



**MACLEOD**  
LAW GROUP LLC

Kyle K. Kirby, Esquire  
kkirby@mlg-lawyers.com

March 31, 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 (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 our firm represents relative to the proposed 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; and (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. Together, our clients own over 453.5 acres designated as the premier future growth and economic development area in Kent County. Enclosed, please also find the support letter of John G. and Sandra Donnelly. Please update your records to reflect our representation of these property owners and give thoughtful consideration to our proposal.

The significance of this rezoning as it pertains to our clients' land and the economic development potential for the county is immense. The County has a unique opportunity to implement the 2018 Kent County Comprehensive Plan by supporting exponential smart, innovative growth and well-planned development highly beneficial to the County and its citizens by virtue of enacting changes to the zoning code affecting these properties.

We appreciate your anticipated consideration of this matter. Should you need additional information or have any questions, please do not hesitate to contact us. Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'K. Kirby', with a long, sweeping horizontal stroke extending to the right.

Kyle K. Kirby

**John G. Donnelly  
32103 Millington Road  
Millington, MD 21651**

March 16, 2021

County Commissioners for Kent County  
c/o William A. Mackey, AICP  
Director of Planning, Housing and Zoning  
400 High Street  
Chestertown, MD 21620

Re: Proposed Text Amendment

Dear Commissioners:

Please be advised my wife, Sandra Donnelly and I are the owners of Tax Map 32, Parcels 55, and 60 being 31203 and 31205 Millington Road, Millington, Maryland consisting of a total of 36.5 acres, more or less. I am writing to express my 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 and revised March 5, 2021 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 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 our 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,

  
John Donnelly

## **Kent Mill, LLC**

5602 Baltimore National Pike, Suite 400  
Baltimore, Maryland 21228  
410-747-8000

September 29, 2020

County Commissioners for Kent County  
c/o William A. Mackey, AICP  
Director of Planning, Housing and Zoning  
400 High Street  
Chestertown, MD 21620

Re: Proposed Text Amendment

Dear Commissioners:

Please be advised that Kent Mill, LLC owns Tax Map 31, Parcel 107, 10601 Howard Johnson Road, Millington. I am writing to express my full endorsement and support of the proposed zoning text amendments which was presented by Richardson Fresh Ponds, LLC, Joseph and Ann Smith and ourselves dated September 29, 2020 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 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 our 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,



Richard J. Demmitt, Member Kent Mill,

LLC

Cc: Russell H. Richardson  
Joseph and Ann Smith

**Joseph W. Smith**  
28876 Belchester Road  
Kennedyville, Maryland 21645-3318  
410-275-1144

September 29, 2020

County Commissioners for Kent County  
c/o William A. Mackey, AICP  
Director of Planning, Housing and Zoning  
400 High Street  
Chestertown, MD 21620

Re: Proposed Text Amendment

Dear Commissioners:

Please be advised my wife, Ann Smith and I are 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 being 149.46 acres in Millington. I am writing to express my full endorsement and support of the proposed zoning text amendments which was presented by Richardson Fresh Ponds, LLC, Kent Mill, LLC and ourselves dated September 29, 2020 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 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 our 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,

  
Joseph Smith

Cc: Russell H. Richardson  
Kent Mill, LLC