

TOWN OF NORTH BEACH

COMPREHENSIVE PLAN

2012



**Planning Commission
Recommendation of Approval
September 22, 2011**

**Mayor and Council Approval
August 9, 2012**

COMPREHENSIVE PLAN ORGANIZATION

	<u>PAGE</u>
Cover Page	i
Mayor and Council Approval Resolution	ii
Acknowledgements	iii
Amendments to the Comprehensive Plan	iv
Preface	v
Table of Contents	viii

<u>CHAPTER</u>	<u>SECTION</u>	<u>PAGE</u>
1. INTRODUCTION		IN-1
	Plan Update Process	IN-2
	Public Involvement	IN-2
	Citizen Survey & Comments	IN-2
	Purpose	IN-3
	Legal Basis	IN-3
	Demographics	IN-5
	Historic Population Characteristics	IN-6
	Resident Population Characteristics	IN-7
	Housing Characteristics	IN-9
2. LAND USE ELEMENT		LU-1
	Past and Present Trends	LU-1
	Proposed Land Use Classifications	LU-6
	Future Land Use Classifications	LU-8
	Land Uses Adjacent to North Beach	LU-9
	Land Use Development Process	LU-10
	Land Use Issues from Citizen Survey	LU-11
	Land Use Goals	LU-14
	Policies and Implementation Strategies	LU-14
3. ENVIRONMENTAL, SENSITIVE, CRITICAL AREAS ELEMENT		EN-1
	Introduction	EN-1
	Environmental, Sensitive and Critical Area Goals	EN-2
	Policies and Implementation Strategies	EN-3
4. MUNICIPAL GROWTH ELEMENT		MG-1
	Introduction	MG-1
	Future Population & Housing Forecasting	MG-1
	Growth Patterns	MG-3
	Development Capacity & Build Out Analysis	MG-7

<u>CHAPTER</u>	<u>SECTION</u>	<u>PAGE</u>
4. MUNICIPAL GROWTH ELEMENT (continued)		
	Future Annexation	MG-8
	Potable Water Analysis Assessment	MG-11
	Wastewater Treatment Assessment	MG-13
	Stormwater Management Assessment	MG-14
	Community Services: Schools	MG-17
	Twin Beaches Library	MG-18
	Parkland and Recreation	MG-19
	Parking	MG-19
5. COMMUNITY FACILITIES ELEMENT		CF-1
	Introduction	CF-1
	Fire and Rescue Services	CF-1
	Police Services	CF-2
	Public Safety Goals	CF-2
	Policies and Implementation Strategies	CF-3
	Public Schools	CF-3
	Senior Services	CF-5
	Twin Beaches Public Library	CF-5
	Library Goals	CF-6
	Policies & Implementation Strategies	CF-6
	Solid Waste Management	CF-6
	Solid Waste Management Goals	CF-7
	Policies and Implementation Strategies	CF-7
	Community Design	CF-7
	Community Design Goals	CF-7
	Policies & Implementation Strategies	CF-8
	Parks and Recreation	CF-8
	Parks and Recreational Goals	CF-9
	Policies and Implementation Strategies	CF-9
6. HOUSING ELEMENT		H-1
	Introduction	H-1
	Other Housing Plans	H-2
	Housing Demographics	H-3
	Design Guidelines	H-4
	Home Occupations	H-5
	Housing Goals	H-5
	Policies and Implementation Strategies	H-6
7. ECONOMIC DEVELOPMENT ELEMENT		EC-1
	Introduction	EC-1
	Tourism	EC-5
	Administration and Finance	EC-5
	Economic Goals	EC-6
	Policies and Implementation Strategies	EC-6

<u>CHAPTER</u>	<u>SECTION</u>	<u>PAGE</u>
8. TRANSPORTATION ELEMENT		T-1
	Introduction	T-1
	Street Classification	T-2
	Shared Use Path	T-2
	Traffic Calming	T-3
	Public Transit	T-3
	Parking	T-3
	Transportation Goals	T-4
	Policies and Implementation Strategies	T-4
9. WATER RESOURCES ELEMENT		WR-1
	Introduction	WR-1
	Water Resources Mandate/House Bill 1141	WR-1
	Current Statistics and Future Projections	WR-2
	Drinking Water Supply Assessment	WR-2
	Wastewater Treatment Assessment	WR-5
	Stormwater Management Assessment	WR-7
	Water Resources Goals	WR-11
	Policy and Implementation Strategies	WR-11
10. IMPLEMENTATION	Introduction	IM-1
APPENDIX A	Comprehensive Plan Source Material	APA-1
APPENDIX B	Citizen Survey Results	APB-1
	Population Estimates & Projections	
	Calvert County	APB-11
	Wildlife & Heritage: DNR Review	APB-12
	North Beach Historic Site Inventory	APB-13

<u>TABLES</u>	<u>TITLE</u>	<u>PAGE</u>
IN-1	Population: 1930-2000 Percent Change	IN-7
IN-2	Historical Population & Ave. Growth Rate	IN-7
IN-3	2000 Population Characteristics	IN-8
IN-4	Age of Householder/Occupied Housing	IN-9
IN-5	Housing Characteristic 2000	IN-9
IN-6	Educational Attainment	IN-10
LU-1	North Beach Existing Zoning and Land Use	LU-3
LU-2	Existing Zoning for Residential, Commercial Mixed Use and Recreation Uses	LU-4
LU-3	Future Land Use Classification	LU-6
LU-4	Proposed Land Use Classifications	LU-8
LU-5	Future Land Uses and Densities	LU-10
MG-1	Estimated Population for North Beach	MG-2
MG-2	Projected Population/ Household Projections	MG-3
MG-3	Zoning Classification Definitions	MG-5
MG-4	Future Land Use Classifications	MG-6
MG-5	Comparison of Existing & Proposed Land Use	MG-7
MG-6	Vacant Lots with Potential for Construction	MG-9
MG-7	Water/Sewer Demand and Population and Household Projections for 2030	MG-11
MG-8	Water/Sewer Demand and Population and Household Projections for 2030	MG-12
MG-9	Water Storage Analysis	MG-12
MG-10	Wastewater Treatment Allocation	MG-13
MG-11	Current Non-Point Source Loading	MG-15
MG-12	Current/Projected Point Source Loading	MG-16
MG-13	Projected Total Non-Point and Point Source Loading	MG-17
MG-14	Pupil Yields by Household Type	MG-18
CF-1	Enrollment Projections for Schools	CF-4
CF-2	Pupil Yields by Household Type	CF-5
H-1	Projected Housing Units 2000-2030	H-3
H-2	Housing Status, 2000	H-3
H-3	Housing Units by Householder's Age	H-4
EC-1	Employment, Journey to Work	EC-2
EC-2	Employment Projections	EC-3
EC-3	Travel Time/ Median Household Income	EC-3
EC-4	Households by Wealth	EC-4
WR-1	Population & Household Projections	WR-2
WR-2	Water/Sewer Demand and Population and Household Projections for 2030	WR-4

WR-3	Water Storage Analysis	WR-4
WR-4	Wastewater Treatment Allocation	WR-5
WR-5	Current Land Cover	WR-8
WR-6	Current Non-Point Source Loading	WR-9
WR-7	Current/Projected Point Source Loading	WR-10
WR-8	Projected Total Non-Point and Point Source Loading	WR-10
IM-1	Implementation	IM-2

<u>BOXES</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
IN-1	Plan Organization	IN-3
IN-2	Legal Basis	IN-5
IN-3	Census Statement	IN-6
LU-1	Critical Area's Legislation	LU-2
CF-1	Public Safety	CF-1
H-1	Smart Neighborhoods	H-1
EC-1	Demographics' Statement	EC-2
WR-1	Purpose	WR-2

<u>MAPS</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
IN-1	Regional Location Map	IN-1A
IN-2	County Location Map	IN-2A
LU-1	Existing Zoning Map	LU-3A
LU-2	Proposed Land Use Map	LU-5A
ES-1	Environmental, Sensitive, Critical Areas	EN-1A
	Calvert County Water Service Map	WR-13
	Calvert County Sewer Service Map	WR-14
	North Beach Water and Sewer Map	WR-15

NORTH BEACH: HISTORY OF CHANGE **The Jewel of the Chesapeake Bay** **Prepared by the North Beach Historic Commission**

Native American Indians lived in this area along the Chesapeake Bay for 10,000 years; but, their occupation came to an end by 1500 AD under pressure from raids into the area by Indian Tribes from the north. In the summer of 1608, John Smith noted the absence of Indian settlements from the Calvert Cliffs north to the Gunpowder River. Indian nations may have gathered here during the spring and summer months to take advantage of the Chesapeake Bay's abundant fish and shell fish and to gather wild plant foods such as corn, hickory, walnuts, and chestnuts.

Calvert County was established in 1654. A map drawn by cartographer Augustine Hermann in 1673 shows farms along the shoreline in the area we know as North Beach. The people who settled there probably produced tobacco for the European market. The location along the shore would have afforded front row views to the war time activities on the Bay during the War of 1812, and the Civil War. After the Civil War, the total population of Calvert County declined and farming continued to be the principal means of making a living.

The development of North Beach has been dependent on four factors: location on a water front; proximity to urban areas; intermodal accesses; and entrepreneurship. Until the 1890s what is now the Town of North Beach was undeveloped. Although the land was located strategically on the Chesapeake Bay and in close proximity to both Washington, D.C. and Baltimore, it was nearly inaccessible. The community shares a border to the south with land which had been developed a few years earlier by the Chesapeake Beach Railway Company which by 1899 ran a rail line between Seat Pleasant, Maryland at the District of Columbia line and the town of Chesapeake Beach. It was promoted as being a high class seashore resort within sixty minutes ride from Washington. Hotels, rooming houses and restaurants were built for vacationers. Many summer cottages were constructed in North Beach by people responding to the quality of life of seashore living.

North Chesapeake Beach, as North Beach was originally known, was platted in 1900 and developed by the North Chesapeake Beach Land and Improvement Company of Calvert County to buy, sell, and mortgage land. The streets were laid out in a grid pattern following the shore of the Chesapeake Bay. They were named for cities across the country. Lots were typically 50' x 150' with a building restriction line of twenty feet from the street.

Construction of buildings, most of which were summer cottages, began in the early 1900s. By the 1920s there was a thriving small summer community with not only homes but also churches and shops. A commercial area centered at 3rd Street and Chesapeake Avenue grew around a trolley line that ran to Chesapeake Beach and the amusement park which was built here. Many of the surviving dwellings were built between 1920 and 1940.

In 1910, North Beach had grown and prospered sufficiently to be granted a corporate charter by the State to be a self governing municipality and remains today as one of only two municipalities in Calvert County. In the 1930s, along with the onset of economic depression, two events occurred that impacted the future of the Town; the hurricane of 1933 and the Chesapeake Beach Railway closing

in 1935. The storm destroyed the pier at the end of Fifth Street and Captain Oscar's Crab House located on the beach. The pier and restaurant were rebuilt as Uncle Billie's but business was never as brisk as it had been previously. In the winter of 1945 fire destroyed all of the businesses in one block of the commercial area on Chesapeake Avenue between 2nd and 3rd Streets which included a hardware store, lumber yard, restaurant, dry goods store, drug store, several apartments, and doctors and lawyers offices.

Following World War II, legalized slot machines and other gambling attractions in Southern Maryland brought a resurgence of tourism to the beaches. This also brought a change in the nature of the town as a resort attraction from family facilities to gambling devices. One-day automobile trips replaced the extended stay characterized by tourists brought by common carrier. Family oriented establishments were replaced by taverns and bars.

Easy access by automobile to the Eastern Shore by the opening of the Chesapeake Bay Bridge in 1952 occurred just as North Beach was becoming more and more dependent upon slot machines as its main attraction. Repeal of legalized gambling in 1968 dealt a sharp blow to the prosperity of not only North Beach but Southern Maryland as well. In October 1954, Hurricane Hazel destroyed the once popular dance pavilion and seriously damaged the pier. A second major fire in 1975 destroyed "The Reef" restaurant which was at the end of the pier.

Despite past economic fluctuations, North Beach continued to grow at a slow and steady pace. Fishing and the demand for water related facilities have maintained the traditional importance of North Beach's proximity to the Bay as its most significant asset and income resource. Cottages, built for summer homes, have been converted to year round residences. Commuters and retirees have settled as permanent residents, not just summer visitors. New construction of homes, ranging from single family to townhouses, condominiums, and apartments has flourished increasing the population base. People from surrounding communities, as well as, residents have "rediscovered" the Town's greatest asset: the Chesapeake Bay.

In the early years of the 21st century, North Beach was experiencing renewed interest and popularity. The economy was booming. Home ownership was on the rise, both for primary residents and second home residents. Home renovations and new home construction was evident throughout the Town. New retail and dining establishments began to dot the landscape. However, on September 19, 2003, Hurricane Isabel dealt North Beach a devastating blow. This category five hurricane made land fall off of the Carolina coast; but, the storm surge moved up the Chesapeake Bay in a direct path towards North Beach. Four and five foot waves landed on the shores of the town flooding Bay and Atlantic Avenues, eroding most of the beach, demolishing much of the boardwalk, and destroying virtually all waterfront homes on the north end of town. The rebuilding effort came swiftly; but, current building codes and the booming economy forever altered the scale of residences along the North Beach waterfront. Only a few original cottages remain visible today.

None-the-less, the interest in the twin beaches continued. A plan was set forth to develop a mixed use, upscale residential and retail village center on the vacant lots surrounding the intersection of 5th Street between Chesapeake and Bay Avenues. In the southwest corner of town the San Francisco town home project broke ground.

North Beach seemed poised for a major economic resurgence. However, the effects of 9/11 were still being felt. The country invaded Iraq in March, 2003. As the war effort continued the economy

began to wane. Deficits grew. Oil prices skyrocketed. Mortgage interest rates, despite virtual all time lows, could not compete with the uncertainty of the times. Home renovations slowed; new construction and existing home sales virtually ceased. The North Beach Resort Center project was cancelled. Many of the new businesses that had opened were forced to close. Once again, North Beach looked like it was to become a victim of unfortunate circumstance.

The residents' spirit was not to be dampened.

An apartment building for senior citizens was built at 3rd Street and Chesapeake Avenue. The Bayside History Museum was established in August of 2003. New structures for the Twin Beach Community Health Center and the North Beach Senior Center were built. The San Francisco project was constructed and is partially inhabited with new residents. The town constructed a building dedicated in October 2008 for use by the Boys and Girls Club.

The boardwalk and pier were rebuilt. Benches and a bike path as well as flower beds complement the fishing pier. A Welcome Center was built at the foot of 5th Street and a Beach Patrol was established. The Beach Trolley Association began service to allow residents and visitors to conveniently travel to and from surrounding Chesapeake Bay areas. Popular North Beach events including a Friday Farmers' market and Classic Car Cruise-In began in 2008. "Welcome Back to the Beach" events start in April and continue throughout the summer with parades, concerts, campfires and movies on the beach. A House and Garden Tour is held early in June. The 25th anniversary of Bayfest was celebrated in August 2009, followed in the fall with End of Summer Festivals, a Road Rally, a "Haunted Boardwalk" at Halloween, Christmas on the Beach, and a Polar Bear Swim on New Year's Day.

On January 9, 1975 the first Comprehensive Plan and the first Zoning Ordinance for the Town were adopted. It was a joint effort between the North Beach Planning Commission and the Maryland Department of State Planning (Office of Planning) utilizing funds from a planning grant from the Department of Housing and Urban Development.

On April 12, 1984 the North Beach Waterfront Revitalization Plan was presented to the Town. This document was the first of many initiated by the town government to provide a basis for both public and private improvements in the waterfront and commercial area of the town. The goals and strategies were developed with strong business and community involvement and support. Visioning sessions were held at the fire hall and town hall, and surveys were published in the local paper. On May 8, 1986 the new Comprehensive Plan and Zoning Ordinance were adopted by the council. The Plan was later readopted in 1988 to include the requirements of the Chesapeake Critical Area.

On May 26, 1998, the town adopted the 1998 Comprehensive Plan. The 1998 Comprehensive Plan was updated to reflect changes in land development and a requirement by the state to include "The Sensitive Areas Element."

Amendments to the Maryland Economic Growth Resource Protection and Planning Act of 1992 adopted in 2000 and House Bill 1141 have dictated that substantial updates be incorporated into the Comprehensive Plan. This new Comprehensive Plan incorporates the eight visions identified by the State as well as the new "Municipal Growth" and "Water Resources" elements.

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INTRODUCTION

North Beach, located in Calvert County (the smallest county in Maryland) is part of the Washington Metro area, and is located only 34 miles south-east of Washington, D.C.; 28 miles south of Annapolis; and, 18 miles away from the Prince George's county seat. The Town was originally known and was platted and developed by the Chesapeake Beach Land and Improvement Company of Calvert County. The land was platted in 1900 in the land records by surveyor Chas P. Calvert. The streets were laid out in a grid pattern following the shore of the Chesapeake Bay. Street names replicate the names of cities across the country. Lots were typically 50 feet by 150 feet with a building restriction line of 20 feet from the street; however, many of the lots were later subdivided creating a 25 foot lot width.

Construction of buildings, most of which were summer cottages, began in the early 1900's. By the 1920's there was a thriving small summer community with homes, churches, and shops. A commercial area grew around the trolley system where Chesapeake Avenue is today. In 1910, North Beach had grown and prospered sufficiently to be granted a corporate charter by the State to be a self-governing municipality.

Between 1930 and 1975, several major hurricanes and fires caused extensive damage to the pier and commercial district. After World War II, legalized gambling brought a resurgence of economic vitality to Southern Maryland and the beaches. The opening of the Bay Bridge and the repeal of legalized gambling in 1968 caused a reversal in the economy of North Beach and Southern Maryland. Despite the past economic fluctuations and weather-related events, North Beach has continued to grow at a slow and steady pace.

Fishing and demand for water related activities have continued to maintain a traditional importance due to North Beach's location on the Chesapeake Bay. The Bay has provided a quaint and beautiful setting that draws residents to its shores. Cottages, built for summer homes, have been converted to year round residences while commuters and retirees have settled as permanent residents. Although there are still many summer visitors, many must seek overnight housing in nearby communities since there are not overnight visitor accommodations in Town.

During the 1990's, new construction of homes, from single family to high density dwelling units flourished and the population base of permanent residents increased. People from surrounding communities, as well as residents, re-discovered the town's greatest asset: the Chesapeake Bay which provides a high quality seashore environment for all to share.

The Town of North Beach shares a rich resource with Calvert County and the State of Maryland due to its location on the Chesapeake Bay. A reflection of the Bay is ever-present in the town's citizens and landscape. It is a resource well worth protecting and an environment that adds to the quality of life for the town's people. It is a backdrop to a Waterfront mixed use district that can serve as a vibrant recreational, shopping, and tourist attraction now and into the future. North Beach is a place that can provide an attractive, convenient community with amenities and an overall quality of life that will make the Town one of the most-desirable, family friendly places to visit, shop, and to settle down in Southern Maryland.

