

MINUTES

The Kent County Planning Commission met in regular session on Thursday, August 2, 2018, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members in attendance: Elizabeth Morris, Chairman; James Saunders; Kim Kohl; and William Crowding. Staff in attendance were: Amy Moredock, Director of Planning, Housing, and Zoning; Stephanie Jones, Environmental Planner; G. Mitchell Mowell, Planning Commission Attorney; and Tonya Thomas, Secretary.

Ms. Morris called the meeting to order at 1:30 pm.

MINUTES

The minutes of July 5, 2018, meeting, were approved as presented.

PUBLIC HEARING

18-23 Cliff Road Properties, LLC – Zoning Text Amendment – Special Exception Use in the Agricultural Zoning (AZD), Resource Conservation (RCD), Rural Character (RC), Rural Residential (RR), Critical Area Residential (CAR), Community Residential (CR) and Marine (M) Districts.

Ms. Jones gave a brief overview of the proposed amendment to the *Kent County Land Use Ordinance* Country Inn Provisions (deletion of Article VII, Section 7.16.f – Limitation of extension or enlargement of structures). The applicant further proposes to replace that standard with a requirement which addresses consistency of feature and character of any extension or enlargement of principle and accessory structures that existed prior to August 1, 1989.

Testimony from the public was offered by Miles Barnard of South Fork Studios and Cliff Road property owner; David Blitzer, Attorney; Emily McCoy, Economic Development; and Daniel C. Saunders, Attorney.

Mr. Barnard stated the Planning staff has not provided a requested list of country inns in Kent County. If staff does not know where all Country Inns are located, then he questions the method of evaluation of impacts affiliated with the proposed amendment.

Mr. Daniel Saunders stated that he represents the applicant. He questioned Mr. Barnard's ability to enter testimony, as he is being represented by legal counsel. Mr. Saunders cited his understanding of the rules of engagement which specified that those parties who have obtained legal counsel be represented directly and collectively by their attorney.

Mr. David Blitzer of HoonBlitzer & Associates, LLC stated he represents a group known as the Cliff Road Concerned Citizens to protest and object the proposed zoning text amendment. Mr. Blitzer stated that it is impossible to ignore the applicant's own expressed admission of its purpose of submitting the proposed amendment. He noted that the Planning Commission may have received correspondence in advance from the applicant's attorney and his firm; he offered letters to the Planning Commission members for their consideration, as well. Ms. Morris stated correspondence received was distributed to the Commission members. The attending members agreed they had received and read all correspondence, including Mr. Saunders' letter. Mr. Blitzer urged the members to consider comments on page two specific to Great Oak Manor's intention to expand the business. He opined that it is impossible to have a public need that provides a private benefit to one individual business. Mr. Blitzer stated that submission from the applicant is his own admission, is a well-disguised spot zoning mechanism. Ms. Morris reminded Mr. Blitzer that his testimony has been given is specific to one

applicant and that the subject and focus of comments during this public hearing must be specific to the proposed the amendment.

Ms. McCoy, Economic Development staff, read a letter of support from the Kent County Economic Director addressed to the Planning Commission and Kent County Commissioners.

Mr. Saunders responded to Mr. Blitzer's testimony and stated that his client's application does not represent spot zoning. The proposed text amendment will benefit other country inns in the County. Mr. Saunders admitted into evidence a collection of letters from other businesses in the County that support the proposed amendment. Mr. Saunders noted that every time someone applies for a text amendment, it is because that person has a reason to do so, but that does not disqualify the amendment from valid planning. He stated the Comprehensive Plan strategy to promote local, established businesses in the County supports his client's proposed amendment. This is an opportunity to help a local business and other similar businesses thrive in the community by allowing them to expand at a modest level. He added that the County should have an interest in helping these businesses to be successful (particularly event venues). The revenue from these businesses goes back into the local economy by supporting affiliated businesses and that is the public need the applicant is trying to address.

Mr. Mowell asked Mr. Blitzer if the letters he had with him today were from his clients. Mr. Blitzer stated he wanted to admit those 4 letters into evidence for the members' consideration.

There being no further questions or testimony from the audience, the Chair closed the public hearing.

APPLICATIONS FOR REVIEW:

#17-55 Creafill Fibers Corporation is requesting final site plan approval to construct shipping and receiving additions to three of their existing buildings at their facility located at 10200 Worton Road in the Third Election District. The property is currently occupied by several buildings, as well as an existing office building. The property is zoned Industrial, and the current use of the property is an industrial manufacturing facility.

