



Comprehensive Rezoning Update 2020-2021

2nd Public Forum

April 28, 2021

What is Zoning?

- **Divides all land into districts based on primary uses**
- **Can establish an ideal property size for each district**
- **Provides for setbacks based on ideal property size**
- **Places every property into a district using a Map**

What is Comprehensive Rezoning?

- A review of the entire Zoning Code – text and map
- Any member of the public can request text changes
- Any property owner can request new zoning district

Why now?

- **Follows adoption of a new Comprehensive Plan**
- **Kent County adopted new Comp Plan in April 2018**
- **Kent County's last major update completed in 2002**

How is the Zoning Code being reviewed?

- A national consultant provides broad zoning expertise
- Local team manages ads, logistics, meetings, minutes
- Task Force gives both guidance and recommendations

Task Force Members

- Al Nickerson
- Bill Norris
- Bill Sutton
- Brian Greenwood
- Buck Nickerson
- Chikki Shajwani
- Cindy Genther
- Jim Saunders
- Joe Hickman
- Kim Kohl, Chair
- Pat Langenfelder
- Paul Roge
- Sam Shoge
- Tom Mason
- Tyler Brown

What is Kent County's two-part process?

1. Review zoning code text – districts and language
 2. Review zoning code map – entertain all proposals
- ⇒ Recommendations for legislative process in 2022

DRAFT Calendar

- **January – June ★**

Requests for Text changes

- **July – September**

General Text review

- **October - December**

Zoning Map changes

- **January - February**

Final recommendations

How are Members of the Public involved?

- Task Force reviews proposed requests for text changes
- **Public Forum** for public comment on requests received
- Task Force makes general recommendations on requests
- **Public Form** for public comment on recommendations

Tonight's PUBLIC FORUM

- Requests for Text Changes submitted by Public
 - January 14 Agenda
- Requests for Text Changes submitted by Task Force
 - April 14 Agenda

Thank you!

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