PLAN UPDATE PROCESS

In July 2008, the Town of North Beach started working diligently to draft a revision to their 1998 Comprehensive Plan and to provide two new sections that were mandated by the State: the Municipal Growth Element and the Water Resources Element. The Planning Commission undertook the important task of defining the characteristics of the town and to set a positive course for North Beach over the next twenty years. The Planning Commission provided data to help update the Plan at several work sessions in the later half of 2008 and 2009. As a result, the Plan articulates a community vision and direction and will present goals, objectives, and implementation strategies that can help the town achieve the future they desire.

The 2012 North Beach Comprehensive Plan has been prepared with revisions and additions to the adopted 1998 Plan. It complies with key pieces of legislation of the State and takes into account major changes that have been made by the Town since 1998. It is based on Planning Commission and Mayor and Council work sessions; numerous interviews with elected officials, community service providers, County and Town employees; individual and joint public hearings with the Planning Commission and the Mayor and Council, citizen interviews, and the opportunity for citizens to participate in public hearings. The Plan has been prepared in conjunction with review of all appropriate Town documents and with Calvert County's Comprehensive Plan, Comprehensive Water and Sewerage Plan, and other documents as referenced in Appendix A.

PUBLIC INVOLVEMENT

On the onset of the Comprehensive Plan Process, an advertised public hearing was held by the Mayor and Council and Planning Commission to receive citizen's comments. Since it was not well attended, a survey was circulated to the community to assess issues that were most important to the citizens and how they would like to see their town develop over the next twenty years. The entire survey is located in Appendix B with results, however; some of the most repetitive and significant comments are listed below.

Citizen Interview and Survey Comments

- Do not over develop the Town; and, preserve the character and charm of our family friendly small town.
- Manage and direct growth to maximize revenues.
- Expand revenue opportunities for the Town.
- Expand and market the commercial zone, particularly the Waterfront mixed use district to attract businesses for residents and tourists.
- Encourage retail services that will add viability to our downtown area.
- Strengthen the architectural guidelines and include them in more areas of Town.
- Preserve our historic heritage.
- Do not destroy the view shed of the Chesapeake Bay, but instead, accentuate it as our most attractive asset for all to enjoy.
- Expand bicycle and pedestrian paths within the Town and connect them to the boardwalk so the services will be safely available within walking and biking distance.
- Expand public parking in the downtown to support tourism and aid in revitalization.
- Enhance streetscape improvements to redevelop the downtown area.

- Protect the Bay and its marshes and add recreational opportunities that are water related.

PURPOSE

This Comprehensive Plan for North Beach is the official policy document that provides for private and public decisions to be made concerning development and future growth during the planning period. It focuses on the town's physical development; addresses public policy for government spending and provision of public services; and serves as a guide to be used when evaluating proposed projects and drafting and implementing land use regulations and ordinances. It will assist the Town in managing growth in the built environment while preserving the natural environment.

The Plan is a resource for the County and the State when reviewing infrastructure plans; to determine funding of local projects to award grants; and to approve State permits. Therefore, several sections will include statistics from the State and County, as well as, other municipalities in which the town shares infrastructure and facilities under inter-jurisdictional agreements.

The town may use this document for guidance when trying to achieve concurrence between growth and infrastructure; to balance growth between commercial and various types of residential development; and to protect natural resources and sensitive areas.

It will help businesses' make decisions on where they can locate within the town, and provide residents with information to plan where they want to live or how their community is affected by development. Most importantly, the Plan is aimed at preserving the town's distinct character and improving the quality of life for their residents while ensuring economically viability.

The Plan is not a document to be shelved; it is one that should be used during amendment of the Zoning, Subdivision, and Adequate Facilities Ordinances, the Water and Sewer Plan, and other pertinent land use documents. It should be consulted when making development decisions that may involve future rezoning of properties, reviewing annexation petitions, or during development review.

Box IN-1

The Plan is divided into nine elements and two appendices. Most elements contain strategies to provide guidance to implement goals, policies, and strategies.

LEGAL BASIS

Article 66B of the Annotated Code of Maryland provides the legal framework and content for comprehensive planning. The Planning Commission has the responsibility to draft a Comprehensive Plan and then recommend its adoption to the Mayor and Town Council. After formulation of a Plan, the legislation requires all jurisdictions to review and update the Plan at intervals of no more than six years.

The "Seven Visions" identified in the Maryland Economic Growth, Resources Protection, and Planning Act of 1992 must, also, be incorporated into the Plan. However, as a result of year 2000 amendments there are eight visions to be incorporated.

1. Development is concentrated in suitable areas,

2. Sensitive areas are protected,
3. In rural area, growth is directed to existing population centers and resource areas are protected,
4. Stewardship of the Chesapeake Bay and the land is a universal ethic,
5. Conservation of resources, including a reduction in resource consumption, is practiced,
6. To assure the achievement of items (1) through (5) of this section, economic growth is encouraged and regulatory mechanisms are streamlined,
7. Adequate public facilities and infrastructures under the control of the County or municipal corporations are available or planned in areas where growth is to occur, and
8. Funding mechanisms are addressed to achieve these visions.

This Comprehensive Plan update addresses all of the above so that this plan can guide the town of North Beach through their project planning period of 2030. Several of their efforts that meet these visions are exemplified below. Others will follow in the remainder of this Comprehensive Plan.

Since the 1998 Comprehensive Plan was approved, the Town has continued to concentrate development in suitable areas. North Beach is a town containing 2.8 square miles with a small portion of land area in Chesapeake Bay marsh land. It contains approximately 33 blocks in the older part of town; however, in 1996 property located at the western end of Second Street was annexed from Calvert County. The annexed area is now the location of an approved townhouse community with 115 newly constructed townhouses: some of which are garage townhouses. At this time this community is not totally built out.

Another area of Town near Frederick Street and Eighth Avenue contains a fairly dense area of town homes and apartments. Some of these are Senior Citizen apartments. There have been a number of improvements to the town since the 1998 Comprehensive Plan adoption. A new Community Center opened at Dayton and Fourth Street. Calvert County Senior Center has been constructed on Chesapeake Avenue; the Girls and Boys Club opened their facility at Fourth Street; and a three story, 16 unit residential condominiums for Senior Citizens has been built between Chesapeake and Bay Avenues at Third Avenue. The Boardwalk and Pier that has long been a feature in North Beach's history have been rebuilt and a bicycle path has been added along Bay Avenue.

The Town has few lots that are vacant; however, there is a large property between Third and Fifth Avenues that fronts on Bay Avenue that is undeveloped and prime for development. Future housing growth potential will occur on a few infill lots, redevelopment of existing lots; and any annexable land that is feasible within adjacent Counties. Additional information relative to future housing will be found in the Municipal Growth Element. The Town has been successful in funding several of their public improvement projects and updating their development ordinances by applying and receiving grants.

While all of this development has been occurring, care has been given to protecting sensitive areas and in making North Beach a sustainable community where the built environment does not conflict with its natural environment. The Town is bordered on its east side by the waters of the Chesapeake Bay, and on the northwest by a large tidal wetland ecosystem. In the past this tidal wetland ecosystem has been considered to be part of the location of a Nature and History Center project which has not been built to date. The public works yard, on Eleventh Avenue, had been considered as the location for a building for this project. The public works yard is located adjacent to the tidal wetlands on its south side. The tidal wetlands would serve the purpose of being preserved

for field trips with a boardwalk being constructed to view wild life and educate visitors about the importance of stewardship of the Chesapeake Bay and its wetlands and estuaries. The boardwalk and revetment project was completed by the Town to help protect the community from storm water from the Chesapeake Bay and provides recreational enjoyment for residents.

The Town realizes the importance of economic growth and will continue to streamline its development regulations to aid developers in expeditiously proceeding through the development process. However, the public officials realize that the developers should be willing to provide quality development that will attract businesses in the downtown area, especially in the Waterfront mixed use district. During the adoption of their current Zoning Ordinance, the Mayor and Council approved design guidelines for this district that will help to ensure a vibrant, economically viable, and sustainable downtown.

Today the two towns are referred to as the "Twin Beaches area" and the residents of the towns of North Beach and Chesapeake Beach frequent each other's restaurants, business services, and participant in some of the same community activities. The County Library Branch in Chesapeake Beach serves both communities and the summer trolley provides service to tourists and residents traveling between the two towns. The Town has entered into a four party agreement with the Town of Chesapeake Beach, Calvert County, and Anne Arundel County for treatment of their sewerage. The sharing and coordinating of services and facilities is promoted in the Municipal Growth Element's mandate.

House Bill 1141 requires municipalities to include two new elements in their Comprehensive Plan: the Municipal Growth Element and the Water Resources Element which are incorporated in this Plan.

Box IN-2

Article 66B of the Annotated Code of Maryland: the Planning and Zoning Enabling Act is the State's preeminent planning law. It provides for jurisdictional power for local land use and growth management decisions.

House Bill 1141: requires a Municipal Growth Element in all municipal comprehensive plans and a Water Resources Element in all local government comprehensive plans.

The Municipal Growth Element requires a far more detailed and quantitative analysis of the municipality's anticipated growth than has been required in past Comprehensive Plans. It requires coordination between municipal and county representatives before the Comprehensive Plan can be accepted by the State. Ordinances and materials from Calvert County and North Beach have been used as background information and are listed in Appendix A for reference. Town, County, and State staff has been consulted during the preparation of this document; and the County and State will be sent a copy of the document for review and comment before it is approved.

DEMOGRAPHICS

North Beach is a diverse community that consists of year-round residents, seasonal property owners, seasonal day visitors, and a growing number of senior citizens. Although the availability of data is limited, this section will include all four groups of population, mentioned above, to provide a basis for understanding and meeting present and future planning needs when forecasting in the Municipal Growth Element chapter. It will look at census data for population size and characteristics; whereas future population growth projections and development proposals will be viewed in the Municipal

Growth Element. Other demographics pertinent to housing and economic development may be found in the Economic and Housing Elements of the Plan.

Historic Population Characteristics

North Beach has experienced steady growth over the years, with some fluctuations due to economic and weather related events. The number of both year-round residents and seasonal day visitors has increased moderately over recent years. Many of the summer homes in earlier years have been converted to permanent residents and homes damaged by weather related events have been redeveloped into larger and more stable structures.

It should be noted that the population and household counts of the 1990 census was disputed by Town officials. The official 1990 North Beach population as determined by the U.S. Census was considered substantially lower than the number of actual permanent residents. Other studies that have been completed for the Town after year 2000 agree that the number of residents in the 2000 census figure was underestimated.

The Plan has relied on available State and County data in conjunction with census data to project population for future years in the Municipal Growth and Water Resources Elements.

BOX IN-3

The Town has refuted the 2000 census population data based on other studies and information. The 2000 census population of 1,880 is a decrease from the 1990 census of 2,179. The Town officials believe the population was slightly higher than the 1990 population. Although 2000 census data has been shown, projections in the Plan have been compared to rates of growth and percentages with County growth, as well as, historical growth in North Beach.

Projection data was verified with more recent studies that have been prepared. It should be noted that the census data is nine years old and will be updated in the 2010 census. At such time that the Planning Commission drafts the next Comprehensive Plan update, numbers can be verified and projection can become more accurate.

This chapter will provide general demographic information; however, more specific demographics relative to a particular element are found in the Economic and Housing Elements, the Municipal Growth Element, and the Water Resources Element.

Table IN-1 shows the historic population from 1930 to 2000 with the percent of change for each decade and annual change per year. In part, fluctuations in percentage of population may be attributed to a change of seasonal property owners to permanent residents of the Town, as summer cottages were converted over time.

Population: 1930-2000 and Percent of Change
Table IN-1

Year	Population	Percent of Change by Decade	Percent of Change by Year
1930	107	-	-
1940	246	1.30	.13
1950	314	.28	.03
1960	606	.93	.09
1970	761	.26	.03
1980	1504	.98	.10
1990	2179 ¹	.45	.05
2000	1880 ²	-.14	-.01

¹ Census number refuted by the Town due to malfunction in collection methods.

² Population reflects revision by US Census. Census data for years 1930 through 2,000: US Census Bureau.

Table IN-2 compares the historical growth of North Beach to Calvert County and the State to better understand permanent population growth as compared to the seasonal population conversion to permanent population growth that occurred in North Beach.

Historical Population and Average Growth Rate per Decade
North Beach, Calvert County, and Maryland
1970-2000
Table IN – 2

Year	North Beach	% of Growth	Calvert County	% of Growth	Maryland	% Of Growth
1970	761	-	20,682	-	3,923,897	-
1980	1504	.98	34,638	.67	4,216,933	.07
1990	2179 ¹	.45	51,372	.48	4,780,753	.13
2000	1880 ²	-.14	74,563	.45	5,296,486	.11

Reference: US Census Data; preparation by ARRO.

Resident Population Characteristics

It is common for a comprehensive plan to analyze the various characteristics of a community's population, such as age, sex and education. While such information can serve to inform many actions related to future planning of services, the size and characteristics of the community's visitor population is also of importance for planning purposes due to the potential impact tourists can have on parking, public facilities and services, as well as, economic growth in the Town. Tourist data will be provided in the Economic analysis since they add revenue to the Town's budget.

**2000 Population Characteristics: Age, Sex, Median Age, and
Household Size in North Beach & Calvert County
Table IN-3**

Population	North Beach	Percent	Calvert County	Percent
2000	1,880	-	74,563	-
Population by Sex				
Male	886	47.1 %	36,767	49.3 %
Female	994	52.9 %	37,796	50.7 %
Population by Age				
Under 5	154	8.0 %	5,077	7 %
5-19	390	21.0 %	18,723	25 %
20-64	1200	64.0 %	44,136	59%
65+	136	7.0%	6,627	9 %
North Beach Total	1880	100 %	-	100 %
Median Age	-	33.0	35.9	-
Average Household Size	2.34	-	2.91	-
Source: 2000 U.S. Census; Calvert County Comprehensive Plan 2004; Summary by ARRO : n/a: data unavailable				

As shown in Table IN-3, the population is fairly evenly divided between males and females. The population of school age children: generally ages 5-19, is 21 percent of the population in North Beach and 25 percent in Calvert County. The median age of the Town's population is 33 years of age compared to 35.9 years of age in Calvert County. This table does not have a break down in older population other than 65 years plus; however, with many people retiring earlier than 65, it is likely that there is a higher percentage than 7 percent living in North Beach. Table IN-4 provides a more detailed picture of older population by age.

North Beach
Age of Householder
Occupied Housing Units
Table IN-4

Age	Number	Percent
15-24 years	29	3.6
25-34 years	208	25.9
35-44 years	190	23.7
45-54 years	176	21.9
55-64 years	95	11.8
65-74 years	62	7.7
75-84 years	28	3.5
85 year and older	14	1.7
Occupied Housing Units	802	100.0

Reference: 2000 US Census Bureau

Table IN-4 shows the distribution by Age of Householder by Occupied Housing units from the 2000 census. Of interest is that 12.9 percent of the householders are 65 years or older. An additional 11.8 percent of North Beach's householders are between the ages of 55-64 some of which are close to or who may be already retired. Henceforth, approximately 25 percent of householders are either retired or retirement is occurring soon. This becomes a significant statistic when housing, business and professional offices, and retail services located in town are addressed in the Plan.

Housing Characteristics

North Beach
Housing Characteristics 2000
Table IN-5

Occupied Housing Units	% ¹	Total Housing Units	Owner-Occupied Housing	Percent Owner Occupied	Renter Occupied Housing	Percent Renter Occupied	Vacant Housing	PERCENT VACANT
802	89.6	895	502	62.6	300	37.4	93	10.4

US Census: 2000

Table IN-5 summarizes the number and percentage of owner and renter occupied housing in North Beach. It can be seen that over a third of the housing stock in North Beach is renter occupied indicating a significant seasonal or transient population.

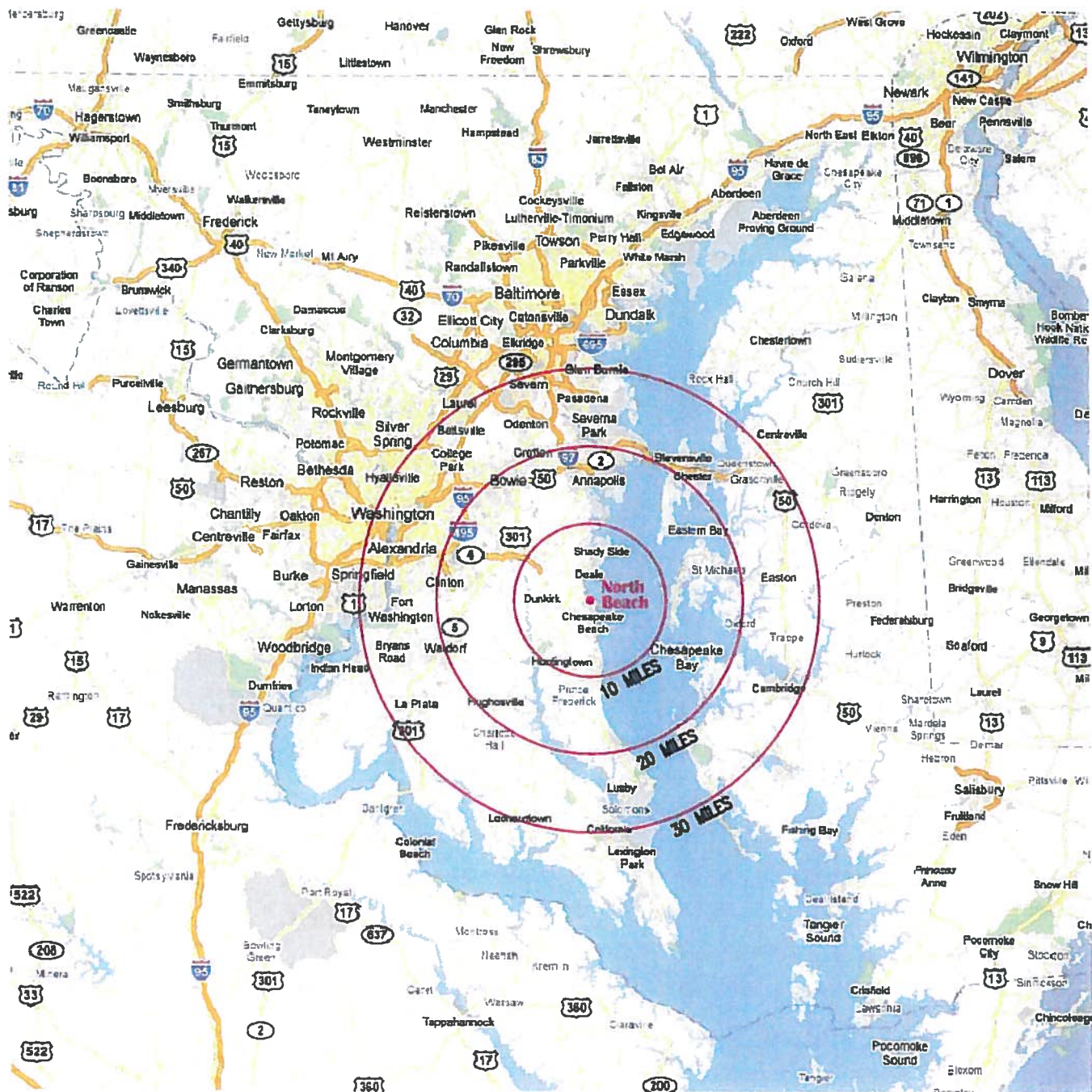
Educational levels in North Beach are fairly comparable to Calvert County as shown by percentage on Table IN-6. Among North Beach's population, 53 percent have participated in a college experience as compared to 52.5 percent of County residents.

