

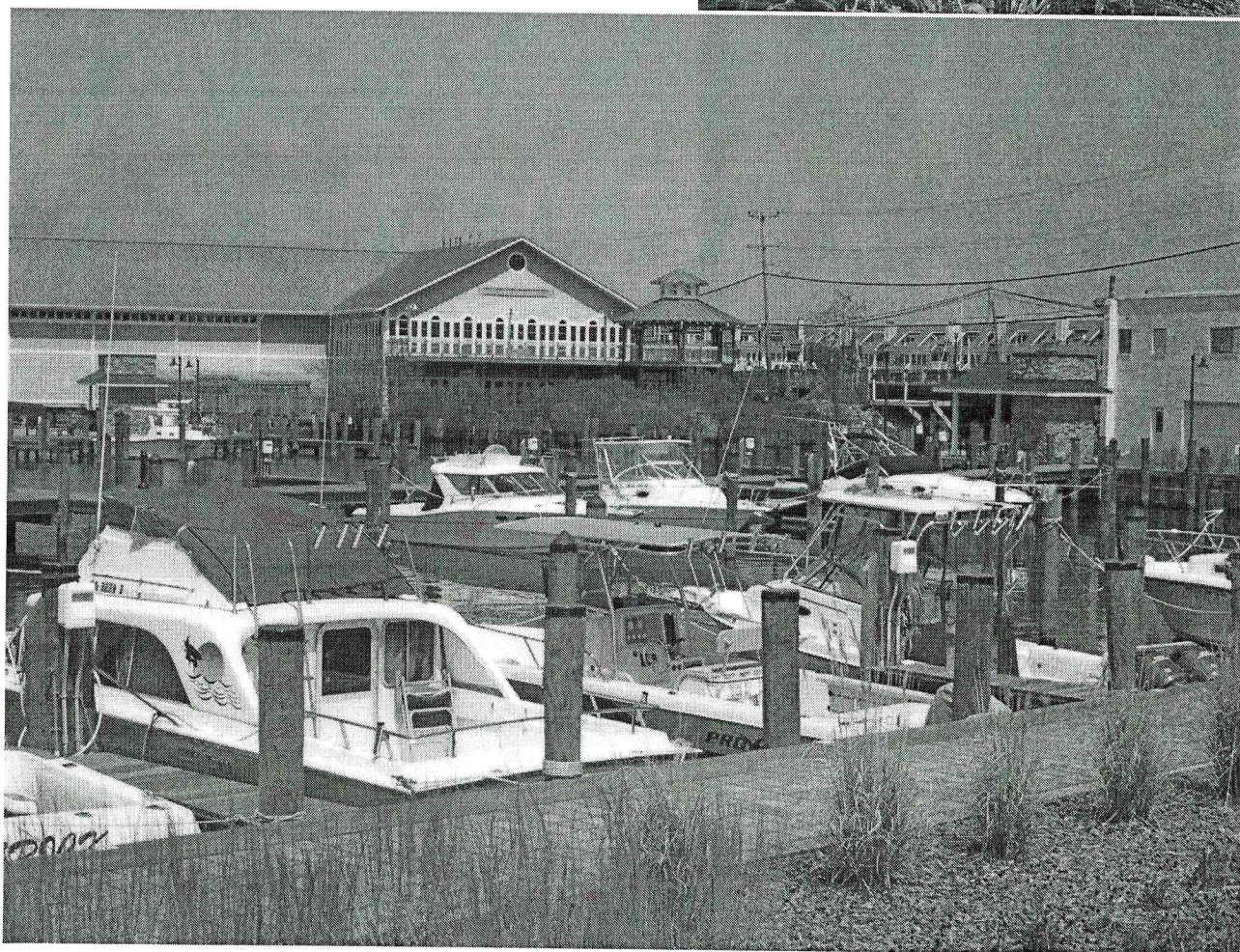
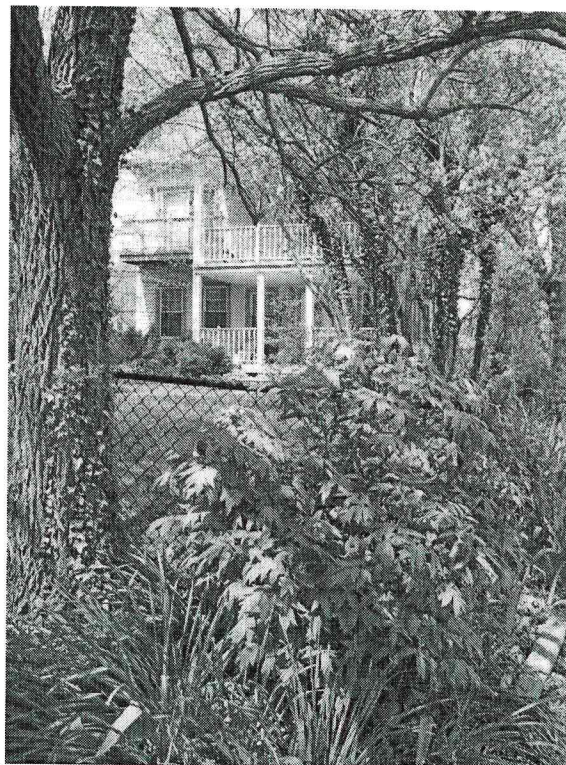


CHESAPEAKE BEACH  
COMPREHENSIVE PLAN 2010 UPDATE

COMPREHENSIVE PLAN  
2010 UPDATE

Adopted: January 20, 2011

TOWN OF  
**CHESAPEAKE BEACH**  
MARYLAND







CHESAPEAKE BEACH  
COMPREHENSIVE PLAN 2010 UPDATE

Among private development projects, only major projects are listed.

- Richfield Station residential subdivision – The only project mentioned in the 2002 Comprehensive Plan, still developing.
- Chesapeake Village residential subdivision

*A. Projected Development as of 2010*

The following Projects have received Preliminary or Final Planning Commission Approval, though no construction has started, to date:

- Richfield Station and Chesapeake Village are two longer-term projects, which are still actively developing. Richfield Station has virtually completed all of the land planned for Single-Family Homes, leaving the land in the Critical Area remaining for primarily Townhouse and Multi-family development. Chesapeake Village has recorded 180+ of the preliminarily approved lots (219) and is still requesting permits for and building new homes.
- The Heritage – A 74 lot Single-Family development at the southwest corner of the intersection of Cox Road and Chesapeake Beach Road. This project has received Preliminary Approval of the Planning Commission.
- Stinnett's Place Condominiums comprises two 16 unit multi-family buildings at Bayside Road and 31<sup>st</sup> Street. Permits have been issued, though no construction has commenced.
- Rockwell is an 8 unit Townhouse Project on the north side of Cox Road, generally across from Bayview Hills Drive. The Development Plans and the Final Plat are approved.
- The Home Place is a mixed-use residential project on the north side of Cox Road near the eastern end. It is proposed to have 1 new single-family home and 2-12 unit multi-family buildings. All approvals have been obtained and infrastructure permits issued. No construction has started, at this time.
- Harbor Vista North is a single 16 unit multi-family building located at Rod n' Reel Marina, West (the former Fishing Creek Landings Marina) on Gordon Stinnett Avenue. The Development Plan is approved, though no final plats have been submitted to the Planning Commission for Final Approval.

The following are possible projects, which the land owner/developer has had informal discussions with the Zoning Administrator as to permissible density and unit mixes:

- Chesapeake Beach Properties lies to the west of Bayview Hills and is thought to be able to create up to 50 town homes.
- Fishing Creek Condominiums is proposed on the Abner's Marina boatyard. While a concept plan was submitted, it has not progressed any further, at this time.



- Harbor Vista (South and North) – Around 2002, the (then) owner received preliminary approval from the Planning Commission of plans for the remaining undeveloped land at Fishing Creek Landings Marina. The property is now under new ownership and while there have been no formal submittals, it seems that a re-design of the project to scale it back somewhat, is contemplated.
- Sunrise on the Chesapeake is considered to be a 12 unit multi-family, replacing 2 single-family houses on 28<sup>th</sup> Street

In 2010, the Town's goals include:

- Improving pedestrian safety and accessibility throughout Town.
- Expanding public water and sewer capacity to serve ongoing residential development.
- Expanding recreational amenities.
- Explore the possibility of a performing arts center.
- Support exploration of possibilities to increase environmental awareness.

Intervals of development in the Town will continue to be predicated on the capacity of the wastewater treatment plant, though mostly upon the economy. Additionally, growth in the area will necessitate increasing the Town's groundwater allocation permit.

## 2.2 DEMOGRAPHICS AND ECONOMICS

This overview compares the Town's population and housing to Calvert County, and where relevant, to the Washington metropolitan area. In so doing, it provides a point of reference so local statistics are seen in a meaningful and broader context.

### A. *Population*<sup>1</sup>

Factors contributing to population growth in Chesapeake Beach since 1960 have included:

- Conversion of summer homes to year-round residences,<sup>2</sup>
- Annexation of Richfield Station, Chesapeake Village and a pocket of land just east of Harrison Boulevard,
- High-density residential zoning provisions, and
- Public water and sewer expansions.

