

Information Booklet

50 acres on Rock Hall Road

For Sale at \$1,250,000



Information Book Contents:

- Property Description
- MLS Listing
- Tax Record
- Survey Plat
- Proposed Concept Plan
- State & County Incentives
- Zoning Ordinance

Property Features:

- Prime mixed use development site
- In-town location
- Site access via four public roads
- > 1,000 ft of road frontages
- Subdividable
- Fiber optic service
- Public water & sewer



Property Description

Rock Hall Properties Real Estate and its parent, The Flynn Company are pleased to offer for sale this mixed-use commercial property located on Rock Hall Road. The property contains 49.83 acres of vacant land bordered by MD Rt. 20/Rock Hall Avenue to the south. There is approximately 1000 feet of road frontage with access to the property from Zeeman Road, Williams Street, and MD Rt. 445/Tolchester Rd. According to the Maryland Environmental Resource Land Information Network (MERLIN) the property is not in a flood plain and it is not in the Critical Area. There is a small portion (approximately 1-2 acres) of wetlands near the center of the property. Public water and sewer could serve the property and Delmarva Power is the electric supplier. There is fiber optic cable available along the Rt. 20 edge of the property with service from ThinkBig Networks.

The property is zoned MCI/Mixed Commercial/Industrial and the purpose of this district is to provide for comprehensively planned, multi-use development of retail, commercial, service, industrial and institutional activities. To establish an appropriately mixed character in this zoning district, the ordinance includes “not to exceed” limits of 60% retail/commercial/service; 65% industrial and 15% institutional. A minimum of 20% of the total area is to be devoted to open space parks. A concept site plan by the current owners identified approximately 1/3 of the property along Rt. 20/Rock Hall Ave. as retail/commercial pad sites; 1/3 of the northern portion of the property as residential; and the remainder as open space preserve area. Although the MCI district zoning ordinance does not specifically include residential use, the current low inventory of residential properties for sale in Rock Hall combined with the town’s desire for higher tax revenues, would make a strong case for including a residential component in a plan.

The town of Rock Hall in Kent County, Maryland has a strong and diverse economy. With roots in the commercial fishing and agriculture industries, Rock Hall has grown to be one of the state’s top boating, fishing, hunting and vacation destinations. Tourists come to enjoy the town’s public beach on the Chesapeake Bay and its quaint shops and restaurants. Nearby Eastern Neck National Wildlife Refuge has 2,285 acres with hiking and kayaking trails; it is designated an *Important Bird Area* by the Audubon Society. Annual events, such as the 4th of July Fireworks and Parade, Pirates & Wenches Weekend and Fallfest bring thousands of visitors. Young and old all enjoy this quiet fishing village known as *The Pearl of the Chesapeake*.

Client Full

Rock Hall Rd, Rock Hall, MD 21661**Active****Land****\$1,250,000**

MLS #: MDKE2000086
 Tax ID #: 1505030013
 Ownership Interest: Fee Simple
 Type: Land
 Waterfront: No

Lot Acres / SQFT: 49.83a / 2170595sf / Assessor
 Price/Acre: \$25,085.29

Location

County: Kent, MD
 In City Limits: Yes
 Municipality: Rock Hall

School District: Kent County Public Schools
 Election District: 5

Taxes and Assessment

Tax Annual Amt / Year: \$12,853 / 2021
 County Tax: \$9,888 / Annually
 City/Town Tax: \$2,964 / Annually
 Clean Green Assess: No
 Zoning: MCI
 Zoning Description: Mixed use commercial industrial

Tax Assessed Value: \$872,000 / 2021
 Land Use Code: 104

Land Information

Lot Acres / SQFT: 49.83a / 2,170,595sf / Assessor
 Current Use: Vacant
 Additional Parcels: No
 Lot Features: Irregular, Partly Wooded, Road Frontage

Utilities

Utilities: Water Source: Public Hook-up Available; Sewer: Public Hook/Up Avail

Remarks

Public: 50 acres of mixed use development property within Rock Hall town limits. Great location with access via state highway/MD Rt. 20, and 3 town roads; almost 1000 ft of road frontage. The property is partially cleared and includes a small area of wetlands that would make a nice pocket park within the development. Public water and sewer service hook ups are available. Fiber optic cables are buried along Rt. 20 and could serve this property. Rock Hall is a popular vacation, hunting and fishing destination with year round events and activities.