Educational Attainment
Table IN-6

Educational Attainment (highest level)	North Beach	North Beach Percent	Calvert County	Calvert County Percent
Population 25 years and over	1,198		47,768	
Less than high school graduate	211	17.6	6241	13.1
High School Graduate (or equivalency)	351	29.3	16,433	34.4
Some College	358	29.9	11,603	24.3
Associate Degree	61	5.1	2,751	5.8
Bachelor Degree	138	11.5	6,772	14.2
Graduate or Professional Degree	79	6.5	3,968	8.2

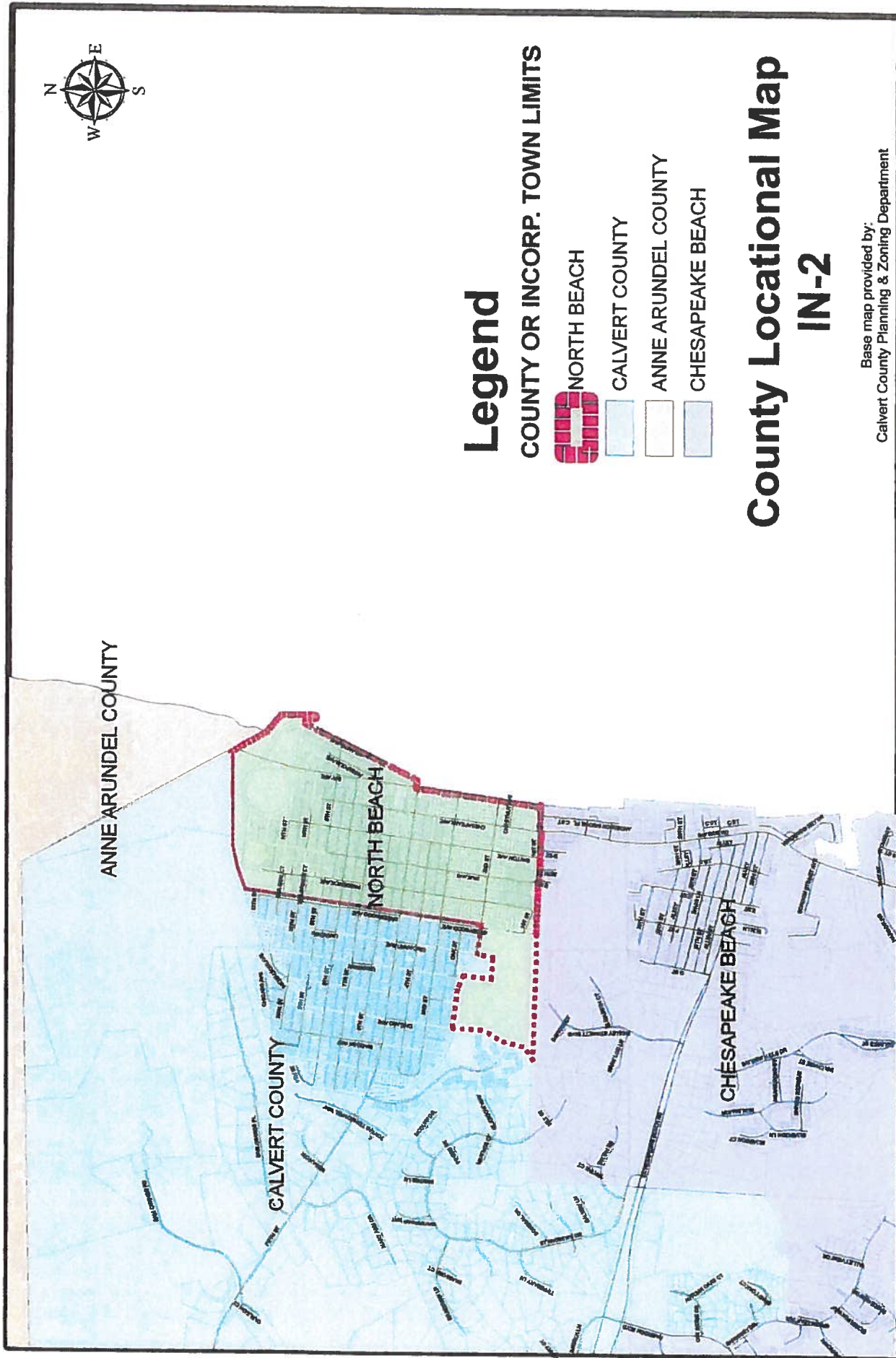
Source: U.S. Census

Table IN-6 provides a general breakdown of levels of educational attainment which will be used in the Community Services Element. The important point that should be noted here is that the Town is well educated. Education for some citizens is a life long process which makes it important to have appropriate institutions to disseminate information. Library resources, provision of child and adult dance, music, or art, cultural, crafts or other educational opportunities that are available locally can create a better community and add to the business services that are located in North Beach.



REGIONAL LOCATION MAP NORTH BEACH, MD IN-1

0 10 20 40 80
1" = 20 MILES



Legend

COUNTY OR INCORP. TOWN LIMITS

 NORTH BEACH

 CALVERT COUNTY

 ANNE ARUNDEL COUNTY

 CHESAPEAKE BEACH

County Locational Map IN-2

Base map provided by:
Calvert County Planning & Zoning Department

PAST AND PRESENT TRENDS

The Town is an incorporated municipality located on the northeastern corner of Calvert County and is situated to the south of Anne Arundel County; its southern boundary is the adjacent Town of Chesapeake Beach. A truly unique and special quality of North Beach is its location that fronts on the beautiful Chesapeake Bay. There is approximately one-half mile of shoreline that enables the Town to front on the beach and have a tremendous view of the Bay.

The 1998 Comprehensive Plan depicts the existing land use in North Beach as predominantly single family residential. It states that almost three-quarters of the developed land within the Town boundaries consist of residential uses. The Plan describes the existing land uses as having a small percentage of commercial uses located along Bay Avenue between Third and Seventh Streets with a mix of commercial and institutional uses located along Chesapeake Avenue between First and Fifth Streets. It pointed out that some of the commercial buildings had been vacated and demolished which was detrimental to the community. Another issue that the 1998 Comprehensive Plan noted was that a low scale waterfront profile would assist in preserving the historic flavor of an earlier era, and permit water views for the upper portions of structures along Chesapeake Avenue. This is still a concern of some of the town residents who are concerned that the view of the Bay will be blocked if there are multi story buildings along Bay Avenue.

There have been a number of changes to the town in recent years. A new Community Center opened on Dayton Avenue; the Boardwalk and Fishing Pier have been rebuilt which provided fishing, crabbing, swimming, and other passive recreation to citizens and tourists and a bicycle path has been added along Bay Avenue that connects to the boardwalk. A new building houses the Boys and Girls Club; a Senior Center were constructed and occupied on Chesapeake Avenue; a three story apartment for seniors has been built between Chesapeake and Bay Avenues; and a large tract of land was annexed into town that provided 135 three story town houses with some garages. In addition, a new Town Hall on Chesapeake Avenue has been completed along with a new Department of Public Works Building. Conceptual plans for a mixed-use building on the south corner of 5th and Bay, a Townhome project for the north corner of 5th and Bay along with improvements for a mixed-use project proposed on land at the northwest corner of Seventh Street and Bay Avenue.

A trend in residential housing that has been continuing for many years and is expected to continue is the conversion of small one story beach houses into larger multiple story single family homes many of which can be seen along Atlantic Avenue. Homes are being acquired as retirement or second homes throughout the community. Rehabilitation and redevelopment of some of the older summer homes have indicated that the demand for this town is increasing and property values have increased until the mortgage crisis of 2008 which slowed most projects from coming to fruition.

In 2004, the Mayor and Council approved a change to the Town Zoning Ordinance to create the Waterfront Renaissance District. This is the only mixed use district in the Town and permits residential with varying densities, professional and general offices, and retail uses. There is flexibility in the regulations of this district because the Zoning text provides for the granting of modifications for a number of site plans requirements. The Planning Commission has design standards in place to have excellence in architectural design that is compatible with the historic architecture of the Town while providing for safety, convenience, economic vitality, and beauty for the Town's residents and tourists. With approval of this Comprehensive Plan, that action will be

reinforced. The Zoning Ordinance should be updated to provide for policies and strategies referenced within the Comprehensive Plan.

The 2004 Calvert County Comprehensive Plan shows North Beach as a Town Center District. The Town Center designation's objective is to have the Town developed as an attractive, pleasant, and convenient place to live, work, and shop. In their 2004 Comprehensive Plan, the County states that rather than functioning as a bedroom community, the County should adopt policies that will promote the County as a desirable location for such uses as: vacation destinations, resource protection areas, and retirement communities, among other uses that are appropriate for the County. The Town of North Beach is now achieving those distinctions and will continue to do so in the coming years. There are several senior residential facilities and a senior's center in Town; a variety of recreational opportunities for day tourists, and resource protection are a key goal to protect their sensitive areas.

The Town is in the process of improving parts of town that have suffered from economic decline and severe storms that have hit the area. There are several development proposals that have been delayed due to the economic crisis of years 2008 and 2009 that were proposed on land that lies vacant or is under utilized. It is prudent for the Town to encourage infill development that can improve the quality of this older community. Infill development is in keeping with Smart Growth and is urged by the State as an efficient method of development because the infrastructure is already present at the sites. However, it is important when reviewing projects that infill development should be designed to be attractive and compatible with the existing development in Town. In addition, some vacant lots may need to be consolidated due to their small size. Amended zoning text to provide regulations to accomplish development of infill lots should be considered for small infill lots during a rewrite of the Zoning Ordinance.

BOX: LU-1

The Critical Area legislation was passed in 1984. The Critical Area is defined as a strip of land along the tidal shoreline extending 1,000 feet landward from the water's edge, or from the landward boundary of any adjacent wetland. While the Critical Area Act aims to protect resources within the Critical Area, the law does not prohibit development within the designated area. Instead, the law regulates and restricts land development. The existing North Beach Zoning Ordinance contains the regulations for such development.

Incentives may be necessary for infill lot development due to the fact that construction is generally more expensive since it is more difficult to realize economies of scale for one building rather than several in an area. Infill development can be beneficial, especially since the Town does not have a lot of annexable area around it. In addition, this type of development is efficient for emergency and public safety because it makes turn-around times faster; and, it adds to the goal of being a walk-able and bike-able community.

North Beach has portions of the 100-year flood plain, a Critical Area boundary that includes a large part of town, and tidal wetlands in and surrounding the community. These physical features add to the challenge of new or re-development projects; however, there are sites that still can be developed. These same water features add to the ambience and recreational possibilities that can be offered in the community; and, it nick-names the Town as "the Jewel of the Chesapeake Bay".

Table LU-1 shows the 1998 Land Use Designations, the corresponding Zoning districts that are currently in the adopted Zoning Ordinance, and the percent of various land uses. The Residential,

Commercial, and Mixed use zoning designations are compatible and may still be used with the Proposed Land Use Map.

Table LU-1
North Beach Existing Zoning and Land Uses

Land Use Type	Acreage	Share of Town Percent	Corresponding Zoning District
Residential: R-1, R-2, R-3	159.47	71.59	R-1, R-2, R-3
Commercial: Neighborhood and General	19.44	8.73	C-1, C-2
Mixed Use	7.05	3.17	Waterfront District
Recreation Marsh and Parkland	36.79	16.52	PR
Totals	222.75	100	-

Prepared from the Town Boundary map and Zoning Ordinance by ARRO.

Table LU-2 contains the current zoning in Town and a brief definition of each zoning district. As shown, there is currently 71 percent of land in one of three residential zoning classifications: R-1: Residential- Single Family; R-2: Multi-Family and Mixed Use; and R-3: Single Family and Mixed Use. A common theme in the definitions of these three districts is that uses should be compatible with residential living and a residential district. It is necessary to have clearly defined screening requirements and buffer yards in areas where mixed use is already established and new or re-development will occur in the future in order to maintain neighborhood compatibility in a Town that has neighbors and businesses in close proximity.

Landscaping requirements should be defined with specifications of landscaped materials and with alternatives for the Waterfront Renaissance district that may provide public art or community public improvements. Compatibility issues, also, can be addressed with Noise Ordinances, design guidelines, trash enclosures and inside storage of trash for commercial development; and signage regulations that are not intrusive to a residential neighborhood. The Waterfront Renaissance District comprises a little over 3 percent of the Town's acreage and is made up of mixed uses like residential, office, and retail. The district would, also, permit uses that are permitted in the underlying district(s) in addition to those approved by the Planning Commission as part of the review process.

Recreational, Marsh, and Parkland are combined into a Park and Recreational District (PR); however, this is proposed to be changed on the Future Land Use Map where land-use classifications and ultimately zoning districts will be expanded.

Table LU-2 provides the adopted zoning classifications that are somewhat related to the 1998 Comprehensive Plan. Part of the update of this Comprehensive Plan is to establish preferred land uses and provide zoning district boundaries that reflect those land use classifications.

Table¹ LU- 2
Existing Zoning for Residential, Commercial,
Mixed Use and Recreation Uses

Zoning Classification	Definition	Uses	Density
R-1, Single Family Residential	Intended to preserve and protect the primarily single-family detached residential character of the district and to keep these areas free from the land uses that are incompatible with and/or might adversely affect these single-family neighborhoods.	Single Family Detached Home Day Care Government Building	3.5-8 dwellings/acre
R-2, Multi-Family Residential and Mixed Use	Intended to promote the development of a pleasant living environment with multiple housing types and other low impact land uses which complement residential and institutional character and are compatible with residential use.	Single Family Townhouses Duplex Home Day Care Nursing Home Commercial Apartments	13-50 dwellings/acre
R-3, Single Family Residential and Mixed Use	Intended to promote the development of a pleasant living environment with single family housing types and low impact land uses which complement residential and institutional character and are compatible with residential use.	Single Family Detached Home Day Care Accessory Building	9-12 dwellings/acre
C-1, Neighborhood Commercial	Intended to provide locations for small-scale and low-impact commercial and non-residential uses while protecting residential character within and adjacent to the district.	Single Family Townhouse Small Retail	Minimum Lot Size – 2,500 SF
C-2, Town Center Commercial	Intended to promote the intense development of land for commercial 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.	Restaurants Single Family Multi-Family Schools Government Buildings Retail Services Professional Offices	Minimum Lot Size – 2,500 SF
W, Waterfront Renaissance District	Intended to promote the development of a mix of uses that are respectful of and complement a waterfront	Restaurants Office Retail Multi-Family	Minimum Lot Size – 2,500 SF

	location and contribute to recreational and tourism activities for residents and visitors.		
PR, Park and Recreational District	Established to provide and protect locations for parkland and recreational activities and needs.	Recreation Water Department Amusement Boat Sales	Minimum Lot Size – 5,000 SF

¹Table has been prepared using the 1998 North Beach Comprehensive Plan.

After analysis of the existing zoning classifications, it was determined that the nomenclature and characteristics of the current zoning districts needed to be revamped to define density, intensity, and types of uses. Table LU-1 does not include other designations on the 1998 Land Use Plan: Open Space/ Park (OS); Parking Lot(P); Church(CH); Town Hall (TH); Community Center(CC); and Town Garage(TG). Additionally, Special Use areas: like Scenic Gateway; Environmental Education; Marsh Walk; Paths and Greenways will not be on the Proposed Land Use Map; however, are planned to appear on the Community Services Map or the Environmental, Sensitive, and Critical Areas Map which is more appropriate.

Other overlays that are referenced in the 1998 Comprehensive Plan and need to be addressed are the Floodplain Overlay, the Critical Area Overlay, Growth Allocation District, Historic Overlay District and Institutional Zoning. The Floodplain and Critical Area overlays are really regulatory delineations and are shown on the Environmental, Sensitive, and Critical Areas map in the Environment Element. Regulations for both the Floodplain and Critical Areas are referenced in the Zoning Ordinance and are referenced in Appendix A as resources.

In the event that these regulations are updated by the State or the Federal Emergency Management Agency, the Town would be required to adopt the latest version of the specific regulation. Institutional zoning is proposed to be replaced with a Government Land Use classification that indicates properties that are occupied by a governmental land use regardless of who owns the property. If the government land use ceases to exist, the property would revert back to the original land use classification.

The Growth Allocation Overlay's regulations are provided in the 2005 Zoning Ordinance; however, an overlay has not been placed on the Town's Zoning Map to date. Finally, a Historic Overlay is referenced in the Zoning Ordinance and should be retained. The overlay districts that are planned to remain in this Comprehensive Plan are the Historic Overlay and Growth Allocation Overlay. The American Planning Association defines an overlay district as: "A special district or zone which addresses special land use circumstances or environmental safeguards and is superimposed over the underlying zoning districts. Permitted uses in the underlying zoning district shall continue subject to compliance with the regulations of the overlay or district."

The Waterfront Renaissance district is the most recent zoning district that is intended to provide a mixed-use district in downtown. Uses expected in this district will be office, residential, and retail and service commercial. During this revision to the Comprehensive Plan, the Waterfront Renaissance district is expanded to include more mixed-use in the areas between Bay and Chesapeake Avenues and Sixth and First Streets. Additional services that citizens need on a daily basis and the many

tourists that visit the area should be able to support more business establishments provided that the proper market studies are done to indicate the strongest commercial and office needs of the Town.

The Housing Element contains information relative to the historic structures that exist in Town and documentation that was done to preserve the history of some of these structures in case of destruction or redevelopment. There are several houses that are maintaining their historic character that are occupied. Although a Historic District appears to be unlikely at this time, a Historic Overlay could be placed on a property in town at the request of the owner. Hopefully, this would give that property some standing relative to compatible development around it. Ideally, the Overlay should have language in the Zoning Ordinance that would dictate what regulations are in place to protect the character of the historic structure that is in the overlay.

The adopted Zoning Ordinance contains text for the Growth Allocation (GA) Overlay District; however, no property has been mapped with this classification. The purpose of the GA district is to designate areas of the Critical Area Overlay District where the Mayor and Council have approved change in the current land use designation on specific sites and for specific development projects so that they may be developed to the extent permitted by this ordinance. If a land owner requests the overlay to be placed on the property and the application is in compliance with the adopted text, the designation is available to be put in place.

PROPOSED LAND USE CLASSIFICATIONS

The following Comprehensive Plan land use classifications shown on Table LU-3 should be utilized to formulate the next revision of the Zoning Ordinance. If these land use classifications were adopted, some text and district nomenclature would, also, need to be amended in the Zoning Ordinance to be in compliance with the adopted Comprehensive Plan.

