



**MINUTES OF THE PLANNING AND ZONING COMMISSION  
SEPTEMBER 23, 2020**

Chairman Larry Brown called the meeting to order at 7:00 pm. In attendance remotely were Kathleen Berault, Laura Blackwelder, Jonathan Evans, Cynthia Greengold, and Jeff Larsen, Commission Members, Christopher Jakubiak, Planning & Zoning Administrator, and Fran Addicott, Zoning Clerk.

**I. APPROVAL OF THE PLANNING & ZONING AGENDA.**

**MOTION:** Mrs. Greengold moved to approve the Agenda. Seconded by Mrs. Blackwelder, all in favor.

**II. APPROVAL OF THE AUGUST 26<sup>th</sup>, 2020 PLANNING & ZONING MEETING MINUTES.**

**MOTION:** Mrs. Blackwelder moved to approve the August 26<sup>th</sup>, 2020 Planning & Zoning minutes. Seconded by Mrs. Greengold, all in favor.

**III. REVIEW THE COMPREHENSIVE PLAN DRAFT "LAND USE" SECTION. DISCUSS ANY MODIFICATIONS IF NECESSARY.**

Chairman Brown received comments from the Planning Commission on the "Land Use" section of the "draft" Comprehensive Plan.

- Mr. Larsen had no comments
- Mrs. Greengold believes there is a conflict with the Vision Statement and the plan that is being recommended on the height of buildings. She is against the zoned areas that allow for housing types and buildings to be 50 ft in height. She asked the Planning Commission to re-evaluate the maximum height limit to 35 ft. throughout the Town. She would also like to add a specific program to the land use section to prevent the erosion issues at Brownies Beach and the boardwalk areas. Mrs. Greengold recommends "underground utilities" to be added to page 18. She would like to include in the plan who is responsible for the maintenance of the public right of ways and alleys. Lastly, she recommends adding a community theme and identity as well as a sign program to the Revitalization of Commercial Development properties.
- Mrs. Blackwelder agrees that the building height level should be lowered and her opinion is if residential development is added she feels that any residential development going up to any level should have ground floor amenities that the town residents are seeking, such as waterfront dining, eye doctors, and coffee shops. Mrs. Blackwelder believes that the Planning Commission should pursue formal design standards. She would like to see the

lowest density plan with everything additional a bonus overlay with design standards. Mrs. Blackwelder expressed her concern regarding the two vacant lots along Bayside Road north of the Fire Department that are designated Resource Conservation.

- Mr. Evans agrees with the Commissioners on the building height limit but feels if a variance is requested, it could be addressed at that time. He also agrees that having residential above commercial and not exceeding 35 ft would be beneficial. He would like to include Short Term Rental properties to the Land Use section in the Comprehensive Plan.
- Mrs. Berault agrees with the 35 ft building height restriction and having residential above commercial. She is also concerned with the erosion issues on B Street and Brownies Beach.

Mr. Jakubiak continued with the Land Use discussion. He stated that a land use plan map was very important because it designates what the preferred or desirable use of all properties are in the Town, like Residential, Commercial, or Industrial.

He showed a slide show of many lots in the Resource Conservation zone that have not been developed yet, which are all privately owned or water open space and marsh. There was a lengthy discussion on two vacant lots on Bayside Road, north of the Fire Department in the Resource Conservation area.

Mr. Jakubiak recommended that a complete mapping survey of the town be done to have a strong base for planning and zoning and the development of real estate and property dispute resolution.

Mr. Jakubiak pointed out the residential areas and what housing types are allowed in the area today. He showed the different lots and housing types within the residential areas. He moved on to mix use (neighborhood mix use) where Mamma Lucia's and two adjacent lots are. These areas would allow for commercial development and the mix of use development such as ground floor retail with apartments or condos above it.

He showed pictures of what the Town Center looks like today that includes Town Hall, Traders, Fast Stop and Kellam's Field. He then showed two other alternative concept designs of what it could look like with amenities to include coffee shops, and or bike shops. The other alternative could have amenities like water view buildings, restaurant and outdoor open space, or a variety of housing types.

Following the discussion of alternative visions for the town center and the options presented by Mr. Jakubiak, the consensus of the Commission was that lower building heights, a mix of shops and restaurants, and outdoor amenities was preferred over an option that included taller residential apartments or condominium buildings and more intensive commercial development.

There was a lengthy discussion on zoning in the residential village area. The area of Cox Road along 260 currently allows certain housing types in the area. Mrs. Blackwelder recommends changing the zoning so no townhomes can be built. Mrs. Greengold is against building these types of homes without having parks and play areas nearby. She believes the Town should try

to purchase any land that is for sale in the appropriate location and to be used for parks. She would also like that to be added to the Comprehensive Plan.

Chairman Brown moved on by asking the Planning Commission to give their thoughts on the following questions.

- 1) Does the Planning Commission want to allow developers to do what they want with the two areas of properties showed by Mr. Jakubiak as Resource Conservation?
- 2) The existing zoning for the "village" area between Cox Road and 260 can be much denser. Does the Planning Commission want to change that in the draft Comprehensive Plan to make it impossible to have denser building in that section?

Mrs. Berault is in favor to keep the area shown as Resource Conservation and not develop that plot of land. As for the area along Cox Road she is in favor of making it less dense.

Mr. Evans is in favor of keeping the area shown as Resource Conservation and to keep the density lower on Cox Road.

Mr. Larsen is in favor for keeping the area Resource Conservation and the other area less dense.

#### **IV. COMPREHENSIVE PLAN DISCUSSION "TRANSPORTATION"**

The discussion on "Transportation" will be on next month's agenda.

Concerns about parking and the accessibility for the new Library came up. Mr. Jakubiak will check with Holly for the plans.

Jenny Plummer-Welker with Calvert County Planning Commission is scheduled to meet on Oct 28, 2020 to discuss the Comprehensive Plan. Representatives for Beach Elementary School will be back for review and approval of the Elementary School project.

#### **PUBLIC COMMENTS**

Joshua Larsen/Tracy Bensing, 8721 D St. Chesapeake Beach, MD 20732

There being no further business, the meeting adjourned at 9:50 pm on a motion made by Mrs. Blackwelder. Seconded by Mrs. Berault, all in favor.

Submitted by,



Fran Addicott, P&Z Clerk