



OFFICE OF THE PLANNING AND ZONING COMMISSION

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 (301) 715-8592 and enter the Meeting ID 869 755 7180.

**PLANNING & ZONING COMMISSION
AGENDA
JANUARY 26, 2022**

- I. Call to Order**
- II. Approve the Agenda**
- III. Approval of the minutes of the January 5, 2022 Planning & Zoning Meeting.**
- IV. Public Comment on any item on the agenda: Public comment will be accepted by dialing (301) 715-8592 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received.**
- V. Planning Commission to consider final approval of the Comprehensive Plan Update and forwarding to Chesapeake Beach Town Council. (See Chairman's List)**
- VI. Continue discussion of zoning ordinance changes (§ 290-15, § 290-9, § 290-10, § 290-11, Table of Land Use Classifications, and Land Use Map) necessary to implement the draft consolidated Comprehensive Plan update. (See Vice-Chairman Blackwelder's Sep 27, 2021 Proposed Motions amending the Land Use Table, attached).**
- VII. Public Comment: NOTE: Public comment will be accepted by dialing (301) 715-8592 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received.**
- VIII. Adjournment: At approximately 9:00 PM, depending upon meeting progress, Chairman will request a motion to adjourn. If approved, the meeting will end.**

Chairman's list of topics

Jan 26, 2022; Chesapeake Beach Comprehensive Plan Update

Related to Agenda Item V.

Follow-up actions from Nov 23rd Meeting:

1. Page 62 Proposed Land Use Map:2040: Correct map to show that Chesapeake Station HOA townhomes along 17th Street are HD to match with the rest of Chesapeake Station.
2. Mr. Jakubiak to revise Page 74 - second bullet and delete referring to “piers and docks” and substitute a different term than “public safety” that relates better to the concern of rising sea level and erosion of the coastline.

Follow-up actions from Jan 5th Meeting:

1. Mr. Jakubiak to present at the Commission's Jan 26th Meeting draft language addressing motion to apply the RV-2 land use category to the Stinnett's Place property; and language that would require open space relating to new development.
2. Mr. Jakubiak to investigate Maryland Department of Environment comment about Water Resources Element (WRE) and the County's WRE and provide recommendation to Commission.
3. Mr. Jakubiak to provide Commission with notation on map describing Joint Planning Area boundary stating the actual boundary would be developed jointly by the three jurisdictions and should be based upon natural features and not arbitrary lines.
4. Spatially Designated Areas per Maryland Department of Planning Review Comments, November 4, 2021:
 - a. Facilitate Sustainable Communities Designation for the Entire town, the 200-acre protected parcel, and 50 acres Randle Cliff parcel.
 - b. re: Randle Cliff protected parcel: provide GIS information requested by MDP and document the such in the Comprehensive Plan.

Related to Agenda Item VI.

Vice Chairman Blackwelder's Proposed Motions amending the Land Use Table dated Sep 27, 2021:

Motion: modify MC-Maritime Commercial District description to read: "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.

1. Motion: Remove Multifamily dwelling from R-HD.
2. Motion: Make attached, townhouse, and multifamily dwellings conditional in order to include open space and density requirements
3. Motion: Remove Day Care Center, nursery school, kindergarten..... from the Maritime and Commercial Plaza zones and make these uses conditional in the Neighborhood and Town Commercial Zones
4. Motion: Allow as a conditionally permitted use, Professional school, studio for music or art instruction... In the RV-1, Neighborhood, and Town Commercial Zones.
5. Motion: Allow Environmental science, research, and educational nature centers as a permitted use in the Town Commercial Zone
6. Motion: Make Private clubs, lodges, etc. conditional in order to address requirements such as parking, noise, hours, etc.
7. Motion: Permit Sailing schools, boat rentals, bike shops and similar water or recreational uses in the Town Commercial zone and make these uses conditional in the Neighborhood Commercial Zone.
8. Motion: Conditionally allow tree and plant nurseries in the RV-1, RV-2, NC, TC, and RC zones.
9. Motion: Conditionally allow Financial Services or a bank in the RV-1 and RV-2 zones.
10. Motion: Conditionally allow Business Services such as printing, copying, or a contractor's shop (plumbing, electrical) in the RV-1 and RV-2 zones
11. Motion: Conditionally allow appliance and furniture repair in the RV-1 and RV-2 zones.
12. Motion: For number 31, cross out the work "nightclub" and allow taverns conditionally instead of permitting them outright.
13. Motion: Do not allow motels, hotels, or tourist homes in the Commercial Plaza zone.
14. Motion: For number 35, add the phrase "or venue for gaming" as an unacceptable use.
15. Motion: Allow outdoor entertainment and recreation facilities operated as a business in the Town Commercial zone.
16. Motion: Do not allow Recreational camps or cottages for overnight accommodations in the RC zone.
18. Motion: Allow an animal hospital or veterinarian's clinic in the neighborhood commercial zone as a special exception with conditions.
19. Motion: Allow a repair garage, including paint..... As a special exception with conditions in the RV-2 and/or NC zones (or do not allow anywhere), but do not allow this in the Maritime Commercial Zone.
20. Motion: Conditionally allow rather than permitting outright micro-breweries in the TC, CP, and MC zones.
21. Motion: Conditionally allow craft and artisan assembly and manufacturing, such as cabinet making, woodworking, glass making, blacksmithing, quilting, boat building, etc. in the RV-1, RV-2, NC, TC, CP, and MC Zones.
24. Motion: Include the Town Commercial in areas that would allow a transient enterprise such as a carnival or market.