Future Land Use Classifications
Table LU-3

Land Use	Recommended Density	Recommended Uses
General Commercial	Variable	Retail services that serve the community and may serve other areas adjacent to the Town or tourists.
Neighborhood Commercial	Variable	Retail and office uses within or in close proximity to residential areas that provide residents pedestrian access to essential and convenience services.
Government	Variable	Publicly owned areas of the town where the public is invited to congregate or areas that are used for private public service.
Waterfront, Renaissance	Variable	A combination of uses including residential and non-residential. Uses may include offices, retail, institutional uses, and small passive recreation areas. The purpose of this district is to enhance and redevelop the downtown area along and adjacent to the Bay. This district requires compliance with the Waterfront Renaissance design guidelines.
Residential, Low Density	3.5 to 8 DU/AC	Single-family, detached, attached, and multi-family, and residential accessory uses. Neighborhood retail and services provided that land uses are compatible with and do not adversely affect residential

		neighborhoods.
Residential, Medium Density	9 to 12 DU/AC	Single-family, detached, attached, and multi-family, and residential accessory uses. Neighborhood retail and services provided that land uses are compatible with and do not adversely affect residential neighborhoods.
Residential, High Density	13 to 50 DU/AC	Single-family, detached, attached, and multi-family, and residential accessory uses. Neighborhood retail and services provided that land uses are compatible with and do not adversely affect residential neighborhoods.
Recreation	Variable	Lands and facilities generally owned and operated by the Town or other level of government for the purpose of recreation or public open space.
Conservation	Variable	Publicly or Privately owned environmentally sensitive areas.

Prepared by ARRO Consulting, Inc.

The Proposed Land Use Map shows North Beach as it is today with the following differences: the Waterfront Mixed Use district is proposed to increase by approximately 4.9 percent in size which will provide more housing, retail, service, and office uses that will be subject to design standard regulations during final site plan approval before development or redevelopment will be approved by the Planning Commission. This will provide more of a downtown area along the Bay and will connect the Waterfront Mixed Use district with the General Commercial land on Chesapeake Avenue between First and Third Streets and a Neighborhood Commercial zoning district between Fifth and Seventh Streets along Chesapeake Avenue. Any existing uses that are within this expanded area will be able to remain under the grandfathering provisions of the Zoning Ordinance and the property value should increase due to the fact that the Waterfront Renaissance district will have a number of amenities that are not required by the Euclidean zoning districts in Town. Conversely, the General Commercial, Neighborhood Commercial, and total Residential districts in town will decrease by 2.7 and 4.5 percent, respectively. This does not mean that there will be less commercial and residential acreage in Town; it means that some of the Euclidean zoned property will transfer to the Waterfront Renaissance if the Mayor and Council approves of the change in the Comprehensive Plan. A Government designation will show where all governmental units are located within the Town. There have been some additional zones of Neighborhood Commercial located on Fifth Street between Erie and Dayton Avenues. One major goal of the Comprehensive Plan, that is worth noting, is that although the Town is built with small lots that are close together parcels that are zoned residential should be adequately screened from any new and redevelopment or rehabilitation of properties that are nonresidential. Table LU-4 quantifies the amount of land proposed for future land use designations.

Proposed Land Use Classifications
Table LU-4

Land Use	Acreage	Percent
1. General Commercial	7.22	3.0 %
2. Neighborhood Commercial	6.41	3.0%
3. Government	10.50	5.0 %
4. Waterfront mixed use	18.00	8.0 %
5. Residential Low Density	106.05	47 %
6. Residential Medium Density	35.82	16%
7. Residential High Density	8.25	4 %
8. Recreation	9.00	5 %
9. Conservation	21.56	9 %
Totals	222.75	100 %

Prepared by ARRO Consulting, Inc. from Proposed Land Use Map.

FUTURE LAND USE CLASSIFICATIONS

Approximately 106 acres of Residential Low Density are shown located throughout the Town except for most of the eastern boundary that is made up of the Waterfront Renaissance district, the Chesapeake Bay and its marshland. There are a few blocks of Residential Low Density (3.5-8 du ac) with uses that are primarily residential along Atlantic, Annapolis, and Bay Avenues.

Consideration for placement of General Commercial and Neighborhood Commercial land acreage was based on expanding the actual land use occupied by commercial areas existing today with some expansion to accommodate future growth in retail and business services needed by the Town.

Commercial land use, comprised of three acres, is shown from First Street to Fifth Street on the west side of Chesapeake Avenue. There are a few government businesses on that link of Chesapeake Avenue as well. There is land designated Waterfront Renaissance on the east side of Chesapeake Avenue in that same area. Neighborhood commercial is proposed in the block bonded by Chesapeake Avenue, 7th Street, Bay Avenue and 8th Street. Approximately, 36 acres of Residential Medium Density land use (9-12 du/ac) is shown on the Burnt Oaks development and between Greenwood Avenue and Frederick Avenue and Eighth and Eleventh Streets.

There is approximately 10.5 acres or five percent of land within the Town that is designated Government which originally was classified as Institutional. Fourteen percent of the Town is in Recreational, Conservation, and Marsh.

In their efforts to plan land uses within their town, the Planning Commission and elected officials have realized that it is important to enhance the town by continuing to provide recreational opportunities to the citizens and tourists, ensure that there is a mix of residential housing types for their citizens of all ages, and provide the necessary commercial services that will increase employment opportunities within the town and accommodate the growing population.

The land designated Waterfront Renaissance provides areas for office, commercial, high and medium density residential, and recreational opportunities in close proximity to the bay front. It is important that any development in this district is done with compromise between the developer and the community since it is the focal point of the Town. View sheds should be preserved and pocket park areas should be reserved for public use rather than used only by residents of a particular development. Streetscape improvements should be included with development plans that would provide trees and landscaping that will compliment the area. Bicycle racks and pedestrian safe walkways to garages or surface parking lots should be made available.

Since there is a growing population of senior citizens and retirees in North Beach any new development, redevelopment, or revitalization projects should include consideration for those physically challenged who live and visit North Beach by providing handicapped accessible facilities. Landowners should maintain sidewalks in front of their property to facilitate a safe route for pedestrians and the physically challenged. Portable signs and other materials that businesses put out on the sidewalk should be placed so that there is a four foot clear area for physically challenged individuals to maneuver and pass unobstructed.

LAND USES ADJACENT TO NORTH BEACH

On the west and northwest boundary of Town, lies Calvert County land designated as Rural Community/Residential. To the north lies Anne Arundel County land that is designated as Rural and to the south is the community of Chesapeake Beach land designated as Residential, Resource Conservation, and Mixed Use-Low Intensity. To the east of town, lies the Chesapeake Bay that adds to the character and the charm of this unique place. Many of the land use decisions in North Beach, relative to the proposed types of commercial and office development needed in North Beach, are made in consideration of the land uses already existing in Chesapeake Beach. It is obvious that the population needed to support some types of commercial services is dependent on the people of both communities in the Twin Beaches' area.

During preparation of this Comprehensive Plan, the possibility of annexation of adjacent land areas was analyzed and it appears that there is no land outside of the Town to annex due to the fact that the only section of Calvert County that fronts Greenwood Avenue would be unlikely to request annexation since it is already built up and served by public sewer. It is possible however, that failure of private wells could require a need for public water in the future; providing an incentive for the County residents to annex into North Beach.

The proposed Land Use Map does not delineate vacant property in the Town; however a physical survey of the Town and analysis of the Air Photographs have located 7.27 acres of parcels that are vacant and suitable for development. Some of these areas have had proposed development plans discussed with Town officials; however, none have been approved. It is estimated that the number of vacant lots and the increased density will accommodate future population and new housing required for that population. In addition, the proposed density that has been established with adoption of this Comprehensive Plan will provide additional housing units. This evaluation is placed in the Municipal Growth Element.

Approximately 106 acres are shown as Residential Low Density, which is located throughout the Town except for most of the eastern boundary, which is made up of the Waterfront Renaissance

district, the Chesapeake Bay and its marshland. There are a few blocks of Residential Low Density (3.5-8 du ac) with uses that are primarily residential along Atlantic, Annapolis, and Bay Avenues.

Future Land Use and Densities with Corresponding Zoning
Table LU-5

Land Use Categories	Density	Typical Uses	Existing Zoning Designations	Proposed Zoning
Low Density Residential	3.5-8	Single Family; Duplex	R-1	R-1
Medium Density Residential	9-12	Townhouses	R-3	R-2
High Density Residential	13-50	Apartments	R-2	R-3
Waterfront Mixed Use	Variable	Variable	W	W

With adoption of this Comprehensive Plan, the densities as shown in table LU-5 would be adopted and the Zoning Ordinance would need to be amended to reflect the changes. The Planning Commission does not appear to desire to change the heights of buildings mandated by the Zoning Ordinance due to the importance of preserving the view shed of the Chesapeake Bay.

It is in the Waterfront Renaissance area that the Town has concentrated efforts to provide for high-end private and public improvements to accommodate compatible residential, office, and commercial development that will be guided by design guidelines to maintain the charm and historic attributes of the Town.

Although there is the potential for tourist related employment, at the present time there is few employment opportunities within the Town provided by commercial or service establishments.

It is the Town's objective to improve this area to provide for shopping and service-related opportunities on the ground floors of proposed development with residential and/or office on the upper floors. Areas designated as General Commercial and Neighborhood Commercial along Chesapeake Avenue and along Route 261 near Seventh Street will also provide for opportunities for commercial, entertainment, and service establishments.

LAND USE DEVELOPMENT PROCESS

Land use development regulations are generally thought to secure public safety, promote health and welfare of citizens, provide for adequate light and air and conservation of natural resources, facilitate adequate provisions of transportation, water, sewerage, recreation, landscaping, parks, and conservation of natural resources. With adoption of a Comprehensive Plan, review of Land Development Ordinances should take place to insure that regulations are compatible with the goals and policies of the Comprehensive Plan. This Plan has a list of all policies in the Implementation chapter that will help guide the staff, public officials, and appropriate agencies and give direction as to the proper authority that is responsible for the completion of each task that is needed to carry out the Comprehensive Plan.

Implementation may be achieved by amending the following Land Use Regulations and Ordinances: the Zoning, Subdivision, Adequate Facilities, Water and Sewer, Solid Waste Management, Critical

Areas, Forest Conservation, Floodplain Management, Stormwater Management, and Sediment Control Ordinances. Some of these ordinances would be amended independently by the Town with review and approval by the Planning Commission or the Mayor and Council. Others would be required to be amended by the County or State whereupon the Town would provide data for the ordinances, and then adopt the County or State Ordinance by Resolution.

Implementation may take the form of the Mayor and Council updating the Municipal Codes, passing resolutions, requiring procedures for accepting annexation petitions, or development applications, or applying for grants for infrastructure improvements. The Town's Capital Improvements Program may help to fund some projects recommended by the Comprehensive Plan. In addition, funding may be available from other sources, especially in the case of cooperative efforts by adjacent jurisdictions, County, or State who may cooperatively undertake building an infrastructure improvement with several entities.

The Development review applications that are submitted to the Town staff, Planning Commission, and Board of Appeals may be affected by the goals, policies, and implementation strategies in the Plan. Most provisions in all of these applications will be affected by the general goals, policies, and strategies. The importance of the Comprehensive Plan is that it guides the development process in a community and its approval represents the vision and direction that the Town wants to travel in the next twenty years.

The efficiency of having a direction and goal helps to streamline the development process since it helps people and the development community to understand what the Town would like to accomplish. If the Plan is followed and its goals are represented in the development ordinances and the Town Municipal code, the direction will continue to build upon itself and create a sustainable, logical, and desirable community.

LAND USE ISSUES FROM THE CITIZEN SURVEY

A summary of land use issues that were indicated in the citizen survey, and preceded drafting of this Plan, is found in bolded text below with policy suggestions that could be implemented with adoption of this Plan.

- ❖ **Enhance streetscape improvements, redevelop downtown areas, and expand the Waterfront Renaissance district to attract businesses and services for residents and tourists. Avoid Environmental clutter with signage.**

Several types of land use regulations can affect streetscape and redevelopment in the downtown area which would make it more attractive. It is important that as the Town grows that it continues its efforts to be aesthetically pleasing and vibrant; that it provides economic benefits such as drawing tourists to the area; that it attracts businesses to the community to help provide necessary services; and that retail establishments needed by the residents of the Town are located downtown. A more attractive environment downtown and redevelopment of its vacant lots would accomplish some of Town's goals. Although there is some concern that street trees and landscaping obstructs some of the view of the Bay, street trees and landscaping can provide shade to cool the environment and reduce air conditioning costs in the summer and provide uptake of storm water, as well as, providing an attractive streetscape. A Street Tree list identifies the requirements to determine the best way to maintain a tree-lined street without the potential conflict of underground utilities or root invasion of sidewalks. Species could be

selected that would provide less of a barrier to the view shed of the Bay. Such a list could be added to the Zoning Ordinance and could also be used in planting of public areas in Town. North Beach should consider planting in gateway areas at Chesapeake Avenue and First Street and Fifth Street and Greenwood Avenue.

Other benefits from trees and landscaping are the uptake of surface runoff that is not captured by conventional storm water management. Under natural and undeveloped conditions, surface runoff can range from 10 to 30 percent; however, a developed site can increase that percentage to 50 percent or more which may result in ponding of water, onsite flooding, erosion, and degradation of water quality entering the Bay. Low Impact Development (LID) techniques can reduce such effects and can be a requirement of the Zoning Ordinance and final site plan approval.

❖ **Strengthen and update the architectural guidelines and include them in more areas of the Town.**

The Waterfront Renaissance District is a zoning district where the Planning Commission may waive certain standards for the purpose of gaining excellence of design when reviewed by the Planning Commission during preliminary and final site plan approval. Design standards for this district are important since the district allows high density residential and nonresidential uses which may be quite compatible, if design standards are appropriate. Since various neighborhoods and zoning districts each have unique characteristics, before architectural guidelines or standards are expanded into additional zoning districts the Planning Commission should study the issue. More details would need to be added to the Zoning Ordinance design guidelines and standards if they would be applicable to Euclidean zoning districts. An option that might be considered would be adding a provision to the existing Zoning Ordinance that would allow for area plans or establishing planning sectors to be developed in particular areas of Town that are not overlay districts. Once the needs and the issues of the neighborhoods were developed, then flexible design standards could be put into place to address those needs.

❖ **Encourage retail services that will add viability to our downtown area. Do not over develop the Town; preserve the character and charm of our family friendly small town.**

The Comprehensive Plan Future Land Use map shows an expansion of the Waterfront Renaissance District that will provide additional opportunities for retail, office, and residential use. This, in conjunction with strong design standards that are clearly defined and articulated in the Zoning Ordinance, would not degrade the character and charm of the Town, but would instead reinforce the character. The Comprehensive Plan needs to demonstrate through its goals, policies, and strategies, the importance of a balance between the provision of services for the citizens of the town and the importance of retaining the charm which are goals that are not contrary to each other. Mixed use can be very compatible if the correct regulations are in Land Development Ordinances and there is routine enforcement of the Town's development regulations.

❖ **Expand bicycle and pedestrian paths within the Town and connect them to the boardwalk so the services will be safely available within walking and biking distance.**

There is a major parking problem in some areas of the Town that has been studied by parking consultants hired by the Mayor and Council. However, even if parking spaces are increased in the community, there is never enough parking to be able to accommodate all uses all of the time. Therefore, it would be prudent for the Town to promote less reliance on the automobile for resident

circulation within the town. Adding additional walking paths, bicycle routes, and encouraging more public transportation to pass through the community would be beneficial. Requiring bike racks at all parking areas and garages during final site plan approval for new or redevelopment or placing them in secure public areas would encourage more rider-ship. Studies should be done to see if bicycle paths could use some of the paper street or paper alley rights of ways to expand more of the town bike paths. Use of the paper alley right of ways has been referenced in the Desman study to provide for additional parking, as well. Since traffic in alleys move more slowly than the street, a joint use may be feasible. Bicycle paths may be able to be placed in the street rights of way that do not have sidewalks on both sides of the street on the non-sidewalk side. Land use regulations could be revised to require fewer modifications for those who cannot provide parking spaces to those who would have to arrange shared parking for land uses that operate at different times. These arrangements must be secured by legally recordable agreements to be effective and long lasting. If conditions of shared parking are violated, the Town would need to revoke the zoning certification and the parties would have to renegotiate other parking arrangements.

❖ **Protect the Bay and its marshes and add recreational opportunities that are water related.**

Make sure that future projects in the built environment are compatible with the natural environment and that development preserves and enhances the community character. Development of recreational outdoor activities and provision of infrastructure for them for tourists and residents to use may be necessary. Development of the Bayside History and Nature Center adjacent to the north wetlands may prove to be a viable and appropriate project during this twenty-year planning period. Rentals of canoes, small fishing boats, and dredging the boat slips at the Town pier for slightly larger boats may contribute to recreational inventory of the Town.

One benefit that North Beach has for streamlining development review is that its infrastructure is already in the ground, which limits review time for development plans. The recently created Waterfront Renaissance district does give the Planning Commission authority to modify requirements that may need to be adjusted to construct in a built environment. Overall, the regulations that are in place provide the Commission with the tools that they need to review a project fairly quickly. There is a good list of what types of information that the Planning Commission requires for review and the purpose of the district and what the Town is trying to accomplish in the district. However, it appears when reading the requirements of the design standards for this district, the text is vague enough that a preparer of a final site plan, who is not familiar with developing in the Town, would not know how to prepare a plan without trial and error. This can delay the process for a significant amount of time. The design standards are not detailed enough to let a preparer know exactly what they need to do before submitting a final site plan. For instance, a development plan needs to propose elevations of buildings by type prepared by a registered architect; but there are no standards related to ensure that the design will "cultivate a clear and consistent image for new development within the Waterfront Renaissance District and help ensure compatibility between new development and neighboring properties". If everyone is submitting from the development plan list of Section 4 of the adopted Zoning Ordinance, and there are no specifications in standards to follow, then you could get a variety of plans that are not what the Town hopes to accomplish. This greatly increases the time of the development review process and it increases the chance of missing an important component of the Planning Commission or the staff's review because there is no standardization of the plans that are submitted. If the Town wants to have a certain building design, there should be standards to address building design: for example, how the buildings should be oriented to protect the view shed; what types of park or open space amenities should be included in the plan; if landscaping can be used or public art in its place; what requirements

will the applicant be asking to modify, etc. Each developer will have the tendency to submit very different applications if you only have a list saying that something has to be demonstrated rather than guidelines to describe what you would like to see.

The Town's land use ordinances have many progressive ideas in them; the reference above would improve the process and help to expedite it.

LAND USE GOALS

1. Continue to maintain and improve the quality of life for all residents of North Beach and insure that future growth reflects the goals, policies, and desires of its citizens.
2. Make adequate provisions for appropriate distribution of residential, commercial, and recreational land uses with a focus on preserving the Town's small town character, while maintaining and enhancing the quality of the existing residential neighborhoods.
3. Manage growth so that it keeps pace with public infrastructure and provide the necessary infrastructure for medium to high density residential, commercial, and office uses in suitable areas.
4. Strive for a pedestrian friendly and sustainable community by encouraging redevelopment downtown, resource recovery, energy efficiency, and conservation of resources.
5. Provide cultural, historical, recreational and environmental opportunities in Town by encouraging historic preservation, linking recreational and educational activities along the waterfront and marshlands, and supporting the museum and other cultural events.
6. Review and adopt design standards for new development, infill on vacant lots, and adaptive reuse projects that will complement and enhance North Beach's community and cultural heritage.
7. Provide for efficient use of land, ensure safeguards for environmentally sensitive areas, and promote high quality development and rehabilitation through the use of flexible and innovative development controls, and streamlined site plan review.
8. Encourage citizen participation in the land use planning decisions.
9. Encourage and incorporate Green building (LEED) and Low Impact Development (LID) techniques in future development decisions and promote enhancing streetscapes whenever possible.
10. Support a variety of housing types with commercial and civic uses in a compact, walk able, and bike able community setting.
11. Protect the historic structures in the Town.
12. Encourage the use of area plans to develop several small projects into one development project.
13. Encourage developers to provide adequate off street parking without the need for parking waivers or fee in lieu of not providing parking.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy LU.1: Develop a recreation and park plan for the Town to include gateway areas, public parks, and outdoor water related facilities.

