

On Thursday November 3rd at 1:30 PM the Kent County Planning Commission will be reviewing a concept site plan for Everton Industrial. (www.kentcounty.com/committees/planning)

The plan being reviewed is for two 256,666-sf warehouse/distribution centers. For comparison, the Food Lion footprint is about 28,000-sf. Each of these buildings will be just shy of 10 times as large.

This 53-acre development is on Chesterville Bridge and Edge Road. Vehicular traffic coming to the distribution center from the North on 301 will access the sites via Chesterville Bridge Road. The traffic from the South will take exit MD 701 to Howard Johnson Road, turn rt., enter the traffic circle, taking the first exit off the circle to 291 West, crossing the overpass, continuing to the next traffic circle, taking the first exit off the circle onto Edge Road to the warehouses. A Traffic Impact Study has been undertaken.

The impacts of air pollution from fine particulate matter (PM_{2.5}) and Diesel particulate matter (PM) have been documented to affect communities up to 2 miles from warehouse sites greater than 100,000-sf. Noise, traffic, and other environmental impacts such as water quality of Mill Branch and the Upper Chester River needs to be addressed. Truck traffic lowers property values by a much larger factor than cars. Your participation is the best way to ensure that the community is insulated from adverse impacts that are inherent in these large distribution centers.

Beyond the physical impacts, it will be important that Kent County does not offer any tax breaks leaving taxpayers to cover the cost of damaged infrastructure and increased need for services.

Paying attention to the future of Kent County will be important as Everton Industrial's proposal may be just the beginning of unchecked development of distribution centers. Standing up to protect our communities and environment will demand an informed and engaged public.

If you are unable to attend the Commission meeting but would like to comment or ensure that you are kept informed of all hearings for Everton, you can send an email or letter to:

Mr. William Mackey Director and Planning, Zoning and Housing
400 High Street
Chestertown MD 21620
wmackey@kentgov.org

Sincerely,

Janet Christensen-Lewis

Chair

Kent Conservation and Preservation Alliance.