25. Motion: Conditionally allow a dwelling for resident watchman in the maritime, and town commercial zones.

26. Motion: Add as unclassified uses all items listed in Expressly Prohibited Uses and some additional items: Casino Gaming/Slot Machines; Casino Gaming/Table Games; Casino Gaming/Sports Betting; Bingo/single event; Bingo/regularly scheduled; Smoke and Vape shops, Sale of medical and/or recreational marijuana, cannabis and or its derivatives in any form; Massage Parlors; Strip Clubs/Adult Entertainment Venues; Adult bookstores; storage or accumulation of junk, scrap metal, salvage yards, inoperable vehicles. Give them the designation of SC (Special Exception with Conditions), GSC (Grandfathered/Special Exception with Conditions) or EP (Expressly Prohibited).



PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING COMMISSION JANUARY 5, 2022

- I. Commission Chair Larry Brown called the meeting to order at 7:00 pm. In attendance were Kathleen Berault, Laura Blackwelder, Cynthia Greengold, Jan Ruttkay, Commission Members, Christopher Jakubiak, Planning & Zoning Administrator, and Sharon Humm, Commission Clerk.

Chairman Brown took the opportunity to congratulate Commissioner Greengold on her reappointment to the Planning Commission. Chairman Brown stated the Commission will finish the review of the remaining written comments, Town Business public comments, the November 9th public hearing comments, and comments provided by the State and County.

II. **Approval of the Planning & Zoning Agenda.**

MOTION: Commissioner Greengold moved to approve the January 5, 2022 Agenda as presented. Seconded by Commissioner Berault, all in favor.

III. **Approval of the minutes of the November 23, 2021 Planning & Zoning Commission meeting.**

MOTION: Commissioner Berault moved to approve the minutes of the November 23, 2021 Planning & Zoning meeting. Seconded by Commissioner Greengold, all in favor.

IV. **Public Comment on any item on the agenda: Public comment will be accepted by dialing (301) 715-8592 and enter Meeting ID 869 755 7180. NOTE: There will be a 2-minute limit on comments received.**

Comments were received from:

1. Eric Blitz, on behalf of the Rod n Reel, discussed the required housing element in the Comprehensive Plan.
2. Wes Donovan commented on walkability and future/new development in the Town.

V. **Review and discuss public comments made or submitted during the 60-day draft Comprehensive Plan Update public review; amend Comprehensive Plan as necessary to address public concerns.**

Jeff Foltz

p.85-86, how does the plan reconcile the statements in “consider a land use pattern that encourages multiple housing types, at varying densities” while proposing to restrict housing types, locations, and heights? **No action taken.**

p.92 Delete: “However, a significant expansion of the Rod-n-Reel Resort is currently underway and the effect this will have on capacity constraints along Bayside Road is not yet know (sic).” And replace with “As part of the Rod-n-Reel Resort expansion project submission, the owner conducted traffic studies, as required by Maryland State Highway Administration. Those traffic studies did not forecast a degradation in the service level of the intersection of MD 261 and Mears Avenue. It is also

noteworthy that between 2000 and 2020, a 20-year period of substantial growth in town population, the average annual daily traffic count along MD Routes 260 and 261 only increased by roughly 1100 trips.” **No action taken.**

p. 109, given the restrictive nature of this Plan, what incentive/s does a developer have for beginning a development that enhances “community facilities commensurate with the expected impact of the proposed project.”? **No action taken.**

Cindy Greengold - Recommends adding this objective to the Housing Chapter:

“Infill development should be constructed to promote a small-town charm. Residents should feel safe, secure and know their neighbors, and be confident that neighboring structures will have a size, design and appeal that is similar to surrounding buildings.”

MOTION: Commissioner Greengold moved to recommend adding the above objective to the Housing Chapter. Seconded by Commissioner Berault.

MOTION: Chairman Brown moved to delete the wording “and know their neighbors” from the objective. Seconded by Commissioner Greengold, all in favor.

The Commission unanimously approved the amended motion.

Chris Jakubiak

1. A 200-acre forested area south of the developed portion of Richfield Station that is protected from any development by a deed of conservation. Mr. Jakubiak will propose a revision to Map 13, Future Land Use Map, to insert a symbol on the parcel indicating its protected status and text explaining it.

MOTION: Commissioner Blackwelder moved to approve a revision to Map 13, Future Land Use Map, to insert a symbol on the parcel indicating its protected status and text, using “FIDS” to explain it. Seconded by Commissioner Ruttkay, all in favor.

2. Provide added or revised text for Chapter 5 that will describe the protective status of the main open spaces that surrounds the Town’s large residential subdivisions such as Richfield Station.

MOTION: Commissioner Berault moved to approve added description to describe the protective status of the main open spaces that surrounds the Town’s large residential subdivisions and include in the legend on the Land Use Map. Seconded by Commissioner Ruttkay, all in favor.

