

## Minutes from the June 27, 2023 GRHBA Meeting:

Attendees: Suzanne Einstein (Blue Crab Chesapeake Charters), Jim Rich (Inn at Huntingfield, Java, Sweet Cheeks), Cindy Genter (Rock Hall Properties), Katie Wright (KC T&ED), Steve Leonard (American & RHVFC), Beth Dunn (MSRH), Carol Britten (Town of Rock Hall Website), Roni Lynn Thomas & Susan Barnhardt (PBKC), Laurie Walters (MSRH), Sandy Scott (Hickory Stick), Deborah Reese (Cinnamon by the Bay), Sherry Sunkler (Osprey Point), Debra Woodruff-Capper (Lions), Cathy Cessna (Grant Writer), Sara Rich (Choptank Health), Rick Carter (Delmarva Craft), Kelly Crouse & Marta Kumer (Selkie Books), Leslie Sea (WCTR), Gail Manley (Intimidator Fishing Charters & KCPS).

Suzanne called the meeting to order at 9:01. Attendees introduced themselves.

**Special Guest:** Sara Rich, Choptank Health CEO. Their mission is healthcare for all. They are a federally-qualified healthcare provider. They accept Medicare/Medicaid & private insurance plans. They have 7 centers including 2 in Kent County providing in-school healthcare, medical & dental services. They have a pipeline for healthcare workers and their board is 51% of people who use their services; 2 board members are from Kent County. Kent locations include Philosophers Terrace in Chestertown and Rock Hall Elementary School. Services include physical & behavioral health and dentistry, plus telehealth. The Rock Hall facility in RHES is open one day per week including summer. They have 3 mobile health vans for substance abuse.

### GRHBA Report:

- Financials & Budget: Jim Rich reported checking account balance was \$50,152.57. We are in good financial position.
- Advertising: Summer ads for Rock Hall are running including Inside Maryland.
- Deborah said a manual lock has been installed. The Visitors Center is open every day. Drop off brochures for your business.
- Cindy reported on Rock Hall's Comprehensive Plan. See notes attached to these minutes.

**Main Street Rock Hall (MSRH):** Old Salt's unveiling was 6/22 with good attendance. Remaining grant money will be used for signage and landscaping. We should hear about another grant for corner improvements in July. Two of the 2023 Building Improvement Grants projects are complete and 4 are underway. The application for 2024 Building Improvement Grants has been submitted. Pirates & Wenches planning is ongoing. Local food trucks are needed. Next P&W Meeting is 7/11 @ 5:00pm at Java Rock. Next Main Street Rock Hall meeting is 7/20 @ 9:00am at the Mainstay.

**Tourism & Economic Development:** T&ED discussed Kent County at a 3-day event at Washington College with parents & students. Mason Cole is a local student intern. Jamie is coordinating P&W transportation. A Kent County Basket will be awarded at the MaCo conference in August. Business donations are being accepted.

**Town of Rock Hall:** Carol Britten reminded businesses to send events info to her for posting on the town's website. Check your business listing on the Business Directory on the town website.

### Member Events & Comments

- Lions Club: will have a Raffle for a basket of crabs & corn. Drawing is July 4<sup>th</sup>. Buy raffle tickets at Crickets, Stuff & Selkie. P&W Beach Party plans are going well with music, food & activities.
- Rock Hall Yacht Club Sailing School: Sailabration event will be 7/22. Private lessons are available.
- American RH Service Center applied for permits to sell used cars and will be a MD Inspection Station.
- Selkie Books reviewed their summer events. They will be on the River Arts Studio Tour in October.
- WCTR: Leslie Sea mentioned the River Arts Gala on 7/22. WCTR has their summer studio open in Rock Hall next to Harbor Shack on Fridays 2-4. Businesses should stop by.
- Shuttle transported 714 people this year so far. Group rides are up; individual rides are down. 200 people will attend the Bay Paddle in Rock Hall on 7/22.
- PBKC: Susan reported Roni Lynn Thomas is the new Rock Hall branch manager. Congrats Roni Lynn!!
- Gail Manley said fishing is good, but boats are traveling up the Patapsco. There are 12 fishing charter boats in Rock Hall.

### Independence Day Festivities:

- July 1 is Fish Fry at the Fire House
- July 2 is Waterman's Day
- July 3 is Fireworks; July 4 is Parade

The meeting was adjourned at 10:27. The next meeting will be July 25<sup>th</sup> at the Fire House at 9:00am.

Cindy Genter, GRHBA Secretary

## Notes from the June 14 Planning Commission Meeting for GRHBA

- Municipal Growth, Chapter 5 includes areas the town plans to annex. These areas include Spring Cove Marina and Haven Harbour South.
- Land Use, Chapter 6 includes an updated map with proposed uses. This map shows the 55 areas behind Walgreens will be changed from mixed use Industrial/Commercial to mixed use Residential/Commercial with about 150 new residential units.
- The Harbor will be zoned Marine which will be the same as the current Maritime Water Dependent district. No restaurants or lodging will be permitted, except for existing Harbor Shack & Watermans. GRHBA's proposal to expand permitted uses to include restaurants, lodging & retail in this district is not included. A proposed "Historic District Overlay" is proposed for 2.7 acres in the Watermans-Clam House area.
- The Downtown section (page 55) says the town should be more open to residential uses in the downtown (C-3) zoning district. Restrictions should be lifted to allow for up to four residential units and encourage apartments. Tax and business incentives are also included for businesses to locate in this district.
- The 2017 Waterfront Master Plan will be adopted. The harbor is noted as an economic engine.
- There is a master plan for Coastal Resilience.
- The Fair Housing section (page 64) will allow group homes in the R-1 zoning district.
- Permits and annual inspections will be required for all rentals – short & long term.
- The Housing section includes references to building "Intergenerational" housing for seniors with accommodations for transportation and shopping.

The next Planning Commission meeting is July 12. Meetings are open to the public, or people can attend remotely or listen later. Links are on the town website/calendar.

Once the final draft is complete there will be a 60-day "Quiet Period" for County and State review and comments; then a Public Hearing will be held (probably in October) for public comment. The final Plan will be sent to the Mayor & Council for approval, hopefully by the end of this year.

Send me an email if you want me to send you a copy of the current draft of the Comp Plan. [Cindy.genther@gmail.com](mailto:Cindy.genther@gmail.com)