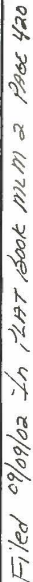
Directions

Rt. 20 into Rock Hall. Property is on the right between the fire house and Walgreens. Property borders Rt. 20 and Zeeman Rd

Listing Details

Original Price: \$1,250,000
 Sale Type: Standard
 Listing Term Begins: 06/26/2021
 Possession: Settlement
 Federal Flood Zone: No

DOM: 185

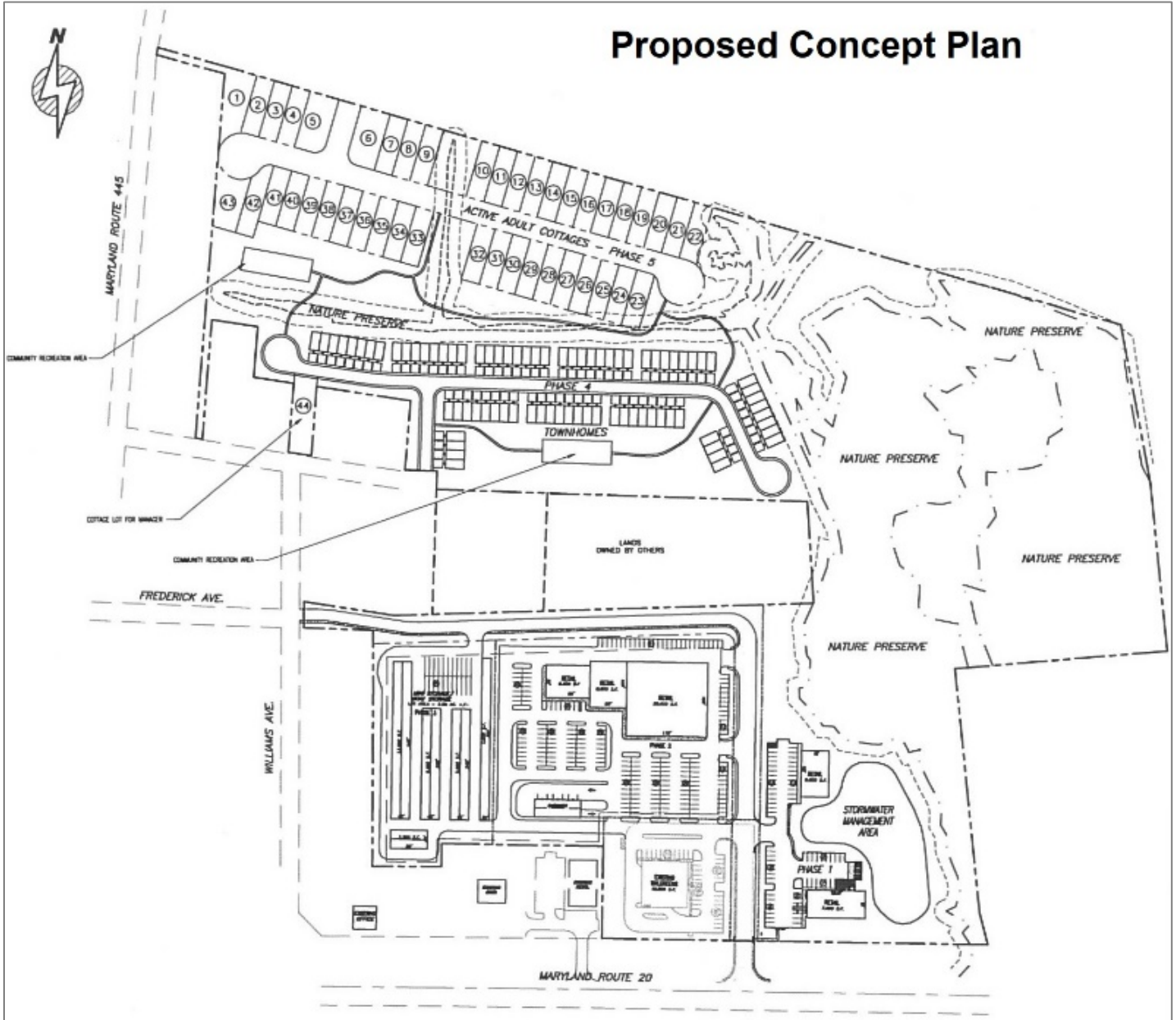


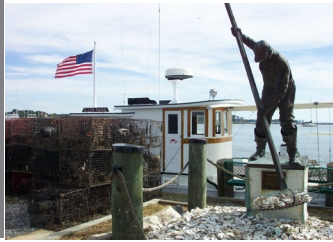
The
Flynn
Company



ROCK HALL
properties
REAL ESTATE

Proposed Concept Plan





Maryland State and Kent County Incentives

Business Name							
Property Address	50 acres Rock Hall Road						
NAICS							
Incentives	Maybe	No	Comments				
Tax Credits							
Main Street Chestertown Arts & Entertainment		X					
Maryland Energy Storage Income Tax Credit	X						
Job Creation Tax Credit (Maryland)	X						
Buy Maryland Cybersecurity Tax Credit	X						
Maryland Small Business Relief Tax Credit	X						
Cybersecurity Investment Incentive Tax Credit	X						
One Maryland Tax Credit	X						
More Jobs for Marylanders - For Manufacturers	X						
Commerce Zone Tax Credit (Kent County)	X						
Tax Credit for businesses that create new jobs (Kent County)	X						
Chestertown Kent County Enterprise Zone		X					
Grants							
Maryland Business Works, Workforce Development and Adult Learning (DLLR)	X		Grants, especially are business and activity specific.				
Partnership for Workforce Quality (Commerce)	X						
Small Business Administration (SBA) Grants	X						
Maryland Agricultural & Resource-Based Industry Development Corporation (MARBIDCO) Grants	X						
Rural Energy for America Program, USDA	X						
