

**THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND  
AGENDA**

**April 2, 2024**

6:00 PM Call to Order/Pledge of Allegiance/Moment of Silence

Meeting Announcements - LEGISLATIVE DAY - Time Is Allotted At The End Of Each Meeting  
For The Commissioners To Receive Comments From The Public

Consent Items

#1 - Regular Session Minutes, March 26, 2024

#2 - Liquor Minutes, March 26, 2024

#3 - Public Hearing Minutes, March 26, 2024

#4 - Closed Session Minutes, March 26, 2024

#5 - Chestertown Volunteer Fire Company, Raffle Only, June 17, 2024

#6 - Main Street Rock Hall, Raffle Only, August 10, 2024

Appointments

Shelly Neal-Edwards, Director, Kent County Department of Social Services

Proclamation - Kent County Child Abuse Prevention and Child Advocacy Appreciation  
Month

Legislative Session

Legislative Session Protocol

Third Reading of Code Home Rule Bill No. 3-2024 Short-Term Rental Tax

Jamie Williams, Director, Economic and Tourism Development

Code Home Rule Bill No. 3-2024 Short-Term Rental Tax

Departmental Appointments

Jamie Williams, Director, Economic and Tourism Development

Letter of Support - Washington Square Development

Bill Mackey, Director, Planning, Housing, and Zoning

A Resolution to Allow Temporary Storage Units with Certain Conditions

County Administrator

Ethics Commission

Ethics Commission Appointments

County Administrator Report

Jacob R. Day, Secretary, Maryland Department of Housing and Community Development

Letter of Thanks

Monique Upshur Davis, Pastor, Mount Olive African Methodist Episcopal Church

## Letter of Agreement

### Letters for Signature

Public Landings and Facilities Board - Citizen Interest Form

Public Landings and Facilities Board

Social Services Advisory Board - Thank You For Your Service Letter

Social Services Advisory Board

Workforce Investment Board - Citizen Interest Form

Workforce Investment Board

### Public Comment/Media Review

Procedures For Public Comment

### For Your Information

Matt Godbey, Maryland Department of the Environment

Notice of Tidal Wetlands Division Application From Wharf at Handy's Point

Carla Gerber, Deputy Director, Planning, Housing, and Zoning Notification

PHZ #24-14 Camp Fairlee - Major Site Plan Review

Carla Gerber, Deputy Director, Planning, Housing, and Zoning Notification

PHZ Notification of #23-68 KNR, Inc. Site Plan Review

Kate Van Name, Executive Director, Kent Attainable Housing

Press Release

### American Rescue Plan Act Funds

American Rescue Plan Act (ARPA) Funds Spend Plan

### Contingency Fund

Contingency and Use of Fund Balance Report

### Closed Session

Jim Miller, Director, Human Resources and Captain Allan Haniffee, Acting Warden, Kent County Detention Center

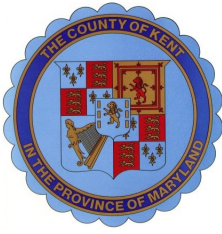
Personnel and Public Safety

The meeting was closed under the Annotated Code of Maryland, General Provisions Article §3-305 (b) (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals; and (10) To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans.

(Meetings are conducted in Open Session unless otherwise indicated. All or part of County Commissioners' meetings can be held in closed session under the authority of the MD Open Meetings Law by vote of the Commissioners. Breaks are at the call of the President. Please note that times listed for specific items on the agenda are only estimates, and that the order of agenda items may change as time dictates or allows. Meetings are subject to audio



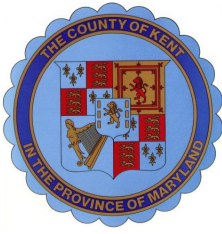
and video recordings.)



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**#1 - Regular Session Minutes, March 26, 2024  
4/2/2024  
County Commissioners Meeting**

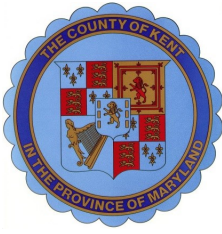
ATTACHMENTS:  
Description



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**#2 - Liquor Minutes, March 26, 2024  
4/2/2024  
County Commissioners Meeting**

ATTACHMENTS:  
Description

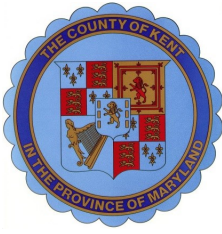


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**#3 - Public Hearing Minutes, March 26, 2024  
4/2/2024  
County Commissioners Meeting**

**ATTACHMENTS:**

Description

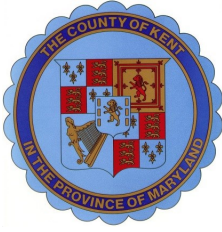


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**#4 - Closed Session Minutes, March 26, 2024  
4/2/2024  
County Commissioners Meeting**

**ATTACHMENTS:**

Description



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**#5 - Chestertown Volunteer Fire Company, Raffle Only, June 17, 2024  
4/2/2024  
County Commissioners Meeting**

**ATTACHMENTS:**

**Description**

Chestertown Volunteer Fire Co., Raffle Only Permit. June 17, 2024

Permit# 11-2024

MULTIPLE GAMING DEVICE AND RAFFLE PERMIT APPLICATION  
Pursuant to the provisions of the Annotated Code of Maryland, Criminal Law §§ 13-1701 to 13-1706.

Name of Organization: Chestertown Vol. Fire Co.  
Address of Organization: 211 Maple Ave, PO Box 294  
Telephone: (410) 778-3434  
Is the organization formed or located in Kent County? ☒ Yes ☐ No  
Does the organization serve the residents of Kent County? ☒ Yes ☐ No  
Is this organization tax exempt under the provisions of the Internal Revenue Code? ☒ Yes ☐ No  
Tax Exempt Number: \_\_\_\_\_

Person responsible for complying with permit regulations and requirements:

Name: Cindy Maris  
Address: 108 Walnut St  
E-Mail: Secretary@Chestertownvfc.com  
Telephone: (410) 708-6357

Type of permit sought: ☒ Raffle Only ☐ Combined gaming devices used in a single fund-raising event

Location address of fund-raising affair: Members sell tickets  
at various location in  
Kent County SMS

Are these premises owned, leased, or regularly occupied by the organization named above? ☒ Yes ☐ No

Date(s) of fund-raising: April 3<sup>SMS</sup> - June 17

Date and Time of Drawing: June 17, 2024 Begin at: 7:00 End at: 7:30

**If you are seeking a permit authorizing only a raffle that is not conducted in combination with other gaming activity, please sign below.**

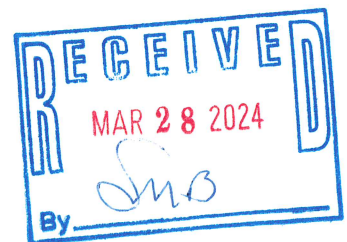
**If, however, you are seeking to conduct a fund-raiser using more than one gaming activity in a single event, please complete the following page.**

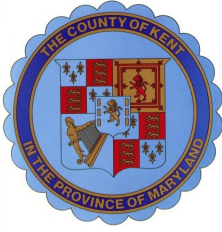
Signature of person completing this application: Cindy Maris

Please Select One:

☒ Pick Up

☐ Mail Permit (will be mailed to person responsible)





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**#6 - Main Street Rock Hall, Raffle Only, August 10, 2024  
4/2/2024  
County Commissioners Meeting**

**ATTACHMENTS:**

**Description**

Main Street Rock Hall Raffle Permit Only, August 10, 2024



Permit#

9-2024

## MULTIPLE GAMING DEVICE AND RAFFLE PERMIT APPLICATION

Pursuant to the provisions of the Annotated Code of Maryland, Criminal Law §§ 13-1701 to 13-1706.

Name of Organization: Main Street Rock HallAddress of Organization: PO Box 45 Rock Hall MD 21661Telephone: (443) 465-0681Is the organization formed or located in Kent County? ☒ Yes ☐ NoDoes the organization serve the residents of Kent County? ☒ Yes ☐ NoIs this organization tax exempt under the provisions of the Internal Revenue Code? ☒ Yes ☐ NoTax Exempt Number: 83-2278471

Person responsible for complying with permit regulations and requirements:

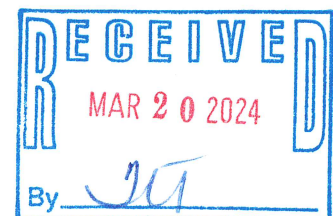
Name: Laurie WaltersAddress: PO Box 45 Rock Hall MD 21661E-Mail: lewaltel@yahoo.comTelephone: (443) 465-0681Type of permit sought: ☒ Raffle Only ☐ Combined gaming devices used in a single fund-raising eventLocation address of fund-raising affair: Town wide - Rock HallAre these premises owned, leased, or regularly occupied by the organization named above? Yes ☐ No ☒Date(s) of fund-raising: May 20 - August 10<sup>th</sup> 2024Date and Time of Drawing: August 10, 2024 Begin at: 10pm End at: 10:15pm

If you are seeking a permit authorizing only a raffle that is not conducted in combination with other gaming activity,  
please sign below.

If, however, you are seeking to conduct a fund-raiser using more than one gaming activity in a single event,  
please complete the following page.

Signature of person completing this application: Laurie Walters

Please Select One:

☐ Pick Up☒ Mail Permit (will be mailed to person responsible)

Pursuant to the provisions of the Annotated Code of Maryland, Criminal Law §§ 13-1701 to 13-1706.

Check the gaming devices to be used at this fund-raising event to award merchandise or cash prizes:

<input checked="" type="checkbox"/> Raffles	<input type="checkbox"/> Chance books	<input type="checkbox"/> Paddle Wheels
<input type="checkbox"/> Wheels of fortune	<input type="checkbox"/> Card games	<input type="checkbox"/> Lotteries

<input type="checkbox"/> Other _____
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Will this fund-raiser be managed and operated only by individuals domiciled in Kent County? ☒ Yes ☐ No

If no, please explain circumstances:

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Will alcoholic beverages be served or available for purchase at this fund-raising event? ☐ Yes ☐ No

Is the organization a religious organization? ☐ Yes ☐ No

If yes, has it conducted services regularly in Kent County for at least three (3) years? ☐ Yes ☐ No

Where are services conducted and how often? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What percentage of funds derived from the multiple gaming devices will be spent or donated to:

\_\_\_\_\_ % Civic      \_\_\_\_\_ % Charitable      \_\_\_\_\_ % Educational

Name, address and telephone of person completing application:

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( ) \_\_\_\_\_

Signature of person completing application: \_\_\_\_\_



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**Shelly Neal-Edwards, Director, Kent County Department of Social  
Services**

**4/2/2024**

**County Commissioners Meeting**

**Item Summary:**

Proclamation - Kent County Child Abuse Prevention and Child Advocacy Appreciation Month

**ATTACHMENTS:**

**Description**

04.02.24 Proclamation, Kent County Child Abuse Prevention and Child Advocacy Appreciation Month

# *Kent County, Maryland*



## *Proclamation*

### **KENT COUNTY CHILD ABUSE PREVENTION AND CHILD ADVOCACY APPRECIATION MONTH**

***APRIL 2024***

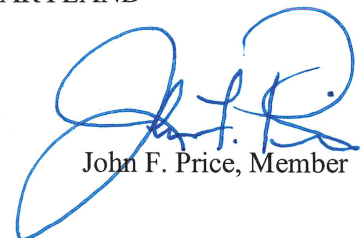
- WHEREAS,** Kent County's future quality of life depends on the safe and healthy development of children residing in communities across our County; and
- WHEREAS,** Kent County seeks to raise awareness of child abuse prevention and support for children who have suffered abuse; and
- WHEREAS,** Kent County Child Advocacy Center reports that more than 30 of the youngest and most vulnerable citizens seek support each year for abuse through our child advocacy center; and
- WHEREAS,** Effective child abuse prevention and support efforts to child victims and families succeed because of partnerships created among local law enforcement, human service agencies, legal experts, health care providers, mental health experts, and other agencies dedicated to improving the lives of children; and
- WHEREAS,** Maryland has adopted laws to protect child victims' rights and provide essential services, our public and private sectors must continue to work cooperatively to maintain and improve programs and legislation that will benefit these youngest and most vulnerable victims; and
- WHEREAS,** Kent County calls on all citizens, community agencies, medical and mental health providers, elected officials, schools, and businesses to increase their collaboration with Kent County Child Advocacy Center in support of child victims of maltreatment, and to prevent child abuse and strengthen the community in which we live;

**NOW, THEREFORE, WE, THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND,** do hereby proclaim April 2024, as "**Child Abuse Prevention and Child Advocacy Center Appreciation Month**" in Kent County, and recognize and acknowledge the importance of bringing awareness to our community.

