



**County Commissioners Hearing Room**  
**400 High Street**  
**Chestertown, Maryland**

**AGENDA**

March 7, 2024

1:30 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: **405 323 838#**

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**

February 1, 2024

**APPLICATIONS FOR REVIEW**

24-7 Jill Gaumer and Lynn Winkler – Variance – Pier Length  
24251 Drayton Landing Drive, Worton – Third Election District – Critical Area Residential (CAR)

**GENERAL DISCUSSION**

Map Change Requests for review by Planning Commission

MDOT Priority Letter 2024

**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.

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.





**DRAFT**

**Planning Commission**  
**Department of Planning, Housing, and Zoning**

**MINUTES**

February 1, 2024

1:30 p.m.

*Video recordings of the Kent County Planning Commission meeting are available online for viewing on the County's YouTube channel at <https://www.youtube.com/@kentcountygovernment2757>.*

The Kent County Planning Commission met in regular session on Thursday, February 1, 2024, at 1:30 p.m. in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland.

The following members were in attendance: Chair F. Joseph Hickman, Vice Chair Paul Ruge, James Saunders, Ray Strong, Sean Jones, Paula Reeder, and William Crowding. Cynthia L. McCann, Esquire, Planning Commission Attorney, was in attendance.

Staff in attendance were William Mackey, AICP, Director; Carla Gerber, AICP, Deputy Director; Mark Carper, Associate Planner; Beth Grieb, Office Manager, serving as Acting Clerk; and, Tyler Arnold, GIS Coordinator.

Chair Hickman called the meeting to order at 1:30 p.m.

**MINUTES**

January 4, 2024

Mr. Saunders moved to approve the minutes from the January 4, 2024 meeting as presented. Mr. Jones seconded. The motion passed unanimously.

**APPLICATIONS FOR REVIEW**

23-32 Choptank Electric Cooperative Inc. -- Major Site Plan (Final) PC Decision  
Map 16, Parcel 61 -- First Election District -- Employment Center (EC)

Michael Noah, PLS, Director of Geomatics and Civil Design, RGrid Power, PLLC and Leroy Sverduk, Vice President of Engineering, Choptank Electric responded to questions from the Planning Commission clarifying that the facility would provide renewable power as part of providing service to 55,000 customers with a set aside for low-income customers at reasonable rates. The project will also provide improvements to reliability for the overall system

Mr. Carper explained that 30.5 cents would be provided per square foot of the project for forest fee-in-lieu fees.

Vice Chair Paul Ruge made the following motion to approve the final site plan:

"I move that we approve the final site plan for Choptank Electric Cooperative's expansion of the utility substation at Map 16 Parcel 61 in the First Election District, zoned Employment Center. This site plan is consistent with our Comprehensive Plan, conforms to all of our rules and regulations, the areas for vehicle flow and parking appear to be adequate, and demands on public services and infrastructure are reasonable. No sewage disposal or refuse disposal is proposed. Lighting is proposed for security purposes. No vegetation is proposed to be removed and required perimeter screening is proposed. The sediment and erosion control plan, stormwater management plan, landscaping plan, and citizen participation plan have all been completed. I move that we approve this final site

Adopted on [Insert date]

# DRAFT

plan contingent upon the following: submission and approval of sureties for landscaping, sediment and erosion control, stormwater management, and payment of the required fee in lieu of the Forest Conservation Fund."

Ms. Reeder seconded the motion. The motion passed unanimously.

## GENERAL DISCUSSION

Discussion of Comprehensive Rezoning and Update -- Map Change Requests process for review by Planning Commission

There was general discussion about the process for the Planning Commission to review map change requests submitted by property owners as part of the comprehensive rezoning. The general consensus was the Commission would review all the requests at a single meeting, if possible, that mailings would be sent to all applicants to notify them of the meeting, and a series of maps for use by the Planning Commission was requested of the staff team.

The Planning Commission will review materials prepared by staff regarding the requests at its March meeting and determine the next steps for the process.

## STAFF REPORTS

Mr. Mackey reported that an appeal was filed with the Kent County Board of Appeals regarding the recent decision and determination regarding uses proposed by Minary's Dream Alliance.

Mr. Mackey also commented on the excellent job done by Claude 2, an AI assistant from Anthropic, in preparing the two sets of recent minutes, which greatly reduced staff time.

## ADJOURN

The meeting adjourned at approximately 3:30 p.m.

/s/ Francis J. Hickman  
Francis J. Hickman, Chair

/s/ Bill Mackey  
William Mackey, AICP, Director

*Please note that 90% of this document was created by Claude 2 from Anthropic utilizing a transcript created by Microsoft Teams. The DPHZ team then reviewed the document prior to its distribution to the Planning Commission.*



**To:** Kent County Planning Commission  
**From:** Mark Carper, Associate Planner  
**Meeting:** March 7, 2025  
**Subject:** Jill Gaumer and Lynn Winkler  
Variance – Pier

## Executive Summary

### Request by Applicant

Jill Gaumer and Lynn Winkler, owners, are requesting a variance to install a 10-foot by 14-foot platform to the end of an existing, nonconforming pier extending 230 feet from mean high water.

### Public Process

Per Maryland State Law and Article IX, Section 2.2 of the Kent County *Land Use Ordinance*, the Planning Commission shall review and make a recommendation to the Board of Appeals for variances.

### Summary of Staff Report

The 3.65-acre property is located at 24251 Drayton Landing Drive in the Third Election District and is zoned Critical Area Residential (CAR). Piers are not to "exceed 25% of the width of the waterway, the edge of the channel, or 150 feet in length, whichever is less." The Maryland Department of the Environment authorized the in-kind replacement of the 230-foot-length pier and the installation of the proposed 10-foot by 14-foot platform. As the pier is non-conforming and non-conforming structures are not allowed to be replaced if voluntarily removed, DPHZ issued a permit for maintenance and repair only of the existing, non-conforming pier for the repair and replacement of decking and saddles as needed. Pilings were not to be removed, and the MDE-authorized platform was not permitted. The applicants are requesting a variance to install the proposed platform.

According to the applicant, the practical difficulty is the consequence of a limited mean high-water depth of 5.5 feet at the end of the pier and the requirements of mooring a sailboat, which includes accommodating a deep draft, a means of ingress and egress solely through forward motion, and sufficient edge upon which to tie the boat.

### Staff Recommendation

Staff recommends sending a favorable recommendation to the Board of Appeals.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission  
FROM: Mark Carper, Associate Planner  
SUBJECT: Jill Gaumer and Lynn Winkler  
          #24-7, Variance – Pier  
DATE: February 23, 2024

**Description of Proposal**

Jill Gaumer and Lynn Winkler, owners, are requesting a variance to install a 10-foot by 14-foot platform to the end of an existing, nonconforming pier extending 230 feet from mean high water.

Piers are not to exceed whichever is less of 25% of the width of the waterway, the edge of the channel, or 150 feet in length. The Maryland Department of the Environment authorized the in-kind replacement of the 230-foot length pier and the installation of the proposed 10-foot by 14-foot platform. As the pier is non-conforming and non-conforming structures are not allowed to be replaced if voluntarily removed, DPHZ issued a permit for maintenance and repair only of the existing, non-conforming pier for the repair and replacement of decking and saddles as needed. Pilings were not to be removed, and the MDE authorized platform was not permitted. The applicants are requesting a variance to install the proposed platform. The 3.65-acres property is located at 24251 Drayton Landing Drive in the Third Election District and is zoned Critical Area Residential (CAR).

**Relevant Issues**

I. Pier Length

A. *Applicable Law:* The Kent County Land Use Ordinance, Article V, Section 5.4.8 permits as an accessory use, "Private piers, community piers, and private shared piers, not to exceed 25% of the width of the waterway, the edge of the channel, or 150 feet in length, whichever is less and subject to the stipulations of Article VI, Section 3.7 of this ordinance."

B. *Staff and TAC Comments:*  
The existing pier is 6 feet wide, includes an existing boatlift, and extends 230 feet channelward of the mean high water line. The applicants are requesting a variance to install a 10-foot by 14-foot platform to the end. The Maryland Department of the Environment authorized the proposed platform. The proposal has been reviewed by the Kent County Health Department, MDOT SHA, and the Kent County Finance Office and none have objections or concerns.

II. Nonconforming Structures

A. *Applicable Law:* Article VIII, Section 2.2, Additions or Enlargements to Nonconforming Structures, of the *Kent County Land Use Ordinance* specifies the following:

A lawful nonconforming structure may be altered or enlarged if the addition satisfies one or more of the following:

- a. The proposed addition when considered independently of the existing structure complies with the standards and regulations of this Ordinance.
- b. The nonconforming structure is not expanded beyond its current footprint, including adjoining patios, driveways, and sidewalks. Impervious surfaces on the site shall not be increased as a result of the addition. The structure, after the addition, conforms to the height regulations applicable to its zoning district.

- c. The addition does not project any further into a required side yard setback than the existing structure and the enlarged building complies with the impervious surface and height regulations. This provision does not apply to additions in the Critical Area buffer.
- d. The addition is permitted by other provisions of this Ordinance.
- e. The Board of Appeals grants a variance.

- B. *Staff and TAC Comments:* The proposed platform would not extend the length of the existing, non-conforming pier and would not impede the rights of or access to neighboring piers. The applicants are requesting a variance for installation of the platform.

### III. Variance

- A. *Applicable Law:* Article IX, Section 2.2 of the Kent County Land Use Ordinance authorizes the Board of Appeals to grant variances from the yard (front, side, or rear), height, bulk, parking, loading, shoreline cliff, 15% slope, pier length, impervious surface, stream protection corridor, and buffer requirements so as to relieve practical difficulties or other injustices arising out of the strict application of the provisions of this Ordinance.

Such granting of a variance shall comply, as nearly as possible, in every respect to the spirit, intent, and purpose of this Ordinance; it being the purpose of this provision to authorize the granting of variation only for reasons of demonstrable practical difficulties as distinguished from variations sought for purposes or reasons of convenience, profit, or caprice.

In order to grant a variance, the Board of Appeals must find all of the following:

- a. That the variance will not cause a substantial detriment to adjacent or neighboring property.
  - b. That the variance will not change the character of the neighborhood or district.
  - c. That the variance is consistent with the Comprehensive Plan and the general intent of this Ordinance.
  - d. That the practical difficulty or other injustice was caused by the following:
    - i. Some unusual characteristic of size or shape of the property.
    - ii. Extraordinary topographical or other condition of the property.
    - iii. The use or development of property immediately adjacent to the property, except that this criterion shall not apply in the Critical Area.
  - e. That the practical difficulty or other injustice was not caused by the applicant's own actions.
  - ...
  - g. In considering an application for a variance, the Board shall consider the reasonable use of the entire parcel or lot for which the variance is requested.
  - h. In considering an application for a variance, the Board of Appeals shall presume that the specific development activity in the Critical Area that is subject to the application and for which a variance is required does not conform with the general purpose and intent of this Ordinance and the Critical Area Law.
  - i. The Board may consider the cause of the variance request and if the variance request is the result of actions by the applicant, including the commencement of development activity before an application for a variance has been filed.
- B. *Staff Comments:* Neighboring piers include attached platforms, the proposed platform will not cause further encroachment into the waterway, and the applicant pier, because it extends out of a cove, is approximately the same distance from the channel as the neighboring piers. The variance will not cause a substantial detriment to adjacent or neighboring property nor change the character of the neighborhood or district.

The variance is not inconsistent with the Comprehensive Plan or the Critical Area Program. The intent of the Ordinance is that once a nonconforming structure is removed voluntarily, it is to be replaced in compliance with all Ordinance requirements. The granting of a variance is required in order to construct a platform to the end of an existing, nonconforming pier.

According to the applicant, the practical difficulty is the consequence of a limited mean high water depth of 5.5 feet at the end of the pier and the requirements of mooring a sailboat, which includes accommodating a deep draft, a means of ingress and egress solely through forward motion, and sufficient edge upon which to tie the boat. The proposed platform will provide 20 linear feet at the deepest point of the pier while allowing the unhampered ingress and egress of sailboats.

**Staff Recommendation**

Staff recommends sending a favorable recommendation to the Board of Appeals for the pier variance.



BOARD OF APPEALS APPLICATION

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7423 (phone) • 410-810-2932 (fax)

IN THE MATTER OF THE APPLICATION OF:
(Name, Address and Telephone Number of Applicant)

JILL GAUMER & LYNN WINKLER
24251 DRAYTON LANDING DR. WORTON MD 21678
PHONE: 302-354-0074 & 302-540-6293
Email: lynn.winkler@comcast.net, jill.gaumer@gmail.com

For Office Use Only:
Case Number/Date Filed: 24-7
Filed by: Rip Tide Marine
Applicant:
Planning Commission:
Date of Hearing:
Parties Notified:
Notice in Paper:
Property Posted:

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: RIPTIDEMARINE@GMAIL.COM

TO THE KENT COUNTY BOARD OF APPEALS: In accordance with Article VIII & IX Section 2 (in each article)

of the Kent County Zoning Ordinance, as amended, request is hereby made for:

\_\_\_\_\_ Appealing Decision of Kent County Zoning Administrator X Variance
\_\_\_\_\_ Special Exception \_\_\_\_\_ Nonconforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 24251 Drayton Landing Dr. Worton MD 21678

In the 03 Election District of Kent County.

Size of lot or parcel of Land: 3.652 acres
Map: 11 Parcel: 57 Lot #: 76 Deed Ref: /01295/00019

List buildings already on property: House and Detached Garage

If subdivision, indicate lot and block number: Kinnards Point

If there is a homeowner's association, give name and address of association:
KINNAIRD'S POINT PROPERTY OWNERS ASSOCIATION

PRESENT ZONING OF PROPERTY: Residential

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.) see attached

If appealing decision of Zoning Administrator, list date of their decision: N/A

Present owner(s) of property: JILL GAUMER & LYNN WINKLER Telephone: 302-354-0074 & 302-540-6293

DEPARTMENT OF PLANNING, HOUSING & ZONING RECEIVED 11/9/24 [Signature]



**DESCRIPTION OF RELIEF REQUESTED:**

**(List here in detail what you wish to do with property that requires the Appeal Hearing.)**

**Request:** The owners of 24251 Drayton Landing Dr in Worton MD would like to request a variance to add a 10 x 14 platform to the end of their pier.

**Background:** The owners of 24251 Drayton Landing Dr in Worton MD would like to request a variance to add a 10 x 14 platform to the end of their pier. They recently repaired the pier, and it is now in usable condition. The owners purchased the property in February of 2023 and were not made aware of the fact that the pier was currently in non-conforming condition.

**Steps so far:** A permit application was submitted to the State of Maryland (MDE) in March/April of 2023. MDE granted permission for the pier repair work as well as constructing a 10' x 20' platform at the end.

Once the MDE permit was received we then applied for a Kent County Building permit. As we progressed, this is when we found out the current pier is non-conforming. We then split the permit into two parts, a pier repair which was approvable by the county and then this piece for the new platform which would need a variance.

**Details of the request:** The owners have a sailboat. The keel of the sailboat has a deep draft and will require deeper water. At the end of the pier, the MHW mark is 5'6" of water. The sailboat can be safely pulled up and secured to the pier. Sailboats are not designed for pulling in and reversing to get back out. They need to pull "up to" a secure spot for tying up. By adding the platform to the end of the pier it gives the boat a 20' edge to tie up to.

We are not asking for a large, non-conforming platform, just a simple platform that is less than the allowable 200 sq. feet that will accommodate the sailboat.

According to the Land Use Ordinance:

LUO - ARTICLE VIII - NONCONFORMITIES - SECTION 2 NON CONFORMING STRUCTURES  
– Section 2.2, page 430;

1. Ref Section a – When considered independently, the new structure would be compliant with the standards and regulations of this ordinance. It is within the allowable square footage and meets the requirements of not exceeding 25% or more of the width of the waterway. (see picture 1)
2. Ref Section B – The entire parcel will not be effected by the variance, it would enhance the pier by providing adequate space to safely and securely dock a sailboat.

LUO - ARTICLE IX – VARIANCES AND WAIVERS - SECTION 2 VARIANCES – Section 2.2  
VARIANCES #3, page 436, referencing items a-d and items g-i;

- a) Adjacent or Neighboring Properties – This platform will not cause any detriment to anyone. Both neighboring properties along with the property across the creek all have similar platforms on their piers.
- b) This variance will not change the character of the neighborhood. In fact, it would provide this property with a common characteristic that most all of the neighboring piers have.
- c) The variance would be consistent with the Comprehensive Plan and the general intent of this ordinance.
- d) The pier was built many, many years ago. According to today’s regulations it is now be considered non-conforming, but it may have been conforming at the time it was built when there were less stringent regulations. This factor is unknown.
  
- g) This platform will have reasonable use. The entire parcel will not be effected by the variance, it would only enhance the pier and provide space to securely dock a sailboat.
  
- h) The requested platform is a compliant structure. The only issue regarding the approval is that it will be connected to a non-compliant structure. The owners were unaware of this and have just repaired the structure to now make it usable. The reason it must have been built to this length is to reach good navigable water for a boat. It does not exceed 25% of the waterway and does not reach the edge of the channel.
  
- i) No action has been taken at this point to build the platform. The pier has been repaired and the contractor will return to add the platform if a variance is granted.

Please consider granting this variance. It will cause no disruption of any kind, all work will be done by the water, it is a minor addition already approved by the State of Maryland, it will not come out any further channel ward and it will provide a place for the owners to have their sailboat tied up safely.

Thank you very much,

Lori Sample

RIPTIDE Marine Construction, LLC

Jill Gaumer & Lynn Winkler

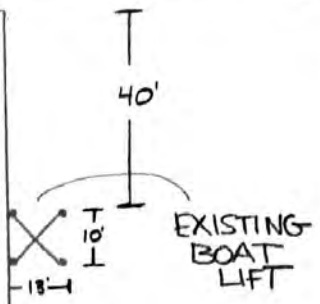
Property Owners

EXISTING  
CONDITIONS

5'6"

JILL GAUMER  
LYNN WINKLER  
24251 DRAYTON  
LANDING DR.  
WORTON, MD  
KENT COUNTY

NOTE: WATER DEPTHS  
ARE TAKEN AT  
MEAN HIGH TIDE



EXISTING  
200' FIXED PIER  
6' WIDE

5'

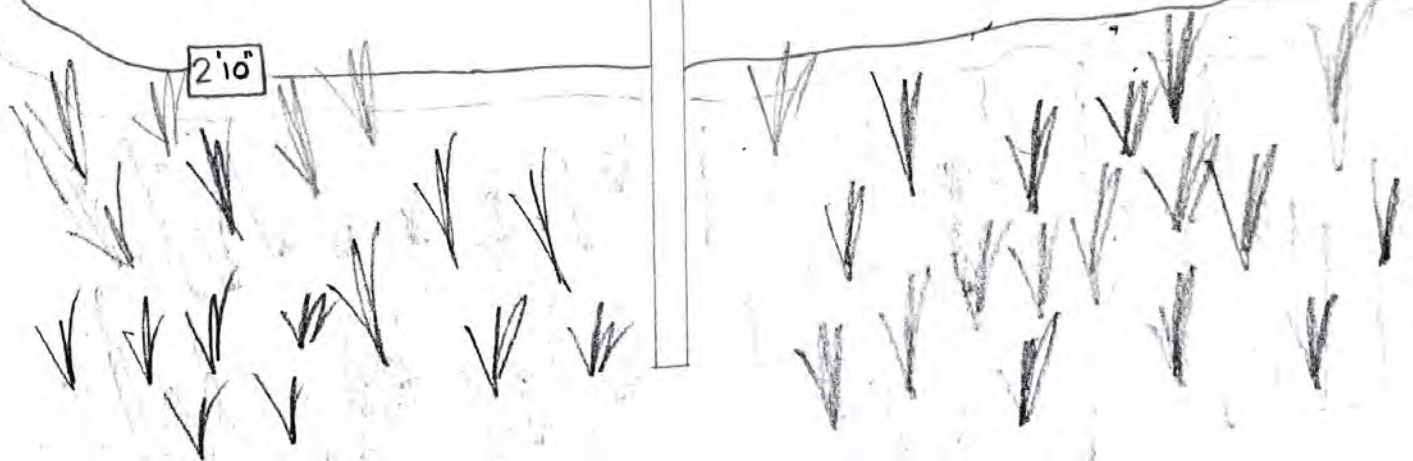
4'6"

4'2"

3'6"

