provision. Mr. Galton noted that several property owners have concerns about continued expansion of the applicant's property.

In regard to an inquiry by Vice-Chair Hickman, Ms. Gerber noted that the County does not have a definition of what constitutes a campus. Ms. Gerber opined that a campus is any property that has an integrated set of buildings that function as one use.

Mr. Young added that the Land Use Ordinance pertains to the number of rooms and not the number of structures and the text amendment allows the applicants to expand on the number of structures. A member had raised concerns about adding a large number of structures. Mr. Mackey added that in principle its possible, but with this application it is only a minor addition to the property, and had it been a larger project, there might be a different recommendation.

Mr. Reed testified that it was never his intention to be in conflict with adjacent property owners. He added that since the bus incident, of which everyone is aware, he agreed to put a provision in his wedding contracts that no coach-style buses will come on to the property. A second document by the applicant outlining their policy regarding parking and concerning the use of Shuttles and Buses was introduced as Applicant's Exhibit 2.

A discussion ensued amongst the members over concerns that if the application were to be granted, the property will continue to expand in the future.

A motion to grant the application was made by Vice-Chair Hickman with the following votes:

- Mr. Hickman – No
- Mr. Saunders – No
- Mr. Ruge – Yes
- Mr. Brown – Yes
- Mr. Sutton – No
- Chair Kohl – No

The motion failed.

Ms. McCann indicated a Motion to Deny was required to be voted on.

Vice-Chair Hickman made a motion to deny the application as the definition of the extension and enlargement of structures as stated would allow more than what is presented here based on that flawed definition. Mr. Saunders seconded the motion. The following votes were recorded:

- Vice-Chair Hickman – Yes
- Mr. Saunders – Yes
- Mr. Ruge – No
- Mr. Sutton – Yes
- Mr. Brown – Yes
- Chair Kohl – Yes

The motion to deny was approved. Ms. McCann noted that the motion to deny must include reasons for the denial. Mr. Young added that they could add conditions that would allow for no additional dwellings on the property if approval of the application was granted.

Mr. Reed indicated he was willing to restrict any expansion to the two subject cottages and not pursue the previous pavilion application.

Vice-Chair Hickman made a motion to withdraw the denial and it was seconded by Mr. Saunders. All members were in favor and the application was granted based on this restriction.

The Commission recessed for a 5-minute break at 4:10 pm.

Vice-Chair Hickman moved to annul the vote on the motion to deny, seconded by Mr. Ruge. All members were in favor. Vice-Chair Hickman moved that the application be approved with conditions limiting the extension and enlargement to the two proposed cottages and no permanent roof over the approved tent area, approval of stormwater management and sediment control plans, and submission of required letters of credit. The decision was based on the following findings as set forth below:

- The application is consistent with the Comprehensive Plan.
- The property is supported by private well and septic.
- A Buffer Enhancement Plan has been submitted, but a condition is to provide a 9.863 square feet of mitigation with no more than 10% in grasses.
- Lot coverage and parking are sufficient.
- The design of the cottages is consistent with the Manor House.

The motion was seconded by Mr. Saunders. All were in favor and preliminary approval of the application with the above-referenced conditions was granted.

21-37 Bonnie Plants, LLC Site Plan Review (Concept)

21-38 Bonnie Plants (D. Drury) – Special Exception – Migrant Worker Housing

Chair Kohl indicated that she had a prior engagement and turned the Chair over to Vice-Chair Hickman.

Ms. Gerber noted that the applicant is proposing to construct a 30-foot by 84-foot one-story structure to house up to twenty-four H2A guest workers from February through July. The dormitory is proposed to have 2 independent units that will house up to twelve workers in each unit. Each unit will have three bedrooms, a common area with kitchen, and a large bathroom. A mechanical room accessed only from outside will be attached to the front of the building. Guest workers are currently housed in rental hotel rooms that are over 45 minutes from the site.

The property is located at 12515 Augustine Herman Highway and is zoned Agricultural Zoning District (AZD) and Crossroads Commercial (CC). The dormitory will be located on the rear of the property within the AZD portion. The surrounding area is a mix of commercial uses and farmland. The property is currently improved with many greenhouses and associated structures which are used to grow herbs and vegetables.

The proposed dormitory should not be visible from Augustine Herman Highway. There should be no change to the traffic patterns. The nature of the surrounding area is agricultural in character. The property is adjacent to Molly's and Binkley & Hurst equipment dealer. The closest house of worship is Shrewsbury Parish Episcopal Church. There will be minimal grading and no clearing of trees. The proposal is consistent with the Comprehensive Plan.

Ms. Gerber added the following Staff and TAC comments:

- The proposal is consistent with strategies and goals of the Comprehensive Plan.

- The property is served by private well and septic. The Health Department is currently reviewing the project to determine necessary improvements to the septic system.
- Stormwater management and sediment control plans will need to be submitted and approved prior to final approval.
- The proposed building will be located approximately 70 feet from the closest property line.
- The proposed building will meet all Federal Department of Labor standards for H2A workers.
- There are no proposed changes to site access.
- "Agricultural activities, not resulting in a change in land use category, including agricultural support buildings" are exempt from Forest Conservation if a Declaration of Intent is filed with the Planning Department.
- The applicant has two vans and provides transportation for guest workers. Individual cars for workers will not be parked onsite.
- A Citizen Participation letter was sent to neighboring properties.

The applicant David Drury, owner of Bonnie Plants, LLC, was sworn in.

Mr. Ruge asked whether any of the migrant workers bring their families to the property, and Mr. Drury confirmed that they do not.

Taylor Watson, Union Springs, Alabama, Engineer with Bonnie Plants, was sworn in and testified that there were no comments except one concern from a neighbor concerning the setbacks which were mistakenly thought to be 25 feet. The structure is 60 feet from the property line at one corner and over 70 feet from the other. He also noted that the structure meets Department of Labor Standards.

Mr. Sutton complemented Mr. Watson on the details in the narrative attached with the application. Mr. Sutton raised a concern about parking, and Mr. Drury indicated they have two passenger vans which, if the application is approved, will actually reduce traffic flow since they won't need to travel to the Courtyard Inn each day.

Mr. Ruge inquired as to whether there were any rental implications, and Mr. Drury said this is a housing situation, not a rental one. There are Maryland agencies as well as Federal agencies that play a role in approving housing for migrant workers.

Mr. Drury indicated it is mostly the same workers they bring back each year.

Kevin Miller, adjacent property owner, was sworn in and inquired as to what could the property be used for 5 years from now in the event the applicant sells. Mr. Drury indicated it is only for the workers. Ms. Gerber added that if the use changes, the applicant would have to come to the Department and inform them that they were no longer a migrant labor camp and it would not be a permitted use. Ms. McCann indicated that if the structure were used as anything other than a migrant labor camp, it would probably be a violation.

Acting Chair Hickman added that if Mr. Miller ever noticed a situation which appears to be a violation, than Mr. Miller should call the Department and report it.

Acting Chair Hickman moved that the Commission make a favorable recommendation to the Board of Appeals to approve the special exception on the following grounds:

- It retains and promotes existing businesses and assists in growth;

DRAFT

- It promotes and supports the agricultural industry and secures its future in the County;
- The land use ordinance allows migrant labor camps in AZD as a special exception;
- The proposed dormitory will be located on the rear of the irregularly shaped parcel and should not be visible from Augustine Herman Highway;
- There should be no change to the traffic patterns;
- The nature of the surrounding area is agricultural in character;
- The property is adjacent to Molly's and Binkley & Hurst equipment dealer;
- The closest house of worship is Shrewsbury Parish Episcopal Church;
- There will be minimal grading and no clearing of trees; and
- The proposal is consistent with the Comprehensive Plan.