---

<sup>1</sup> The source of population, age, and housing data in this report is the U.S. Census with analysis, summary, and presentation by Jakubiak & Associates, Inc., updated with data from the MDP Data Center

<sup>2</sup> The conversion of seasonal housing to year-round housing accounted for at least two-thirds of the Town's population growth



*E. Critical Area*

Chesapeake Bay Critical Area law regulates development within designated areas in 16 Maryland counties, including Calvert County and, by extension, the Town of Chesapeake Beach. The Critical Area is a ribbon of land, 1,000 feet wide, extending landward from the head of tide of Chesapeake Bay shorelines, wetlands, and tidal tributaries.

In the Town of Chesapeake Beach, the critical area encompasses 1103 acres or about 60.9 percent of the entire Town. The law requires local jurisdictions to designate Critical Area lands as one of three development zones. These zones are shown on the Critical Area Map and the designation criteria summarized below.<sup>9</sup>

- Intensely Developed Area (IDA): Land developed with high-density residential or other high intensity uses including commercial.
- Limited Development Area (LDA): Land developed in low or moderate intensity uses and containing areas of natural plant and wildlife habitat.
- Resource Conservation Area (RCA): Land dominated by features such as wetlands, forests, and farmland.

Critical Area law places restrictions on land development within each development zone. However, it permits lands designated LDA and RCA to be changed to IDA, which allows for greater intensity of use. The uses permitted in each development zone generally reflect the designation criteria.<sup>10</sup> The current size of each zone is shown in Table 13 .

In addition to corrections in the area computations, the areas and attendant percentages have changed since the 2002 Comprehensive Plan. The change is due to 2 Growth Allocation applications being approved. These applications were:

- Richfield Station – 27.74 Acres - granted in May 2005
- The Home Place – 7.42 Acres - granted in July 2006

Designation changes require use of a limited “growth allocation”, which in 2001 amounted to 100 acres for Chesapeake Beach. This means that up to 100 acres of land designated LDA or RCA was available to be developed to the intensity permitted under the IDA designation. The Town has 67.54 acres of Growth Allocation remaining.

Along the waterfront is a 100-foot, minimum, buffer. This area is restricted from development to the greatest extent possible, favoring, instead vegetative plantings. When the buffer falls onto slopes in excess of 15%, it must be extended to either the top of the slope or for 4 feet for each 1% of slope.

<sup>9</sup> Elaboration of Critical Area land use designation criteria can be found in the Town’s Critical Area Protection Program.

<sup>10</sup> This is the case except in the area of the Bayview Hills subdivision, which while located in the RCA zone, was designated an exclusion area, permitting its current medium density residential development.





CHESAPEAKE BEACH  
COMPREHENSIVE PLAN 2010 UPDATE

Table 22 : Town of Chesapeake Beach Growth by Future Planned Development (2009-2016)

Project	# of Units	Unit Type	Population Growth
Chesapeake Village	160	Single Family	515
Fishing Creek Condos	52	Multifamily	65
Harbor Vista North	80	Multifamily	100
Harbor Vista North 2	16	Multifamily	20
Harbor Vista South	75	Multifamily	94
Chesapeake Beach Properties	50	Townhouse	112
Richfield Station	239	100 Single Family / 139 Townhouse	322 + 311 = 633
Rockwell	8	Townhouse	18
Stinnett's Place Condos	32	Multifamily	40
Sunrise on the Chesapeake	12	Multifamily	15
The Heritage	74	Single Family	283
The Home Place	25	Multifamily	31
<b>TOTAL</b>	<b>823</b>		<b>1926</b>



CHESAPEAKE BEACH  
COMPREHENSIVE PLAN 2010 UPDATE

Table 23 : Proposed Development 2009-2016

Development	DU	Acreage	Stage <sup>46</sup>	Land Use	Zoning
Chesapeake Village	160	175.61	Under construction	low-density residential	R-LD
Fishing Creek Condos	52	7.45	Concept	Medium-density residential	M
Harbor Vista North	80	<sup>47</sup>	Sketch	high-density residential	M
Harbor Vista North 2	16	<sup>48</sup>	Approved	high-density residential	M
Harbor Vista South	75	2.90	Sketch	high-density residential	M
Chesapeake Beach Properties	50	8.33	Sketch	medium-density residential	RPC
Richfield Station	239	263.26	Under construction	medium- and high-density residential	RPC
Rockwell	8	0.944	Approved	medium-density residential	R-V
Stinnett's Place Condos	32	1.292	Permitted	high-density residential	R-V
Sunrise on the Chesapeake	12	0.344	Sketch	medium-density residential	R-HD
The Heritage	74	47.88	Preliminary	medium-density residential	R-MD
The Homeplace	25	5.20	Approved	medium-density residential	R-V
TOTAL	823	540.02			

<sup>46</sup> The Stages are defined as follows: Sketch – The developer/owner has engaged in discussion of potential yield with the Zoning Administrator, Concept – The developer/owner has submitted a concept plan for Planning Commission input, Preliminary/Approved – The project has received at least Planning Commission Preliminary Approval, Permitted – The necessary Zoning Permits have been issued though no construction has commenced.

<sup>47</sup> Part of the Rod 'n Reel Marina Complex. No parcels have been created, as yet, to accommodate this development.

<sup>48</sup> Part of the Rod 'n Reel Marina Complex. No parcels have been created, as yet, to accommodate this development.





CHESAPEAKE BEACH  
COMPREHENSIVE PLAN 2010 UPDATE

Table 45 Future Planned Taps

Future Planned Taps	
Project	Required Taps
Chesapeake Village	60
Richfield Station	352
The Heritage	74
Chesapeake Beach Properties	50
Fishing Creek Condominiums	52
Harbor Vista South	75
Harbor Vista North	52 <sup>65</sup>
Harbor Vista North - 2	16
Sunrise on the Chesapeake	10
Infill	120
Future Commercial <sup>66</sup>	24
Bayside Baptist Church	5
TOTAL	890

<sup>65</sup> This value represents the planned 80 units less the previously purchased 28 taps.

<sup>66</sup> During infill development for purposes of taps, it is assumed that the existing residential use will credit the future commercial with 1 tap, per converted household.

ROD & REEL, INC.  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

COMMUNITY BANK OF THE CHESAPEAKE  
P.O. BOX 38  
WALDORF, MD 20604

1314

PAY Five Thousand Four Hundred Dollars and 00 Cents

DATE  
1/18/2021

AMOUNT  
\$5,400.00

TO THE  
ORDER  
OF: Town of Chesapeake Beach  
P.O. Box 400  
Chesapeake Beach MD 20732



*[Signature]*  
AUTHORIZED SIGNATURE

MP

ROD & REEL, INC. • DEVELOPMENT ACCOUNT

1314

VENDOR ID		NAME		PAYMENT NUMBER		CHECK DATE			
TOWN		Town of Chesapeake Beach		045380		1/18/2021			
VOUCHER NUMBER		INVOICE NUMBER		INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID
090558		STINNETTS SITE PL		1/11/2021	\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00
					\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00

EXHIBIT  
53



ROD & REEL, INC.  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

COMMUNITY BANK OF THE CHESAPEAKE  
P.O. BOX 38  
WALDORF, MD 20604

1313

DATE  
1/18/2021

AMOUNT  
\$250.00

PAY Two Hundred Fifty Dollars and 00 Cents

TO THE ORDER OF: Town of Chesapeake Beach  
P.O. Box 400  
Chesapeake Beach MD 20732



AUTHORIZED SIGNATURE

Security features included. Details on back.

ROD & REEL, INC. • DEVELOPMENT ACCOUNT

1313

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	1313				
TOWN	Town of Chesapeake Beach	045379	1/18/2021					
VOUCHER NUMBER	INVOICE NUMBER	INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID	
090559	STINNETTS APP FEI	1/11/2021	\$250.00	\$250.00	\$0.00	\$0.00	\$250.00	
			\$250.00	\$250.00	\$0.00	\$0.00	\$250.00	

ROD & REEL, INC.  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

COMMUNITY BANK OF THE CHESAPEAKE  
P.O. BOX 38  
WALDORF, MD 20604

1312

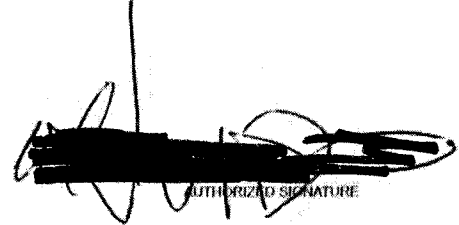
PAY Five Thousand Four Hundred Dollars and 00 Cents

DATE  
1/18/2021

AMOUNT  
\$5,400.00

TO THE  
ORDER  
OF: Town of Chesapeake Beach  
P.O. Box 400  
Chesapeake Beach MD 20732



  
AUTHORIZED SIGNATURE

Security features included. Details on back.

