



OFFICE OF THE PLANNING AND ZONING COMMISSION

This meeting will be held virtually. To join the meeting by computer please click the link <https://us02web.zoom.us/j/8697557180>. Once connected you can join by computer audio or dial in via the information that is provided on your screen. To join by phone only please dial **(929) 205 6099** and enter the Meeting ID **869 755 7180**.

**PLANNING & ZONING AGENDA
APRIL 28, 2021**

- I. **Call to Order**
- II. **Approve the Agenda**
- III. **Approval of the Minutes of the March 24, 2021 Planning & Zoning Meeting.**
- IV. **Approval of the Minutes of the April 20, 2021 Planning & Zoning Work Session.**
- V. **Public Comment on any item on the agenda: Public comment will be accepted by dialing (929) 205-6099 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received.**
- VI. **Zoning Administrator general review/discussion of April 20, 2021 Work Session results on Land Use chapter, to clarify issues decided thus far.**
- VII. **General discussion with Zoning Administrator on Residential Village concepts, descriptions, and boundaries.**
- VIII. **Work session on Comprehensive Plan, Review of Revised Land Use Chapter; continue discussion and decisions on attached Chairman's list of agreed topics, and undecided topics.**
- IX. **Zoning Administrator overview presentation on new Chapter 6, Housing. (time permitting)**
- X. **Public Comment: NOTE: Public comment will be accepted by dialing (929)205-6099 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received.:**

Adjournment: At approximately 9:00PM, depending upon meeting progress, Chairman will request a motion to adjourn. If approved, the meeting/hearing will end.

CHAIRMAN'S LIST OF TOPICS
APRIL 28, 2021
AGREED and UNDECIDED

Comprehensive Plan Update Working Chapters

1. Introduction
 2. Population of Chesapeake Beach
 3. Municipal Growth
 4. Natural Environment
 5. Land Use
 6. Housing
 7. Transportation/Circulation
 8. Community Facilities
 9. Water Resources
 10. Implementation, Development Regulations and Areas of State Significance
- Appendices

AGREED: COMMISSION HAS CONSIDERED AND REACHED GENERAL CONSENSUS ON THE FOLLOWING:

Chapters 1, 2 and 4 have been reviewed by the Commission, and set aside pending a final review for consistency with the completed draft.

There is general consensus that a limit should be placed upon building height, that apartments not be allowed above commercial buildings along MD 261 south of Mears / Harbor Rd (i.e. on those several commercial lots on the stretch of MD 261 between Chesapeake Station Shopping center and the Beach Elementary school), and that MD 261 south of Mears / Harbor Rd no longer be considered a "neighborhood mix-use area".

UNDECIDED: COMMISSION HAS EITHER NOT CONSIDERED OR NOT REACHED CONSENSUS ON THE FOLLOWING:

The Commission has yet to receive drafts of Chapters 7 through 10 and no reports have been adopted for inclusion as appendices. However:

- In March the Town Council adopted the finalized Master Walkability Plan.
- In April the Town Council endorsed the flood and sea level rise action plan framework.
- In April the Town Council approved Ordinance O-21-1, prohibiting full casino licenses or sports betting licenses.
- A Town Economic Development committee plans to provide a report to the PC Commission for inclusion into the Comprehensive Plan

In General:

- Whether the Comprehensive Plan sufficiently encourages programs that would protect, restore and maintain the beach area, nearby slopes, marsh lands and waterways and the plant and animal life that depend on these resources.

Chapter 3, Municipal Growth:

- What happens on developable land within the Town's immediate "planning area"; including areas on the outskirts of the current Town boundary?
- Whether to recommend annexation of land currently in agricultural preservation or adjacent to it that could provide potential for recreational trails, or areas for affordable/low income housing?
- Whether as an alternative to annexation (expansion of the municipal borders), to recommend that the Town or PC coordinate with the County on "joint planning" in areas adjacent to the Town boundary.

Chapter 5, Land Use: status of consensus on the following:

Numbers 1 through 14 were decided at the April 20th working meeting. Results are in the minutes.

In General:

1. - Whether to place a height limit on all new buildings or renovations within all zoning districts to thirty-five (35) feet.
2. - Whether to recommend design standards be developed and adopted. Develop design standards for each district in order to ensure that development and redevelopment is harmonious and with existing structures and that a strong sense of place emerges or is retained within each district as development and redevelopment takes place.

Along MD 260 at MD 261: Gateway

3. - Whether to allow apartments above new commercial development on MD260 as part of the redevelopment / revitalization of that commercial gateway mixed use area.