Policy LU.2: Enhance design guidelines to provide for safe pedestrian walkways, a signage program; and bicycle racks in parking areas or facilities.

Policy LU.3: Promote new or redevelopment that incorporates environmental resources as site amenities. This can be incorporated in the Zoning Ordinance as a low percentage of SWM and be increased if it proves beneficial to the Town.

Policy LU.4: Require new or redevelopment projects to provide handicap accessible access on pedestrian walkways and public sidewalks.

Policy LU.5: A Town Tree list should be prepared and adopted so that the appropriate species of Street Trees and landscaping for public and private projects would be used which may provide a cost savings to the Town. Appropriate street trees and landscaping should be added to the Town's gateways.

Policy LU.6: Provide incentives for adaptive reuse of historic structures and incentives to preserve or document historic structures.

Policy LU.7: Review and amend the development regulations to expand and further define screening and buffer yard requirements when incompatible uses are adjacent to each other; and, to accommodate future increased density.

Policy LU.8: Continue to require Best Management Practices and low-impact development (LID) in site design techniques to minimize the impact of infrastructure on adjacent environmentally sensitive areas.

Policy LU.9: Avoid potential negative impacts on the built environment through site design with emphasis on facility access, building heights, scale, massing, and setbacks.

Policy LU.10: Promote high quality mixed use in the Waterfront Renaissance district with a higher residential density while still maintaining viewsheds of the Chesapeake Bay.

Policy LU.11: Require developers to partner with the Town to fund infrastructure improvements associated with their development and develop and approve developer agreements for all proffers made during the review and approval of their final site plan.

Policy LU.12: Reduce sign pollution by amending land use regulations to promote the use of monumental signs and avoid pole and temporary signs. Encourage business to clear sidewalks of obstacles that impede handicap accessibility.

Policy LU.13: Encourage new development and redevelopment to be compatible with the character of existing or already approved planned development in the neighborhood

Policy LU.14: Maintain and enhance the quality of existing residential neighborhoods.

Policy LU.15: Continue to streamline regulatory mechanisms to encourage economic growth.

Policy LU.16: Review the Zoning Ordinance for standards for compatibility of historic structures in the neighborhoods. Draft requirements to provide standards for a Historic Overlay District.

Policy LU.17: All public buildings should be LEED certified. Leadership in Energy and Environmental Design incorporates “green” building techniques with the goal of reducing the destruction of natural areas, reducing air and water pollution, reducing the depletion of finite resources and creating a healthier and safer indoor and outdoor environment.



EXISTING ZONING MAP **Adopted January 13, 2005** **LU-1**

PROPOSED FOR:
 TOWN OF NORTH BEACH
 8914 CHESAPEAKE AVENUE
 NORTH BEACH, MARYLAND 20714
 NOVEMBER 2008

NOTE:
 THIS PLAN IS FOR EXHIBIT PURPOSES ONLY.
 PROPERTY LINES AND HOUSING LOCATIONS ARE
 TAKEN FROM AVAILABLE RECORDS AND DO NOT
 CONSTITUTE A SURVEY OF THE TOWN.

ARCO
 CONSULTING ENGINEERS
 101 Old Kent Road, NE
 Hyattsville, MD 20785-1100



PROPOSED LAND USE MAP LU-2



PREPARED FOR:
TOWN OF NORTH BEACH
8916 CHESAPEAKE AVENUE
NORTH BEACH, MARYLAND 20714
NOVEMBER 2008

NOTE:
THIS PLAN IS FOR EXHIBIT PURPOSES ONLY.
PROPERTY LINES AND HOUSING LOCATIONS ARE
TAKEN FROM AVAILABLE RECORDS AND DO NOT
CONSTITUTE A SURVEY OF THE TOWN.



100 Oak Court, Suite 312
Rockville, MD 20850
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LU-SA

INTRODUCTION

The Maryland Economic Growth Resource Protection and Planning Act of 1992 requires all comprehensive plans in the State to include a Sensitive Areas element that describes goals and policies that will protect streams and their buffers; the 100-year floodplain; habitats of threatened and endangered species; and steep slopes. .

This element is extremely important to the citizens of North Beach who live along the western side of the Chesapeake Bay and its adjacent marshes and ecosystem. Stewardship of the Chesapeake Bay confronts the town on a daily basis as they strive to protect a natural resource that provides them with beauty, recreation, serenity, and a special quality of life. Historically, the Bay's presence has provided the town with a focal point that is appreciated and that cannot be more emphasized or respected.

The Town is bordered on its east side by the waters of the Chesapeake Bay, on the north by a large tidal wetland system that in the past has been considered to be adjacent to a parcel that is being considered for a Nature and History Center that would accentuate the wetland habitat. The proposal which appears to still have some residents interested would consist of a 20,000 square foot building with a viewing platform and boardwalk through the adjacent wetlands. As such, the proposal could be a potential draw for tourists to the area. In addition, rental equipment like canoes, kayaks, and other water related sports equipment would be appropriate to increase revenues for the town near the marshland or bay.

This marsh and swamp wetland system is hydraulically connected to the Chesapeake Bay via several culverts that run under Maryland Route 261. This system should be flushed regularly to keep the ecosystem healthy and to avoid stagnation. A recent letter from the Department of Natural Resources has indicated that one endangered species, the Long-awned Diplachne (*Leptochloa fascicularis*) a plant species near salt ponds with uncertain state status that is considered to be rare, has been found in this area and should be protected. In addition, the forested area on the north side of Town contains Forest Interior Dwelling Bird habitat, the conservation of which is mandated within the Critical Area.

In addition to the Bay and its marshes and wetlands, the 100 year floodplain is ever present within the Town. As the Town continues to grow, the floodplain that threatens a large part of town should be considered for parking areas and parkland, especially if any buildings constructed in this area cannot be floodproofed. A buffer area should be placed adjacent to all sensitive areas and development plans should be in compliance with this buffer zone.

The Chesapeake Bay Critical Area 1000 foot boundary extends into Town and impacts portions of land adjacent to Erie, Frederick, and Greenwood Avenues, and parts of Second to Eight Streets north of Dayton Avenue. (See Map ES-1.) The Critical Area Buffer is a naturally vegetated area extending 100 feet landward from the tidal waters, wetlands or tributaries. Human activity in the buffer is to be minimized. However, development in North Beach was in place long before the State enacted the Critical Area law in 1984. The regulations associated with these boundaries can be found in the adopted North Beach Zoning Ordinance.

Stewardship of the Chesapeake Bay is definitely acknowledged by the town's residents and a resource that provides fishing, swimming, boating, and beauty. The Town knows they must attain an appropriate balance between development and environmental and sensitive area's preservation and should develop policies to help developers, businesses, and citizens to achieve that balance. Protecting water quality is a goal that is achievable and should always be included in review and approval of development projects and any construction conducted in Town.

North Beach does have a number of existing policies and regulations that are designed to protect the environment and sensitive areas. Town officials have adopted the Chesapeake Bay Critical Area Program, have practiced the existing Stormwater Management and Floodplain Management Ordinances that are approved by the State; and, they are in compliance with the Forest Conservation Regulations of the State. In addition there are Federal and State regulations that are incorporated within North Beach's Land Development and Preservation Ordinances that protect tidal wetlands, water quality, and other sensitive components of the Town's environment when reviewing development requests. As the Town grows, it will be more difficult to meet the challenge of providing green areas; however, doing so will provide a most appreciated commodity.

The boardwalk/bike path is a fine example of a recreational greenway in North Beach; It is a one and one quarter miles boardwalk that is 16 feet wide. Although there is a bike path along the boardwalk, it is important to link this feature of the community with the entire town. Future paths, trails, and observation areas of the natural environment and its wildlife would expand the greenway and provide additional recreational opportunities and attract environmentalists to the area. Passive and active recreational activities are possible here.

One improvement that was requested by some residents during the citizen survey was providing an improved streetscape. Streetscape improvements that include trees have many environmental and aesthetic benefits. Trees are capable of up taking storm water, cleaning, and cooling the environment and providing shade during the intense summer heat. The Town should adopt a street tree list that would provide trees that are resistant to high winds, provide several appropriate varieties so that there would be less susceptibility to blight or disease of any one species, and trees that do not have a root system that is characteristic of destruction of sidewalks and streets. There are also grants to municipalities for urban planting awarded by the State.

Many of the goals and policies that were featured in the 1998 Comprehensive Plan can be found in the 2012 Comprehensive Plan with new goals and policies that are in conjunction with newly adopted State requirements and the Calvert County Comprehensive Plan.

ENVIRONMENTAL, SENSITIVE, AND CRITICAL AREA GOALS

1. Establish a comprehensive environmental effort that encourages protection, preservation, and conservation of the Town's sensitive areas and ensures continuance of a healthy and pleasant place for current and future residents to live. Through education and interaction with nature, promote stewardship of the land and water as an ethic that guides public and private actions in Town.
2. Land use regulations must be updated to reflect the adoption of this Comprehensive Plan and minimize impacts to the natural environment.
3. Continue to practice land planning that focuses on good site design and public works operations that protect natural resources and minimizes detrimental effects to the environment.

4. Provide multi-modal options for transportation that are environmental friendly and encourage a reduction of vehicular trips as the Town grows.
5. Continue to encourage resource recovery and techniques to save water inside and outside the homes and encourage practices that reduce erosion in North Beach. Provide educational information on the Town's web page.
6. Encourage regeneration of lost or damaged natural and man-made environmental features.
7. Continue to pursue grants for funding environmentally sound public projects.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy EN.1: Encourage protection and minimize adverse impacts of public and privately owned wetlands and the 100 year floodplain.

Implementation Strategies

1. Inventory the privately owned wetlands and land within the 100 year floodplain and establish incentives to preserve them and minimize any negative impacts to them.
2. Purchase property or obtain easements in the vicinity of the wetlands so that the Town can protect the wetlands and eco-safe recreational activities can take place.
3. Plan and redesign the History and Bayside Nature Center to provide historic and environmental education for the citizens and tourists during the twenty year planning period.
4. Promote appreciation of the natural environment by capitalizing on the educational and recreational values and opportunities in the natural area at the north end of Town.
5. Continue participation in the National Flood Insurance Program (FIP).
6. Continue to monitor the potential impacts from future increases in the sea level and adopt Town development standards to reduce increase damage to incidents of high flood levels caused by rising sea level.

Policy EN.2: Encourage regeneration of lost or damaged natural and man-made environmental features.

Implementation Strategies

1. Reinstate and promote the Tree City program to enhance streetscapes that provide shade and reduce stormwater. A tree list should be used that lists trees that are indigenous to the area.
2. Establish a tree species list for planting within the Town and establish a maintenance schedule for pruning so that trees will not impede the viewshed of the Bay.
3. Identify properties within the 100 year floodplain that could be protected from future development.
4. Explore sources for availability of excess materials for beach nourishment for erosion abatement purposes.
5. Protect steep slopes and require landscaping and trees to be part of the site planning process.
6. Restore the wetlands between Holland Point and the Town.
7. Identify sites available for tree planting and off-site mitigation.

Policy EN.3: Promote and plan educational programs to foster and provide a greater public awareness of the importance for conserving and sustaining natural and man-made resources.

Implementation Strategies

1. Encourage citizens to use techniques to save water, properly dispose of pollutants, and to recycle household waste.
2. Establish a public education campaign for recycling solid waste and reducing the waste stream taken to the landfill.
3. Encourage voluntary cooperation by the Town's citizens, businesses, and landowners in conserving as much of the natural vegetation as is feasible.
4. Encourage and educate Town residents to voluntarily use rain barrels to collect water from their roof drains for their yards; and, to compost and mulch their own yard waste such as grass clipping, leaves, and twigs to reduce the waste stream and to improve the saturation rate in their yard.

Policy EN.4: Continue to maintain a sufficient and potable water supply for consumption and fire-protection.

Implementation Strategies

1. Provide an educational program to consider placing fluoride in the Town's potable water.

Policy EN.5: Maintain a safe and efficient collection and treatment of sewerage, and continue to provide for efficient and innovative stormwater management.

Implementation Strategies

1. During development review, establish pocket parks to provide passive recreation and bio-retention (rain gardens) to absorb, clean, and reduce stormwater management.

Policy EN. 6: Coordinate implementation of new and existing environment protection programs and regulations in partnership with Calvert County and the State.

Implementation Strategies

1. Continue to coordinate with neighboring jurisdictions to ensure the adequacy and efficiency of wastewater treatment in the Town of North Beach.
2. Work with the State Highway Administration to prevent channel clogging in the North Wetland area along Route 261 between the Bay water and the tidal marsh.

Policy EN.7: Resolve unavoidable competitions between economic and environmental policy through the use of flexible regulations and innovative development techniques.

Implementation Strategies

1. Periodically review updates to any Environmental regulations and update land use regulations for compliance.
2. Continue to improve and streamline development regulations.

3. During development review, encourage site designs that orient the buildings in the Waterfront Renaissance district to provide for the best view sheds of the Chesapeake Bay.
4. Promote green building and low impact development.

Policy EN.8: Protect rare, threatened and endangered species.

Implementation Strategies

1. Establish standards in the development review process to require evaluation of the presence of rare, threatened and endangered species on development sites.

Policy EN.9: Evaluate and seek funding for the Town's stormwater facilities and provide for upgrades for the benefits of all citizens.

Implementation Strategies

1. Continue to eliminate or control stormwater problems by enforcing the Town's stormwater management ordinance and identify any innovative ways to reduce stormwater.
2. Require storm filters in new and reconstructed parking lots to treat stormwater.
3. Strive to reduce impervious cover and promote best practices for stormwater management.
4. Incorporate Low Impact Development (LID) techniques into the Land Use Regulations.



ENVIRONMENTAL, SENSITIVE AND CRITICAL AREAS ES-1

PREPARED FOR:
TOWN OF NORTH BEACH
8018 CHESAPEAKE AVENUE
NORTH BEACH, MARYLAND 20714
NOVEMBER 2008

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MUNICIPAL GROWTH

INTRODUCTION

The Municipal Growth Element begins with future population and housing demographics to provide the data necessary for analysis of impacts to facilities in North Beach or land areas adjacent to Town precipitated by population growth. It will help to analyze existing shortages in housing, the need for higher density in residential districts in future years, and assist in evaluation of annexation petitions of land outside of the Town boundaries. The demographics used in this chapter will be carried over to the Water Resources Element for analysis of water and sewerage facilities.

FUTURE POPULATION AND HOUSING FORECASTING

This section includes trends that identify expected future yearly population projections, and assesses implications of expected future population trends for purposes related to accommodating community planning in the next twenty years. It places an emphasis on expected housing needs, water and sewer availability, and possible growth of community services.

As referenced in the Introduction chapter, North Beach is a diverse community that consists of year-round residents, seasonal property owners, seasonal day visitors, and a growing number of senior citizens. A trend has been established of summer homes converting to permanent homes throughout the past years. Population, housing, acres in each land use, and zoning districts will be utilized during forecasting in this chapter.

Population size serves as the benchmark for planning the physical needs of the community. It is one component for estimating overall land and facility needs. Analyzing the characteristics of the population assists the Mayor, Council, and Planning Commission in making informed decisions regarding the needs and service demands of the present population.

Although population projections are less than precise, they provide the basis for estimating housing and infrastructure impact and demand; and, an analysis of population relative to jobs and journey to work forecasting can be helpful to establish the need for businesses in town. The population in Town is important to the types of services and retail establishments that can be supported in North Beach and in areas in close proximity. The Municipal Element looks at these factors so as future population growth takes place, the appropriate infrastructure, services, and housing will be available to the Town.

In a Market Feasibility Analysis by Real Property Research Group, when comparing 1990 and 2000 Census data, they found that the market area in North Beach experienced strong growth during the nineties, growing from a household count of 6,148 in 1990 to 8,328 in 2000: with a mean annual growth of 218 households, or a compounded annual growth rate of 3.1 percent. In 2001, Hunter Interests, Inc. prepared the Phase II North Beach Revitalization Plan which analyzed their data using concentric circles of 1, 5, and a 10 mile radius: with the point of beginning at the intersection of Erie Avenue and 5th Street. Since both of these studies used a much larger area that contained parts of adjacent communities, rather than the Town's municipal boundaries their growth rates may be more appropriate in the Economic chapter. It is expected that markets will cross over jurisdictional

boundary lines since they are based on distance to the service rather than being confined to the boundaries of North Beach. Both of these studies certainly have value when looking at the Economic data that will be presented in the Economic Chapter.

Review of Census data for North Beach and selected jurisdictions for comparison has helped to establish the growth rate for the Town. North Beach had an average annual growth rate of approximately 6 percent between the years of 2000 and 2007.

**Estimated Population for North Beach and Selected Jurisdictions
2000-2007
Table MG-1**

Jurisdiction	2007	2006	2005	2004	2003	2002	2001	2000	2000-2007 Percent Change
Maryland ¹	5,618,344	5,602,017	5,573,163	5,537,662	5,494,136	5,433,822	5,374,956	5,310,916	6.1
Calvert County ²	88,223	87,582	86,813	85,370	83,385	80,409	77,348	75,165	17.0
North Beach ¹	1,869	1,865	1,862	1,846	1,825	1,785	1,762	1,880	6.3
Chesapeake Beach ¹	3,394	3,380	3,366	3,328	3,278	3,193	3,167	3,179	6.7

¹ Prepared by the Maryland Department of Planning, Planning Data Services

² Source: U.S. Census Bureau, Population Division. Release Date: July 10, 2008

In their 2004 Comprehensive Plan, Calvert County projected a 2010 population as 91,000 with 31,967 households, and 2.85 persons per household. Their projection for 2020 was a population of 96,000 with 35,367 households and 2.71 persons per household. Population projections received from Calvert County to the year 2020 indicates that their growth rate in population will be 1 percent. Both of the County data sets are relatively close. ARRO Consulting, Inc. has established a growth rate in population based on available Census data and Calvert County's growth rate at .09 percent. This takes into account the economic situation in the years 2008 and 2009 and uncertainty in the economy and its recovery.

According to the 2000 Census reports, the average household size in North Beach was 2.34 with an average family size of 3.01. Households represent all people occupying a housing unit, whether related or not (containing no more than one family); a family includes a householder who is related to the householder by birth, marriage, or adoption. Therefore, not all households contain families, since a household may comprise a group or unrelated people or one person living alone. Applying .09 percent growth factor will produce 2295 population in 2030 and will require 981 housing units.

The number of persons in a household that will be used in the Municipal Growth Element analysis will be 2.34, which is based on the 2000 census data. This number is a weighted average between 2.44 per owner-occupied housing units and 2.17 per renter-occupied housing unit.