Ms. Morris stated she is an adjacent property owner and that she had recused herself from previous hearings regarding Creafill Fibers Corporation. However, in light of the need to maintain a quorum at today's meeting, staff contacted the applicant and their representative, and both agreed that they were comfortable with Ms. Morris hearing their application in order to receive a final decision.

Present and duly sworn in were Kevin Shearon; DMS & Associates representing the applicant; Paleo Frantz, applicant; and Amy Moredock, Director.

Ms. Moredock gave an overview of the application and cited all applicable laws of the *Kent County Land Use Ordinance* to include Article V, Section 15.8 which establishes the Industrial Environmental Standards, to include the forest conservation and stormwater management standards; Article VI, Section 10 which establishes the standards to provide for the proper stewardship of the County's natural resources; and Article VII, Section 5 establishes the procedures and requirements for site plan review. She added that the bulk of the required standards were met during preliminary site plan approval, and that all outstanding matters have since been addressed.

Ms. Moredock stated no correspondence has been received regarding this application.

Mr. Shearon stated the sureties have been submitted; sediment and erosion control and stormwater management plans have been reviewed and approved by the Kent County Soil and Water Conservation District. He added that Mr. Mowell reviewed and approved the Forest Conservation Declaration.

Mr. Crowding asked if the trash outside was going to be removed. Mr. Frantz stated the material that is located outside is raw material and will be removed when the additions are constructed.

After much discussion and consideration of the testimony and all applicable laws, Mr. Crowding made a motion to grant final site plan approval based on the following findings of facts:

- The proposal is consistent with strategies and goals of the Comprehensive Plan.
- The proposed additions comply with setback and height requirements of the *Land Use Ordinance*.
- The performance standards have been adequately addressed in the narrative submitted by the applicant.
- The certified engineers report notes that the use will not produce undue emissions of pollutants to the waters or air of the County. The expansions will not generate glare, radioactivity, electrical interference, smoke, particulate, toxic, or odorous matter. Noise and vibrations associated with the expansions are those typically associated with industrial facilities and will be related to tractor trailers and forklifts involved in the deliveries and shipments.
- The applicant adequately addressed the explanation of materials.
- The narrative states the truck trips to the site for shipping and receiving are anticipated to decrease by three or four trips per week.
- Vehicular and pedestrian movement is adequately-addressed onsite.
- Lights mounted on the buildings will be dark sky compatible.
- Sediment and erosion control plans as well as stormwater management computations have been approved by the Soil and Water Conservation District.
- The Forest Conservation Plan has been updated and will supersede the 1994 plan, and the Forest Declaration/Agreement has been approved by the Planning Commission Attorney.
- Per Planning Commission recommendation, the applicant added to the existing afforestation area along the front of the property which extends the screening along MD Route 297.
- Sureties for forest conservation have been posted.

Ms. Kohl seconded the motion, and the motion passed unanimously.

18-47 & 18-48 The Kent County Board of Education is requesting a special exception and combined final site plan review to allow a school bus parking lot on the existing bus parking area located adjacent to the former Worton Elementary School building at 25301 Lambs Meadow Road. The bus parking is proposed on an existing asphalt parking area with a new security fence and landscaping to be installed. The 92.234-acre property is zoned Village and is located in the Third Election District.

Present and duly sworn in were Joseph Wheeler; the applicant; and Ms. Moredock, Planning Director.

Ms. Moredock gave an overview of the application and cited all applicable laws of the *Kent County Land Use Ordinance* to include Article V, Section 7.3 which identifies a school bus parking lot as a special exception use on the Village District; Article VII, Section 2 which outlines general special exception standards; Article VII, Section 7.3 which outlines specific special exception standards for school bus parking lots; and Article VI, Section 5 which outlines the procedures and requirements for site plan review.

Ms. Moredock stated that no correspondence has been received regarding this application.

Mr. Wheeler stated there is an updated site plan which reflects a revised turning radius on the south side of the parking lot, as suggested by the County Public Works Director. The Citizen Participation meeting was held 1 August at the Kent County High School. Citizens were concerns related to the location that was chosen by the Board and to fact that access would be cut off between the Elementary School and the High School.

Ms. Morris asked for clarification regarding the traffic circulation. Mr. Wheeler stated the buses will enter and exist through the Kent County High School entrance off MD Route 298.

Mr. Crowding asked how long the buses must sit and idle. Mr. Wheeler stated that the buses are powered by Cummins Engines and must warm up for about 15 minutes.