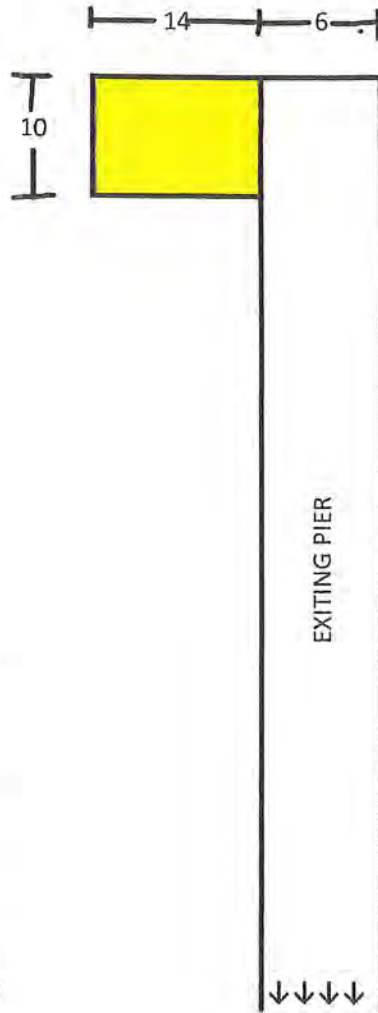
2'10"

EXISTING 100' x 3'  
WALKWAY THROUGH  
MARSH



NOT TO SCALE

# SKETCH



Distance of 230'  
from MHW will  
be the furthest  
point. There will  
be no extension  
beyond the existing  
pier and into the  
waterway

- Notes:
- Propose the platform to go to the left at the end of the existing pier.
  - The new "L" would not go any further channelward than existing pier already is
  - The size would reduce from the original request of 10 x 20 to a 10 x 14 platform



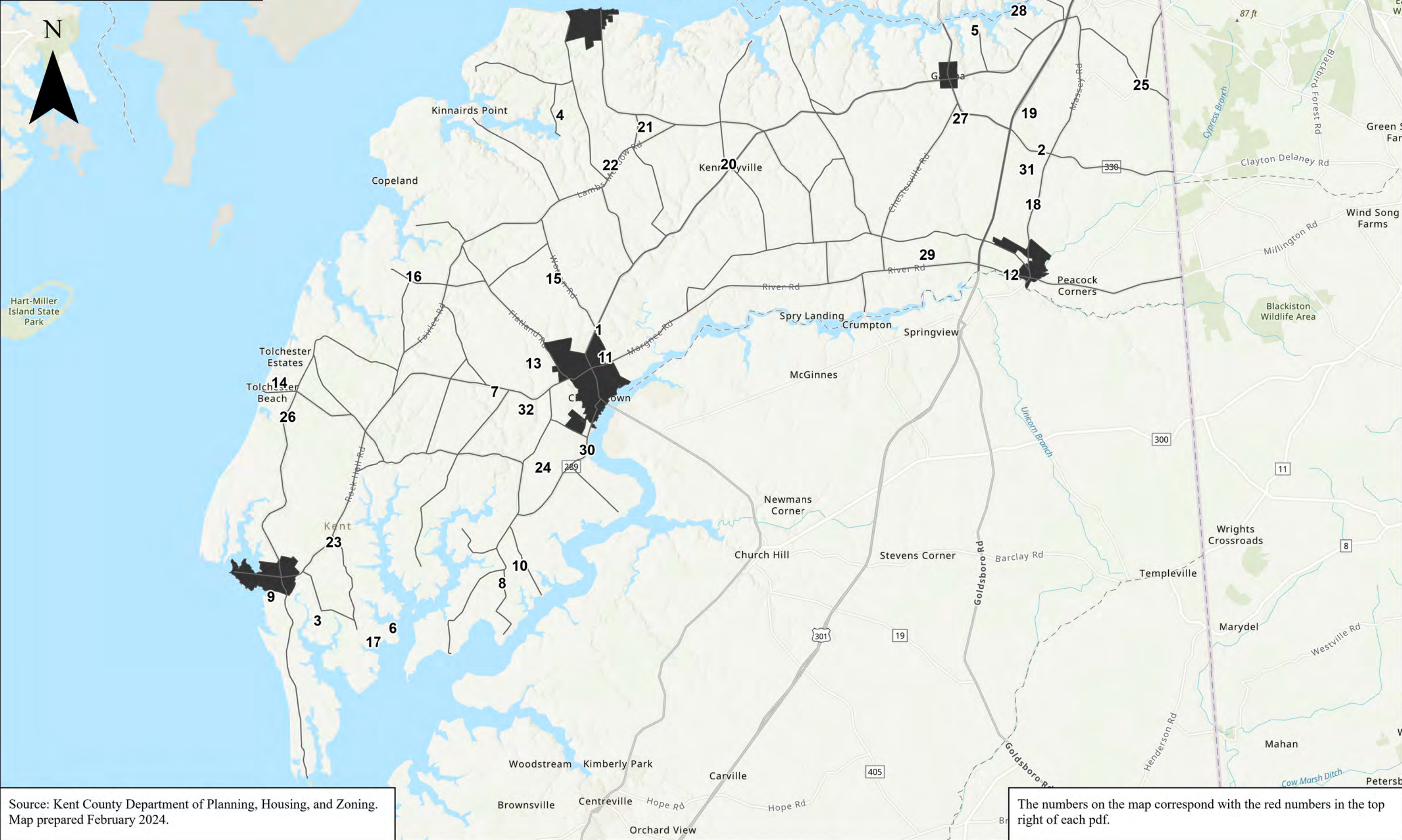
Source: Kent County Department of Planning, Housing, and Zoning. Aerial taken Spring 2022. Map prepared February 2024.

1 inch = 150 feet



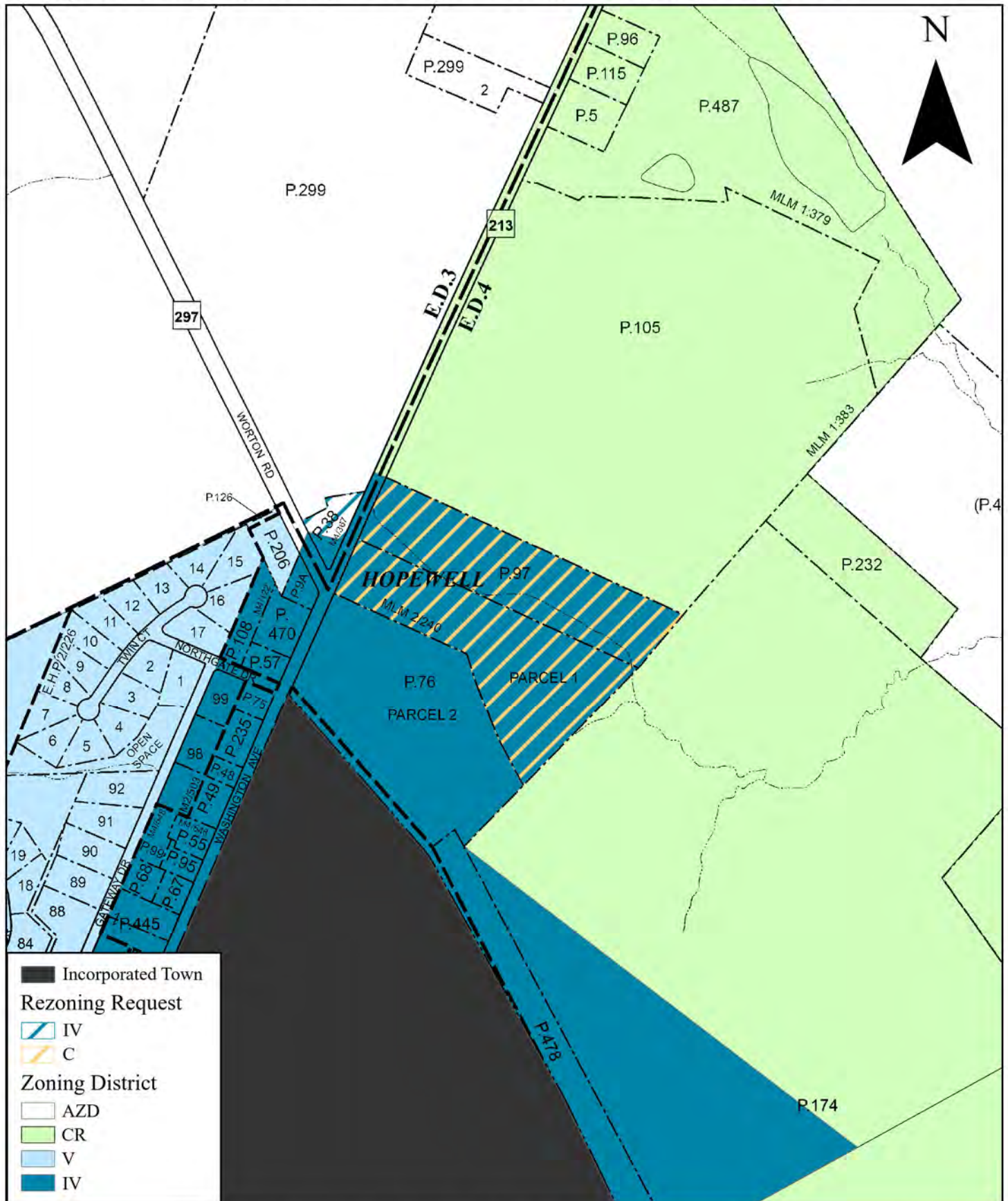


# Rezoning Map Requests Locations



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.



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**

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# 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

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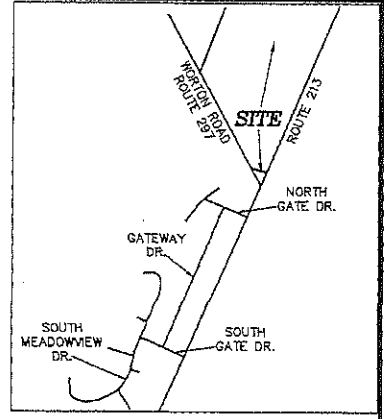
The owner of this form has not provided a privacy statement as to how they will use your response data. Do not provide personal or sensitive information.

| [Terms of use](#)

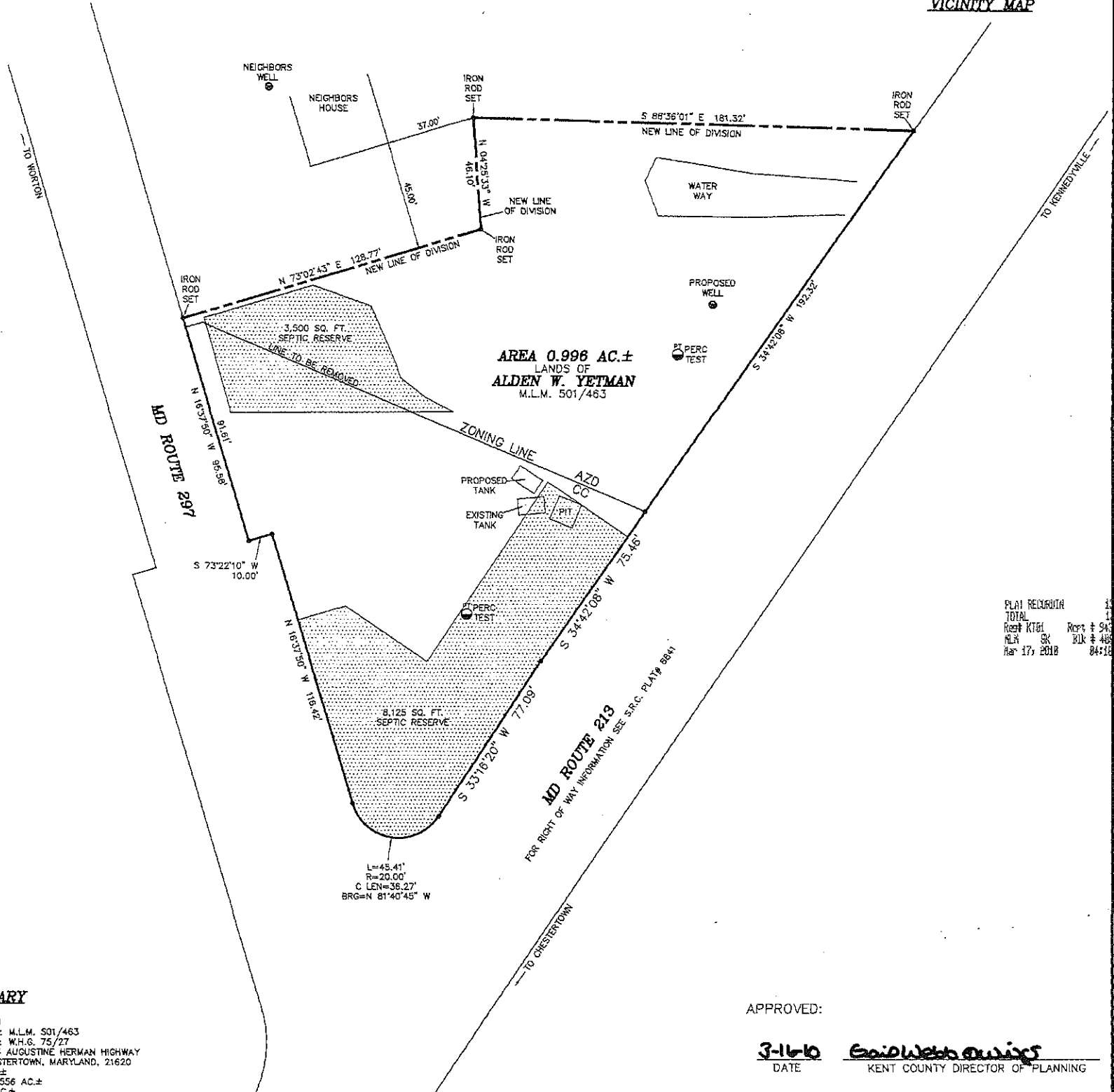
Split zoned. Make the whole thing IV

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 REQUIRED 1.00  
TOTAL 1.00  
Rec'd RTG 1.00  
MLA 0K 0K  
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.S. 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 259  
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.	DRAWN BY
4679C	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 C00 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

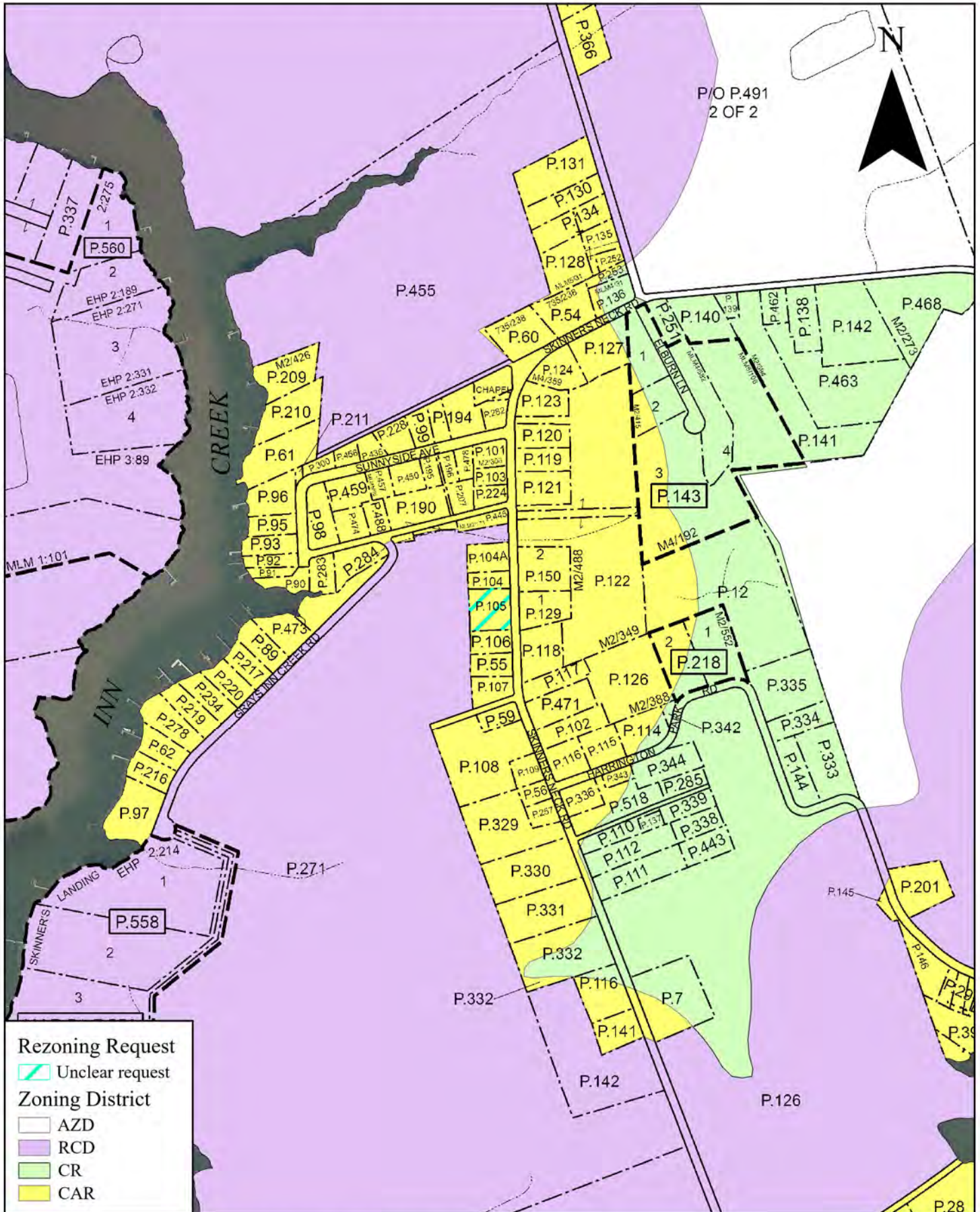
No

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. (Fullarce)		
Tax Map	0051	Parcel Number	0105

Current Zoning	Residential
Preferred Zoning	Sub divided property

I want to request a text change.

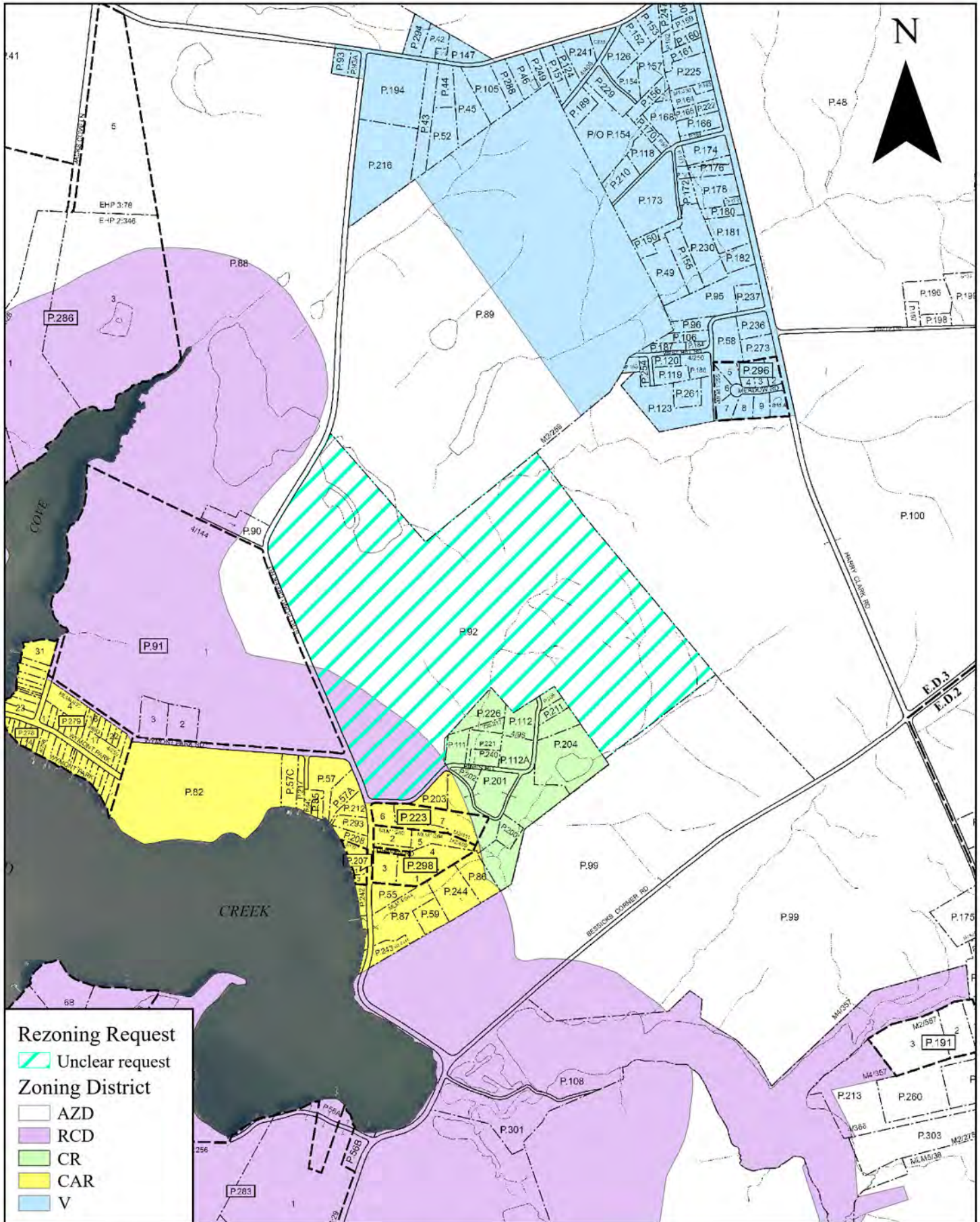
Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or setbacks?

