



CRU Task Force AGENDA

Thursday, January 14, 2021, at 6 PM

I. Welcome and Roll Call

Al Nickerson	Buck Nickerson	Jim Rich	Pat Langenfelder
Bill Norris	Chikki Shajwani	Jim Saunders	Paul Ruge
Bill Sutton	Cindy Genter	Joe Hickman	Sam Shoge
Brian Greenwood	Doug Megargee	Kim Kohl	Thomas Mason

II. Approval of the Summary for the Task Force Meeting on December 9, 2020

III. OLD BUSINESS

A. Developing a Mission Statement – [request adoption of mission statement](#)

We value our land, our families, our neighbors, our friends, and our diverse, rural community. Kent County's history, its location, and the land itself enrich our lives and our lifestyles every day. The CRU Task Force's mission is to preserve the best of Kent County, Maryland, including prime farmland, local culture, and its small businesses, while supporting opportunities for expanding into new economies, via ~~limited~~ [innovative](#) and thoughtful changes to the County's zoning regulations that simplify regulatory processes and add new uses ~~related to~~ [including clean, green and sustainable](#) industry and housing diversity.

B. Presentation by Sean Suder on [Scope of Work](#) and [2020 Diagnostic Report](#)

C. Discussion of Schedule of Topics for CRU Task Force in Calendar Year 2021

IV. NEW BUSINESS

A. Presentation of Proposed Text Changes submitted by Members of the Public

BREAK – 15 minutes

B. Discussion of Proposed Text Changes submitted by Members of the Public

V. Public Comments

VI. Task Force Comments



List of Proposed Text Changes submitted by Members of the Public

1. Request to change *farm* definition so a shed could be built without a dwelling
2. Request to allow utility-scale energy systems in the Agricultural Zoning District
3. Request to continue to exclude data centers from Agricultural Zoning District
4. Request to create two, new floating zones to allow for (a) planned mixed-use development and (b) planned neighborhoods, including specific criteria for such designations, as well as (c) to combine the Commercial and Employment Center districts and (d) to allow residential uses in the newly combined district
5. Request to allow *truck stops, truck parking lots, gas sales, convenience stores and restaurants with or without drive-through* in the Industrial district
6. Request to consider adjacent lots under same ownership in order to meet the minimum requirements related to rules for the keeping of backyard chickens
7. Request to review lot coverage standards and other Critical Area provisions, lot line adjustments on parcels under 5 acres, and wastewater treatment
8. Request to allow Class 8 Farm Breweries in the Agricultural Zoning District
9. Request to review standards related to subdivisions accessing private roads
10. Request for modified buffer in RCD for *campgrounds*, as defined in § 2.2 (18)
11. Request to review lot sizes and required setbacks in property owner’s district
12. Request to review subdivision density standards related to zoning map request

List of Proposed Text Changes where discussion may not be required

1. Request to make no changes to the current zoning code as response on form
2. Request for increased property maintenance standards (Chestertown zoning)
3. Request to allow small businesses in accessory structure (Chestertown zoning)
4. *Principal residence as residence status* in the Rural Residential zoning district (This is Tax Office related. The property isn’t considered a principal residence.)
5. Request to recognize certain uses on land over an acre without a residence (State determines what is assessed agricultural and taxed at the value rate.)
6. Request for water and sewer service areas for lots in Village zoning district (This request is related to mapping and the Water and Sewer Master Plan.)

Please note that submitted forms will be provided to Task Force members; however, since they contain citizens’ names and property address information, the submitted forms are not being posted online. Printed copies may be requested from DPHZ.

COVID-19 Special Announcement Regarding Meeting Attendance

In response to the State of Emergency, the following options are provided for public participation in the initial Task Force meeting.

Members of the public may call in with comments, when the Chair opens the floor for comments.

To participate via Microsoft Teams:

1. Call **1-872-239-8359**
2. Enter Conference ID: 361 889 875#

To participate via the Kent County Conference Bridge phone service:

1. Call **410-810-2213**
2. Enter PIN number **55266** when prompted.

Please mute your phone / computer / or other electronic device until the Chair opens the floor in order to invite the public's comments.

The Task Force meeting is livestreamed on the County's website at: <https://www.kentcounty.com/commissioners/meeting-live-video>

To submit comments in advance of the meeting, please email your comments to compzone@kentgov.org or mail your comments to:

Bill Mackey, AICP, Director
Department of Planning,
Housing, and Zoning
400 High Street, Suite 130
Chestertown, MD 21620

Please allow time for USPS delivery, if corresponding by post.

Thank you for your participation!