The Motion was seconded, and all members were in favor and the motion was granted.

STAFF REPORTS

Carla Gerber: August was busy with normal routine business and hearings.

Mark Carper: Mr. Carper attended an Eastern Shore Climate Adaptation Partnership (ESCAP) meeting recently.

Ms. McCann: The Maryland Planning Commissioners Association Conference will be available online and Mr. Mackey had forwarded an email to the members if they were interested in reviewing the seminar which is virtual.

ADJOURN

Mr. Sutton made a Motion to Adjourn which was seconded by Mr. Saunders. The meeting adjourned at 4:58 p.m.

Kim Kohl, Chair

Michael Pelletier, Clerk

Joe Hickman, Vice-Chair



Kent County Department of Planning, Housing, and Zoning

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
FROM: Carla Gerber, Deputy Director
SUBJECT: Mervin L. Lapp - Major Subdivision – 1 lot
DATE: October 29, 2021

Description of Proposal

Mervin Lapp requests preliminary approval for a major subdivision of his 45.724-acre parcel into two lots. The lot with the existing farmstead will be 17.559 acres; the remainder will be 28.165 acres. The property is located on Coopers Lane, near the intersection with Still Pond Creek Road. It is in the Third Election District and is zoned Rural Residential (RR).

History

Mr. Lapp subdivided four lots on Still Pond Creek Road in 1986 and 1987. In 1990, he subdivided a 1.39-acre lot from the center of the farm. In 2001, Lots 2 and 3 were resubdivided. All lots are considered part of Cheerful Echoes, Section One.

Relevant Issues

- I. Density, Area, Height, Width, and Yard Requirements
 - A. Applicable Law: Article V, Section 4.5 of the Kent County Land Use Ordinance establishes the area, density, and width requirements for development in Rural Residential.
 - B. Staff Comments: The proposed lot meets the minimum requirements.
- II. General Standards
 - A. Applicable Law: Article V, Section 4.6 sets forth the general standards:
Open Space: When all of the parcels in the subdivision exceed 10 acres in size, the developer shall pay a fee of \$250.00 for each lot in lieu of providing land for recreational purposes.
 - B. Staff Comments: The open space fee needs to be paid.
- III. Environmental Standards
 - A. Applicable Law: Article V, Section 4.7 sets forth environmental standards for the Rural Residential District. These standards address species protection, buffers, habitat protection, forest conservation, and water quality.
 - B. Staff Comments: The applicant has decided to deed restrict the existing forest. The subdivision plan has been revised to show the existing tree line. A Forest Conservation worksheet and deed restrictions need to be submitted.

V. Subdivision

- A. Comprehensive Plan: One of the guiding principles of this Comprehensive Plan is to encourage growth to occur in and around these existing towns, villages and neighborhoods thereby preserving our otherwise rural character, agricultural lands, and environment. (Page 21)
- B. Applicable Law: Article VI, Section 6.3.B.15 sets forth that the *Planning Commission* shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
- a. Conformance with the *Comprehensive Plan* and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and *regulations* of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the *site* and in relation to adjoining ways and properties.
 - d. Reasonable demands placed on public services and infrastructure.
 - e. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing *soil erosion* both during and after construction.
 - f. Minimizing the area over which existing vegetation is to be removed. Where *tree* removal is required, special attention shall be given to planting of replacement trees.
 - g. The applicant's efforts to integrate the proposed *development* into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of *open space* and agricultural land.
- C. Staff comments: The application is consistent with the Comprehensive Plan. The property is located within a Tier III area of the adopted Growth Tier Map. Tier III areas include Rural Villages as designated under the Priority Funding Area Act, Neighborhood Development Areas, and undeveloped tracts of land adjacent to developed areas. Final review requires a public hearing and approval via resolution.

According to the SB236 Implementation Guidance published by MDP in 2012, in its review of the residential major subdivision within Tier III, the planning board must consider the cost of services to the major subdivision and the potential environmental issues or a natural resources inventory related to the proposed subdivision.

This single lot subdivision is considered a major subdivision because of previous subdivisions approved since December 1969. There is no anticipated change in use and therefore there will be no effect on the cost of providing services or impact to the environment. No new roads are being constructed and the existing forest will be deed restricted.

As to the issue with the inaccurate property lines on the tax maps. According to the State Department of Assessments and Taxation, the tax maps maintained by MDP are not to be construed or used as a "legal description." Staff has reached out to MDP about the process to submit corrections and will send documentation to get the errors corrected.

Staff Recommendation: Staff recommends granting final approval contingent upon paying the open space fee, submitting forest conservation deed restrictions, and providing the additional letters as to demands on public services.

The decision needs to be made by resolution.



COVID-19 Health Resources

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MARYLAND

Department of Assessments and Taxation



Real Property



Questions and Answers About Real Property Assessments

Maryland Local Assessment Offices are closed to the public but staff will be on hand to answer questions via phone and email. [Please click the following link to contact your local office.](#)

Dear Customer,

Property assessments and taxation have historically been confusing issues for property owners. This information is intended as an easy to use source of information regarding how your property is valued, what to do if you think your property value is in error, and what special tax relief programs are available. Included are the answers to the most commonly asked questions about real property assessments.

The SDAT staff is always available to answer your questions. Please contact your [local assessment office](#) for more detailed information.

How do you determine the value of my property reflected on the notice?
How do I read my assessment notice?
What is a sales listing?
What are comparable properties?
How do you arrive at the phased-in values shown on the notice?
Why is it necessary to reassess property?
What is the Homeowners' Tax Credit Program (Circuit Breaker)?
How will the local assessment caps affect me?
What is the Homestead Property Tax Credit?
What is the Constant Yield Tax Rate?
How will an increase in an assessment affect my taxes?
What should I do if I have a question about my taxes?
What should I do if I do not agree with my assessment?
How do I appeal?
How are the hearings conducted?
Why would the value of my house go up if I have not done anything to it?
Are there any other appeal levels?
How can you say that my property is worth \$175,000 when I paid only \$150,000 for it three years ago?
What happens if the real estate market goes down?
My insurance company just appraised my house. Why is it so much lower than my total market value?
How is land valued?
Why does my neighbor with a much larger lot have only a slightly higher land value?
How can you assess my property as waterfront when I only have very shallow water or a mud flat at low tide?
How do you value the land for a condominium?
The property tax map reflects my parcel of land incorrectly.

SDAT Real Property Division conducts property assessments; provides assessment roll information; and maintains our records based on the official records recorded among Land Records.

The Maryland Department of Planning (MDP), Planning Data and Research Unit, is responsible for maintaining tax maps for the 23 counties in Maryland. Tax Maps are meant to provide a graphic representation of real property by reflecting individual property boundaries in relationship to contiguous real property.

The maps provided by MDP are NOT to be construed or used as a "legal description." It is not a survey product and not to be used for the design, modification, or construction of improvements to real property or for flood plain determination. MDP does not provide an guaranty of accuracy or completeness regarding the map information. Any errors should be reported to the Maryland Department of Planning, Planning Data and Research Unit, (410)767-4500, 301 W. Preston Street, Baltimore, MD 21201.

I would like my name to be removed from SDAT online records.

