



**TOWN COUNCIL  
SPECIAL MEETING AGENDA  
Chesapeake Beach Comprehensive Plan Public Hearing  
March 29, 2022**

Access to the public hearing is available in person, virtually or by phone. To join the meeting in person, please enter the public doors of Town Hall, mask optional, and prepare to socially distance inside the building.

To join the meeting via web, join via <https://us02web.zoom.us/j/8697557180>.

To join by phone, please call **(301)715 8592** and enter **Meeting ID 869 755 7180**.

- I. Call to Order and roll call**
- II. Pledge of Allegiance**
- III. Public Hearing: Ordinance O-22-4, an ordinance of the Town of Chesapeake Beach, Maryland for the adoption of the Town of Chesapeake Beach Comprehensive Plan for land use issues.**
- IV. Adjournment**

**AN ORDINANCE  
OF THE TOWN COUNCIL OF CHESAPEAKE BEACH, MARYLAND,  
FOR THE ADOPTION OF THE TOWN OF CHESAPEAKE BEACH  
COMPREHENSIVE PLAN FOR LAND USE ISSUES**

**WHEREAS:** The Town Council of the Town of Chesapeake Beach is responsible for matters relating to the orderly growth of the Town of Chesapeake Beach.” Town of Chesapeake Beach, MD Code (hereinafter Code) § 290-31(A) Purpose; and

**WHEREAS:** The Planning Commission “shall prepare and recommend a Comprehensive Plan for the Town of Chesapeake Beach, and review and update said plan at least once every six years.” Code § 290-31(A)(1); and

**WHEREAS:** The Town’s Comprehensive Plan 2010 Update was adopted on January 20, 2011 and must be reviewed every 10 years. Md. LAND USE Code Ann. § 3-303(a) Required review; and

**WHEREAS:** Adoption of zoning laws, planned development ordinances and regulations, subdivision ordinances and regulations and other land use ordinances and regulations shall be consistent with the Comprehensive Plan. Md. LAND USE Code Ann. § 3-303(b) Implementation. review; and

**WHEREAS:** The Planning Commission began the process of updating the Comprehensive Plan by holding Town Workshops on September 12 and 18, 2018, during which five themes emerged, one of which is “Preserving and Enhancing our Small-Town Charm.”  
[https://www.chesapeakebeachmd.gov/sites/g/files/vyhlif4261/f/uploads/vision\\_2040.pdf](https://www.chesapeakebeachmd.gov/sites/g/files/vyhlif4261/f/uploads/vision_2040.pdf); and

**WHEREAS:** The direction provided by the workshops, and subsequent work on the update to the Comprehensive Plan, require a rewrite of the previous, Comprehensive Plan 2010 Update; and

**WHEREAS:** While updating and rewriting the Town Comprehensive Plan, the Planning Commission must also complete its routine workload; and

**WHEREAS:** The Planning Commission, after extensive study and deliberation in open meetings and work sessions, has prepared and recommended a Comprehensive Plan and implementing ordinances that will address the significant foreseeable challenges the community is and will face, including among others:

- (A) Rising groundwater tables, storm damage potential, increases in the projected depth and extent of flooding and storm surge, and the threat to public and private infrastructure and buildings related to rising water levels in the Chesapeake Bay,
- (B) The instability and potential erodibility of steep slopes, shorelines, and lands “made” through the historic reclamation of marshes and the irreparable loss of scenic natural beauty caused by the clearing of forests and poorly planned development,
- (C) Proposals for construction of large and tall buildings that would degrade the Town’s scenic vistas and the view of the water which are vital to the aesthetic and cultural values of Chesapeake Beach and antithetical to the public’s desire to “Preserve and Enhance our Small-Town Charm.,”
- (D) The paucity of vacant or undeveloped property to address the existing deficit in neighborhood park space,

- (E) The adoption of new standards to guide the design of future buildings and building sites into ways that preserve the character of the Town;
- (F) The safety and convenience of walking in Town generally and along MD Route 260, within the areas zoned for commercial development where the calming of traffic speeds is insufficient, and the quality of the pedestrian environment is poor; and
- (G) Recent completion of an ongoing development of large-scale residential neighborhoods over the past 10 years with traffic implications that have not yet been assessed and similar issues facing the Town.

**WHEREAS:** The Planning and Zoning Commission prepared the Comprehensive Plan, held a public hearing on the Plan on November 9, 2021, and unanimously approved a resolution recommending the adoption of the Plan by the Mayor and Town Council on January 26, 2022; and

**THEREFORE, BE IT RESOLVED THAT:**

The Comprehensive Plan for the Town of Chesapeake Beach, as revised and attached, is hereby adopted.

Approved on \_\_\_\_\_

\_\_\_\_\_  
Patrick J. Mahoney, Mayor

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Lawrence P. Jaworski, Council Vice-President

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L. Charles Fink, Councilman

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Valerie L. Beaudin, Councilwoman

\_\_\_\_\_  
Gregory J. Morris, Councilman

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Margaret P. Hartman, Councilwoman

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Keith L. Pardieck, Councilman