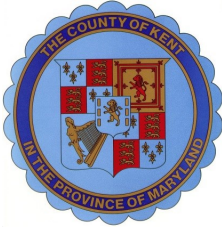
THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND

  
Ronald H. Fithian, President

  
Albert H. Nickerson, Member

  
John F. Price, Member

April 2, 2024



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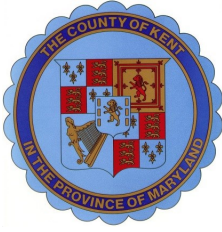
## **Legislative Session Protocol 4/2/2024 County Commissioners Meeting**

### **Item Summary:**

Third Reading of Code Home Rule Bill No. 3-2024 Short-Term Rental Tax

### **ATTACHMENTS:**

Description



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**Jamie Williams, Director, Economic and Tourism Development**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

Code Home Rule Bill No. 3-2024 Short-Term Rental Tax

**ATTACHMENTS:**

**Description**

03.26.24 CHR 3-2024 Short-Term Rental Tax Cover Sheet, 3rd Read and Vote

CHR Bill No. 3-2024 Short-Term Rental Tax DRAFT Legislation



## CHR Bill 3-2024 Short-Term Rental Tax, 3rd Read and Vote



THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND

March 5, 2024  
Legislative Session Day

Legislative Session Day  
March 5, 2024

CODE HOME RULE  
BILL No. 3-2024

INTRODUCED BY: Ronald H. Fithian, President of the Board of County Commissioners for Kent County, Maryland.

**AN ACT concerning Chapter 152 Taxation, Article III Hotel Rental Tax.**

**FOR the purpose of ensuring equal treatment of all transient lodging including short-term rentals.**

**BY repealing Chapter 152 Taxation, Article III Hotel Rental Tax, and reenacting with amendments Chapter 152 Taxation, Article III Short-Term Rental Tax herein.**

THE COUNTY COMMISSIONERS OF KENT COUNTY

\_\_\_\_\_  
Ronald H. Fithian, President

INTRODUCED, read first time, March 5, 2024, ordered posted and public hearing scheduled on March 26, 2024, at 10:00 a.m. in the County Commissioners Hearing Room, R. Clayton Mitchell, Jr., Kent County Government Center, 400 High Street, Chestertown, Maryland.

By Order of:

\_\_\_\_\_  
Sondra M. Blackiston, Clerk

**PUBLIC HEARING**

HAVING been posted and notice of time and place of hearing and copies having been made available to the public and the press, a public hearing was held on March 26, 2024. Reported favorably [with] [without] amendments; read second time and ordered to be considered on April 2, 2024, a legislative session day.



**A BILL ENTITLED CHR 3-2024 SHORT-TERM RENTAL TAX**

**SECTION 1. NOW THEREFORE BE IT ENACTED BY THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND that Chapter 152, Taxation** is hereby amended by repealing Chapter 152 Taxation, Article III Hotel Rental Tax, and reenacting with amendments Chapter 152 Taxation, Article III Short-Term Rental Tax herein.

**ARTICLE III**  
**~~Hotel~~ SHORT-TERM Rental Tax**

**§ 152-16 Establishment AND DEFINITIONS.**

The Board of County Commissioners may impose, by resolution, a tax on a transient charge paid to a ~~hotel~~ **SHORT-TERM RENTAL** located in Kent County as authorized by and consistent with the provisions of the Annotated Code of Maryland, ~~Article 24, Title 9, Subtitle 3, Part 4~~ **LOCAL GOVERNMENT ARTICLE § 20-403.**

**AS USED IN THIS ARTICLE, THE FOLLOWING WORDS HAVE THE MEANING INDICATED:**

**A. “SHORT-TERM RENTAL” MEANS AN ESTABLISHMENT THAT OFFERS SLEEPING ACCOMMODATIONS FOR COMPENSATION AS DEFINED IN THE ANNOTATED CODE OF MARYLAND, LOCAL GOVERNMENT ARTICLE § 20-401 AND 152-16 OF THIS CODE.**

**1. “SHORT-TERM RENTAL” INCLUDES, BUT IS NOT LIMITED TO:**

- (A) AN APARTMENT;**
- (B) A COTTAGE;**
- (C) A HOSTELRY;**
- (D) A HOTEL**
- (E) AN INN;**
- (F) A MOTEL;**
- (G) A ROOMING HOUSE;**
- (H) A TOURIST HOME;**
- (I) A RESIDENTIAL RENTAL, INCLUDING THOSE FACILITATED BY A HOSTING PLATFORM OR BOOKING SERVICE, OR**
- (J) AN OUTDOOR RETREAT**

**B. “SHORT-TERM RENTAL TAX” MEANS A TAX ON A TRANSIENT CHARGE.**

- C. **“TRANSIENT CHARGE” MEANS A CHARGE FOR SLEEPING ACCOMMODATIONS FOR A PERIOD NOT EXCEEDING 4 CONSECUTIVE MONTHS BUT DOES NOT INCLUDE ANY CHARGE FOR SERVICES OR ACCOMMODATIONS OTHER THAN SLEEPING ACCOMMODATIONS.**
- D. **“OWNER OR OPERATOR” MEANS A PERSON WHO POSSESSES OR HAS AN OWNERSHIP INTEREST IN A SHORT-TERM RENTAL OR IS ENGAGED IN THE BUSINESS OF OPERATING SHORT-TERM RENTALS.**
- E. **“COLLECTING AUTHORITY” MEANS THE COUNTY CHIEF FINANCE OFFICER.**
- F. **“COUNTY” MEANS KENT COUNTY, MARYLAND, OR THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND.**

**§ 152-17 Payment; collection; ~~distribution~~ RETURN.**

~~The procedures set forth in § 9-301 et seq of Article 24 of the Annotated Code of Maryland shall be followed. These provisions control the payment, collection, and the distribution of the taxes so collected.~~

**THE FOLLOWING PROCEDURES CONSISTENT WITH § 20-406 *ET SEQ.* OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND SHALL BE FOLLOWED.**

- A. **THE SHORT-TERM RENTAL, OWNER, OR OPERATOR SHALL GIVE A PERSON WHO IS REQUIRED TO PAY A TRANSIENT CHARGE A BILL THAT IDENTIFIES THE TRANSIENT CHARGE AS A SEPARATE ITEM FROM ANY OTHER CHARGE AND COLLECT THE SHORT-TERM RENTAL TAX FROM THE PERSON WHO PAYS THE TRANSIENT CHARGE.**
- B. **A PERSON SHALL PAY THE SHORT-TERM RENTAL TAX TO THE SHORT-TERM RENTAL, OWNER, OR OPERATOR WHEN THE PERSON PAYS THE TRANSIENT CHARGE.**
- C. **THE SHORT-TERM RENTAL TAX SHALL BE HELD IN TRUST BY THE SHORT-TERM RENTAL, OWNER, OR OPERATOR UNTIL REMITTED TO THE COUNTY AS REQUIRED BY THIS ARTICLE.**
- D. **A SHORT-TERM RENTAL, OWNER, OR OPERATOR SHALL COMPLETE, SIGN, AND FILE A SHORT-TERM RENTAL TAX REPORT, ON THE FORM AND IN THE MANNER THE COUNTY REQUIRES AND REMIT THE FULL TAX DUE ON OR BEFORE THE 21<sup>ST</sup> DAY OF EACH MONTH FOR THE PRECEDING MONTH.**

**E. THE REMITTER OF THE SHORT-TERM RENTAL TAX, FOR ADMINISTRATIVE COSTS, MAY RETAIN 1.5% OF THE GROSS AMOUNT OF SHORT-TERM RENTAL TAX COLLECTED IF, ON OR BEFORE THE DUE DATE, THE SHORT-TERM RENTAL:**

**1. FILES A COMPLETED SHORT-TERM RENTAL TAX REPORT; AND**

**2. PAYS THE SHORT-TERM RENTAL TAX TO THE COUNTY.**

**F. IF A SHORT-TERM RENTAL, OWNER, OR OPERATOR FAILS TO PAY THE SHORT-TERM RENTAL TAX AS REQUIRED ABOVE, THE SHORT-TERM RENTAL, OWNER, OR OPERATOR SHALL PAY 0.5% INTEREST ON THE UNPAID TAX FROM THE DATE WHICH THE TAX WAS DUE UNTIL THE DATE THE TAX IS PAID.**

**G. IF A SHORT-TERM RENTAL, OWNER, OR OPERATOR FAILS TO PAY THE SHORT-TERM RENTAL TAX WITHIN 1 MONTH AFTER THE PAYMENT IS DUE, THE SHORT-TERM RENTAL, OWNER, OR OPERATOR SHALL PAY A TAX PENALTY OF 10% OF THE UNPAID TAX.**

**§ 152-18 ~~Disposition of revenue~~ DISTRIBUTION AND OTHER REGULATIONS.**

~~All revenue generated to the county by this tax is to be used exclusively for economic development and tourism efforts on behalf of Kent County.~~

**A. ALL REVENUE GENERATED BY THE SHORT-TERM RENTAL TAX SHALL BE DISTRIBUTED BY THE 30<sup>TH</sup> DAY OF THE CALENDAR MONTH AS FOLLOWS:**

**1. FOR A SHORT-TERM RENTAL PROPERTY LOCATED IN A MUNICIPALITY:**

**(A) 10% TO THE GENERAL FUND OF THE COUNTY FOR THE ADMINISTRATIVE COSTS OF COLLECTION OF THE TAX; AND**

**(B) 90% TO THE MUNICIPALITY IN WHICH THE SHORT-TERM RENTAL PROPERTY IS LOCATED.**

**2. FOR A SHORT-TERM RENTAL PROPERTY LOCATED OUTSIDE OF THE CORPORATE BOUNDARIES OF A MUNICIPALITY: 100% TO THE GENERAL FUND OF THE COUNTY.**

**B. THE COUNTY COMMISSIONERS MAY ADOPT REGULATIONS CONSISTENT WITH TITLE 20 OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND TITLE 11 OF THE TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND, TO PROVIDE ORDERLY, SYSTEMATIC, AND THOROUGH ADMINISTRATION OF THE SHORT-TERM RENTAL TAX.**

**C. SHORT-TERM RENTALS AS DEFINED ABOVE IN § 152-16 A. 1., SHALL BE IN COMPLIANCE WITH ALL COUNTY AND MUNICIPAL REGULATIONS, LICENSING, AND ORDINANCES, WHERE APPLICABLE, TO INCLUDE BUT NOT LIMITED TO MEMORANDUMS OF UNDERSTANDING, FEE STRUCTURES, ADOPTED REGULATIONS, AND LAND USE ORDINANCE(S).**

**SECTION 2. BE IT FURTHER ENACTED** by the County Commissioners of Kent County that this Act shall take effect on the **1st day of July 2024.**

Read Third Time \_\_\_\_\_.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Failed of Passage \_\_\_\_\_.

By order of:

\_\_\_\_\_  
Sondra M. Blackiston, Clerk

THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND

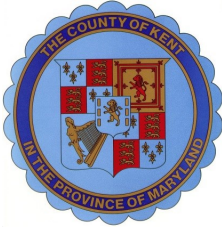
\_\_\_\_\_  
Ronald H. Fithian, President

\_\_\_\_\_  
Albert H. Nickerson, Member

\_\_\_\_\_  
John F. Price, Member

(SEAL)

ORDERED a fair summary thereof or the entire bill shall be published in at least one newspaper of general circulation in the County, not less than three times at weekly intervals within a four-week period.



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**Jamie Williams, Director, Economic and Tourism Development**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

Letter of Support - Washington Square Development

**ATTACHMENTS:**

Description

04.02.24 Azyia Ryans – DHCD, Washington Square Development Project Loan Request



**The County Commissioners of Kent County**  
Ronald H. Fithian, President | Albert H. Nickerson, Member | John F. Price, Member  
Shelley L. Heller, County Administrator | Thomas N. Yeager, County Attorney

April 2, 2024

Azyia Ryans - DHCD  
Program Associate  
Neighborhood BusinessWorks (NBW) Program  
7800 Harkins Road  
Lanham, MD 20706

Re: Washington Square Development Project Loan Request

Dear Ms. Ryans,

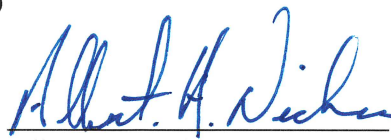
The County Commissioners of Kent County support the loan request submitted by Washington Square TIC, LLC for the Washington Square Development Project. Washington Square TIC, LLC has an excellent reputation working hand in hand with our Economic and Tourism Development Department and has been instrumental in business attraction to the Washington Square shopping center. They are responsive in replying to interested parties and work diligently to meet the needs of proposed tenants.

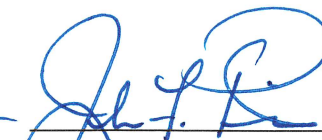
The Washington Square Development Project is situated within the sustainable community and priority funding area in the Town of Chestertown. This project aligns perfectly with one of the County's key initiatives outlined by the Kent County Economic and Tourism Development Commission, supporting a Smart Growth strategy for additional, affordable, and workforce housing. The twenty-four proposed apartment units represent a notable advancement for both the Town and County, enriching the range of available housing options.

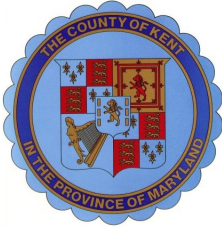
We respectfully urge your careful and favorable consideration in approving this funding request.

Sincerely,  
THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND

  
Ronald H. Fithian, President

  
Albert H. Nickerson, Member

  
John F. Price, Member



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**Bill Mackey, Director, Planning, Housing, and Zoning**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

A Resolution to instruct the Director of Planning, Housing, and Zoning to allow for the temporary placement of shipping containers, which are not addressed in, nor would be subject to, the Kent County Land Use Ordinance, specifically to allow for placement of shipping containers temporarily for storage purposes on properties in Kent County, where such containers are reasonably screened from view by users of adjacent public roadways or public parks, and for which a permit shall not be required; and extending said temporary authorization until such time as further study of storage needs and containers is undertaken.