SUBDIVISION APPLICATION

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7475 (phone) • 410-810-2932 (fax) tthomas@kentgov.org

File Number: #21-36
Subdivision Name:
Amount Paid: \$2,750 check #10840
Date: 8/12/21

APPLICATION FOR:

- Major Subdivision
Minor Subdivision
Adj. Lot Lines
Concept Plan Review
Preliminary Plat
Final Plat

District: 3 Map: 20 Parcel: 178 Lot Size: Deed Ref: M.L.M. 1/266 Zoning: RR

OWNER OF LAND:

Name: MERVIN LAPP et ux. Telephone: 443-480-0712
Address: 12119 COOPER'S LANE WORTON, MD 21678 Email:

APPLICANT:

Name: SAME AS ABOVE Telephone:
Address: Email:

AGENT/ATTORNEY (if any):

Name: Telephone:
Address: Email:

REGISTERED ENGINEER OR SURVEYOR:

Name: MICHAEL A. SCOTT INC. Telephone: 410-778-2310
Address: 400 S. CROSS STREET CHESTERTOWN, MD 21620 Email: MICHAEL@MICHAELASCOTTINC.COM

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: MICHAEL@MICHAELASCOTTINC.COM

LOCATION DESCRIPTION: NORTH SIDE OF COOPER'S LANE WEST OF STILL POND CREEK ROAD

Total area of Property: 45.724 Number of Lots: 2
Average Lot Size: 22.862 Smallest Lot Size: 17.599
Number and Names of Roads to be Constructed: NONE

Water Supply: Public System On lot system
Sewerage: Public System On lot system

TELEPHONE SERVICED BY: VERIZON
ELECTRIC SERVICED BY: DELMARVA POWER

RESTRICTIONS OR COVENANTS: None Yes - Copies Attached

A COPY OF THE LAND DESCRIPTION AS SET FORTH IN THE DEED SHALL BE ATTACHED.

NOTICE: The Planning Office is not required to make out this Application. If the Planning Department assists you, it cannot be held responsible for its contents.

Signature of Applicant Date 8-12-21

Concept Plan Approving Authority: Date
Preliminary Plat Approving Authority: Date
Final Plat Approving Authority: Date

MICHAEL SCOTT Inc.

400 SOUTH CROSS STREET, SUITE #3 • CHESTERTOWN, MARYLAND • 21620
(410) 778-2310 FAX (410) 778-5718

NARRATIVE

MAJOR SUBDIVISION OF THE LANDS OF
MERVIN L. LAPP et ux.
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND

NAME/ LANDOWNER: MERVIN L. LAPP et ux.

MAILING ADDRESS: 12119 COOPER'S LANE WORTON, MARYLAND 21678

TAX MAP: 20 Parcel 178

ZONING: RURAL ZONING DISTRICT.

CURRENT USE: AGRICULTURAL & RESIDENTIAL

PROPOSED USE: AGRICULTURAL & RESIDENTIAL

VIEWSHED: THE PROPOSED SITE IS SURROUNDED BY WOODS AND
RESIDENTIAL LOTS.

**COMPREHENSIVE PLAN
VILLAGE MASTER PLAN
DESIGN & ENVIRONMENTAL
STANDARDS OF THIS**

ORDINANCE: THIS PROJECT COMPLIES AND MEETS ALL REQUIREMENTS OF THE
COMPREHENSIVE PLAN, VILLAGE MASTER PLAN & THE DESIGN &
ENVIRONMENTAL STANDARDS OF THIS ORDINANCE

WATER & SEWER SERVICE: WATER & SEWER SERVICE WILL BE ON SITE SEPTIC
& WELL.

PROPOSED DEVELOPMENT: THE PLAN IS TO SUBDIVIDE 17.559 ACRE LOT
AROUND EXISTING DWELLING AND IMPROVEMENTS. THE REMAINING LOT WILL
BE 28.165 ACRES

REGISTERED PROPERTY LINE SURVEYOR

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/12/21

CITIZEN PARTICIPATION PLAN: WE HAVE MAILED THE ADJOINING PROPERTY OWNER'S NEXT TO THE 45.724 ACRE PARCEL TO INFORM THEM WHAT THEY ARE PROPOSING FOR THIS SITE. THE ADJOINING OWNERS WE CONTACTED WERE BARBARA A. BELDEN, KENTFIELD PROPERTY OWNERS ASSOCIATES INC., DONALD L. ITNYE, RALPH M. VAN DYKE, JENNIFER L. STRINE, WALTER V. TURNER, WALTER D. STOCKBRIDGE, SUSAN V. LANCASTER, ADAM M. MELVIN, DAVID L. BAMKS, AND JONTHAN C. FITCH. LETTER'S WERE SENT TO THEM AUGUST 13, 2021



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Meeting: November 4, 2021
Subject: Cliff Road Properties, LLC – Great Oak Manor
Final Site Plan Review – Cottages

EXECUTIVE SUMMARY

Request by Applicant

The applicant is proposing improvements to expand and enhance their existing county inn use. In October, they were granted preliminary approval to construct two, free-standing cottages, which will have two guest rooms per cottage, included in the project are associated pedestrian walkways and expansion of the guest parking area.

Public Process

Per Maryland State Law and Article VI, Section 5 of the Kent County *Land Use Ordinance* the Planning Commission shall review and approve Major Site Plans.

Summary of Staff Report

The 8.515- acre property, located at 10568 Cliff Road, is zoned Critical Area Residential and fronts onto the Chesapeake Bay. The surrounding area is a mix residential, agricultural, and marine uses. The proposed improvements are an expansion of an existing permitted use. The proposal complies with the lot coverage limits and a Major Buffer Enhancement Plan has been submitted. A citizen participation meeting was held on December 10, 2020.

Staff Recommendation

Staff recommends granting final approval of the proposed cottages.

PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Subject: 20-41, Cliff Road Properties, LLC (Great Oak Manor)
Preliminary Site Plan Review – Cottages, walkways, expanded guest parking
Date: October 29, 2021

Description of Proposal

The applicants are proposing two, free-standing cottages, which will increase the number of available guest rooms to the maximum fifteen rooms permitted for country inns. Each cottage will have two guest rooms and a common area separating the rooms. Great Oak Manor currently has thirteen guest rooms. Two rooms will be taken out of service in the Manor House once the cottages are built. Associated pedestrian walkways connecting the cottages to the Manor House and an expansion of the guest parking area are also included in the application.

Great Oak Manor's 8.515-acre property is zoned Critical Area Residential (CAR) and is located at 10568 Cliff Road adjacent to the Chesapeake Bay. Great Oak Estates and Great Oak Landing Marina are to the south and additional residential uses are to the north. The property is currently improved with a 3-story dwelling known as the "Manor House" and a detached garage. The surrounding area is characterized by residential development, agricultural, and marine uses. A permanent base area for erecting tents was approved in August.

History

In July 1984, the Kent County Board of Appeals approved Country Inn Special Exception Case No. 394. In September 2017, the Board of Appeals approved an amendment to the special exception to replace the original conditions with conditions that are consistent with the current requirements for country inns in the Land Use Ordinance.

In 2018, Cliff Road Properties, LLC, submitted a zoning text amendment to amend Article VII, Section 7.16.f of the Kent County Land Use Ordinance (Country Inn Special Exception Use) to remove the provision that set forth the limitation on extension or enlargement of structures which existed as of August 1, 1989 and replace it with a requirement which addresses consistency of features and character of any extension or enlargement of principal and accessory structures that existed prior to August 1, 1989. The text amendment was adopted in March 2019.

In October 2021, the Planning Commission granted preliminary approval of the cottages with conditions limiting the extension and enlargement to the two proposed cottages and no permanent roof over the approved tent area. The applicant also needed to update the Buffer Enhancement Plan.

