



OFFICE OF THE PLANNING AND ZONING COMMISSION

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**PLANNING & ZONING COMMISSION
AGENDA
SEPTEMBER 22, 2021**

- I. Call to Order**
- II. Approve the Agenda**
- III. Approval of the minutes of the August 25, 2021 Planning & Zoning Meeting.**
- IV. 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.**
- V. Discussion and review of future Planning Commission meeting dates: October 27, November 9, November 24, and December 22, 2021.**
- VI. Discussion of Zoning Administrator's proposed zoning map and 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.**
 - 1. Will changing the zoning in the Comprehensive Plan from Residential Planned Community to Resource Conservation provide more or less protection from development on associated plats?**
 - 2. How will rezoning affect who must be notified and who must approve changes to land use on plats that are currently part of RPCs after rezoning?**
 - 3. What would the draft Comprehensive Plan update allow on re-zoned open space, residential, and conservation plats in the newly zoned Resource Conservation zone?**
- VII. 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.**
- VIII. Adjournment: At approximately 9:00PM, depending upon hearing progress, Chairman will request a motion to adjourn. If approved, the meeting/hearing will end.**



OFFICE OF THE PLANNING AND ZONING COMMISSION

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
AUGUST 25, 2021**

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

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

MOTION: Commissioner Berault moved to approve the August 25, 2021 Agenda as presented. Seconded by Commissioner Greengold, all in favor.

III. **Approval of the minutes of the July 28, 2021 Planning & Zoning Commission meeting.**

MOTION: Commissioner Berault moved to approve the minutes of the July 28, 2021 Planning & Zoning meeting. Seconded by Commissioner Ruttkay, all in favor.

Approval of the minutes of the August 12, 2021 Planning and Zoning Work Session.

MOTION: Commissioner Berault moved to approve the minutes of the August 12, 2021 Planning and Zoning Work Session. Seconded by Commissioner Greengold, all in favor.

IV. **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.** No comments received.

V. **Commissioner Greengold: Motion proposing Town Council amend Zoning Code as follows:**

1. Restrict building height limit to 35-foot maximum.
2. Restrict residential construction in the Maritime area.

Commissioner Greengold will address this item after review of the draft Comprehensive Plan.

VI. **Commission review of draft consolidated Comprehensive Plan update.** It was noted by Chairman Brown that the Commission would address, at its public hearing, the committee goals of the Kellam's Field Revitalization Committee, along with the public comment received from a Town resident at its August 12th work session.

1. **Commissioner Blackwelder:** Pg. 4 - Add Appendixes to Table of Contents. **Commission agreed.**
2. **Forest and Other Natural Resource Lands** Pg. 51 – Add highlighted language to the end of 1st paragraph: **as well as by Open Space agreements and Residue designations required by Stormwater Management and Open Space regulations associated with the Residential Planned Community (RPC) floating zone under which they were originally approved.**

MOTION: Commissioner Blackwelder moved to include language. Seconded by Commissioner Ruttkay, all in favor.

3. Commercial Land Use – Pg. 54 – Delete “Veterans of Foreign Wars” and replace with “American Legion.” **Commission agreed, all in favor.**
4. Resource Conservation Pg. 62 - Include map of Protected Forest Lands.

MOTION: Commissioner Blackwelder moved to include the map. Seconded by Commissioner Ruttkay, all in favor.

5. Resource Conservation Pg. 62 – Include agreed upon wording that reflects passed motions submitted by Commissioner Blackwelder in previous May 11 and May 26 meetings. **Mr. Jakubiak will include in the Plan.**
6. Land Use-Commercial-Neighborhood Commercial- Pg. 66 Add word “commercial” to read “...residentially scaled commercial buildings...” **Agreed.**
7. Master Plan for Flood Risk Reduction Pg. 71- last paragraph- Remove the last sentence: **The master plan must be supplemented with an implementation and funding program.**

MOTION: Commissioner Blackwelder moved to delete the last sentence. Seconded by Commissioner Berault. Ayes, Commissioners Blackwelder, Berault, and Ruttkay. Opposed, Commissioners Greengold and Larsen. **Motion Passes.**