Mr. Crowding asked if the proposed gate will stay open during the day. Mr. Wheeler stated the gate will always be locked and necessary personnel will have a key.

Ms. Kohl asked who would enforce the noise control policy. Mr. Wheeler stated all bus drivers have a 15-minute pre-trip bus check in the mornings. Upon arrival the driver will start the engine and complete his walk-around/pre-trip check that takes 15 minutes.

Mr. Saunders asked what would happen to the bus parking if the Board of Education decides to move to the Worton Elementary School. Mr. Wheeler stated the plan will be to incorporate the buses into any future plans for that building and to keep the buses on the property.

Testimony was offered by Sara Mathilda Williams Wessel, a resident of Worton. She expressed concerns about the locked gate that is proposed and stated the location is frequently used by Kent County Emergency Services and Medivac. She added that this parking area is also used for overflow parking during High School events such as graduations or games.

Mr. Wheeler stated the gate will have a Nox Box to which emergency service personnel will have access. The Nox Box contains a key to unlock the gate. Employees will have a key to the gate, as well.

Ms. Wessel stated if an accident were to occur on MD Route 298, the bus parking and fence would seriously reduce the egress from the High School area. Mr. Wheeler stated citizens were told at the Citizen Participation meeting there is an alternate exit across the driving range behind the school that proceeds through the Worton Park behind the Community Center.

Ms. Wessel stated the site plan addresses 15 or 16 buses which is only half of the total county fleet. The proposed parking area does not allow for additional buses in the County should the county need more in the future. Mr. Wheeler quoted the Board who stated there were no plans to purchase additional buses. Mr. Wheeler further stated the County is not interested in purchasing or subcontracting additional buses.

After much discussion and consideration of all applicable laws, Mr. Crowding made a motion to send a favorable recommendation to the Board of Appeals for a special exception to allow a school bus parking lot on an existing parking lot at the Worton Elementary School and based on the following findings of fact:

- The proposal is consistent with many comprehensive plan strategies relative to the maintenance and upgrading of existing educational facilities and programs.
- The proposed school bus parking plan is not located in a floodplain.
- The plan is for school bus parking only. Fueling and major repairs will not be done on site. The

closest dwelling is located approximately 300 feet from the proposed parking area.

- The area will be designated for school bus parking. There will not be any storage of materials or products outside.
- All county-owned vehicles are registered with the MVA and currently up to date. Any privately-owned busses parking onsite will likewise be registered with the MVA.
- The entrance and exit of the parking lot is the same entrance and exit that was used when the facility was open as a school. MD State Highway Administration has determined that all access roads are capable of handling the traffic generated and that a safe route for school buses traveling to and from the facility is provided. The amount of traffic generated will not be much more than previously encountered during the school year.
- The entire proposed parking area is currently paved. There are no current plans for expansion of the parking area.
- The applicant has submitted a landscape plan to provide screening from adjacent properties and public roads.
- Adequate restroom facilities shall be provided in the former elementary school which is currently served by County water and sewer.
- The Worton Campus is characterized by the former Worton Elementary School building, Kent County High School and affiliated athletic fields and buildings, and the County small scale solar energy system. The 92-acre property fronts on both MD Route 298 and MD 297 and converges on Catts Corner. The site may be accessed via entrances on both roads; however, the Board of Education proposes access to and from the parking area at the MD Route 298 entrance only. Vehicular flow within the site between all buildings and areas is clearly delineated.
- School buses will enter and exit the proposed parking area via MD Route 298 through the proposed gate that will be located in between the former Worton Elementary School and Kent County High School. Traffic patterns within the site and onto MD Route 298 remain consistent with historic uses.
- The proposed parking lot will have no negative impact on community facilities and services, and is, in fact, meant to provide a community service.
- The proposed school bus parking lot will not have a negative impact on existing landmarks and natural features, as it is proposed within an existing developed area which has been used historically for school bus parking (albeit not for overnight parking, but for loading and unloading of pupils).
- The Board has noted that between 16 and 20 employees will access the site Monday through Friday between 5:30 am and 5:30 pm.
- The Board will implement and enforce a policy which limits school bus preparation (engines running) to 15 minutes prior to the morning and afternoon trips.
- This proposal is consistent with the intent of the Ordinance, as amended in April 2018, including the Village District design and environmental standards.

Ms. Kohl seconded the motion, and the motion passed unanimously.