Relevant Issues

I. Uses

- A. *Comprehensive Plan*: "Retain and promote existing businesses and assist in their growth." (page 8)
- B. *Applicable Law*: Article VII, Section 7.16 of the Kent County Land Use Ordinance permits Country Inns as a special exception in the Critical Area Residential District.
- C. *Staff and TAC Comments*: A country inn has been operating on this site since 1984. The proposed cottages allow the inn to offer guest suites with a little more privacy than individual rooms in the Manor House. The

cottages will be located towards the cliff, but outside of the buffer. Once the cottages are constructed, two rooms will be removed from service in the Manor House, and the total number of rooms will be fifteen.

As part of preliminary review, the Planning Commission determined that the proposed elevations “maintain features and character that are consistent with the structures that existed as of August 1, 1989.” The Planning Commission did not require any alterations to the proposed elevations.

III. District Environmental Standards

- A. *Comprehensive Plan*: “Encourage comprehensive stormwater management.” (Page 23)
- B. *Applicable Law*: Article V, Section 5.7 in the Kent County Land Use Ordinance establishes the Critical Area Environmental Design Standards, which include stormwater and Critical Area standards. The purpose of these standards is to provide for the proper stewardship of the County’s natural resources. Specifically, it is the overall goal of the County to maintain the quality of the County’s ecosystem in the face of continuing activity, growth and change.

Article VI, Section 9 of the Kent County Land Use Ordinance sets forth the provisions for Erosion and Sediment Control and Section 10, Stormwater Management.

- C. *Staff and TAC Comments*: A Buffer Enhancement Plan is required for the increase in lot coverage. The mitigation requirement for the cottages, walkways and parking areas is 9,863 square feet. Mitigation consists of a mix of canopy and understory trees, large and small shrubs, and grasses. The applicant has updated the BEP to not exceed the maximum percentage of grasses, but the amount of total mitigation still needs to be corrected to reflect that the tent area will not be replaced by a pavilion. The BEP also still shows the proposed pavilion. The plan needs to be corrected to reflect the approved tent area.

Stormwater and sediment control plans have been submitted for final review.

IV. Parking and Loading Requirements

- A. *Applicable Law*: Article VI, Section 1.3 of the Kent County *Land Use Ordinance* establishes the parking standards. Parking for lodging facilities is 1 space per guest room, plus 1 per employee.
- B. *Staff and TAC Comments*: The parking area associated with the guest rooms will be expanded to have fifteen spaces. There are additional parking areas for staff.

V. Site Plan Review

- A. *Comprehensive Plan*: “Implement thorough design review for new development and major renovations.” (Page 33)
- B. *Applicable Law*: Article VI, Section 5.3 of the Kent County *Land Use Ordinance* establishes site plan review procedures. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
 - a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation

- of the establishment, adequate lighting, and internal traffic control.
- e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
 - g. Protection of abutting properties and County amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
 - h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - i. The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.
 - j. The applicant's efforts to design the development to complement and enhance the rural and historic nature of the County including incorporating into the project forms and materials that reflect the traditional construction patterns of neighboring communities.
 - k. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.

C. Staff and TAC Comments:

- The proposal is consistent with strategies and goals of the Comprehensive Plan.
- The property is served by private well and septic. A new well was recently installed. Additional septic reserve area has been shown on the site plan.
- Stormwater and sediment control plans have been submitted for review.
- A Buffer Enhancement Plan has been submitted. A mix of trees, shrubs, and grasses will be planted in the buffer.
- A parking plan has been provided. Sufficient parking is available.
- A Citizens Participation meeting was held on December 10, 2020.

Staff Recommendation

Staff recommends granting final approval of the cottages with the following conditions:

1. The final Landscape/Buffer Enhancement Plan be updated to reflect the increase in lot coverage for this phase of the project.
2. Final approval of the sediment control and stormwater management plans for this phase of the project.
3. Submission of all required Letters of Credit or proof of other surety for this phase of the project.



Davis, Moore, Shearon & Associates, LLC

October 18, 2021

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

**RE: FINAL SITE PLAN SUBMITTAL FOR PROPOSED COTTAGES FOR GREAT OAK MANOR, LOCATED NEAR CHESTERTOWN, KENT COUNTY, MARYLAND
KENT COUNTY TAX MAP 26, PARCEL 76, DMS & ASSOCIATES JOB #2017055**

Dear Mr. Mackey,

Cliff Road Properties, LLC (owner of Great Oak Manor) had received preliminary site plan approval from the Kent County Planning Commission, at the October 7, 2021 meeting, for the proposed cottages and other site improvements to complement the existing Great Oak Manor Country Inn.

Our client is now requesting final site plan approval for the cottages and other site improvements associated with the cottages. Attached please find the following information in support of that request.

- Two copies of the site plans
- Two copies of the revised buffer management plans
- Two copies of the cover letter
- Cost estimates

We request that this application be placed on the agenda for the November 4, 2021 planning commission meeting agenda for final site plan approval.

To address the conditions by the Planning Commission for the preliminary site plan approval we offer the following.

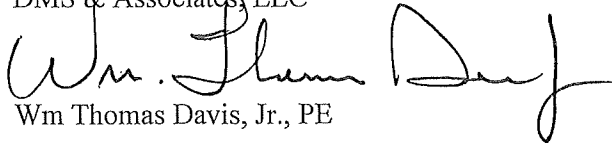
- 1- The attached buffer management plans have been revised such that no more than 10% of the plantings are grasses.
- 2- The existing (new) well and septic reserve area/system are adequate to accommodate the project based on our discussions and correspondence with the Kent County Health Department.
- 3- The stormwater management and sediment and erosion control plans have been reviewed for preliminary site plan approval and are now under review for final approval.
- 4- The bank previously provided a letter stating that they were in a position to issue any letters of credit needed. Attached are our current estimates for stormwater management system, sediment control measures and landscaping/buffer plantings needed to serve the cottages.
- 5- There are no changes to the cottages plan footprint or the elevations for the cottages.

6- We have modified the state of purpose and intent on Sheet C-1 to indicate that the Cliff Road Properties, LLC agrees to the condition that no more cottages and no pavilions will be proposed.

If you have any questions please feel free to contact me at 443-262-9130.