3. Provide a new map or revise the existing land use map to show the Town’s existing critical area boundary and its three critical area zones and add text to describe what the Critical area is.

MOTION: Commissioner Berault moved to add a map showing the critical area boundaries or revising the existing land use map to show the Town’s existing critical area boundaries, its zones, and descriptive text. Seconded by Commissioner Ruttkay, all in favor.

4. Urge the Commission to reconsider its wording adopted on page 66 of the Plan which says in effect, that the Town would allow low impact recreational and commercial activities through the “Towns Growth and Allocation method”.

MOTION: Commissioner Berault moved to delete the wording “through Town’s Growth and Allocation method,” add a coma after the word requirements, and add the word “to” after the word access. Seconded by Commissioner Ruttkay, all in favor.

5. Encourage the Commission to revise a statement which is under the heading “Plans for Vulnerability Zones.” Mr. Jakubiak presented a revised statement to the Commission for consideration.

MOTION: Commissioner Ruttkay moved to allow Mr. Jabubiak’s revised statement as presented to the Commission. Seconded by Commissioner Berault. Opposed Commissioners Berault, Blackwelder, and Ruttkay. Abstained, Commissioner Greengold. **Motion Fails.**

TOWN ZONING ADMINISTRATOR’S RECOMMENDATIONS *in response to ALL OTHER COMMENTS:*

Eric Blitz, Mary Lanham, and Wes Donovan

1. Apply the RV-2 land use category to the Stinnett’s Place property so that the land might be developed in either single-family detached or single-family attached like the townhouses neighboring the property.

MOTION: Commissioner Greengold moved to apply the RV-2 land use category to the Stinnett’s Place property. Seconded by Commissioner Ruttkay.

MOTION: Commissioner Greengold moved to amend the motion to also include language elsewhere in the Plan, that Mr. Jakubiak would draft, providing a recommendation that new residential developments provide recreational open space. Seconded by Commissioner Ruttkay, all in favor.

Mr. Jakubiak will draft language and present at the Commission’s next meeting.

2. Allow flexibility in the application of height limits so alternative housing types (where permitted) can be provided to meet the needs for apartments, condominiums, and senior housing, provided such housing would not create incompatible relationships with adjoining uses. **The majority of the Commission were not in favor of this.**
3. As a matter of planning policy, the Plan could leave open the possibility of housing at the intersection of Harbor Road at Bayside Road where sea level and flooding risks are not significant and where supporting commercial uses, boat slips, and public infrastructure are already in place. **No action taken.**
4. If the Plan keeps its policy in favor of a 35-foot height limit, the Commission can consider a statement to the Town Council suggesting it reserve flexibility--at least in maritime and commercial zones--so that flood protection elevations can be achieved while accommodating redevelopment and rebuilding as may be needed in the future. **The Commission was not in favor of this.**
5. Other comments: Maintain the draft Plan's Resource Conservation (RC) designation on the southwestern tip of the Fishing Creek Marina property and maintain the draft Plan's recommendations that low intensity and water-related non-residential use may continue there. **The Commission was in favor of this. No change.**

Anthony Olekson

"Property 1"; The current use that Mr. Olekson is proposing for Commercial-Maritime, may continue under the Draft Plan.

"Property 2", an existing / approved site plan includes a naturalized landscaped parking area for the commercial use, and continued use for commercial fishing activities; uses that are accommodated under the Plan's Resource Conservation designation. **Mr. Jakubiak is recommending that no change be made to the Plan; that the land use recommendations remain as proposed.**

Mr. Olekson, on behalf of his client Mr. Robert Abner, presented a map showing property "1" and property "2" and stated, their request would be that Resource Conservation, (as proposed), be removed from a portion of property "1" and be designated Commercial-Maritime (as is currently) and property "2", change Resource Conservation, (as proposed), to Commercial-Maritime which would allow Mr. Abner options to develop the property.

MOTION: Commissioner Blackwelder moved to approve changing property "2" back to Commercial-Maritime, as is currently zoned. Seconded by Commissioner Ruttkay. Ayes, Commissioners Blackwelder and Ruttkay. Opposed, Commissioner Greengold. **Motion Fails.** (Note: Commissioner Berault did not render a vote.)

Grant Soderstrom

Recommend amending the section on Pg. 49 under "Activate the Board of Port Wardens" to include "raising stone revetments" among the list of shoreline protection actions.

MOTION: Commissioner Greengold moved to include" raising stone revetments" among the list of shoreline protection actions. Seconded by Commissioner Blackwelder, all in favor.

Amenda Brown

Suggest that the Implementation Chapter include a statement such as:

"During comprehensive rezoning and update of the Town's Zoning Map, each zoning map change should be accompanied by a statement of its consistency with the objectives of this Comprehensive Plan and that property owners be provided an opportunity to discuss the impact of the rezoning of their property with the Commission".

MOTION: Commissioner Berault moved to approve adding this statement to the Implementation Chapter. Seconded by Commissioner Greengold.

MOTION: Commissioner Berault moved to amend the motion to insert the following wording "a notice of a proposed rezoning" after the word "provided." Seconded by Commissioner Greengold, all in favor.