Loans							
Neighborhood BusinessWorks	X						
USDA, Rural Development Business & Industry Guaranteed Loans	X						
Small Business Administration Loans	X						
Maryland Agricultural & Resource-Based Industry Development Corporation (MARBIDCO) Loan Programs	X						
Small, Minority & Women-Owned Business Account - Video Lottery Terminal Fund	X						
Greater Chestertown Initiative - Loan Fund		X					
Programs							
Regional Manufacturing Institute (RMI)	X						
Manufacturing Extension Partnership	X						
ExportMD Program	X						
Delmarva Power/EDGE Maryland	X						
Opportunity Zone		X					
Innovation Internships	X						
MD-PACE	X						
Chestertown HUBZone		X					
PLEASE NOTE: All programs must meet specific criteria to qualify.							

SEE ARTICLE IX FOR LOT AVERAGING

SEE ARTICLE VI FOR USES SUBJECT TO PERFORMANCE STANDARDS

SEE ARTICLE IX FOR SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS

* THE CALCULATION OF MINIMUM LOT SIZE SHALL NOT INCLUDE TIDAL WETLANDS

** WHERE ABUTING A RESIDENTIAL DISTRICT, THE LEAST WIDTH SIDE YARD SHALL BE 25 FT. AND THE REAR YARD 30 FT.

*** UNLESS OTHERWISE PROVIDED FOR IN THIS ORDINANCE

Section 7. MIXED COMMERCIAL/INDUSTRIAL DISTRICT (PS)

The purpose of this District is to provide for comprehensively planned, multi-use developments of retail trade, commercial, service, industrial, and institutional activities. Special design requirements for this District are contained in Article VI of this Ordinance. All industrial uses in this District are subject to performance standards as specified in Article VI of this Ordinance.

