

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’.

October 9, 2019

Commission Members Present: Jim Luff, Cindy Genter, Kate Gray, Rob Thompson, Tracey Williams, Dick Story, and Aaron Bramble

Commission Members Absent:

Also in Attendance: Bob Jacobs, County Commissioner; Mike Spears, Director, Dorchester County Department of Finance; William Mackey, Director, Planning, Housing, and Zoning; Mike Moulds, Director, Public Works; Patricia Merritt, Director, Finance; 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 September 4, 2019 meeting. On motion by Mr. Story and seconded by Ms. Gray, the Commission unanimously approved the minutes from the September 4, 2019 meeting.

Mr. Spears presented an overview of the ‘Sprinkler Tax Credit’ implemented in Dorchester County. A \$5,000 tax credit, up to 3-years and the primary requirements were to include a complete automatic fire protections sprinkler system, the property be used as a primary residence, and construction completed within a specific time frame. There was no direct correlation to increase in housing units and the tax credit. The legislation was extended by the Dorchester County Council until June 30, 2022. After discussion amongst the commission members and meeting attendees, a motion was made by Ms. Genter to draft legislation that matches Dorchester County for Kent County to present to the Commissioners for consideration. The motion was seconded by Mr. Thompson, and unanimously approved.

Babatunde Asere, ICF Consultant, shared information about the Delmarva Power Empower Program for businesses. Mr. Asere gave program history, project examples, and future initiatives. The Delmarva Power programs will be added to the incentive’s webpage of the County website.

Mr. Mackey shared the following updates from planning, housing, and zoning:

- On September 4, 2019, the Planning Commission recommended approval of two, proposed Agricultural Preservation Districts (described further below). The Planning Commission also recommended approval with conditions of a proposed site plan for Chester River Properties, LLC, at 31787 River Road, which included renovation of two existing buildings (7,437 square feet and 4,908 square feet). The Planning Commission

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requested that the outdoor storage area be resubmitted for approval when the use is known, since it would serve as a display space, and the use of the property would then determine what was to be displayed and would be visible to the public from the road. The Commission also recommended denial of the setback variance for a waste management structure to the Board of Zoning Appeals (see also below).

- On September 16, 2019, the Board of Zoning Appeals voted to extend the special exception for ten years for the pistol and rifle range located at Alexander Sporting Farms, LLC, at 13503 Alexander Road. The Board denied two proposed variances for setbacks at Plain View Farms, LLC, in the Agricultural Zone District, due to no practical difficulty being shown. The variances requested were a 125-foot front setback and 30-foot side setback, where 600 feet are required.
- On September 17, 2019, the Commissioners unanimously approved scheduling and advertising of the public hearings for the establishment of Agricultural Preservation Districts on the farm of Eric and Constance Zeist, located on Flatland Road, and on the farm of Work Schrodell Family, LP, located at 32909 Maryland Line Road.
- In September, there were three, new single-family residences completed. There was an office replacement at 102 Brickyard Road, where a 16,000 square-foot addition is also being planned.
- The Planning Commission and the Board of Zoning Appeals will not meet in October. There are no items currently scheduled on their agendas.

Jamie Williams welcomed Brendan Jones, Washington College, Student member and shared the Innovation Intern for the Fall 2019 semester was in the process of completing pre-employment requirements. Ms. Williams shared the importance of the 2020 Census and updated the commission members on the department's marketing initiatives.

Ms. McCoy demonstrated the transportation resource webpage and gave an update to the commission on the efforts of the Transportation Task Force for Kent County including surveys and signage.

There being no further business, a motion was made by Mr. Story, seconded by Ms. Williams and carried unanimously to adjourn the meeting at 4:49 pm. The Commission agreed to meet again on Wednesday, November 6, 2019 at 3:00 pm in the Commissioners' Hearing Room.

Respectfully Submitted,

Jamie L. Williams
Director