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](mailto:compzone@kentgov.org)



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

1 in = 1,000 ft



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

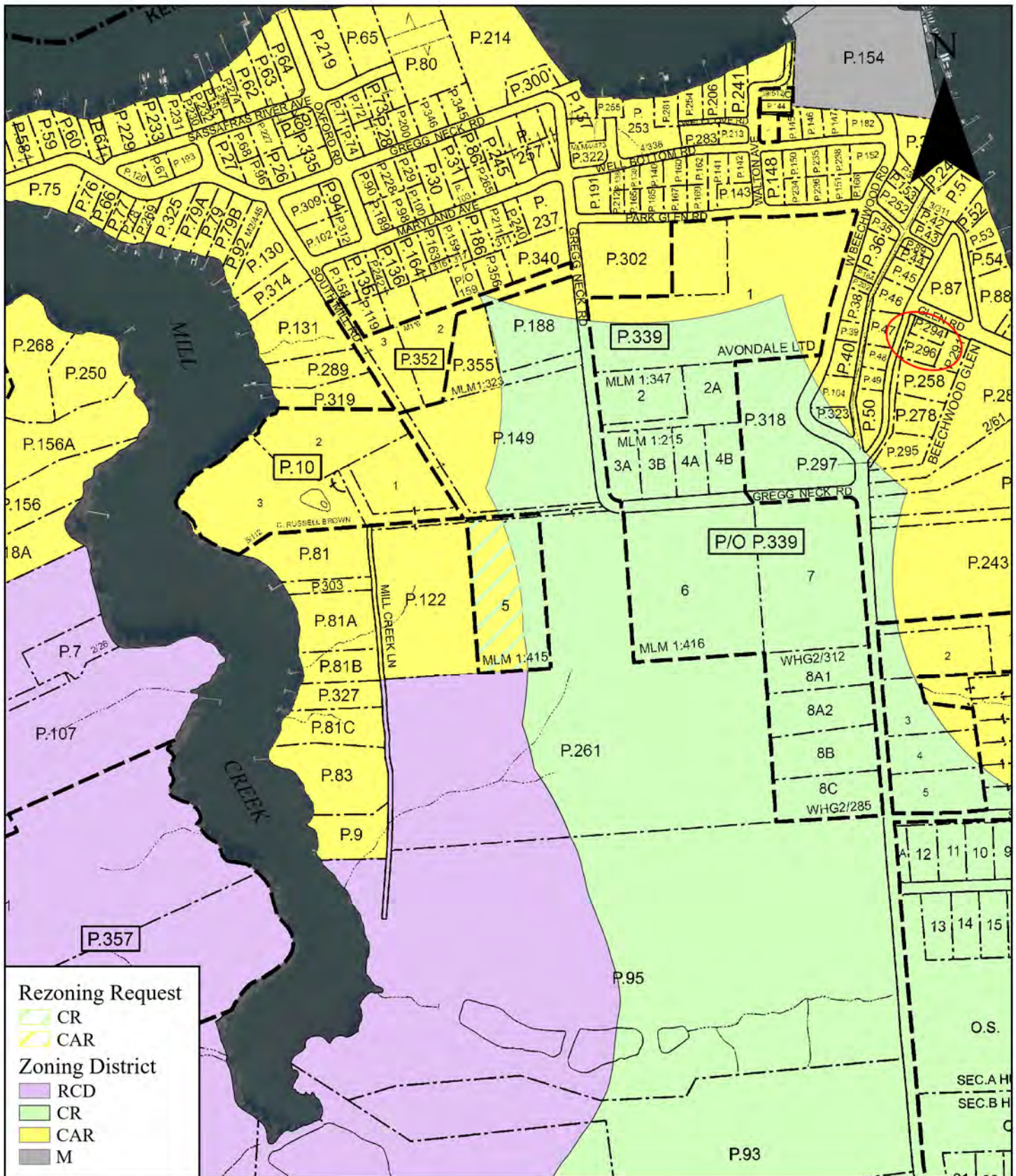
8. Please tell us what text changes you would like to see. For example, do you want to see different uses permitted in certain districts? Do you want to see changes to lot sizes or set backs?

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?

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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](mailto: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.

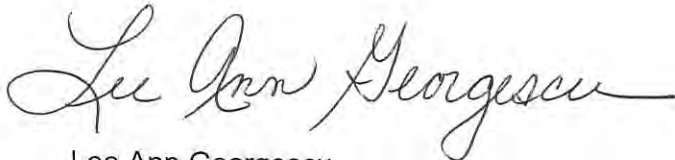
The property that they own is at 31797 Glen Road, Galena, MD. Their Parcel numbers are P294 and P296. They own both adjoining lots.

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?

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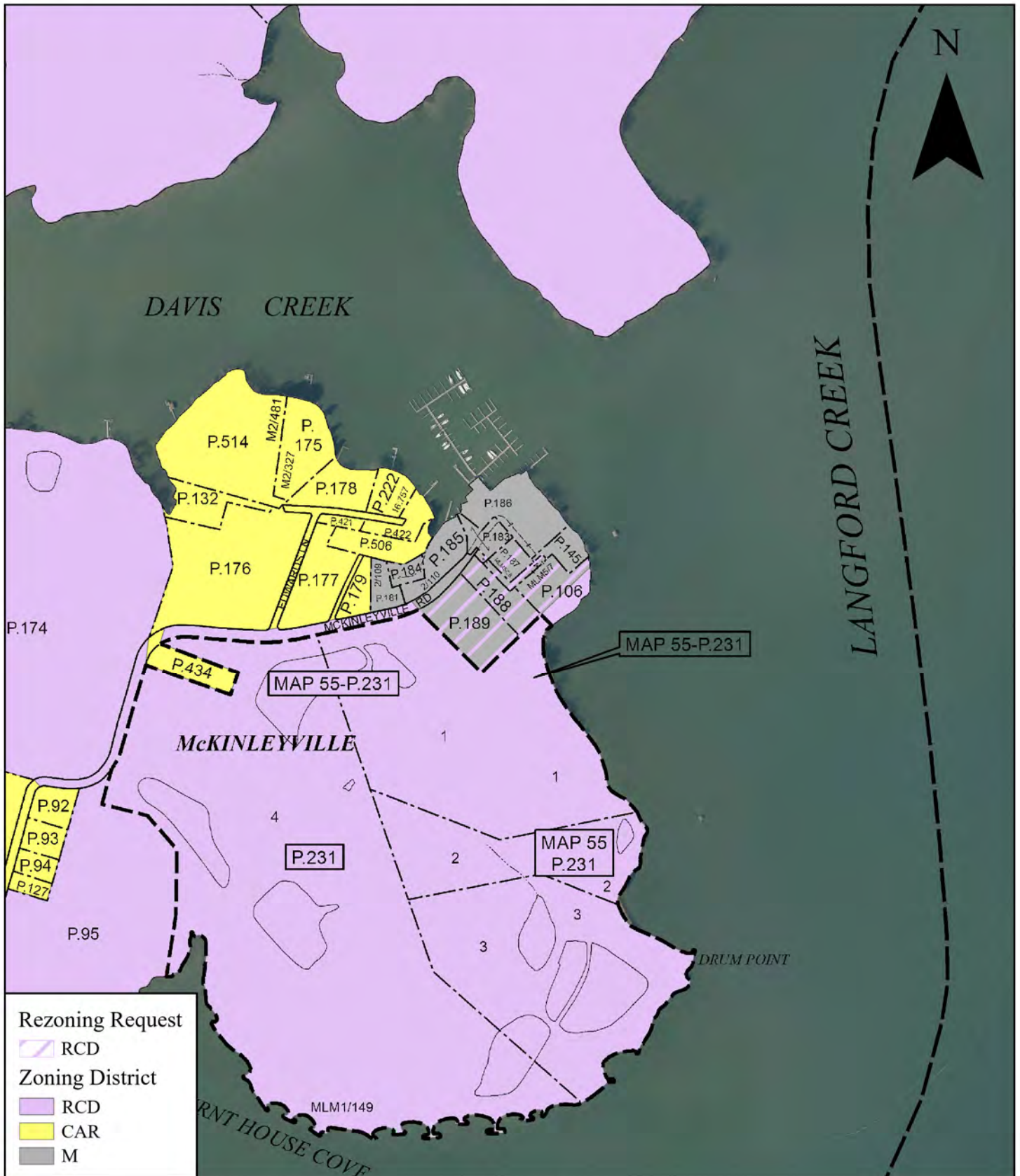
Please attach additional sheets if necessary.

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](mailto:compzone@kentgov.org)

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

Tillers Cottages LLC, 22991 Mckinleyville Rd, Map 51, Parcel 187



January 17, 2020

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

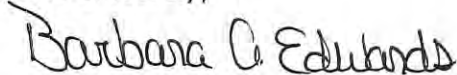
**Re: 22995 McKinleyville Road, Rock Hall**

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

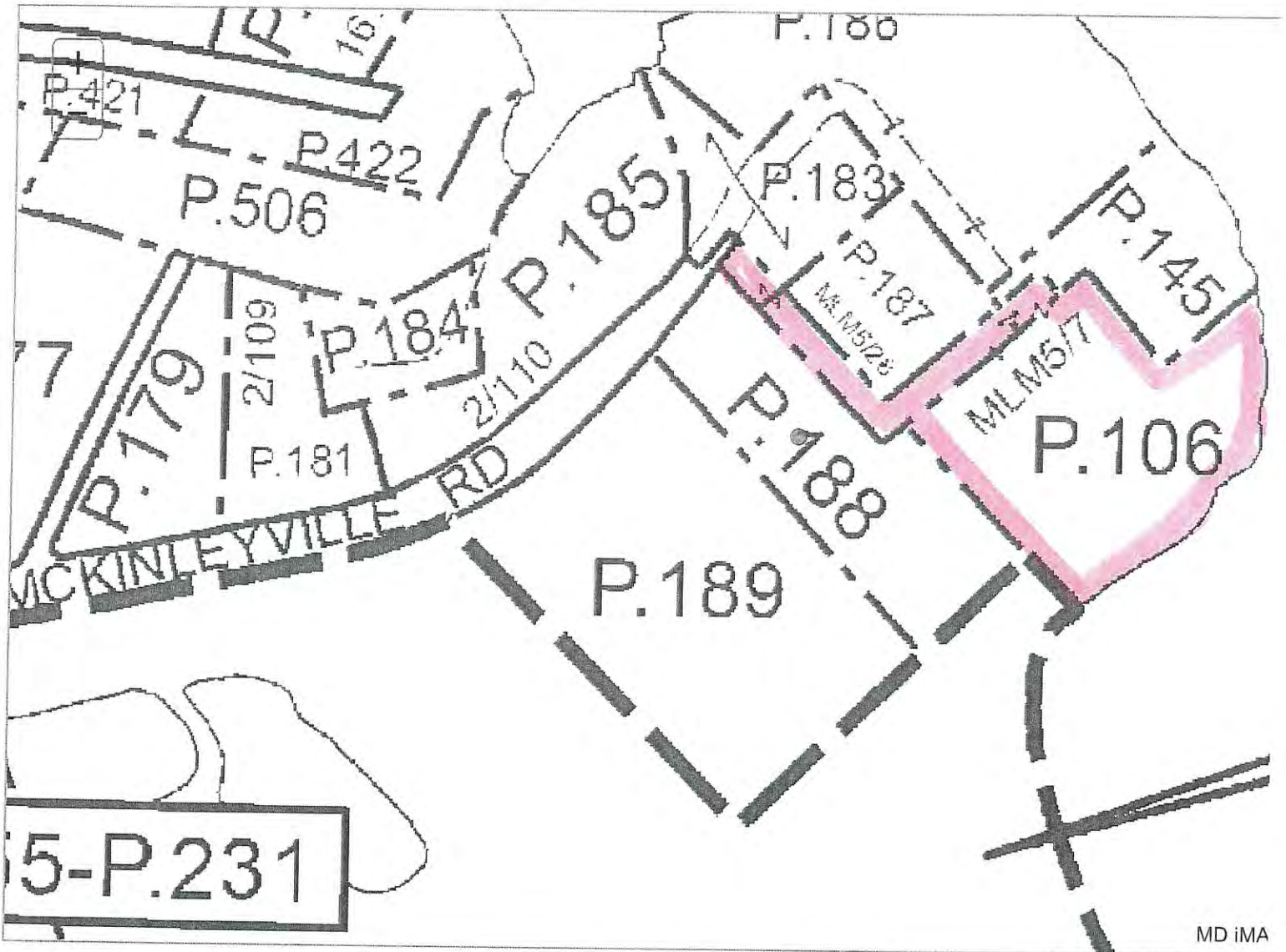


Real Property Data Search

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:		<del>22995 MCKINLEYVILLE RD</del> ROCK HALL 21661-0000 Waterfront		Legal Description:		LOT 1.612 AC 22995 MCKINLEYVILLE ROAD E OF ROCK HALL		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	
0052	0004A	0106	5010050.15	0000				
						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		
1968		2,340 SF				1.6120 AC		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	
1	NO	STANDARD UNIT	SIDING/	3	1 full			
Value Information								
		Base Value		Value		Phase-in Assessments		
				As of		As of		
				01/01/2019		07/01/2019		
				As of		As of		
				07/01/2019		07/01/2020		
Land:		521,200		521,200				
Improvements		115,700		118,600				
Total:		636,900		639,800		637,867		
Preferential Land:		0				638,833		
						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) (<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 1/17/20

## Real Property Data Search

## Search Result for KENT COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>					
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:	<del>22965 MCKINLEYVILLE RD</del> 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	County Use			
			3.6900 AC				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	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:	515,600	515,600					
Improvements	0	0					
Total:	515,600	515,600	515,600	515,600			
Preferential Land:	0			0			
Transfer Information							
Seller: EDWARDS, CHARLOTTE L.		Date: 01/13/2005		Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: MLM /00400/ 00469		Deed2:			
Seller: EDWARDS, CHARLOTTE L., TRUSTEE		Date: 11/06/2002		Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: MLM /00281/ 00253		Deed2:			
Seller: EDWARDS, DONALD P & CHARLOTTE		Date: 01/27/1998		Price: \$0			
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

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



Legend

Details



parcels\_1216



Road Centerlines



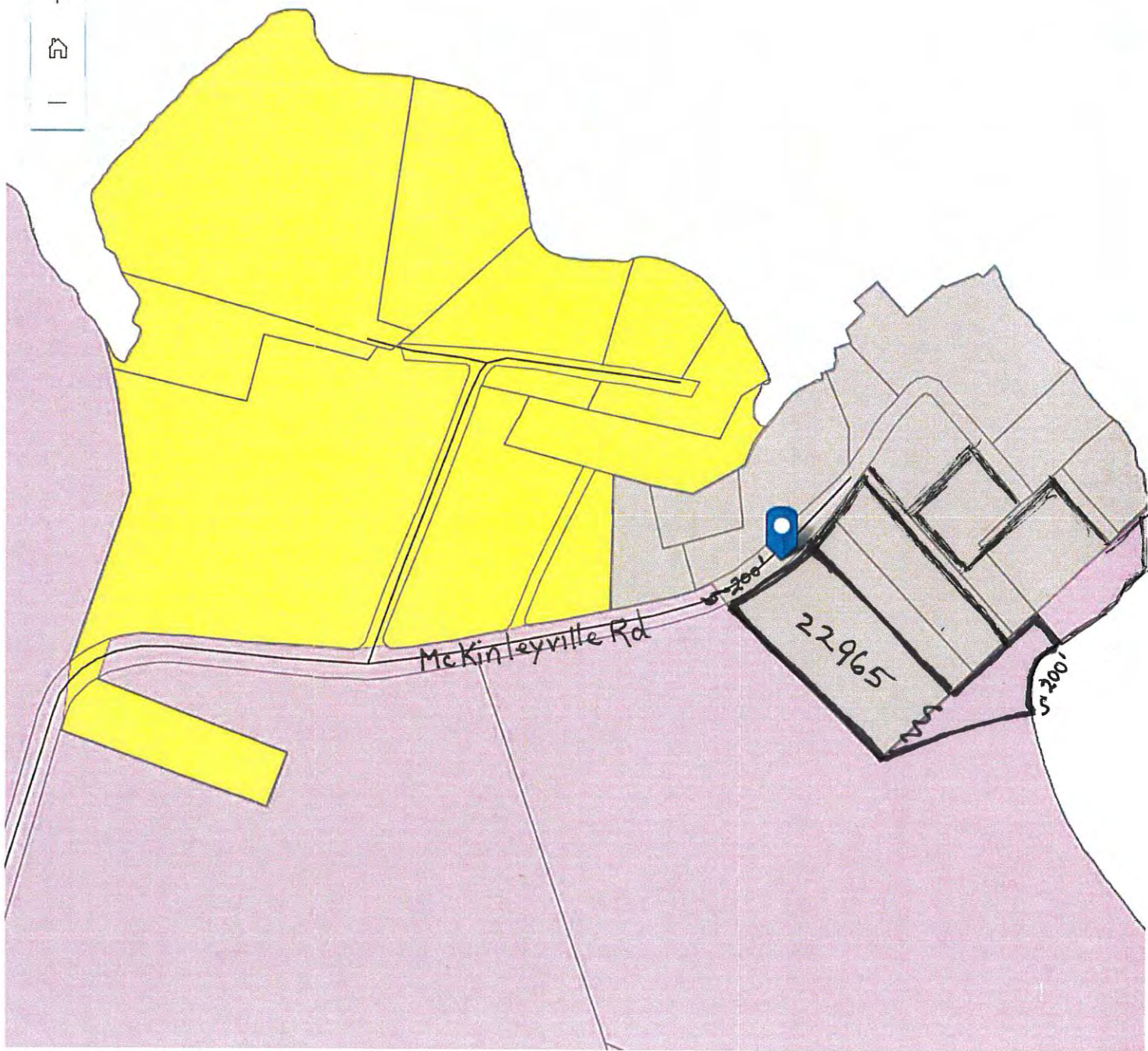
Incorporated Town Boundary



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



VALID ONLY  
WITH  
IMPRESSED  
SEAL

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A  
RECORD ON FILE IN THE DIVISION OF VITAL RECORDS

DATE ISSUED:

APR 22 2008

*Benjamin G. Sparks*  
STATE REGISTRAR OF VITAL RECORDS

Please Type or Print in Black Indelible Ink. Ensure All Copies Are Legible.

State of Maryland / Department of Health and Mental Hygiene 2008 03752  
1- For State Registrar amend #5 Per FH G876 2/21/08 JH Certificate of Death Reg. No.