The Commission unanimously approved the amended motion.

Ken Rasmussen *(note - proposed environmental study below was approved at the Nov 23rd Commission meeting)*

Suggest adding this language to recommendations:

"Brownies Beach is the Town's only public beach providing direct water access to the Chesapeake Bay and access to a unique and sensitive environmental area. Like other shorelines, the viability of Brownies Beach is under threat due to regular wave action and storm surge events all compounded by the rising levels of the Bay. As a natural shoreline however, it is largely unprotected. The Town should undertake an environmental study and plan to protect Brownies Beach and its natural and recreational amenities primarily using living shorelines techniques to extend its life as an essential community amenity."

MOTION: Commissioner Greengold moved to approve adding this language to the recommendations. Seconded by Commissioner Berault, all in favor.

Maryland Department of Planning

-Add recommendation: Since the plan says residents from Summer City regularly walk to Town, MDP suggests the Plan include a specific recommendation to address providing "the sidewalk from the south end of town to Summer City."

MOTION: Commissioner Blackwelder moved to approve adding this recommendation. Seconded by Commissioner Berault, all in favor.

-In the Implementation section add a reference to the "Reinvest Maryland Toolbox" which provides information on over one hundred state and federal and technical assistance programs for community development.

MOTION: Commissioner Ruttkay moved to approve adding in the Implementation section a reference to the "Reinvest Maryland Toolbox." Seconded by Commissioner Greengold, all in favor.

-Fix - the statement on Pg. 21 of Appendix C (the Connectivity Study), that reads "all vegetation removal in [sic] the CBCA must be permitted". **No action necessary.**

Include in the Implementation section -- coordination with the Calvert County Land Preservation, Parks and Recreation Plan. **The Commission agreed.**

Maryland Department of Environment

Town planner to investigate the comment about Water Resources Element (WRE) and will revisit the County's WRE before commenting on how to address this comment. **Mr. Jakubiak will review this and address the Commission at its next meeting.**

Maryland Department of Transportation- No changes recommended.

Maryland Department of Housing and Community Development - No change.
The issue of housing is addressed above with respect to MDP's comments.

Calvert County Planning Department

Adequate Public Facilities Ordinance (APFO; p.112) paragraph – Mr. Jakubiak suggested that it include all the standard facilities "schools, parks, streets, water, and sewer." **Agreed.**

Suggest that a reference to the County Land Preservation, Park and Recreation Plan (LPPRP) be included in the Implementation Chapter as also suggested by MDP. **Agreed.**

No change to the Joint Planning Area. The referenced exhibit in the Plan shows a 3-mile radius only as a general and organizing concept. The actual boundary would be developed jointly by the three jurisdictions and would be based upon natural features and not arbitrary lines. **Mr. Jakubiak will include notation to map.**

Commissioner Blackwelder suggested, as related to comments found in Maryland Department of Planning review comments, that she could draft a list identifying spatially designated areas for Commission review at its next meeting. The Commission was in favor.

Chairman Brown noted that first order of business at the Commission's next meeting will be to consider approval of the Comprehensive Plan and then submit to the Town Council.

VI. **Public Comment**- None received.

VII. **Adjournment**:

There being no further comments, Chairman Brown moved to adjourn the meeting at 10:01 pm. Seconded by Commissioner Ruttkay, all in favor.

Submitted by,

Sharon L. Humm
Commission Clerk

Note: This meeting can be viewed in its entirety on the Town website on the Planning Commission page www.chesapeakebeachmd.gov.

Sharon Humm

From: Lori Blackwelder <loriblackwelder@hotmail.com>
Sent: Tuesday, January 11, 2022 12:01 PM
To: Christopher Jakubiak (cjakubiak@me.com); Larry Brown; 'Cynthia D. Greengold'; Kathleen Berault; retiredrel1; Sharon Humm
Subject: Spatially Designated Areas
Attachments: Attachment for Chris Areas of Critical State Concern.pdf

Good Morning Chris,

As requested in our Planning and Zoning meeting on January 5, 2022, I am sending suggestions related to the comments found in Maryland Department of Planning Review Comments, November 4, 2021 Draft 2021 Town of Chesapeake Beach Comprehensive Plan. The specific recommendations can be found on page 1, within Table 1 (line 3) of the review. They read " (b) an area of critical State Concern element/ Not Found. Planning encourages the town to consider including Areas of Critical State Concern in the plan as identified in A Better Maryland."

Please find my attachment referencing topics related to Spatially Designated Areas.

For the Sustainable Communities Designation: Requesting that you follow the necessary processes to update the language/graphic information that will allow for Sustainable Community Designation funding opportunities to be available throughout the entire town, especially on the 200 acres protected parcel, and on the 50 acres Randle Cliffs parcel. Please document this intent in our Comprehensive Plan, as discussed during our meeting on August 12, 2021.

