



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 WORK SESSION AGENDA
AUGUST 12, 2021**

- I. Call to Order**
- II. Approval of Agenda**
- III. Presentation and discussion of Schedule to Complete Comprehensive Plan.**
- IV. Work session on Comprehensive Plan - continue discussion and decisions on attached Chairman's list of undecided topics.**
- V. Adjournment: At approximately 9:00PM, depending upon meeting progress, Chairman will request a motion to adjourn. If approved, the work session will end.**



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DRAFT
SCHEDULE FOR COMPLETING
COMPREHENSIVE PLAN
2021

What, who, and when milestones for CP & Zoning MAP/TEXT

1. Set deadline for accepting CP changes to be reviewed - Commission - Aug 12th
2. All Commission approved changes provided to Zoning Administrator - Commission - Aug 12th
(Inability of Commission to complete above, sets the remaining dates back accordingly)
3. Zoning Administrator provides Commission with final CP - Zoning Administrator - Aug 19th
4. Set CP Public Hearing date - Commission - Aug 25
5. Publish CP Draft for public review - Zoning Administrator - Aug 26

6. Zoning Administrator provides Commission with Zoning Map and text changes - Zoning Administrator - Aug 19th
7. Set deadline for accepting Zoning Map/text changes to be reviewed - Commission - Sep 15th
8. All Commission approved changes to Zoning map/text provided to Zoning Administrator - Commission - deadline date
9. Set Zoning Map and text changes hearing date - Commission - date
10. Publish Zoning Map and text Draft for public review - Zoning Administrator - date

11. Public Comments at CP Public Hearing - Public - Oct 27
12. List of Public concerns from CP hearing provided to Commission - Zoning Administrator - Nov 2
13. Commission deliberates on public comments and provides Zoning Administrator CP changes - Commission - Nov 9
14. Zoning Administrator provides Commission with CP that incorporates changes re public comments - Zoning Administrator - Nov 15
15. Commission approves final CP; transmits to TC - Dec 7th

16. Public Comments at Public Hearing on Zoning Map/text - Public - Dec 7th

17. List of Public concerns from hearing provided to Commission - Zoning Administrator - Jan 15
18. Commission deliberates on public comments and provides Zoning Administrator Zoning Map/text changes - Commission - Jan 26
19. Zoning Administrator provides Commission with Zoning Map/text that incorporates changes re public comments - Zoning Administrator - Feb 10th
20. Commission approves final Zoning Map/text; transmits to TC - Feb 24th

Chairman's list of topics

Aug 12, 2021; Chesapeake Beach Comprehensive Plan Update Work Session

All sections of the draft plan have been received from the Zoning Administrator for Commission review. During the review, changes, corrections and modifications have been identified for the Zoning Administrator to incorporate into the plan that will be presented for public review and comment as required by law.

The following are the remaining issues identified for the Commission to consider before setting a date for the public hearing, beginning the 60 day public review, to be followed by the public hearing.

After the Public Hearing, only substantive changes that respond directly to the comments received at the public hearing (or in writing during the 60-day review period) may be made to the draft Comprehensive Plan. After the public hearing, if the PC wishes to make substantive changes that do not flow from or respond to public comments, the PC must publish the revision for another 60-day public review and subsequently hold another public hearing.

Remaining Identified Issues before beginning 60-day public review:

The following items refer to the DRAFT Chapter 5, Land Use – that was distributed to the Commission by email on June 23, in an attachment labeled “Land Use - revised_June 2021.” In that document on Land Use:

1. Pg. 13 General Land Use Categories (DRAFT Chapter 5, Land Use – Revised - for 6-23-2021 Meeting): Consider adding Residential Village 3 in the town center instead of Residential Village 1 in order to accommodate different alternative uses or densities. Question: Are we planning to allow all of the low impact commercial options in the RV areas, as we do now?

2. Pg. 16 – 27 (DRAFT Chapter 5, Land Use – Revised - for 6-23-2021 Meeting): General- Review for consistency to changes are made to General Land Use Categories at the July 28th PC meeting.

3. Pg. 25-27 (DRAFT Chapter 5, Land Use – Revised -for 6-23-2021 Meeting): Discussion topics for Adapting to Sea Level Rise and Flooding Vulnerabilities:

Layer 1

Pg. 25

Does the below wording prematurely restrict properties from benefiting from the Master Plan for Flood Risk Reduction?

Will the mentioned properties be considered for inclusion and protection within the plan?

This Plan recommends that the Town’s zoning map be amended to classify these most vulnerable areas as Resource Conservation, including the western portion of the Harbor Road peninsula (on which the historic Chesapeake Railway once ran), the area on the south and west sides of the Courtyards at Fishing Creek, and the area between the parking lot at Horizons on the Bay and the Sea Gate townhouses. Also included in this category is Kellam’s Field. Existing and future environmental conditions make these areas unsuitable for urban development, which would expose future persons and property to unacceptably high risk of harm from severe flooding and rising water tables. As discussed in Chapter ____, Community Facilities, this Plan recommends against extending public water, sewerage, roads, and other infrastructure into areas that are at risk of regular or permanent inundation. Acceptable land uses in these areas would include uses such as aquaculture, commercial fishing, charter boating, house boats, parks, and even the outdoor recreational uses and amenities associated with more intensive development on other properties.

pg.25. Didn’t the PC previously delete “houseboats” as an acceptable land use in this area?

Pg 25. Does the above wording restrict funding or options for Kellam’s field area?

In the case of Kellam's Field, this Plan acknowledges that sea level rise has constrained the development of park resources and infrastructure and that its optimal use is as a low impact recreational amenity and a natural resource for buffering the impacts of flooding.

Layer 2

pg. 25-26 Does the word "participate" or any other wording in the below description imply any town obligation towards development?

Therefore, developers would be required to participate in building Town approved defenses to secure the safety and sustainability of these properties and ensure the public's health, safety, and wellbeing are protected. Designing and building flood mitigation measures will need to become as customary a part of the development process as designing and building streets and stormwater management. Also, efforts must be taken to ensure development activities do not make it more difficult for the public to respond effectively and efficiently to the risks of sea level rise.

Layer 3

pg 25 Does the word "participate" or any other wording in the description for layer 2 imply any town obligation towards re-development?

The master plan recommended above, and other future studies and plans, done in coordination with residents and property owners, will ultimately shape the approach over the long term. In the meantime, should redevelopment be proposed for any property in the aforementioned areas, the redevelopment should be treated in the same manner as new development under the Layer 2 recommendations noted above.

4. Chapter 10, Implementation (pg. 91-92 document labeled DRAFT JULY 2021). Include a modernized list of permitted uses by district, with descriptions of conditional uses with other items that will be delivered and adopted concurrently with the Comprehensive Plan instead of over a period of years.

5. Motion: To prepare to incorporate the term “Tourist Home” into the list of permitted uses and to make it a conditional use in the maritime and town commercial districts only. Prepare and present options for conditions that will effectively limit density of tourist homes in both areas.

6. Motion: In the Land Use Table, add to the term Bed-and-breakfast establishment **(fully licensed, owner occupied only)** for clarification

7. Add Recommendation in the Housing Chapter that the Town establish a program for grants and/or loans to maintain or upgrade the exterior of the Town’s historic cottages and homes (pre-1945).

Prior to PC approving the final draft plan:

Chapter 5, Land Use, (Pg. 11, DRAFT Chapter 5, Land Use – Revised - for 6-23-2021 Meeting): section beginning with the words “The recommended elements of the town center vision include”: Verify that the elements of the Town Center vision align with the TC’s Kellam’s Committee goals at the time of adoption.