To Be Completed by Funeral Director	1. Decedent's Name (First, Middle, Last) <b>CHARLOTTE LOUISE EDWARDS</b>		2. Date of Death Month <b>FEBRUARY</b> Day <b>3</b> Year <b>2008</b>		3. Time of Death <b>5:12p M</b>					
	4a. Facility Name (If not institution, give street and number) <b>22975 McKinleyville Rd.</b>		4b. City, Town, or Location of Death <b>Rock Hall</b>		4c. County of Death <b>Kent</b>					
	5. Social Security Number <del>220-26-4138</del> <del>220-46-4138</del>		6. Sex 1 <input type="checkbox"/> M 2 <input checked="" type="checkbox"/> F		7. Age (In yrs. last birthday) <b>77</b> Yrs.		8. Date of Birth (Month, Day, Year) <b>Mar 22 1930</b>		9. Birthplace (State or Foreign Country) <b>Maryland</b>	
	10a. State <b>MD</b>		10b. County <b>Kent</b>		10c. City, Town or Location <b>Rock Hall</b>		10d. Inside City Limits 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No			
	10e. Street and Number <b>22975 McKinleyville Rd.</b>		10f. Zip Code <b>21661</b>		10g. Citizen of What Country? <b>U.S.A.</b>					
	11. Marital Status 1 <input type="checkbox"/> Never Married 2 <input type="checkbox"/> Married 3 <input checked="" type="checkbox"/> Widowed 4 <input type="checkbox"/> Divorced		12. Was Decedent Ever in U.S. Armed Forces? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No If Yes, Give Year or Dates:		13. Was Decedent of Hispanic Origin? (Specify Yes or No - If Yes, specify Cuban, Mexican, Puerto Rican, etc.) 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No Specify:		14. Race - American Indian, Black, White, etc. Specify: <b>White</b>			
	15. Decedent's Education (Specify only highest grade completed) Elementary/Secondary (0-12) <b>12</b> College (1-4or 5+)		16a. Decedent's Usual Occupation (Give kind of work done during most of working life. DO NOT use retired) <b>Owner - Operator</b>		16b. Kind of Business/Industry <b>Marina</b>					
	17. Father's Name (First, Middle, Last) <b>Alva Stant</b>				18. Mother's Name (First, Middle, Maiden Surname) <b>Bertha Morris</b>					
	19a. Informant's Name/Relationship (Type, Print) <b>Carlton Edwards (son)</b>			19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>P.O.Box 68 Worton, MD. 21678</b>						
	20a. Method of Disposition 1 <input checked="" type="checkbox"/> Burial 2 <input type="checkbox"/> Cremation 3 <input type="checkbox"/> Removal from State 4 <input type="checkbox"/> Donation 5 <input type="checkbox"/> Other (Specify)		20b. Place of Disposition (Name of cemetery, crematory or other place) <b>Wesley Chapel Cem.</b>		Date <b>2/6/08</b>		20c. Location - City or Town, State <b>Rock Hall, MD.</b>			
21. Signature of Funeral Services Licensee <i>[Signature]</i> M00510			22. Name and Address of Facility <b>Galena-Funeral Home of Stephen L. Schaech</b> <b>118 West Cross St. Galena, MD. 21635</b>							
23a. Part I. Enter the disease, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Immediate Cause (Final disease or condition resulting in death) <b>PNEUMONIA</b>					Approximate Interval Between Onset and Death					
Sequentially list conditions, if any, leading to immediate cause. Enter Underlying Cause (Disease or injury that initiated events resulting in death) Last										
a. Due to (or as a consequence of):										
b. Due to (or as a consequence of):										
c. Due to (or as a consequence of):										
d. Due to (or as a consequence of):										
IF FEMALE: 23b. Was decedent pregnant in the past 12 months? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No 9 <input type="checkbox"/> Unknown		23c. If yes, outcome of pregnancy 1 <input type="checkbox"/> Lvs birth 2 <input type="checkbox"/> Fetal death 4 <input type="checkbox"/> Pregnant at time of death 9 <input type="checkbox"/> Unknown			3 <input type="checkbox"/> Ectopic pregnancy 5 <input type="checkbox"/> Other (specify)			23d. Date of delivery Month Day Year		
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. <b>ALZHEIMERS DISEASE</b>					23e. Did tobacco use contribute to the cause of death? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No 3 <input type="checkbox"/> Probably 4 <input type="checkbox"/> Unknown					
24a. Was an autopsy performed? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No					24b. Were autopsy findings available prior to completion of cause of death? 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No					
25. Was case referred to medical examiner? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No		26. Place of Death (Check only one) Hospital: 1 <input type="checkbox"/> Inpatient 2 <input type="checkbox"/> ER/Outpatient 3 <input type="checkbox"/> DOA Other: 4 <input type="checkbox"/> Nursing Home 5 <input checked="" type="checkbox"/> Residence 6 <input type="checkbox"/> Other (Specify)								
27. Manner of Death 1 <input checked="" type="checkbox"/> Natural 5 <input type="checkbox"/> Pending investigation 2 <input type="checkbox"/> Accident 6 <input type="checkbox"/> Could not be determined 3 <input type="checkbox"/> Suicide 4 <input type="checkbox"/> Homicide		28a. Date of Injury (Month, Day Year)		28b. Time of Injury M		28c. Injury at Work? 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No		28d. Describe how injury occurred		
28e. Place of injury - At home, farm, street, factory, office building, etc. (Specify)					28f. Location (Street and Number or Rural Route Number, City or Town, State)					

any injury or other traumatic event, the medical examiner must be notified at once.

Medical Examiner

ification: To Be Completed by Physician/Medical Examiner



January 17, 2020

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

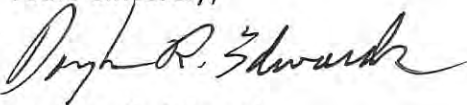
**Re: 22991 McKinleyville Road, Rock Hall**

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

Real Property Data Search

Search Results for KEIT 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 - 003822

Owner Information

Owner Name: EDWARDS DOUGLAS R Use: COMMERCIAL  
 Principal Residence: NO  
 Mailing Address: 22995 MCKINLEYVILLE RD Deed Reference: /00262/ 00565  
 ROCK HALL MD 21661-2146

Location & Structure Information

Premises Address: 22991 MCKINLEYVILLE RD Legal Description: LOT 0.501 AC  
 ROCK HALL 21661-0000 22991 MCKINLEYVILLE RD  
 E OF ROCK HALL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0004F	0187	10000.15	0000				2019	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
1932	1,440 SF		21,823 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	1/2 BRICK FRAME/	3	1 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	115,300	115,300		
Improvements	40,800	39,600		
Total:	156,100	154,900	154,900	154,900
Preferential Land:	0			0

Transfer Information

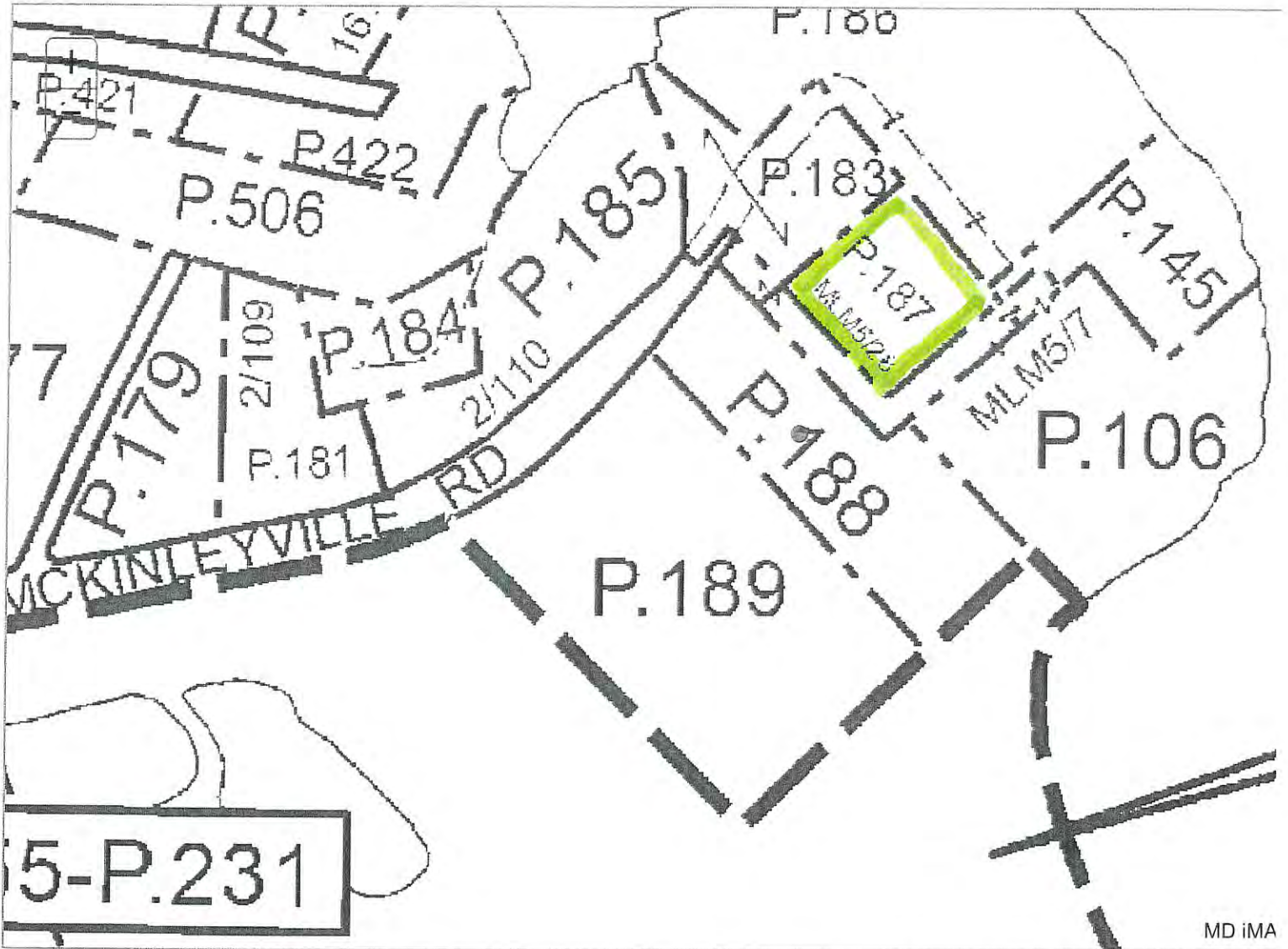
Seller: EDWARDS, LEONA	Date: 05/23/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: MLM /00262/ 00565	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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

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



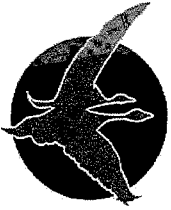
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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) (<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?

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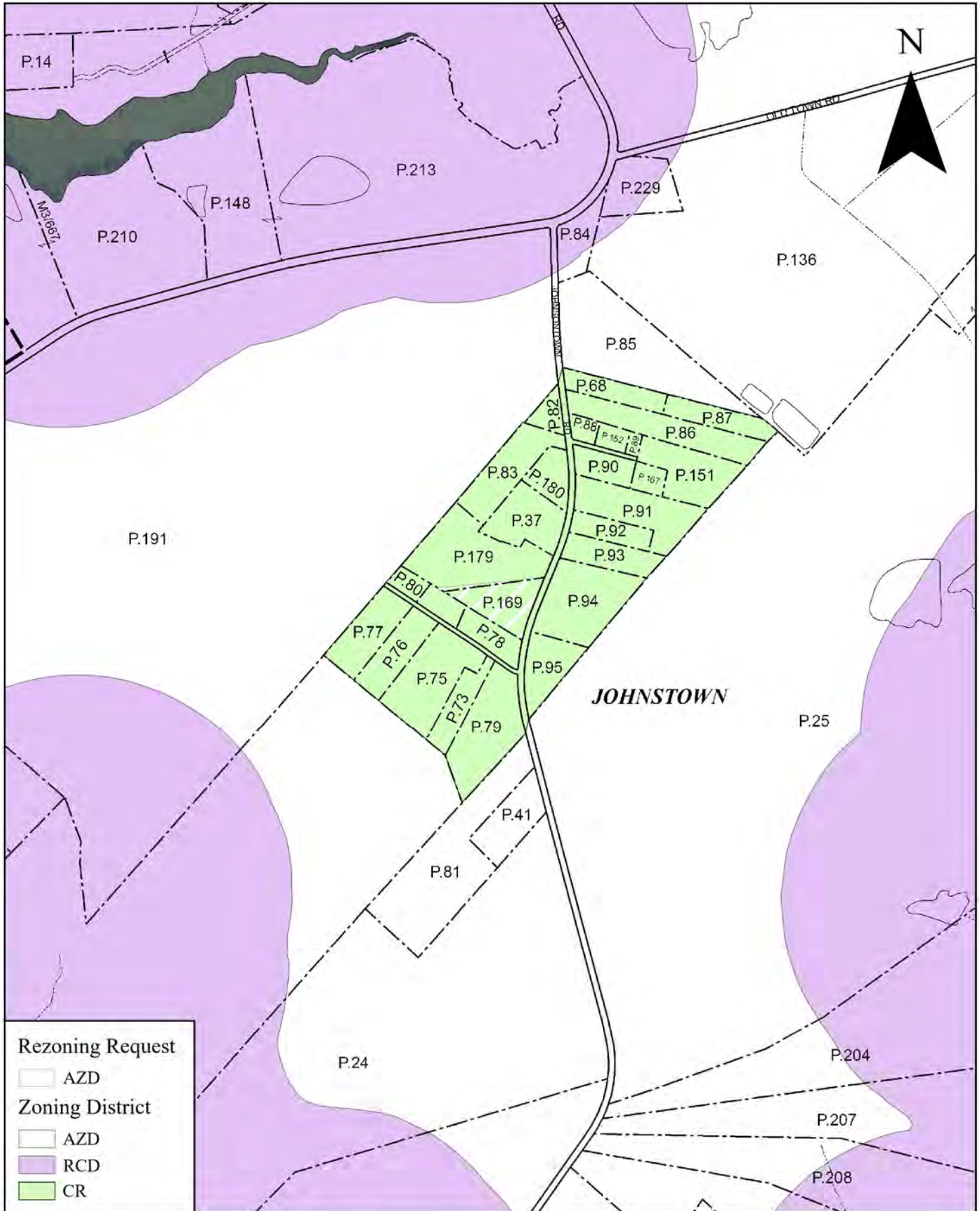


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Please attach additional sheets if necessary.

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](mailto:compzone@kentgov.org)



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

1 in = 600 ft

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

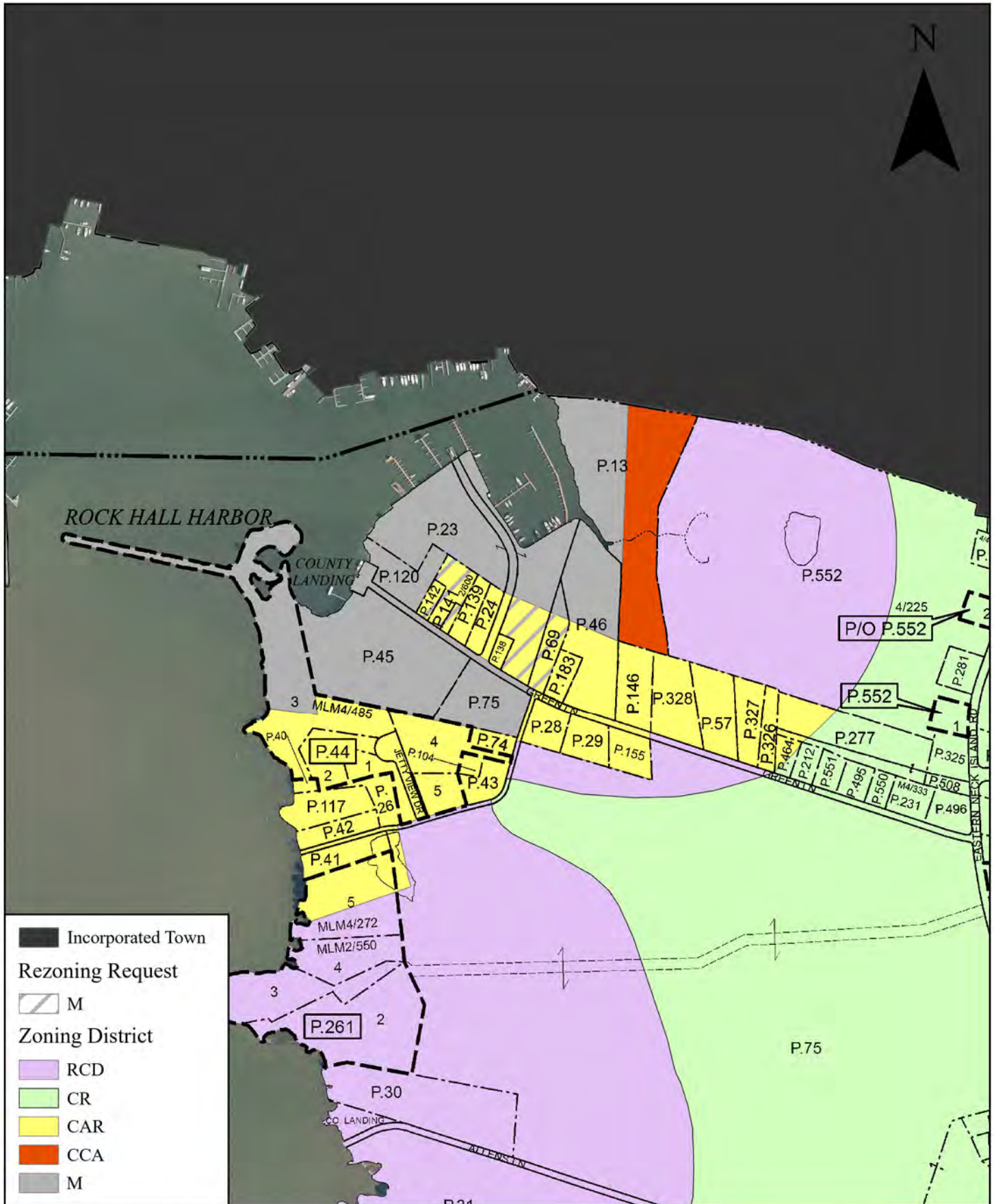
No

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





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	HAVEN EMPORIUM LLC		
Mailing Address	C/O BRAWNER MGMT LLC	888 17 <sup>TH</sup> 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?

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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](mailto: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 <sup>TH</sup> 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	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?

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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](mailto: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 <sup>TH</sup> 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?

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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](mailto: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 <sup>TH</sup> 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?

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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](mailto:compzone@kentgov.org)



## Kent County Maryland

### Comprehensive Rezoning and Update

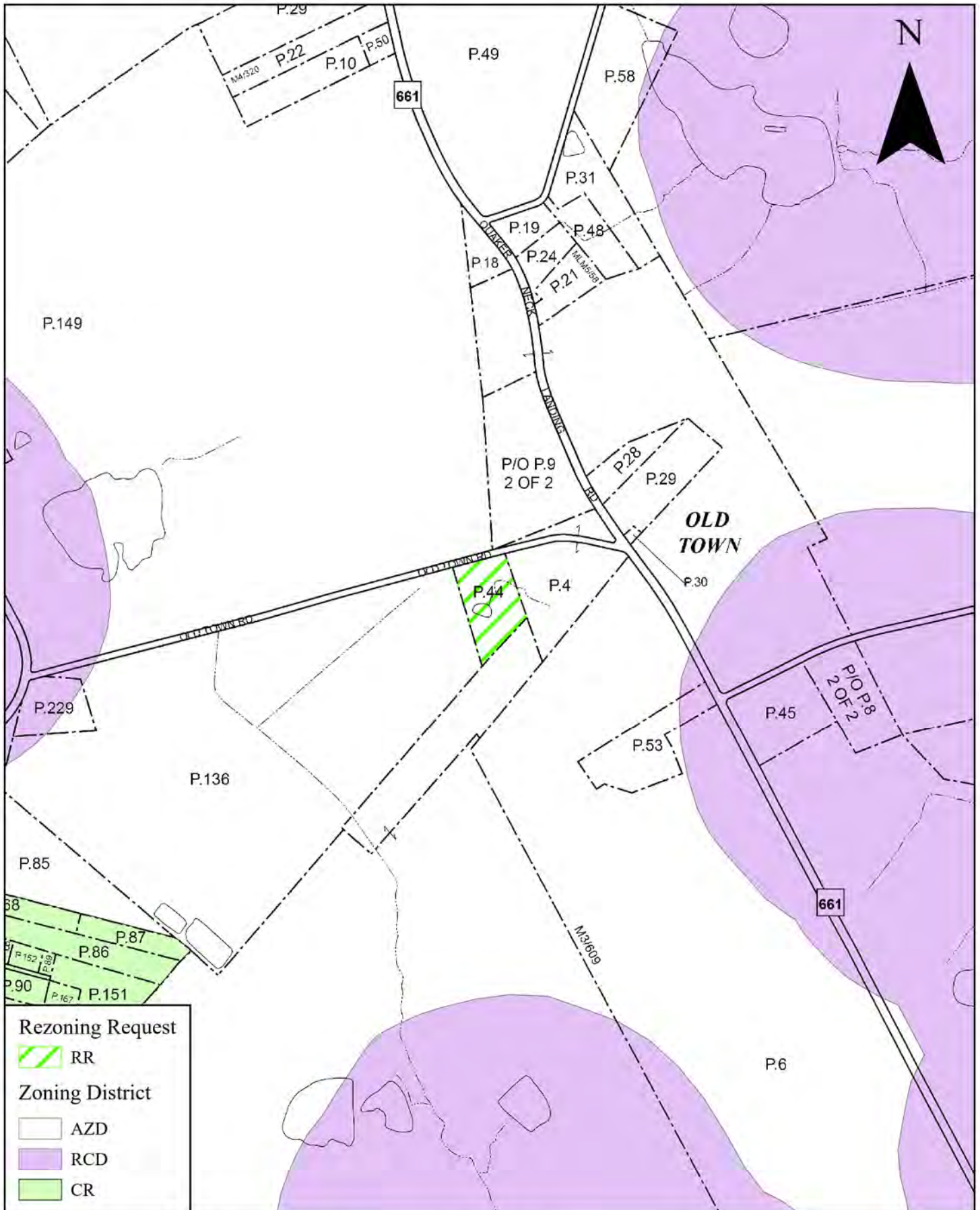
Address: 21148 Green Lane  
Tax Map: 50  
Parcel Number: 69

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.