8. Housing Chapter Pg. 75 – Remove negative sounding language in passage to read as follows:
Local housing prices are affected by local zoning decisions. Municipal zoning regulations can constrain the supply of housing, and where land is limited, they can constrain it eventually to levels well below the level that is demanded. This has the effect of raising housing prices. So, while zoning can minimize potential adverse impacts of development, it can also increase the benefits and rewards that existing property owners accrue at the expense of others who may be looking for better housing. Restrictive zoning can protect or enrich housing investments previously made by property owners and restrict housing choices available to others. **is important to keep in mind that** where undeveloped land for new housing is in short supply, such as in Chesapeake Beach, restrictive zoning rules over time worsen affordability. **Commissioner agreed, all in favor.**
9. Existing Conditions - Affordability in Chesapeake Beach - Pg. 76 - Add the following introduction paragraph at the beginning of the section:
It is important to note that Chesapeake Beach has achieved better than average metrics for providing affordable and workforce housing when compared to Calvert County at large and when compared to other areas within its designated AMI, the Washington-Arlington-Alexandria Metro Region. While increasing the supply of affordable and workforce housing is not a top priority for Chesapeake Beach at this time, it is always important to maintain an understanding of local and regional affordability, and to remain informed of what opportunities and challenges may exist in relation to housing opportunities and needs.

MOTION: Commissioner Blackwelder moved to add this paragraph. Seconded by Commissioner Greengold, all in favor.

10. Housing Units by Types -Table 6 - Pg. 80. Include footnote indicating that Chapter V Land Use recommends a change of the permitted uses in this table as decided in a previous meeting. **Agreed.**

11. Obstacles to Housing Pg. 82 – The Commission discussed changing the heading of this section and the removal of the first bullet. After discussion:

MOTION: Commissioner Greengold moved to delete/remove this section in its entirety. Seconded by Commissioner Blackwelder, all in favor.

12. Support a Land Use Pattern that Encourages Multiple Housing Types, at Varying Densities Pg. 84-85 - Revise the 2nd paragraph as follows:

Most of the Town’s land base has been already developed for single-family neighborhoods and their conservation is a long-term priority. Increasing the supply of new housing somewhat, while conserving these neighborhoods, is possible and the Town should continue to encourage a mix of housing types **by reducing unwarranted regulatory obstacles**, especially **since a variety of housing options, such as** duplexes and accessory apartments can **be often** deliver homes without land development, and **these** buildings can be essentially indistinguishable from a single-family house as shown in the photographs here. **The Commission agreed, all in favor. Commissioner Greengold moved to change the word “Support” in the heading to “Consider”, all in favor.**

13. Pg. 86 - Edit the heading as follows: **Support Explore and Consider** the Opportunities **for Affordable Housing Units. The Commission agreed, all in favor.**

14. Waterfront Access Pg. 74, 3rd paragraph – Commissioner Blackwelder moved to make the following edits to eliminate reference to a graphic that is unnecessary and will potentially undermine the case for sea level rise planning (the picture depicts land infill on water). Also, the wording suggests a study to determine elements of the pier, so the construction of a pier is adequately supported without including the example.

The Town should initiate a study to determine where, how, and what type of pier could be built. A new pier would be a key component of any waterfront revitalization program, both as it relates to the Town’s history and the future enhancement of citizen enjoyment of the beautiful Chesapeake Bay. **Images of what such a pier could look like are provided in Chapter VIII, Community Facilities, under the heading Reimagining Community Parks: Kellam’s field Blue-green Park and a Bay Front Pier.** Commissioner Blackwelder recommends deleting the last sentence of the paragraph along with deleting the pier graphic on page 108.

MOTION: Commissioner Greengold moved to retain the pier graphic located on page 108 in the Plan. Seconded by Commissioner Berault. Ayes, Commissioners Berault, Greengold, Larsen, and Ruttkay. Opposed, Commissioner Blackwelder. **Motion Passes.**

15. Residential - Bonus Density Overlay District bullet- Pg. 65 Commissioner Blackwelder recommends the following highlighted edits be made:

Rescind the bonus density overlay district **in its entirety. on all lands designated for residential use.** This provision of the Zoning Ordinance has allowed the Planning Commission to approve apartment and condominium buildings that can exceed 50 feet in height. Without the overlay district, building height would remain capped at 35 feet and new housing would be compatible with existing housing.

MOTION: Commissioner Blackwelder moved to modify the language. Seconded by Commissioner Greengold. Ayes, Commissioners Berault, Blackwelder, Greengold, and Larsen. Opposed Commissioner Ruttkay. **Motion Passes.**