Staff recommends approval.

**ATTACHMENTS:**

**Description**

04.02.24 Resolution 2024-04 Replacement of Certain Non-Structural Elements for Temporary Storage Containers

Novus Cover Page - Government Center

Resolution 2024-04 Temporary Storage Units



**RESOLUTION 2024-04**

**COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND**

**TEMPORARY PLACEMENT OF SHIPPING CONTAINERS**

**A RESOLUTION FOR THE PURPOSE TO INSTRUCT THE DIRECTOR OF PLANNING, HOUSING, AND ZONING TO ALLOW FOR THE TEMPORARY PLACEMENT OF SHIPPING CONTAINERS, WHICH ARE NOT ADDRESSED IN, NOR WOULD BE SUBJECT TO, THE KENT COUNTY LAND USE ORDINANCE, SPECIFICALLY TO ALLOW FOR PLACEMENT OF SHIPPING CONTAINERS TEMPORARILY FOR STORAGE PURPOSES ON PROPERTIES IN KENT COUNTY, WHERE SUCH CONTAINERS ARE REASONABLY SCREENED FROM VIEW BY USERS OF ADJACENT PUBLIC ROADWAYS OR PUBLIC PARKS, AND FOR WHICH A PERMIT SHALL NOT BE REQUIRED; AND EXTENDING SAID TEMPORARY AUTHORIZATION UNTIL SUCH TIME AS FURTHER STUDY OF STORAGE NEEDS AND CONTAINERS IS UNDERTAKEN.**

**WHEREAS**, the Board of County Commissioners of Kent County, Maryland have taken note that shipping containers are now and have been used for temporary storage on properties within Kent County, Maryland; and,

**WHEREAS**, such shipping containers cannot be categorized as buildings or structures, and as such are hereby considered to be non-structures, which are not addressed in, nor would be subject to, the Kent County Land Use Ordinance; and,

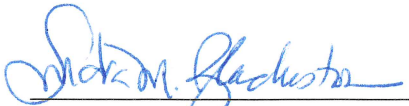
**WHEREAS** the Board of County Commissioners desires to recognize such temporary storage use of said shipping containers by the citizens, property owners, and residents of Kent County, and not to create or require an unduly burdensome process for the use of such non-structures as temporary storage units.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby instruct the Director of Planning, Housing, and Zoning to allow for the temporary placement of such containers on any land, which is located outside the 100-foot buffer of the Critical Area, and located outside the one hundred year flood plain, on a temporary basis, for storage purposes, where such containers are reasonably screened from view by users of adjacent public roadways or public parks, and for which a permit shall not be required, and;

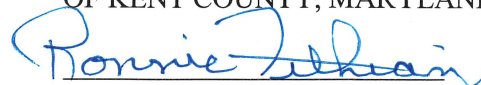
**BE IT FURTHER RESOLVED** that the Board determines that during this period of temporary authorization, additional study is needed in order to consider and address storage needs and containers.

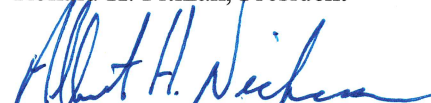
**ADOPTED** this day, April 2, 2024.

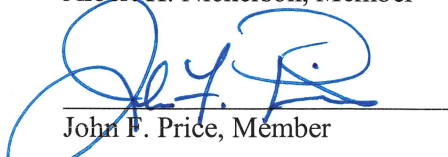
ATTEST:

  
Sondra M. Blackiston, Clerk

THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND

  
Ronald H. Fithian, President

  
Albert H. Nickerson, Member

  
John F. Price, Member





**RESOLUTION 2024-04**

**COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND**

**TEMPORARY PLACEMENT OF SHIPPING CONTAINERS**

**A RESOLUTION FOR THE PURPOSE TO INSTRUCT THE DIRECTOR OF PLANNING, HOUSING, AND ZONING TO ALLOW FOR THE TEMPORARY PLACEMENT OF SHIPPING CONTAINERS, WHICH ARE NOT ADDRESSED IN, NOR WOULD BE SUBJECT TO, THE KENT COUNTY LAND USE ORDINANCE, SPECIFICALLY TO ALLOW FOR PLACEMENT OF SHIPPING CONTAINERS TEMPORARILY FOR STORAGE PURPOSES ON PROPERTIES IN KENT COUNTY, WHERE SUCH CONTAINERS ARE REASONABLY SCREENED FROM VIEW BY USERS OF ADJACENT PUBLIC ROADWAYS OR PUBLIC PARKS, AND FOR WHICH A PERMIT SHALL NOT BE REQUIRED; AND EXTENDING SAID TEMPORARY AUTHORIZATION UNTIL SUCH TIME AS FURTHER STUDY OF STORAGE NEEDS AND CONTAINERS IS UNDERTAKEN.**

**WHEREAS**, the Board of County Commissioners of Kent County, Maryland have taken note that shipping containers are now and have been used for temporary storage on properties within Kent County, Maryland; and,

**WHEREAS**, such shipping containers cannot be categorized as buildings or structures, and as such are hereby considered to be non-structures, which are not addressed in, nor would be subject to, the Kent County Land Use Ordinance; and,

**WHEREAS** the Board of County Commissioners desires to recognize such temporary storage use of said shipping containers by the citizens, property owners, and residents of Kent County, and not to create or require an unduly burdensome process for the use of such non-structures as temporary storage units.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby instruct the Director of Planning, Housing, and Zoning to allow for the temporary placement of such containers on any land, which is located outside the 100-foot buffer of the Critical Area, on a temporary basis, for storage purposes, where such containers are reasonably screened from view by users of adjacent public roadways or public parks, and for which a permit shall not be required, and;

**BE IT FURTHER RESOLVED** that the Board determines that during this period of temporary authorization, additional study is needed in order to consider and address storage needs and containers.

**ADOPTED** this day, April 2, 2024.

ATTEST:

THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND

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Sondra M. Blackiston, Clerk

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Ronald H. Fithian, President

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Albert H. Nickerson, Member

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John F. Price, Member



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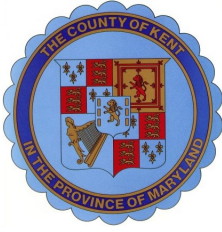
**Ethics Commission**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

Ethics Commission Appointments

**ATTACHMENTS:**

Description



---

**Jacob R. Day, Secretary, Maryland Department of Housing and  
Community Development**

**4/2/2024**

**County Commissioners Meeting**

**Item Summary:**

Letter of Thanks

**ATTACHMENTS:**

**Description**

04.02.24 Jacob R. Day, Secretary Maryland Department of Housing Support Letter



**The County Commissioners of Kent County**  
Ronald H. Fithian, President | Albert H. Nickerson, Member | John F. Price, Member  
Shelley L. Heller, County Administrator | Thomas N. Yeager, County Attorney

March 27, 2024

The Honorable Jacob R. Day, Secretary  
Maryland Department of Housing and Community Development  
7800 Harkins Road  
Lanham, MD 20706

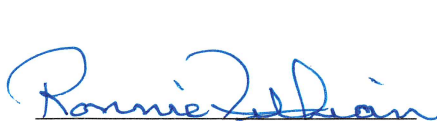
RE: Letter of Thanks, Millington Senior Village

Dear Secretary Day:

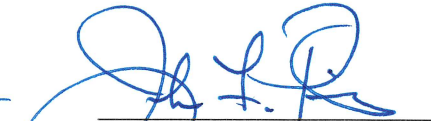
We, the County Commissioners of Kent County, want to express a hearty "thank you" for the time you and your staff have given to move the Millington Senior Village development project forward. The time that you have personally given to this project is looked at as a real game changer. Affordable senior housing is a critical need across the country, but here in Kent County, the lack of affordable and secure housing in our rural areas makes this project even more important for our community. The funding sources you have identified and committed to will provide seniors with energy-efficient housing designed to meet their needs. Senior citizens and all aspects of the community that surrounds them will greatly benefit from the State's support in completing this project. On March 26, 2024, we voted unanimously to commit \$1.6 million in funding from the Rural Maryland Economic Development Fund to this project. We look forward to working with you and your department and its partner agencies to make the Millington Senior Village development a reality.

Sincerely,

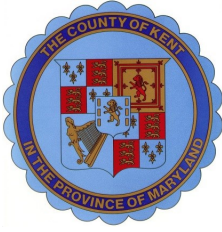
THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND

  
Ronald H. Fithian, President

  
Albert H. Nickerson., Member

  
John F. Price, Member

Cc: Susan O'Neill, Executive Director, Upper Shore Regional Council



---

**Monique Upshur Davis, Pastor, Mount Olive African Methodist  
Episcopal Church  
4/2/2024  
County Commissioners Meeting**

**Item Summary:**

Letter of Agreement

**ATTACHMENTS:**

**Description**

03.27.24 Mount Olive African Methodist Episcopal Church County Roads Waiver



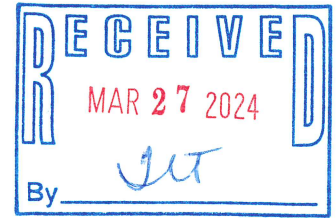
# MOUNT OLIVE AFRICAN METHODIST EPISCOPAL CHURCH

*SEEKING, SERVING, AND SHARING GOD TO GIVE HOPE, HELP, AND HEALING TO ALL!*



March 27, 2024

Ronald H. Fithian  
Kent County Commissioner  
400 High Street  
Chestertown, MD 21620



Dear Commissioner Fithian:

The Trustees of Mount Olive AME Church and myself as the chair of the Trustee Board agree for the Kent County Commissioners to repair the potholes on the church semi-circle driveway, which is used by vehicles to turnaround on route 298 in Worton.

We also ask for these repairs to be a yearly activity by the Commissioners. Thank you for your immediate consideration on this matter.

If you have any questions, please feel free to call me on my cell 302-270-7083.

In God's Service,

Monique Upshur Davis  
Pastor, Mount Olive A.M.E. Church



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**Public Landings and Facilities Board - Citizen Interest Form**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

Public Landings and Facilities Board

**ATTACHMENTS:**

Description





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**Social Services Advisory Board - Thank You For Your Service Letter  
4/2/2024  
County Commissioners Meeting**

**Item Summary:**

Social Services Advisory Board

**ATTACHMENTS:**

Description



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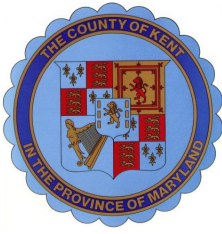
**Workforce Investment Board - Citizen Interest Form**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

Workforce Investment Board

**ATTACHMENTS:**

Description



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## **Procedures For Public Comment 4/2/2024 County Commissioners Meeting**

### **ATTACHMENTS:**

#### **Description**

04.02.24 Public Comments Sign In Sheet

Procedures for Public Comment

**PUBLIC COMMENTS  
SIGN IN SHEET  
April 2, 2024**

NAME (please print)	ADDRESS	TOPIC
<del>Margaret Allen</del>	<del>360 High St</del>	



## Office of The County Commissioners

### Press and Public Comments

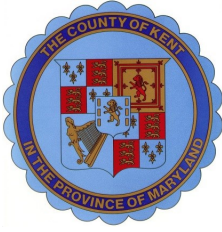
Time is allotted at the end of each meeting for the Commissioners to receive comments from the public. Anyone interested in speaking must sign up on the provided Public Comment sign-up sheet located on the table inside the meeting room.

The President of the Board will call the names of the listed individuals when it is time to speak. When making comments, individuals are asked to speak slowly, clearly, and concisely. Precede all comments with your name and address and speak only on the subject under discussion.

Comments in writing are welcomed and should be given to the staff after your presentation. Any person making personal, impertinent, or slanderous remarks, or whose speech or actions become disruptive, will be asked to leave the meeting.

Interested parties may address the Commissioners in writing at any time about any matter of County business. Written statements can be hand-delivered or mailed to:

The County Commissioners of Kent County, Maryland  
400 High Street  
Chestertown, MD 21620  
[kentcounty@kentgov.org](mailto:kentcounty@kentgov.org)



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**Matt Godbey, Maryland Department of the Environment**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

Notice of Tidal Wetlands Division Application From Wharf at Handy's Point

**ATTACHMENTS:**

**Description**

03.15.24 Maryland Department of the Environment Project No. 23-WL-0865 Wharf at Handy's Point  
Notification



**Maryland**  
Department of  
the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary Designate  
Suzanne E. Dorsey, Deputy Secretary

March 15, 2024

Project No. 23-WL-0865

End of Comment Period: April 15, 2024

To Whom It May Concern,

The Tidal Wetlands Division Has received an application from your neighbor to perform work in tidal wetlands. Enclosed is a description of the proposed work and associated plans.

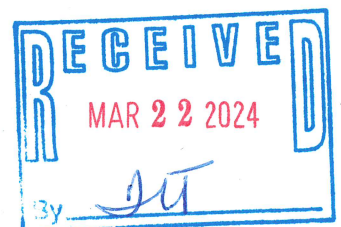
Your comments and those of other interested parties and resource agencies will be considered to determine whether to issue, modify or deny a permit for this application.