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	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?

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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](mailto:compzone@kentgov.org)

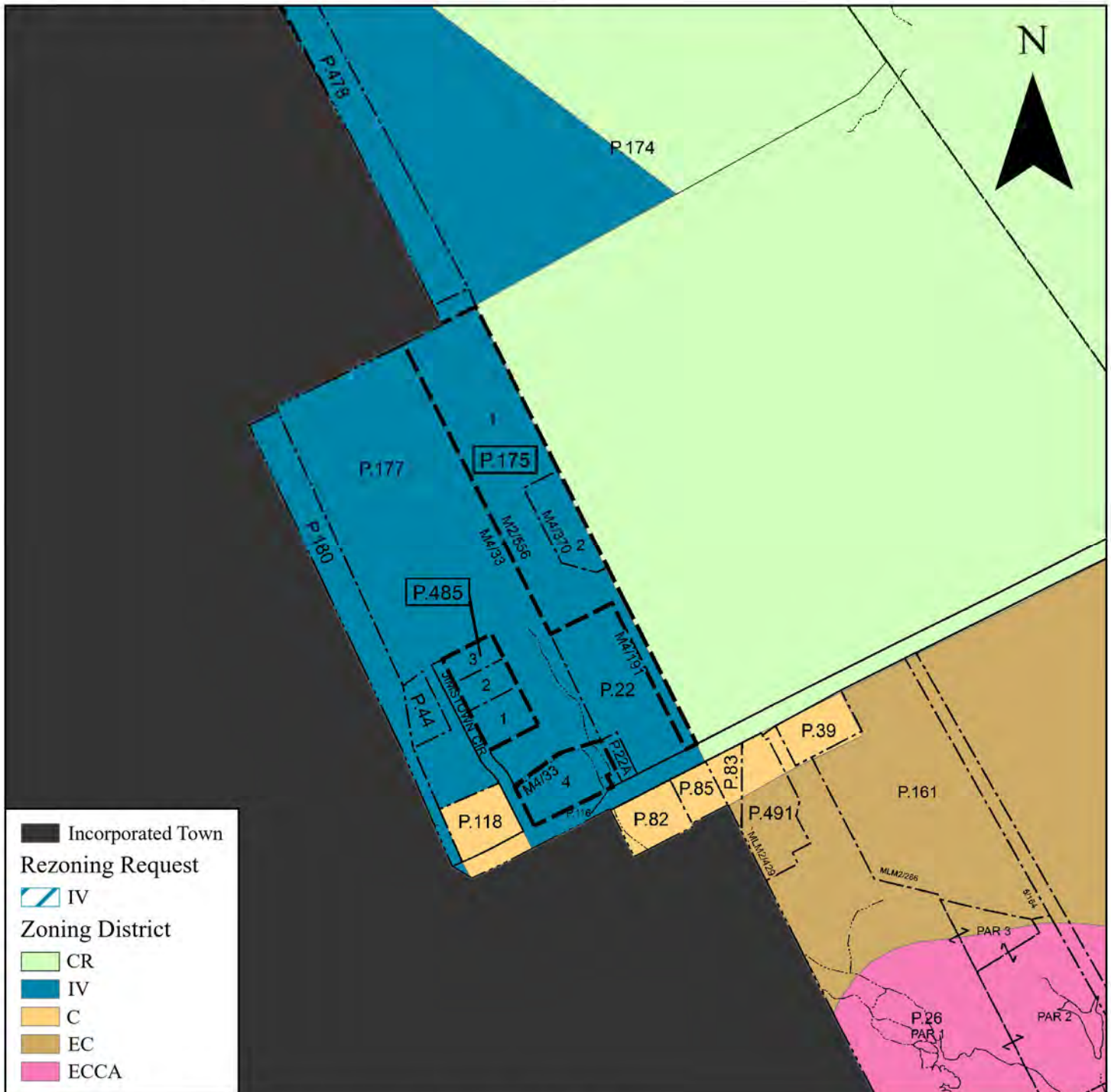
Todd Smith, 118 Jimstown Circle, Map 37, Parcel 485, Lot 3

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



**Patricia Joan O. Horsey**

P. O. Box 237  
Chestertown, Maryland 21620  
410-778-0340  
410-708-4493  
[joanhorsey@gmail.com](mailto: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)

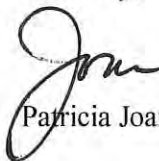
Dear Bill:

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 Morgnac 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:

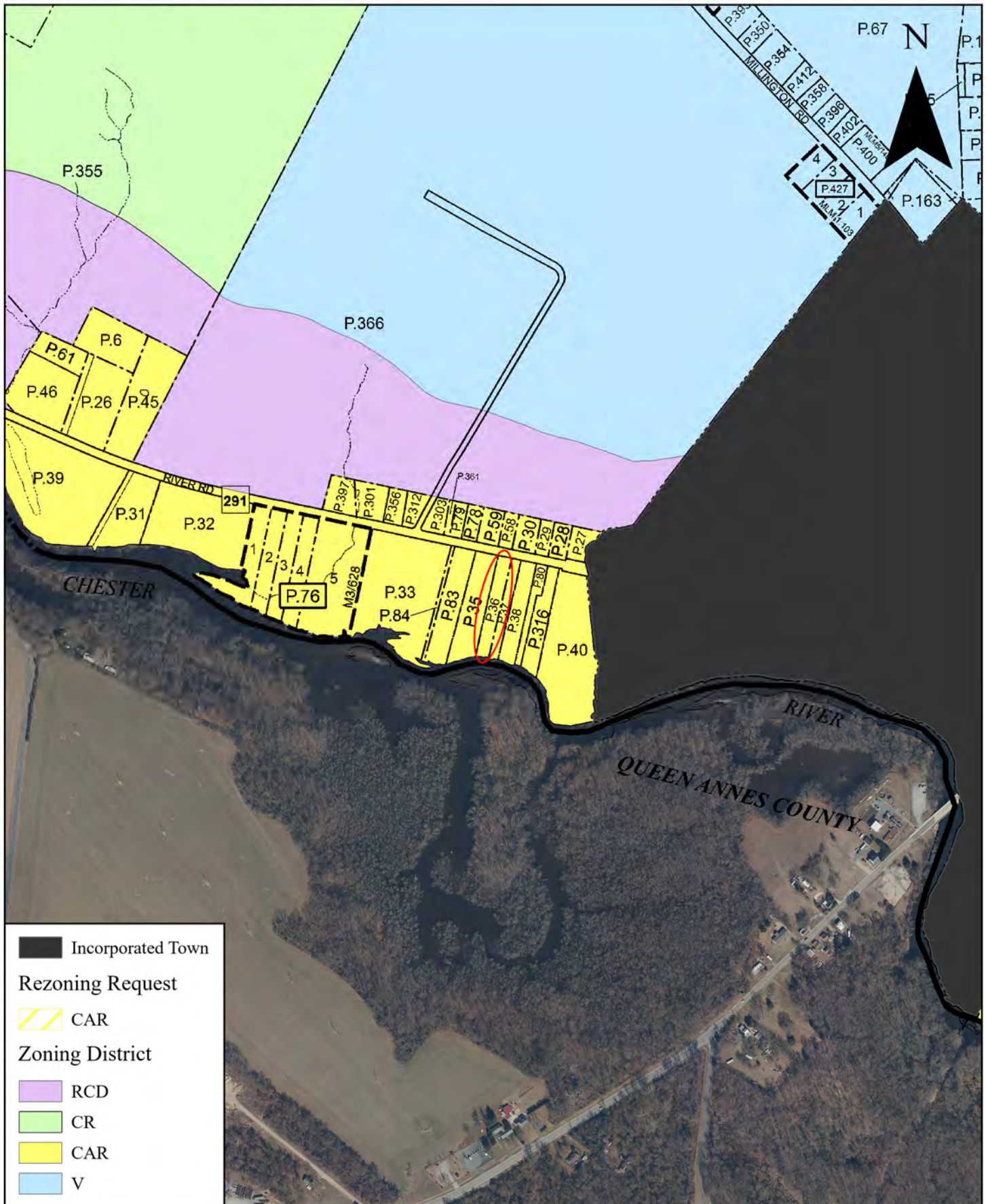
Approved by:

Jennifer Mulligan

Jeffrey Grotsky

Stenographer

Chair





Don't Damage Our Island. 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  
21651

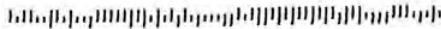
BALTIMORE MD 212

14 NOV 2023 8:45



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

21620-131200

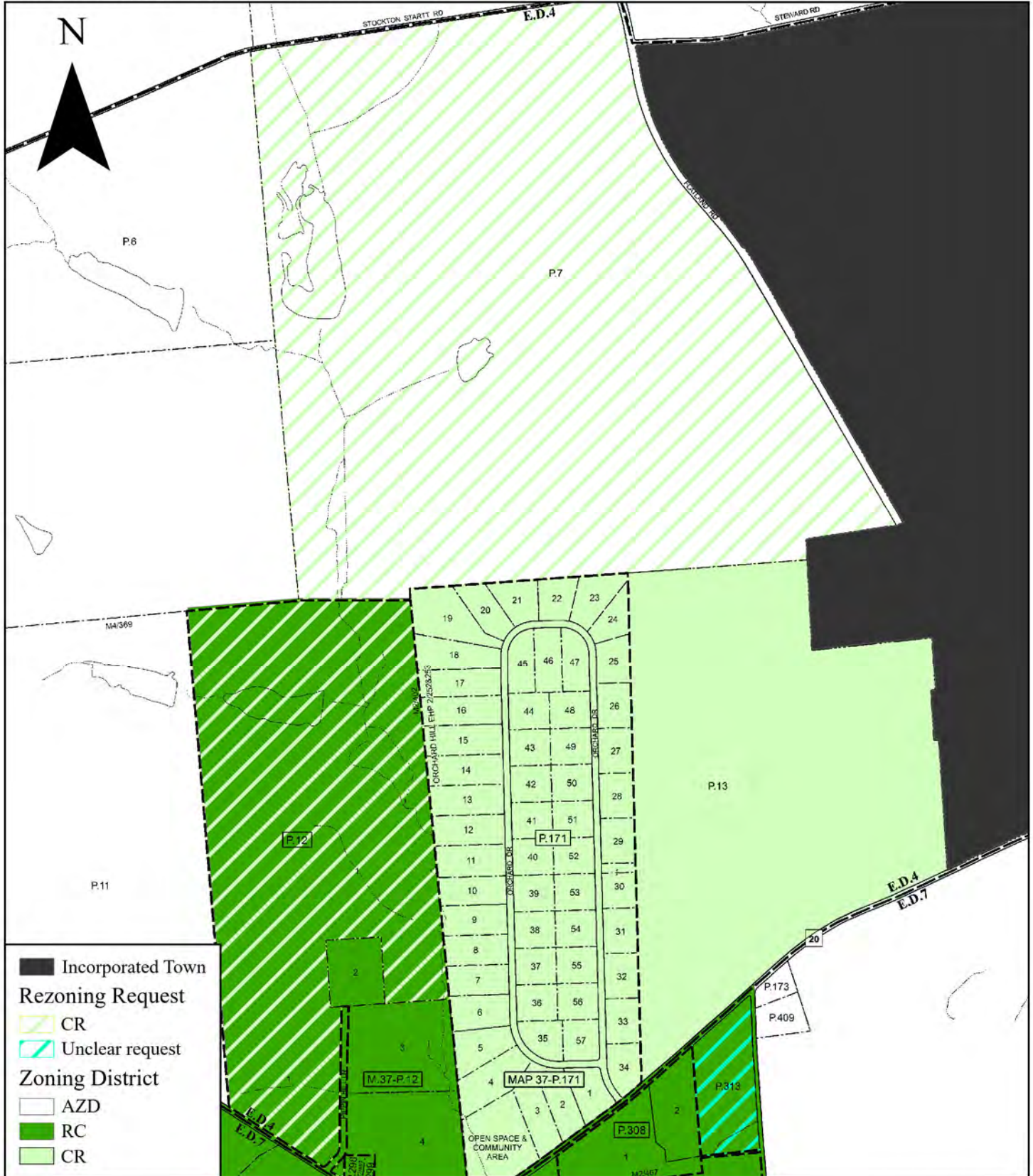


DEPARTMENT OF  
PLANNING, HOUSING & ZONING  
RECEIVED 11/16/23

blg

William and Anne Norris, 24904 Chestertown Rd, Map 37, Parcel 12, Lot 1

S and L Farms, Map 44, Parcel 313



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?

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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](mailto:compzone@kentgov.org)

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

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

### **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 Bill,

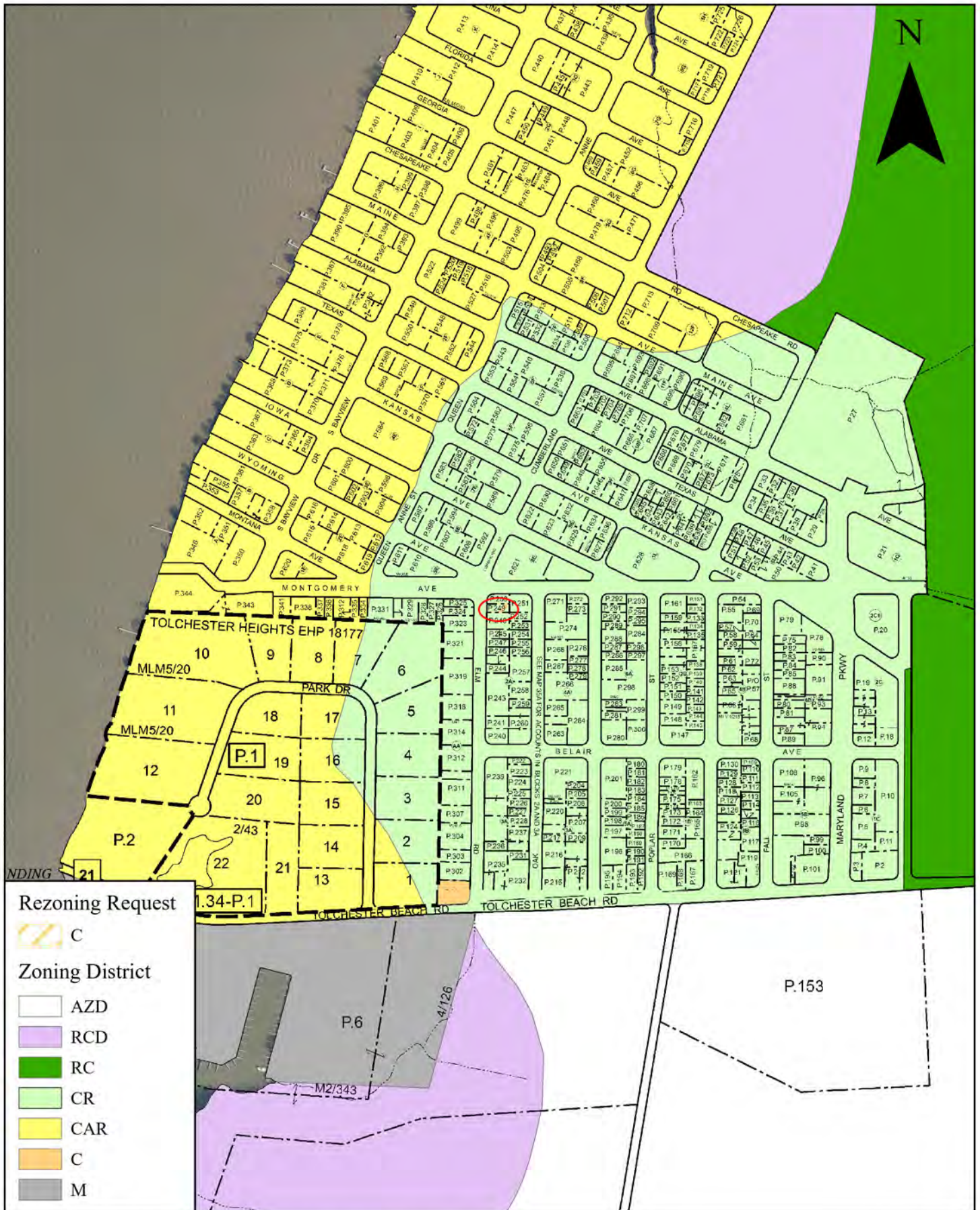
My wife and I would like to request that the zoning on our farm be changed to the same zoning that is currently on the adjoining property at Orchard Hill and the Brooks Property on the right side of Route 20 heading out of Chestertown toward Rock Hall. Our property adjoins Orchard Hill to the West and 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](http://www.selectlandandhomes.com)







## Carla Gerber

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**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.

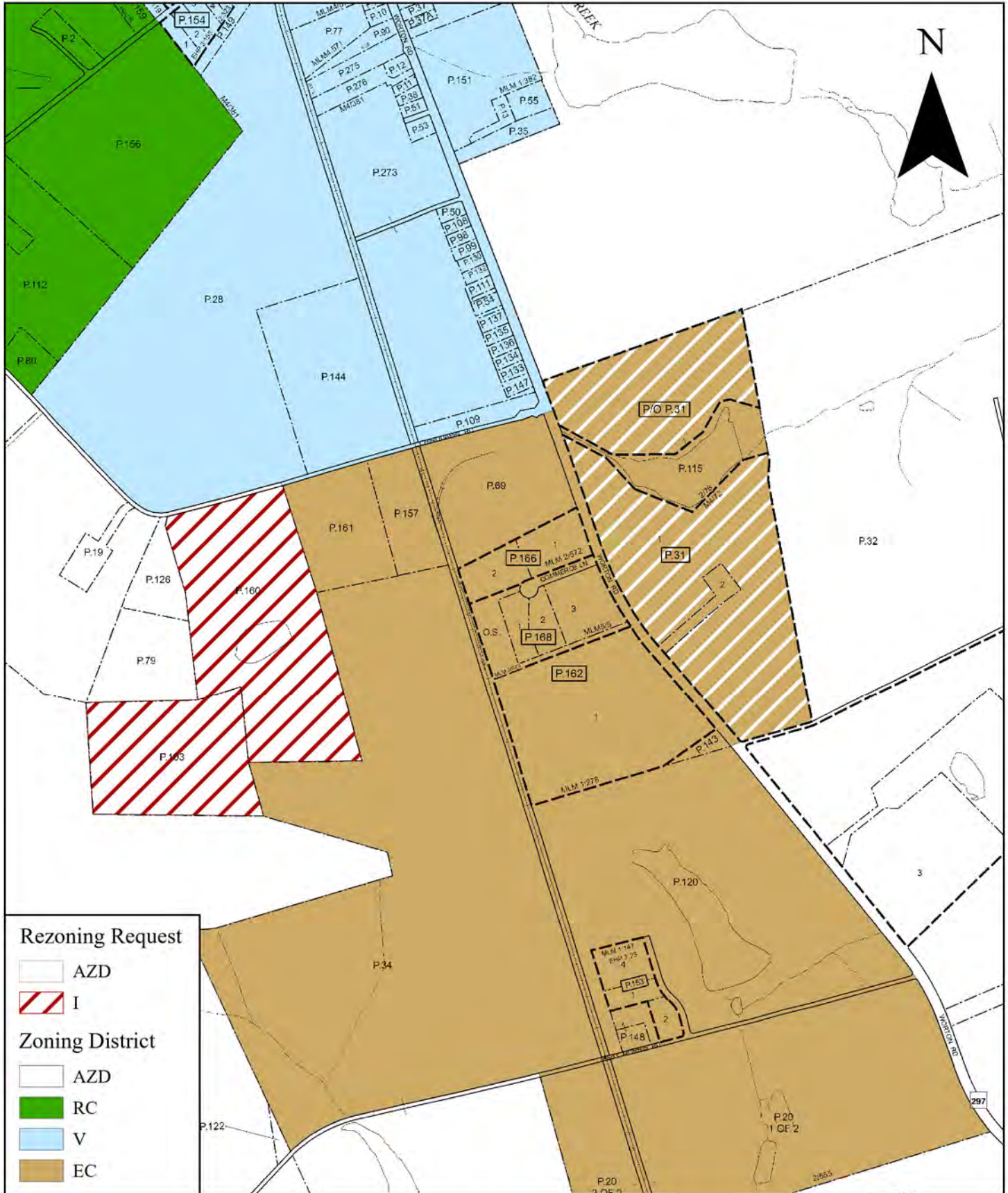
- KCIT Helpdesk

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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?