16. Transportation Chapter Pg. 98 - Commissioner Blackwelder moved, for consistency's sake, to add the following bolded language as a recommendation, along with the graphic from the 2010 Comprehensive Plan, to the Transportation section. (a reference to the map is already included in the implementation section).
“Use the Pathways and Vistas Map from 2010 Comprehensive plan and information from the Connecting Chesapeake Beach Connectivity Study, February 2021 to create a Chesapeake Beach Bicycle / Pedestrian Master Plan.” THERE WAS NO SECOND TO THIS MOTION. MOTION DIES.
17. Community Facilities -Public Schools Pg. 102 - 2nd paragraph – **Commissioner Blackwelder moved to add the following language, adopted in the Municipal Growth Section, to the end of the paragraph:**
“However, Comprehensive Planning of the Dunkirk Town Center in the North and the Prince Frederick Town Center in Central area of the county are underway, and will likely impact current projections.” **Seconded by Commissioner Ruttkay, all in favor.**
18. Implementation Chapter Pg. 120 - 1st paragraph Add **Critical Area Overlay District, and Growth Allocation Floating District to the list.** Reword to read: “The Chesapeake Beach Zoning Ordinance also includes the Town’s Critical Area Overlay District, Growth Allocation Floating Zone, including the growth allocation method, the Residential Planned Community (RPC) District, in addition to the forest conservation regulations, and an article establishing the Board of Port Wardens.” **The Commission agreed, all in favor.**
19. Implementation Chapter-Immediate Term Amendments - Pg. 120 -1st bullet – Modify 1st bullet to read: Reduce the allowable maximum building height to 35 feet. **allowing for reasonable increases where required for flood mitigation.**
- MOTION:** Commissioner Greengold moved to amend the first bullet to strike the remaining wording after 35 feet. Seconded by Commissioner Berault, all in favor.
20. Implementation Chapter-Immediate Term Amendments -Pg. 120- 2nd bullet – Modify 2nd bullet to read: “Remove all reference to the Bonus Density Overlay District in its entirety.” **and the authority it creates for the Planning Commission to permit residential densities and building heights that exceed standard minimums specifications.**
- MOTION:** Commissioner Blackwelder moved to modify the bullet.
Seconded by Commissioner Greengold, all in favor.
21. Implementation Chapter - Immediate Term Amendments - Pg. 121- Add another bullet under this heading: “Create a full complement of density regulations for all commercial districts, including permitted uses, conditions, capacity regulations, and dimensional requirements.” **After discussion, this recommendation will be added to the Longer Term Amendments and dealt with after the Comprehensive Plan has been completed.**

VII. Motion to release draft consolidated Comprehensive Plan update for 60-day public comment period and set subsequent public hearing date.

MOTION: Chairman Brown moved the Commission release the draft Comprehensive Plan for 60-day public review and comment, subject to editorial edits and approved changes discussed in tonight's meeting, with the understanding, that the Commission will have a final

review before releasing publicly and setting a public hearing date. Seconded by Commissioner Greengold, all in favor.

VIII. Commissioner Greengold: Zoning Ordinance Amendments - Building Heights –
Amendments 1, 2, and 3 as submitted by Zoning Administrator.

MOTION: Commissioner Greengold moved to approve the submitted Amendments 1, 2, 3, Building Heights as provided by the Zoning Administrator, with the following amendment to: Amendment 1, Section 290-19A, Tables, Requirements, Exceptions, to change the maximum building height in the Residential High-Density (R-HD) district from 50 feet to 35 feet and in the Maritime (M) district from 70 feet to 35 feet and a note to the table regarding the height of buildings in the designed floodplain.

Add the following note to the bottom of the table and number it 6:

“6. For those buildings in the designated 100-year floodplain, the 35-foot building height limit may **not** be exceeded by the required amount of the Flood Protection Elevation, as defined in the Floodplain Management Ordinance”. Seconded by Commissioner Berault, all in favor.

MOTION: Commissioner Greengold moved to direct the Zoning Administrator to forward these recommended building heights amendments to Mayor, Town Council, and Town Administrator within the next five days. Seconded by Commissioner Ruttkay, all in favor.

X. Discussion of Zoning Administrator’s proposed zoning map and zoning ordinance changes necessary to implement draft consolidated Comprehensive Plan update. The Commission agreed to table until its September meeting.

XI. Public Comment-

1. Greg Morris, Chair of the Kellam’s Field Revitalization Committee, stated he has sent, via email, to the Commission, the list of goals regarding the Kellam’s Field for the Commission’s review.

XII. Adjournment:

There being no further comments, Commissioner Berault moved to adjourn the meeting at 10:37 pm. Seconded by Commissioner Greengold, all in favor.

Submitted by,

Sharon L. Humm
Commission Clerk

PLANNING AND ZONING COMMISSION

PROPOSED ZONING ORDINANCE AMENDMENTS

NEW ZONING DISTRICTS AND PURPOSE STATEMENTS

The following recommended set of amendments to Chapter 290 of the Town Code of Chesapeake Beach, Zoning Ordinance would eliminate the Residential Village (RV) district and replace it with two districts, Residential Village-1 (RV-1) and Residential Village-2 (RV-2); eliminate the Commercial district and replace it with four separate commercial districts (Neighborhood, Town, Plaza and Maritime); eliminate the Maritime District; and revise the purpose statement of the Resource Conservation District.

