



April 29, 2023

Chris Jakubiak, Zoning Administrator &  
Rock Hall Planning Commission  
Rock Hall, MD 21661

Dear Members of the Rock Hall Planning Commission and Chris Jakubiak:

The Greater Rock Hall Business Association is a key stakeholder in the 2023 Rock Hall Comprehensive Planning process. We understand the *proposed* Marine District along the harbor would be similar to the current Maritime Water Dependent (MWD) Zoning District. This MWD zoning does not permit restaurants, lodging or retail businesses. At least three non-conforming businesses currently operate in this district and would be forced to close permanently if they ceased operating for more than a year. Applying a *proposed* "Historic District" overlay on the Sharp Street pier area near Watermans to permit expanded commercial uses is not enough.

We believe a vibrant, diverse commercial district in our harbor is key to strengthening our local economy. The 2017 Waterfront Committee Plan recommended expanding the permitted commercial uses on the harbor. Kent County's Marine Zoning District, on the south side of the harbor permits restaurants, lodging and retail uses. In fact, Haven Harbour South operates in the County's Marine zoning district and is a popular, year-round local business establishment.

We request the Planning Commission expand the permitted uses in the Marine Zoning District to include restaurants, lodging and retail operations.

Sincerely,

Suzanne Einstein  
GRHBA President

Jim Rich  
GRHBA Vice President

Cindy Genter  
GRHBA Secretary