



Agriculture Advisory Commission
Department of Planning, Housing, and Zoning

MINUTES
November 26, 2024
10:00 a.m.

Video recordings of the Kent County Planning Commission meeting are available online for viewing on the County's YouTube channel at <https://www.youtube.com/@kentcountygovernment2757> .

The Kent County Agriculture Advisory Commission met in regular session on Tuesday, November 26, 2024, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. Members of the public were invited to attend in person or via conference call.

The following members were in attendance: Chair Jennifer Debnam, Buddy Cahall, Valerie Mason, Sean Jones, and Jeff Pettitt (all members attended remotely).

Also present were Bill Mackey, AICP, Director; Carla Gerber, AICP, Deputy Director; Robert Tracey, AICP, Associate Planner; and Tyler Arnold, GIS Specialist, serving as Clerk (all were present in the Hearing Room).

Representatives for Wicomico Hunt Club included Genevieve H. R. Macfarlane, Esq., Partner with Stevens Palmer, LLC; and Ed Fry, Master of Foxhounds (both attending remotely).

The Chair called the meeting to order at approximately 10:05 a.m.

GENERAL DISCUSSION

24-57 Wicomico Hunt Club, Inc. – Zoning Text Amendment Rec to CCs
Adding Dog Kennels, Fox Hunting Club as a permitted use on farms in RCD

Ms. Gerber presented the staff report, noting that the Wicomico Hunt Club has submitted a zoning text amendment to include Dog Kennel, Fox Hunting Club, as a permitted by right use on farms in the Resource Conservation District and to add a definition of Dog Kennel, Fox Hunting Club to the Land Use Ordinance. Staff recommended that the use be categorized as an accessory use on farms in RCD and not a principal use and that the use be conditioned so that (1) kennels are 200 feet from any side or rear lot line or in an existing building; (2) waste is properly managed; and (3) the fox hunting club is a member of the Masters of Foxhounds Association of North America (MFHA).

Mr. Mackey noted that the Planning Commission also reviewed the proposed zoning text amendment and agreed with staff's recommendation except for recommendation #3, preferring that applicants follow the standards of the MFHA but not requiring membership.

The Commission members discussed aspects of the zoning text amendment process. Chair asked the applicant for comments. The applicant was content to listen to the proceedings by the Commission.

Mr. Cahall moved to support the letter by the Planning Commission. Mr. Pettitt seconded. The motion passed unanimously.

Adopted on [INSERT DATE]

DRAFT

MINUTES

Mr. Cahall moved to approve the minutes of the meeting on October 23, 2023. Ms. Mason seconded. The motion passed unanimously.

ADJOURN

Ms. Mason moved to adjourn. Mr. Cahall seconded. The motion passed unanimously. The meeting was adjourned at approximately 10:20 a.m.

/s/
Jennifer Debnam, Chair

/s/ William Mackey
William Mackey, AICP, Director

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