Amendment 1

Amend Section 290-9, Purpose and Intent of Districts as noted below to add a purpose statement for a new district called Residential Village-1 (RV-1) and change the name associated with the existing purpose statement from Residential Village to Residential Village-2 (RV-2):

E. RV-1 Residential Village District-1. The RV-1 District is intended to provide for pleasant and safe residential neighborhoods, to allow primarily single-family detached houses on the smaller lots to help ensure that new residential uses are compatible and harmonize well with existing single-family uses.

F. ~~R-V~~ RV-2 Residential Village District-2. The ~~R-V~~ RV-2 District is intended to provide for pleasant and safe residential neighborhoods containing a variety of housing types and densities and certain nonresidential uses that are compatible with residential character, and to encourage and facilitate redevelopment and infill that is compatible in use, scale, and impact with residential use and the existing pattern of buildings, streets, and blocks.

Amendment 2

Amend Section 290-9, Purpose and Intent of Districts as noted below to eliminate the Commercial and Maritime Districts, replacing them with four new commercial districts and adding a purpose statement for each new district:

- F. ~~C Commercial District. The Commercial District is intended to provide locations for commercial and other non-residential uses that are compatible in scale and impact with nearby residential neighborhoods, and to protect and provide a safe and attractive environment for shopping, entertainment and community gathering.~~
- G. ~~M Maritime District. The Maritime Districts intended to promote a variety of land use that are water-related and/or benefit from location near the water while at the same time encouraging the gradual re-emergence of the natural systems found near the water and the protection of commercial marine activities that have become the Town's waterfront heritage.~~
- G. **NC Neighborhood Commercial District. The Neighborhood Commercial District is intended to provide locations for small scale and low impact commercial uses that are designed and operated in a manner compatible in scale and impact with nearby residential neighborhoods.**
- H. **TC Town Commercial District. The Town Commercial District is intended to provide locations for commercial and other non-residential uses that are compatible in scale and impact with nearby residential neighborhoods, and to protect and provide a safe and attractive environment for shopping, entertainment and community gathering.**
- I. **TC Plaza Commercial District. The Plaza Commercial District is intended to sustain the Town's primary location for larger format locally serving retail uses such as grocery stores and shopping center, where extensive parking can be readily accommodated.**
- J. **MC Maritime Commercial. The Maritime Districts intended to promote a variety of land use that are water-related and/or benefit from location near the water while at the same time encouraging the gradual re-emergence of the natural systems found near the water and the protection of commercial marine activities that have become the Town's waterfront heritage.**

Amendment 3

Amend the purpose statement for the Resource Conservation District in Section 290-9, Purpose and Intent of Districts to bring it into better conformance with the guidance of the 2021 update of the Comprehensive Plan as follows:

RC Resource Conservation District. The Resource Conservation District is intended to protect and maintain wetlands, surface waters, **steep slopes**, forests, **areas with elevated risks of flooding**, and ~~barren lands identified in the Town's Chesapeake Bay Critical Area Protection Program~~ and other environmentally sensitive areas; to provide locations for parkland, **flood management**, recreational activities, and access to the water and Bay; **and** to avoid intense development **and the placement of residential uses in areas** on lands not suitable for such development and uses **including areas subject to increased risk of flooding**; ~~to allow, under very stringent requirements, mixture of residential recreational and marine commercial activities through the Town's growth allocation method.~~

Amendment 4

Amend Section 290-11, Conditions and Standards for Conditional and Special Exception Uses as noted below to reflect that the change in the district names in association with the revisions to the Section 290-10, Table of Permitted Uses.

Note: This is the section of the Zoning Ordinance where use conditions (and restrictions) are placed on the listed permitted uses that are classified in the Table as either Conditional (C) or Special Exception with Conditions (SC). The changes here would be numerous reflecting the fact that the RV and the C Districts would be broken into multiple separate districts. Some of the changes would be substantive and many would be just clerical. I'd like to review these with the Planning Commission in the context of a brief talk about the differences between Permitted, Conditional, and Special Exception uses.

**PLANNING AND ZONING COMMISSION
PROPOSED ZONING ORDINANCE AMENDMENTS**

REVISING THE USES PERMITTED BY ZONING DISTRICT

The following recommended set of amendments to Chapter 290 of the Town Code of Chesapeake Beach, Zoning Ordinance revise the table of permitted uses. To aid in the presentation of the changes, two tables are attached hereto: the Existing Table and the Proposed Table (IN COLOR). The proposed table highlights of additions but comparing the two tables is the most effective way to see all the changes.