To establish an appropriately mixed character within the entire District, the following percentages of floor area proposed in the District shall not exceed:

Retail Trade/Commercial/Service - 60%

Industrial - 65%

Institutional - 15%

If the land in the District is comprehensively planned and developed as a single unit without parcelization by subdivision, these individual percentages shall not be exceeded by more than five percent (5%) without approval of the Planning Commission upon application and for good cause shown.

If the land within the District is subdivided into smaller parcels and not comprehensively planned as a whole, the Zoning Administrator and the Planning Commission shall record the cumulative floor area of the various permitted uses as development of the District proceeds and shall assure compliance with the mixed use percentage limits at full development of the District by restricting development of particular uses if it is apparent that the mixed use percentage limits would be exceeded by their addition.

The minimum green area requirement, which shall include designated parks, public and private open space, active and passive recreational areas, for an MCI District development shall be not less than twenty percent (20%) of the total area devoted to MCI District uses, except that comparable amenities or facilities may be provided in lieu of green area if the Planning Commission determines that such amenities or facilities are sufficient to accomplish the purposes of the District, and would be more beneficial to the proposed development than strict adherence to the specific green area requirement. The minimum green area requirement shall apply unless a more restrictive regulation, e.g. the Critical Area or Flood Plain requirements, must be observed.

Development in this District shall be staged in such a manner as to coordinate development with the provision of public facilities, and such facilities shall be operational at acceptable service levels and capacities.

The number of entrances and exits from this District to Rt. 20 shall be limited and access to the individual uses within the District shall be provided through a system of internal roadways. The placement of individual uses along Rt. 20 each with its own ingress and egress to Rt. 20 shall not be allowed because of the resulting traffic difficulties.

A. PRINCIPAL PERMITTED USES

RESIDENTIAL

Dwellings for resident watchmen and caretakers employed on the premises.

RETAIL TRADE/COMMERCIAL/SERVICES (PS)

Any use permitted in the C-1 Community Commercial District, except residential uses.

Bakeries occupying not more than 5,000 sq. ft. of floor area.

Banks, drive-in or otherwise (PS).

Child day care (eleven [11] or more children under care) (PS).

Commercial greenhouses.

Hotels, motels, and motor lodges (PS).

Lawnmower and yard and garden equipment sales, service, rental, and repair.

Lumber and building materials establishments.

Monument sales establishments with incidental processing to order, but not including the shaping of headstones.

Motion-picture studios.

Offices and office structures.

Photographic processing and blueprinting establishments.

Printing, publishing and engraving establishments.

Radio and television stations and studios and recording studios, but not towers more than one hundred twenty- five (125) feet in height, except as provided in Article IX.

Restaurants, to include drive-in restaurants (PS).

Shopping Centers (PS).

Wholesale establishments with not more than 2,500 sq. ft. of accessory storage per establishment.

Wholesale merchandising and storage warehouses, with floor area devoted to warehousing and handling of merchandise limited to 50,000 square feet.

INSTITUTIONAL

House of Worship (PS).

Public Parks and Recreation areas (PS).

Libraries.

Community centers.

Post office.

Public Schools.

AMUSEMENTS

Amusement places and theaters, except open-air drive-in theaters. Amusement places include bowling alleys, dance halls, skating rinks, swimming pools, miniature golf courses, billiard or pool parlors, indoor model racing tracks, and similar activities subject to applicable Town regulations.

Archery ranges.

Auditoriums, lecture halls, and recreation facilities primarily for employees in the District.

Fitness center.

Golf driving ranges (PS).

Private clubs.

Private Recreation Areas - not for commercial purposes (PS).

