



Proposed Amendment to Kent County Land Use Ordinance for Section 10.2 Crossroads Commercial District.

I, Richard Carter, respectfully request the amendments I have listed in the application herein attached. We have been working closely with breweries, wineries, distilleries and other artisans / small businesses throughout the Upper Eastern Shore of Maryland to initiate economic development via craft beverage tourism.

In the past 40 years this industry has grown at tremendous rates nationwide. Breweries have increased from 89 to over 7,000. Wineries have increased from 3,000 to over 10,000. Distilleries have increased from less than 100 to over 2,000. The vast majority of these establishments have little, or zero, outside distribution. They are destinations. Throughout the USA and beyond, these companies have created jobs, revitalized small towns and helped spark renewal in urban neighborhoods. They have proven to be effective economic development engines.

These establishments have proven especially attractive to people in the age 21 – 45 demographic. They attract young singles, couples and even family groups. We believe that Kent County will see increased tourism by the opening of facilities such as those I am proposing

I am not seeking uses that will deviate in any significant way from the County Comprehensive Plan. I do not seek to build new structures or create new paved surfaces. I propose to re-purpose an existing commercial structure in a way that I believe will increase economic activity in Kent County with virtually zero environmental impact or disruption to the community. In fact, we have received overwhelming support from local Rock Hall residents.

I propose to renovate my property at 5914 Rock Hall Road, in Rock Hall, Kent County, Maryland, to house a Microbrewery and a Class D Tavern, per the definitions of the State of Maryland. The purpose of these businesses is to attract craft beverage tourism by manufacturing quality Kent County beers and selling beers, wines and distilled spirits created by manufacturers on the Upper Eastern Shore of Maryland. In addition to this, we are planning to provide bus tours to local craft beverage companies, as well as historic sites, agricultural sites and other artisan venues.

A portion of the interior of our property will be converted into a tasting room and bottle shop. Another portion of the building will be converted into a microbrewery. These will be separate businesses with unique ownerships to comply with Maryland's three-tier alcohol distribution rules.

I will not be making structural changes to the building or creating any additions. I will remodel the interior to accommodate the proposed businesses and to ensure that all electrical and mechanical systems meet current building codes. I plan no construction that will create sediment or run-off issues.

Based on county parking requirements I currently have 13 parking spaces that are asphalt and 6 that are gravel, with ample room on our 1.18 acres to create additional spaces. I have approximately 165 feet of frontage on State Route 20.

The building encloses 3254 square feet. It is 71 years old and was used as a gas station and auto repair shop. The fuel tanks have been removed and the soil tested and approved as not contaminated by the State of Maryland.

The brewery operation will consist of not more than two 1-barrel brewhouses. I will be brewing for sale in the tavern located on-site, with potential sales to local restaurants in Rock Hall and Chestertown. There are no plans to expand beyond that. My mission is to attract tourists.



I anticipate that permitting this text amendment will allow us to operate businesses that will create 4 - 6 Full-Time jobs and 4 – 6 Part Time jobs.

In addition to this property and bus tours, I have developed a mobile app for craft beverages, artisans, marinas, inns, restaurants and activities. I have also launched a digital magazine to promote Eastern Shore businesses. As previously stated, the microbrewery and tavern are part of a broader mission to promote tourism and economic development in our community. I look forward to working with Kent County to make these goals a reality.