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LAW GROUP LLC

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October 26, 2021

County Commissioners for Kent County
Comprehensive Rezoning Update (CRU) Task Force
c/o William A. Mackey, AICP
Director of Planning, Housing and Zoning
400 High Street
Chestertown, Maryland 21620

Re: Proposed Text Amendment (Mixed-Use Zoning for Millington Crossing At
Routes 301/291 Interchange)

Dear Commissioners and CRU Task Force:

I am writing to update the County Comprehensive Rezoning Task Force regarding the property owners represented collectively by this firm relative to the subject text amendments. Please be advised our firm represents (a) Richardson Fresh Ponds, LLC, the owner of Tax Map 31, Parcel 6 in Millington along River Road and U.S. Route 301 comprised of 210 +/- acres; (b) Kent Mill, LLC, the owner of Map 31, Parcel 107, 10601 Howard Johnson Road, Millington being roughly 7 acres; (c) Joseph and Ann Smith, the owners of Tax Map 24, Parcels 69 and 45, and Tax Map 31, Parcel 152, being 11018, 11021 and 10982 Carroll Clark Road, Millington and Tax Map 32, Parcel 355 totaling approximately 200 acres in Millington; (d) John G. and Sandra Donnelly, the owners of Tax Map 32, Parcels 55 and 60 being 31203 and 31205 Millington Road, Millington, consisting of a total of 36.5 acres, more or less, *and now* (e) Stonehill Farms, LLC, the owner of Parcel 31 on Tax Map 23, being 31742 Chesterville Bridge Road, Millington, Maryland consisting of a total of 111.54 acres, more or less (Lot #1) and William J. Shahan, Sr. the owner of Parcel 31 on Tax Map 23, being 11005 Dudley Chance Road, Millington, Maryland consisting of a total of 5 acres (Lot #2).

Together, our clients own nearly 600 acres designated as the premier future growth and economic development area in Kent County. Enclosed, please find the support letter of Stonehill Farms, LLC and William J. Shahan, Sr. Please update your records to reflect our representation of these property owners; and consider the proposed text amendment as a unique opportunity to implement the 2018 Kent County Comprehensive Plan relative to the Town of Millington and Route 301/291 interchange as designated growth and priority funding areas.

The proposed text amendment for mixed-use case zoning sets the stage for coordinated master planning for integrated development and infrastructure servicing, resulting in smarter, more innovative growth and well-planned development.

Thank you for your attention and consideration. Should you need additional information or have any questions, please do not hesitate to contact us.

Very truly yours,



Charles D. MacLeod

Enclosure

cc: Richardson Fresh Ponds, LLC
Kent Mill, LLC
Joseph and Ann Smith
John G. and Sandra Donnelly
Stonehill Farms, LLC
William J. Shahan, Sr.



STONEHILL FARMS, LLC
10 Mount Pleasant Trailer Park
Middletown, DE 19709

October 12, 2021

County Commissioners for Kent County
Comprehensive Rezoning Update (CRU) Task Force
c/o William A. Mackey, AICP
Director of Planning, Housing and Zoning
400 High Street
Chestertown, MD 21620

Re: Proposed Text Amendment


Dear County Commissioners and CRU Task Force:

Please be advised we are the owners of Parcel 31 on Tax Map 23, being 31742 Chesterville Bridge Road, Millington, Maryland consisting of a total of 111.54 acres, more or less (Lot #1) and 11005 Dudley Chance Road, Millington, Maryland consisting of a total of 5 acres (Lot #2). We are writing to express our full endorsement and support of the proposed zoning text amendment which was presented by Richardson Fresh Ponds, LLC, Kent Mill, LLC and Joseph Smith dated September 29, 2020, revised March 5, 2021, and supplemented March 31, 2021 (to include John and Sandra Donnelly), as well as the comments contained therein relative to the proposed rezoning.

We ask that you carefully consider this proposed text amendment as we have spent significant time and resources working with our planners and the Town of Millington planning consultant to formulate the suggested revisions which would best facilitate integrated development and infrastructure services, annexation, economic development and smart growth in the Millington – U.S. Route 301 area. We understand that Millington and the area to the west towards the Route 301/291 interchange is a designated growth area (as it should be) and that the Millington Comprehensive Plan envisions the annexation of property south of Millington Road. The County zoning text should be in sync with the Town of Millington's plan for expansion to the 301/291 interchange in an orderly and well-planned manner and we feel the proposed zoning text amendments we have suggested support smart growth and economic opportunities in the best way available for the subject area.

Should you have additional questions or concerns, please feel free to contact us. Thank you for your anticipated consideration of these comments and the proposed text amendments.

Respectfully submitted,



William J. Shahan, Jr.
Stonehill Farms, LLC, Authorized Member



William J. Shahan, Sr.