



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
JUNE 15, 2021**

- I. Call to Order**
- II. Presentation and discussion of the Economic Development memo (15 min).**
- III. Work session on Comprehensive Plan - continue discussion and decisions on attached Chairman's list of undecided topics.**
- IV. Review Revised Land Use Chapter**
- V. Adjournment: At approximately 9:00PM, depending upon meeting progress, Chairman will request a motion to adjourn. If approved, the work session will end.**

May 17, 2021

Town of Chesapeake Beach
Economic Development Committee

Councilman Larry Jaworski, Chair
Councilman Greg Morris, Vice Chair

To: Town of Chesapeake Beach
Planning and Zoning Commission

In cooperation with the current collective effort in advancing Town Vision through updated, forward-thinking comprehensive town planning, the Town of Chesapeake Beach Economic Development Committee (EDC) provides the following narratives from the point of view of Economic Development.

The Economic Development Committee has a combined 9 years serving EDC as well as Town Council. We have strived to engage the community in varying capacities, experiencing a broad spectrum of town residents, business owners and visitors.

EDC addressed P&Z awhile ago when the comprehensive plan update was just getting going. Many of EDC's views from that meeting have not changed. The EDC strongly supports appropriate economic development in our town. We believe the support and encouragement of appropriate economic development is critical to the continued economic viability of our residents and local businesses.

We encourage changes in the updated Comprehensive Plan and Town Zoning code that will:

- 1) Enhance the economic experience of our residents and businesses by fostering opportunities for public facility improvements, small business growth and interconnection of points of interest.
- 2) Encourage small business growth through mixed use, encouraging property owners to invest in local small business. Particularly on the Rt 260 approach into town as well as its extremities along Northside Rt 261.
- 3) Be creative and tolerant with regards to incorporating parking in development. Limited space in town requires that we seek constructive solutions in working with businesses to effect small business growth and the commerce of consumers in Town.
- 4) We are an event town with assets and businesses that attract visitors from all over. Policy that enhances a visitor's experience in walkability encourages visitors to return. It encourages visitors and residents between Town points of interest and can reduce traffic and provide parking relief.
- 5) We encourage a diverse, expanded vision with the public's recreational use of the Kellam's complex. We are against using these Town areas for further residential development. Striving for expanded open green space, utilized so that it can serve a smart variety of community functions and purposes.
- 6) We are in support of allowing viable residential property owners to operate as regulated short-term rentals. This is contingent on the Town Council adopting strong regulations governing their operations. A limited number of short-term rental licenses provides some alternatives to visitor stays and helps to perpetuate our town's tourism industry.
- 7) Provide for strong code enforcement - This encourages positive economic development at all levels.

- 8) We believe our town must aggressively address the expected impacts of climate change on our community. This includes possibly limiting development in areas expected to be impacted by increased frequency and intensity of storms as well as sea level rise. We understand there are going to be negative business and development impacts associated with climate change.
- 9) We understand that the P&Z Commission is considering incorporating several items in the updated Comprehensive Plan that we believe will adversely impact appropriate economic development in our town. These include:
 - a. A possible height limitation of 35' for new developments. In addition, we understand this limitation would be measured from grade level rather than the current measurement from above any parking facility located at grade level. This limits development by removing incentives in space saving by providing parking under a unit rather than only in parking spaces adjacent to the unit. See #3 above.
 - b. Prohibition of mixed-use development like commercial development on the first level and residential development above the commercial use. We believe combining appropriate commercial development with residential units above would help encourage and entice the type of economic development we believe is consistent with our town's image and economic viability. Providing properties flexible use options and business opportunities that will invest with us.

The EDC is prepared to meet with the Planning and Zoning Commission to discuss these comments in greater detail.

We appreciate this opportunity to include EDCs views. Many thanks to our P&Z commissioners as we seek balance in Town future planning.

cc: Mayor Pat Mahoney
Mr. Chris Jakubiak, Planning & Zoning Administrator

Chairman's list of topics

June 15, 2021 Chesapeake Beach Comprehensive Plan Update

The current status of the Plan's Chapters are as follows:

1. Introduction (reviewed)
2. Population of Chesapeake Beach (reviewed)
3. Municipal Growth (awaiting first drafts of several portions)
4. Natural Environment (reviewed)
5. Land Use (awaiting draft that includes significant revisions)
6. Housing (reviewed, being revised)
7. Transportation/Circulation (yet to be reviewed)
8. Community Facilities (yet to be reviewed)
9. Water Resources (yet to be reviewed)
10. Implementation, Development Regulations and Areas of State Significance (awaiting first drafts)

Appendices: None adopted;

UNDECIDED: Commission has EITHER NOT considered OR NOT reached consensus on the following:

Chapter 7

1. Pg 55 2nd paragraph after last sentence Add: However, a significant expansion of the Rod N Reel Resort is currently underway and the effect that it will have on capacity constraints along MD Rt. 261 are not yet known.
2. Do not include Exhibit_ (traffic counts that have taken place in 2020 will not be accurate due to Covid 19 Pandemic and these traffic counts will be irrelevant once high intensity development of Rod N Reel Resort is complete).
3. Pg 57 Under heading Sidewalks and Bikeways (bottom of page). 4th line after "Town center." Add: Additionally, residents of Summer City, a neighboring community outside of the municipal boundaries of Chesapeake Beach, regularly walk to and from Chesapeake Beach along a stretch of MD Rt. 261 where there is a dangerously narrow shoulder and no sidewalks, and to and from Beach Elementary

School along Old Bayside Road, which also has a narrow shoulder and no sidewalks.

