

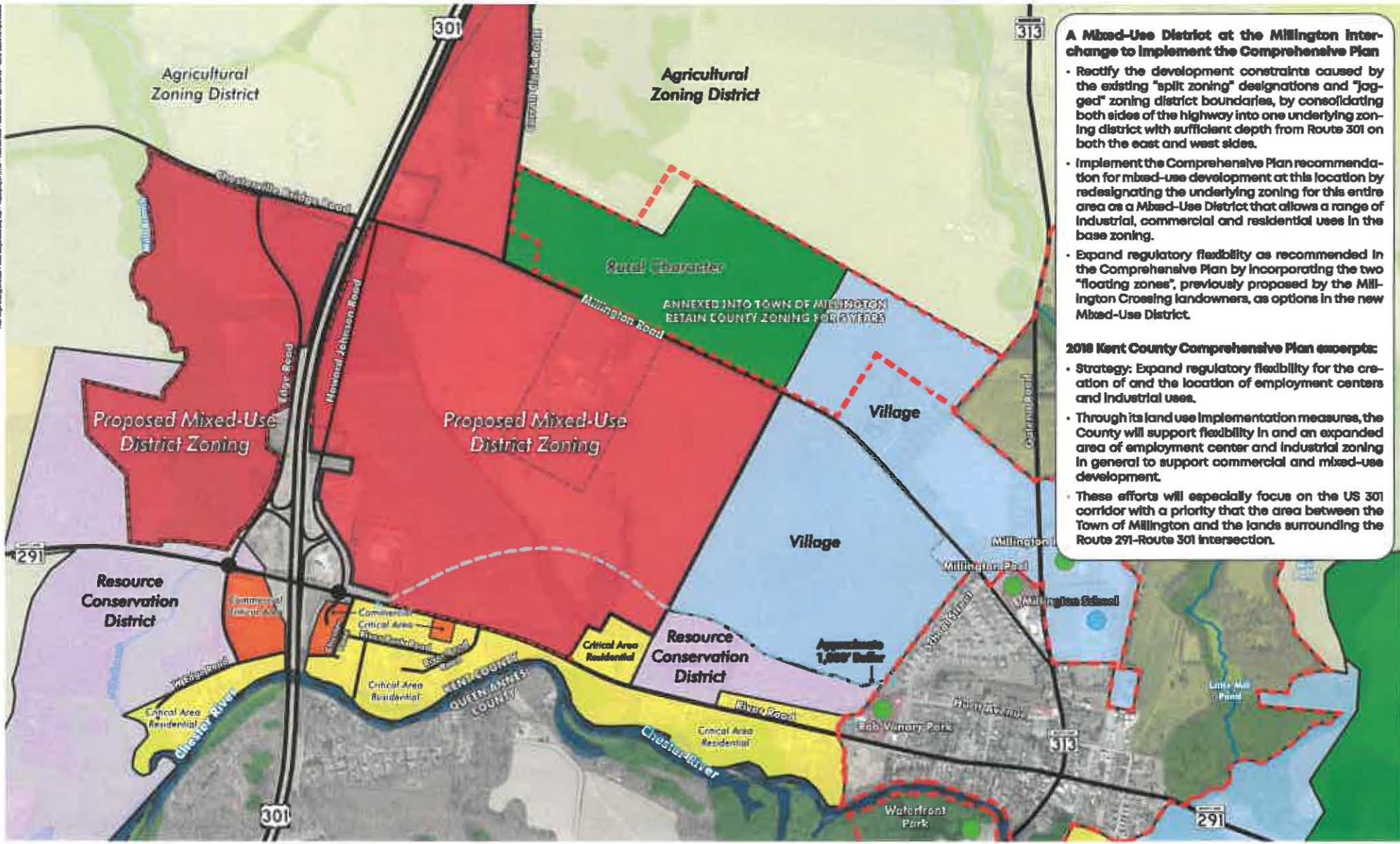
**KENT COUNTY EXISTING ZONING**

Project Location: Millington, Kent County, Maryland  
 May 5, 2017; Last Revised March 4, 2021



Richardson  
 Properties  
 Corporation

Map: Millington Crossing, Kent County, Maryland. Date: 10/2016. Scale: 1:20,000. Source: GIS Data, Aerial Imagery, and Other Data.



**A Mixed-Use District at the Millington Interchange to Implement the Comprehensive Plan**

- Rectify the development constraints caused by the existing "split zoning" designations and "jagged" zoning district boundaries, by consolidating both sides of the highway into one underlying zoning district with sufficient depth from Route 301 on both the east and west sides.
- Implement the Comprehensive Plan recommendation for mixed-use development at this location by redesignating the underlying zoning for this entire area as a Mixed-Use District that allows a range of industrial, commercial and residential uses in the base zoning.
- Expand regulatory flexibility as recommended in the Comprehensive Plan by incorporating the two "floating zones", previously proposed by the Millington Crossing landowners, as options in the new Mixed-Use District.

**2018 Kent County Comprehensive Plan excerpts:**

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



**PROPOSED MIXED-USE DISTRICT BASE ZONING**

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