Regarding the Randle Cliffs parcel: In their written review of our Comprehensive Plan, the Maryland Department of Planning (MDP) requested GIS information pertaining to the protections referenced in our Plan for the Randle Cliffs parcel (for reference, these comments are included on page 1 and 2 of my attachment). Please send the GIS information as requested by MDP and document the information in our Comprehensive Plan in order to maximally protect the Randle Cliffs property. Please also identify additional spatial designations that would provide for protections or funding opportunities on the Randle Cliffs parcel in our Comprehensive Plan, as previously discussed during multiple P&Z meetings. Finally, as confirmed in multiple meetings, our board intends for the Resource Conservation Zone to be a non-residential zone (the clarification of whether or not residential development would not be permitted by right in the Resource Conservation Zone was requested by the Maryland Department of Planning in their review on page 13). Please make this clear in our plan. Referencing the information from the Ecosystems Services map can help in justifying this decision.

In summary, the intent is to extend Sustainable Community Designation funding opportunities to the entire town and to document existing and applicable protections for the Randle Cliffs property in order to protect the parcel from residential development. The spatially designated areas associated with the Areas of Critical State Concern found in A Better Maryland are important tools that can help achieve this.

There are some additional notes, questions, and suggestions contained within the attachment. Please address as appropriate in the Comprehensive Plan and during our meeting time.

Thank you,

Lori

Sent from Mail for Windows

Spatially Designated Areas - With Associated Programs

These designated areas are established jointly (state and local) or statutorily/programmatically to focus the attention and resources of state agencies and local governments on specific policy matters.

Area	Designation	
<u>Arts and Entertainment Districts (Commerce)</u>	Locally designated, state approved	N/A It would be nice if we had one, though.
<u>Certified Heritage Areas (MDP, MHAA)</u>	Local application, state approval	How can we make the Twin Beaches a Heritage area?
<u>Certified Land Preservation Programs (MDA, MDP)</u>	Locally designated, state certified	None How can we get Randle Cliffs preserved?
<u>Certified Local Governments (MDP, MHT)</u>	Local application, state/federal approval	None Should we consider participating in this? It links to federal historical preservation funding CLG procedures manual
<u>Chesapeake and Atlantic Coastal Bays Critical Areas (DNR)</u>	State designated areas	Who submits map? Questions about Randle Cliffs parcel and an area adjacent typo Bayview Hills.
<u>Coastal Community Flood Risk Areas (DNR)</u>	State targeted areas	Maps do not seem to be current for CB on website
<u>Enterprise Zones (Commerce)</u>	Locally designated, state approved	N/A
<u>Maryland Main Streets (DHCD)</u>	Locally designated, state approved	N/A or Maritime District and Town Center district? Doesn't seem to really apply.
<u>National Register/State Designation Historic Buildings/Sites (MDP, MHT)</u>	Locally designated, federally/state approved	N/A or Railway Museum, RnR, Tylers Tackle, Any other local businesses?
<u>Opportunity Zones (DHCD)</u>	Locally reviewed, state reviewed, federally approved	N/A Does Summer City qualify?
<u>RISE Zones (Commerce)</u>	Locally designated, state approved	N/A
<u>Rural Legacy Areas (DNR)</u>	Local and state designated areas, state program	Randle Cliffs and work with Calvert County to designate areas surrounding Fishing Creek outside of our border?
<u>Sustainable Communities (DHCD)</u>	Locally designated, state approved	Calvert County: Unincorporated Areas: Town Centers of Dunkirk, Prince Frederick, Lusby, and Solomons. Incorporated Municipalities: Town of Chesapeake Beach and Town of North Beach. Fix boundaries. They were drawn to exclude 200 Acre parcel, Randle Cliffs, and instead should encompass the entire town.
<u>Targeted Ecological Areas (DNR)</u>	State targeted areas	Randle Cliffs is covered by a biodiversity overlay. What does this mean? It is also identified for ecosystem services.

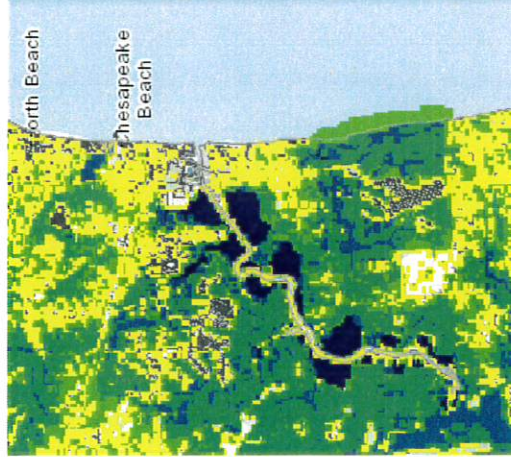
2 (Pg. 4 of 13) Planning's local Protected Land layer differs from the one shown in the Plan. Specifically, within the town boundary in the southeast corner of Map 3, on page 27, Planning's layer does not show that area as protected. Please provide Planning with your GIS data for your local protected lands so that we can update our layers. This is the Randle Cliffs's 50 Acre bayfront parcel. Is this protected as indicated on the county map provided in the plan or not? **Action: Provide GIS Data**



2 (Pg. 4 of 13) Planning's local Protected Land layer differs from the one shown in the Plan. Specifically, within the town boundary in the southeast corner of Map 3, on page 27, Planning's layer does not show that area as protected. Please provide Planning with your GIS data for your local protected lands so that we can update our layers. This is the Randle Cliff's 50 Acre bayfront parcel. Is this protected as indicated on the county map provided in the plan or not? **Action: Provide GIS Data**



