

Joel P. Trigiani
Denise E. Ghee
10716 Cliff Road
Chestertown, MD 21620

June 26, 2024

Mr. William Mackey
Director of Planning and Zoning
Planning and Zoning Department
400 High Street
Chestertown, MD 21620

Kent County Planning Commission
400 High Street
Chestertown, MD 21620

Board of Appeals
Kent County Planning Commission
400 High Street
Chestertown, MD 21620

**Re: Great Oak Manor
Special Exemption "Retreat" Application
Tax Map 26, Parcel 76**

Dear Mr. Mackey and Planning Commission Members:

We are adjacent property owners to the Great Oak Manor ("Manor") and concur and join in the request for conditions and restrictions to the granting of any special exception under Article VII, Section 3 of Kent County Land Use Ordinance as have been submitted under separate cover. As stated by many of our neighbors, our location can only be described as quintessential rural privacy. After twenty years of bliss, we are concerned that the zoning request for a Retreat will dismember our way of life.

The Manor's request for use as a Retreat provides for an untenable expansion of guest rooms from 13 to 40. The Manor's current Country Inn status permits 15 guest rooms. The Manor currently has 13 guest rooms. The special exception should require a restriction and condition for a maximum of 15 guest rooms. This condition should apply to successor owners.

An expansion of guest rooms would result in the hiring of employees who will need to drive vehicles and park their vehicles at the property on a daily basis. In addition, no additional expansion of gross floor area should be permitted for buildings which existed prior to August 1, 1989 because the new construction of the two-story

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED p-26-24


building for the demonstration kitchen and yoga studio will enable the Manor to accomplish its wellness and food health use.

We appreciate and understand the Manor's interest in creating a "health wellness environment," but their interest must consider and be compatible with the interests of all the property owners who will be affected by this change in use.

Please understand that Cliff Road is narrow and privately maintained. It provides the only access to the Manor and the adjacent property owners. The traffic is currently manageable because the volume of traffic is consistent with the environs. Increased use will create traffic congestion, noise, and unsafe conditions. Walking on the road for exercise will no longer be safe. The new use will require large trucks for deliveries, especially if the demonstration kitchen becomes operational. Cliff Road will require serious maintenance all to the detriment of our community.

We ask that you put yourself in our shoes and continue to protect the sanctity of this rural community by imposing the restriction and conditions warranted under the circumstances. We remain,

Respectfully yours,



Handwritten signatures of Joel P. Trigiani and Denise Ghee in blue ink. The signature of Joel P. Trigiani is on the left, and the signature of Denise Ghee is on the right.

Joel P. Trigiani and Denise Ghee

Stephen J. Neuberger
10736 Cliff Road
Great Oak
Chestertown, MD 21620

June 25, 2024

Mr. William Mackey
Director of Planning and Zoning
Planning and Zoning Dept.
400 High Street
Chestertown, MD 21620

Kent County Planning Commission
400 High St.
Chestertown, MD 21620

Board of Appeals
Kent County Planning Commission
400 High St.
Chestertown, MD 21620

**RE: Great Oak Manor
Special Exemption "Retreat" Application
Tax Map 26, Parcel 76**

Mr. Mackey and Members,

As an adjacent property owner, I write to oppose this application unless specific conditions are imposed on the future use of this Country Inn which are binding on the present land owner and its successors.

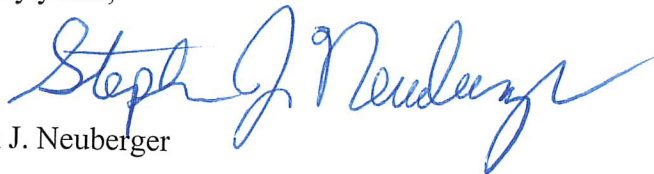
There is a long history of prior owners attempting to intensify the present uses to the detriment of the community by way of material changes in traffic on our narrow private road, noise and intrusive lighting. If the use of this Country Inn is changed, eventually its present or future owner can increase occupancy three fold from 13 to 40 rooms which will materially change our neighborhood on our narrow private road.