4. Pg.57 End of last sentence, Add: “as Appendix____
5. Additional Objective, p.59: Bikeways and recreational trails provide access to natural scenic and recreational amenities fostering in residents, a healthy lifestyle and an affection for the natural environment.
6. Additional Objective, p.59: Urban walkability and recreational transport systems are recognized by the town as important components to developing and sustaining a tourism based economy, and these transportation networks are constructed and maintained with a degree of quality that enhances their value as economic development assets.
7. Recommendations p.60:
 1. Add as Top Recommendations 1, 2 and 3 (WCAG Meeting)-
 1. (1st Recommendation) Install highly visible, SHA approved safe crossing areas, as well as appropriate technology or traffic calming solutions where warranted, at regular intervals along MD RT 261 and at strategic points along MD RT 260 to result in a pedestrian friendly experience throughout town.
 2. (2nd Recommendation) Expand the Railway Trail and create additional recreational trail links that are bike friendly, and that together form a major recreational asset that serves a growing number of residents and visitors who wish to explore the natural and commercial offerings of Chesapeake Beach.
 3. (3rd Recommendation -already listed above-) “Coordinate with Calvert County to provide safe and equitable pedestrian travel to and from Chesapeake Beach for Summer City residents along MD RT 261 and to and from Beach Elementary School along Old Bayside Road.”Add at end of first paragraph, p.60: Add: as Appendix____ (same as on page 57).
8. Additional Recommendations, p.62:
 1. Plan for elevated roads and/or bridges where marshes are projected to transform into open water, and include underpasses where possible for safe crossing along MD RT 261 and to and from Beach Elementary School along Old Bayside Road. .
 2. Actively pursue the projects identified in Appendix ____ Connectivity Study, February 2021 by applying for state and federal grants highlighted in the Reinvest Maryland guide.

Chapter 8

9. Municipal water except in two areas p.64: How many are “planned for future service.”?
10. Park & Open Space standards p.67: Will the PC define and recommend standards?
11. Reconcile definitions in chart on page 67 with chart p.68? Distinguish public access from private access parks/beaches.
12. “The most relevant value” p.70: What is the comparison of town to national park standards?
13. P.70 (Berault): Compare the Town with similar jurisdictions regarding park standards to assess deficiencies in mini parks, neighborhood and community parks.
14. Pg 70 The following sentence is inaccurate: “Also, while the town could have, it did not require adequate parkland as part of the approval of its major modern subdivisions (Richfield Station, Bayview Hills, Chesapeake Village, and The Heritage).” The current code requires both passive and active open space as a condition of approval for an RPC. Richfield Station’s open space was designated on maps as recently as 2020. Chesapeake Village was also platted with designated open space and residue areas. This land belongs to the communities and the open space plats were part of legal documents that were provided to those who purchased their lots.
15. Add the word “tourists”, p.71 1st sentence under heading Plan for Community Facilities: add the word “tourists” after the word “institutions.”
16. Community Facilities p. 71: Should the be “maintained, managed and remain sized” or be ‘expanded’ and equipped for exceptional service?
17. (Goals &) Objectives p.72: Additional parks and open spaces?
18. Pg. 71 Add as the 1st objective: Natural Resource areas and recreational assets are prioritized for funding, and projects are undertaken that enhance their value to residents and highlight their importance as a dominant feature of the town.
19. Pg. 72 Add as an objective: Developers become partners in providing for community facilities, and contribute to community facilities an a manner and degree that is commensurate with the expected impact of their proposed projects.
20. Pg 73 under heading Acquire and Develop New Park Space as Opportunities Arise, recommend the use of an Adequate Public Facilities Ordinance (APFO),

impact fees, and parkland dedication requirements instead of recommending against it. Alternatively, should Land Use Chapter include this endorsement:

1. While this Plan does not recommend an Adequate Public Facilities Ordinance, it does endorse the principles for Smart Growth with respect to schools, roads and highways, sewer and water service, and economic development assistance as outlined in Maryland General Assembly legislation.

<https://planning.maryland.gov/Documents/OurProducts/Archive/72195/mg24-Adequate-Public-Facilities-Ordinances-APFO.pdf>

21. - Pg. 74. Add as a recommendation: Adopt regulations, ordinances, fee schedules, and other programs that ensure the delivery of high quality community facilities that are appropriately funded and retain the capacity and functionality necessary to serve town residents and visitors.

Chapter 9

22. P.80 What are the targeted reductions in the 2014 Chesapeake Beach Watershed Agreements? Knowing the percentage if it is preferred rather to give an exact number will establish a baseline.
23. “Allow tidal wetlands to expand, p.82: Mentioned at least twice in plan without discussion of impact on property owners, or mitigation.

Chapter 10

Awaiting first drafts:

Appendix:

What to Include?

Finalized Master Walkability Plan.

Flood and sea level rise action plan framework.

Ordinance O-21-1, prohibiting full casino or sports betting licenses.

Economic Development Plan