MP

ROD & REEL, INC. • DEVELOPMENT ACCOUNT

1312

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	1312				
TOWN	Town of Chesapeake Beach	045378	1/18/2021					
VOUCHER NUMBER	INVOICE NUMBER	INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID	
090560	HVV SITE PLAN	1/11/2021	\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00	
			\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00	



ROD & REEL, INC.  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

COMMUNITY BANK OF THE CHESAPEAKE  
P.O. BOX 38  
WALDORF, MD 20604

✓ 1311

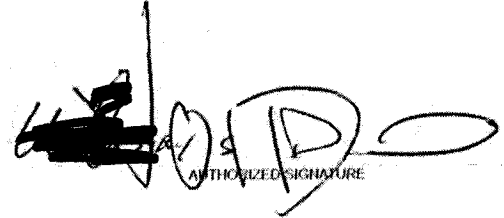
DATE  
1/18/2021

AMOUNT  
\$250.00

PAY Two Hundred Fifty Dollars and 00 Cents

TO THE ORDER OF: Town of Chesapeake Beach  
P.O. Box 400  
Chesapeake Beach MD 20732



  
AUTHORIZED SIGNATURE

Security Features include: Color on Back

ROD & REEL, INC. • DEVELOPMENT ACCOUNT

1311

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	1311				
TOWN	Town of Chesapeake Beach	045377	1/18/2021					
VOUCHER NUMBER	INVOICE NUMBER	INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID	
090561	HVW APP FEE	1/11/2021	\$250.00	\$250.00	\$0.00	\$0.00	\$250.00	
			\$250.00	\$250.00	\$0.00	\$0.00	\$250.00	

ROD & REEL, INC.  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

COMMUNITY BANK OF THE CHESAPEAKE  
P.O. BOX 38  
WALDORF, MD 20604

✓ 1310

DATE  
1/18/2021

AMOUNT  
\$5,400.00

PAY Five Thousand Four Hundred Dollars and 00 Cents

TO THE ORDER OF: Town of Chesapeake Beach  
P.O. Box 400  
Chesapeake Beach MD 20732



AUTHORIZED SIGNATURE

MP

Security features include: Details on back

ROD & REEL, INC. • DEVELOPMENT ACCOUNT

1310

VENDOR ID		NAME		PAYMENT NUMBER	CHECK DATE			
TOWN		Town of Chesapeake Beach		045376	1/18/2021			
VOUCHER NUMBER	INVOICE NUMBER	INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID	
090562	HVS SITE PLAN	1/11/2021	\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00	
			\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00	



**ROD & REEL, INC.**  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

COMMUNITY BANK OF THE CHESAPEAKE  
P.O. BOX 38  
WALDORF, MD 20604

✓ 1309


PAY Two Hundred Fifty Dollars and 00 Cents

DATE  
1/18/2021

AMOUNT  
\$250.00

TO THE  
ORDER  
OF: Town of Chesapeake Beach  
P.O. Box 400  
  
Chesapeake Beach MD 20732



  
AUTHORIZED SIGNATURE MP

**ROD & REEL, INC. • DEVELOPMENT ACCOUNT**

1309

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	1309				
TOWN	Town of Chesapeake Beach	045375	1/18/2021					
VOUCHER NUMBER	INVOICE NUMBER	INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID	
090563	HVS APP FEE	1/11/2021	\$250.00	\$250.00	\$0.00	\$0.00	\$250.00	
			\$250.00	\$250.00	\$0.00	\$0.00	\$250.00	

ROD & REEL, INC.  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

COMMUNITY BANK OF THE CHESAPEAKE  
P.O. BOX 38  
WALDORF, MD 20604

✓ 1308

DATE  
1/18/2021

AMOUNT  
\$5,400.00

PAY Five Thousand Four Hundred Dollars and 00 Cents

TO THE ORDER OF: Town of Chesapeake Beach  
P.O. Box 400  
Chesapeake Beach MD 20732



AUTHORIZED SIGNATURE

Security features include: Cutters on back

MP

ROD & REEL, INC. • DEVELOPMENT ACCOUNT

1308

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	1308			
TOWN	Town of Chesapeake Beach	045374	1/18/2021				
VOUCHER NUMBER	INVOICE NUMBER	INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID
090556	HOME PLACE SITE I	1/11/2021	\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00
			\$5,400.00	\$5,400.00	\$0.00	\$0.00	\$5,400.00

**ROD & REEL, INC.**  
DEVELOPMENT ACCOUNT  
PO BOX 99  
CHESAPEAKE BEACH, MD 20732

**COMMUNITY BANK OF THE CHESAPEAKE**  
P.O. BOX 38  
WALDORF, MD 20604

✓ 1307

PAY Two Hundred Fifty Dollars and 00 Cents

DATE  
1/18/2021

AMOUNT  
\$250.00

TO THE  
ORDER  
OF:

Town of Chesapeake Beach  
P.O. Box 400

Chesapeake Beach MD 20732



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

MP

**ROD & REEL, INC. • DEVELOPMENT ACCOUNT**

1307

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	1307			
TOWN	Town of Chesapeake Beach	045373	1/18/2021				
VOUCHER NUMBER	INVOICE NUMBER	INV DATE	INVOICE AMOUNT	AMOUNT APPLIED	DISCOUNT	WRITE-OFF	NET PAID
090557	HOME PLACE APP F	1/11/2021	\$250.00	\$250.00	\$0.00	\$0.00	\$250.00
			\$250.00	\$250.00	\$0.00	\$0.00	\$250.00



OFFICE OF THE MAYOR AND TOWN COUNCIL

**MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
FEBRUARY 10, 2016**

- I. Chairman Jeff LaBar called the meeting to order at 7:00 p.m. In attendance were Commission Members, Nancy Feuerle, Jeffery Foltz, Keith Pardieck, and Megan Reiser. Also in attendance was the Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.
- II. **Approval of the February 10, 2016 Planning and Zoning Agenda as written.**

**MOTION:** Chairman LaBar proposed to amend the order of the agenda to review the Harbor Vista Apartments site plans-first, then review the proposed site plans for the Chesapeake Beach Resort & Spa. Mrs. Reiser moved to approve the agenda as amended, Mrs. Feuerle seconded, all in favor.

- III. **Approval of the December 9, 2015 Minutes of the Planning and Zoning meeting.**

**MOTION:** Mr. Foltz made a motion to approve the December 9, 2015 minutes as written. Mrs. Feuerle seconded, all in favor.

- IV. **Review the proposed site plan for the Harbor Vista South Apartments located at 8016 Bayside Rd. Chesapeake Beach, MD.**

Chairman LaBar requested that Town Planner Mr. Jakubiak describe the proposed site plan for the Harbor Vista South Apartments. Rod & Reel Properties, Inc. submitted the site plan for the development, which would be located on Harbor Road and the intersection of MD Route 261. The property borders Fishing Creek. It is zoned Maritime. The project is a residential, multi-family 58-unit waterfront apartment building with boat slips. The lot is 2.87 acres in size. Parking would be located under the building and 15 additional spaces are proposed to be located along the eastern property line. It is in the Critical Area, Buffer Exempt Area, classified as IDA or Intensely Developed Area.

Mr. Jakubiak reviewed the staff report and discussed the site plan and his review included an introduction and evaluation of the eight standards or findings that have to be established by the Planning Commission in order to grant approval of bonus density requested by the developer, under Section 290-15 of the Zoning Ordinance.

On behalf of the applicant, Rod & Reel Properties, Inc., Mr. Gerald Donovan was present as well as his speaker Mr. Jeff Davis. Mr. Davis introduced the team members for the proposed site plan which included Janie Gregory and Anthony Barsie from Little Diversified Architectural Consulting located in Arlington, VA, the engineer, Paul



Woodburn, Vice President with Ben Dyer Assoc., the environmental expert, Milt McCarthy, Michael Lenhart from Lenhart Traffic Consulting, Inc., and Attorney, Eric Blitz. Each presented from the perspective of his or her area of expertise or involvement in the site plan and responded to questions and comments from the Planning Commission members and the Town Planner.

Ms. Gregory stated that the project is committed to using green sustainable materials in the building and materials that reflect local aesthetics. She described the design and architecture of the building. She indicated the building would be five levels and that two levels of which would be parking. Later in his review of the staff report, Mr. Jakubiak reminded the Planning Commission of a concern that the building's entrance facing Harbor Road should be made more prominent than it is shown on the renderings because when buildings face the street they should connect with the street in a functional and visual way. Ms. Gregory agreed with Mr. Jakubiak's comment and noted her intention to incorporate that fix into the design in the update of the renderings to be provided to the Town.

Mr. Woodburn noted that underground storm water management had already been installed following the original approval of the site plan in 2006 and that the project meets the 20 percent open space standard required by the Zoning Ordinance through landscaping and planting on the grounds of the property. He agreed with Mr. Jakubiak's recommendation to the Planning Commission about a sidewalk noting the site plan would be revised to include a sidewalk along the frontage of Harbor Road. He also noted that the revised plan would show clear bike access into the site as well as streetlights along Harbor Road. He indicated that there is an infiltration system installed in the ground to manage storm water from the proposed 15 outdoor parking spaces. He noted that the site's storm water management plan was approved previously as was the 10% rule calculations per the critical area requirements, but that he understood that both would need to be updated in technical coordination with the Town Planner and the Critical Area Commission staff. Mr. Jakubiak indicated that such coordination is well underway. Mr. Woodburn also noted that the dumpster will be enclosed and screened.

Mr. Lenhart noted that the State Highway Administration is expected to complete the Fishing Creek Bridge replacement in 2018. He indicated that the traffic study he conducted for the proposed Chesapeake Beach Resort and Spa development encompasses the Harbor Vista South development and that study found there would be no capacity or congestion issues with the Harbor Road / MD Route 261 intersection upon completion of the bridge project. He noted that the intersection would operate at an acceptable level of service upon full development of the Harbor Vista site. He explained his traffic study.