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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](mailto: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

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 Chingnapin 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 <sup>NOT</sup> 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 MACKAY, DIRECTOR OF PLANNING, HOUSING AND ZONING

400 HIGH STREET

CAESTERTOWN, MARYLAND 21620

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

August 26, 2023

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

This letter adds to my previous letter dated August 25, 2023

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!

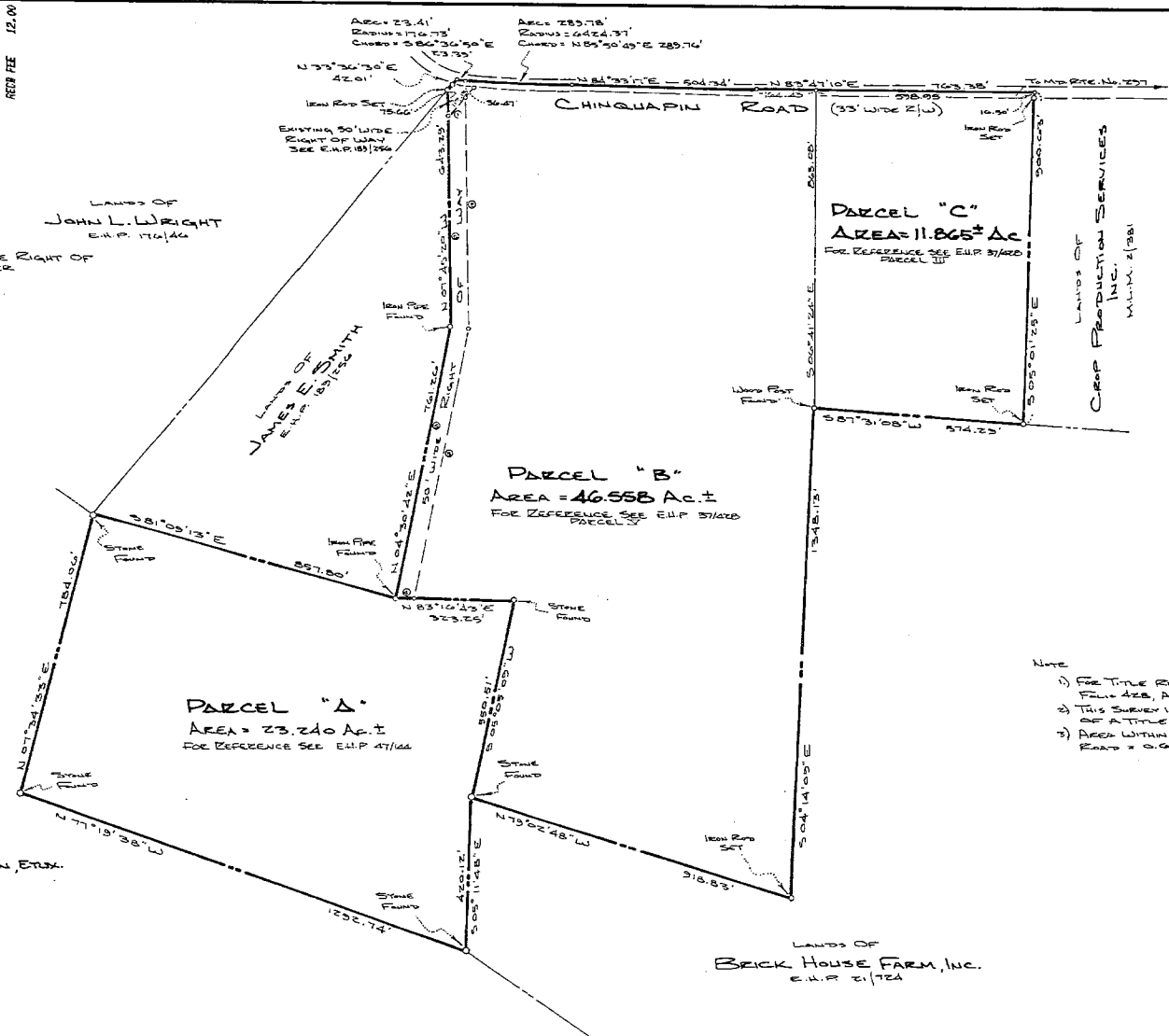




METES & BOUNDS OF 50' WIDE RIGHT OF WAY PERMETER

No.	Bearing	Distance
1	N 77° 19' 38" W	78.66'
2	N 77° 19' 38" W	629.79'
3	N 77° 19' 38" W	756.71'
4	N 77° 19' 38" W	50.57'
5	N 77° 19' 38" W	741.22'
6	N 77° 19' 38" W	247.63'

KENT COUNTY  
 COUNTY CLERK  
 '51:31 3 RD B 42



- Note
- 1) FOR TITLE REFERENCE SEE LIEB E.M.P. 47, FOLD 42B, AND LIEB E.M.P. 47, FOLD 144.
  - 2) THIS SURVEY IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) AREA WITHIN RIGHT OF WAY OF CHINQUAPIN ROAD = 0.60 AC.±



DATE	2/21	SCALE	1"=200'
JOB NO.	026	DRAWN BY	D.J.
FOLDER REF	K-23		
DATE	3/15/11	REVISION	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  
 323 ELECTION DISTRICT, KENT COUNTY, MD.  
 FOR MIKE VARGO

SHEET NO.  
 FILE NO.

Filed 10/31/11 in Plat Book num #14010#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?

---



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

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

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

[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.

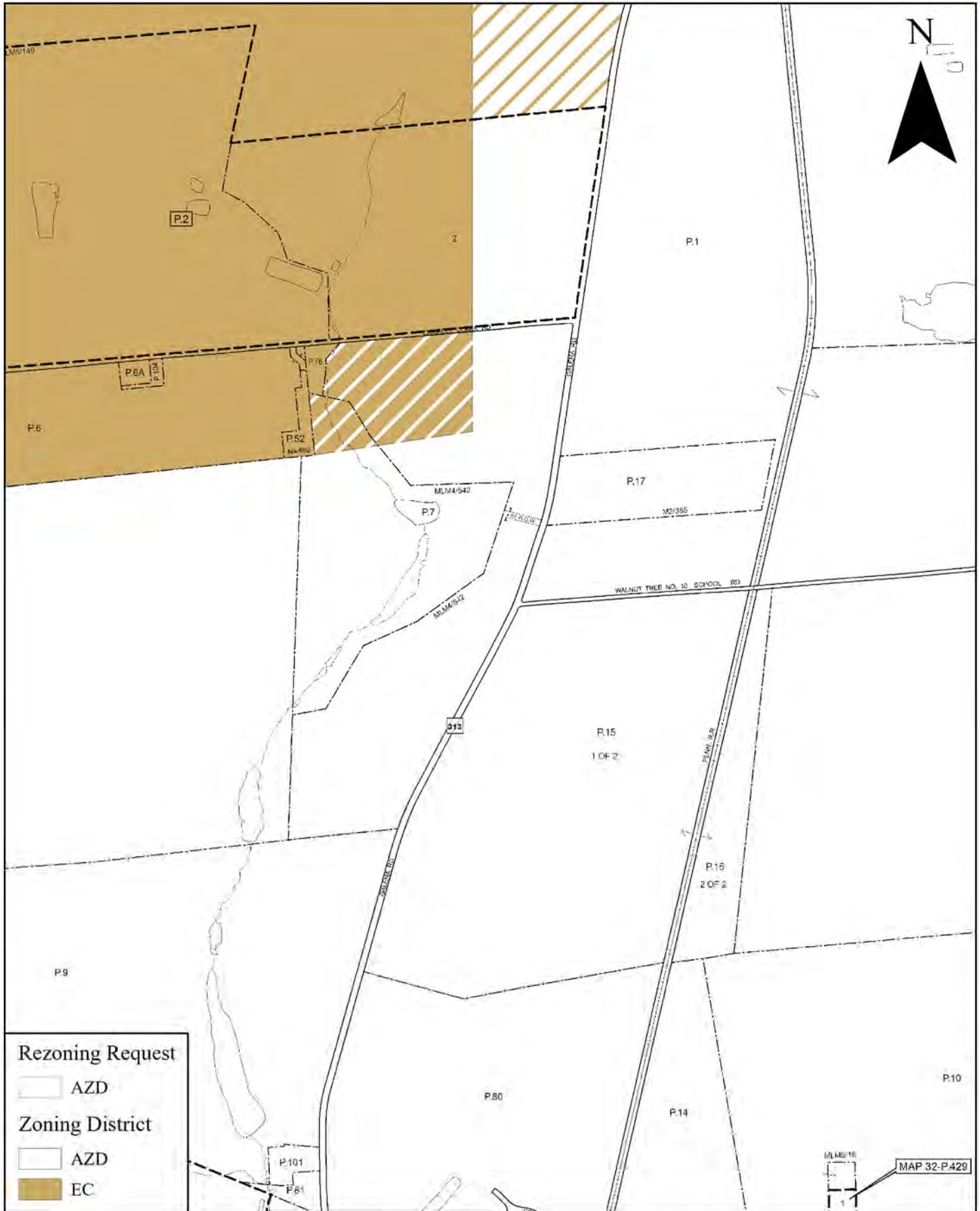
according to the color on the map it is showing as "rural residential" but its always been "critical area residential" since before we owned it.

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



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>

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?

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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](mailto: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. neljr5@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?

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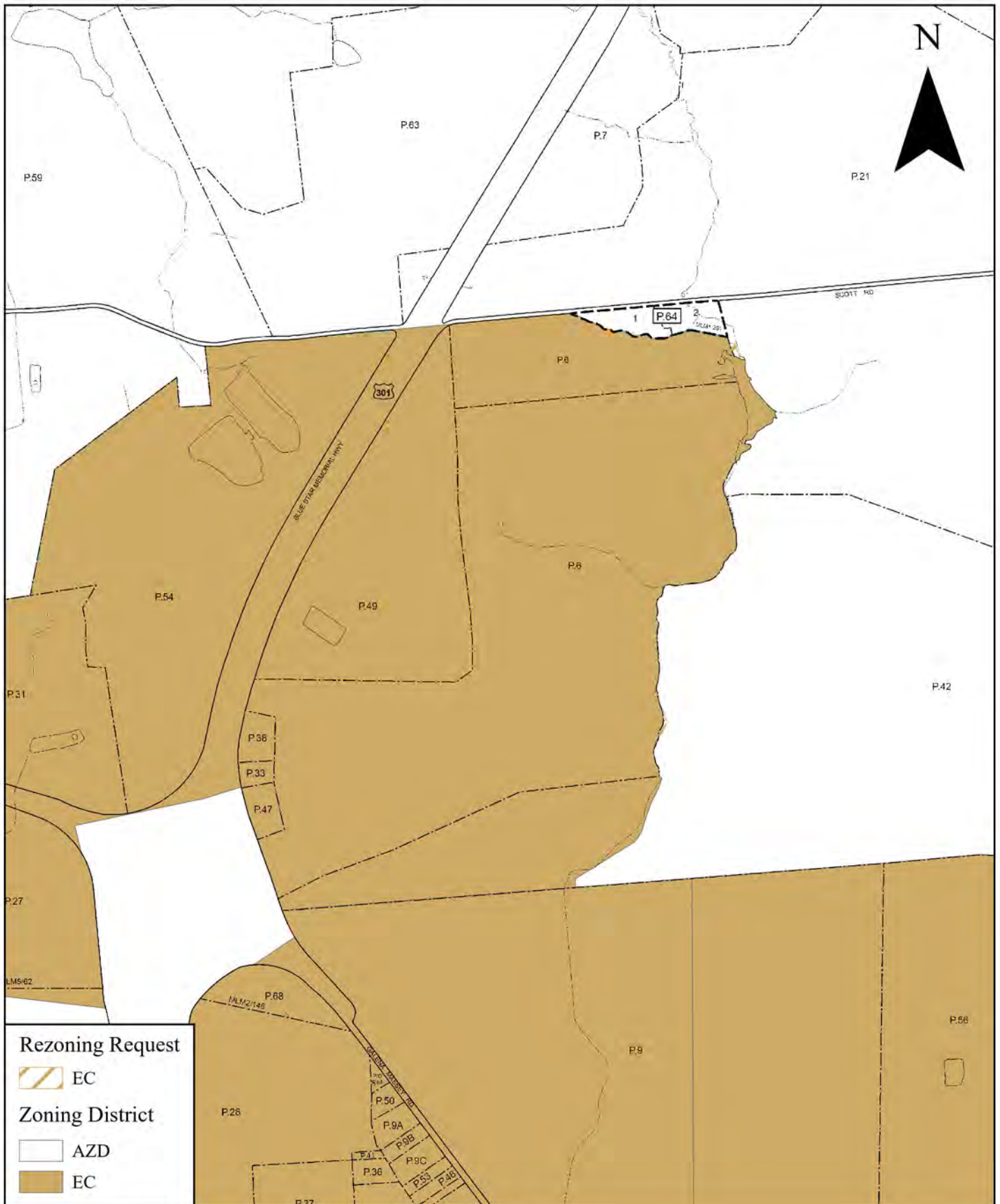


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Please attach additional sheets if necessary.

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](mailto: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

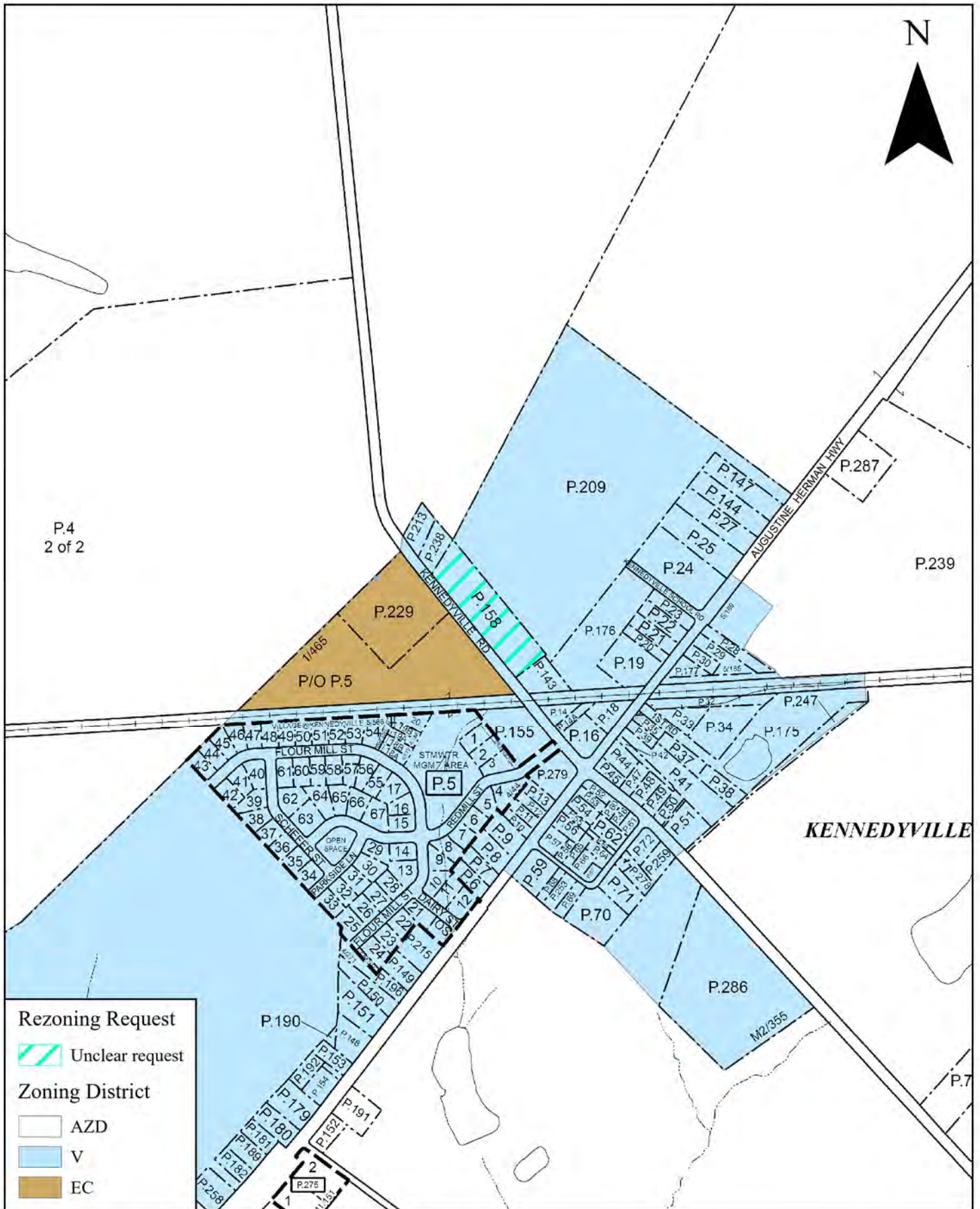
7. Would you also like to request a text change?

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



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

1 in = 600 ft

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

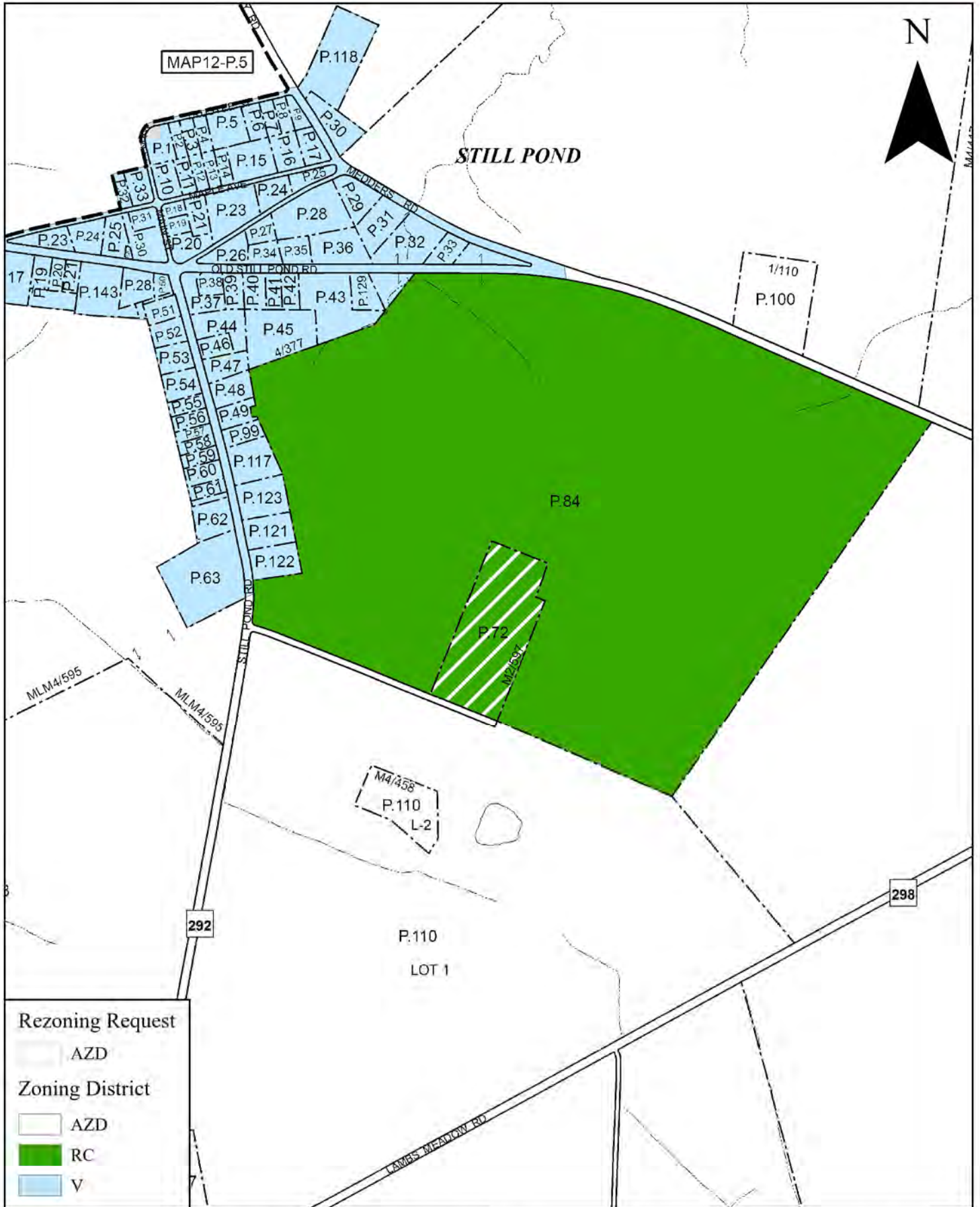
7. Would you also like to request a text change?

