



**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  
MAY 11, 2021**

- I. Call to Order**
- II. Work session on Comprehensive Plan, Review of Revised Land Use Chapter 5; continue discussion and decisions on attached Chairman's list of undecided topics.**
- III. Work session on Comprehensive Plan, Review of Chapter 6, Housing.**
- IV. 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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**CHAIRMAN'S LIST OF TOPICS  
MAY 11, 2021  
UNDECIDED  
CHESAPEAKE BEACH COMPREHENSIVE PLAN UPDATE**

All draft chapters have been posted on the Town website. Some elements of Chapters three and five remain to be decided. Chapters six through ten, and the following plans, frameworks, and ordinances remain to be reviewed by the Commission.

- 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

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

**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:

### 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.

### Neighborhood Commercial Zones

1. - Whether to designate the area adjoining and across from the fire station as the “north” neighborhood commercial zone. (If NO, eliminates # 4 below, and changes # 3).
2. - Whether to designate the area south of Roland’s along MD Rt. 261 to *Hill Top* as the “south” neighborhood commercial zone. (If NO, eliminates or changes # 3 below).
3. - Whether to direct economic development funds and incentives facilitating enhanced streetscape, landscape, and other aesthetic or walkability improvements to both neighborhood commercial zones.
4. - 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 “North” district.

### Open Space in Residential Planned Communities:

5. 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:

6. 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;
7. Identify and restrict the land uses in resource conservation category to very low intensity uses.
8. Ensure the community development category encompasses all lands that have been developed already and conserved;
9. 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.
10. Manage the rising water levels in Chesapeake Beach particularly the ongoing flooding that specifically occurs at Sea Gate housing development;
11. Address the lands that were “made” through the filling in wetlands due to they are the most quickly threatened by sea level rise; and
12. 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 counterproductive to ongoing efforts to protect public safety and the community. Coordinated and systemic measures must only be undertaken in an organized manner.

13. 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 - 10: status of consensus TBD:  
Issues to be determined.**