INDUSTRIAL (PS)

Light manufacturing uses listed below, and uses similar to those listed below as determined by the Planning Commission which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat, or glare than that which is generally associated with light industries of the types specifically permitted below:

Beverage blending or bottling, the manufacture of bakery products, candy, dairy products and ice cream, fruit and vegetable processing and canning, the packing and processing of fish, meat and

poultry products, but not the distilling of beverages or slaughtering of poultry or animals or the processing or bulk storage of grain or feeds for animals or poultry.

Boat building, storage, repair or painting, including the sale of boats and boat parts and accessories provided that any out-of-water work or storage shall be located at least fifty (50) feet from any residential use.

Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.

Contractor's storage yard and maintenance facility (PS).

Fish, shrimp, crab, clam, oyster, and other seafood processing, packing, and storing, subject to all applicable State and Town laws and ordinances and provided that any such use shall be located at least two hundred (200) feet from any residential use and buffered from the residential use.

Laboratories for research, experimenting and testing, but not for testing combustion engines or explosives.

Loading and unloading, including temporary cold storage of seafood, fish, clams, oysters, crabs, and shrimp; also buying and selling.

Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games, and electrical or electronic apparatus.

Manufacture and assembly of boats, bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, dies, machinery, hardware products, and sheet metal products.

Manufacture of boat parts, sails, accessories and equipment not involving drop forging, stamping, automatic screw machines or a foundry.

Manufacture of boxes, furniture, cabinets, baskets and other wood products of similar nature.

Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, and fabrics and the printing and finishing of textiles and fibers into fabric goods.

Marine shops, woodworking shops, electrical shops, and similar uses for the construction, repair and maintenance of boats and boat engines.

MOTOR VEHICLE/RELATED SERVICES (PS)

Car washes and automobile laundries, automatic or otherwise, providing reservoir space for not fewer than five (5) vehicles for each washing lane.

Filling stations limited in land area to one acre, and not including truck or trailer storage or mechanical servicing of trucks or trailers (PS).

NATURAL RESOURCES

Farms, Truck Gardens, Orchards, and Nurseries (PS).

Sediment Control and Erosion Practices.

Line Fences.

B. ACCESSORY USES (PS)

Accessory structures and uses customarily incidental to any of the above uses are permitted by right. Certain uses are subject to performance standards (PS) which are specified in Article VI of this Ordinance.

1. The storage of goods used in or produced by permitted commercial and industrial uses and related activities, subject to applicable District regulations.

2. Material storage yards, in connection with a permitted use where storage is incidental to the approved occupancy of the structure, provided that all products and materials used or stored are in a completely enclosed structure or enclosed by a masonry wall, opaque screening, opaque fence or opaque hedge not less than six (6) feet in height. Ribbon fences are not permitted. The storage of all materials and equipment shall not exceed the height of the wall. The storage of cars and trucks used in connection with the permitted trade or business is permitted within the walls or screen.

C. CONDITIONAL USES

The purpose of these provisions is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the District regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of relationship to the Comprehensive Plan and the possible impact, not

only on neighboring properties but on a large section of the Town, require the exercise of planning judgment on locations and site plans.

The following structures and uses shall be approved by the Board of Appeals as conditional uses in this District, except as otherwise provided in accordance with the procedures and standards of this Ordinance, provided that the location is appropriate and not in conflict with the Comprehensive Plan; that the public health, safety, morals, and general welfare will not be adversely affected; that adequate off-street parking facilities will be provided; and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values; and further provided that the additional performance standards of Article VI and this Article are complied with. Unless otherwise specified as a condition of approval, the height limits, yard spaces, lot area, and sign requirements shall be the same as for the uses in the District in which the conditional use is located.

A preliminary site plan complying with the requirements of Article XI shall accompany an application for approval of a conditional use, together with such information as may be required for a determination of the nature of the proposed use and its effect on the Comprehensive Plan, the neighborhood and surrounding properties. Procedures for approval of a conditional use, and approval and amendment of site plans, are contained in Article XI.