In order for your comments to be considered they need to be submitted prior to the end of the comment period as specified at the top of this letter. Please include the project number on any correspondence.

Please call the Tidal Wetlands Division Matt Godbey at (410)901-4033 if you have any questions or need additional information.

Sincerely,

*Chantel Wing*  
for Matt Godbey



Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before April 15, 2024 unless otherwise noted in the Public Notice.

**Kent County**

23-WL-0865/202361340 The Wharf at Handy's Point, Inc, 23153 Green Point Road, Worton, MD 21678 has applied to relocate a fixed pier, reconstruct fixed piers with floating piers, and mechanically maintenance dredge within a previously authorized area. The project will relocate a segment of fixed pier with a 70-foot long by 8-foot wide fixed pier, construct a new 30-foot long by 5-foot wide metal gangway, a 20-foot long by 8-foot wide floating platform, a 135-foot long by 8-foot wide floating main pier, a 98-foot long by 5-foot wide "T" headed floating pier, three 50-foot long by 5-foot wide floating finger piers, three 40-foot long by 5-foot wide floating finger piers, and install six mooring piles. Dredging will occur within a 17,344 square foot area to a depth of -5 feet mean low water, 4,079 square feet to a depth of -7 feet at mean low water, and 11,353 square feet in transitional zones at a 3:1 slope ratio, all within 225 feet channelward of the mean high-water line. 1,449 cubic yards of dredged material will be transported to an approved upland disposal site located on site. Authorization will also provide for periodic maintenance dredging for six years. The purpose of the project is to provide greater access to the marina and waters of Worton Creek. The project is located at 23153 Green Point Road, Worton, MD 21678. For more information, please contact Matt Godbey at [matt.godbey@maryland.gov](mailto:matt.godbey@maryland.gov) or 410-901-4033.



23-WL-0865

202361340

109486

2/21/2024

MG



VICINITY MAP

OF THE LANDS OF

**THE WHARF AT HANDYS POINT, INC.**

THIRD ELECTION DISTRICT, KENT COUNTY

MARYLAND

MAP 19 PARCEL 102

**EXTREME**

**MEASURES**

LAND SURVEYORS

Chestertown, MD 21620

PHONE 410-778-0147

[www.extrememeasuresllc.com](http://www.extrememeasuresllc.com)

SCALE

NTS

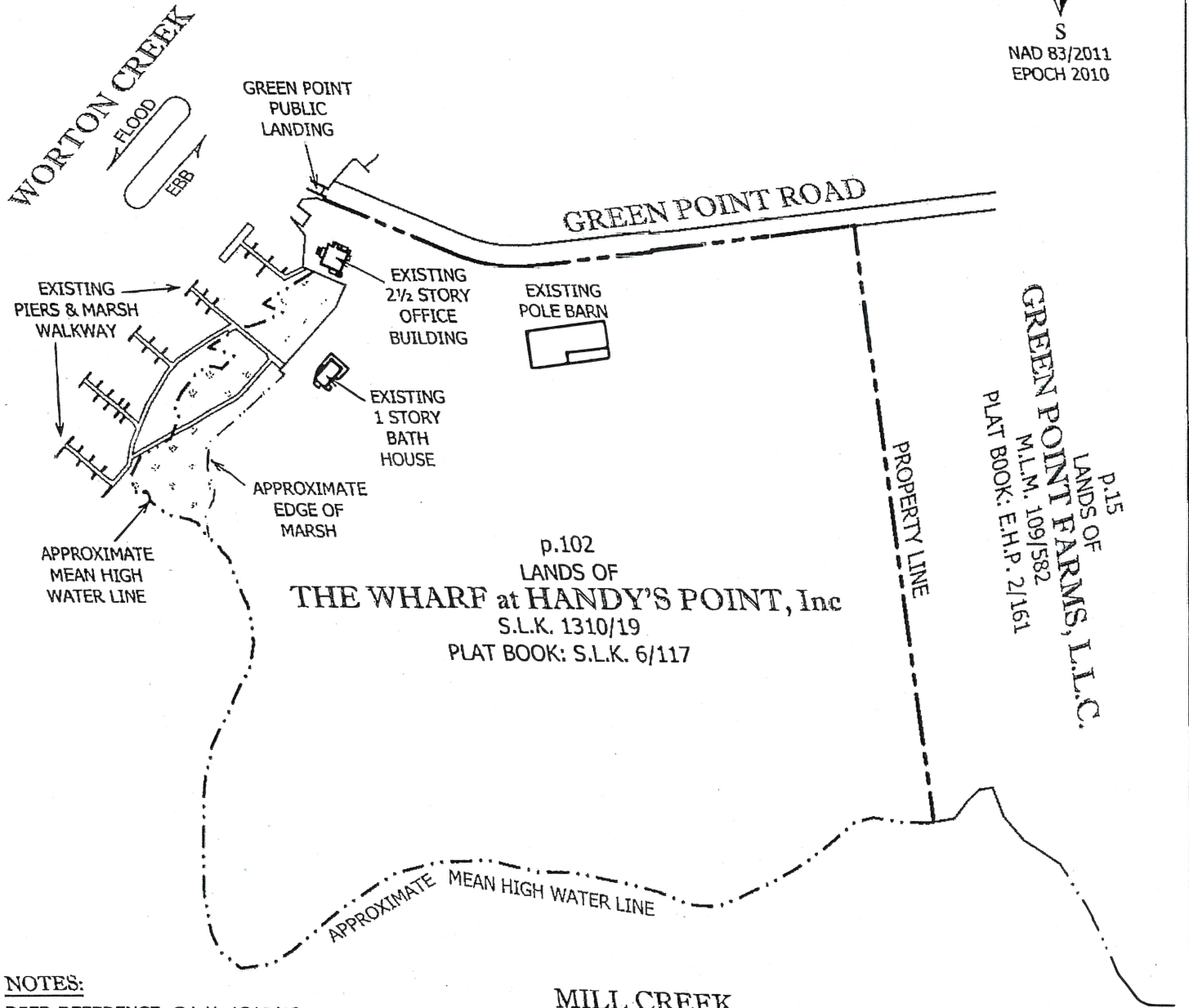
DRAWN BY

WJE

JOB NO.

1221-B

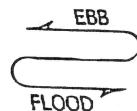




**NOTES:**

DEED REFERENCE: S.L.K. 1310/19  
PREMISES ADDRESS: 23153 GREEN POINT RD  
WORTON, MD. 21678  
LATITUDE: 39°16'53" N  
LONGITUDE: 76°10'11" W  
APPROXIMATE WIDTH OF WATERWAY: 400'±  
APPROXIMATE DISTANCE TO CHANNEL: 87'±

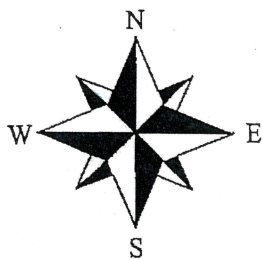
MILL CREEK



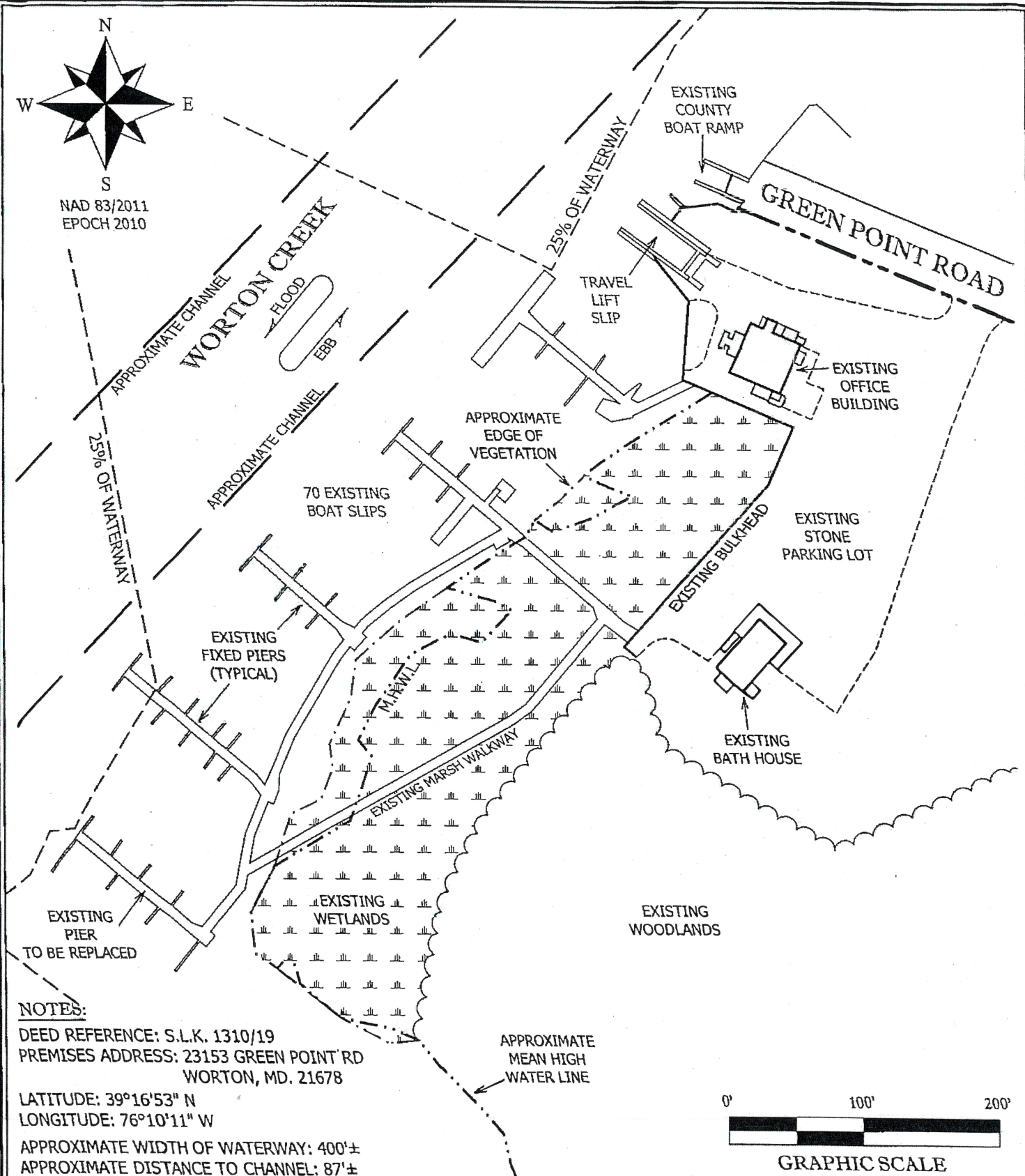
70 EXISTING BOAT SLIPS TOTAL  
70 PROPOSED BOAT SLIPS TOTAL



OVERALL SITE PLAN	<b>EXTREME</b> <b>MEASUREMENTS</b> LAND SURVEYORS Chestertown, MD 21620 PHON www.extrememeasuresllc	SCALE 1"=300'
OF THE LANDS OF		DRAWN BY
<b>THE WHARF AT HANDYS POINT, INC.</b>		23-WL-0865
THIRD ELECTION DISTRICT, KENT COUNTY		202361340
MARYLAND		109486
MAP 19 PARCEL 102		2/21/2024
		MG