- Focal Areas
- Parcel Boundaries
- Protected Lands by Category
- BioNet - Biodiversity Conservation Network
- Wetlands
- Tree Canopy Cover
- Green Infrastructure



Ecosystem Services

Total Ecosystem Service Economic Value - dollars per yr

- < \$200
- \$200 - \$400
- \$400 - \$600
- \$600 - \$800
- > \$800

Parcel Boundaries/SDAT data

- Parcel Boundaries

Focal Areas

- Targeted Ecological Areas

Parcel Evaluation
✕

← Conservation Benefits Assessment
Print Report

Parcel Analyzed

Account ID: 0503076903
 Tax Map: 0103
 Parcel ID: 0003
 Parcel Area: 0.07 acres
 Targeted Ecological Area: 43.59 acres

Ratings are partially based on field surveys, but not all parcels have been surveyed. The data used to rate parcels are updated as new information is gathered and processed. Ratings may not reflect the most recently gathered data available or the parcel's actual ecological value if surveys have not been conducted.

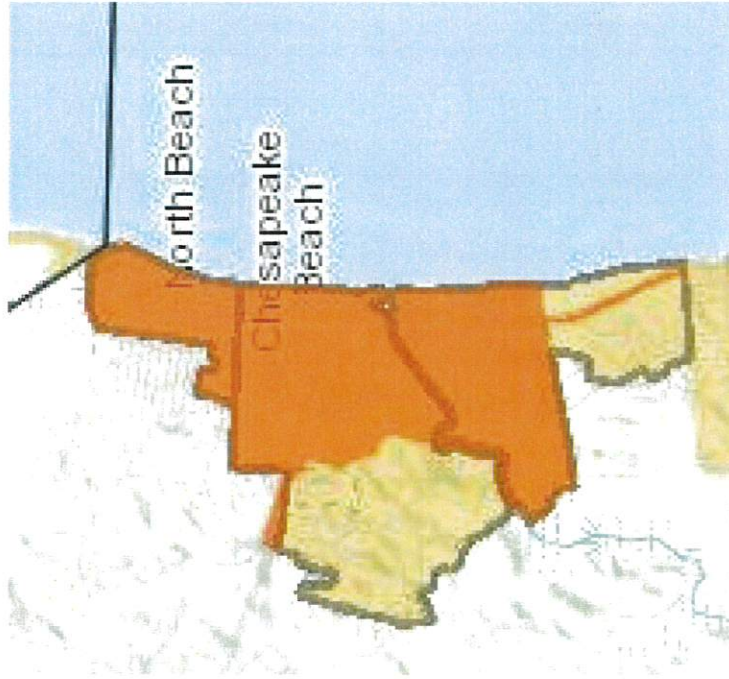
Benefits Rating

- Habitat Connectivity: ★★★★★
- Rare Species & Wildlife Habitat: ★★★★★
- Support of Aquatic Life: ★★★★★
- Forests Important for Water Quality Protection: ★★★★★
- Targeted Ecological Area: YES
- Coastal Community Resiliency: ★★★★★
- Future Wetland Habitat: ★★★★★
- Proximity to Protected Lands: ★★★★★

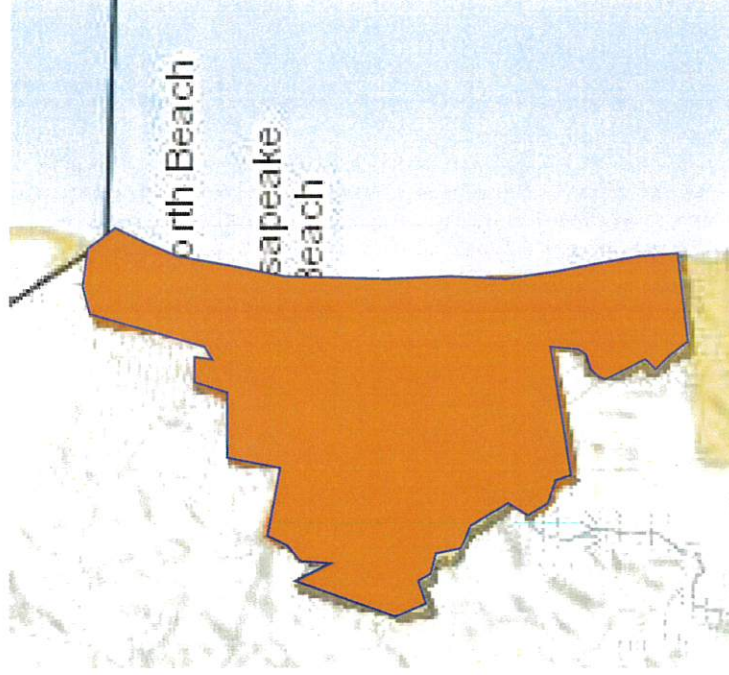
Ecosystem Services

- ★★★★★
- ★★★★★
- ★★★★★
- ★★★★★
- ★★★★★
- ★★★★★
- ★★★★★
- ★★★★★

Sustainable Community Boundary as drawn



Proposed Sustainable Community Boundary



Also, rewrite sustainable communities action plan to include enhancing biking, hiking and water recreation as an economic development strategy.