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



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

1 in = 600 ft





Respondent



24

Anonymous



46:58

Time to complete



1. Name: \*

Paula Reeder

2. Mailing Address: \*

12591 Still Pond Rd. , Still Pond, MD 21667

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>) \*

12591 Still Pond Rd., Still Pond, MD 21667

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.

RC

6. What zoning district would you prefer? \*

AZD

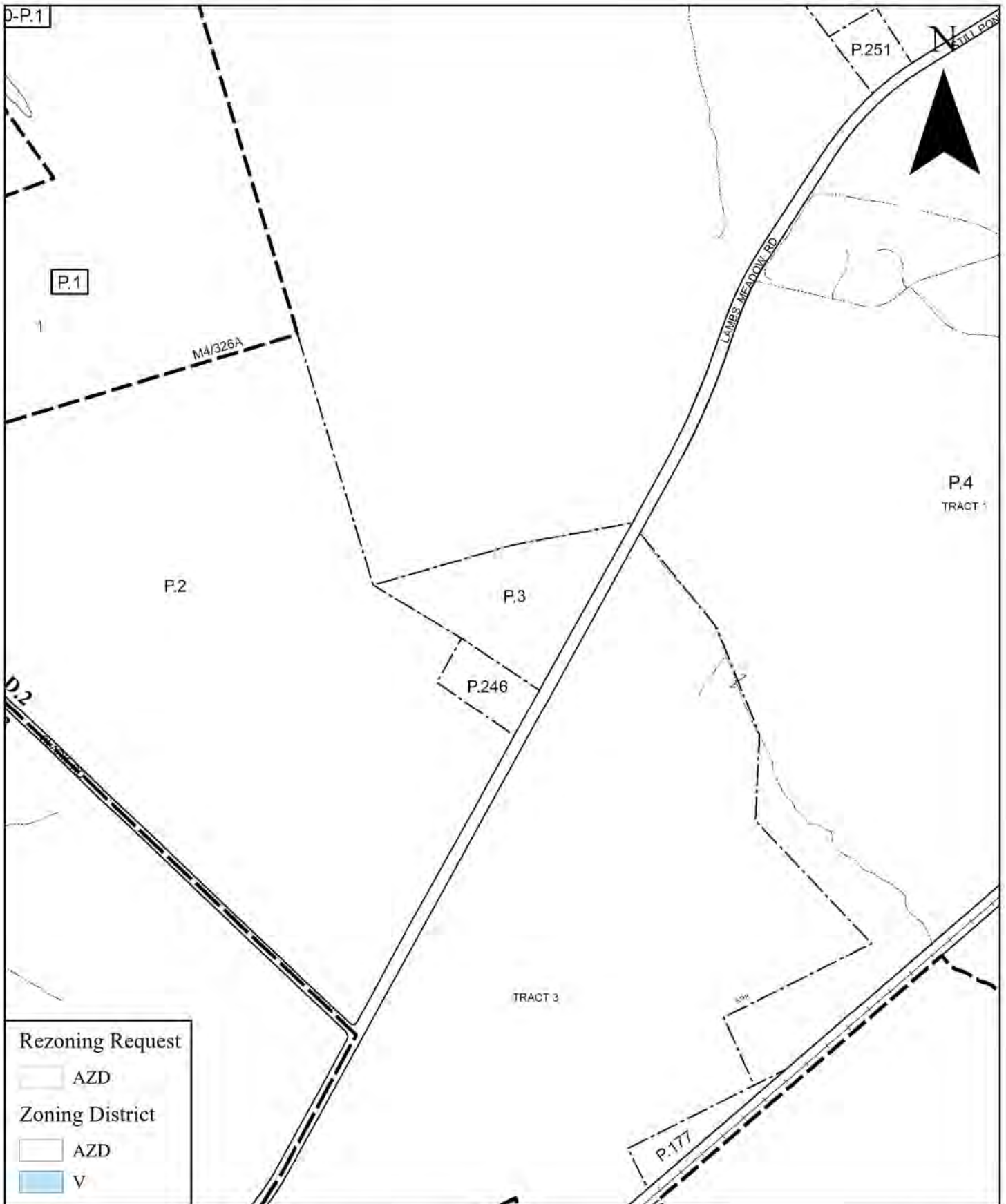
7. Would you also like to request a text change?

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.

paulareeder1@gmail.com



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

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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](mailto:compzone@kentgov.org)

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







*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?

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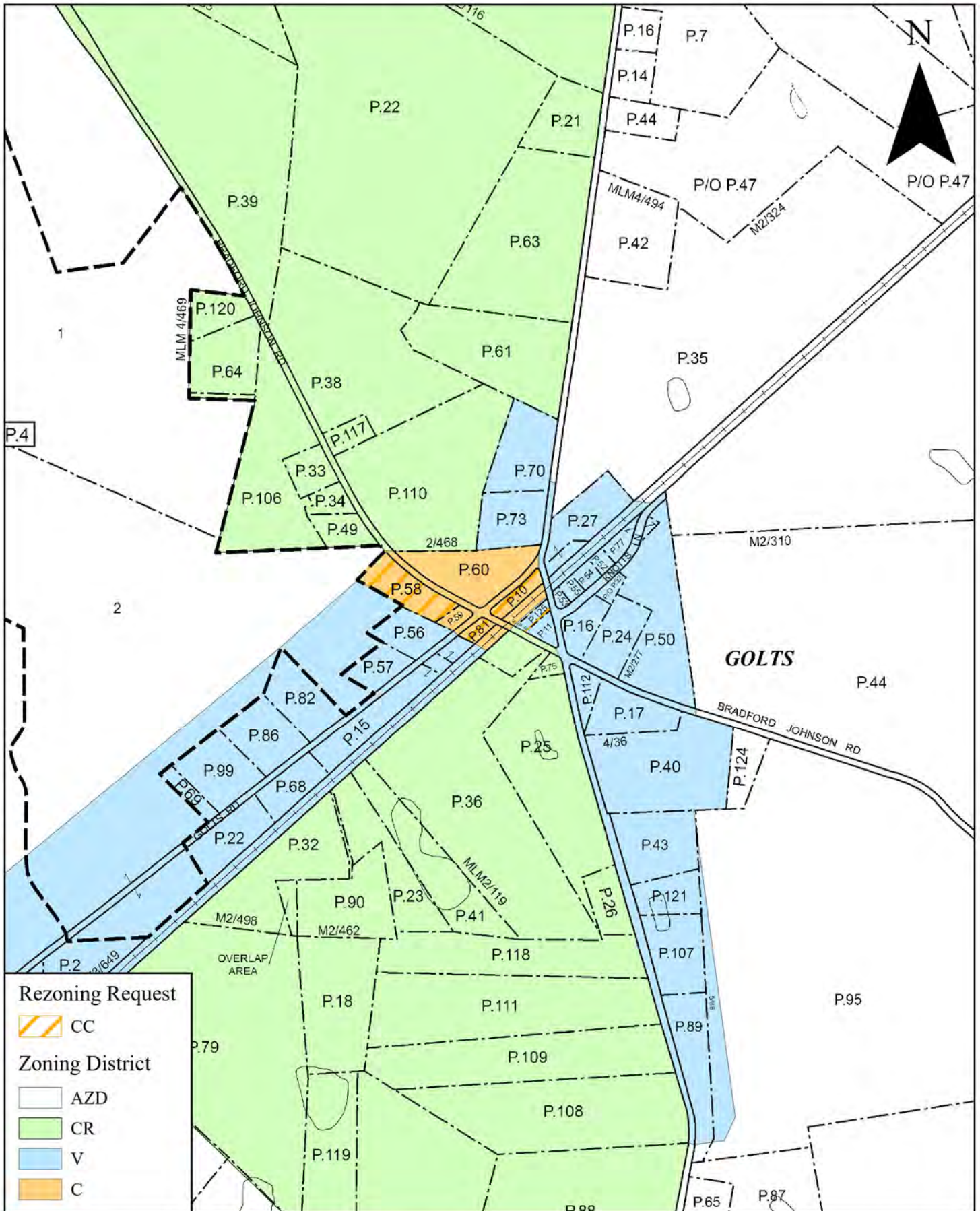
---

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](mailto: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.

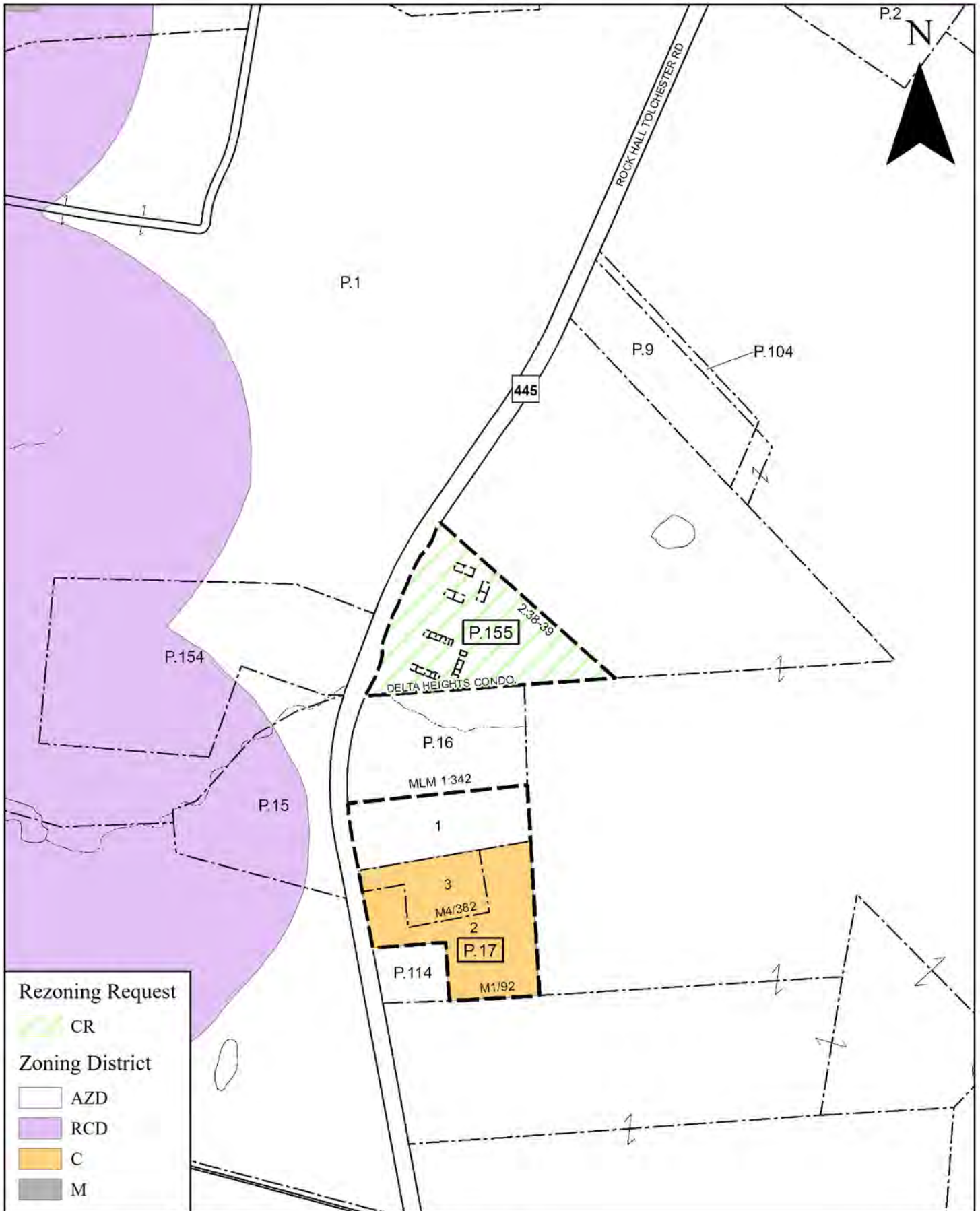
7. Would you also like to request a text change?

Yes

No

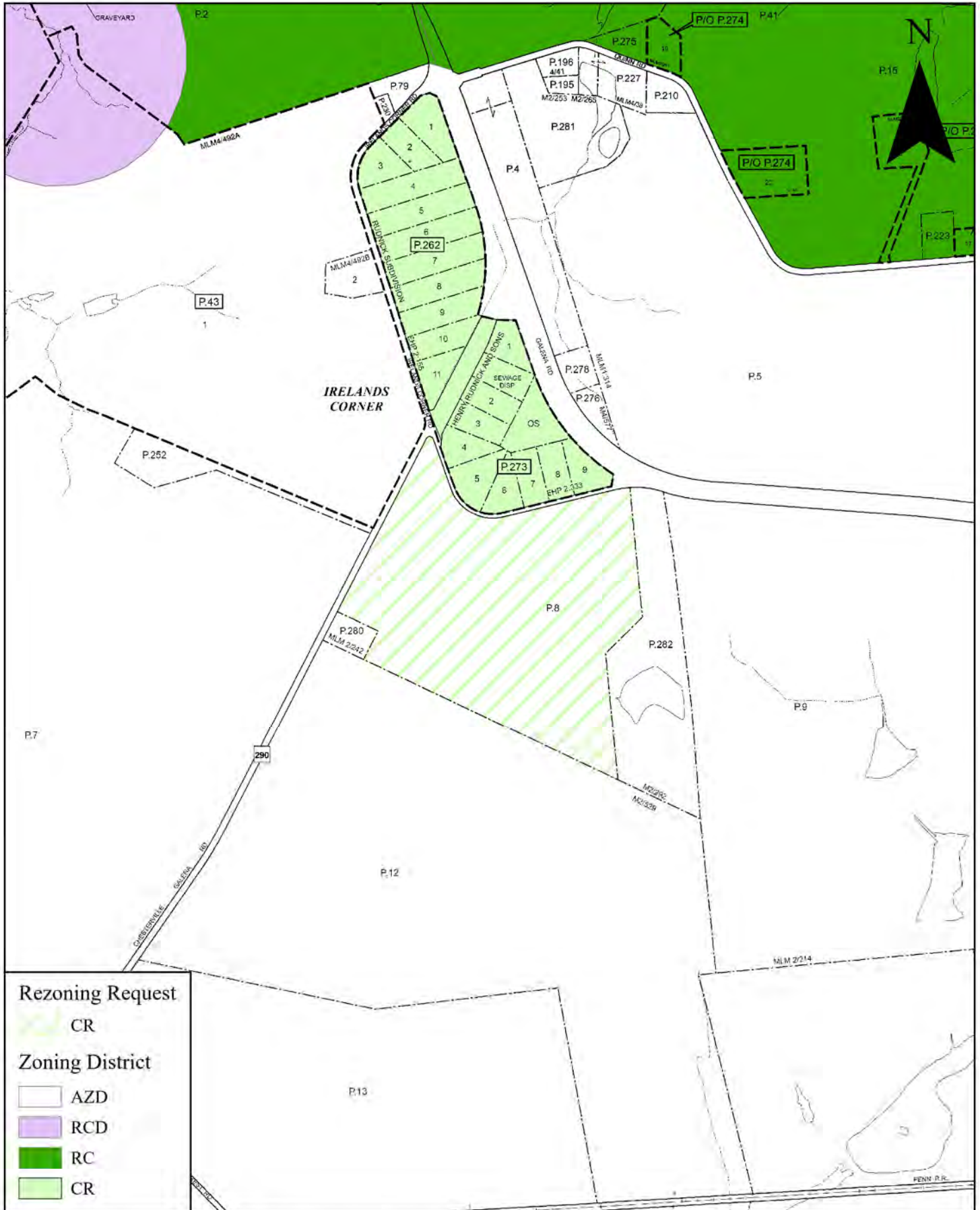
8. Please provide your email address if you would like to be notified when new information is added to the Land Use Ordinance Update web page.

georgia.sweetman@yahoo.com



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

1 in = 600 ft



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

1 in = 1,000 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?