NAD 83/2011  
EPOCH 2010



**NOTES:**

DEED REFERENCE: S.L.K. 1310/19  
PREMISES ADDRESS: 23153 GREEN POINT RD  
WORTON, MD. 21678

LATITUDE: 39°16'53" N  
LONGITUDE: 76°10'11" W

APPROXIMATE WIDTH OF WATERWAY: 400'±  
APPROXIMATE DISTANCE TO CHANNEL: 87'±

EXISTING CONDITIONS

OF THE LANDS OF

**THE W/H&F AT HANDYS POINT, INC.**

THIRD ELECTION DISTRICT KENT COUNTY

MARYLAND

MAP 19 PARCEL 102

**EXTREME**

**MEASUREMENTS**  
LAND SURVEY

Chestertown, MD 21620

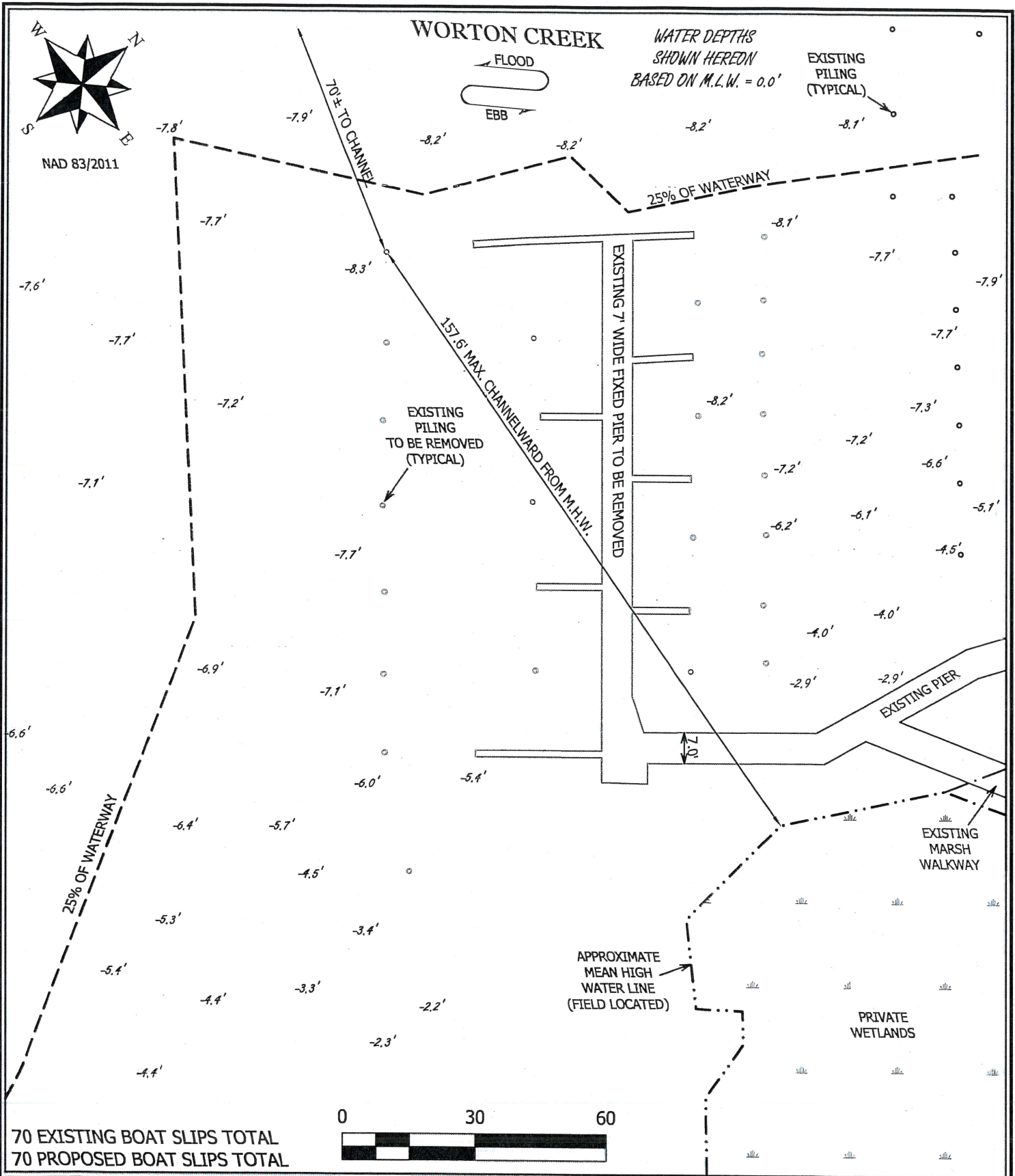
www.extrememeasurementsllc.com

SCALE  
1"=100'

DRAWN BY

23-WL-0865  
202361340  
109486  
2/21/2024  
MG





EXISTING CONDITIONS
OF THE LANDS OF
<b>THE WHARF AT HANDYS POINT, INC.</b>
THIRD ELECTION DISTRICT, KENT COUNTY
MARYLAND
MAP 19 PARCEL 102

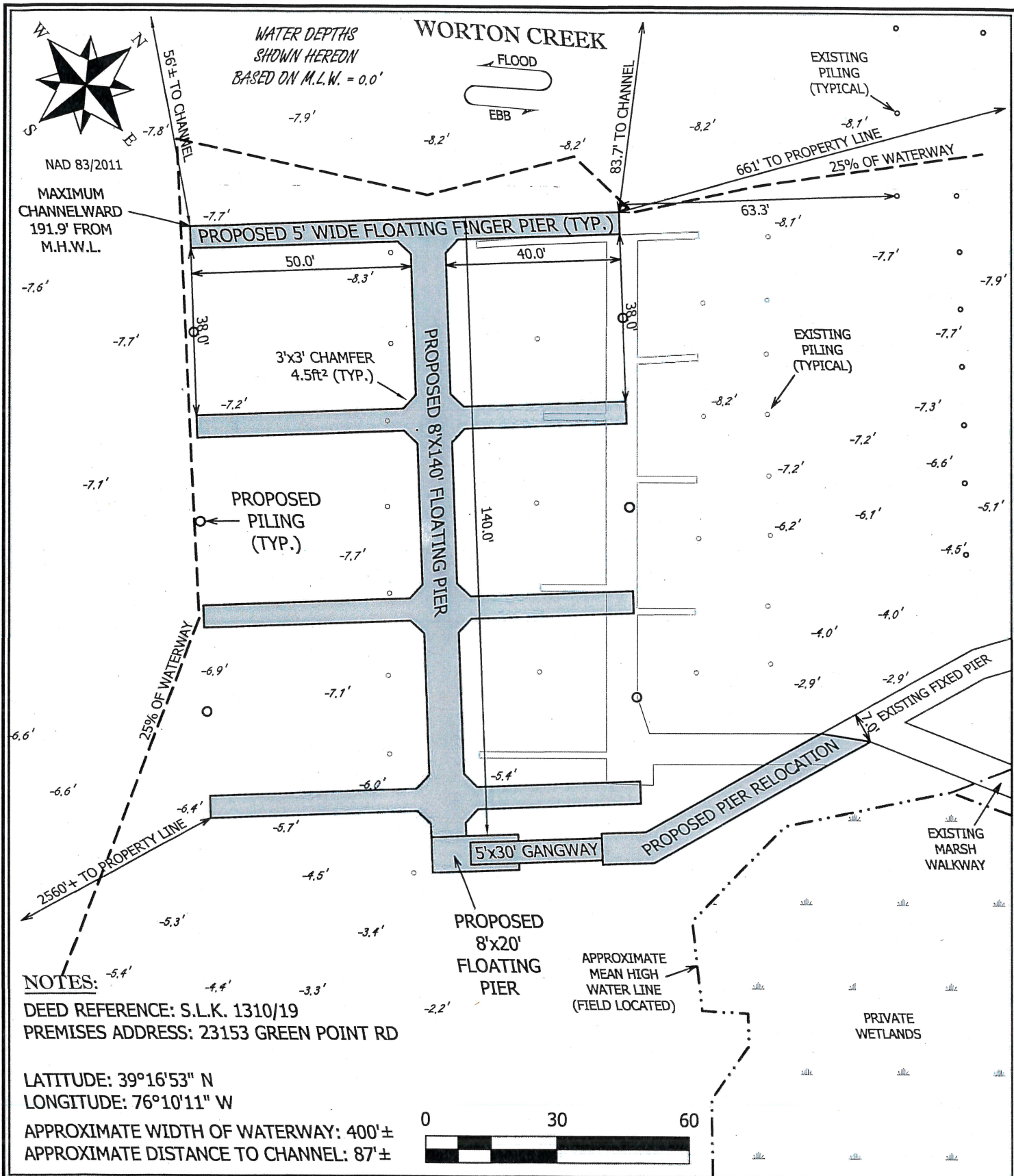
**EXTREME MEASUREMENTS**  
LAND SURVEYORS

Chestertown, MD 21620 PHON

www.extrememeasuresllc

SCALE  
1"=30'

23-WL-0865  
202361340  
109486  
2/21/2024  
MG



PROPOSED CONDITIONS

OF THE LANDS OF

THE WHARF AT HANDYS POINT, INC.

THIRD ELECTION DISTRICT, KENT COUNTY

MAR'YL AN D

MAP 19 PARCEL 102

**EXTREME**

**MEASUREMENTS**

LAND SURVEYORS

Chestertown, MD 21620

PHONE

www.extrememeasuresllc

SCALE

1"=30'