Sustainable Communities: Enhancing Maryland Communities by Prioritizing Investment

The Maryland Department of Housing and Community Development's Sustainable Communities Program is a place-based designation offering a comprehensive package of resources that support holistic strategies for community development, revitalization and sustainability. Led by the Department, Sustainable Communities is provided local governments with a framework for promoting environmentally, economically and socially responsible growth and development in existing older communities.

List of Approved Sustainable Communities

SUSTAINABLE COMMUNITIES ACT OF 2010

The Sustainable Communities Act of 2010 established a shared geographic designation to promote efficient use of scarce State resources based on local sustainability and revitalization strategies. The Sustainable Communities program consolidated geographically targeted resources for historic preservation, housing and economic development under a single designation. The designation places special emphasis on infrastructure improvements, multimodal transportation and development that strengthens existing communities. The legislation designated the Governor's Smart Growth Subcommittee as the body charged with final approval of Sustainable Communities designations.



Sustainable Communities Partnering to Revitalize Maryland Communities

The Sustainable Communities program is designed to encourage interagency and cross-governmental collaboration by providing designated Sustainable Communities with the opportunity to access an interagency toolbox of financing programs and tax credit incentives. The Maryland Department of Housing and Community Development and its partners support the development and prosperity of Sustainable Communities by providing the following benefits for Sustainable Communities:

- Financing Programs (Dept. of Housing and Community Development)**
 - Community Legacy Program:** Provides local governments and community development organizations in Sustainable Communities with the opportunity to access an interagency toolbox of financing programs and tax credit incentives. The Maryland Department of Housing and Community Development and its partners support the development and prosperity of Sustainable Communities by providing the following benefits for Sustainable Communities:
 - Strategic Demolition Fund:** Provides grants and loans to local governments and community development organizations in Sustainable Communities for predevelopment activities including demolition and land assembly for housing and revitalization projects. The Fund catalyzes public and private investments in the reuse of historic and revitalization projects.
 - Neighborhood BusinessWorks Program:** Loan program providing gap financing, i.e. subordinate financing, to new or expanding small businesses and nonprofit organizations located in Priority Funding Areas. Projects improve either a vacant or under-utilized building or site.
 - Neighborhood Mortgage Program - You've Earned It Initiative:** For a limited time, the Maryland Mortgage Program is offering a 0.25% discount on the standard Maryland Mortgage Program mortgage interest rate for borrowers who are also purchasing a home in one of Maryland's Sustainable Communities.
 - Operating Assistance Grants:** Provides funding for Main Street Improvement Program, Neighborhood Revitalization Fund and Technical Assistance Grants to support cases such as, but not limited to, staff and a portion of general operating expenses for community development projects in Sustainable Communities. Current focus is on Main Street activities.
- National Capital Strategic Economic Development Fund:** The National Capital Strategic Economic Development Fund seeks to improve the economic viability of the National Capital Strategic Economic Development Fund's list of these specific initiatives to Sustainable Communities by providing the following benefits for Sustainable Communities:
- SEED Community Development Anchor Institution Program:** The Seed Community Development Anchor Institution Fund provides competitive grants and loans to anchor institutions for community development projects in targeted areas of the State. Targeted areas are areas in which the majority of buildings have declined in productivity by reason of obsolescence, deterioration or abandonment to an extent that they no longer justify fundamental repairs and adequate maintenance. Eligible applicants are anchor institutions, defined as an institution of higher education or a hospital.



From top left to bottom right: Historic Main Street, Baltimore; Historic Downtown, Annapolis; Historic Downtown, Frederick; Historic Downtown, Pikesville; Historic Downtown, Towson; Historic Downtown, Baltimore.

WHAT ARE SUSTAINABLE COMMUNITIES?

The 2010 Sustainable Communities Act defines Sustainable Community Areas as places where public and private investments and partnerships achieve:

- Development of a healthy local economy;
- Protection and appreciation of historical and cultural resources;
- A mix of land uses;
- Affordable and sustainable housing, and employment options;
- Growth and development practices that protect the environment and conserve air, water and energy resources, encourage walkability and recreational opportunities, and where available, create access to transit.

SUSTAINABLE COMMUNITIES RESOURCES AND BENEFITS

To better support comprehensive strategies for development and revitalization, various state agencies have contributed to the creation of a revitalization toolbox. The toolbox is a reflection of how various agencies are prioritizing investment in Maryland's Sustainable Communities.

The Sustainable Community designation is a threshold requirement for application to certain state programs, such as, Community Legacy, and the Strategic Demolition Fund.

Financing Programs (Dept. of Transportation)

Maryland Bicycle Program: Maryland Department of Transportation (MDOT) program supporting projects for the construction of bicycle lanes and trails. Sustainable Communities are eligible for additional funding investment also under the Bicycle Program and projects may be eligible for reduced matching requirements.

Community Safety and Enhancement Program: A loan program that supports advanced or ongoing revitalization of historic neighborhoods. Projects typically include pedestrian and vehicle safety, intersection capacity/corrections, sidewalks, primary reconstruction or resurfacing, drainage repair/upgrade and landscaping. Projects must be in a Priority Funding Area and projects in Sustainable Communities areas are given preference.