Amendment 1

Repeal the Table of Permitted Uses in Section 290-10, (attached) and replace it with a new Table of Permitted Uses (also attached).

ZONING

290 Attachment 1

Town of Chesapeake Beach

Table 1
Land Use Classifications

- KEY:**
 P Permitted
 C Conditional Use - permitted use subject to conditions
 SE Special Exception
 SC Special Exception, subject to conditions

Use	Zoning Districts								Conditions or Additional Use Regulations	
	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC		
Residential Uses										
1. Single-family, detached	P	P	P	P			P		P	
2. Single-family, attached		P	P	P					P	
3. Townhouse dwelling			P	P	P	P			P	
4. Multifamily dwelling			P	P	P	P			P	
5. Dwelling, accessory	C	C	C	C	C	C	C	C	C	See § 290-11A
6. Dwelling unit in combination with commercial use				C	C	C	C	C	C	See § 290-11B
Institutional, Recreational and Educational Uses										
7. Churches and other places of worship, provided housing for religious personnel shall meet the minimum requirements of Uses 1 through 4 as	SC	SC		C	P	P	P		C	See § 290-11C

CHESAPEAKE BEACH CODE

Use	Zoning Districts										Conditions or Additional Use Regulations	
	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC				
applicable												
8. Public/Private schools	SC	SC		SC		SC			SC			See § 290-11D
9. Home day care	C	C	SE	C	C	C		SE	C			See § 290-11E
10. Day-care center, nursery school, kindergarten or other agency giving care to persons as a commercial operation	SC	SC		C	P	P						See § 290-11F
11. Professional school, studio for music or art instruction, dancing school, similar				SC	P	P					SC	See § 290-11G
12. Library, museum, community center, adult education center or similar open to the public or connected with a permitted use and not conducted as a private business				C	P	P		P			C	See § 290-11H
13. Public building or recreational facility owned and operated by Chesapeake Beach or other government agency	P	P	P	P	P	P		P	P		P	
14. Private club, lodge, dining club, yacht club not run as a private gainful business					P	P			SE			
15. Orphanage, nursing home, or other licensed establishment for the care of aged, disabled, or convalescent persons, etc.	SE			C	P	P					C	See § 290-11I
16. Group home	SE	SE	SE	SE							SE	

ZONING

Use	Zoning Districts								Conditions or Additional Use Regulations	
	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC		
Office and Commercial Uses										
17. Professional office in residence, physician, architect, lawyer, similar				C	P	P			C	See § 290-11J
18. Office or clinic for medical or dental examination or treatment of persons as outpatient, including laboratories incidental thereto				P	P	P			P	
19. Therapeutic massage					C	C				See § 290-11K
20. Offices for business, professional, or governmental purposes				C	P	P			C	See § 290-11L
21. Artists, photographer's gallery, studio				C	P	P			C	See § 290-11M
22. Retail establishments carrying one type of interrelated goods, such as a bookstore, gift shop, florist shop, etc.; adult bookstores are prohibited				C	P	P			C	See § 290-11N
23. Retail convenience stores and retail establishments carrying commodities which tend to be purchased on a comparison basis, such as a food supermarket, department store, discount store, pharmacy, etc.					P	P				
24. Personal services, including barbershops, salons, laundry, dry cleaning (receiving stations), travel agency, insurance, real estate, repair shop for shoes, bikes, watches, locks,				C	P	P			C	See § 290-11O

CHESAPEAKE BEACH CODE

Use	Zoning Districts									Conditions or Additional Use Regulations	
	R-JLD	R-MD	R-HD	R-V	C	M	RC	RPC			
etc.											
25. Financial service, bank					P	P					
26. Business services, printing, copying, contractor's shop, plumbing shop					P	P					
27. Appliance and furniture repair, upholstery					P	P					
28. Restaurant - Class I; drive-up/drive-through windows at fast-food restaurants are prohibited					P	P					
29. Restaurant - Class II					P	P					
30. Restaurant - Class III					P	P					
31. Tavern, nightclub					P	P					
32. Bed-and-breakfast establishment	SC	C	C	C	C	C			C		See § 290-11P
33. Rooming, boarding-, lodging house					C	C					See § 290-11Q
34. Motel, hotel, tourist home					C	C					See § 290-11R
35. Entertainment and recreation facilities operated as a business within a building, with the exception of an adult bar, restaurant, or nightclub					P	P					
36. Outdoor entertainment and recreation facilities operated as a gainful business					P	P					
37. Animal hospital, veterinarian clinic					SC				SC		See § 290-11S