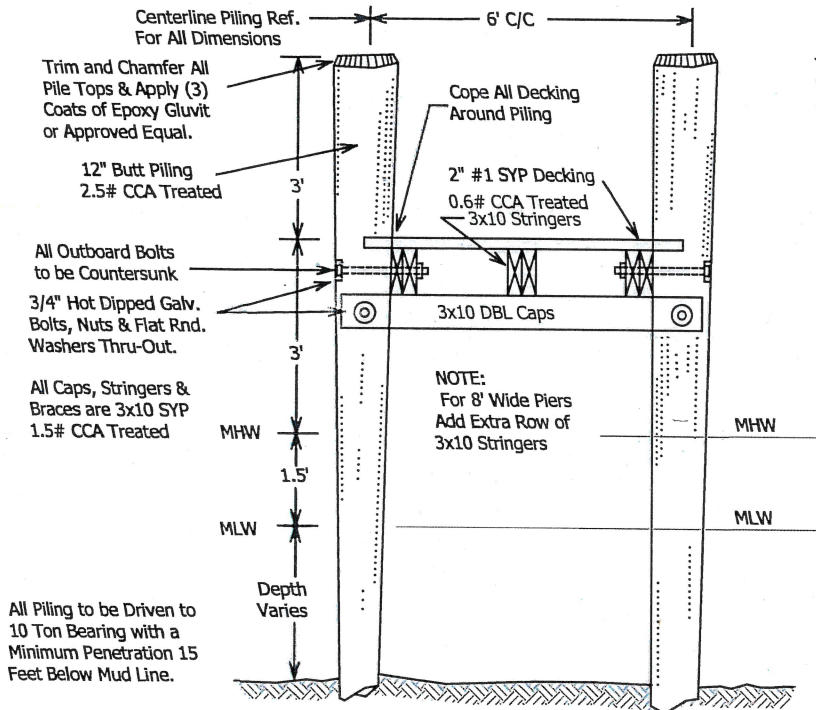
23-WL-0865

202361340

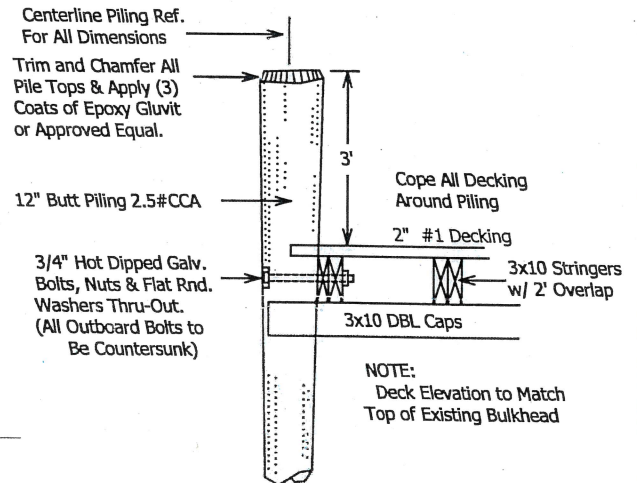
109486

2/21/2024

MG



**TYPICAL PIER DETAIL**  
(Not to Scale)



**TYPICAL DETAIL**  
(Not to Scale)

**PIER DETAIL**

OF THE LANDS OF

**THE WHARF at HANDY'S POINT Inc.**

THIRD ELECTION DISTRICT, KENT COUNTY,

MARYLAND

TAX MAP 19, PARCEL 102

**EXTREME**

**MEASUREMENTS**  
LAND SURVEYORS

Chestertown, MD 21620

PHONE

www.extrememeasuresllc.com

SCALE  
NTS

DRAWN BY

23-WL-0865

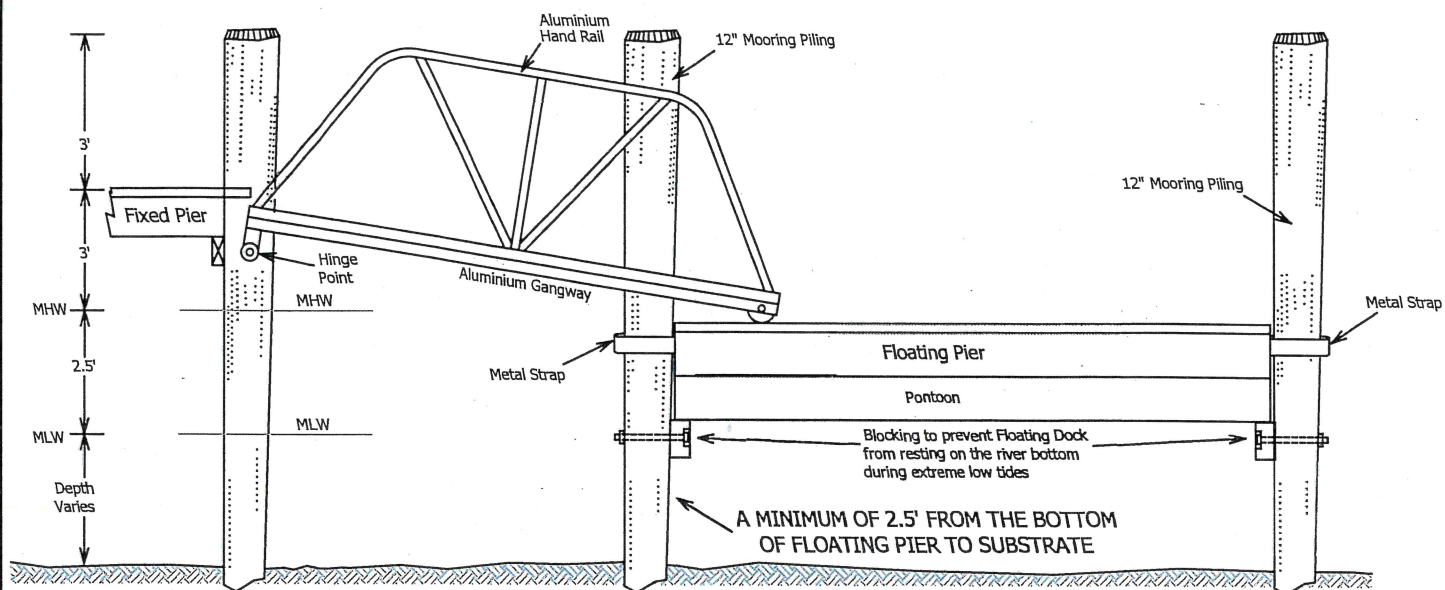
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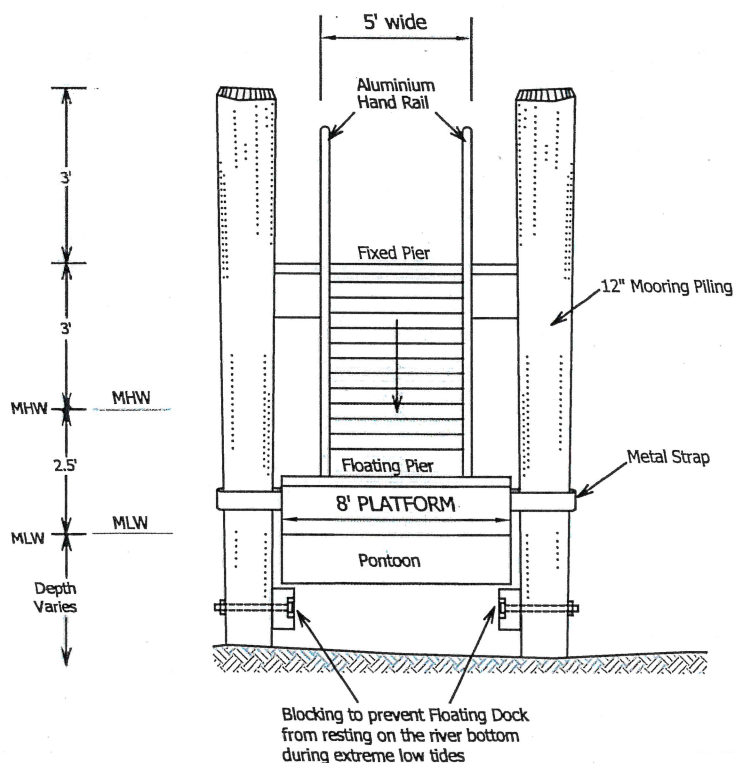
2/21/2024

MG





TYPICAL DETAIL FOR GANGWAYS

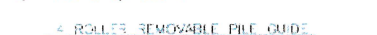


GANGWAY DETAIL  
OF THE LANDS OF  
**THE WHARF at HANDY'S POINT Inc.**  
THIRD ELECTION DISTRICT, KENT COUNTY,  
MARYLAND  
TAX MAP 19, PARCEL 102

**EXTREME**  
**MEASUREMENTS**  
LAND SURVEYORS  
Chestertown, MD 21620 PHON  
www.extrememeasurementsllc

SCALE  
NTS

23-WL-0865  
202361340  
109486  
2/21/2024  
MG

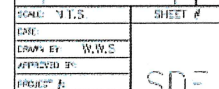
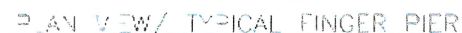


END VIEW      SIDE VIEW      END VIEW

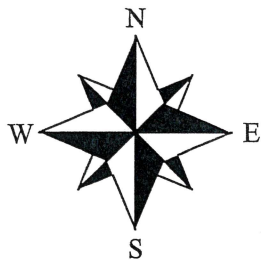
STILL CROSS BEAM

MAIN PIER DETAIL  
OF THE LANDS OF  
**THE WHARF at HANDY'S POINT Inc.**  
THIRD ELECTION DISTRICT, KENT COUNTY,  
MARYLAND  
TAX MAP 19, PARCEL 102

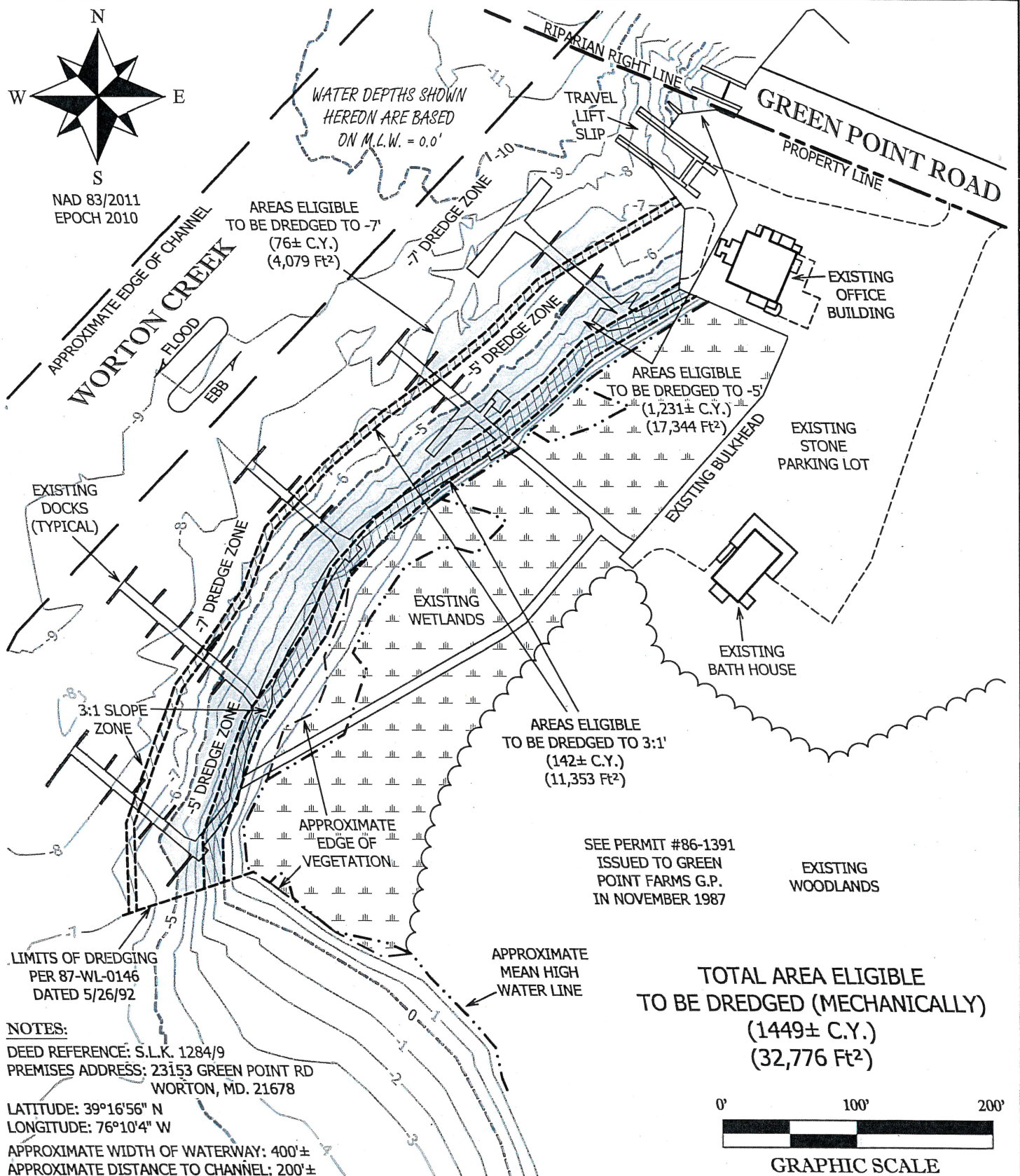




TAX MAP 19, PARCEL 102



NAD 83/2011  
EPOCH 2010



PROPOSED CONDITIONS

OF THE LANDS OF

THE WHARF AT HANDYS POINT, INC.

THIRD ELECTION DISTRICT, KENT COUNTY

MARYLAND

MAP 19 PARCEL 102

**EXTREME**

**MEASUR**  
LAND SURVEYORS

Chestertown, MD 21620

PHONE

www.extrememeasuresllc.com

SCALE

1"=100'

23-WL-0865

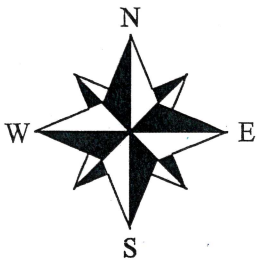
202361340

109486

2/21/2024

MG





NAD 83/2011  
EPOCH 2010

WORTON CREEK  
FLOOD  
EBB

WATER DEPTHS SHOWN  
HEREON ARE BASED  
ON M.L.W. = 0.0'

TRAVEL  
LIFT  
SLIP  
RIPARIAN RIGHT LINE

GREEN  
POINT RD  
PROPERTY LINE

**NOTES:**

DEED REFERENCE: S.L.K. 1284/9  
PREMISES ADDRESS: 23153 GREEN POINT RD  
WORTON, MD. 21678  
LATITUDE: 39°16'56" N  
LONGITUDE: 76°10'4" W  
APPROXIMATE WIDTH OF WATERWAY: 400'±  
APPROXIMATE DISTANCE TO CHANNEL: 200'±

EXISTING  
DOCKS  
(TYPICAL)

-7 DREDGE ZONE

AREAS ELIGIBLE  
TO BE DREDGED TO 3:1'  
(142± C.Y.)  
(11,353 Ft²)

AREAS ELIGIBLE  
TO BE DREDGED TO -7'  
(76± C.Y.)  
(4,079 Ft²)

-5 DREDGE ZONE

AREAS ELIGIBLE  
TO BE DREDGED TO -5'  
(1,231± C.Y.)  
(17,344 Ft²)

APPROXIMATE  
MEAN HIGH  
WATER LINE

SEE PERMIT 87-WL-0146  
ISSUED TO GREEN  
POINT FARMS G.P.  
IN NOVEMBER 1987

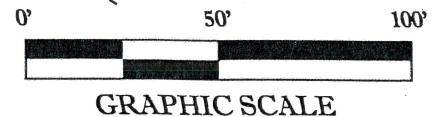
EXISTING  
STONE  
PARKING LOT

TOTAL AREA ELIGIBLE  
TO BE DREDGED  
(MECHANICALLY)  
(1449± C.Y.)  
(32,776 Ft²)

APPROXIMATE  
EDGE OF  
VEGETATION

EXISTING  
WETLANDS

EXISTING  
WOODLANDS



PROPOSED CONDITIONS

OF THE LANDS OF

THE WHARF AT HANDYS POINT, INC.

THIRD ELECTION DISTRICT, KENT COUNTY

MARYLAND

MAP 19 PARCEL 102

**EXTREME**

**MEASUR**  
LAND SURVEYORS

Chestertown, MD 21620

PHONE

www.extrememeasuresllc.com

SCALE

1"=50'

23-WL-0865

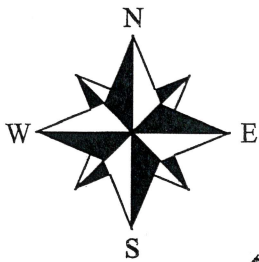
202361340

109486

2/21/2024

MG





NAD 83/2011  
EPOCH 2010

WORTON CREEK  
FLOOD  
EBB

EXISTING  
DOCKS  
(TYPICAL)

AREA ELIGIBLE  
TO BE DREDGED TO -5'  
(1,231± C.Y.)  
(17,344 Ft<sup>2</sup>)

3:1 SLOPE  
ZONE

-5' DREDGE ZONE

-7' DREDGE ZONE

-5' DREDGE ZONE

-7' DREDGE ZONE

AREA ELIGIBLE  
TO BE DREDGED TO -7'  
(76± C.Y.)  
(4,079 Ft<sup>2</sup>)

LIMITS OF DREDGING  
PER WL-87-0146  
DATED 5/26/92

AREAS ELIGIBLE  
TO BE DREDGED TO 3:1'  
(142± C.Y.)  
(11,353 Ft<sup>2</sup>)

EXISTING  
WETLANDS

APPROXIMATE  
MEAN HIGH  
WATER LINE

APPROXIMATE  
EDGE OF  
VEGETATION

EXISTING  
WETLANDS

EXISTING  
WOODLANDS

TOTAL AREA ELIGIBLE  
TO BE DREDGED  
(MECHANICALLY)  
(1449± C.Y.)  
(32,776 Ft<sup>2</sup>)

SEE PERMIT 87-WL-0146  
ISSUED TO GREEN  
POINT FARMS G.P.  
IN NOVEMBER 1987

WATER DEPTHS SHOWN  
HEREON ARE BASED  
ON M.L.W. = 0.0'

**NOTES:**

DEED REFERENCE: S.L.K. 1284/9  
PREMISES ADDRESS: 23153 GREEN POINT RD  
WORTON, MD. 21678  
LATITUDE: 39°16'56" N  
LONGITUDE: 76°10'4" W  
APPROXIMATE WIDTH OF WATERWAY: 400'±  
APPROXIMATE DISTANCE TO CHANNEL: 200'±

0' 50' 100'

GRAPHIC SCALE

PROPOSED CONDITIONS

OF THE LANDS OF

THE WHARF AT HANDYS POINT, INC.