Sincerely,

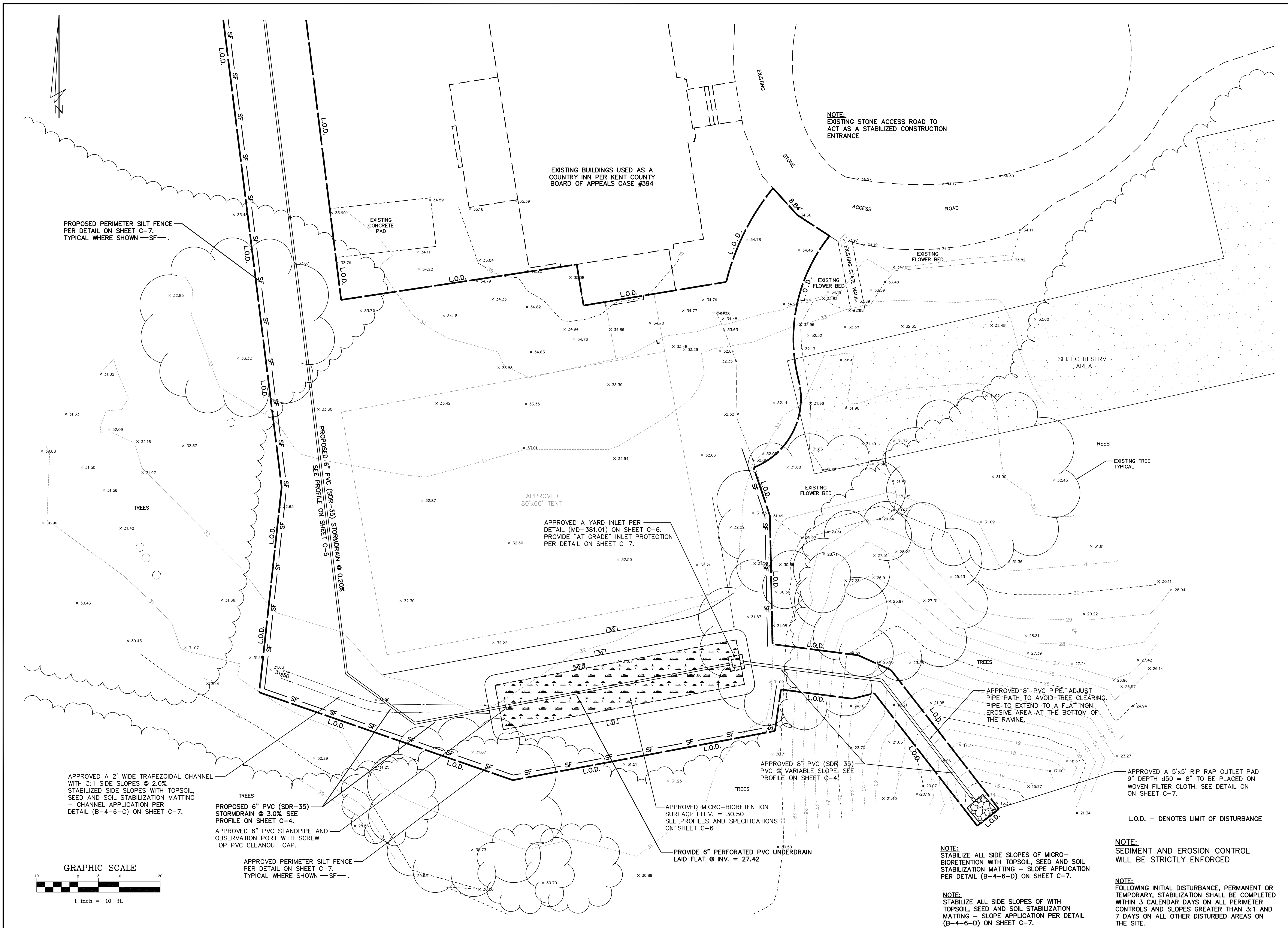
DMS & Associates, LLC

A handwritten signature in black ink, appearing to read "Wm. Thomas Davis, Jr.", written in a cursive style.

Wm Thomas Davis, Jr., PE

Enclosures

pc: Buddy Reed, Great Oak Manor



PROPOSED PERIMETER SILT FENCE PER DETAIL ON SHEET C-7. TYPICAL WHERE SHOWN —SF—

EXISTING BUILDINGS USED AS A COUNTRY INN PER KENT COUNTY BOARD OF APPEALS CASE #394

NOTE: EXISTING STONE ACCESS ROAD TO ACT AS A STABILIZED CONSTRUCTION ENTRANCE

PROPOSED 6" PVC (SDR-35) STORMDRAIN @ 0.20% SEE PROFILE ON SHEET C-5

APPROVED 80'x60' TENT

APPROVED A YARD INLET PER DETAIL (MD-381.01) ON SHEET C-6. PROVIDE "AT GRADE" INLET PROTECTION PER DETAIL ON SHEET C-7.

APPROVED 8" PVC PIPE "ADJUST PIPE PATH TO AVOID TREE CLEARING. PIPE TO EXTEND TO A FLAT NON-EROSIVE AREA AT THE BOTTOM OF THE RAVINE.

APPROVED A 5'x5' RIP RAP OUTLET PAD 9" DEPTH d50 = 8" TO BE PLACED ON WOVEN FILTER CLOTH. SEE DETAIL ON SHEET C-7.

APPROVED A 2' WIDE TRAPEZOIDAL CHANNEL WITH 3:1 SIDE SLOPES @ 2.0% STABILIZED SIDE SLOPES WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING — CHANNEL APPLICATION PER DETAIL (B-4-6-C) ON SHEET C-7.

PROPOSED 6" PVC (SDR-35) STORMDRAIN @ 3.0% SEE PROFILE ON SHEET C-4.
APPROVED 6" PVC STANDPIPE AND OBSERVATION PORT WITH SCREW TOP PVC CLEANOUT CAP.

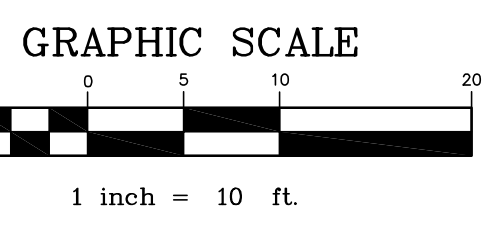
APPROVED MICRO-BIORETENTION SURFACE ELEV. = 30.50 SEE PROFILES AND SPECIFICATIONS ON SHEET C-6