ZONING

Use	Zoning Districts								Conditions or Additional Use Regulations	
	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC		
Automotive and Boat Service Uses										
38. Nonresidential parking area located in a residential district		SE	SE	SE		SE			SE	
39. Automotive service station					SC	SC				See § 290-11T
40. Sale or rental of automobiles						SC				See § 290-11U
41. Repair garage, including paint spraying and body and fender work or car washing facility						SC				See § 290-11V
42. Marina, including fuel service for watercraft, boat storage and repair yard, boat sales and service						C				See § 290-11W
Utilities, Communications, Transportation										
43. Transformer station, structure housing switching equipment and regulators, power transmission line right-of-way, radio, television transmitter tower, cellular tower, etc.	SC	SC	SC	SC	SC	SC	SC	SC	SC	See § 290-11X
44. Bus station, intermodal transit center						SE				
Industrial Uses										
45. Light industrial uses						SE				
46. Water-dependent processing, fishing activities						SE	SE			
47. Warehousing and storage in association with marine commercial						SE				

CHESAPEAKE BEACH CODE

Use	Zoning Districts								Conditions or Additional Use Regulations	
	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC		
activities										
Unclassified Uses										
48. Customary home occupation (1 employee)	C	C	C	C	C	C	C	C	C	See § 290-11Y
49. Home occupation (2 employees)	SE	SE	SE	C	C	C	C	SE	C	See § 290-11Z
50. Garage, yard, estate sale	C	C	C	C	C	C	C	C	C	See § 290-11AA
51. Carnival or similar transient enterprise					SC	SC	SC			See § 290-11BB
52. Temporary building incidental to construction					C	C	C			See § 290-11CC
53. Dwelling for resident watchman					P	P	P			

AMENDED TABLE FOR PLANNING COMMISSION REVIEW

PROPOSED REVISION - 290 Attachment 1

Town of Chesapeake Beach Table 1

Land Use Classifications

KEY:

- P Permitted
- C Conditional Use - permitted use subject to conditions SE Special Exception
- SC Special Exception, subject to conditions

Use	Zoning Districts											Conditions or Additional Use Regulations
	R-LD	R-MD	R-HD	RV-1	RV-2	NC	TC	CP	MC	RC	RPC	
Residential Uses												
1. Single-family, detached	P	P	P	P	P	P	P				P	
2. Single-family, attached		P	P	P	P						P	
3. Townhouse dwelling			P	P	P						P	
4. Multifamily dwelling			P	P	P						P	
5. Dwelling, accessory	C	C	C	C	C	C	C				C	See § 290-11A
6. Dwelling unit in combination with commercial use				C	C		C				C	See § 290-11B
Institutional, Recreational and Educational Uses												
7. Churches and other places of worship, provided housing for religious personnel shall meet the minimum requirements of Uses 1 through 4 as applicable.		SC		C	C	P	P	P	P	P	C	See § 290-11C

Use	Zoning Districts											Conditions or Additional Use Regulations
	R-LD	R-MD	R-HD	RV-1	RV-2	NC	TC	CP	MC	RC	RPC	
8. Public/Private schools	SC	SC		SC	S				S		SC	See § 290-
9. Home day care	C	C	SE	C	C	C	C		C		C	See § 290-11E
10. Day-care center, nursery school, kindergarten or other agency giving care to persons as a commercial operation	SC	SC		C	C	P	P	P	P		C	See § 290-11F
11. Professional school, studio for music or art instruction, dancing school, similar					S C	P	P	P	P		SC	See § 290-11G
12. Library, museum, community center, adult education center or similar open to the public or connected with a permitted use and not conducted as a private business				C	C	P	P	P	P		C	See § 290-11H
Environmental science, research and educational uses, nature centers									P	P		
Game, wildlife, and nature preserves										P		
13. Public building or recreational facility owned and operated by Chesapeake Beach or other government agency	P	P	P	P	P	P	P	P	P	P	P	
Parks, playgrounds	P	P	P	P	P	P	P	P	P	P	P	
14. Private club, lodge, dining club, yacht club not run as a private gainful business						P	P	P	P	SE	SE	
Sailing schools, boat rentals and storage and similar water oriented recreational uses									P	P	P	

15. Orphanage, nursing home, or other licensed establishment for the care of aged, disabled, or convalescent persons, etc.	SE			C	C			P	P		C	See § 290-111
16. Group home	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	