Table MG-2 shows population projected from 2000 to 2030. Projection in the year 2030 predicts a raise in population of 415 persons and 178 households. These numbers have been used for

forecasting of the Community Facilities and Water Resources Element. Of course the national economy will effect population growth in Town since there is not an abundance of jobs here and there is a higher cost to commute long distances to work. Many may be reluctant to invest in remodeling a home or a developer may want to wait to begin a project until the economy and the housing market improves.

**Projected Population and Household Projections
North Beach 2000-2030
Table MG-2**

Year	<i>North Beach Population</i>	<i>Population Change Yearly</i>	<i>Households</i>	<i>Household Change Yearly</i>
2000	1880	-	803	-
2005	1862	-18	795	-8
2010	1920	58	821	26
2015	2008	88	858	37
2020	2099	91	897	39
2025	2195	96	938	41
2030	2295	100	981	43

North Beach data is projected by ARRO Consulting, Inc.

GROWTH PATTERNS

North Beach began as a thriving small summer community with churches, shops, restaurants, a lumber yard, a dance pavilion and essential retail establishments that supplied most of the goods that people in the community needed. Following World War II, emphasis was placed on legalized gambling here and in Southern Maryland. North Beach had a few hotels and boarding houses where tourists stayed when they were in Town. After repeal of legalized gambling, the Town became more family oriented; as it is today. Although fishing and water related activities have always been important, during the 1960s, transportation allowed people to leave Town to work and shop, and the market for the shopping was not as important as it had once been.

Today the Town has a different mix of businesses, most of which are located along Chesapeake and Bay Avenue and between First and Seventh Streets. The Town has several restaurants, antique, beauty and art shops, business and professional offices, a gas station, florist, gift, beauty, beverage, candy, bakery, and car repair and bicycle shops. The citizen survey stated that some would like to see a grocery and drug store locate here which may occur if proposed development that has already been approved decides to build when the economy improves.

Since the 1998 Comprehensive Plan was adopted, a number of new community facilities have been added to the Town. The Boardwalk and Pier have been rebuilt and a bicycle path has been added along Bay Avenue; a new Boys' and Girls' Club building was constructed, and a Senior Center was constructed and occupied on Chesapeake Avenue; a three story apartment for Seniors has been built between Chesapeake and Bay Avenues; and a large acre tract of land was annexed into town and provides 135 three story town houses: some with garage options. In addition, several multi-family buildings have been built in the downtown area.

There have been several proposals discussed for some of the vacant properties that are located in the downtown area which is mainly located from First to Eight Streets and along the west side of Chesapeake Avenue to Bay Avenue with a small area of commercial between Bay and Atlantic Avenues commencing at Seventh Street Maryland Route 261. The rest of the Town consists of single family attached and detached dwelling units, townhouses, and apartments.

A trend in residential housing that has been continuing for many years and is expected to continue is the conversion of small one story beach houses into larger multiple story single family homes many of which can be seen along Atlantic Avenue.

In 2005, the Mayor and Council approved a change to the Town Zoning Ordinance to create the Waterfront Renaissance District. This district allows a developer to deviate from some regulation, from the underlying district upon which the overlay was placed in exchange for other regulations that add flexibility in uses permitted. The Planning Commission reviews the application to modify certain regulations that are requested by the developer. The Planning Commission objective is to allow development that demonstrates excellence in architectural design compatible with the historic architecture of the Town while providing for safety, convenience, economic vitality and beauty for the town residents and tourists. The public hearing process that takes place at the Planning Commission meeting provides input from citizens relative to the proposal brought forth. Much of the negotiation between the Commission and the developer is created due to the small lot sizes, the lack of parking in Town, and the placement of buildings in an optimum place.

North Beach received an Architectural Survey and Historic District Evaluation that identifies 40 existing historic structures that are within the Town. The significance of these structures is their representation of the Residential and Beach colony (c. 1910 to c. 1942) period and the Suburban Community (c.1943 to the present). The Town has developed guidelines for historic preservation; however, there is not a historic overlay district established even though the Zoning Ordinance has provided for one.

The Town is fortunate to be located along the beautiful Chesapeake Bay; however, the marshland and wetlands associated with the Bay infringe on the developable land in Town. Approximately twelve percent is classified as Conservation, which is beneficial for outdoor recreation but is not build able land.. Future use of this land may be associated with planned recreational activities that can add more tourists to the economy of the Town.

North Beach has a major part of Town that is located in the Critical Area and a lesser portion of Town that is located in the 100 year FEMA floodplain. Although these natural features make it more difficult to develop the Town, these designations are respected and considered with all development requests.

The existing zoning of the Town is shown in Table MG-3 below and following that is Table MG-4 that contains the proposed land classifications and the uses expected in those areas.

Table MG- 3
Adopted Zoning Ordinance District Classifications

Zoning Classification	Definition
R-1, Single Family Residential	Intended to preserve and protect the primarily single-family detached residential character of the district and to keep these areas free from the land uses that are incompatible with and/or might adversely affect these single-family neighborhoods.
R-2, Multi-Family Residential and Mixed Use	Intended to promote the development of a pleasant living environment with multiple housing types and other low impact land uses which complement residential and institutional character and are compatible with residential use.
R-3, Single Family Residential and Mixed Use	Intended to promote the development of a pleasant living environment with single family housing types and low impact land uses which complement residential and institutional character and are compatible with residential use.
C-1, Neighborhood Commercial	Intended to provide locations for small-scale and low-impact commercial and non-residential uses while protecting residential character within and adjacent to the district.
C-2, Town Center Commercial	Intended to promote the intense development of land for commercial 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.
W, Waterfront District	Intended to promote the development of a mix of uses that are respectful of and complement a waterfront location and contribute to recreational and tourism activities for residents and visitors.
PR, Park and Recreational District	Established to provide and protect locations for parkland and recreational activities and needs.

Table has been prepared using the 1998 North Beach Comprehensive Plan and the existing 2005 North Beach Zoning Ordinance.

After analysis of the current Zoning classifications, it was determined that the nomenclature and characteristics of the current zoning districts needed to be revamped to define density, intensity, and types of uses. The Land Use Classifications that are show on Table MG-4 below should be utilized as the basis for Zoning Classifications upon adoption of the Comprehensive Plan and review and adoption of the next Zoning Ordinance.

In addition to the Land Use Classifications, the following Overlay Districts are part of the Plan. The Growth Allocation Overlay's regulations are provided in the 2005 Zoning Ordinance; however, an overlay has not been placed on the Town's Zoning Map to date. A Historic Overlay is referenced in the Zoning Ordinance and should be retained. Although there is not a Town Historic district, if several historic property owner's request and gain approval of a Historic Overlay, the door is left open for creation of a district in the future.

Table MG-4
Future Land Use Classifications

Land Use	Density	Recommended Uses
General Commercial	Variable	Retail services that serve the community and may serve other areas adjacent to the Town or tourists.
Neighborhood Commercial	Variable	Retail and office uses within or in close proximity to residential areas that provide residents pedestrian access to essential and convenience services.
Government	Variable	Publicly owned areas of the town where the public is invited to congregate or areas that are used to private public service.
Waterfront, Renaissance	Variable	A combination of uses including residential and non-residential. Uses may include offices, retail, institutional uses, and small passive recreation areas. The purpose of this district is to enhance and redevelop the downtown area along and adjacent to the Bay. This district requires compliance with the Waterfront Renaissance design guidelines.
Residential, Low Density	3.5 to 8 DU/AC	Single-family, detached, attached, and multi-family, and residential accessory uses. Neighborhood-serving retail and services provided that land uses are compatible with and do not adversely affect residential neighborhoods.
Residential, Medium Density	9 to 12 DU/AC	Single-family, detached, attached, and multi-family, and residential accessory uses. Neighborhood-serving retail and services provided that land uses are compatible with and do not adversely affect residential neighborhoods.
Residential, High Density	13 to 50 DU/AC	Single-family, detached, attached, and multi-family, and residential accessory uses. Neighborhood-serving retail and services provided that land uses are compatible with and do not adversely affect residential neighborhoods.
Recreation	Variable	Lands and facilities generally owned and operated by the Town or other level of government for the purpose of recreation or public open space.
Conservation	Variable	Publicly or Privately owned environmentally sensitive areas.

Table MG-4 shows land uses that are recommended in specific classifications. It is recognized that at the present time many neighborhoods have a mix of uses that the Zoning Ordinance permits by right and that the Comprehensive Plan suggests continuance of mixed uses in the Waterfront Renaissance district and continuance of legal non-conforming uses. The Plan recommends that some uses should be considered as primary in a land use category and some secondary. For example, you would expect to have single family residences in a low density residential district; however, if there has been a legal non-conforming use in existence, it can remain until it ceases use for a certain period of time. The Comprehensive Plan is suggesting that some areas of Town should be Neighborhood Commercial; however, if the Mayor and Council want to allow some residential development to exist in that area, they may do so. However, the Comprehensive Plan only presents goals that are general, so any change to neighborhoods would only take place after amendment of the Town's Zoning Ordinance. Adoption of the Comprehensive Plan does not rezone property which is a process that is conducted during amendment of the Zoning Ordinance. It does support certain logical land uses in certain areas.

Table MG-5 provides a comparison of existing and proposed land uses within the Town. The areas are computed from the existing and proposed land use maps. As can be seen, the area of waterfront mixed use land use will increase with the proposed land use designations.

**Table MG-5 Comparison of Existing & Proposed Land Uses
By Percent of Acres of Land in North Beach**

Land Use	Existing Acres	Share of Town %	Proposed Acres	Share of Town %	Percent of change in Proposed Land Use from Existing Land Use
General Commercial			7.22	3.0 %	
Neighborhood Commercial			6.35	3.0 %	
Total Commercial	19.44	8.7 %	13.63	6.0 %	-2.7 %
Government			10.50	5.0 %	
Waterfront Mixed Use	7.05	3.1 %	18.00	8.0 %	4.9 %
Residential Low Density			106.05	47.0 %	
Residential Medium Density			35.82	16.0 %	
Residential High Density			8.25	4.0 %	
Total Residential	159.47	71.5 %	150.09	67.0 %	-4.5 %
Recreation			9.00	5.0 %	
Conservation			21.56	9.0 %	
Total Sensitive Areas	36.79	16.5 %	30.56	14.0 %	2.5 %
Total Acreage	222.75	100 %	222.75	100 %	

Based on existing and proposed land use map.

DEVELOPMENT CAPACITY AND BUILD OUT ANALYSIS

The development capacity analysis is the basis for determining whether existing developable land will accommodate future population growth or whether redevelopment of parcels with higher density, development on existing vacant land, adaptive reuse of structures, or annexation is required. This is one function of the Municipal Growth Element that is mandated to appear in the Comprehensive Plan by State law. This analysis is important because it helps to determine if there is an adequate balance between land supply, demand, services, and infrastructure.

As stated in the Land Use Element, North Beach is located in the northwest corner of Calvert County right at the Anne Arundel southern boundary line. The marsh land of the Chesapeake Bay borders

approximately 95 percent of the north border of Town. Although there is a small area (approximately 5 percent of the north boundary of the Town) of land that is designated as Rural in Anne Arundel

County that fronts the Chesapeake Bay marsh land, only the width of the right of way of the Maryland Route 261 Bridge connects the two areas. The area in Anne Arundel County appears to be limited due to the marshland.

The entire east boundary of the Town is the Chesapeake Bay. The Town's southern boundary is the common boundary line with the incorporated Town of Chesapeake Beach which is designated Residential, Resource Conservation, and Mixed Use-Low Intensity. The Resource Conservation is placed on marshland that abuts North Beach to the south. The area that is Residential and Mixed Use-Low Intensity is developed already and is served by Chesapeake Beaches' public services. On the west of Town, houses fronting Greenwood Avenue are in Calvert County on the west side of the street and North Beach on the east side of the street. The County land is designated as Rural Community/Residential. This property is built up and contains single family homes in the County that are served with public sewer and private wells.

Future Annexation

During preparation of this Comprehensive Plan, the possibility of annexation of adjacent land areas was analyzed and it appears that there is no land outside of the Town to annex due to the fact that the only section of Calvert County that fronts Greenwood Avenue would be unlikely to request annexation since it is already built up and served by public sewer. It is possible that failure of private wells could result a need for public water in the future. However, based on precedent, the Town can extend its water supply to areas of the County where it is needed without doing an annexation.

It is prudent for the Town to encourage infill development that can improve the quality of this older community. Infill development is in keeping with Smart Growth and is urged by the State as an efficient method of development because the infrastructure is already present at future building sites. However, it is important when reviewing projects that infill development should be designed to be attractive and compatible with the existing development in Town. In addition, some vacant lots may need to be consolidated due to their small size. Zoning text to provide regulations to accomplish development of infill lots should be considered for small infill lots during a rewrite of the Zoning Ordinance.

Incentives may be necessary for infill lot development due to the fact that construction is generally higher since it is more difficult to realize economies of scale for one building rather than several in an area. Infill development can be beneficial, especially since the Town does not have a lot of annexable area around it. In addition, this type of development is efficient for emergency and public safety services because it makes turn-around times faster; and, it adds to the goal of being a walk-able and bike-able community. Infrastructure is already in place and infill lots are less costly to sewer and water.

Table MG-6 lists the vacant lots that exist in North Beach and the densities that would be applied to dwelling units that could be constructed in Town.

Vacant Lots with Potential for New Construction
Table MG-6 North Beach

Block	Lots	Density	Land Use Classification
4	11-16	variable	Waterfront Mixed Use; General Commercial
4	variable	variable	Waterfront Mixed Use; General Commercial
3	variable	13-50 du/ac	Waterfront Mixed Use
2	7-10	13-50 du/ac	Waterfront Mixed Use
1	23-24	13-50 du/ac	Waterfront Mixed Use
10	1-3	3.5-8 du/ac	Residential Low Density; General Commercial; Government
10	5-9	3.5-8 du/ac	Residential Low Density; General Commercial; Government
10	39-40	3.5-8 du/ac	Residential Low Density; General Commercial; Government
9	7-8	3.5- 8 du/ac	Residential Low Density; General Commercial
8	38-39	3.5- 8 du/ac	Residential Low Density; small portion of General Commercial
13	27-31	3.5- 8 du/ac	Residential Low Density
18	22-24	3.5- 8 du/ac	Residential Low Density
18	37-39	3.5- 8 du/ac	Residential Low Density
17	51-53	3.5- 8 du/ac	Residential Low Density
17	42-43	3.5- 8 du/ac	Residential Low Density
24	16-18	3.5- 8 du/ac	Residential Low Density
TOTAL	42 + lots available	200-250 du/ac	

Even the most conservative manipulation of the numbers in this chart can provide housing for the 178 dwelling unit increase projected for 2030. Realistically, the 178 new dwelling units that are projected to be built over the planning period will consist of a mix of densities that are indicated on the chart. Because several of the vacant lots are in the Waterfront Renaissance district, the highest density residential district, there could be as much as 13-50 dwelling units permitted on one or more of these lots. Although we do not have the dimensions of each lot, there are approximately 7+ acres of vacant land contained in these parcels as measured from the air photographs. It is expected and hoped that the Waterfront Renaissance district will develop at a higher density than single families.

Therefore, the Development Capacity and Buildout Analysis indicates that there are sufficient vacant lots within the municipality that would accommodate the future growth to the year 2030. It is not expected that Annexation of Calvert County land will be necessary unless wells fail in the County and the State mandated that they hook on to North Beaches' public water.

Redevelopment within North Beach's existing municipal boundaries is the best option. It is an option that is within keeping with Smart Growth and meets the intent of House Bill 1141. Infill development relieves growth pressure on areas in Calvert County and can improve rejuvenate and improve the quality of life for older communities like North Beach. The Town does have vacant, underutilized land within its built-up areas where infrastructure already exists. Infill development conserves an existing community's finances due to the presence of infrastructure and services that can be enhanced and improved rather than starting from new construction.

It is important that infill development be designed to be attractive and compatible with the existing development in Town, which appears to be known by the citizens, Planning Commission, and elected officials who were interviewed and surveyed during the Comprehensive Planning process.

The State encourages Comprehensive Plan policies and provisions for infill. Of course, this would need to be followed by revising the text of the Zoning Ordinance with such provisions as:

- ✓ Zoning that encourages infill on certain vacant, abandoned, or underutilized parcels of land within built-up areas of the jurisdiction;
- ✓ Zoning tools that require connectivity of infill with surrounding streets and open spaces;
- ✓ Zoning that allows a mix of planned housing types;
- ✓ And regulatory processes that make infill competitive with conventional development. Since North Beach has a number of small lots in Town, variances may allow the developer to build a better product or granting modifications may allow for consolidation of lots to produce a cost effective option to new construction.

There are some barriers to infill development as shown below.

- ✓ Site constraints, such as: wetlands; poor drainage; poor soil; brown fields.
- ✓ Site next to nuisances, such as: rail lines, heavily traveled roads.
- ✓ Social barrier: fear of the unknown; opposition to higher density; difference of housing types in the community; insufficient parking.
- ✓ Concern that the development will not be compatible with the neighborhood.
- ✓ Economic barriers; uncertainty of regulations if they do not meet the size, building materials, style of other buildings in the neighborhood may discourage the builder from constructing his project because of the extra time it takes to get approvals.
- ✓ Construction is higher for infill development since it is more difficult to realize economies of scale for one building rather than several in an area.

Site constraints such as wetlands, poor soils, and brown fields impede this type of development. North Beach is aware and knows the limitations that are caused by wetlands, floodplain, and Critical Area legislation and have endured and built their fine community in spite of those natural restrictions. North Beaches' streets are established and the locations of vacant lots are mostly in the downtown area which would expect to increase in activity as the Town attracts new retail and office

uses; however, the tradeoff would be an increase shopping opportunities and necessary services for their citizens.

Human nature and fears of the unknown are always present with new development. The Town officials agree that there needs to be compatibility in new development and have indicated that they want the historic character of this small family friendly Town to continue into the next decades. They realize that it is very important to have citizen participation in the decisions that are made at Town Hall and welcome resident input.

However, there are some issues that do need to be addresses with any growth that would take place in Town.

- Parking is insufficient at the present time. The Town has hired a consultant who has prepared a report and an analysis that contains recommendations that are incorporated into this document.
- Sewer Taps are limited.

FUTURE INFRASTRUCTURE AND COMMUNITY FACILITIES SERVICES ANALYSIS

Potable Water Analysis Assessment

MG-7 – Water/Sewer Demand and Population and Household Projections for 2030

	2000	2005	2010	2015	2020	2025	2030	Change %
Population	1,800	1,862	1,920	2,008	2,099	2,195	2,295	0.9%/yr
Household	803	795	821	858	897	938	980	0.9%/yr

The projected population as indicted in Table MG-7 is 2,295 persons. The projected average day demand based on the historical usage of 70 GPDC is 160,650 GPD. After adding 10% for drought conditions the average day flow is projected to be 176,715 GPD, which remains less than the current permitted allocation of 185,000 GPD.

Using the State of Maryland’s conservative estimate of 250 GPD per dwelling, the projected 2030 increase in households of 178 dwellings, the increase in average day use would be 41,150 GPD or 174,150 GPD total as seen in Table MG-8. Increasing this by 10% for drought conditions would yield an average day use of 191,565 GPD necessitating an increase in the permitted allocation by 6,565 GPD. This worse case scenario would therefore require the Town to seek and obtain an increase in the existing appropriation permit by year 2028.