THIRD ELECTION DISTRICT, KENT COUNTY

MARYLAND

MAP 19 PARCEL 102

**EXTREME**

**MEASUREMENTS**  
LAND SURVEYORS

Chestertown, MD 21620

PHONE

www.extrememeasuresllc.com

SCALE

1"=50'

DRAWN BY

23-WL-0865

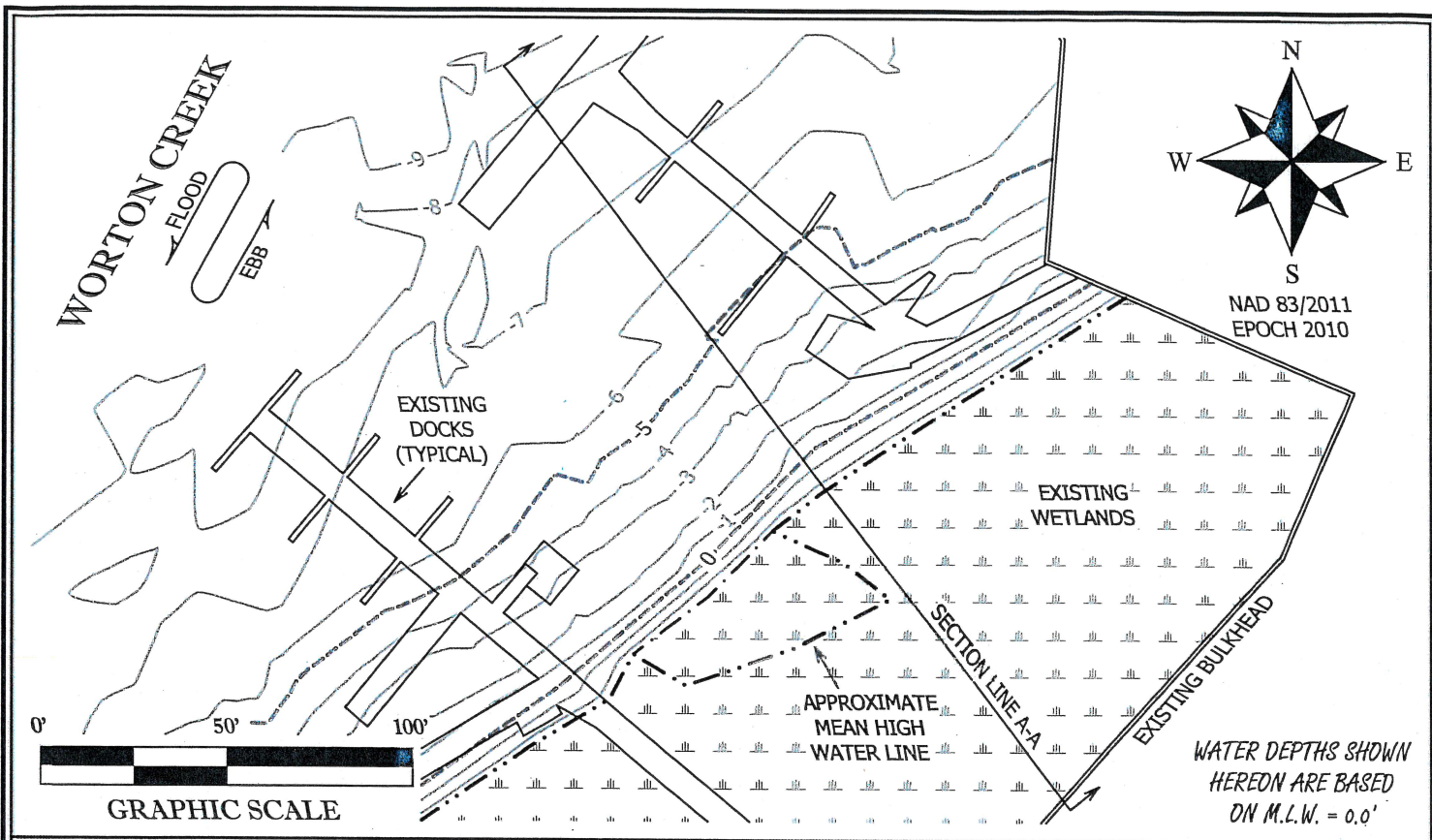
202361340

109486

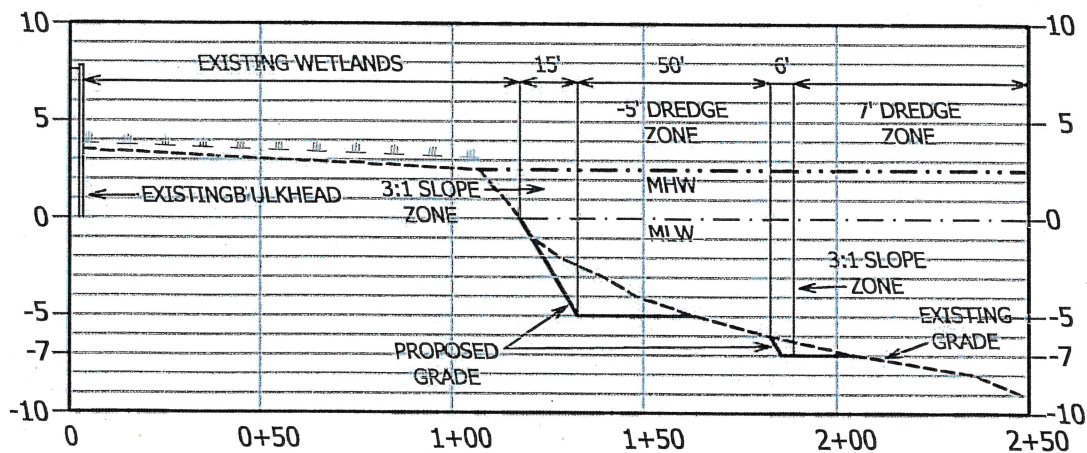
2/21/2024

MG





PROFILE VIEW  
SECTION A-A



HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=10'

PROFILE VIEW  
OF THE LANDS OF

THE WHARF AT HANDYS POINT, INC.

THIRD ELECTION DISTRICT, KENT COUNTY

MARYLAND

MAP 19 PARCEL 102

**EXTREME**

**MEASUREMENTS**

LAND SURVEYOR

Chestertown, MD 21620

PHONE

www.extrememeasuresllc.com

SCALE  
AS SHOWN  
DRAWN BY

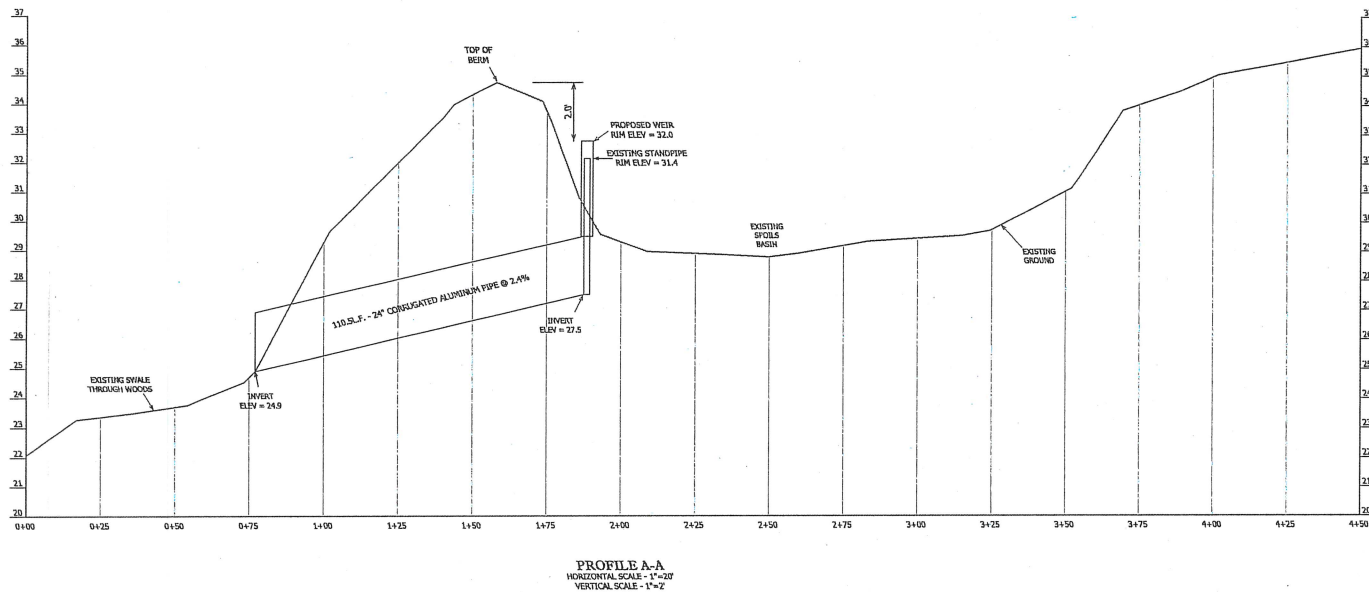
23-WL-0865  
202361340  
109486  
2/21/2024  
MG







Kent Co. 23-298  
KSWCD 7523



**EXTREME**  
**MENSURES**  
LAND SURVEYORS  
Chesapeake, MD 21520  
PHONE 410-778-8877  
WWW.EXTREMELANDSURVEYORS.COM

SCALE	DATE	BY	FOR
AS SHOWN			
AS SHOWN			
AS SHOWN			
AS SHOWN			

PROFILE  
OF THE LANDS OF  
**THE WHARF AT HANDY'S POINT, INC.**  
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND  
MAY 19, PARCEL 102

REVIEWED FOR THE KENT SOIL AND WATER CONSERVATION DISTRICT  
AND MEETS THE FOLLOWING REQUIREMENTS:  
**Robert Baldwin** Digitally signed by Robert Baldwin  
Date: 2023.07.28 10:16:26 -04'00'  
KENT SOIL AND WATER CONSERVATION DISTRICT  
KENT SOIL AND WATER CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE DESIGN, CONTENT, PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.





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**Carla Gerber, Deputy Director, Planning, Housing, and Zoning**  
**Notification**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

PHZ #24-14 Camp Fairlee - Major Site Plan Review

**ATTACHMENTS:**

**Description**

PHZ, Notification of #24-14 Camp Fairlee Site Plan



## Department of Planning, Housing, and Zoning

March 15, 2024

County Commissioners Of Kent Co MD  
400 High Street  
Chestertown, MD 21620

RE: #24-14 Camp Fairlee – Major Site Plan – Sensory Cabin (Concept)  
22242 Bay Shore Road, Chestertown, Maryland

Dear Adjacent Property Owner:

On **Thursday, April 4, 2024, at 1:30 p.m.**, the Kent County Planning Commission will review a site plan application submitted by Camp Fairlee, requesting concept review of a proposal to install a sensory cabin of approximately 2,100 square feet, a 20-foot-wide access lane, and an 8-foot-wide concrete walkway, all within the Critical Area. The proposal is part of a master plan that will include two additional sensory cabins and a laundry facility. The property is located at 22242 Bay Shore Road in the Sixth Election District and is zoned Agricultural Zoning District (AZD) and Resource Conservation District (RCD).

The *Kent County Land Use Ordinance* requires the Planning Commission to review proposals to assure good arrangement and appearance, consistency with the County's Comprehensive Plan, and compliance with all County regulations.

As an adjoining property owner, you are invited to comment on this proposal and attend the meeting on Thursday, April 4, 2024. If you have any questions concerning the application, please contact the Department at 410-778-7423 or send an email to [mcarger@kentgov.org](mailto:mcarger@kentgov.org). If you are unable to attend but are interested in participating in the meeting, citizens may listen to and/or comment on the meeting via the audio-only phone number and conference identification numbers listed below. Members of the public are asked to mute their phones/devices, until the Chair opens the floor for comment.

1. Dial **1-872-239-8359**
2. Enter Conference ID: **829 010 853#**

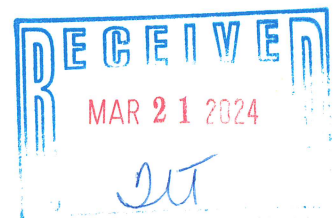
Members of the public may also watch the live video feed and view the video after the meeting at the County's YouTube channel: [@kentcountygovernment2757](https://www.youtube.com/@kentcountygovernment2757).

If you need communication assistance, please contact the Maryland Relay Service at [www.mdrelay.org](http://www.mdrelay.org) or 7-1-1 for voice/TDD.

Sincerely,

Mark Carper  
Associate Planner, LEED Green Associate

cc: Kevin Shearon, P.E., LEED AP, Principal of DMS & Associates





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**Carla Gerber, Deputy Director, Planning, Housing, and Zoning**  
**Notification**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

PHZ Notification of #23-68 KNR, Inc. Site Plan Review

**ATTACHMENTS:**

**Description**

PHZ Notification of # 23-68 Site Plan Review KNR, Inc.



## Department of Planning, Housing, and Zoning

March 15, 2024

COUNTY COMMISSIONERS OF KENT CO MD  
400 HIGH ST  
CHESTERTOWN, MD 21620

RE: KNR, Inc.  
23-68 – Site Plan Review – Concept for Convenience Store/Deli  
10816 Worton Road, Worton

Dear Adjacent Property Owner:

On **Thursday, April 4, 2024, at 1:30 p.m.**, the Kent County Planning Commission will review a site plan application submitted by KNR, Inc., requesting concept review of a proposal to construct a new convenience store and deli. The property is located at 10816 Worton Road in the Third Election District and is zoned Village (V).