Mr. Crowding made a motion to grant Preliminary/Final Site Plan approval contingent upon the Board of Appeals approval of the special exception for school bus parking onsite based on the following findings of fact:

- The proposal is consistent with the following Comprehensive Plan strategies: maintain and upgrade existing educational facilities and programs and involve County citizens in planning for facilities and programs.

- This proposal represents minor impact on the community, as no expansion of the existing parking area is proposed and as this parking area is located within a developed campus. The Commission, therefore, supports the combination of the concept, preliminary, and final site plan review.
- The Board of Education held a Citizen Participation meeting at the Kent County High School on Wednesday, 1 August 2018.
- The proposal is consistent with and conforms with the applicable provisions of the Ordinance.
- MD State Highway Administration has determined that all access roads are capable of handling the traffic generated and that a safe route for school buses traveling to and from the facility is provided. The amount of traffic generated will not be much more than is previously encountered during the school year.
- The Board of Education proposes access to and from the parking area at the MD Route 298 entrance only. Vehicular flow within the site between all buildings and areas is clearly delineated. School buses will enter and exit the proposed parking area through the proposed gate that will be located in between the former Worton Elementary School and Kent County High School. Traffic patterns within the site and onto MD Route 298 remain consistent with historic uses. Traffic patterns within the parking area have been delineated on the landscape plan.
- The parking area is clearly delineated; access for emergency vehicles has also been delineated.
- The turning radius on the south side has been adjusted per suggestion by the County Public Works Director.
- The existing lighting mounted on the former elementary school is sufficient, and the Board does not intend to install additional lighting onsite.
- Both the Health Department and SHA have reviewed and approved the proposal. The facilities within existing building provide employees with adequate access to water and sewerage and allocation for both are in place onsite.
- The proposal includes school bus parking only. Fueling and major repairs will not be done on site. The closest dwelling is located approximately 300 feet from the proposed parking area. In order to adequately address protection of abutting properties from undue disturbance, the Board will implement and enforce a policy which limits school bus preparation (engines running) to 15 minutes prior to the morning and afternoon trips.
- No vegetation will be removed; a landscape plan has been provided which provides adequate screening (in excess of the 10% requirement within parking areas).
- The proposed school bus parking area is located upon an existing bus loading and unloading area. That location meets setback requirements and is located within the technical side yard of this property which is a corner lot fronting on two public roads.
- Other than “No Trespassing” signage, no further identification signage is proposed.
- Sureties for the landscape plan are not applicable.

Mr. Saunders seconded the motion, and the motion passed unanimously.

18-39 Jeffrey S, Pettitt requests special exception and site plan review for poultry houses on a parcel where the owner cannot handle the waste generated by the poultry houses. The property is currently owned by John H. Krastel, et ux., but it is subject of a minor subdivision which will result in the creation of a 107.936-acre lot on which an existing poultry operation is situated. Mr. Pettitt is the contract purchaser. The property is located on Lynch Road and is zoned Agricultural Zoning District, AZD, and located in the Second Election District.

Because the Krastels are now subdividing the poultry operation from their 298-acre farm, the contract-purchaser must comply with the AZD poultry house provisions. Mr. Pettitt is purchasing the proposed 107.936-acre lot and owns no additional land in Kent County. He, therefore, seeks a special exception in accordance with those special and general provisions.

Present and duly sworn in were Jeffrey Pettitt, applicant, and Amy Moredock, Director.

Ms. Moredock gave an overview of the application and cited all applicable laws of the *Kent County Land Use Ordinance* to include Article V, Section 1.3.18 which identifies poultry houses on parcels where the landowner cannot handle the waste generated by the poultry houses as a special exception use; Article VII, Section 7.36 establishes specific standards for poultry houses on parcels where the landowner cannot handle the waste generated by the poultry house ; Article VII, Section 2 which establishes general special exception standards; and Article VI, Section 5 which outlines the procedures and requirements for the site plan review.

Ms. Moredock stated that no correspondence has been received regarding this application. She added that the Department has not received complaints about this operation since its construction in 2014.

Mr. Pettitt gave an overview of the current operation, noting that there are no changes to be made. The operation is going to continue to operate in the same matter it has always been ran. Mr. Pettitt stated he will be living on the poultry farm.

Testimony was offered by Ken Fry, Chief Operating Officer of Willard Agri-Service, and Shannon Willis and Eric Brice, adjacent property owners.

Mr. Fry stated he supported the Pettitt's special exception request. The operation is a very nice one that is "out of sight and out of mind." The only concern he raised was specific to maintenance of the access road. Ms. Moredock stated the road is platted on the minor subdivision plan, and there is a Road Maintenance Agreement executed and recorded in the Land Records specific to that private road.