The Town has indicated that projects in the development review pipeline reflect an increase in average daily use of 27,000 GPD to 40,000 GPD, which would remain within the available allocated average daily flow limitations.

The Town currently has approximately 64 businesses consisting of restaurants, service oriented or professional offices and small retail establishments. Based on Town records, commercial operations

account for approximately 8% of the water and sewer demand. The projected demands shown in Table MG-8 includes 10% for business and 90% for residential development until year 2030.

The recent land use trends in North Beach, including the conversion of summer homes to permanent residences and conversions of one-story beach houses into multi-story single-family homes are accounted for in the population projections and associated water and sewer demand forecasts within the comprehensive plan.

Table MG-8 below provides the projected water and sewer demand for the year 2030.

MG-8 – Water/Sewer Demand and Population and Household Projections for 2030

	2000	2005	2010	2015	2020	2025	2030	Change %
Population	1,800	1,862	1,920	2,008	2,099	2,195	2,295	0.9%/yr
Household	803	795	821	858	897	938	980	0.9%/yr
Water Demand (GPD) ¹	126,000	130,340	134,400	143,650	153,400	163,650	174,150	1.30%/yr
Wastewater Flow (GPD)	209,531	210,748	223,500	232,750	242,500	252,750	263,250	0.85%/yr

¹ Average day demand at 250 GPD/EDU for future flows beyond 2010 based on MDE criteria. Water and sewer demand includes 10% for non-residential consumption based on historical utility records.

The Town's existing water storage consists of one (1) 250,000 gallon elevated storage tank. Analyzing the sufficiency of the existing storage requires a judgment involving the quantity and duration of fire flow. Given the nature of development in Town of residential use, relatively small-scale multi-family and commercial use, and the ability of the existing 12-inch main to convey flow, a value of 1,500 GPM for two (2) hours was used. An analysis of the existing storage volume given the existing and 2030 projected population is provided below in MG-9. Although the analysis illustrates a slight deficiency in storage volume, the Town has the option of using water (and storage) provided by Chesapeake Beach through an emergency interconnection should it become necessary.

MG-9 – Water Storage Analysis

YEAR	POP	1 EDU's	2 Average Daily Demand (GPD)	3 Equalizing Storage (GAL)	4 Fire Flow (GAL)	5 Emergency Reserve (GAL)	6 Required Storage (GAL)	7 Existing Storage (GAL)	8 Storage (GAL) Surplus (+) or Deficit (-)
2000	1,800	803	126,000	32,760	180,000	70,920	283,680	250,000	- 33,680
2005	1862	795	130,340	33,888	180,000	71,297	285,185	250,000	- 35,185
2010	1920	821	134,400	34,944	180,000	71,648	286,592	250,000	- 36,592

2015	2008	858	143,650	37,349	180,000	72,451	289,800	250,000	- 39,800
2020	2099	897	153,400	39,884	180,000	73,294	293,178	250,000	- 43,178
2025	2195	938	163,650	42,549	180,000	74,183	296,732	250,000	- 46,732
2030	2,295	980	174,150	45,279	180,000	75,093	300,372	250,000	- 50,372

Column 2 – From MG-8

Column 3 – Equalizing storage is 20% of maximum daily demand – Maximum daily demand is assumed at 1.3 x average daily demand.

Column 4 – Fire Flow at 2 hours duration (per AWWA Manual M31) at 1,500 GPM

Column 5 – Emergency Reserve is 25% of total storage.

Column 6 – Required Storage is Column 3 + 4 + 5

NOTE: North Beach is interconnected to Chesapeake Beach water system for emergency use.

Wastewater Treatment Assessment

The Town of North Beach is currently served by the Chesapeake Beach Wastewater Treatment Plant designed for 1.18 MGD. The Chesapeake Beach Wastewater Treatment Plant currently serves four (4) entities including: Chesapeake Beach; North Beach; Calvert County; and Anne Arundel County (Rose Haven and Holland Point). An inter-jurisdictional Agreement provides for the shared responsibilities and a flow allocation to each entity. The flow allocation is shown in the table MG-10 below.

MG-10 Wastewater Treatment Allocation

Jurisdiction	Allocation [Flow in GPD (# of Taps)]	Percentage
Calvert County	302,325 (1,512 Taps)	25.6%
North Beach	250,200 (1,251 Taps)	21.2%
Chesapeake Beach	489,975 (2,450 Taps)	41.5%
Anne Arundel	137,500 (550 Taps)	11.7%
Total Flow	1,180,000 (5,763 Taps)	100.0%

The existing 1.18 MGD Chesapeake Beach Wastewater Treatment Plant currently serves a population of 8,933 people and discharges effluent via a 30-inch gravity outfall offshore in the Chesapeake Bay (Tributary Basin #02139998). The plant is currently designed for biological nutrient removal utilizing a cyclic nitrogen removal process. Recent improvements completed in 2008 include replacement of the outfall and the addition of a surge tank for shellfish protection and interim expansion. In addition to the cyclic nitrogen removal process, the plant includes three (3) clarifiers and disinfection using chlorine gas (150 lb. cylinders) and sulfur dioxide gas for dechlorination.

A new project to retrofit the plant for enhanced nutrient removal (ENR) is planned but has not yet begun. The ENR process, when completed will limit the nitrogen loading to 18,273 lbs/year and the phosphorus loading to 1,371 lbs/year with a total treatment capacity of 1.5 MGD. Upon completion of the upgrade, the plant will be capable of achieving an effluent with a total nitrogen goal of 3 mg/l and a total phosphorus goal of 0.3 mg/l. It is anticipated the project will begin in 2012 and be completed in 2013.

The Town of North Beach's wastewater collection system consists of gravity sewer lines ranging in size from 6 inches to 12 inches, force mains from 4 inches to 8 inches and four pumping stations. The Bay Avenue pumping station is designed to pump at a rate of 120 GPM at 28 feet of total dynamic head using duplex 3 ½ HP submersible pumps in a 6 foot x 6 foot wet well. The station is equipped with an emergency generator and separate valve vault. The pumping station conveys on average 26,000 GPD via a 4 inch force main.

The Chesapeake Avenue pumping station which conveys about 70% of all flow from the town is designed to pump at a rate of 750 GPM using two-15 HP pumps in a dry well/wet well configuration with a 10 foot diameter wet well and equipped with an emergency generator. A new programmable logic controller and control panel with transducer was recently installed. The pump station conveys on average 150,000 GPD of flow via an 8-inch force main.

The Greenwood Avenue pumping station consists of duplex 5-HP submersible pumps in a 5 foot diameter wet well pumping at a rate of 100 GPM at 34 feet of total dynamic head through a 4 inch force main. The station is equipped with an emergency generator and a recently installed transducer and control panel for level control. The station pumps an average 67,000 GPD. The San Francisco pump station, recently installed as part of a new residential multi-family development, consists of duplex 3 ½ HP submersible pumps at a rate of 130 GPM through a 4 inch force main. The station is equipped with an emergency generator and emergency pump around connection.

The Town currently has no septic tanks or grinder pumps within the Town. It is suspected, based on the pump station flow data, that excessive inflow and infiltration exists in the sewer collection system. In order to potentially increase the number of sewer taps and reduce operational costs for the pumping stations, an inflow/infiltration study and rehabilitation project is recommended.

The historical wastewater flow from the Chesapeake Beach treatment plant for the past three (3) years (2006 – 2008) is 810,000 GPD. The design capacity of the plant is 1,180,000 GPD. The plant is scheduled for an ENR upgrade as well as a capacity increase to 1,500,000 by year 2013.

The Town is part of the inter-jurisdictional agreement on the use of the Chesapeake Beach Wastewater Treatment Plan. Currently, the Town has enough allocated capacity for existing users in the Town with some additional capacity for growth. In the future the Town may be short of allocated capacity as new projects and expansion of existing users occur. Additional capacity for the Town can be driven for the Town by either participating in the plant expansion project or purchasing unused capacity from other members of the inter-jurisdictional agreement.

Stormwater Management Assessment

The Town currently enforces stormwater management regulations for new or redevelopment using the State of Maryland 2007 Maryland Design guidelines. These regulations will require environmental site design to the maximum extent possible. In urban sub water sheds, such as North Beach, American Forests recommend an overall twenty-five percent tree canopy and fifteen percent in commercial areas. Tree canopies intercept and absorb rainfall, filter pollutants, and reduce temperatures at the ground that is important especially where heat islands are created due to asphalt and roof absorption of the sun's rays. Encouraging planting of trees within the Town can have a beneficial effect and assist reduction of rain water, provision of a cooler environment, and reduction of stormwater.

North Beach is currently about twenty-percent impervious. Maintaining impervious surfaces to less than twenty-five percent can achieve certain goals" such as having swim-safe, fishable waters, and reducing nutrient loads to a point that precludes algal blooms.

Stormwater runoff from the Town of North Beach drains to the east to the Chesapeake Bay. There is no current TMDL wasteload allocation for the area of the Town draining to the Chesapeake Bay; however, the Town recognizes the importance of minimizing nitrogen and phosphorous runoff to the waters of the Bay.

Nonpoint source nitrogen and phosphorous loading values based on land cover were determined based on the most recent (2008) Western Shore, MD watershed data in the "Watershed Model Output Data" available from the Chesapeake Bay Program. The total nitrogen and phosphorous loading for each land use in the watershed were divided by the total acreage for each use, with the resulting values being the nitrogen and phosphorous loading in pounds per acre per year for each type of land use. Based on the Watershed Model Output Data classifications, land use within the Town of North Beach is virtually all either "Pervious Urban" or "Impervious Urban," with proportions equivalent to the pervious and impervious percentages as shown in the preceding table.

Table MG-11 below summarizes current nitrogen and phosphorous loading by drainage area based on the previously determined loading values and land cover. There are no septic systems in the Town.

MG-11 - Current Non-Point Source Loading

Cover/Source	Area (acres)	Average Nitrogen Loading (lbs/acre year)	Average Phosphorous Loading (lbs/acre year)	Nitrogen Loading (lbs/year)	Phosphorous Loading (lbs/year)
Pervious Urban	113.11	10.59	1.45	1,197.83	164.01
Impervious Urban	72.85	7.17	0.45	522.33	32.78
Mixed Open	36.79	4.24	0.68	155.99	25.02
Total Non-Point Loading				1,876.15	221.81

The total current nonpoint source loading to the Chesapeake Bay from the Town is approximately 1,876.15 lb/year of nitrogen and 221.81 lb/year of phosphorous. The population growth projected in the previous sections will occur as infill within the residential or mixed use zoned areas of the Town. Although it is planned that the zoning for the Town will be changed as described in previous sections, the land use should not significantly change other than some infill. The infill and associated new infrastructure will result in a net increase in impervious cover, which based on the historical

trends in the Watershed Model should decrease nitrogen and phosphorous loading. Thus, the values calculated above represent probable maximum nonpoint nitrogen and phosphorous loading for the projected growth period; future development trends along with implementation of best management practices in stormwater design should help reduce the ultimate loadings to the Chesapeake Bay from the Town.

There are no septic systems within the Town that would add to the nonpoint source loadings calculated herein.

The Town currently discharges treated wastewater to the Chesapeake Bay under NPDES Permit #MD-0020281, effective March 1, 2005 and expiring on February 28, 2010, via the Chesapeake Beach Wastewater Treatment Plant. Projected future point-source discharge quantities and nutrient loadings from the Town are tabulated below. Nutrient loadings are based on the Maryland Tributary Strategy Statewide Implementation Plan Point Source Strategy (4.0 mg/l total nitrogen and 0.3 mg/l total phosphorous for plants without ENR upgrades and 0.5 MGD or greater) and population and wastewater flow projects from the Town as developed previously in this Plan. ENR upgrades will be conducted in 2013, so projected loadings for 2015 and beyond are calculated based on the maximum target effluent concentrations for wastewater treatment plants under the Point Source Strategy (3.0 mg/l total nitrogen and 0.3 mg/l total phosphorous) as a “worst-case” assumption.

MG-12 – Current/Projected Point Source Loading

YEAR	Wastewater Flow (GPD)	Nitrogen (lbs/year)	Phosphorous (lbs/year)
2000	209,531	2,547	191
2005	210,748	2,573	193
2010	223,500	2,733	205
2015	232,750	2,140	214
2020	242,500	2,230	223
2025	252,750	2,320	232
2030	263,250	2,420	242

The following table presents projections of combined nonpoint and point source loading for the entire planning period. The most conservative assumption for nonpoint loading has been adopted; that nitrogen and phosphorous loading will not be decreased by increases in impervious area; as discussed above, actual nonpoint loading is likely to be lower, but it is difficult to quantify the amount of impervious increase due to infill development.

Future nonpoint source loads are expected to look similar under different land use plan options since the Town will focus on redeveloping existing developed areas and promoting infill development.

MG-13 – Projected Total Non-Point and Point Source Loading

YEAR	Non-Point Source N (lbs/yr)	Non-Point Source P (lbs/yr)	Point Source N (lbs/yr)	Point Source P (lbs/yr)	Total N (lbs/yr)	Total P (lbs/yr)
2010	1,876	222	2,733	205	4,609	427
2015	1,876	222	2,140	214	4,016	436
2020	1,876	222	2,230	223	4,106	445
2025	1,876	222	2,320	232	4,196	454
2030	1,876	222	2,420	242	4,296	464

As discussed previously, the receiving waters for stormwater and wastewater treatment and disposal is the Chesapeake Bay. Future land area for wastewater treatment and disposal is available at the current site of the Chesapeake Beach Wastewater Treatment Plant which will be expanded to 1.5 MGD to meet the Town's and other contributing jurisdictions' future needs. Stormwater management will be conducted on site for future development by implementing Environmental Site Design to the maximum extent possible in accordance with MDE's 2007 guidelines. With no current TMDL wasteload allocation for the area of Town draining to the Bay, the suitability of the receiving waters cannot be adequately addressed at this time.

Community Services: Schools

As North Beach continues to grow and new residential units are constructed, the school populations will increase. Although North Beach does not have an Adequate Public Facilities Ordinance, Calvert County does keep track of the number of students that are associated with each additional dwelling unit that is occupied over and above the existing number of households. Values are assigned for each type of housing as shown in Table MG-12 below that provides the pupil yield values by household type. Schools that become overcrowded would be considered for redistricting. The information below will be utilized in the Municipal Growth Element to forecast the number of school children that may attend Calvert County Public Schools in future years.

Although public schools are controlled by the State and County (the Town does not have the responsibility of providing schools) the Comprehensive Plan needs to look at the amount of growth in the Town in the years up to 2030. It has been determined that population in 2030 is expected to be approximately 2,295 if the Town continues to grow at the historic rates. Table MG-2 shows that there will be approximately 981 households and each household is estimated to have 3.4 persons in single-family dwellings and 3.17 persons in an apartment. Generally, apartments in this community would have less school age children since there is a fairly high percentage of older population who would be

living in apartments; it is expected that this trend will continue. However, based on the pupil yield for single family detached, single family attached, and low rise apartments, and the fact that single family dwelling units hold the highest percentage of existing structures, an assumption will be made to use an average of single family attached and detached pupil yields per dwelling unit and compare the results to the projections that the Calvert County Public Schools have made.

Pupil Yields by Household Type
Table MG-14

Household Type	Grades K-5	Grades 6-8	Grades 9-12
Single-family detached	.291	.130	.176
Single-family attached	.194	.084	.118
Low-rise apartments	.097	.043	.059
Manufactured Homes	.145	.065	.088

Data from Calvert County Adequate Facilities Ordinance.

North Beach is projected to have 178 new dwelling units to serve their future population by 2030. As stated before the factor that will be applied for this analysis is .33 which is a weighted average of the single family detached and the single family attached household type because most of the apartments in Town are occupied by seniors and most of the majority of the children are located in the most populated housing type which is single family. It is estimated that 59 students will be generated with development in the next twenty years as new dwellings come on line.

Twin Beaches Library

The current 4,240 square foot library in Chesapeake Beach is heavily used and extremely crowded and under-sized to serve the current population of the Twin Beaches area. The staff does an excellent job with their current resources and serving their patrons; however, more space is needed. Using a service ratio of 1.65 persons per square foot, the Twin Beaches Branch library should serve about 2,650 people. However, just considering the population of North Beach and Chesapeake Beach which had a combined total population of 5,263 in 2007, indicates that the library needs to be expanded or relocated. Although at one time the County had budgeted for a new library that would range in size from approximately 10 to 12 thousand square feet, funds have not been available for the project due to budgetary problems; therefore, the expansion or location of a new branch library was removed from the County's budget.

The citizen survey that was conducted with this Comprehensive Plan indicated that the Town would like to see a branch library return to North Beach; however, if the County were to construct a new branch library containing 10 to 12 thousand square feet, one branch library site would be able to serve the population of both North Beach and Chesapeake Beach until the end of the twenty year planning period. If a site were to become available in North Beach it is likely that the Town should interact with the County to be sure that the site would be large enough for the size library that the County plans to construct.

Parkland and Recreation

The State standard recommends 30 acres of parkland per 1000 persons. Based on the 2000 census, 880 people live in North Beach¹. The total recreational and conservation land in Town 36.79 acres; however, the Bay is adjacent to the Town and the land calculation does not provide for recreational activities that are in the water. Most of this parkland is beach or beach related areas, and marshland that may have some areas where fishing can take place. Some boardwalk areas provide recreational opportunities also. The National Recreation and Park Association suggest a minimum acreage of 6.25 to 10.5 acres of open space per 1000 population for a park system. This varies from community to community; however, North Beach does meet this requirement now and will meet it in 2030. It would be beneficial if more variety would be introduced into the parkland and recreation park system in the Town.

Parking

In June 2009, a parking study was completed by Desman Associates. The parking study indicated that over the planning period, a deficit in parking spaces will be created during peak times over the summer months resulting from visitors to the beach and boardwalk. To mitigate this expected deficit, the study recommended infrastructure improvements including stripping, curbs, sidewalks, signage, new cluster pay-by-space meters, and the development of alleyways to provide additional parking options. Implementation of the study recommendations will assist in alleviating parking concerns.

COMMUNITY FACILITIES

INTRODUCTION

Community services enrich the standard of living for citizens and provide convenience that people need to conduct a rich life style for themselves and their families. In addition to providing safety, convenience, education, entertainment and health benefits, these services can help to shape the character of a community. This chapter will discuss the following public services and provide goals, policies and implementation strategies for those services, as well as, providing the direction for good community design and strategies for sustainability and regulations that are conducive for good design and are developer friendly.

- Fire, Rescue, and Police Emergency Services
- Public Schools
- Senior Services
- County Library
- Parks and Recreational
- Solid Waste Management
- Community Design

Box CF-1

Public Safety should be an effective coordination of efforts and services between state and local government and a means to protect the health, safety, and welfare of that community.

FIRE AND RESCUE SERVICES

Established in 1926, the Town's fire, emergency, and rescue services are provided by the North Beach Volunteer Fire Department and Rescue Services located at 8536 Bayside Road in northern Chesapeake Beach. The service area covers approximately twenty square miles which includes both Chesapeake Beach and North Beach. The service area extends north to the Anne Arundel County line, west to Maryland Route 2, and south to Plum Point Road. The company assists Calvert and southern Anne Arundel County.