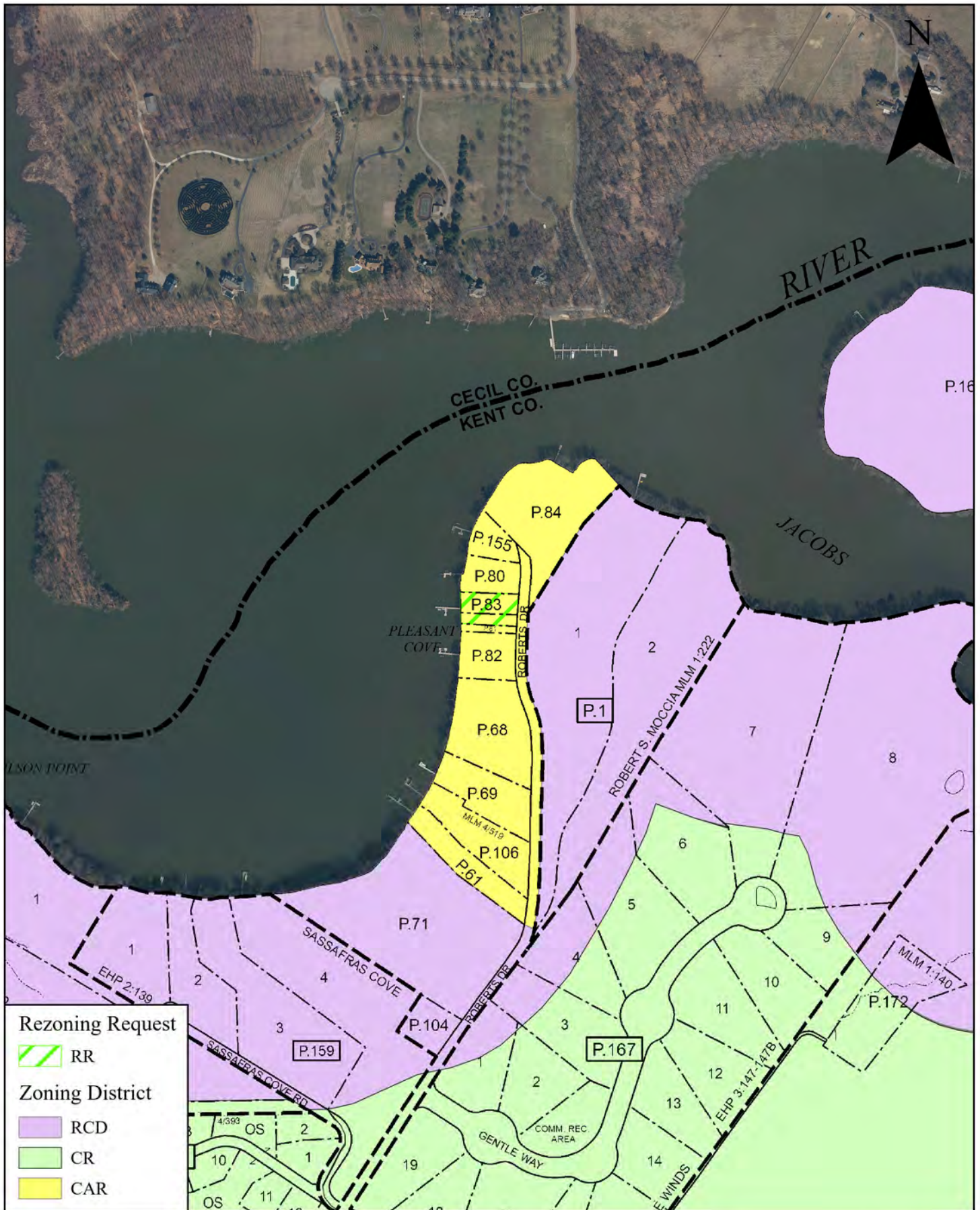
Yes

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

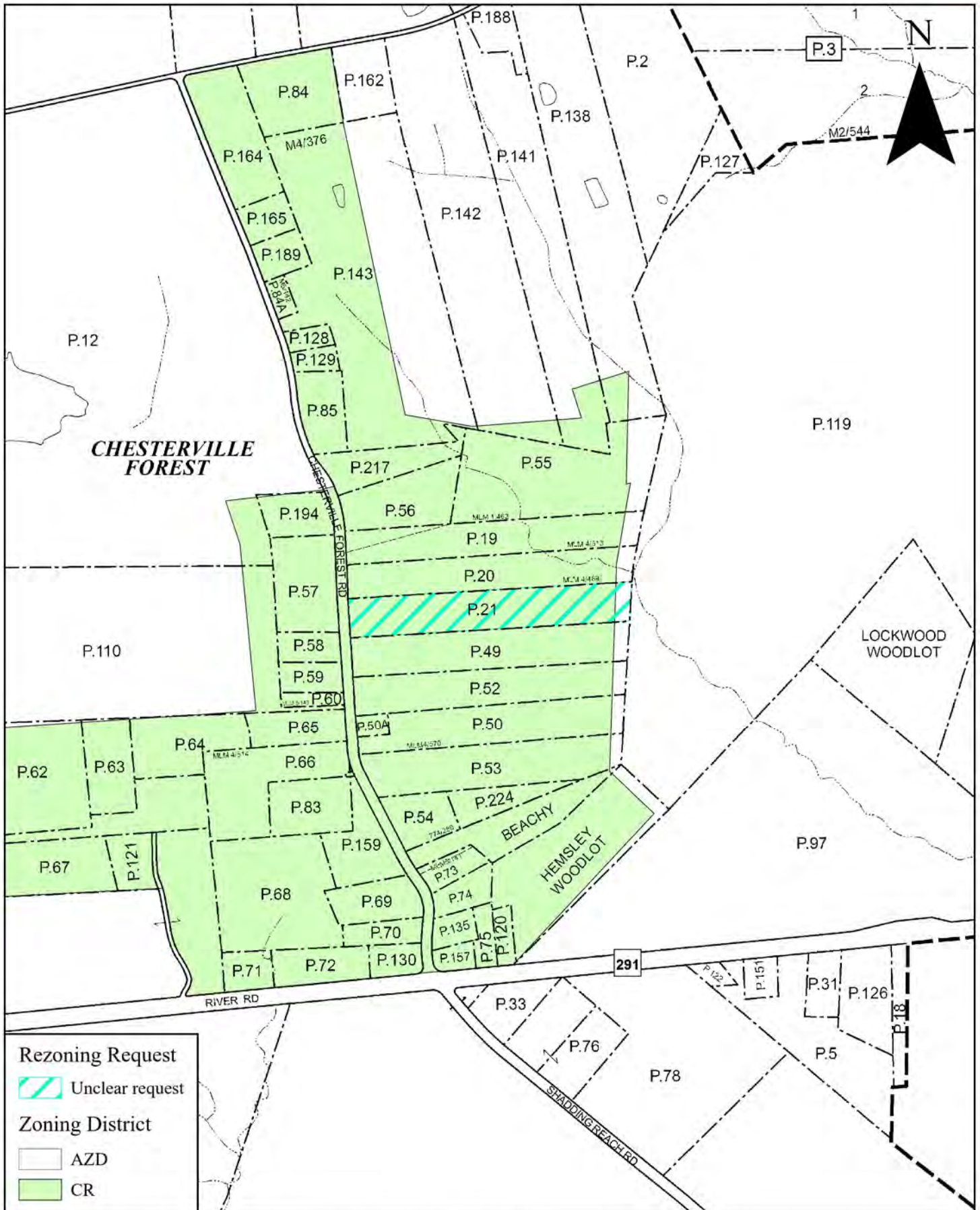
No

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.

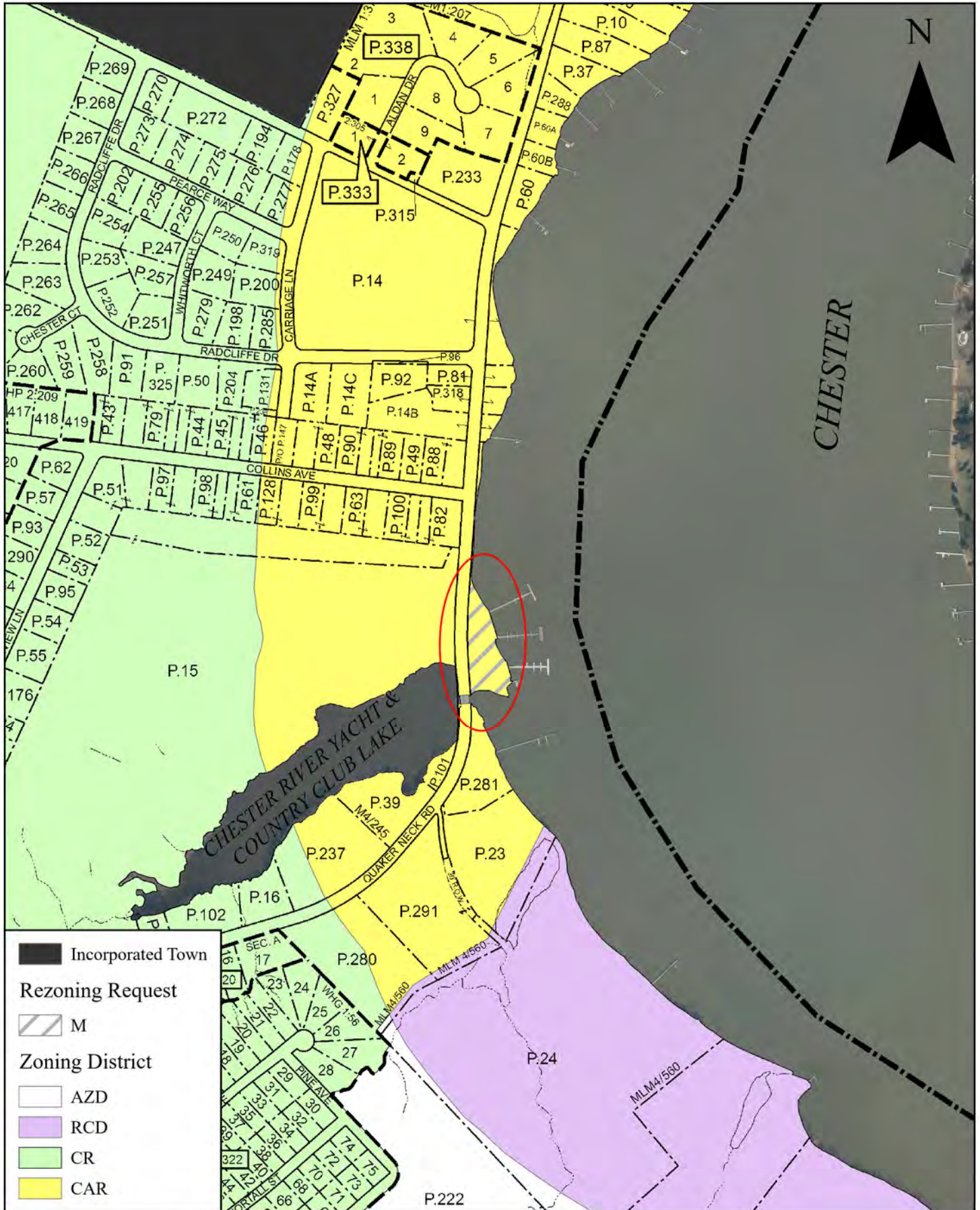
6. What zoning district would you prefer? \*

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

Yes

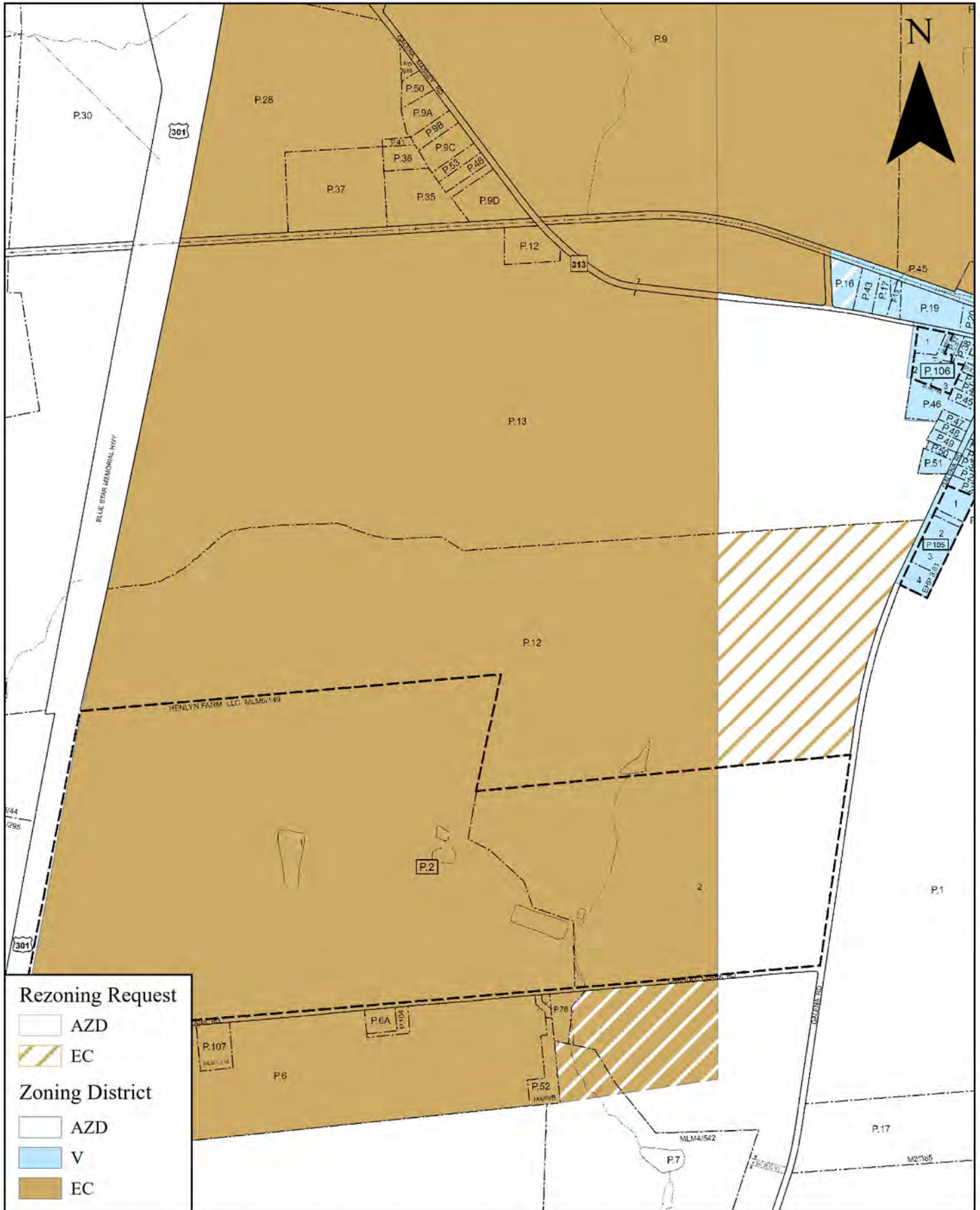
No

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 = 600 ft



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. KEMPTER white Jr, John F. white	
Mailing Address	2117 BECKETT WAY, WOODSTOCK, MA, 21163	
Email	KEMwhite@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 GMA 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?

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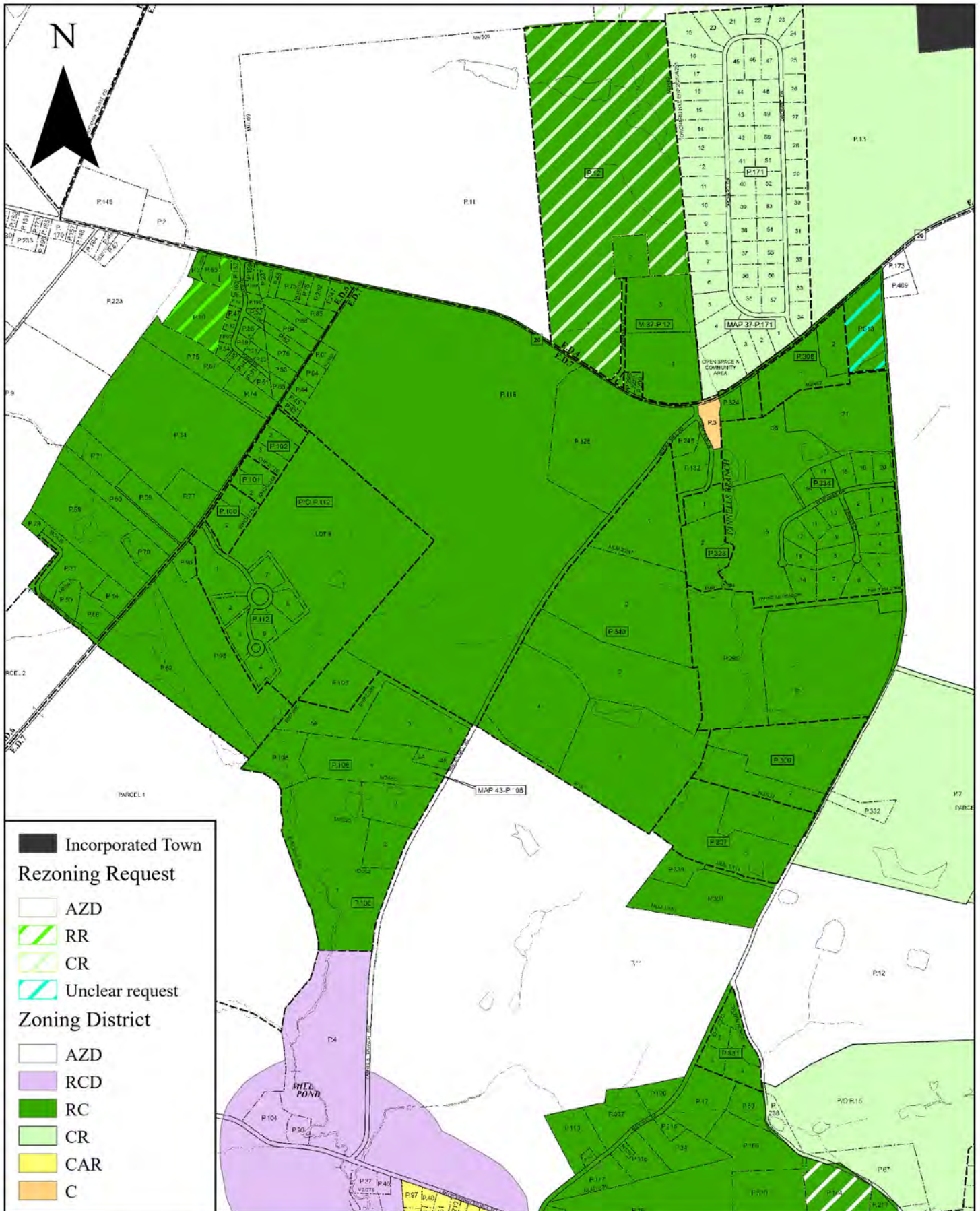
---

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](mailto: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



## Department of Planning, Housing and Zoning

**To:** Kent County Planning Commission  
**From:** Bill Mackey, AICP, Director  
**Date:** March 1, 2023  
**Subject:** 2024 Transportation Priority Letter

### Memorandum

Kent County sends a letter to the Secretary of the Maryland Department of Transportation each year outlining the County's transportation priorities. The projects to be included generally start with a planning study. Once a study is funded and completed, funds for project implementation can be requested. The process is long-term, and projects are intended to be integrated into the State's overall plans for its transportation system.

The Maryland Consolidated Transportation Program is available to view here:

[FY24 FY29 CTP Full Report Regular Resolution for viewing.pdf](#)

There is a section for Kent County that lists SHA projects, which appears on pdf pages 417-420. Additionally, there are a variety of projects and work to be undertaken in Kent County listed on pdf pages 78, 80, 87, and 303-309.

Traditionally, the second Chester River bridge is included in each year's Priority Letter. The project has undergone the planning phase and a study was completed in 2010. It's my understanding that Queen Anne's County is not supportive of the location. It's my plan to continue to include the second bridge as a priority for Kent County. The project is ranked on pdf page 542 (link above). Each year, I apply for Chapter 30 ranking, which is due to MDOT on March 1. Each year the project scores at the bottom of the rankings. My understanding is that this is due to the fact that the County offers no matching funds, and the project is estimated to cost \$640,000,000 in 2010 dollars.

Please note that the Kent County Board of County Commissioners is the final authority that approves this letter.

For further information on the process and the letter, please visit [Capital Programming - MDOT \(maryland.gov\)](#)

# DRAFT

April 1, 2024

The Honorable Paul J. Wiedefeld  
Secretary, Maryland Department of Transportation  
P.O. Box 548  
7201 Corporate Center Drive  
Hanover, MD 21706

## **RE: Kent County 2024 Transportation Priority Letter**

Dear Secretary Wiedefeld:

We would like to thank the staff of the Maryland Department of Transportation for its continued cooperation and support in meeting the transportation needs of the County. The County would like to reaffirm its continued opposition to any proposal for a north Bay Bridge crossing with a terminus in Kent County. The County's position in this regard is based on its long-standing Comprehensive Plan strategies dating back to 1974 and its affiliated Land Use designations.

In cooperation with the local municipalities in Kent County, Maryland, the Board of County Commissioners present the following priority listing of transportation projects for your consideration.

- Construction, Engineering, and Project Planning Priorities
  - Chester River Bridge Crossing – aka Chester River Boulevard (This project has been entered in the MDOT Chapter 30 Portal.)
- US 30 I Toll Diversion Coordination Actions in coordination with Cecil County, Maryland
- Streetscape Priorities
  - Betterton**
    - Re-stamping of crosswalk at intersection of Main Street and 6th Avenue
  - Butlertown, Worton and Still Pond**
    - MD 298, 297, and 292 – sidewalks, drainage improvements, and traffic calming
  - Chestertown**
    - The safety and speed recommendations of the 2015 Chestertown Community Task Force Report: Issues and Recommendations Regarding State Roads (completed under the assistance of the SHA District 2 office)
    - Speed awareness and recording devices (permanent) on MD 213
    - Pedestrian sidewalk connections on Washington Avenue (MD 213) and Morgnec Road (MD 291)
    - Safe pedestrian crosswalk connection on MD 291 at Haacke Drive for pedestrians and bikers going to and from the Chestertown YMCA and the nearby shopping centers

### **Galena**

- Repave Rt. 290 E from traffic light in the center of town to Fire House entrance. Numerous potholes and blisters in pavement.
- Drainage improvements needed in the vicinity of 145 N. Main St. on the east and west side of the street.
- Extension of sidewalks along Rt. 290 E from Town Hall to the Firehouse and entrance of the Olivet Hill Community.
- Construction of a safe walk/bike trail along 213 N from the Town to Toal Park and Georgetown to improve pedestrian/bicyclist safety.

### **Millington**

- Speed safety concern along Galena Sassafras Road; decrease speed limit entering Town
- Inspection and necessary repairs to the small bridge on the east edge of Town
- Repair storm drain retaining wall that has collapsed on Sassafras Street

### **Rock Hall**

- Pedestrian crosswalk at Judefind Ave to Williams Ave across Rock Hall Ave (MD 20)
- Install four-way stop signs at Main Street (MD 445) and E Sharp St / W Sharp St, and open the intersection up for better visibility (move power line poles and trees)
- widen the intersection of MD 445 and entrance of Chesapeake Ave
- Drainage improvements in the vicinity of MD 20 and Beach Road
- Pothole repairs needed on Liberty St, Chesapeake Ave, E / W Sharp St
- Repaint all crosswalk lines

### **•• Trail and Pedestrian Priorities**

- Sidewalks and pedestrian walkways along Flatland Road
- Engineering and design for pedestrian and bicycling connections on Quaker Neck Road in order to facilitate safe crossings between the Chestertown waterfront and downtown areas, to include the Rail Trail
- MD 289 to Radcliffe Creek bike/pedestrian improvements for connections to water trail
- Rock Hall Trail System and sidewalk expansion around the waterfront;  
Rock Hall sidewalk - biking Bayside Ave  
Rock Hall sidewalk - biking Chesapeake Ave  
Rock Hall sidewalk - biking Lawton Ave
- Addition of bike lanes during resurfacing projects

Thank you for your consideration of these transportation priorities in Kent County. We look forward to working cooperatively with the Maryland Department of Transportation on the planning and implementation of these important local transportation improvements.

The Honorable Paul J. Wiedefeld  
Kent County 2024 Transportation Priority Letter  
April 1, 2024  
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Sincerely,  
THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND

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Ronald H. Fithian, President

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Albert H. Nickerson., Member

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John F. Price, Member

Cc: Danielle Hornberger, County Executive, Cecil County, Maryland  
Shelley L. Heller, County Administrator, Kent County, Maryland  
Dan Mattson, P.E., C.F.M., C.M.E., Director of Public Works  
William A. Mackey, AICP, DPHZ Director