Mr. Jakubiak stated that upon finding the project in compliance with the zoning standards for the grant of bonus density and the standards set forth elsewhere in the Zoning Ordinance, the Planning Commission should consider approving the project with conditions. He noted that the project will also have to comply with Critical Area mitigation requirements and meet storm water management requirements as administered

by Calvert County. Mr. Jakubiak indicated that the applicant has sufficiently described how the critical area mitigation requirements for the project would be met and indicated that the detailed consideration of the storm water management improvements which were installed previously, including the buffer yard along the water's edge, following the original approval of the site plan in 2006, would need to be technically evaluated before the final and detailed count of required mitigation could be established. He also noted that the buffer yard requirements under the critical area regulations have been satisfied. He indicated that light poles along the walkway have already been installed but still a lighting plan would be required prior to the grant of final approval.

The Applicant will revise the Building Permit Application to read Harbor Vista South Apartments.

**The following residents made Public Comment:**

Council Member- Dr. Valerie Beaudin- 8307 Bayside Rd, Chesapeake Beach  
Council Member- Pat Mahoney- 4006 14<sup>th</sup> St, Chesapeake Beach  
Paul Doherty- 4000 Arcade Ct, Chesapeake Beach  
Brian Daughtery- 6930 Donau Ct, Chesapeake Beach  
Mary Mathis- 7788 C St, Chesapeake Beach  
Charlie Fink- Sea Gate, Chesapeake Beach  
Council Member- Jeffrey Krahling- 3216 Ina Chase, Chesapeake Beach  
Greg Morris- 2425 Woodland Ct, Chesapeake Beach  
Jennifer Tyler- 3220 Cannoncade Ct, Chesapeake Beach  
Mike Bennett- 8094 Windward Key Dr, Chesapeake Beach

In reply to one of the public comments, Mr. Jakubiak explained that the Town secured the services of a civil engineer to serve the Town in the review of the site plan in order that there would not be a conflict of interest since the Town Engineer Mr. Paul Woodburn, P.E. and the company he works for, Ben Dyer Associates, is the engineer for the developer.

The Planning Commission evaluated the bonus density overlay standards and concluded that the project met Section 290-15 of the Zoning Ordinance and then it discussed the conditions under which it would approve the site plan before proceeding to draft a motion.

**MOTION:** On a motion by Mr. Foltz, seconded by Mrs. Feuerle and carried unanimously, the Planning Commission granted preliminary approval of the site plan for the Harbor Vista South Apartments conditioned on the following:

1. That a Lighting Plan be submitted for technical review and acceptable by the Town Planner.

2. That the developer coordinate with the Town Planner to explore feasibility and desirability of obtaining a public access easement along the water's edge from the west side of the property to the Fishing Creek Bridge or via another route.
3. That the developer submit a sign package to the Town Planner for his approval.
4. That the developer meet and secure all necessary State, Federal, and County approvals including and compliance with all Town engineering specifications and Critical Area approval.

**V. Review of the proposed site plan for the Chesapeake Beach Resort & Spa located at 4165 Mears Ave, Chesapeake Beach, MD.**

Prior to any discussion of this agenda item, Planning Commissioner Pardieck recused himself from the deliberations citing his role as President of the Chesapeake Station homeowners' association, which represents the residences adjacent to the site and his desire to avoid any actual or perceived conflicts of interest.

Mr. LaBar then asked Mr. Jakubiak to begin with an overview of the site plan. He began by noting that the Town had secured the services of a civil engineer to act as town engineer in place of Mr. Paul Woodburn on matters pertaining to the subject site plan. Mr. Jakubiak summarized the proposal. The Rod & Reel Properties, Inc. submitted a site plan for re-development and intensification of uses on the property at 4165 Mears Ave. The property borders Fishing Creek and the Chesapeake Bay. It is zoned Maritime, located in the IDA or Intensively Developed Area of the Critical Area and includes Buffer Exempt Area. The site plan provides for the demolition of the existing restaurant and the proposed construction of another hotel/resort building on the property, which will include restaurants, gaming rooms, retail, and banquet facilities, a four-level parking garage, boardwalk and a crab house restaurant.

On behalf of Rod and Reel Properties, Inc, Mr. Gerald Donovan was present as well as his speaker Mr. Jeff Davis. Mr. Davis introduced the team members for the proposed site plan, which included Janie Gregory and Anthony Barsie from Little Diversified Architectural Consulting located in Arlington, VA, the engineer, Paul Woodburn, Vice President with Ben Dyer Assoc., the environmental expert, Milt McCarthy, Michael Lenhart from Lenhart Traffic Consulting, Inc., and attorney Eric Blitz. Each presented from the perspective of his or her area of expertise or involvement in the site plan and responded to questions and comments from the Planning Commission members and Town Planner.

There was considerable discussion about the existing storm drain facilities shown on the site plan to be located under the proposed parking garage, the developer's proposal to raise the elevation of the site and the height of the bulkhead, public access along the water's edge, traffic and the potential for turning movement conflicts especially on Mears Avenue, bus parking and potential for noise issues for adjoining residences related to the

idling and loading/unloading of buses, buffering and screening of lights, noise and sight along the property line with the Chesapeake Station residential neighborhood, the need to revise the lighting plan per the written comments provided by the Town Planner, and Critical Area mitigation including the beneficial additions of green space and bio-retention facilities added by the developer in response to the Town Planner's review comments, and the developer's proposal to install a large bio-retention facility designed to treat an expansive off-site drainage area.

After discussing these and other aspects of the site plan, Planning Commissioner Reiser indicated that she was not comfortable yet that the development team had answered the concerns raised by the Planning Commission satisfactorily and suggested that the Planning Commission would need more information from the developer to address such outstanding issues. The Planning Commission members concurred in this assessment. Chairman LaBar then led a discussion among the Planning Commission members resulting in a list of items that the developer should be prepared to discuss at the next Planning Commission meeting (to be held March 9, 2016). The items are presented below.

1. Vehicle traffic flows and turning movements along Mears Ave. and its intersections to be addressed in conjunction with pedestrian (and bike) movements.
2. The easement(s) for storm drains (including the extent to which they would allow development activities and new structures) and the need to re-route the stormdrains and easements.
3. Bus parking and in particular the issue of noise associated with idling buses and loading and unloading and the potential to locate bus parking area inside the parking garage or elsewhere.
4. The public access easement.
5. A lighting plan that addresses Mr. Jakubiak's comments is required to be provided.
6. All other issues identified and discussed including: a signage plan should be included with the site plan package, the need for a designated and safe walkway from the southeast parking garage tower to the hotel's front door, added buffers, screening, and sound walls along the property's border with the Chesapeake Station residential community and the need for information about the elevation of the pump station located on the western side of the site and any impacts to the pump station resulting from the development activities.

In particular, the Planning Commission noted it would like to have Mr. Woodburn, and Mike Lenhart at the March 9<sup>th</sup> meeting in particular to discuss the traffic issues on Mears Avenue.

**The following made public comment:**

Elizabeth Henderson 7781 Dentzel Ct, Chesapeake Beach  
Paul Doherty- 4000 Arcade Ct, Chesapeake Beach  
Council Member-Valerie Beaudin-8307 Bayside Rd, Chesapeake Beach  
Tim Reiser- 7951 Stream Walk Way, Chesapeake Beach

Greg Morris- 2425 Woodland Lane, Chesapeake Beach  
Greg Dewolfe- 4001 Arcade Ct, Chesapeake Beach  
Mickey Hummel- Town Council Member, North Beach

**MOTION:** On a motion by Mr. Foltz, seconded by Mrs. Feuerle and carried unanimously, the Planning Commission tabled deliberation on the site plan until the March 9, 2016 meeting.

**Adjournment**

There being no further business, the meeting adjourned at 11:15 pm on a motion made by Mr. Foltz, seconded by Mrs. Feuerle, all in favor.

Submitted by,

A handwritten signature in cursive script, reading "Fran Addicott". The signature is written in dark ink and is positioned below the text "Submitted by,".