The Fire Department provides their services utilizing Engine 11 and 12; Tower 1: a 95 foot platform ladder truck; and Rescue 1: a pump truck. Two ambulances and assorted utility vehicles are used to help to conduct all rescue operations.

Funding for the fire department is received from State, County, grants, fund raising and local donations. Revenue sources are becoming harder to find and without more governmental intervention, service may be compromised in the future.

The community based Fire Department provides recreational opportunities at the station. The active responders participate in company drills, state training, and specialized training.

Many communities request review from fire and rescues service providers in the development review process. In order to have efficiency and quick turn around times during an emergency, participation in the planning process during subdivision or final site plan review could prevent design issues that may impede rescue services. Fire company review concerns generally develop in several areas: accessibility, proper turn around radius, water supply, building construction/fire spread, education, and funding.

- Accessibility: Electric wires prevent safe deployment of ladders for rescue and fire suppression. Radius should be wide enough to respond quickly. Alleys should be wide enough if access is impeded in the front of the site. Dangerous sidewalks add additional hazards to responders in emergencies.
- Water supply: Adequate flows and pressure are necessary and hydrant testing and maintenance needs to be done periodically.
- Building construction/fire spread: Older structures in town have little or no separation between structures. Early detection, fire control, and quick response are imperative to catching incidents while they are still manageable and not out of control. A resident sprinkler ordinance may help protect properties and lives.
- Open burning is responsible for a number of fires: regulate open burning.
- Public education of the residents in regards to safety would help save lives. Signage, website posting, and community events can go a long way to improve safety, especially in a bedroom community like North Beach.

POLICE SERVICES

Law enforcement for the County is provided by the Calvert County Sheriff's Office and Maryland State Police whose main facilities are in Prince Frederick. A Resident Trooper is assigned to the Board of Education to work with the school system on a daily basis. The County Sheriff's Department is under contract to provide protection for North Beach with a substation located in the North Beach Town Hall. It would be beneficial to have new development projects reviewed by the police since proper placement of lighting and the location of landscaping, pedestrian walkways, and bicycle paths can provide a greater degree of safety to the residents. The Waterfront Attendants surveys the beach on a regular basis to help provide a safe environment.

The 2004 Calvert County Comprehensive Plan has stated some of the issues that the County faces in law enforcement as follows:

- Law enforcement officials are observing that too many parents are failing to spend enough time with their children and they are unsupervised too often.
- Too many children are left alone after school.
- New residents move to the community and they do not know their neighbors which doesn't give the community the opportunity to help deter crime.
- Law enforcement officials found that most crimes are associated with alcohol and drugs which seems to be increasing.

PUBLIC SAFETY GOALS

1. Support any plans for expansion of public safety services and facilities to coincide with projected population growth. Assist with funding, if at all possible.
2. Promote a public awareness program relative to fire, police, and other safety issues that are occurring in town and prevention plans for certain types of crime.
3. Prepare and routinely update any Town emergency disaster plans.
4. Support and assist police, fire, and emergency crews that service the Town's existing and growing population.

5. Ensure coordination of services between state and local government and between individual jurisdictions in developing effective public safety programs.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy CF.1: Work with the Fire Department to determine what types of obstacles impede their service within the Town.

Implementation:

1. Encourage the fire and rescue service providers to review development plans during an early stage in the development process.
2. Support any efforts to have electric lines put underground.
3. Continue to prohibit open burning in Town.
4. Continue to test fire hydrants on a regular basis, especially when new construction that may affect pressure in water lines is being reviewed during the development process.

Policy CF.2: Encourage fire related public awareness to the citizens by providing education programs for children and the community.

Policy CF.3: Consider adopting an ordinance to require having fire suppression on all new or redeveloped properties.

Policy CF.4: Support your local public safety organizations.

Policy CF.5: Provide statistics of crimes that are occurring in Town and report any sex offenders to the public periodically. Make public awareness a priority.

Policy CF.6: Continue to support the Beach Patrol.

Policy CF.7: Establish a neighborhood watch program and fund signage and publications necessary to publish it.

PUBLIC SCHOOLS

The planning process for public schools is a function of the Board of Education which has its own School Facilities Master Plan. As a result, this comprehensive plan does not address specific facility needs other than reporting that major improvements for any of the three schools has not been cited in the 2010 Master Plan. According to the Calvert County 2010 School Facilities Master Plan, student growth, generally, will have started to decline. Seven years ago the school system experienced a three to four percent growth rate, or approximately 500 new pupils per year. Over the past four planning periods the growth rate has been 1.0 percent or less. State projections are based on birth and death rates and county job opportunities as a factor of immigration. However, North Beach's residential development is expected to grow at a moderate rate.

Students from North Beach attend elementary school at Windy Hill Elementary, middle school at Windy Hill Middle School and high school at Northern High. Windy Hill Elementary and Windy

Hill Middle were constructed in 1996 and 1998, respectively. Northern High School was constructed in 1972. These facilities serve the northeast sector of the county. This area is projected to experience a moderate growth rate. The availability of sewer and water and the close proximity to transportation routes to Annapolis, Baltimore and Washington, make this area very desirable.

In May, 2008 it was reported that Northern High School was deemed inadequate with a facility utilization over 109 percent and Middle school over 90 percent capacity. The County considers a school over capacity when all public elementary and secondary schools which will serve a proposed residential subdivision or residential development will not accommodate the pupil yield from that residential subdivision or residential development without exceeding 100 percent or the rated capacity of a particular school.

Calvert County Enrollment Projections for Schools ¹
Years 2007- 2017
Table CF-1

Schools	Actual 2007	State Rated Capacity	2007 Utilitization	Year 1 2008	Year 2 2009	Year 3 2010	Year 4 2011	Year 5 2012	Year 10 2017
Windy Hill Elementary School	659	738	89%	640	673	690	720	760	867
Windy Hill Middle School	760	760	100%	748	713	717	714	712	807
Northern High School	1570	1233	127%	1524	1541	1529	1502	1495	1506

¹ Calvert County Public School Facilities Master Plan FY 2010; Prepared 4/10/2008

As North Beach continues to grow and new residential units are constructed, the school populations will increase. Although North Beach does not have an Adequate Public Facilities Ordinance, Calvert County does keep track of the number of students that are associated with each additional dwelling unit that is occupied over and above the existing number of households. Values are assigned for each type of housing as shown in Table CF-2 below that provides the pupil yield values by household type. Schools that become overcrowded would be considered for redistricting. The information below will be utilized in the Municipal Growth Element to forecast the number of school children that may attend Calvert County Public Schools in future years.

Although public schools are controlled by the State and County, the Town should continue to work closely with the Board of Education to discuss future school needs such as site locations of new schools and modernization of current schools to accommodate the North Beach student population.

It has been determined that population in 2030 is expected to be approximately 2,295 if the Town continues to grow at the historic rates. Table MG-2 shows that there will be approximately 981 households and each household is estimated to have 3.4 persons in single family dwellings and 3.17 persons in an apartment. Generally, apartments in this community would have less school age children since there is a fairly high percentage of older population who would be living in apartments; it is expected that this trend will continue. However, based on the pupil yield for single family detached, single family attached, and low rise apartments, and the fact that single family dwelling units hold the highest percentage of existing structures, an assumption will be made to use an average of single family attached and detached pupil yields per dwelling unit and compare the results to the projections that the Calvert County Public Schools have made.

Pupil Yields by Household Type
Table CF-2

Household Type	Grades K-5	Grades 6-8	Grades 9-12
Single-family detached	.291	.130	.176
Single-family attached	.194	.084	.118
Low-rise apartments	.097	.043	.059
Manufactured Homes	.145	.065	.088

Data from Calvert County Adequate Facilities Ordinance.

SENIOR SERVICES

The North Beach Senior Center located on Chesapeake Avenue provides a full range of services and programs to the growing population of older citizens that reside in the Town. Calvert County's Office of Aging provides assistance at this facility by providing many essential and recreational services and activities. Events that are conducted on a daily basis consists of providing informational programs, physical and social activities, and serving meals. This facility provides support and empowers seniors to enjoy their community while taking care of their daily needs.

TWIN BEACHES PUBLIC LIBRARY

The first branch of Calvert County's Library opened in North Beach in 1981. It was located in the Twin Beaches Community Center at Dayton and Fourth Avenue. In 1991, the Twin Beaches Branch was moved to the Town of Chesapeake Beach due to a greater need for space. It has remained on the Captain's Quarter's property where it was renovated in 1996. The branch library is funded by Calvert County.

The collection in Twin Beaches' Branch includes 42,000 items consisting of books, reading material, CDs, videos, and digital books. There are approximately 9,614 registered borrowers, and the branch had 70,000 customer visits in FY 2007. The computer section of the library had 15,000 computer users. Summer programs are held for children in the community; and, sometimes programs expecting a larger group are held off site.

The Library is open six days a week with fairly generous hours. Since the Branch shares an on-line catalog with the Calvert County system and any other libraries statewide, Twin Beaches' customers may order items from other libraries that are delivered to this Branch.

The current 4,240 square foot library in Chesapeake Beach is heavily used and extremely crowded and under-sized to serve the current population of the Twin Beaches area. The staff does an excellent job with their current resources and serving their patrons; however, more space is needed. Using a service ratio of 1.65 persons per square foot, the Twin Beaches Branch library should serve about 2,650 people. However, just considering the population of North Beach and Chesapeake Beach which had a combined total population of 5,263 in 2007, indicates that the library needs to be expanded or relocated. Although at one time the County had budgeted for a new library that would range in size from approximately 10 to 12 thousand square feet, funds have not been available for the project due to budgetary problems; therefore, the expansion or location of a new branch library was removed from the County's budget.

The citizen survey that was conducted with this Comprehensive Plan indicated that the Town would like to see a branch library return to North Beach; however, if the County were to construct a new branch library containing 10 to 12 thousand square feet, one branch library site would be able to serve the population of both North Beach and Chesapeake Beach until the end of the twenty year planning period. If a site were to become available in North Beach it is likely that the Town should interact with the County to be sure that the site would be large enough for the size library that the County plans to construct.

LIBRARY GOALS

1. Support the Twin Beaches Branch of the Calvert County Library.
2. As North Beach's population increase, identify sites in Town that could accommodate a new branch library.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy CF.8: Identify sites and developers who may partner with the Town to designate a new library site.

SOLID WASTE MANAGEMENT

The objective of solid waste management is to provide a safe and environmentally healthy way to remove household trash and putridables from citizens' homes and to reduce the amount of solid waste that goes into the landfill. Since land filling is increasingly becoming more expansive and construction of new landfills are costly, environmentally unsound, and opposed by most citizens that are located near a proposed site, it is prudent and economical to landfill less and recycle more.

In 1988, the Maryland Recycling Act authorized Maryland Department of the Environment (MDE) to reduce the solid waste in Maryland through management, education and regulation. Although the Town has programs for picking up yard wastes, recyclables, and household trash, it is taken to Calvert County facilities to be disposed of in the proper manner. Much of the solid waste stream is not landfilled; but is instead collected and taken to the appropriate markets where it is recycled.

SOLID WASTE MANAGEMENT GOALS

1. Encourage citizens to dispose of solid waste, wastewater, and hazardous waste in a safe and environmentally sound manner.
2. Promote conservation of energy, water, and materials that can be reused or recycled.
3. Shred yard waste to provide less yard debris in the waste stream.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy CF.9: Continue to encourage residents to recycle, and reuse household items. Shred yard waste to reduce the waste stream and provide mulch for yards.

Policy CF10: Continue to dispose of yard waste if not mulched, save water by using soaker hoses for gardens, and rain barrels to collect rain water to water yards.

Policy CF11: Promote conservation of energy by planting deciduous trees to block sun in the summer and loose their leaves in the fall to take advantage of heating and cooling elements of trees.

COMMUNITY DESIGN

One of the repetitive comments that were prevalent in the Comprehensive Plan Citizen Survey was that citizens of the Town wanted to see a more desirable street scape. An attractive environment for residents and tourists is an important element of community. The aesthetics and design of the buildings makes the difference between just developing land or designing it to replicate the historic fabric and charm of the Town. Good site design attracts businesses to locate to a place, attracts tourists, and is visually pleasing to residents. Compatibility of new structures with the surrounding structures as far as scale, massing, setbacks, and character is important to development of North Beach. The Waterfront Revitalization Plan was adopted in 1986. One of the major goals endorsed was to promote controlled and attractive change to improve the waterfront commercial area so that it serves the needs of the Town and the broader community. The adoption of a Waterfront Renaissance Zoning district, which is a mixed use district that provides for commercial retail, service, and residential uses that are oriented to serve waterfront activities, was approved to further these objectives. In addition, design guidelines were approved so the Planning Commission could review final site plans for new structures or redevelopment.

COMMUNITY DESIGN GOALS

1. Encourage development that is compatible with height, scale, massing, setbacks, and the character of neighborhoods where it is proposed.
2. Encourage development to occur on vacant and under utilized properties before annexing additional land.
3. Provide a "sense of community" by continuing festivals and Town functions; expanding pedestrian walkways, bicycle paths, increased recreational opportunities; providing education programs that help homeowners with such functions as conservation of energy, resource recovery, on site stormwater control and water saving methods.

4. Expand the Waterfront Renaissance district and commercial districts to provide additional mixed use business opportunities, and retail services to increase job opportunities and higher density residential development.
5. Explore the benefits of Green Building and revise the Zoning Ordinance to include appropriate regulations to achieve this goal.
6. Improve the streetscape and the ambiance of the Waterfront Renaissance zoning district and other areas in the Town.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy CF12: Identify the physical characteristics and qualities that need to be strengthened to revise and/or expand the existing Zoning Ordinance with design guidelines relative to proper height, scale, articulation, massing, setbacks, and elements of design that the Town is trying to achieve.

Policy CF13: Increase the Tree Canopy and landscaping in the Town with appropriate species that will uptake water, will not raise sidewalks, and will provide shade but not block the viewshed of the Bay.

Policy CF14: Continue the community activities and festivals, yard sales, and the like. Partner with other adjacent communities in the area to hold events on the same days to increase attendance.

Policy CF15: Encourage Green Building.

Policy CF16: Encourage public art reminiscent of North Beach when developing a site.

PARKS AND RECREATION

The availability of land reserved by the public for recreational use, relaxation, and enjoyment of the outdoors will become increasingly important over the twenty year planning period. As the population of the Town grows and housing costs rise and land is developed more densely, the proportion of Town residents who have any or enough space in their yards for recreation will decline. The importance of pocket parks and green space will be at a premium and appreciation for the recreational area that the Town possesses will increase in public value.

Recreational facilities of a local nature should be planned, to the greatest extent possible, in conjunction with existing and planned school facilities so that they may complement each other in function, thus avoiding costly and wasteful duplication of facilities. All facilities must be accessible to the handicapped and senior citizens.

The growth in interest relative to developing the North Beach waterfront as a site for community recreational activities reflects an appreciation of this valuable and scarce community resource. Besides serving the needs of Town citizens and landowners, the waterfront is an attractive recreational destination for visitors from nearby areas.

North Beach has a long history of being oriented to waterfront recreation: having a popular swimming beach, pier, and dance pavilion. The pier at the end of Fifth Street has played an

important role in the history of North Beach. One of the richest resources in North Beach is the panoramic view of the Bay from Bay Avenue to Atlantic Avenues. The Town has been successful in receiving grants to finance improvements to the pier and the boardwalk.

Today, the pier is one of the key components of the waterfront revitalization program, both because of its location and symbolism. The Town has done a good job in recreating the swimming beach, pier, and boardwalk. It has enhanced the area with small trees that provide a certain ambiance in the area but does not block the view of the Bay. Activities that have been enjoyed by citizens and tourists are abundant and occur throughout the year. The Mayor and Council have approached many new recreational activities with enthusiasm. One such activity is the potential for a walkway trail that will lead from the Town pier at the Wetlands Overlook Park at the north end of Dayton Avenue to Rose Haven in Anne Arundel County. This trail will interconnect the wetland park, the potential site for the Bayside History & Nature Center (located at the north end of Frederick Avenue) with the communities of Rose Haven and Holland Point.

PARKS AND RECREATIONAL GOALS

1. A major goal of the Waterfront Renaissance zoning district should be to continue to maintain and provide additional recreational venues along the shoreline and the boardwalk that appeal to all citizens, property owners, and tourists.
2. All planning reviews and efforts to attract Commercial activity along Bay, Chesapeake, Fifth, and Seventh Avenues should encourage businesses that would complement the Chesapeake Bay's recreational activities and make the Waterfront Renaissance zoning district a more vibrant section of Town.
3. Town officials should work with the State, Calvert and Anne Arundel Counties, to identify additional park sites and recreational facilities.
4. New medium to high density residential developments should include pocket parks and other recreation amenities for their residents. Proffers may include contributions to the Town's planned or existing public parks system or by constructing streetscape improvements which include such items as, benches, landscaping, a bus shelter and other amenities that are compatible with the design of the project proposed.
5. Town officials should work cooperatively with adjacent Counties and the Town of Chesapeake Beach to establish a connected network of hiking and bicycle routes or public transportation so that recreational features of each jurisdiction can be shared.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy CF.17: Continue to increase and enhance public access to the beach, shoreline and wetland's open space.

Implementation Strategies

1. Continue to support a beach nourishment program which would add more sand along the shoreline during an erosion event or expand recreational beach activities.
2. Identify areas along the shore line where recreational activities could be established.

Policy CF18: Continue to provide public facilities along the waterfront to increase the waterfront's recreational facilities and add to the ambience and excitement of this district.

Implementation Strategies

1. Redevelopment of the Bay-front area should include restaurants with tables outside or other public places for all citizens and tourists in Town to enjoy the Bay view.
2. Identify space for public parking convenient to the waterfront.
3. Identify species of trees compatible with preserving a viewshed in the waterfront area.
4. Support additional trolleys to transport citizens and tourists in a shorter time period.
5. Continue to apply for State grants to provide public improvements in the water front area.
6. Encourage developers to provide area plans when developing several properties in a unified manner.

Policy CF19: Ensure that there are multiple activities and programs for all residents and tourists that visit the Town.

Implementation Strategies

1. Study the feasibility of constructing a canoe or small boat docking area.
2. Develop a unified signage plan in the Zoning Ordinance for business and way-finding in the waterfront area.

Policy CF20: Update architectural standards for the Waterfront Renaissance Zoning District to include Comprehensive Plan goals, policies, and implementation strategies. Provide criteria for some standards so that they can be applied objectively and consistently.

Policy CF21: Continue to support multi-modal transportation to serve the waterfront area.

Policy CF22: Require street improvements; curb, gutter, street lights, street trees; and sidewalk in new development and redevelopments. This requirement should apply to repair or replacement of infrastructure that may be in place but in poor condition.

Policy CF23: Increase the amount of active open space and public recreation amenities by requiring developers' contribution or construction of public park facilities as part of the impact of adding new residences to the Town.

Implementation Strategies

1. During the update of the Zoning Ordinance incorporate the National Recreation and Park Association's standards and create requirements for new or redevelopment of residential site to provide parkland based on the number of units in the development.
2. Identify sites for small pocket parks.
3. Develop passive park amenities or features in lieu of landscaping or part of the landscaping requirement in downtown developments. Amend the Zoning Ordinance to add this provision.