PROVIDE 6" PERFORATED PVC UNDERDRAIN LAID FLAT @ INV. = 27.42

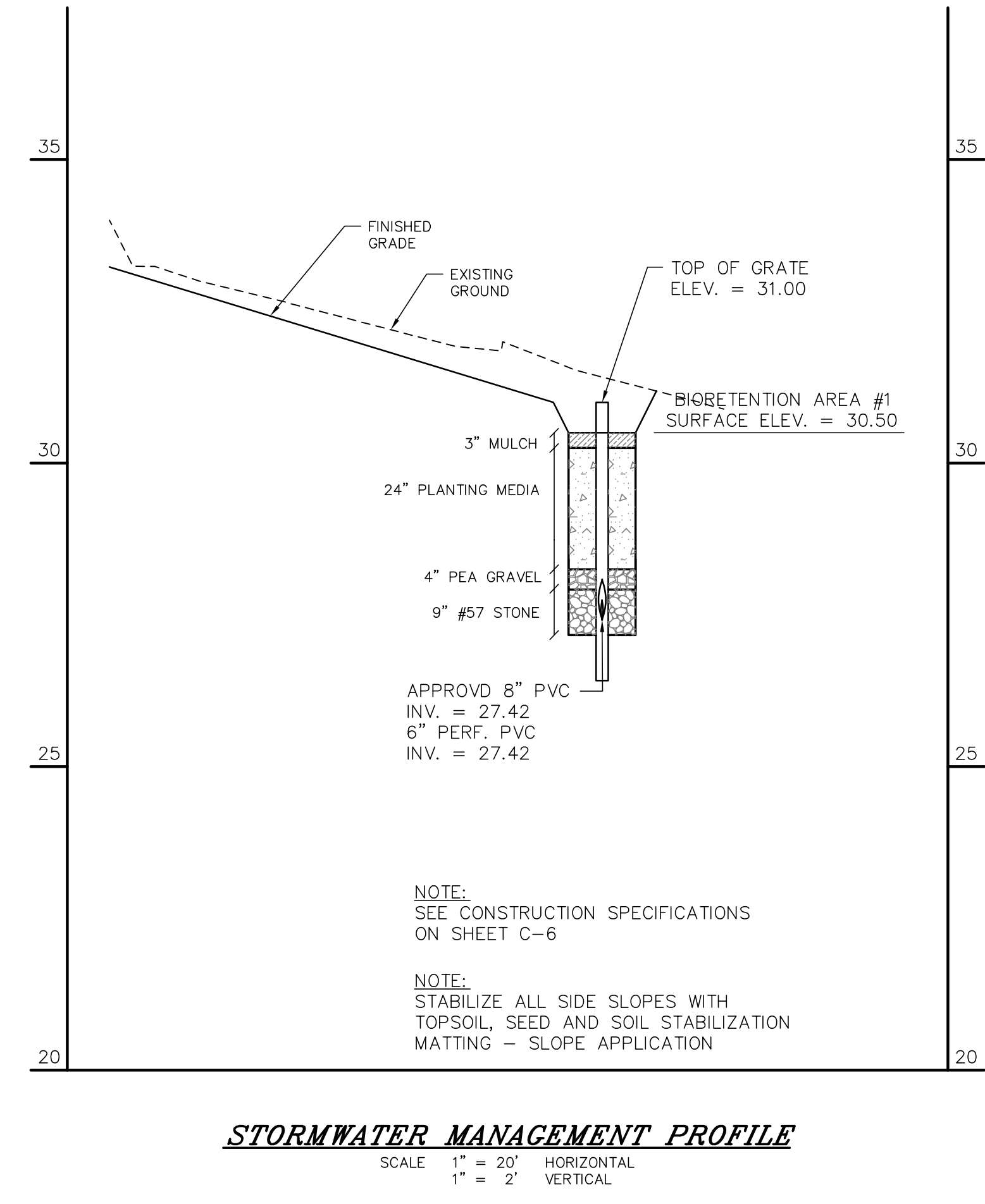
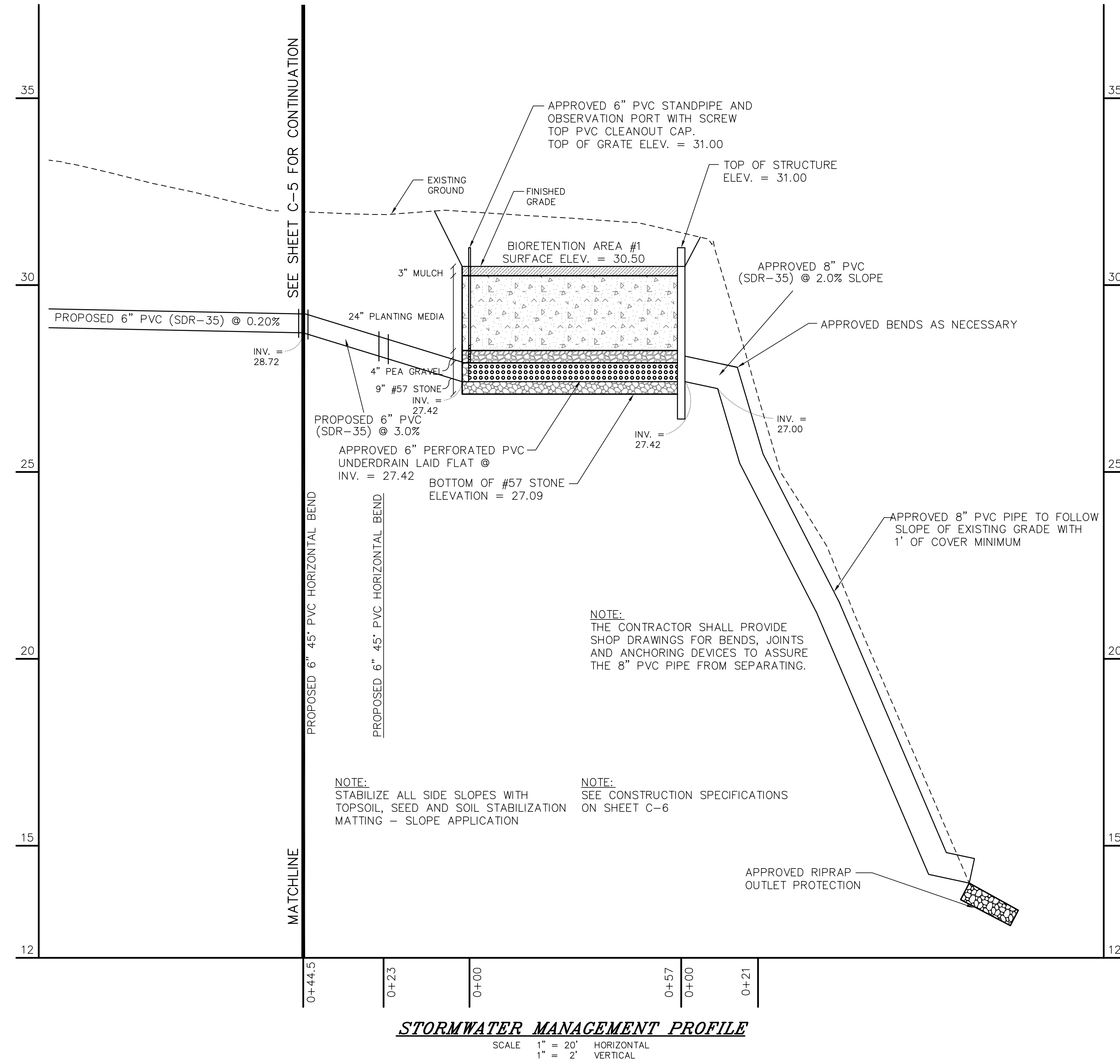
NOTE: STABILIZE ALL SIDE SLOPES OF MICRO-BIORETENTION WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING — SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-7.

NOTE: SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

NOTE: FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 7 DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.



DATE: OCTOBER 15, 2021 SEAL:	
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE: 410-291-1100 FAX: 1-443-262-9148	
DATE:	REVISION:
DATE:	REVISION:
SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC TAX MAP - 26, GRID - 2D, PARCEL - 76 SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND	
SCALE: 1" = 10' JOB No. 2017055 DRAWN BY: 28-2017055 DESIGNED BY: W.D. J. SHEET No. - C-2 CADD FILE - 17058-P2	KENT COUNTY ZONING AND PLANNING COMMISSION KENT COUNTY ZONING AND PLANNING COMMISSION



DATE	SCALE	AS SHOWN
JULY '21	JULY '21	AS SHOWN
JOB No.	DRAWN BY	
2017055		
FOLDER #64	DESIGNED BY	
28-2017055	W.D. J.	
SHEET No. - C-4		
CADD FILE - 17058-P4		

STORMWATER MANAGEMENT PROFILES
 FOR
GREAT OAK MANOR COUNTRY INN
 ON THE LANDS OF
CLIFF ROAD PROPERTIES, LLC
 TAX MAP - 26, GRID - 2D, PARCEL - 76
 SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

REVISION	DATE

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE: 1-443-262-9148
 FAX: 1-443-262-9148

PROFESSIONAL SEAL
 W.M. SHEARON
 ENGINEER
 STATE OF MARYLAND
 LICENSE NO. 17660
 DATE: OCTOBER 15, 2021
 SEAL

KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT
 KENT COUNTY PLANNING COMMISSION
 KENT COUNTY HEALTH OFFICE

DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: PSMS - * lb./ft² (* INCLUDE SHEAR STRESS)

CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND NON-HAZARDOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2/32 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE FABRIC MATERIAL.
- SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE 1/4" OR 1/2" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. 1/2" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. 1/4" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS. UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDING SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
- KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) USING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEPT AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 x 1 1/2 x 1/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 3/8 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011

SEE PLAN

NOTES:

- CONCRETE SHALL BE SHA MIX NO. 2, 3,000 PSI - 28 DAY COMPRESSIVE STRENGTH.
- STABILIZED SUB-BASE SHALL BE 4 INCHES MINIMUM COMPACTED CR-6 (OR APPROVED EQUAL) PLACED AND COMPACTED ON APPROVED SUBGRADE TO 95% OF THE MODIFIED PROCTOR DENSITY FOR THE MATERIAL.
- ALL AREAS WITHIN THE RIGHT-OF-WAY AND EASEMENTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO ROADWAY DRAINAGE SYSTEMS AND STABILIZED WITH A MINIMUM OF 4 INCHES OF TOPSOIL, SEEDING AND MULCHED PER NRCS SPECIFICATIONS.
- SIDEWALKS TO BE MAINTAINED BY PROPERTY OWNER.
- ALL METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF CHESTERTOWN STANDARDS AND A.D.A. REQUIREMENTS. ALL MATERIAL SPECIFICATIONS SHALL COMPLY WITH THE 2001 EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS" MANUAL AND ANY ADDENDUM THERETO.
- MAXIMUM CROSS SLOPE = 2.0% MAXIMUM RUNNING SLOPE = 5.0%

SCALE: NO SCALE
REVISIONS:
SIDEWALK
STANDARD NO. RD-104.01

DATE: MARCH '21
JOB No.: 2017055
TOLDER Ref.: 28-2017055
SHEET No.: C-7
SCALE: AS SHOWN
DRAWN BY: DESIGNED BY
WTD. J.: C-7
CADD FILE - 17058-P7

GENERAL NOTES

- Notification of Kent County (410-778-7437) at least five (5) days prior to the start of work.
- Prior to the start of work, the Contractor is to obtain County approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.
- Sediment control measures are not to be removed until the areas served have established vegetative cover, or with the permission of the Kent County Sediment Control Inspector.
- When pumping sediment-laden water, the discharge must be directed to an approved sediment trapping measure prior to release from the site.
- All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporary stabilized.
- All sediment control dikes, swales, basins and flow lines to basins will be temporarily seeded immediately upon installation to reduce the contribution to sediment loading.
- Disposal of excess earth materials on State or Federal property requires MDE Approval, otherwise materials are to be disposed of at a location approved by the local authority.
- Temporary soil erosion control and sediment control measures are to be provided as per the approved plan prior to grading operations. Location adjustments are to be made in the field as necessary. The minimum area practical shall be disturbed for the minimum possible time.
- If grading is completed out of a seeding season, graded areas are to be temporarily stabilized by mulch and mulch anchoring. Mulch material shall be unweathered, unchopped small grain straw spread at the rate of 1 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of a mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
- The Contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In case where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is dewatered and stabilized.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points on construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Site information:

Total Area of Site	8.52 Acres
Area Disturbed	0.87 Acres
Area to be Roofed or Paved	0.23 Acres
Total Cut	90 cy
Total Fill	0 cy

SEQUENCE OF CONSTRUCTION

- CONTACT THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT 410-778-7437 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
- INSTALL SILT FENCE AT THE LOCATIONS SHOWN.
- STRIP THE TOPSOIL FROM THE LIMITS OF THE COTTAGES AND BIOTRETENTION AREAS AND DISPOSE OF OFF SITE AT AN APPROVED LANDFILL.
- BEGIN COTTAGE CONSTRUCTION.
- ONCE THE COTTAGES HAVE BEEN CONSTRUCTED EXCAVATE THE AREAS FRO BIOTRETENTION SYSTEMS AND DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE AT AN APPROVED LANDFILL. INSTALL THE BIOTRETENTION AND FLOW THRU PLANTER SYSTEMS PER PLAN, PROFILE AND SPECIFICATIONS. STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH. INSTALL LANDSCAPING IN FILTERING SYSTEMS.
- STRIP TOPSOIL FROM EXPANDED PARKING AREAS AND WALKS AND DISPOSE OF OFF SITE AT AN APPROVED LANDFILL. INSTALL EXPANDED PARKING AREAS AND PROPOSED CONCRETE WALKS.
- UPON SUBSTANTIAL COMPLETION OF THE BIOTRETENTION AREAS AND OTHER SITE IMPROVEMENTS, STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH.
- UPON APPROVAL FROM THE KENT COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS FOUND ON THIS SHEET.

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

- Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven days (7) as to all other disturbed or graded areas on the project site.
- All temporary erosion and sediment control devices are to be provided as indicated on this plan, with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
- Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
- Temporary seeding shall be accomplished between February 15th through April 30th, or August 15th through November 30th. During other times, temporary mulching shall be provided.
- Temporary seeding shall conform to the following applications: 436 lbs. per acre of 10-20-20; 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disking or other suitable means. Annual rye grass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

Seed Mixture (For Hazard Zone 7a) (From Table B-1)					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths		
	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"		
	BARLEY OATS	96 lbs.	2/15-4/30, 8/15-11/30	1"	436 lb/ac	2 tons/ac
	WHEAT	72 lbs.	2/15-4/30, 8/15-11/30	1"	90 lb/ac	90 lb/ac
	CEREAL RYE	112 lbs.	2/15-4/30, 8/15-12/15	1"	1000 sf	1000 sf
	FOXTAIL MILLET	30 lbs.	5/1-8/14	1/2"		
	PEARL MILLET	20 lbs.	5/1-8/14	1/2"		

- Mulching shall be unchopped, unrotted, small grain straw applied at a rate of 2-2 1/2 tons per acre. Anchoring shall be accomplished with a mulch anchoring tool on the contour. Wood cellulose fiber may be used for anchoring straw at 750 lbs. per acre mixed with water at a maximum of 50 lbs. of wood cellulose fiber per 100 gals of water, or with a synthetic liquid binder according to manufacture recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to obtain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
- Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications: Permanent seeding for sites having disturbed over five (5) acres shall use fertilizer rates recommended by a soil testing agency and the recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for conditions other than listed above shall be performed at the rates and dates as specified in the Permanent Seeding Summary Table. Fertilizer and lime amendments shall be incorporated into the top 3" - 5" of the soil by disking or other suitable means. Mulching shall be accomplished as discussed in item #6 of these specifications.

Seed Mixture (For Hazard Zone 7a) (From Table B-3)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	N	P205	K20	
7	CREeping RED FESCUE KENTUCKY BLUEGRASS	60 lbs. 15 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"	45 lb/ac 1000 sf	90 lb/ac 2 lb/1000 sf	90 lb/ac 1000 sf	2 tons/ac 1000 sf
8	TALL FESCUE	100 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"				
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60 lbs. 40 lbs. 20 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"				

- Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
- All areas remaining or intended to remain disturbed for longer than three (7) days shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in developing areas for critical area stabilization.
- It will be the responsibility of the Contractor or Subcontractor to notify the Engineer of any deviation from this plan. Any change made in this plan without written authorization from the Engineer will place responsibility of said change on the Contractor or the Subcontractor.

INSPECTION CHECKLIST

- THE CONTRACTOR SHALL NOTIFY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT (778-7437) AT THE FOLLOWING POINTS:
- THE REQUIRED PRECONSTRUCTION MEETING.
 - FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
 - PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE.
 - PRIOR TO REMOVAL OF ALL SEDIMENT AND EROSION CONTROL DEVICES.
 - PRIOR TO FINAL ACCEPTANCE.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER O9GP).