Use	Zoning Districts											Conditions or Additional Use Regulations	
	R-	R-MD	R-	RV-1	RV-2	NC	TC	CP	MC	RC	RPC		
Office and Commercial Uses													
17. Professional office in residence, physician, architect, lawyer, similar				C	C	P	P	P	P	P		C	See § 290-11J
18. Office or clinic for medical or dental examination or treatment of persons as outpatient, including laboratories incidental thereto					C	P	P	P	P	P		P	
19. Therapeutic massage						C	C	C	C	C			See § 290-
20. Offices for business, professional, or governmental purposes				C	C	P	P	P	P	P		C	See § 290-11L
21. Artists, photographer's gallery, studio				C	C	P	P	P	P	P		C	See § 290-
22. Retail establishments carrying one type of interrelated goods, such as a bookstore, gift shop, florist shop, etc.; adult bookstores are prohibited				C	C	P	P	P	P	P		C	See § 290-11N
23. Retail convenience stores and retail establishments carrying commodities which tend to be purchased on a comparison basis, such as a food supermarket, department store, discount							P	P	P	P			
Tree and plant nurseries, landscape supply and contracting, greenhouses										P	P		
24. Personal services, including barbershops, salons, laundry, dry cleaning (receiving stations), travel agency, insurance, real estate, repair shop for shoes, bikes, watches, locks, etc.				C	C	P	P	P	P	P		C	See § 290-11O

	Zoning Districts											Conditions or Additional Use Regulations	
	R-LD	R-MD	R-HD	RV-1	RV-2	NC	TC	CP	MC	RC	RPC		
25. Financial service, bank						P	P	P	P				
26. Business services, printing, copying, contractor's shop, plumbing shop						P	P	P	P				
27. Appliance and furniture repair, upholstery						P	P	P	P				
28. Restaurant – Class I; drive-up/drive-through windows at fast-food restaurants are prohibited								P	P				
29. Restaurant - Class II						P	P	P	P				
30. Restaurant - Class III						P	P	P	P				
31. Tavern, nightclub							P	P	P				
32. Bed-and-breakfast establishment	SC	C	C	C	C	C	C	C	C	C	C		See § 290-
33. Rooming, boarding, lodging house													See § 290-
34. Motel, hotel, tourist home							C	C	C				See § 290-11R
35. Entertainment and recreation facilities operated as a business within a building, with the exception of an adult bar, restaurant, or nightclub							P	P	P				
Recreational and fitness studios						P	P	P	P				
36. Outdoor entertainment and recreation facilities operated as a gainful business									P	SE			
Recreational camps and cottages for overnight accommodations										SE			

Use	Zoning Districts											Conditions or Additional Use Regulations
	R-LD	R-MD	R-HD	RV-1	RV-2	NC	TC	CP	MC	RC	RPC	
37. Animal hospital, veterinarian clinic								S C	S C	S C	SC	See § 290-11S
Automotive and Boat Service Uses												
38. Nonresidential parking area located in a residential district		SE	SE	SE	S E						SE	
39. Automotive service station							S		S			See § 290-11T
40. Sale or rental of automobiles							S		S			See § 290-11U
41. Repair garage, including paint spraying and body and fender work or car washing facility									S C			See § 290-11V
42. Marina, including fuel service for watercraft, boat storage and repair yard, boat sales and service									C	C		See § 290-11W
Utilities, Communications, Transportation												
43. Transformer station, structure housing switching equipment and regulators, power transmission line right-of-way, radio, television transmitter tower, cellular tower, etc.	SC	SC	SC		S C	S C	S C	S C	S C	S C	SC	See § 290-11X
44. Bus station, intermodal transit center									S			
Industrial and Related Uses												
45. Light industrial uses												
Aquaculture									P	P	P	
Micro Brewery, Micro-distillery							P	P	P	P		

Use	Zoning Districts										Conditions or Additional Use Regulations	
	R-LD	R-MD	R-HD	RV-1	RV-2	NC	TC	CP	MC	RC		RPC
Unclassified Uses												
48. Customary home occupation (1 employee)	C	C	C		C	C	C	C	C	C	C	See § 290-11Y
49. Home occupation (2 employees)	SE	SE	SE		C	C	C	C	C	SE	C	See § 290-11Z
50. Garage, yard, estate sale	C	C	C		C	C	C	C	C	C	C	See § 290-11AA
51. Carnival or similar transient enterprise								S	S			See § 290-11BB
52. Temporary building incidental to construction						C	C	C	C			See § 290-11CC
53. Dwelling for resident watchman									P			

PLANNING AND ZONING COMMISSION

PROPOSED ZONING ORDINANCE AMENDMENTS

EXPRESSLY PROHIBITED USES

The following recommended set of amendments to Chapter 290 of the Town Code of Chesapeake Beach, Zoning Ordinance would add a section listing expressly prohibited uses in the Town.

