



**MINUTES OF THE PLANNING AND ZONING COMMISSION  
COMPREHENSIVE PLAN WORK SESSION  
DECEMBER 2, 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, 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 December 2, 2020 Agenda with the modification to remove the Transportation Review. Seconded by Mrs. Berault, all in favor.

**II. APPROVAL OF THE NOVEMBER 12<sup>TH</sup> PLANNING & ZONING MEETING MINUTES.**

**MOTION:** Mrs. Berault moved to approve the November 12<sup>th</sup>, 2020 Planning & Zoning minutes. Seconded by Mr. Evans, all in favor.

**III. REVIEW THE COMPREHENSIVE PLAN LAND USE CHAPTER V.**

Mr. Jakubiak presented the draft Land Use Chapter that showed maps and exhibits and discussed the existing land use conditions both outside and within Town limits and a future land use plan. He talked about the Greenbelt of preserved lands, which feature open space on the Town's western border; land that is permanently preserved through programs administered by Calvert County and the County's planning policy that would allow housing outside of Town limits at a density of 4 units per acre. The Commission requested that a future growth area boundary be designated beyond the current Town limits, which would make properties within the boundary eligible for annexation, and that recommendations for the future use of these properties be provided in the plan including the clustered development of houses and the recreational use, such as trails, on publicly held lands.

He discussed each topic in the draft plan. During the presentation of Land Use Objectives, the Planning Commission gave their suggestions for changes. They were noted by Mr. Jakubiak into the draft document.

Mr. Jakubiak moved on to Map 3. The map showed the Town Center, the Gateway Mixed Use Commercial Focal Point, the Maritime District, and the Hilltop Commercial Focal Point.

The Planning Commission had concerns regarding the recommended Hilltop Mixed Use area (the commercially zoned lots fronting Bayside Road generally between 15<sup>th</sup> & 16<sup>th</sup> Streets), including concerns that there would be a lack of space for parking and that traffic congestion could be a problem. The

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Commission decided that this area should not allow for the possibility of having a dwelling unit in a commercial building. Mr. Jakubiak recommended leaving the commercial zoning as is in this area and noted that eliminating the possibility of apartments above street level commercial would require a change to the zoning ordinance. He encouraged at least retaining the ability for a business property owner to have an accessory apartment.

After further discussion, Chairman Brown suggested this specific matter be addressed further at a future meeting. Overall, the consensus was that a modification to the draft plan should be made to eliminate in general terms housing in combination with a Commercial Use (mixed use) from the area designated Hilltop Mix Use Area.

The next topic was the 2040 General Land Use. Map 4 Land Use Plan. This map showed Resource Conservation, Residential, Institutional and Mixed-Use areas. Mr. Jakubiak described each category and the recommended land uses allowed. Changes were made to the map. Changes to the building height in the Town Center and the Maritime Mix Use area were discussed.

#### **Commissioners concerns**

The sewer connection for areas of Summer City and the Highlands.

The lack of neighborhood parks.

Parking problems in some areas of Town.

Alley ways being used as bike paths.

There was a lengthy discussion about single family duplexes, tri-plexes , quadplexes and multifamily structures. The draft plan recommended retaining the ability to have duplexes, tri- and quadplexes in the Residential Village zoning district provided they were approved by the Planning Commission and complied with the proposed building and set design standards. Chairman Brown asked Mr. Jakubiak to send him information on the State's planning law regarding the new requirements that local comprehensive plans must have a house element with a plan for workforce and low-income housing.

Mr. Jakubiak moved on to the Community Character section which explained promoting compatibility between new buildings and traditional ones with the objective of protecting the Town's essential character. There were no changes suggested to this section.

The last topic discussed was Adapting to Sea Level Rise and Flooding Vulnerabilities. Mr. Jakubiak said he made minor changes to the language in the plan since he first presented it in 2019. He mentioned the recommendation that the Town prepare a Master Plan for Flood Risk Reduction at the

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earliest date possible and said that preliminary work on that is underway now in coordination with North Beach of the State of Maryland.

After considerable discussion about removing options for new housing, Chairman Brown asked Mrs. Blackwelder if she wanted to make a motion for consideration by the Commission. She made a motion as follows: to remove residential development allocations in the Town Center and Marina areas and to remove all multi-unit housing types in the residential village areas to preserve the ability to accommodate recreation and potential future commercial amenities in and near the Town Center. Chairman Brown tabled the discussion of the motion until the December 15th meeting to allow Commissioners to review and consider the issue.

The next Planning & Zoning meeting will be held on December 15<sup>th</sup>, 2020 to review revisions to the Rod & Reel's final site plan for lot 1, & Residue Tract One, and to discuss the Commissioner's requested amendments to the building height standards.

Planning & Zoning Commission meetings can be joined via web click <https://us02web.zoom.us/j/8697557180>. To join via phone please dial [\(929\) 205- 6099](tel:9292056099) and enter the **Meeting ID: [869 755 7180](https://us02web.zoom.us/j/8697557180)**.

There being no further business, the meeting adjourned at 10:34 pm on a motion made by Mrs. Berault. Seconded by Mrs. Greengold, all in favor.

Submitted by,

Fran Addicott, P&Z Clerk

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