Ms. Morris asked where the birds would be going when they left the farm. Mr. Pettitt stated the birds are shipped to Lower Delaware.

Ms. Willis asked if there were plans for expansion. Mr. Pettitt stated there are no plans to expand at this time. Mr. Brice asked about the waste that is generated and the health problems that waste may pose. Mr. Pettitt stated that the farm is going to be operated as it has been operating in the past and that the carcasses of the deceased chickens are frozen and removed from the site.

After much discussion and consideration of the testimony and all applicable laws, Mr. Crowding made a motion to send a favorable recommendation to the Board of Appeals to allow poultry houses on parcels where the owner cannot handle the waste generated contingent upon the completion of the stormwater management construction onsite. Mr. Crowding motioned based on the following findings of fact:

- Conforms with the Comprehensive Plan and, where applicable, the Village Master Plan.
- All buildings and waste management structures are located between 600 feet and 2,40 feet from all property lines.
- The operation will be managed according to waste and nutrient management plan approved by the Natural Resources Conservation Service, the University of Maryland Extension Service, and the Kent County Health Department. There has been no history or indication that phosphorus is a problem or is likely to become a problem.

- Sediment and stormwater management plans have been approved by the appropriate agency. Kent Soil and Water Conservation District staff has requested that the stormwater conveyances be reconstructed to meet the stormwater requirements per the as-built survey submitted by the MDA/KSWCD staff. The resolution of this matter is expected prior to the 20 August 2018 Board of Appeals meeting.
- The proposal is consistent with many comprehensive plan strategies relative to supporting efforts to encourage young farmers to continue the County's agricultural tradition; supporting agriculture as a permanent and preferred land use; and promoting Kent County as an agriculturally-friendly country.
- No part of the operation is located within the floodplain.
- The applicant has provided a Comprehensive Nutrient Management Plan that demonstrates the poultry houses will be operated in a safe and environmentally sound manner and will not create a hazard to the surrounding area and waterways. The Plan is dated June 2018 and is on file in the Department.
- The existing poultry operation has been located on this site since 2014. The applicant does not propose to change the nature of the operation by adding buildings or poultry houses at this time.
- The property is currently improved with 2 agricultural buildings, 1 mobile home (farm employee), 6 poultry houses, 2 manure buildings, and a pumphouse. The poultry operation is not visible from the properties located to the east due to the location of a wooded blue line stream along the south and east of the parcel. While the operation is visible from MD Route 298, it is not clearly visible from offsite views to the west and south due to the natural elevation of the land in this area.
- According to the applicant's narrative (attached), traffic patterns will remain unchanged from those currently needed to operate the farm.
- The Property is adjacent to the Village of Lynch and located behind Willard's Agri-Service; otherwise, the property is surrounded by agricultural land to the north, east, and south, with an area of Community Residential located to the south-east in the community of Bigwoods. The parcel is currently framed by a wooded blue line stream along the south and east.
- The operation is located approximately 3,000 feet to the west of Lynch Community Church, which would be the closest place of gathering if it were operating. Since it is not, the closest public structure is the New Christian Chapel of Love in Bigwoods located over 1 mile to the south of the operation. The operation is located approximately 1,500 feet from the closest dwelling which is located at the end of Chickadee Lane. Willard's Agri-Service is located approximately 1,700 feet to the west of the poultry operation.
- During the Minor subdivision application process, the Krastels sent letters to County agencies requesting statements of impact of the proposed subdivision (and use onsite). The Kent County Sherriff's Department and the County Office of Emergency Services documented no undue impact of the project on community facilities and services.
- There are no changes to the existing operation proposed by Mr. Pettitt. Therefore, there should be no undue impact on cultural and historic landmarks, significant natural features and trees.

Ms. Kohl seconded the motion, and the motion passed unanimously.

Mr. Crowding made a motion to grant Preliminary/Final Site Plan approval contingent upon Board of Appeals approval of the special exception for poultry houses on parcels where the owner cannot handle the waste generated based on the following findings of fact:

- The proposal is consistent with many comprehensive plan strategies relative to supporting efforts to encourage young farmers to continue the County's agricultural tradition; supporting agriculture as a permanent and preferred land use; and promoting Kent County as an agriculturally-friendly country.

