

Economic Development Commission

The County Commissioners of Kent County

400 High Street, 3rd Floor

Chestertown, MD 21620

Audio Recordings of the Economic Development Commission meetings can be found at <https://www.kentcounty.com/economic-development/board-meetings> click on the ‘Audio Recordings Tab’.

August 7, 2019

Commission Members Present: Jim Luff, Cindy Genther, Kate Gray, Rob Thompson, and Dick Story

Commission Members Absent: Tracey Williams and Aaron Bramble

Also in Attendance: Bob Jacobs, County Commissioner; Shelley Heller, County Administrator; Stephanie Jones, Acting Director, Planning, Housing, and Zoning; Jamie Williams, Director, Economic Development; and Emily McCoy, Assistant, Economic Development

At 3:01 p.m. Mr. Luff called the meeting to order. Mr. Luff requested a motion to approve the minutes from the July 3, 2019, meeting. On motion by Mr. Story and seconded by Ms. Gray, the Commission unanimously approved the minutes from the July 3, 2019, meeting.

Ms. Jones shared the following updates:

- The Planning Commission met on Thursday, July 11 and reviewed the following:
 - A request for a variance from the 100-foot Stream Protection Corridor (SPC) to construct a 1,705 square foot accessory building with a 660 square foot concrete pad, which includes a 208 square foot covered porch, that will be partially located within the SPC. The Planning Commission made a favorable recommendation to the Board of Appeals. The Board of Appeals granted the variance.
 - A request for a variance of the setback requirements to enable construction of a manure storage building on a 280.31-acre farm located on Speer Road. The Planning Commission made a favorable recommendation to the Board of Appeals. The Board of Appeals granted this variance on Monday July, 15th.
 - The County Commissioners requested site plan review to redevelop the Worton Maintenance Facility. The County Commissioners requested combined concept review and preliminary site plan approval to construct two new 60-foot by 100-foot buildings to include a maintenance building and storage building. The County Commissioners continued to request final site plan approval for Phase I of this project to include construction of the proposed maintenance building. The existing former skating rink will be razed, but the existing maintenance and storage building will remain. Phase II of this project, which will be forthcoming, will include the request for final site plan approval for the 60-foot by 100-foot storage building in place of the existing skating rink (to be removed in Phase I).
 - The Planning Commission granted combined concept review and preliminary site plan approval to construct two new 60-foot by 100-foot buildings to include a maintenance building and storage building. The Planning Commission continued to approve final site plan approval for

Phase I of the Worton Project including construction of the proposed maintenance building contingent upon the signature and recordation of the Forest Conservation Declaration that is located in Worton Park. All requirements have been met and building permits have been submitted for review.

- Chester River Properties' location outside of Millington, along Route 301 and 291 have submitted a site plan review to renovate the existing building and operate a service and sales business out of this location. The type of business and sales has not been addressed. The applicants have not indicated that they are moving forward to review by the Planning Commission in September.
- The Maryland Court of Appeals has ruled that local land use is preempted by state law over the siting of large-scale solar facilities. The Court determined this decision in the *Board of County Commissioners of Washington County v. Perennial Solar, LLC*. The Maryland Public Service Commission (PSC) has the final say on the location of solar projects that require a Certificate of Public Convenience and Necessity (CPCN), not taking local land use ordinances into consideration.
- CENSUS 2020 has begun and the County has established a Complete Count Committee.
- The Planning Commission meeting for August was cancelled due to no applications.
- The County Commissioners held a public hearing on August 6, 2019 for the "animal shelter" text amendment. This would include animal shelters as a permitted use in the AZD, CC, and I zoning districts. A vote will be taken at the August 20th meeting.
- The County Commissioners will hold a public hearing on August 20th for CHR Bill No. 5-2019 for the increase in the size limit put on structures for buying, processing, and sale of farm products.

Shawn Landgraf, CEO, Jude Desiderio, National Sales, and Taylor Martin, National Industrial Production, from Universal Hemp shared information about the industrial hemp industry and the company's expanding operations on the Eastern Shore of Maryland and Delaware. The Hemp Industry has grown from \$2 billion to \$23 billion in 4 years.

Steve Meehan, Principal, Talbot Road, LLC introduced the Radcliffe Center Development project to the commission that began in 2006. The Radcliffe Center Development is a 200-unit rental apartment project. Mr. Meehan gave a project overview and has asked the Commission to consider a recommendation for a tax abatement on the development. The Commission agreed to meet on September 4, 2019 at 2:00pm to consider the request and discuss further.

Jamie Williams shared the policy and procedure for the Nominating Committee would be presented to the Commission members at the September meeting. Ms. Williams shared Town specific business incentive brochures have been completed and delivered to Rock Hall, Galena, Betterton, and Millington. The Chestertown brochure is the final one to be completed. Ms. Williams shared that she is part of the 2020 Census Complete Count Committee for Kent County and that she will be looking for support from the commission members.

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Ms. McCoy presented the quality of life webpage on the Kent County website. Ms. Williams shared that many of the banner ads link back to this page, sharing information important to attracting residents to Kent County.

Tracey Williams indicated her desire to continue to serve on the commission. Motion was made by Mr. Story, seconded by Ms. Gray, and carried unanimously to recommend appointment of Ms. Williams to a 3-year term to the County Commissioners. Ms. Williams will forward the recommendation to the Commissioners'. Ms. Heller offered the option to amend the by-laws to make the public education member an ex-officio designation, eliminating term limits.

There being no further business, a motion was made by Ms. Gray, seconded by Ms. Genter and carried unanimously to adjourn the meeting at 4:42 pm. The Commission agreed to meet again on Wednesday, September 4, 2019, at 3:00 pm in the Commissioners' Hearing Room.

Respectfully Submitted,

Jamie L. Williams
Director