Consequently, a restriction and condition should be imposed prior to approval of the pending application which does not allow expansion under the "retreat" category from the present 13 room status quo. Additional traffic, sound and lighting should be restricted also. Otherwise, the application should be denied.

Under the existing Code provisions for "retreat" the present building floor space can increase 50%, aside from creating new guest room buildings later. Again, I note the significant increase in traffic, noise and lighting inn our community which will follow.

Finally, procedurally it appears that the present application is defective in that our "homeowners association" has not been notified or involved as required by your Code. The application states that this is "not applicable" which is incorrect in that we have had a large association denominated the "Great Oak Civic Association" for some time now.

Very truly yours,

A handwritten signature in blue ink that reads "Steph J. Neuberger". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Stephen J. Neuberger

June 30, 2024

Mr. William Mackey
Director of Planning and Zoning
Planning and Zoning Dept.
400 High Street
Chestertown, MD. 21620

Kent County Planning Commission
400 High St
Chestertown, MD 21620

Board of Appeals
Kent County Planning Commission
400 High St.
Chestertown, MD 21620

RE: Great Oak Manor
Special Exemption "Retreat" Application
Tax Map 26, Parcel 76

Mr. Mackey and Members,

This letter is in regard to the request to change the designation of Great Oak Manor from "Country Inn" to "Retreat". We oppose the application unless specific conditions are imposed on the future use of Great Oak Manor which are binding on the present and future owners.

Having a home on Cliff Road for 39 years, we treasure the solitude, privacy and peaceful nature of our small community. Great Oak Manor, in it's present state, has not impacted our valued rural setting. However, the requested change from "Country Inn" to "Retreat" could have implications for that to change dramatically.

We oppose any change that would allow Great Oak Manor to expand beyond it's current 15 room capacity unless certain conditions regarding future expansion are addressed for the current owner and all future owners.

We do not oppose the construction of the demonstration kitchen/yoga studio.

Our concerns with the "Retreat" designation are:

*Overdevelopment of the property as it exists or future expansion onto adjoining properties by current or future owners which would be inappropriate for this neighborhood.

*Increased traffic and it's impact on our privately maintained, single lane access road

*Increased lighting, signage or noise

*Overflow parking away from the Inn and onto adjoining land

*Additional traffic and trespassing of guests, visitors and vendors onto our fragile, unpaved, privately maintained section of Cliff Rd.

We ask that you consider our concerns as neighbors and citizens of Kent County who value the rural nature of our communities. It is a special place to live because you, our zoning and

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 6/28/24
bcy

planning committees, have been very discerning with special exceptions and variances. We ask that you continue that policy when it comes to the re-designation of this property.

Respectfully submitted,
Dennis and Gaye Cox
10722 Cliff Rd

A handwritten signature in blue ink, consisting of two lines. The top line is a stylized 'D' followed by 'Cox'. The bottom line is a stylized 'Gaye'.

Geo. F. Besack
Fran Besack
10780 Cliff Rd.
①

Kevin and Rebecca Mountain
10840 Cliff Road
Chestertown, MD 21620

June 30, 2024

Mr. William Mackey
Director of Planning and Zoning
Ms. Carla Gerber, Deputy Director of Planning and Zoning
Planning and Zoning Dept.
400 High Street
Chestertown, MD 21620

RE: Great Oak Manor, Special Exemption "Retreat" Application
Tax Map 26, Parcel 76

Mr. Mackey and Ms. Gerber,

We write regarding the request by Great Oak Manor to change the designation from "Country Inn" to "Retreat." We oppose the application unless specific conditions, binding to current and subsequent owners, are applied to the future use of Greak Oak Manor.

We are homeowners on Cliff Road and are concerned with the impact of associated increased traffic, noise and lighting on our private road maintained by Cliff Road property owners. This would have a negative impact on enjoyment of our home in this peaceful and private community.