Statewide Retrofit Program:

The program helps finance the construction and replacement of sidewalks and streetlights in Priority Funding Areas and Sustainable Communities. The program covers 100 percent of the cost for projects located in Sustainable Communities.

Financing Programs (Dept. of Environment)

Water Quality Revolving Loan Fund: Administered by the Maryland Department of the Environment Water Quality Branch & Administration, the fund provides below-market interest rate loans and additional water quality grants to fund water quality improvement projects in Priority Funding Areas and Sustainable Communities. The fund also provides grants to fund water quality improvement projects in Sustainable Communities.

The Credit Programs and Incentives

Low Income Housing Tax Credit: Administered by the Dept. of Housing and Community Development and supports the development of multi-family affordable housing. Eight points are awarded to projects with Priority Funding Area and Sustainable Communities designations. Sustainable Communities projects will be awarded four additional points.

Maryland Economic Development Corporation/Dept. of Planning - Enhanced Local Tax Incentive

Planning Authority: Entities designated Sustainable Communities to issue bonds to finance public infrastructure projects. The use of eligible state tax increment financing is broadened in Sustainable Communities to include historic preservation or rehabilitation, environmental remediation, deterioration and site preparation, parking facilities, and other infrastructure projects. Local governments with Sustainable Communities may also pledge alternative local tax revenues generated within or attributed to the tax increment financing district to an associated special fund.

Job Creation Tax Credit:

Employees are eligible for enhanced incentives for new jobs created in Sustainable Communities. The maximum tax credit rises from \$1,000 to \$1,500 per employee. The threshold to qualify drops from 60 to 25 jobs created.

Other Incentives

Sustainable Maryland Certified: A program administered by the University of Maryland Environmental Finance Center that supports sustainability efforts in Maryland municipalities. With the Sustainable Community designation, a municipality can receive 20 points towards the 150 points needed for certification.

SUSTAINABLE COMMUNITIES APPLICATION

To participate, municipal and county governments must submit an application in which they:

- Define a geographic area with an existing built environment in need of revitalization or additional state investment to strengthen the local market, and
- Submit a Sustainable Communities Action Plan, a summary of initiatives and projects for the revitalization of the targeted Sustainable Community Area.

Application for Sustainable Communities designation will be reviewed by an interagency panel led by the Maryland Department of Housing and Community Development and will also include representatives from the Maryland Department of Transportation, the Maryland Department of the Environment, and the Maryland Department of General Services. Sustainable Communities will receive an invitation for a period of two years.

ELIGIBLE APPLICANTS

Local governments (municipal or county).

OTHER REQUIREMENTS

All Sustainable Communities Area applications must meet the following requirements:

- Sustainable Communities boundaries must be entirely within a Priority Funding Area and should be indicative of a targeted approach. To determine if an address falls within a Priority Funding Area, or existing Sustainable Community, see Mapset;
- A local government resolution in support of the boundary designation and Plan must accompany the application;
- The proposed Sustainable Community should be within or near a town center or transportation center, and have a need for financing assistance for local revitalization initiatives such as support for nonprofit organizations, strengthening older commercial districts and residential communities and improving public amenities. The proposed Plan must be consistent with other existing community or comprehensive plans.

MOBE INFORMATION

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- 1 (Pg. 3 of 13) Suggested Technical Edits/Suggestions: What is the plan to incorporate these?
- 2 (Pg. 4 of 13) Planning's local Protected Land layer differs from the one shown in the Plan. Specifically, within the town boundary in the southeast corner of Map 3, on page 27, Planning's layer does not show that area as protected. Please provide Planning with your GIS data for your local protected lands so that we can update our layers. This is the Randle Cliff's 50 Acre bayfront parcel. Is this protected as indicated on the county map provided in the plan or not?
Action: Provide GIS Data
- 3 (Pg 4 of 13) Pages 12 and 13 contain population estimates for Calvert County and Chesapeake Beach. Now that the 2020 census data has been released, the population data should be updated. The same applies for the number of households. Agree. We should be working from 2020 data.
Action: Update with 2020 Data before sending to Town Council
- 4 (Pg 5 of 13)-Planning supports the preservation and conservation of resources, but also suggests a balance between the two in meeting the needs for affordable housing in the community.
-The **objectives** for municipal growth listed on page 28 are commendable, but Planning reiterates the suggestion for the town to balance the desire for measured growth with the need for affordable housing.
Our efforts and statistics for meeting a need for affordable housing have been extremely commendable, especially for a 3 square mile bayside town with a history of being a recreation destination. Our limited road capacity must serve both residents and visitors. We face unique challenges presented by sea-level rise and tidal flooding. Despite all of this, Chesapeake Beach continues to offer a variety of housing types, and housing affordability in Chesapeake Beach remains better than in most places. Other areas must do their part. Business can also do their part by providing competitive wages to full-time employees.
Action: Add information in the Municipal Growth section explaining that most areas that were downzoned are located within the flood zone where MDP has cautioned against high-intensity development. Also, include information explaining that residential growth has outpaced commercial growth over the past two decades, and emphasize that the Town will need to foster commercial development in order to ensure long-term sustainability.