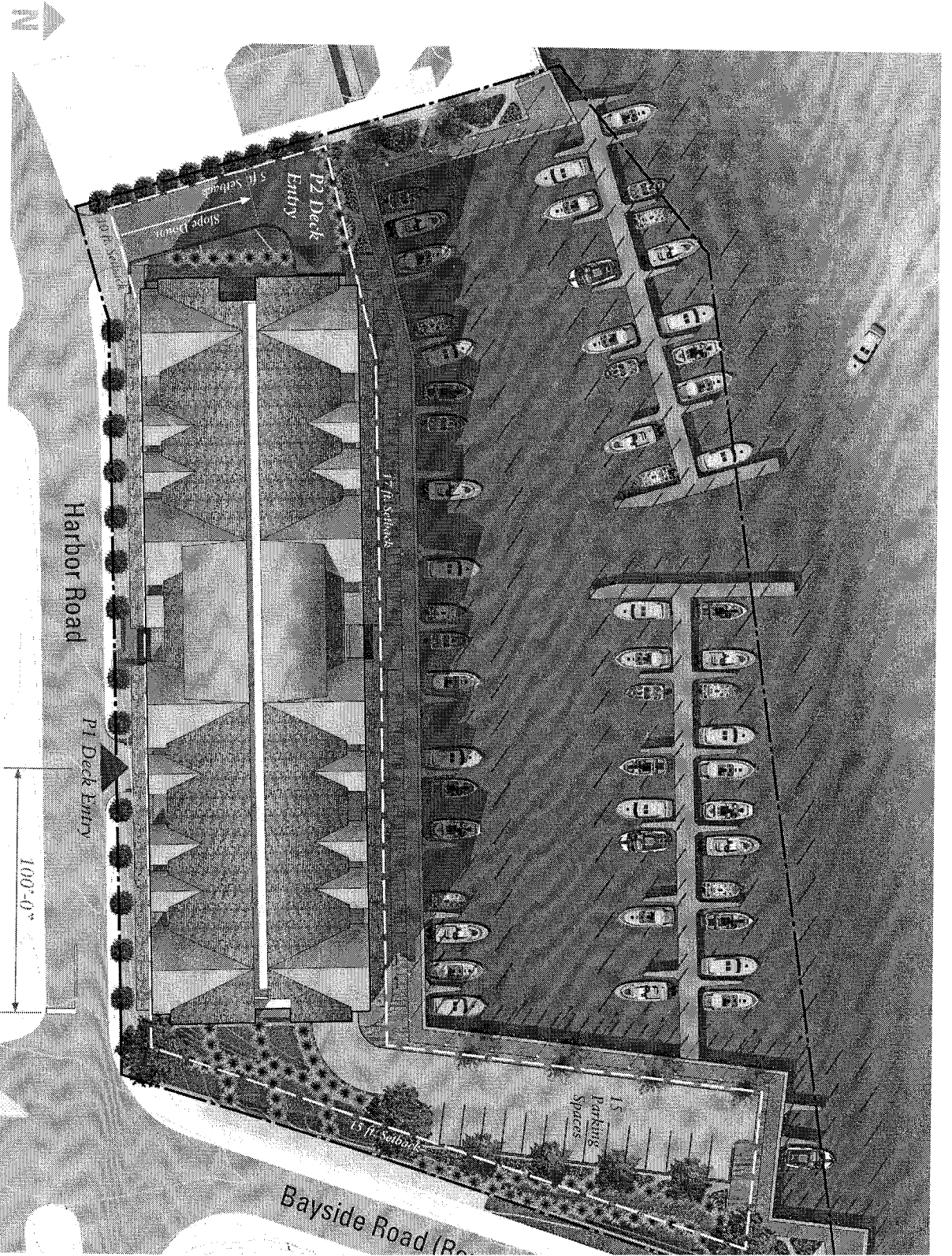
Fran Addicott, Secretary







# SITE PLAN




**MESAPLE BEACH**  
RESORT & SPA  
WHERE HOSPITALITY MEETS THE BEACH

**HARBOR VISTA SOUTH**  
1.11.2016 | PLANNING & ZONING

# STAFF MEMORADNUM

## Town of Chesapeake Beach Planning & Zoning

TO: Town of Chesapeake Beach Planning Commission

FROM: Christopher Jakubiak, AICP   
Town Planning and Zoning Administrator

DATE: February 9, 2016

RE: **A site plan for the Harbor Vista Condominiums**

**Project Name:** Harbor Vista Condominiums

**Property Owner:** Rod & Reel Properties, Inc.

**Location:** Harbor Road

**Area:** 2.875 acres

**Critical Area:** Yes, IDA and BEA

**Zoning:** Maritime

**Proposed Use:** Residential, Multi-family, 58 units

**Surrounding Land Uses:** North: Fishing Creek  
South: Commercial  
East: Commercial  
West: Commercial

**Comprehensive  
Plan Future Recommended  
Use for this Site:** Maritime

---

## Property and Project Description

Rod & Reel Properties, Inc. has submitted a site plan for development. Town staff mailed complete sets of the plans to the Planning Commission members, which included architectural renderings of the new building. The property borders Fishing Creek. It is zoned Maritime. An areal photo of the existing site and its surroundings is shown below.



The Planning Commission approved this site plan in 2006. With the passage of time however, the zoning permit expired.

## Background on Site Plan Review

The Planning Commission has the unique responsibility in municipal government of reviewing and approving site development plans. In reviewing site plans, the Planning Commission focuses on ensuring that development projects meet the standards in the zoning ordinance.

The question is not whether a use should be allowed or not, that determination has already been made by legislative adoption of the zoning ordinance. In the present case, multi-family residential is permitted in the Maritime zone. A permitted use is presumed to be valid so the question for the Planning Commission relates to the compliance of the plan with the zoning ordinance: Does the arrangement of the proposed development on the site comply with the terms of the zoning ordinance?

In deciding this question, in their own judgment, the Planning Commission members must look to the zoning purposes, standards, and regulations to ensure that the project is a good fit with the zoning ordinance. Should the Planning Commission find that the site plan requires modifications to comply with the zoning ordinance, it must provide the applicant clear direction to make the changes necessary.

The Planning Commission typically grants "conditional" approval of site plans, which effectively requires that the developer address any special concerns of the Planning Commission or any technical matters to the satisfaction of the Town's planning and engineering staff. The conditions also typically require that the developer obtain all necessary federal, state, or county approvals (such as stormwater management). Only then is "final" approval granted usually by action of the Chairman who certifies that the conditions have been met by signing the final site plan.

## Review Findings

### Critical Area

The property is in the Chesapeake Bay Critical Area, zoned Intensely Developed Area (IDA). The development is close to the water's edge and therefore it is also within the Critical Area's 100-foot Buffer. The Buffer is actually known as the BEA or Buffer Exempt Area.

Development is allowed in the BEA, however the environmental impacts of building within the buffer have to be "mitigated" or in other words, they have to be alleviated through some action by the developer. The Zoning Ordinance requires that development within the BEA provide two forms of mitigation.

- For the first type of mitigation, the developer must provide a buffer yard. A buffer yard is a strip of planted area at least 15 feet wide.
- In the second type of mitigation, the developer must mitigate by planting an area of natural forest vegetation equal to twice the area of disturbance within the BEA. The ordinance provides guidance on how this should be accomplished.

The ordinance also allows projects that cannot fully comply with the above buffer and planting requirements, to use "offsets" to meet a portion of the mitigation requirements. Offsets can include the removal of impervious surface area in the BEA or the installation of special stormwater management projects, which treat water quality above and beyond that which is required by code.



The site plan provides the required buffer yard and substantial planting along the property frontage with MD 261. However, the complete mitigation requirements will need to be met. The developer may provide fee in lieu of mitigation or do stormwater offsets.

### **Bonus Overlay District**

At 125,220 square feet, the site it is entitled to a maximum of 34 dwelling units (at the max. allowed density of one unit for every 3,600 square feet of land). However the property is within the Bonus Overlay District and within this district, a project may develop at a density of up to one unit for every 1,200 square feet. The site plan provides for 58 dwellings, which is a bonus of 24 units. This is allowed, provided the Planning Commission finds the following per Section 290-15 of the Zoning Ordinance. I have respectfully provided my thoughts and commentary on each point for your reference if needed.

**1. Does the proposed building relate harmoniously to the use, scale, and architecture of existing buildings in the vicinity that have a functional or visual relationship with the proposed building?**

The building is about 308 feet long, which is not a small building. However, within the context of the mixed-use maritime area of Town, the architect has taken actions to reduce the mass and scale of the building. The mass is broken into smaller component parts that are repeated throughout the facades, notably the projections of the windowed living space away from the main building surface on the north and south facades. The roofs (which appear like sails) over these projections seem to make the building appear lighter. These gable roofs are similar to the gables on the Captains Quarters retail/office building across the street on Harbor Road. The east and west facades of the building are brought into a human scale by the clear division of each floor of the structure. In this way a person can relate to the building; it does not seem imposing. For example, each end of the building is nicely fitted to the landscaped grade with a change to more natural materials that blend well with the landscaping. One concern that I have is the building's entrance facing Harbor Road. It should be made much more prominent than it is shown on the renderings because when buildings face the street they should connect with the street in a function and visual way.

There is certainly a harmonious relationship between the "use" of the property for residential and the surrounding commercial and recreational uses. The project contributes to the mixing of uses, which is anticipated by the Maritime zoning district. In this way it will promote walking and biking in Town, not to mention boating activity at the water's edge.

**2. Is landscaped open space provided on the site to add to the visual amenities of the area and maximize its visibility for persons passing the site or overlooking it from nearby properties?**

Landscaping is provided on all sides of the site and the open space between the building and the water add to the visual amenities of the area. The landscaping provides attractive views for people walking along the waters edge in particular and along Harbor Road.

**3. Does the building color, size, height, lighting, and landscaping achieve compatibility with the local architectural motif and to the extent possible maintain views and vistas of the Bay?**

A lighting plan has not been provided but the lighting shown on the architectural booklet submitted with the site plan compliments the maritime location and would provide ample lighting of the walkway. Lighting will need to be addressed including along Harbor Road. The design of the building does not create any incompatibly issues with the buildings in the vicinity. The height of the building is below the maximum permitted by the zoning ordinance. The building does not interfere with views of the Bay because the project is located on the west side of Bayside Road and is oriented perpendicular to the Bay.

**4. Is strong provision made for walking and bicycling connections as evidenced by the layout of sidewalks...and the connection of internal sidewalks to the existing and proposed walkways or bike paths?**

The project provides a walkway connection under the bridge to the Rod & Reel hotel/resort, and a walkway that extends the full length of the project along the water's edge. With the addition of the following, the project should meet this standard:

- A pedestrian access easement over the walkway along the water will provide a strong provision for walking and even biking connections.
- The removal of the last parking space in the row of 15 spaces to help eliminate pedestrian/automobile conflicts.
- A sidewalk along the property's frontage with Harbor Road.
- Pavement markings to direct bicyclists to the project from the bridge, and
- Bike parking in the parking area of the building.