We oppose any change that would permit Great Oak Manor to expand beyond its current 15 room capacity unless certain conditions regarding future expansion are addressed for current and subsequent owners. Our concerns with a Retreat designation include future expansion onto adjoining properties by Manor owners which would change our tranquil neighborhood. We are concerned for the undesirable impact of increased signage, noise and lighting, overflow parking from the Manor onto adjoining properties, additional traffic and trespassing of guests, visitors and vendors on our fragile, unpaved, privately maintained section of Cliff Road.

We request your consideration of our concerns as neighbors who value the rural nature of our community that is a special place due to historically discriminating decisions of special exceptions and variances by zoning and planning committees. We request that you continue that policy when it comes to re-designation of the Manor's property.

Respectfully,

Kevin and Rebecca Mountain

June 30, 2024

Mr. William Mackey
Director of Planning and Zoning
400 High St.
Chestertown, MD 21620

Kent County Planning Commission

Board of Appeals
Kent County Planning Commission

RE: Great Oak Manor
Special Exemption "Retreat" Application
Tax Map 26, Parcel 76

Mr. Mackey and Members,

This correspondence is regarding the request to change the designation of Great Oak Manor from "Country Inn" to "Retreat". We oppose the application.

We oppose any change that would allow Great Oak Manor to expand beyond its existing 15 room capacity now or in the future.

We are concerned with overdevelopment of the property.

We are against locating a parking lot along our quiet, serene and fragile lane.

We are concerned with the increased traffic on our privately maintained lane this would create.

We are concerned about increased noise, traffic and lighting related to this proposed parking lot, let alone any future expansion this change would allow for in the future.

As property owners and now full-time residents of Cliff Road, we ask that you refuse this request.

Respectfully submitted,
George and Fran Besack
10780 Cliff Rd.

July 1, 2024

Mr. William Mackey, Director
Mrs. Carla Gerber, Deputy Director
Kent County Planning and Zoning
400 High Street
Chestertown, MD 21620

Re: Freedom Properties GOM, LLC – Special Exception – Redesignation as a Retreat

Dear Mr. Mackey, Mrs. Gerber, and Kent County Zoning Appeals Board,

As property owners and 46 year residents of Great Oak and Cliff Road specifically, we are writing in reference to the change in designation of Great Oak Manor from ‘Country Inn’ to ‘Retreat’.

When we first moved to the property adjacent to Great Oak Manor in 1978, it was a quiet private residence and we shared a private single lane road. Since that time, we have moved further out Cliff Road, and the Manor House has changed from that private residence to a Bed and Breakfast, and now a Country Inn. We still share that same private single lane road. We have experienced a variety of challenges living close to a changing commercial business in a rural private neighborhood, including noise, traffic, dangerous drivers, and wandering guests. None of which were ever intended for this rural area.

The current owners of the Manor (Werten Bellamy and Kellye Walker) have been much improved neighbors; reducing traffic, wandering visitors, and improving quiet during their renovation period.

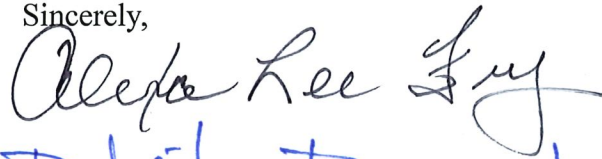

We support their desire to build an additional single building for yoga and cooking classes on their current property, but with added restrictions on any future expansion by the current or any future owners. These limitations would include no additional guest rooms beyond the current 15 allowed under the ‘Country Inn’ designation. Regardless of their current or future ability to add buildings and amenities to the property, we will still be sharing the care, maintenance and safety limitations of a private single lane road, which is not currently being well maintained. We are very concerned about future owners changing the plans, goals and events focus at the Manor, and degrading the rest of our quiet rural neighborhood.

We encourage you to pay special attention to Article VII – Special Exceptions, Section 2 Standards & Section 3 Conditions and Guarantees when considering the approval of this Special Exception which gives you the power to approve this request while also protecting neighbors and the character of our neighborhood for current and future generations.