- Since this special exception application involves an existing poultry operation which is subject of a pending minor subdivision application, the Commission finds that the subdivision plat affiliated with that application suffices for the purposes of ensuring that this project complies with both the Comprehensive Plan and Land Use Ordinance standards.
- The applicant's Citizen Participation consisted of direct contact with neighboring properties.
- The proposal is consistent with and conforms with the applicable provisions of the Ordinance.
- The subdivision plat clearly identifies all structures and success points among the structures of the poultry operation. The applicant addressed provisions for off-street loading and unloading of vehicles incidental to the normal operation of the poultry farm.
- The operation will be managed according to a waste and nutrient management plan approved by the natural Resources Conservation Service, the University of Maryland Extension Service, and the Kent County Health Department. There has been no history or indication that phosphorous is a problem or is likely to become a problem.
- The applicant addressed the means of poultry litter management plan. The Health Department has verified the adequacy of methods for sewage and refuse disposal onsite for the farm trailer and affiliated agricultural buildings, as well as for the subdivided parcel.
- During the minor subdivision application process, the Krastels sent letters to County agencies requesting statements of impact of the proposed subdivision (and use onsite). The Kent County Sheriff's Department and the County Office of Emergency Services documented no undue impact of the project on community facilities and services.
- Sediment and stormwater management plans have been approved by the appropriate agency. Kent Soil and Water Conservation District staff has requested that the stormwater conveyances be reconstructed to meet the stormwater requirements per the as-built survey submitted by MDA/KSWCD staff.
- The property is currently improved with 2 agricultural buildings, 1 mobile home (farm employee), 6 poultry houses, 2 manure buildings, and a pumphouse. The poultry operation is not visible from the properties located to the east due to the location of a wooded blue line stream along the south and east of the parcel. While the operation is visible from MD Route 298, it is not clearly visible from offsite views to the west and south due to the natural elevation of the land in this area.
- There are no changes to the existing operation proposed by Mr. Pettitt. Therefore, there should be no undue impact on cultural and historic landmarks, significant natural features and trees.
- According to the applicant's narrative, there should be no effect of noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties beyond that which exists under the current operation.
- Neither construction nor vegetation removal is proposed.
- The poultry operation has been in existence since 2014 and its citing is detailed in the special exception findings noted above within the applicant's narrative.
- Conformance with applicable county regulations relative citing and compatibility with the surrounding village and natural landscape is detailed in the special exception findings noted above.

Mr. Saunders seconded the motion, and the motion passed unanimously.

Due to quorum requirements the 2017 Annual Report and Cliff Road Properties, LLC proposals will be acted upon at the September 6, 2018 Planning Commission meeting.

Staff Reports

Mitch Mowell:

- A trial date in long-standing violation case has been set for September 7th.
- A trial date regarding the Bayshore Campground case has been scheduled for October 3rd.

Amy Moredock:

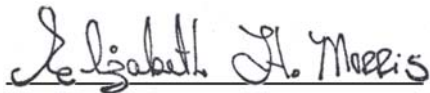
- Ms. Moredock will be attending the Summer Maryland Association of Counties conference (August 15th – 17th). The conference is focused on water quality, watershed planning, and the Phase III Watershed Implantation Plan efforts.

Stephanie Jones:

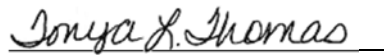
- On July 17th Ms. Jones participated in a conference call for the bi-monthly Eastern Shore Climate Adaptation Partnership (ESCAP) meeting. Discussion included how the future of ESCAP will be supported, along with Maryland HB 1350/SB1006 (Sea Level Rise Inundation and Coastal Flooding – Construction, Adaptation, and Mitigation). Part VI addresses nuisance flooding in which a local jurisdiction that experiences nuisance flooding shall develop a plan to address nuisance flooding.
- On July 30th Ms. Jones granted an administrative side yard setback variance for a replacement single family dwelling. The existing house does not meet floodplain requirements and bringing the existing house into compliance may not be supported by the existing footers, historical termite damage, and a very narrow lot. Overall the proposed dwelling is staying within the footprint of the existing house.
- Ms. Jones attend the Critical Area Commission Quarterly meeting on July 19th in which green infrastructure was the major discussion.
- A public informational meeting for the remapping of the County's Critical Area line has been scheduled for August 29th in the Commissioners Hearing Room at 6pm. Affected properties will receive notification from the Critical Area Commission prior to the meeting.

General Discussion:

There being no further business for the good of the organization, the meeting was adjourned at 3:10 p.m.



Elizabeth Morris, Chairman



Tonya L. Thomas, Clerk