**5. Does the development include the use of permeable paving or other storm water management alternatives?**

The site plan provides landscaping areas but it does not seem to contain pervious paving. The use of pervious paving for the row of outside parking (along the frontage with Bayside Road) should be considered. Given that the project increases overall impervious surface area, this would be a reasonable approach to address this standard.

**6. Does the development meet all other standards otherwise required by the Zoning Ordinance?**

Yes and as discussed in this staff report.

**7. Have assurances been made that all common open spaces and recreational areas on the site can be maintained perpetually and that they will not become a nuisance for surrounding property owners or a burden to Town taxpayers?**

This question should be placed before the applicant at the Planning commission meeting.

**8. Is the lot width at least 50 feet?**

Yes

### **Landscaping and Screening**

The project complies with the landscaping and screening sections of the zoning ordinance. The use of ground level evergreen plantings, which are integrated with the foundation of the building and screen the parking is commendable.

### **Lighting**

A lighting plan is required by the zoning ordinance but has not yet been provided.

### **Signage**

The site plan is missing a sign package.

### **Parking**

The developer plans to meet the parking requirements of the ordinance through construction of a parking deck under the building. The minimum parking requirement, in terms of number of spaces required, is exceeded by the site plan. The project requires 87 spaces. The site plan package provides different parking space counts; all of which exceed the minimum requirement. A bike rack(s) for up to 12 bikes should be provided inside the enclosed parking area.

The proposed row of parking on the outside of the building should be explained. It is only accessible to people who drive through the lower level of the parking deck (through the building). Given the strong public objective to reduce impervious surface area so near to the water, the applicant should explain the need for this part of the development.

### **Overall Pedestrian and Bicycle Circulation**

The developer should install ADA compliant sidewalks along the full frontage of the property with Harbor Road since this project will create demand for walking.

The at-grade walkway along the full frontage with the water should be a minimum of 6 feet wide. On the outdoor parking area, the last parking space on the far northern end of the row, should be removed to reduce potential for auto / pedestrian conflict in this area and replaced with green space.

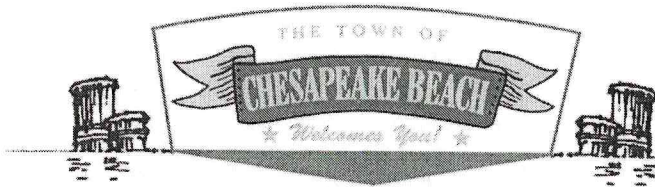
The developer should prepare a public use and access easement to the benefit of the Town of Chesapeake Beach showing the walkway as a public easement on the site plan extending the full length along Fishing Creek from one side of the property to the other. This addresses the recreational needs of the residents of the project who will in the future be able to access points east and west of the property under a public bridge. It also connects the property into the fabric of the Town's maritime zone consistent with the purpose of this zoning district.

### **Traffic**

The intersection of Bayside Road and Harbor Road should be striped and modified as may be needed to ensure safe and convenient bike and pedestrian crossings. The extent to which any such improvements –above and beyond that to be installed by the State Highway Administration—are still required, the developer should undertake them. At the Planning Commission's meeting, the developer's engineers will need to explain, for the Planning Commission's information and use, SHA's design for the intersection and how it accommodates all movements of traffic by all modes.

### **Conclusion**

With the modifications called for herein, and upon finding it in compliance with the zoning standards of the bonus density, the Planning Commission should consider approving the project with conditions. The project will have to comply with Critical Area mitigation requirements and meet stormwater management requirements as applied by the County.



OFFICE OF THE MAYOR AND TOWN COUNCIL

MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
FEBRUARY 8, 2017

- I. Chairman Jeff LaBar called the meeting to order at 7:05 p.m. In attendance were Commission members, Charles Fink, Nancy Feuerle, Robert Gray, Cynthia Greengold, and Megan Reiser. Commission member Jeffrey Foltz was absent. Also in attendance were the Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.

II. APPROVAL OF THE FEBRUARY 8, 2017 PLANNING AND ZONING AGENDA AS WRITTEN.

**MOTION:** Mrs. Feuerle moved to approve the February 8, 2017 Planning and Zoning Agenda as written. Mr. Gray seconded, all in favor.

III. APPROVAL OF THE JANUARY 11, 2017 PLANNING AND ZONING MEETING MINUTES.

**MOTION:** Mrs. Feuerle moved to approved the January 11, 2017 Planning and Zoning minutes. Mrs. Reiser, seconded. Ayes, Mrs. Feuerle, Mr. Fink, and Mrs. Reiser. Mrs. Greengold and Mr. Gray abstained.

Chairman LaBar introduced the three new Planning Commission members. Cynthia Greengold, Robert Gray and Charles Fink.

IV. REQUEST TO PLANNING COMMISSION TO EXTEND THE SITE PLAN APPROVAL FOR HARBOR VISTA SOUTH, ROD & REEL PROPERTIES, AT THE NORTHWEST QUADRANT OF HARBOR ROAD AND BAYSIDE ROAD.

The Applicant/Owner of the Rod & Reel, Inc. Attorney, Eric Blitz was present to request a one- year extension of the preliminary site plan approval for the Harbor Vista South and the Rod & Rod redevelopment project. The Zoning Ordinance (290-23D) states that the preliminary plans or site plans expire after a year if you don't obtain a building permit within that time period.

- I. Mr. Blitz stated that on behalf of the Applicant/Owner Rod & Reel, Inc he is requesting a one-year extension of the preliminary site plan approval for the Chesapeake Beach Resort & Spa; Rod & Reel, Inc. that was granted by the Planning Commission on March 9, 2016. The Applicant has been working diligently to design and permit the redevelopment project and had hoped to begin construction of the parking facility in September 2016, however, the permitting process was delayed due to the State Highway, the Maryland Department of Environment, and the Army Corps of Engineers.



2. On behalf of the Applicant/Owner Rod & Reel, Inc. he is also requesting a one-year extension of the preliminary site plan approval for the Harbor Vista South Apartment project that was granted by the Planning and Zoning Commission on or about February 10, 2016. The construction necessary for the development of the Harbor Vista South has been delayed because they cannot proceed until they know the schedule for the Rod & Reel construction. They hope to finalize the process and come back to the Planning Commission for final site plan approval in the near future.

**MOTION:** Mrs. Greengold moved to approve the one-year extension of the site plan for the Harbor Vista South and the Rod & Reel, Inc. projects. Mrs. Feuerle seconded, all in favor.

**V. SITE PLAN REVIEW BAYSIDE BAPTIST CHURCH. A PERMANENT CLASSROOM BUILDING AT 3009 E. CHESAPEAKE BEACH ROAD.**

Senior Pastor Glen Swanson from Bayside Baptist Church was present with Project Manager Frank Collinson from Advanced Surveys, Inc. to propose a site plan to construct a 4,800 square foot steel classroom and recreational building as an accessory to the Church at 3009 Chesapeake Beach Road along with an additional parking area.

The Planning Commission asked questions about the set-back requirements for parking, tree clearing, storm water management, landscaping, lighting and fencing. Frank Collinson from Advanced Surveys Inc. was present to address those questions.

The Planning Commission agreed that the following conditions would have to be met before final approval of the Site Plan.

1. The site plan to be revised to show planting of additional trees between the parking lot and the fence, in the area of the two parking lots and around where the parking lot gets closer to Lot 15, to create a greater buffer.
2. The site plan to be revised to show planting of trees and other vegetation in the front of the building so that the façade of the building is partially screens from view from the vantage point of Chesapeake Beach Road and to remove impervious surface area on the outside of the turning radius the parking lot driveway near the new building, and to show additional plantings in the rear of the building for screening purposes.
3. The site plan to be revised to show the use of "dark sky friendly" light fixtures that prevent light trespass off the property.
4. The Applicant will need to address storm water management and sediment and erosion control before the final approval is given, as these matters will require approval from the County and Soil Conservation Service.

**MOTION:** Mrs. Greengold moved to approve the preliminary Site Plan for Bayside Baptist Church with the conditions listed above. Mrs. Feuerle seconded, all in favor.

**VI. REVIEW OF THE CRITICAL AREA COMMISSION'S RECOMMENDED REDRAWN CRITICAL AREA DISTRICT MAP AND CONSIDERATION OF TRANSMITTING A RECOMMENDATION TO THE MAYOR AND TOWN COUNCIL.**

The Critical Area Commission has been required by statute to update the Critical Area boundary. Mr. Jakubiak described how the Town's Critical Area is defined, the reasons the map is being changed (which relates mainly to the need to keep current with the natural changes in mean high tide levels which are key feature in the drawing of the 1,000-ft boundary), and the types and levels of regulation that relate to each of the three designated Critical Area zones: RCA, LDA, and IDA.

He noted that the Critical Area Commission has initiated a map amendment and supplied its map to the Town for approval, which then must be formally approved by the Critical Area Commission before it becomes official. He summarized his Staff Report and noted that the Critical Area Commission had held a public hearing in 2014 on the map after notifying all property owners who were affected by the proposed change in the boundary. He indicated that the Planning Commission is being asked to consider the CAC's new map and transmit it to the Mayor and Town Council which must ultimately act on that map.