Amendment 1

Amend Section 290-10 by adding the following new paragraph at the end of the section.

Expressly Prohibited Uses. The following uses are noxious to the health, safety, and general wellbeing of the community and have impacts which require that they be prohibited from locating within any zoning district within the boundaries of the Town of Chesapeake Beach through their express listing here to clarify that no section of this Ordinance shall be interpreted to allow them:

1. The storage or accumulation of junk, junked vehicles, or scrap of any kind; junk yards and salvage yards.
2. Adult entertainment venues, establishments, and adult bookstores.
3. Massage parlors.
4. The sale or distribution of medical and/or recreational marijuana, cannabis, and/or its derivatives in any forms, either as a principal or accessory use.
5. Casino gambling venues and establishments.
6. Smoke and vape shops.
7. Industrial uses.

KELLAM'S PARK REVITALIZATION COMMITTEE

MEETING REPORT

Meeting Time: 700PM June 29, 2021

Location: Kellam's Field Pavilion (next to the electric car charging Station)

- 1) The committee established these tenets as its guiding principals and goals:
 - a. Create a welcoming, community oriented outdoor space
 - b. Maximize diverse facility uses while emphasizing enjoyable outdoor green space
 - c. Commitment to local sports teams
 - i. Home of the Bucs
 - ii. Ease means for their continued operation and vitality
 - d. Provide a walkable facility and emphasize connectivity to other parts of town
 - e. Promote a variety of community and organizational events
 - f. Commitment to quality grounds and facility maintenance

- 2) Roundtable Brain Storm Ideas discussed:
 - a. Walk/bike trail circumnavigating the facility
 - b. Fitness course equipment along the trail
 - c. Expanded/relocated playground for kids
 - i. Include pirate ship as Bucs theme
 - d. Improve pathways and access to various points of the field including visitors stands
 - e. Repurpose both baseball areas
 - f. Fenced in area for dogs
 - g. Introduce some tables with chessboard design
 - h. What happened to the grills?
 - i. Wi-Fi availability
 - j. Fitness course equipment on trail
 - k. Sign "Home of The Bucs" (Arched PVC to walk under when entering main gate simple mounting for possible relocation/use) would like this for 2021 anniversary season
 - l. Find a place where someone could fish the creek
 - m. Introduce some colorful paint schemes
 - n. Repurpose/revise standard parking layouts. Square parking area not used
 - o. Provide for gated, alternative vehicle exit/entrance to 26th street.
 - p. Bathroom questions
 - q. More trash cans
 - r. Position new pavilion or gazebo at the home plate location of the existing small baseball diamond. Provide power for ease of live music, movies or other uses where audience can sit on grass and enjoy.
 - s. Basketball court

- t. Volleyball area with sand
 - u. Field sports turf was brought up several times. While an expensive consideration, the nature of the ground may prohibit these types of field systems. Need more information
 - v. Include area for mosquito spray best that access will allow.
 - w. Historic interpretive signage noting area, Park namesake Linwood Kellam's
 - x. Certain areas to have special dedication signage like the planned Callis Park area
- 3) Providing for continued variety of special events was discussed. Of note:
- a. Continue Taste the Beach and Stars and Stripes sized events
 - b. Movie nights (On green or drive in style), afternoon concerts
 - c. Farmers market-style events
 - d. Support team sports oriented fundraising events
- 4) Miscellaneous items brought up
- a. Malfunctioning scoreboard
 - b. Replace burned out bulbs at field lighting
 - i. Can these convert to LED?
 - c. TOCB lease with DNR requires the 70 boat trailer length parking spaces. Engage DNR NOW; lobby to reduce this number to free up for regular parking or other repurpose. GM stated he thought current lease agreement expires in 2024. Boating is an important aspect of the Towns identity but it seems that 70 spaces are excessive. Eliminating just 10 spaces will make a big difference
 - d. Dredge spoils site likely cannot/should not be repurposed.
 - e. There is plenty of parking that can be co-shared between county community center, waterpark and Kellam's Park
 - f. Bucs organization is a special and valuable partner who put kids first
 - g. It was noted that IF both Harbor Vista South and West are built, a traffic light might likely need to be installed at the intersection of Gordon Stinnett and MD 260
- 5) The meeting culminated with the group agreeing there was enough information available to engage a professional consultant to more fully explore and begin developing a DRAFT Kellam's Park plan
- a. Field trip with consultant to Bucs night game in early September
 - b. Concurrently continue public outreach in a variety of ways