Town Center

4. - Whether additional / new multi-family housing types should be included
5. - Whether to allow residential units above commercial buildings in the new town center
6. - Whether to remove residential land uses as an option for new construction development or for redevelopment of commercial structures in the Town Center.
7. - Whether to conditionally allow for redevelopment of existing residential structures at slightly higher densities in the Town Center when certain criteria are met, and when certain benefits to the town exist. (Development Rights and Responsibilities- see example North Beach Ordinance 19-03 adopting Chapter 117 Article X)

Maritime Mixed Use Area

8. Whether to amend the district description for the Maritime District to read as follows:

The Maritime District is intended to promote a variety of **commercial and recreational** land uses that are water related and/or that benefit from locations near the Chesapeake Bay, Fishing Creek, or the Railway Trail networks; to protect and highlight right of tide access along Fishing Creek and the Chesapeake Bay through landscape and hardscape design; to provide for and to allow under special conditions various commercial entertainment offerings; to allow existing residential structures to redevelop in a mixed-use pattern when practical or necessary; and to celebrate and protect the commercial marine activities that have become the Town's waterfront heritage.

9. - Whether additional / new multi-family housing types should be included
10. - Whether to allow lower intensity housing such as single family townhouses and houseboats in the Maritime mixed use area. For practical purposes this would apply to Harbor Road and the limited private land at/adjacent to Fishing Creek marina which still may be developable.
11. - Whether to remove residential land uses as an option for new construction development or for redevelopment of commercial structures in the Maritime Districts.
12. - Whether to conditionally allow for redevelopment of existing residential structures at slightly higher densities in the Maritime district when certain criteria are met, and when certain benefits to the town exist. (Development Rights and Responsibilities- see example North Beach Ordinance 19-03 adopting Chapter 117 Article X)

Residential Medium Density District (R-MD):

13. Whether to amend the district description for the Residential Medium Density District to read as follows:

The R-MD District is intended to promote a pleasant and safe and living environment; to allow **Single Family Houses** on small lots with public water and sewer; and to ensure that neighborhood development or redevelopment is compatible and harmonious with existing residential activities, and that it does not impair circulation within neighborhoods or along MD Rt. 261.

Residential Village (RV)

14. Whether to amend the district description for the residential village to read as follows.

1. The R-V District is intended to provide for pleasant and safe neighborhoods containing both residential and certain non-residential uses that are compatible with residential character; to provide for, under certain conditions, redevelopment opportunities that allow for a variety of housing types and densities that are compatible in use, scale and impact with the existing pattern of buildings; to encourage the preservation of the historic characteristics of the cottage neighborhoods where they remain; and to facilitate walkability and place making through targeted programs and initiatives.

RV bordered by MD 260, Kellams Field, Townhouses on 26th St, and Town Hall.

15. - Whether additional / new multi-family housing types should be included
16. - Whether duplex, tri-plex and quadplex housing types continue as permitted housing options for people in the Residential Village zones.

RV bordered by MD 260, west of MD 261 and North Beach line.

17. - Whether additional / new multi-family housing types should be included
18. - Whether duplex, tri-plex and quadplex housing types continue as permitted housing options for people in the Residential Village zones.

RV along Cox Road

19. - Whether additional / new multi-family housing types should be included
20. - Whether duplex, tri-plex and quadplex housing types continue as permitted housing options for people in the Residential Village zones.

Neighborhood Commercial Zones

21. - Whether to designate the area adjoining and across from the fire station as the “north” neighborhood commercial zone.
22. - Whether to designate the area south of Roland’s along MD Rt. 261 to *Hill Top* as the “south” neighborhood commercial zone.
23. - Whether to direct economic development funds and incentives facilitating enhanced streetscape, landscape, and other aesthetic or walkability improvements to both neighborhood commercial zones.
24. - Whether to allow the additional existing commercial land uses of: Restaurant Class II/III and Retail Convenient Stores as a Special Exception with Conditions in the Neighborhood Commercial N district.

Open Space in Residential Planned Communities:

25. Whether to include in land use objectives: Retain all areas originally platted as Open Space for the purpose of open space or recreation, and facilitate the transfer of ownership to the community HOA or to the Town of Chesapeake Beach of all areas originally platted as Open Space at the time the Residential Planned Community development was approved.

General Concerns:

26. Review the resource conservation category to ensure the major remaining forests, undeveloped steep slopes, wetlands, and stream buffers are preserved and protected from the impacts of development, and land clearing, and grading;
27. Identify and restrict the land uses in resource conservation category to very low intensity uses.
28. Ensure the community development category encompasses all lands that have been developed already and conserved;
29. Safeguard community development areas to enhance, and renew them to meet the needs of the Town’s existing and future residents and sustain a high quality of life and small charm town feeling.
30. Manage the rising water levels in Chesapeake Beach particularly the ongoing flooding that specifically occurs at Sea Gate housing development;
31. Address the lands that were “made” through the filling in wetlands due to they are the most quickly threatened by sea level rise; and
32. Safeguard against unplanned and uncoordinated efforts to raise the elevation of the land or build structural flood defenses including seawalls, raised bulkheads, shoreline, and piers, docks etc. as they are counter-productive to ongoing efforts to protect public safety and the community. Coordinated and systemic measures must only be undertaken in an organized manner.

33. Whether the Comprehensive Plan sufficiently encourages programs that would protect, restore and maintain the beach area, nearby slopes, marsh lands and waterways and the plant and animal life that depend on these resources.

Chapter 6, Housing: status of consensus on the following:

Issues: TBD (to be determined).