The *Kent County Land Use Ordinance* requires review of proposals to assure good arrangement and appearance, consistency with the County's Comprehensive Plan, and compliance with all County regulations.

As an adjoining property owner, you are invited to comment on this proposal and attend the meeting on Thursday, April 4, 2024, at 1:30 pm. The meeting will be held at 400 High Street in Chestertown.

If you have any questions concerning the application, please contact me at 410-778-7474 or send an email to [cgerber@kentgov.org](mailto:cgerber@kentgov.org). If you are unable to attend but are interested in participating in the meeting, citizens may listen to and/or comment on the meeting via the audio-only phone number and conference identification numbers listed below. Members of the public are asked to mute their phones/devices, until the Chair opens the floor for comment.

1. Dial **1-872-239-8359**
2. Enter Conference ID: **143 609 208#**

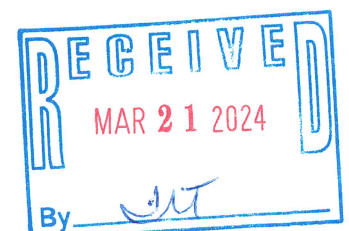
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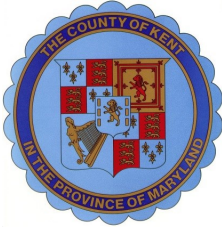
If you need communication assistance, please contact the Maryland Relay Service at [www.mdrelay.org](http://www.mdrelay.org) or 7-1-1 for voice/TDD.

Sincerely,

Carla Gerber, AICP  
Deputy Director

cc: Kevin Shearon, P.E., LEED AP, Principal of DMS & Associates





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**Kate Van Name, Executive Director, Kent Attainable Housing**  
**4/2/2024**  
**County Commissioners Meeting**

**Item Summary:**

Press Release

**ATTACHMENTS:**

Description

03.25.24 Kent Attainable Housing, Inc., Press Release -CDS 2024

## Tonya Thomas

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**From:** kate@kentattainablehousing.org  
**Sent:** Monday, March 25, 2024 11:48 AM  
**To:** 'Kate Van Name'  
**Cc:** 'Taylor Frey'  
**Subject:** Exciting Announcement: Kent Attainable Housing (KAH) Secures \$810,000 Congressional Funding for Affordable Housing Initiatives in Kent County, Maryland  
**Attachments:** Kent Attainable Housing Press Release-CDS 2024-Final1.docx

### ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Dear Kent County Press Release Group and Members of the Community,

I have some exciting news regarding Kent Attainable Housing, Inc. (KAH) and a recent milestone in our continuous efforts to address affordable housing needs in Kent County, Maryland.

I am thrilled to announce that KAH has secured \$810,000 in Congressional funding to support our mission of building affordable houses for limited-income families in our county. This substantial allocation is part of the Fiscal Year 2024 Congressionally Directed Spending bill, recently approved by the President. Maryland's U.S. Senators Ben Cardin and Chris Van Hollen played a vital role in obtaining this funding, acknowledging the urgent requirement for affordable housing solutions in Kent County.

We have attached our press release and would greatly appreciate your help spreading the good news within your network to help us amplify our message.

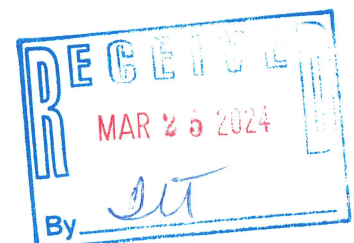
This funding represents a significant achievement in our ongoing mission to offer affordable and financially sustainable housing solutions for families in Kent County. Our commitment to maintaining affordability is unwavering. We have formally submitted our funding request for 2025's Congress budget cycle, supported by endorsements from numerous local organizations and governmental bodies. We are eager to continue making a meaningful and positive impact in Kent County.

Thank you for your continued support and collaboration.

Warm regards,

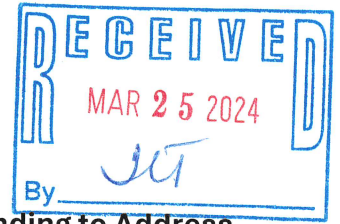
Kate Van Name  
Executive Director  
Kent Attainable Housing, Inc.  
114 S. Lynchburg Street, Suite D  
P.O. Box 501  
Chestertown, MD 21620

-----  
443-480-6842 (Office) | 410-881-2558 (Cell)





**FOR IMMEDIATE RELEASE**



**Kent Attainable Housing, Inc. Awarded \$810,000 in Congressional Funding to Address Affordable Housing in Kent County, Maryland**

Chestertown, Maryland – March 25, 2024: Kent Attainable Housing, Inc. (KAH) has been awarded \$810,000 in Congressional funding to address the affordable housing crisis in Kent County, Maryland. Maryland's U.S. Senators Ben Cardin and Chris Van Hollen secured the funding as part of a package of Fiscal Year 2024 government funding bills, which the President signed. This significant allocation is a vital step forward in addressing the urgent need for affordable housing in Kent County.

“The rising cost of housing has put the goal of homeownership out of reach for too many Marylanders. We worked to secure this direct federal investment to bring more affordable housing to communities in Kent County – offering more residents the opportunity to own a home and build a brighter future for themselves and their families,” said Senator Van Hollen.

“This support from the Maryland Senators and the Senate Appropriations Committee will accelerate our efforts to make homeownership attainable and help us jumpstart the revitalization of critical communities within Kent County,” said Taylor Frey, Chairman of the Board for Kent Attainable Housing. “We are grateful for this vote of confidence and reaffirm our steadfast commitment to serving the needs of Kent County families. We hope to secure additional funding to accelerate this effort further.”

The allocated funds will focus on urgent housing needs in two specific areas within Kent County. Firstly, KAH will continue its efforts in the Prospect Street neighborhood in Chestertown. With years of neglect overshadowing its potential, KAH sees an opportunity for renewal. This funding will enable the rejuvenation process to surge forward, starting with the construction of a duplex at 136 Prospect Street, which will increase affordable housing options and signify a fresh start for the residents of this underserved community.

The project extends beyond Chestertown to Lambs Meadow Road, where KAH recognizes the importance of revitalizing Butlertown, a historic African American community. KAH's commitment to constructing affordable homes aligns with the community's needs and aspirations. With the growing demand for affordable homes in Butlertown, KAH will build additional affordable homes with this funding, continuing to preserve its rich history and heritage.

Kent Attainable Housing (KAH) is committed to addressing housing insecurity in Kent County. Over 3,000 households, which comprise 40% of the county's households, are affected by this problem. To tackle this issue, KAH has implemented a multifaceted approach to expand homeownership opportunities and provide financial education and financial aid support to hardworking families, helping them purchase and maintain a home.

Families must have incomes ranging from 30% to 80% of the county's median income to qualify for their programs. For example, a family of three with a gross income before taxes of up to \$66,900 would be eligible for the Future Homeowner Program. Eligibility extends to larger families with slightly adjusted income thresholds.

Kate Van Name, Executive Director of Kent Attainable Housing, expressed her gratitude to Senator Van Hollen, Senator Cardin, and their staff for supporting and advocating for this funding and affirming the organization's ability to impact affordable housing in Kent County. She also emphasized KAH's commitment to amplifying its fundraising efforts to sustain its transformative work and foster a lasting positive impact.

### **About Kent Attainable Housing:**

Kent Attainable Housing is a non-profit organization located in rural Kent County on Maryland's Eastern Shore. Our main goal is to assist hardworking families in achieving financial stability and homeownership. We offer tailored services to limited-income families who are facing housing insecurity. We focus on providing financial literacy education, homeownership finance counseling, and affordable home construction to promote long-term financial stability. We also aim to reduce the risk of housing instability by offering comprehensive support throughout the homeownership process.

For media inquiries or further information, please contact:

Kate Van Name  
Executive Director  
Phone: 443-480-6842 (Office) | 410-881-2558 (Cell)  
Email: [kate@kentattainablehousing.org](mailto:kate@kentattainablehousing.org)  
Website: [kentattainablehousing.org](http://kentattainablehousing.org)

For information about the Kent Attainable Housing's Future Homeowner Program:

Terwana Brown  
Director of Programs  
Phone: 443-480-6842 (Office)  
[terwana@kentattainablehousing.org](mailto:terwana@kentattainablehousing.org)  
Website: [kentattainablehousing.org](http://kentattainablehousing.org)

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This press release was prepared and distributed by Kent Attainable Housing, Inc. Any inquiries or requests for further information should be directed to the contacts listed above.





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## **American Rescue Plan Act (ARPA) Funds Spend Plan 4/2/2024 County Commissioners Meeting**

### **ATTACHMENTS:**

#### **Description**

3-26-2024 ARPA Fund Commissioner Report

**AMERICAN RESCUE PLAN ACT FUND**  
**AS OF COMMISSIONER MEETING MINUTES DATED**  
**3/26/2024**

Project	Department	Project Estimate	Date Approved	Amount Approved	Date Completed
Feed the Elderly Year 1	Local Management Board	112,800	08/31/21	112,800	9/30/2022
Feed the Elderly Year 2 and 3	Local Management Board	204,115	03/08/22	204,115	
Clariflocculator Replacement Project	Water & Wastewater Fund	275,000	08/31/21	275,000	6/28/2022
Clariflocculator Replacement Project Change Order #1		2,817	01/11/22	2,817	6/28/2022
Clariflocculator Replacement Project Change Order #2		90,642	01/11/22	90,642	11/23/2022
AV System	Information Technology	71,254	10/26/21	71,254	5/17/2023
IT Software	Information Technology	27,095	10/26/21	27,095	8/10/2022
Neighborhood & Infrastructure Grants	Information Technology	258,402	12/14/21	258,402	
A/V Equipment in EOC	Emergency Operation Center	14,087	02/01/22	14,087	
SCADA Pump Station Monitoring	Water & Wastewater Fund	110,065	02/08/22	110,065	
Millington/RT301 Wastewater Treatment Feasibility Study	Water & Wastewater Fund	57,500	02/08/22	57,500	
Millington/RT301 Wastewater Conveyance System Capacity Study		9,500	09/27/22	9,500	
Tolchester Wastewater-Design Services Influent Screen	Water & Wastewater Fund	52,910	02/08/22	52,910	
Tolchester Wastewater - Bid Services and Const. Management		35,735	09/27/22	35,735	
Tolchester Wastewater Influent Screen Construction		600,914	04/25/23	600,914	
Worton WWTP Influent Lagoon Engineer Design & Bid Services	Water & Wastewater Fund	33,076	03/22/22	33,076	
Worton WWTP Influent Lagoon Engineer Const. Management		43,736	03/08/23	43,736	
Worton WWTP Lagoon Sludge Removal Contract		1,400,725	12/13/22	1,400,725	
Worton WWTP Lagoon Sludge Removal Contract Change Order #1		30,000	06/13/23	30,000	
Worton WWTP Lagoon Sludge Removal Contract Change Order #2		(486,784)	08/08/23	(486,784)	
Kennedyville Pump Station #2 Relocation Design	Water & Wastewater Fund	52,338	09/27/22	52,338	
Kennedyville Pump Station #2 Relocation Const. Management		<i>Deferred</i>			
Kennedyville Pump Station #2 Construction		<i>Deferred</i>			
Worton/Kennedyville GIS Water and Sewer Facilities Mapping	Water & Wastewater Fund	75,770	09/27/22	75,770	
Worton Vehicle Storage Building & site prep/lighting/heat	Water & Wastewater Fund	40,000	10/25/22	40,000	
Worton WWTP Solids Press Replacement Design	Water & Wastewater Fund	64,940	11/28/23	64,940	
Worton WWTP Solids Press Replacement Construction Management		20,000.00			
Worton WWTP Solids Press Replacement		250,000.00			
<b>Total Amount of Funds Committed</b>		<u>\$ 3,446,637</u>		<u>\$ 3,176,637</u>	
<b>Amount of ARPA Funds</b>		3,766,777		3,766,777	
<b>Balance of ARPA Funds Remaining</b>		<u>\$ 320,140</u>		<u>\$ 590,140</u>	



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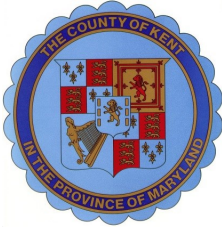
## **Contingency and Use of Fund Balance Report 4/2/2024 County Commissioners Meeting**

### **ATTACHMENTS:**

#### **Description**

3-26-2024 Commissioner Report Contingency

[illegible]



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**Jim Miller, Director, Human Resources and Captain Allan Haniffee,  
Acting Warden, Kent County Detention Center**

**4/2/2024**

**County Commissioners Meeting**

**Item Summary:**

Personnel and Public Safety

The meeting was closed under the Annotated Code of Maryland, General Provisions Article §3-305 (b) (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals; and (10) To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans.

**ATTACHMENTS:**

Description

Novus Cover Page



## Department of Human Resources

“Providing leadership and support to ensure the successful recruitment, development, and retention of a diverse, effective, and competent workforce to serve the residents of Kent County, MD.” - Kent County Human Resources