Using two maps supplied by the Critical Area Commission, he highlighted the areas in Town where changes were proposed. He focused on where the Critical Area Commission had proposed to extend the boundary and assign the RCA zone to newly added Critical Area properties already developed in low density residential use in the neighborhood of 11<sup>th</sup>, 12th and "F" Streets.

Mr. Jakubiak informed the Planning Commission that the Critical Area Commission staff had responded to a number of concerns he had with their mapping by making a change to classify five to six of the newly added Critical Area properties as IDA rather than RCA as they had first drawn. However, he pointed out that not all of the newly assigned RCA properties had been changed by the Commission staff to IDA.

Mr. LaBar inquired several times about whether the Critical Area Commission had informed the property owners and Mr. Jakubiak replied that the Commission staff told him that yes they informed the property owners by letter and invited them to the public hearing. The Commissioners ask if any property owners provided comments to the Critical Area Commission and Mr. Jakubiak replied that the Commission staff told him that no comments were made except by persons where changes to the Town's "Exempt Area" came about by enlarging the boundary in places.

Mr. Jakubiak recommended that the Planning Commission transmit the Critical Area Commission's new Critical Area Map, with the change to the Critical Area that the Commission staff had recently made as he had described. That change would revise the

Critical Area Commission's initial designation of the approximately six properties from RCA to IDA since they were already in residential use, and adjacent to a larger existing IDA.

**MOTION:** Mrs. Feuerle made a motion to transmit the Critical Area Map (tc 2011) as refined by the discussion (as noted above) to the Mayor and Town Council with a recommendation that they approve the map. Mrs. Reiser seconded, all in favor.

#### **VII. SIGN DISCUSSION**

Mr. Jakubiak started out by saying that a US Supreme Court made a decision in 2015 that states when Municipalities regulate signage they have to insure it is content neutral.

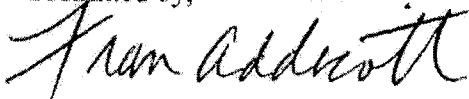
Mr. Jakubiak showed a presentation of the different types of signs that are in the Town.

#### **VIII. PUBLIC COMMENT**

Eric Blitz spoke on behalf of the Rod N Reel's signs.

There being no further business, the meeting adjourned at 9:00 pm on a motion made by Mrs. Greengold, seconded by Mrs. Feuerle, all in favor.

Submitted by,

A handwritten signature in cursive script, appearing to read "Fran Addicott".

Fran Addicott, Secretary

Info for Paul Woodburn

6670

**Zoning Permit  
Town of Chesapeake Beach**



Applicant's Name: Rodney Rees

Property Address: 4015 GORDON STREET AVE. CHESA. BEACH

Description of Property Lot Page 1 Blk/Sec \_\_\_\_\_ Sub. Div. Recreation

Purpose of Permit: 16 unit Condo Building

Zoning Permit application dated 9/10/11 is hereby approved as per existing Town Ordinances.

Date Approved 9/22/11 9/14/12 W. Rees  
Public Works Administrator

Fees:  
Zoning Permit \$75.00 + \$600.00 Road Bond \$6000.00

Other Fees — Tree Bond \$41,526.25

Water Capital Connection Paid Sewer Capital Connection Paid

Critical Area Zone IIA Flood Zone A-6

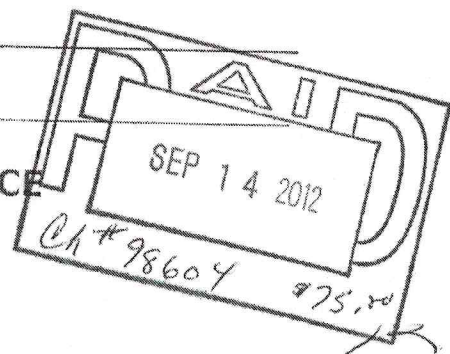
Town Zoning M Minimum Elevation 6 ft 1' Buffer

Special Conditions/Comments: Elevation Certificate Required

Prior to issuance of use & occupancy

All structure to be elevated to at least elevation 9.0'

POST IN A CONSPICUOUS PLACE



EXHIBIT

tabbles

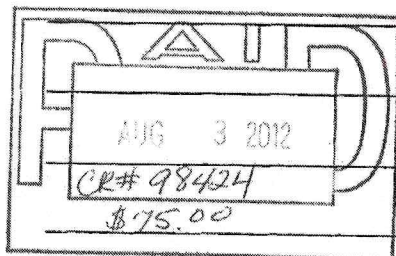
58

6652  
FILE COPYZoning Permit  
Town of Chesapeake BeachApplicant's Name: ROD N REEL INC.Property Address: 8716 C STREET CHES. BEACHDescription of Property Lot \_\_\_\_\_ Blk/Sec \_\_\_\_\_ Sub. Div. STANWETT PLACE  
CONDOMINIUMSPurpose of Permit: RENEWAL OF PERMIT # 5688Zoning Permit application dated RENEWAL - 8/1/11  
7/6/06 is hereby approved as per  
existing Town Ordinances.8/1/11  
Date ApprovedWm. R. [Signature]  
Public Works Administrator

Fees:

Zoning Permit 75<sup>00</sup> Road Bond \$3000<sup>00</sup> PAIDOther Fees \_\_\_\_\_ Tree Bond \$22,500<sup>00</sup> PAIDWater Capital Connection PAID Sewer Capital Connection PAIDCritical Area Zone IDA Flood Zone A-5Town Zoning R-V BONUS Minimum Elevation \_\_\_\_\_

Special Conditions/Comments: \_\_\_\_\_



POST IN A CONSPICUOUS PLACE

FILE COPY

Zoning Permit  
Town of Chesapeake Beach

Applicant's Name: ROD N' REEL, INC

Property Address: 8716 C STREET CHESAPEAKE BEACH

Description of Property: S-12A Lot 3.137 Blk/Sec S.D. 017 Subdiv 5

Purpose of Permit: 2-16 UNIT CONDOMINIUM BUILDINGS

9/9/09 - RENEWED

9/9/10 - RENEWAL

Zoning Permit application dated 7/4/06 is hereby approved as per existing Town Ordinances.

9/9/09 9/9/10

Date Approved

W. R. J.  
Public Works Administrator

Fees:

Zoning Permit

\$75.00

\$75.00

Road Bond

\$3,000.00

Other Fees

Tree Bond

\$22,500.00

Water Capital Connection PAID

Sewer Capital Connection PAID

Critical Area Zone LA A

Flood Zone

A-5

Town Zoning R-V 2003

Minimum Elevation

1' 2.00 feet

Special Conditions/Comments:

Renew  
CK. NO.

DATE

18998

9/9/09

\$75.00

PAID

PAID

CK. NO. 17593

DATE 9/11/08

to renew

\$75.00

PAID

CK. NO.

20434

DATE

10/14/10

\$75.00



FILE COPY

5688

✓ Zoning Permit  
Town of Chesapeake Beach

Applicant's Name: Don J. Lee, Inc  
Property Address: 8316 C STREET CHESAPEAKE BEACH  
8-12A STANLEY ALICE  
Description of Property Lot 34-34 Blk/Sec Sub. Div. CONDOMINIUMS  
Purpose of Permit: 2-1600+ CONDOMINIUM BUILDINGS  
9/9/09 - RENEWED

Zoning Permit application dated 7/4/06 is hereby approved as per existing Town Ordinances.

9/9/09  
9/8/06  
Date Approved

W. R. W.  
Public Works Administrator

Fees:  
Zoning Permit \$ 75.00 Road Bond \$ 3,000.00  
Other Fees --- Tree Bond \$ 22,500.00  
Water Capital Connection PAID Sewer Capital Connection PAID  
Critical Area Zone 12A Flood Zone A-5  
Town Zoning R-V RAVES Minimum Elevation 6' + 1' RUPPER  
Special Conditions/Comments: ---

Renew  
**PAID**  
CK. NO. 18998 \$75.00  
DATE 9/9/09

**PAID**  
CK. NO. 19583  
DATE 9/8/09 75.00 - Zoning

# 14584 - \$3,000.00 - Road Bond

**PAID**  
CK. NO. 17593 \$75.00  
DATE 9/11/08  
to renew

Letter of Credit - 22,500.00



Renewed  
FILE COPY

6215

Zoning Permit  
Town of Chesapeake BeachApplicant's Name: DUNOVAN ESTATES, LLCProperty Address: 3418 Corp ROADDescription of Property Lot \_\_\_\_\_ Blk/Sec \_\_\_\_\_ Sub. Div. THE HOME  
ALICEPurpose of Permit: SEE GRADING, IMPROVEMENT OF  
U. G. UTILITIESZoning Permit application dated 2/12/09 is hereby approved as per  
existing Town Ordinances.3/16/09  
Date ApprovedW. R. ...  
Public Works Administrator

Fees:

Zoning Permit \$75.00 CH # 7010 \$175.00Road Bond 4 years - \$12000.00Other Fees —Tree Bond —Water Capital Connection —Sewer Capital Connection —Critical Area Zone IDAFlood Zone CTown Zoning RVMinimum Elevation —

Special Conditions/Comments: \_\_\_\_\_

CK NO.  
DATE

7182

3/16/10

\$75.00

POST IN A CONSPICUOUS PLACE

FILE COPY 6215

**Zoning Permit  
Town of Chesapeake Beach**

*Renewed*  
*3/28/10*

Applicant's Name: DUNOVAN ESTATES, LLC

Property Address: 3418 Cox Road

Description of Property Lot \_\_\_\_\_ Blk/Sec \_\_\_\_\_ Sub. Div. THE HOME Acre

Purpose of Permit: SEE GRADING, INSTALLATION OF  
U. G. UTILITIES

Zoning Permit application dated 2/13/09 is hereby approved as per  
existing Town Ordinances.

