

Planning Commission

2023 Annual Report

January 18, 2023: 7:30 p.m. – Meeting

Chester River Landing

Parking Ratification

To make minor adjustments to garages and surrounding areas to create two (2) parking spots per unit

Approved

February 15, 2023: 7:30 p.m. – Meeting

Washington Square Shopping Center

Preliminary/Final Site Plan

To building a two-story building to replace the section that burned in 2022.
To include commercial units on the first floor and add two floors with 24 apartments.
To increase the current 540 marked parking spaces to 612.

Approved
residential use
parking modifications
lighting plan contingent
On a photometric
lighting drawing

Chestertown Natural Foods Addition

14 S. Cross/303 Cannon Street

Site Plan

To build an addition that will take four (4) parking spaces from the parking lot area and include a second-floor space

Approved
stripping the area in
front of the egress at the
exit with a bollard proving
the license survey drawing

March 15, 2023: 7:30 p.m. – No Meeting Held

April 19, 2023: 7:30 p.m. – Meeting

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Approved

May 17, 2023: 7:30 p.m. – Meeting

Elect New Chairperson and Vice Chairperson

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Kent Attainable Housing
134 and 136 Prospect Street

Lot Line Adjustment
To move the lot line 7 feet to the north/
West and convey 924 sq.ft. from 136 to
134 Prospect.

Approved

June 21, 2023: 7:30 p.m. – Meeting

July 19, 2022: 7:30 p.m. - No Meeting Held

August 16, 2022: 7:30 p.m. – Meeting

September 20, 2022: 7:30 p.m. – No Meeting Held

October 18, 2022: 7:30 p.m. – Meeting

November 15, 2022: 7:30 p.m. – No Meeting Held

December 20, 2022: 7:30 p.m. – Meeting

RESIDENTIAL - NEW CONSTRUCTION

| | | |
|--------------------------|---|----------------------------------|
| BP2022-71 Residential | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 6) | New Construction – Single Family |
| BP2022-72 Residential | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 7) | New Construction – Single Family |
| BP2022-73 Residential | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 8) | New Construction – Single Family |
| BP2022-74 Residential | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 9) | New Construction – Single Family |
| BP2022-75 Residential | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 3) | New Construction – Single Family |
| BP2022-76 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 4) | New Construction – Single Family |

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|---------------------------|--|----------------------------------|
| Residential BP2022-77 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 5) | New Construction – Single Family |
| Residential BP2022-87 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 12) | New Construction – Single Family |
| Residential BP2022-88 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 13) | New Construction – Single Family |
| Residential BP2022-89 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 14) | New Construction – Single Family |
| Residential BP2022-90 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 15) | New Construction – Single Family |
| Residential BP2022-91 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 19) | New Construction – Single Family |
| Residential BP2022-92 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 16) | New Construction – Single Family |
| Residential BP2022-93 | Chichester Landvest, LLC, 206 Silver Heel Drive (Lot 18) | New Construction – Single Family |
| Residential BP2022-103 | Chichester Landvest, LLC, 100 Silver Heel Drive | New Construction – Single Family |
| Residential BP2022-104 | Chichester Landvest, LLC, 216 Silver Heel Drive | New Construction – Single Family |
| Residential BP2022-107 | C.D. Reed & Sons, 113-115 Chester Arms | New Construction – Duplex |
| Residential BP2022-108 | C.D. Reed & Sons, 117-119 Chester Arms | New Construction – Duplex |
| Residential BP2022-109 | Chichester Landvest, LLC, 211 Silver Heel Drive | New Construction – Single Family |
| Residential BP2022-110 | Chichester Landvest, LLC, 209 Silver Heel Drive | New Construction – Single Family |
| Residential BP2022-111 | Chichester Landvest, LLC, 201 Silver Heel Drive | New Construction – Single Family |
| Residential BP2022-112 | Chichester Landvest, LLC, 102 Flying Cloud Drive | New Construction – Single Family |
| Residential BP2022-113 | Chichester Landvest, LLC, 104 Flying Cloud Drive | New Construction – Single Family |
| Residential BP2022-114 | Chichester Landvest, LLC, 108 Flying Cloud Drive | New Construction – Single Family |

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|---------------------------|---|----------------------------------|
| BP2022-145 Residential | D R Horton, Inc, 110 Flying Cloud Drive | New Construction – Single Family |
| BP2022-146 Residential | D R Horton, Inc, 106 Flying Cloud Drive | New Construction – Single Family |
| BP2022-157 Residential | D R Horton, Inc, 100 Flying Cloud Drive | New Construction – Single Family |
| BP2022-158 Residential | D R Horton, Inc, 112 Flying Cloud Drive | New Construction – Single Family |
| BP2022-159 Residential | D R Horton, Inc, 114 Flying Cloud Drive | New Construction – Single Family |
| BP2022-160 Residential | D R Horton, Inc, 115 Flying Cloud Drive | New Construction – Single Family |
| BP2022-161 Residential | D R Horton, Inc, 113 Flying Cloud Drive | New Construction – Single Family |
| BP2022-162 Residential | D R Horton, Inc, 111 Flying Cloud Drive | New Construction – Single Family |
| BP2022-163 Residential | D R Horton, Inc, 109 Flying Cloud Drive | New Construction – Single Family |
| BP2022-164 Residential | D R Horton, Inc, 107 Flying Cloud Drive | New Construction – Single Family |
| BP2022-165 Residential | D R Horton, Inc, 105 Flying Cloud Drive | New Construction – Single Family |
| BP2022-166 Residential | D R Horton, Inc, 103 Flying Cloud Drive | New Construction – Single Family |