Listed below are the restrictions on further or future development we request to be conditions on 'Retreat' designation approval:

1. No additional guest rooms beyond the 15 currently permitted
2. All parking for events at The Manor be provided on their own current property (not on the road), and that parking facilities be screened/buffered with appropriate plantings.
3. All maintenance facilities and equipment be located such that they are screened or hidden from outside the property
4. Written agreement with all Cliff Road property owners as to the ongoing shared maintenance of Cliff Road
5. Hours of operations for outdoor events
6. Noise restrictions on all events

Sincerely,

Alexa L. Fry
D. Miles Barnard
10810 Cliff Rd.
Chestertown, MD 21620
410-708-1612 (Miles)

From: bronwyn fry <bfrymail@gmail.com>
Sent: Tuesday, July 2, 2024 4:02 PM
To: William Mackey <wmackey@kentgov.org>
Subject: Great Oak Manor: Another attempt to Change Zoning/Exceptions

You don't often get email from bfrymail@gmail.com. [Learn why this is important](#)

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

To Mr. Mackey and the members of the Planning Commission:

Here we are again, with the "new" owners of the lovely Manor House in the small, residential community of Great Oak, trying to change their property from what they purchased to something which allows changes greater than the neighborhood can accommodate.

We have a history of several recent owners of this property deciding after two or so years that they want to create something greater than the property was intended to be. All of these owners are not from the area, and have an idea that they can make it greater by changing the zoning or asking for special exceptions from the county.

Attached is one of the previous requests we have dealt with which shows another owner trying to make the Manor House something the neighbors have never agreed to. This was from Buddy Reed, who later strategically purchased a contiguous property that increased the total acreage of all lots to 15 acres. We know he did this, planning to increase the value of the property if changed to a Retreat Special Exception. Instead, he sold it when the right buyer came along. Even if the current owners do not build 40 rooms, a future owner will. It will forever be a threat to the long established Great Oak Community. We will be here again with the next owner.

Besides the fact that growth of public use of this property will degrade our peaceful existence on Cliff Road, the issue is always that the Manor House has no

access to a public road and must be accessed by our private road, which is maintained solely by residents and property owners.

The road barely supports its current residential use, It is a constant issue for all the sections we maintain. Changing the current status of the Manor House to "RETREAT", would allow future growth of the property which the small privately maintained roads cannot sustain.

Increased traffic and public use always results in trespassing by guests who think they are out in the country and can wander freely through our properties. It is a constant concern.

At this time, a "RETREAT" designation is strongly opposed by all the residents of Cliff Road, the people on Great Oak Landing Road, and others in Great Oak Estates. We understand that the current owners "only" want to construct one building for activities of their guests, but no matter what their intention, this property never seems to retain owners, and will eventually be sold to a party that will be entitled to expand the property to 40 rooms. Additional traffic on the roads (support vehicles plus guests), plus additional varied uses allowed with Retreat Special Exception, will be increasingly opposed by current neighbors.

Great Oak Manor has a sad history of being purchased by people from other areas, who do not appreciate or understand the beauty and peace of the Eastern Shore, which longtime residents treasure and attempt to preserve.

Once again, here they are, two years into their ownership, planning to turn the Manor into something it isn't. They purchased a Country Inn. It should remain a Country Inn.

I also question the youth and inexperience in the hospitality industry of the current management. Are they prepared to undertake what could affect all the residents of Great Oak into the future?

Changing Great Oak Manor from a Country Inn to a Retreat through a Special Exception, and potentially a resort of 40 guest rooms, will result in increased related support activity and traffic.

This change will, in my opinion as a resident of Cliff Road for 45 wonderful years, definitely change the intent and history of the property and the neighborhood that surrounds it. If not by the current owners, the next.

Please consider this request to leave all as is at Great Oak Manor and not create an opportunity for others to experiment with a Kent County treasure.

Thank you,
Bronwyn Fry
10650 Cliff Road
Chestertown, MD 21620

bfrymanil@gmail.com

410-778-7099

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.