

**APPLICATION FOR TEXT AMENDMENT TO THE
KENT COUNTY LAND USE ORDINANCE
KENT COUNTY, MARYLAND**

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
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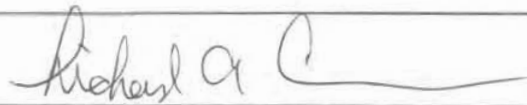
Pursuant to Article XII, "Administrative Procedures" Section 6, "Amendments", of the Kent County Land Use Ordinance, I/We Richard Carter

of 5914 Rock Hall Road, Rock Hall, MD 21661 443-370-7926
Address **Applicant's Name** **Telephone Number**

hereby petition the Kent County Commissioners to amend the Land Use Ordinance of Kent County, Maryland, as follows: Update Section 10.2, Crossroads Commercial District as follows: 10.2.21. Microbrewery as defined by the State of Maryland
10.2.22. Class D Alcohol Retail business as defined by the State of Maryland.

It should be noted that these uses are currently permitted in other districts

The purpose of the proposed amendment is to permit: operation of a microbrewery and a Class D Tavern at 5914 Rock Hall Road, Rock Hall, MD 21661. This is part of a plan to promote craft beer tourism and economic development in Kent County.



Applicant's Signature

March 17, 2020

Date

Please Note: The application for an amendment to the text of this Ordinance shall, at a minimum state in particular, the Article, Section, and paragraph sought to be amended. The application shall contain the language of the proposed amendment.

Instructions: The Land Use Ordinance requires that five (5) copies for Zoning Text Amendment be submitted to the Executive Assistant to the County Commissioners accompanied by \$500.00 filing fee, payable to the County Commissioners of Kent County.

For Office Use Only:

File Number	_____
Date Filed	_____
Date Referred to Planning Commission	_____
Date Recommend. Rec'd from Plan. Comm.	_____
County Comm. Public Hearing Date	_____
County Commissioners Action	_____
Date of Action	_____
Property Posted	_____

SECTION 10 CROSSROADS COMMERCIAL DISTRICT

10.1 STATEMENT OF INTENT

The purpose of this district is to provide appropriate locations for a broad range of commercial activities such as retail, wholesale, and contracting activities serving the local community. These activities are primarily oriented to highway uses rather than central business locations. Crossroads Commercial districts are generally located at the intersection of major highways. Because these uses are located subject to public view, which is a concern of the whole community, they should provide an appropriate appearance, controlled traffic movement, ample landscaping, and protect adjacent properties from the traffic and visual impacts associated with the commercial use. It is the intent that a Crossroads Commercial District shall have a minimum frontage of 150 feet on a single primary road. Whenever possible, frontage of the district shall not exceed depth.

10.2 PERMITTED PRINCIPAL USES AND STRUCTURES

A building or land may be used only for the following purposes, in all cases subject to site plan review by the Planning Commission, or where applicable the Planning Director.

1. Agriculture, excluding the raising of livestock and fowl, including horticulture, hydroponics, and truck farming, general farming, cultivation of field crops, and raising of orchards, groves, and nurseries.
2. Automobile repair
3. Automobile service stations
4. Car wash provided the waste water is recycled
5. Circus or carnival, midways and amusement parks, temporary, for a period of time not to exceed one week per year
6. Country inn
7. Financial institutions
8. Fire and rescue squad stations
9. Home and business services such as grounds care, cleaning, exterminators, landscaping, and other repair and maintenance services
10. Hotels and motels
11. Machinery and equipment sales
12. Modular building sales not including the storage of modular buildings
13. Motor vehicle sales, service, and rental
14. Personal wireless facilities collocated on existing towers, water towers, electrical transmission towers, fire towers, silos, grain dryers, or other structures provided the height of the existing structure is not above that permitted by this Ordinance.

15. Public uses, buildings and utilities. Public buildings and uses include but are not limited to schools, offices, parks, playgrounds, and roads funded and owned and operated by the local, state, or federal agencies, but not including major sports facilities. Public utilities are water, sewer, electric, gas, oil, and communication facilities owned and operated by the Kent County Department of Water and Wastewater or other public utility. Public utilities include substations, poles, lines, transformers, pipes, meters, treatment facilities, pumping stations and appurtenances but not including transmission towers. Power plants and the like are not permitted.

16. Restaurant without drive through facilities

17. Retail businesses, supplying on the premises, household goods, new automotive parts, agricultural supplies and commodities, sporting goods, and the like, including department, outlet and discount stores provided: a. All retail sales and/or storage shall be conducted entirely within a building except where otherwise approved by the Planning Commission. b. The building size does not exceed 20,000 square feet.

18. Retail nurseries and greenhouses

19. Veterinary hospitals and offices

20. Wayside stands - vegetable and agricultural produce

[21. Microbrewery as defined by the State of Maryland**](#)

[22. Class D Alcohol retail business as defined by the State of Maryland](#)

* Amended 9/6/11; ** Amended 4/3/18