The conditional uses are as follows:

Animal hospitals and kennels, with any open pens at least two hundred (200) feet from any residential District.

Batch plants.

Bus terminals.

Cemeteries (PS).

Drive-in theater (PS).

Exposition centers and fairgrounds.

Heliports.

Hospitals and sanitariums.

Institutions, educational or philanthropic, including museums and art galleries.

Public utilities or public service uses, structures, generating or treatment plants, pumping or regulator stations, substations and high voltage transmission lines (excluding multilegged structures).

Raising for sale birds, bees, rabbits, and other small animals, fish, and other creatures.

D. TEMPORARY USES

The Zoning Administrator may issue a temporary use permit under the following procedures for the following uses:

Carnivals, circuses

Christmas tree sales

Tents/special events

Public events

In deciding whether a permit for a temporary use should be granted, the Administrator shall ensure that:

1. The hours of operation allowed shall be compatible with the uses adjacent to the activity;
2. The amount of noise generated shall not disrupt the activities of adjacent land uses;
3. The applicants shall guarantee that all litter generated by the event be removed at no expense to the Town.

The Administrator shall not grant the permit unless he finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the rights of adjacent and surrounding property owners.

In cases where it is deemed necessary, the Administrator may require the applicant to hold the Town safe and harmless to ensure compliance with the conditions of the permit.

If the permit applicant requests the Town to provide extraordinary services or equipment or if the Administrator otherwise determines that extraordinary services or equipment should be provided to protect the public health or safety, the applicant shall be required to pay to the Town a fee sufficient to reimburse the Town for the costs of these services.

E. LOT AREA, WIDTH, HEIGHT, AND YARD REQUIREMENTS

The following minimum requirements shall be observed, subject to the modifications provided under Article IX of this Ordinance.

MCI MIXED COMMERCIAL/INDUSTRIAL DISTRICT

USES	LOT AREA MIN- IMUM SQ.FT.*	LOT WIDTH MIN- IMUM	LOT AREA PER UNIT MIN- IMUM SQ. FT.	FRONT YARD DEPTH MIN- IMUM	SIDE YARDS LEAST WIDTH	SUM OF WIDTHS MIN- IMUM	REAR YARD DEPTH MIN- IMUM	HEIGHT MAX- IMUM
HOUSES OF WOR- SHIP (PS)	87,120	75 FT.	87,120	30 FT.	10 FT.	30 FT.	30 FT.	30 FT.
ACCESSORY USES (PS)					10 FT.***	30 FT. ***	30 FT.***	20 FT. 1 1/2 STOR- IES
RETAIL TRADE/COMMERCIAL SERVICES (PS)				30 FT.	10 FT.**	30 FT.	30 FT.	40 FT.
AMUSEMENTS				30 FT.	10 FT.**	30 FT.	30 FT.	40 FT.
INDUSTRIAL (PS)				30 FT.****	10 FT.**	30 FT.	30 FT.	40 FT.

8/26/2021	Zoning Code Article V Rock Hall Maryland				
MOTOR VEHICLE AND RELATED SERVICES (PS)	30 FT.	10 FT.**	30 FT.	30 FT.	40 FT.

NOTES:

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***UNLESS OTHERWISE PROVIDED FOR IN THIS ORDINANCE

****THE FRONT LINE OF ANY INDUSTRIAL USE IN THIS DISTRICT SHALL NOT BE PLACED WITHIN FOUR HUNDRED(400) FEET OF THE RIGHT-OF-WAY OF RT. 20.

Section 8. MARITIME RECREATIONAL DISTRICT

The purpose of this District is to provide for and to preserve waterfront land in appropriate locations for commercial docking, waterfront sales and storage and repairs of boats. In general, the District is intended for the less intensive commercial marine activities related to tourism, vacationers, sport fishing and pleasure boating. Since land in the District is limited, construction of dwellings should be discouraged, but since marine development will be gradual, low-density residential uses are permitted.

A. PRINCIPAL PERMITTED USES

RESIDENTIAL