*3/16/10 RE-NEWED*  
*3/16/09*

Date Approved

*[Signature]*  
Public Works Administrator

Fees:

Zoning Permit *CH #7010* *675.00* *\$175.00* Road Bond *4 cuts - \$1200.00*

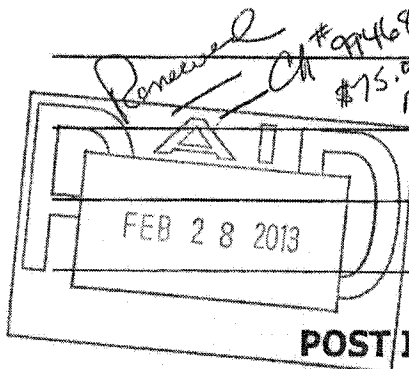
Other Fees \_\_\_\_\_ Tree Bond \_\_\_\_\_

Water Capital Connection \_\_\_\_\_ Sewer Capital Connection \_\_\_\_\_

Critical Area Zone *IDA* Flood Zone *C*

Town Zoning *RV* Minimum Elevation \_\_\_\_\_

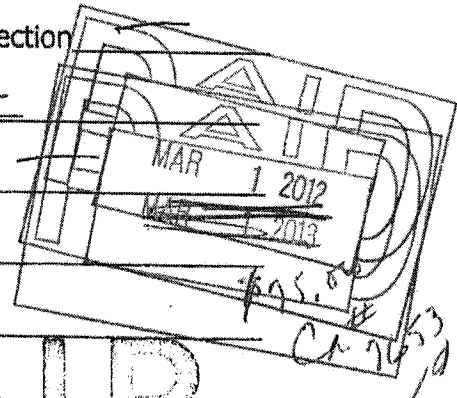
Special Conditions/Comments: \_\_\_\_\_



**PAID**

CK. NO. *7182*  
DATE *3/28/10*

*\$75.00*



**POST IN A CONSPICUOUS PLACE**

Application for

# GRADING PERMIT

Check the status of your permit online at: [www.co.cal.md.us/permikings/main.asp](http://www.co.cal.md.us/permikings/main.asp)

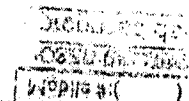


Office Use Only

Building A/P # \_\_\_\_\_  
Grading A/P # \_\_\_\_\_ PRJ # \_\_\_\_\_  
Received by I&P: \_\_\_\_\_ Date: \_\_\_\_\_  
Scanned By: \_\_\_\_\_ Date: \_\_\_\_\_

Calvert County Inspections & Permits Division, County Services Plaza, 150 Main Street, Suite 201, Prince Frederick, MD 20678  
(410) 535-2155 (410) 535-2156 (410) 535-1600 (301) 855-1243 Fax (410) 414-3283

Property Owner Information	Name: Donovan Estates, LLC			<input type="checkbox"/> Non-Profit Organization		
	Phone: (301) 855-8351		Mobile #: ( )		E-mail: _____	
Property Location Information	Mailing Address: P.O. Box 99					
	Town: Chesapeake Beach		City: Chesapeake Beach		State MD Zip 20732	
	Subdivision Name: _____		Town Center <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		District <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/> 3 <sup>rd</sup> Lot Size/Acreage: 5.72 ac	
	Commercial Center Name: The Home Place					
Additional Property Information	Premise Address: 3418 Cox Road Unit #: _____ Suite #: _____					
	City: Chesapeake Beach State MD Zip 20732					
	Directions to site from Courthouse: Head north on Main Street/MD-765 (0.3 mi), right on MD-2/MD-4 (8.3 mi), Right on MD-2 (3.0 mi), Right on E. Mt. Harmony Road (1.50 mi), right on MD-260 (1.8 mi)					
	Tax ID#, Map, Parcel, Block, Lot, and Section can be found on-line at Maryland Real Property Data Search					
	Tax ID# 146146		Map 101		Parcel 57 Block _____ Lot 1 & 2 Section _____	
	Floodplain <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Critical Area (CA) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Streams <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Road Access <input checked="" type="checkbox"/> County <input type="checkbox"/> State <input type="checkbox"/> Private		Steep Slopes $\geq 25\%$ ( $\geq 15\%$ in CA) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Site Plan (SPR) # _____		PRJ # _____		Agricultural Preservation District <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor Information	Company Name: "To be determined"					
	Mailing Address: _____					
	Contact Name: _____		City: _____		State _____ Zip _____	
	Phone: ( )		Mobile #: ( )		E-mail: _____	
<p align="center"><b>PROPOSED PROJECT INFORMATION</b></p> <p>DESCRIPTION OF WORK: Mass grading for proposed development use.</p> <p><input type="checkbox"/> Building <input type="checkbox"/> Clearing Only <input type="checkbox"/> Grading Only <input checked="" type="checkbox"/> Mass Grading <input type="checkbox"/> Road Construction <input type="checkbox"/> Site Amenities <input type="checkbox"/> SWM Construction</p> <p>DISTURBANCE: square footage/acreage 4.72 ac cut/fill amount _____</p> <p>Check all additional permits that will be required: <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> MDE General Permit <input type="checkbox"/> SHA Entrance</p> <p>The following section must be completed by a Licensed Engineer or Land Surveyor; or this application must be accompanied by a Waiver of such signature approved by the Calvert Soil Conservation District and the Department of Public Works. <input type="checkbox"/> Waiver Attached</p> <p>I hereby certify that the plan of development and the plan for control of erosion and sediment meet the requirements, standards, and specifications of the Calvert Soil Conservation District.</p> <p>SIGNATURE OF ENGINEER OR LICENSED LAND SURVEYOR: _____ Date: 02/12/07</p> <p>PLEASE PRINT NAME: Michael A. Novy, P.E. License #: 17711</p> <p>Phone: (301) 430-2000 Mobile #: ( ) Email: mnovy@bendyer.com</p> <p>Mailing Address: 11721 Woodmore Road, Suite 200, City Mitchellville State MD Zip 20721</p>						



## TOWN OF CHESAPEAKE BEACH PLANNING AND ZONING

These plans have been reviewed in connection with the Town's Zoning Permit process and are to be used by Calvert County for processing applicable building permits.

Calvert County Government Services are Accessible to Individuals with Disabilities, Maryland Relay: 1-800-735-2258

January 2008

PERMIT ISSUED \_\_\_\_\_

Office Use Only  
Grading AP# \_\_\_\_\_

This permit application and all required information must be submitted to the Inspections & Permits Division for review by all applicable County agencies; incomplete packages and/or unsigned applications will result in processing delays.

After issuance of a grading permit, inspections shall be requested by calling the Inspections & Permits Division at least 24 hours in advance to inspect work completed in accordance with the approved sediment and erosion control plan for this site. Inspections must be requested by 3:00 p.m. in order to be scheduled for the following day. The Maryland Department of the Environment Inspector may also need to be contacted.

Required inspections shall include, but are not limited to: (1) upon completion of installation of perimeter sediment and erosion controls and (2) upon final stabilization of all disturbed areas before removal of controls.

The permit must be posted conspicuously at the front of the lot. Permits expire 3 years after issuance unless the project is under continuous construction.

I hereby certify that I have read and understood the above requirements; and I have the authority to make this application, the information given is correct, and the construction and installation of erosion and sediment control measures shall be in accordance with the Erosion and Sediment Control Ordinance of Calvert County, and the latest version of Maryland Standard and Specifications for Soil Erosion and Sediment Control.

**SIGNATURE OF OWNER/AUTHORIZED AGENT:** Gerald W. Donovan  
**PRINT NAME:** Gerald Donovan  
**Date:** 2-13-09  
**Phone:** (301) 855-8351 x 101  
**Mobile #:** (410) 610-3884  
**Email:** gwd@cbresortspa.com

Approved by the Town of [North Beach] or [Chesapeake Beach] Department of Planning & Zoning:  
**OFFICE USE ONLY**  
 Approval of this application is hereby granted for the issuance of a grading permit subject to the Calvert County Zoning Ordinance.  
**Approved by the Department of Planning & Zoning:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
 Approval of this application is hereby granted for the issuance of a grading permit subject to the Department of Public Works.  
**Approved by the Department of Public Works:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
 I certify that the plan of development and the plan for control of erosion and sediment meet the requirements, standards, and specifications of the Calvert Soil Conservation District, as set forth in the Statewide Sediment Control law, Environment Art. Sec. 4-101 through 4-116 of the Annotated Code of MD.  
**Approved by Chairman, Calvert Soil Conservation District:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
 Approval of this application is hereby granted for the issuance of a grading permit subject to all applicable State and County laws.  
**Approved by the Division of Project Management & Inspections:** \_\_\_\_\_ **Date:** \_\_\_\_\_

PWA Approval:  
 \_\_\_\_\_  
 \_\_\_\_\_