- UTILIZATION OF ENVIRONMENTAL SITE DESIGN.
- MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
- CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
- EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
- EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING AND SEQUENCING
- IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
- IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
- EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

KENT COUNTY PLANNING COMMISSION

KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH OFFICE

DATE: OCTOBER 15, 2021

SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21767
PHONE: 410-291-9191
FAX: 1-443-262-9148

REVISION

DATE

FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC
TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

SEDIMENT & EROSION CONTROL DETAILS AND SPECIFICATIONS

SCALE: AS SHOWN
DATE: MARCH '21
JOB No.: 2017055
TOLDER Ref.: 28-2017055
SHEET No.: C-7

CADD FILE - 17058-P7

Kent County Planning Commission
Chestertown, MD 21620
Attn: Ms. Carla Gerber

October 26, 2021

RE: Site Plan Application Great Oak Manor

Dear Planning Commissioners:

We ask that you place controls on the final approval of the Applicant's site plan. Our concerns continue to be noise and traffic. Reasonable guest capacity limits would help prevent some of the ongoing issues. Currently, the Manor has guest rooms ranging from 2 guest per room to 6 guests per room. Please see the attached listing from their website. We request the following conditions for final approval:

1. Limit on number of guests in a) any planned remodeled room in the Manor House and b) each guest cottage. Common areas of the proposed cottages may not be used as guest rooms—no pullout couches, no roll away beds, etc.
2. Quiet hours at cottages must start at 10pm—no amplified music, no outside parties. Decibel readers required for the tent platform approval must also apply to cottages as well. The Applicant/Innkeeper/on-site manager must be required to inform guests of the quiet hour requirement and enforce it.
3. Limit size of party buses to a capacity of 20 passengers. Buses should be prohibited from using the Northern end of Cliff Road (residential section) for turn arounds, parking, loading, etc.
4. Enforce the "no parking" on Cliff Road and the shoulders of the road.

Thank you for considering our request,

Bruce and Kathryn Galton

Bruce and Kathryn Galton

10626 Cliff Road

Waterfront Eastern Shore Bed and Breakfast | Stay Small, Stay Safe

https://www.greatoakmd.com/eastern-shore-bed-and-breakfast#chart

GREAT OAK Manor

MENU (410) 778-5943

CHECK IN Select Date → CHECK OUT Select Date

GUESTS 2

Check Availability

Lovely Rooms & Stunning Water Views


Eastern Shore Bed and Breakfast

Our waterfront Eastern Shore bed and breakfast has 12 romantic rooms featuring their own unique decor with individual highlights such as a cozy fireplace, a spacious bath with skylight, inviting French doors leading to the garden, or a rich red bathroom. Check out each room for their individual styles and rates.

Great Oak Manor provides more than a place to sleep. Located on the Chesapeake Bay in Chestertown, Maryland, we offer a place to dream. Make yourself comfortable as you rest amongst the softest sheets on comfortable beds. Every morning is not only met with stunning views of the Chesapeake Bay, but also a full breakfast with seasonal fresh fruit, homemade baked goods, cold cereal, and a hot entrée.

[Accessibility Features and Policies.](#)

Rooms Overview Comparison Chart Amenities Policies

	Room	Guests	Bed	Bath	Features	
	Hynson	Two	King	Tub/shower combo	Third floor, bay views	Check Rates

Type here to search

54°F Light rain 8:20 PM 10/26/2021

Waterfront Eastern Shore Bed and Breakfast | Stay Small, Stay Safe

https://www.greatoakmd.com/eastern-shore-bed-and-breakfast#chart







GREAT OAK Manor

MENU (410) 778-5943

CHECK IN Select Date → CHECK OUT Select Date

GUESTS 2

Check Availability

	Ringsold	Two	King	Tub/shower combo	Third floor, sunrise views	Check Rates
	Geddes-Piper	Two	King	Tub/shower combo	Third floor, bay views, interior balcony	Check Rates
	Hodges	Two	King	Tub/shower combo	Second floor, sunrise views, fireplace	Check Rates
	Roese	Three	King	Tub/shower combo	Second floor, sunrise views, electric fireplace, pet friendly	Check Rates
	Russell	Four	King	Tub/shower combo	Third floor, sunrise and bay views, fireplace	Check Rates
	Sterling	Four	King	Walk-in shower	First floor, sunrise views, private entrance, sofa bed, pet friendly, accessible	Check Rates

Type here to search

54°F Light rain 8:18 PM 10/26/2021



MENU







(410) 778-5943

CHECK IN
Select Date

CHECK OUT
Select Date

GUESTS
2

Check Availability

	Caulk	Two	King	Tub/shower combo	Second floor, bay views, balcony, pet friendly	Check Rates
	Tylden	Two	King	Walk-in shower	Second floor, bay views, Juliet balcony	Check Rates
	Wickes	Two	King	Tub/shower combo	Second floor, sunrise views, fireplace	Check Rates
	D'Oench	Two	King	Tub/shower combo	Second floor, bay views, fireplace	Check Rates
	Marmaduke	Two	King	Tub/shower combo	Second floor, bay views, fireplace	Check Rates
	The Carriage House	Six	King & Queen	Walk-in shower & claw foot tub	Bay views, kitchen, double & single sleeper sofa	Check Rates

Carla Gerber

From: Gaye Cox <gaye@gbcox.com>
Sent: Friday, October 29, 2021 2:01 PM
To: Carla Gerber
Subject: Great Oak Manor Zoning Hearing

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 Ms Gerber,

As residents of Cliff Rd, we are concerned about the proposed zoning changes for Great Oak Manor. May it be know to the commissioners and any other interested party, that we are in total agreement with our neighbors, Bruce and Kathryn Galton who expressed serious concerns and requested certain conditions in a letter to the Commission on Oct. 26, 2021.

Thank you for your consideration,
Gaye and Dennis Cox
10722 Cliff Rd.

Carla Gerber

From: Stephen J. Neuberger <SJN@NeubergerLaw.com>
Sent: Friday, October 29, 2021 2:34 PM
To: Carla Gerber
Subject: Site Plan Application for Great Oak Manor

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- KCIT Helpdesk

Ms. Gerber,

On behalf of my family at 10736 Cliff Road, I join in the requests contained and concerns expressed in the Galton family's letter of several days ago.

Great Oak Manor's many longstanding problems -- including (1) disturbing the peace; (2) unreasonable noise at unreasonable hours; and (3) bus and other vehicle blockage/obstruction of the northern residential section of Cliff Road -- are well documented in prior submissions by myself and my neighbors to Kent County over the last several years.

Please, the last thing I want is for one of my elderly parents to suffer a medical emergency only to have emergency responders unable to reach my home because of another giant bus blocking the road.

Thank you for your time.

Best regards,
-Steve

Stephen J. Neuberger, Esq.
The Neuberger Firm
Attorneys and Counsellors at Law
17 Harlech Drive, P.O. Box 4481
Wilmington, DE 19807
Phone: 302-655-0582
E-Mail: SJN@NeubergerLaw.com

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Carla Gerber

From: Bronwyn Fry <bfrymail@icloud.com>
Sent: Friday, October 29, 2021 3:01 PM
To: Carla Gerber
Subject: Re: Planning Commission re: Great Oak Manor Cottage site review

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- KCIT Helpdesk

Dear Planning Commissioners:

Once again, please acknowledge my endorsement of Bruce and Katy Galton's letter of October 28, 2021 regarding neighbors' requested conditions for the two cottages at Great Oak Manor on Cliff Road.

My concerns for conditions besides noise and limiting room occupancy to FOUR adults over twelve per cottage per Mr. Reed's sworn testimony at the last hearing in September are:

*That no additional free-standing cottages will be built in perpetuity anywhere else on the property or adjoining properties through lot line adjustments of Cliff Road Properties, LLC.

*That no additions will be made to these two cottages in perpetuity.

Thank you,
Bronwyn and Ken Fry
Cliff Road
Great Oak