COMMERCIAL – NEW CONSTRUCTION & RENOVATIONS:

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|-------------------------|--|---|
| BP2022-04 Commercial | AT&T, 298 Scheeler Road | Antenna |
| BP2022-05 Commercial | Smartlink, 800 High Street | Antenna |
| BP2022-09 Commercial | Lippincott, 312 Cannon Street | Maintenance |
| BP2022-13 Commercial | Primax Construction, 905 Washington Avenue | Install bathrooms, locker rooms, offices, exercise rooms |

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|-------------------------|---|--------------------------------------|
| BP2022-20 Commercial | TL Rentals, 521 Washington Ave | Interior Remodel |
| BP2022-29 Commercial | Chesapeake National, 611 Washington Avenue | Sign |
| BP2022-35 Commercial | National Retail Properties, LP, 601 Washington Avenue | Roof |
| BP2022-41 Commercial | Washington College, 300 Washington Avenue | Window Replacement |
| BP2022-45 Commercial | Washington College, 300 High Street | Bathrooms/Showers |
| BP2022-47 Commercial | Sultana Education, 301 S. Mill Street | Environmental Center |
| BP2022-48 Commercial | Washington College, 300 Washington Avenue | Interior Renovation |
| BP2022-53 Commercial | J&S Holdings, LLC, 828 High Street | Demolition |
| BP2022-54 Commercial | Washington College, 300 Washington Avenue | Window Replacement |
| BP2022-56 Commercial | Emmanuel Church, 101 N Cross Street | Sign |
| BP2022-58 Commercial | Washington College, 300 Washington Avenue | Bathroom Demolition |
| BP2022-63 Commercial | Chesapeake Community Development, LLC 423 High Street | Demo of Rear Addition |
| BP2022-64 Commercial | Jeff Maguire, 355 High Street | Roof |
| BP2022-65 Commercial | Kit-Team Oz Property, LLC, 341 High Street | Reconstruction – 1-4 Unit Apartments |
| BP2022-66 Commercial | Washington College, 300 Washington Avenue | Interior Renovations |
| BP2022-68 Commercial | Choptank Health, 126 Philosophers | Sign |
| BP2022-70 Commercial | Envision Wealth, 314 Park Row | Sign |
| BP2022-80 Commercial | Washington College, 300 Washington Avenue | Exterior Renovations |

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| BP2022-83 Commercial | ELB Automotive, 609 High Street | Remove Gas Canopy |
| BP2022-86 Commercial | Washington Square, LLC, 18 Washington Square | Sign |
| BP2022-98 Commercial | Sambor Investment, 205 Spring Avenue | Sidewalk ramp |
| BP2022-99 Commercial | T-Mobile, 18 Washington Square | Interior Renovations |
| BP2022-100 Commercial | Kent Cultural Alliance, 101 Spring Avenue | Solar Array |
| BP2022-106 Commercial | Mad Bones, LLC, 854 High Street | Shed |
| BP2022-119 Commercial | Cornerstone Propane, 813 High Street | Demolition |
| BP2022-121 Commercial | Karl Zierfuss, 113 Spring Street | Roof Replacement |
| BP2022-124 Commercial | Washington College, 210 S Cross Street | Sign |
| BP2022-126 Commercial | RFKK, 861 Washington Avenue | Interior Renovations |
| BP2022-129 Commercial | Sambor Investments, LLC, 100 Philosophers Terrace | Awning |
| BP2022-130 Commercial | Chichester Landvest, 332 Cannon Street | Storm Door |
| BP2022-135 Commercial | Washington College, 509 S Cross Street | Demolition |
| BP2022-137 Commercial | White Swan Realty, 239 High Street | Roof |
| BP2022-140 Commercial | UMMS, 100 Brown Street | Interior Renovations |
| BP2022-144 Commercial | Pip's Liquors, 861 Washington Avenue | Sign |
| BP2022-147 Commercial | Ryan Montgomery, 153 Flatland Road | Accessory Building |
| BP2022-150 Commercial | Damon Craig W & Lois R Sherry, 306 Park Row | Roof |
| BP2022-151 | Just Cause Strategy Consultants, LLC, 308 Park Row | Awning |

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| Commercial BP2022-154 | Kent Center, Inc, 215 Scheeler Road | Shed |
| Commercial BP2022-156 | David Hoatson, 324 Cannon Street | Remove & Replace Shed |
| Commercial BP2022-167 | Tucked Away, LLC, 609 High Street | Sign |
| Commercial BP2022-168 | M&J Ventures, LLC, 312 Park Row | Lantern |
| Commercial BP2022-180 | Fitch Properties, LLC, 329 Cannon Street | Sign |
| Commercial BP2022-181 | Washington College, 106 S. Water Street | Shutter Maintenance |