

Chesapeake Bay Critical Area Commission
Department of Housing and Community Development
Peoples Resource Center
Crownsville, Maryland
May 1, 2002

AGENDA

1:00 p.m. – 1:05 p.m. Approval of Minutes for April 3, 2002 John C. North, II
Chairman

PROJECTS

Zoe Piendak (Peen-dak) DBED (for Jim McLean)

1:05 p.m. – 1:20 p.m. VOTE: Department of General Services Dawnn McCleary
Bloomsbury Square Townhomes
(City of Annapolis)

PROGRAMS

1:20 p.m. – 1:30 p.m. Refinement: Town of Easton Lisa Hoerger
Annexation Requests

1:30 p.m. – 1:45 p.m. Refinement: Queen Anne's County LeeAnne Chandler
Growth Allocation Process
Text Amendment

1:45 p.m. – 2:00 p.m. Refinement: Chesapeake City Mary Ann Skilling
Mapping Mistake

2:00 p.m. – 2:15 p.m. VOTE: Town of Queenstown Roby Hurley
Comprehensive Review

OLD BUSINESS

2:15 p.m. – 2:25 p.m. Legislative Update

Mary Owens
~~Ren Serey~~

2:25 p.m. – 2:30 p.m. Legal Update

Marianne Mason,
Esq.

2:30 p.m. – 2:35 p.m. NEW BUSINESS

John C. North, II
Chairman

2:35 p.m. Adjourn

*Day On May - June 18
Tuesday*

Department of Housing and Community Development
 1000 15th Street, NW
 Washington, DC 20004
 (202) 724-2000

AGENDA

1:00 pm - 1:30 pm

Review of agenda for April 2, 2002

John D. Smith, Jr.
 Chairman

PROJECTS

1:30 pm - 1:45 pm

VITA: Department of General Services
 Information Systems / Computer
 Policy of Approval

Dawn M. Johnson

PROGRAMS

1:50 pm - 2:00 pm

Financial Town of Fairfax
 A Resolution

Lee Stewart

2:05 pm - 2:15 pm

Technical Group for the County
 Growth-Related Program
 Re-Examination

Barbara D. Smith

2:15 pm - 2:30 pm

Financial Management Unit
 Budget of Fairfax

Mark A. Smith

2:30 pm - 2:45 pm

VITA: Term and Extension
 Home-Ownership Review

Bob Harty

OLD BUSINESS

2:45 pm - 2:55 pm

Countywide Update

Handwritten signature

2:55 pm - 3:10 pm

Countywide Update

John D. Smith, Jr.

3:10 pm - 3:15 pm

NEW BUSINESS

John D. Smith, Jr.

3:15 pm

Action

Chairman

Chesapeake Bay Critical Area Commission
People's Resource Center
Department of Housing and Community Development
Annapolis, Maryland 21401
April 3, 2002

1

approved

The full Critical Area Commission met at the People's Resource Center, Maryland Department of Housing and Community Development in Crownsville, Maryland. The meeting was called to order by Chairman John C. North, II with the following Members in Attendance:

Philip Barker, Harford County; Dave Bourdon, Calvert County; Judith Evans, Western Shore Member-at-Large; Dr. James C. Foor, Queen Anne's County; William Giese, Dorchester County; Joseph Jackson, Worcester County; Q. Johnson, Eastern Shore Member-at-Large; Paul Jones, Talbot County; William Rice, Somerset County; Barbara Samorajczyk, Anne Arundel County; Douglas Stephens, Wicomico County; Samuel Wynkoop, Prince George's County; Gary Setzer, Maryland Department of the Environment; Larry Duket, Maryland Department of Planning; Louise Lawrence, Maryland Department of Agriculture; James McLean, Maryland Department of Business and Economic Development; Lauren Wenzel, Maryland Department of Natural Resources.

Not in Attendance:

Margo Bailey, Kent County
David Cooksey, Charles County
Charles Graves, Baltimore County
Andrew Myers, Caroline County
Jack Witten, St. Mary's County
Robert Goodman, DHCD
Meg Andrews, MDOT
Mike Pugh, Cecil County

The Minutes of March 6th, 2002 were approved as read.

Chairman North introduced the newest appointment to the Commission, Mr. Douglas Stephens who will represent Wicomico County. Q. Johnson, the former Wicomico County representative, has been appointed the Eastern Shore Member at Large. Deepa Bhattacharyya interning in Marianne Mason's office of the Attorney General for DNR, was introduced.

Ren Serey gave a legislative update. He said that the Variance Bill which was amended only slightly, passed both houses and will be signed by the Governor. He said that he believes that the Coastal Bays bill will pass and become part of the Critical Area Program and have a new name, the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays. There would also be a change in membership. The bill provides for two additional members representing the Coastal Bays areas. One member would be the Mayor of Ocean City and one a private citizen of the Coastal Bays area. The July meeting of the Commission will be held in Ocean City at the Convention Center.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

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LeeAnne Chandler presented for VOTE the request by Queen Anne's County's Department of Parks and Recreation to expand existing facilities at Thompson Creek Landing. This site is a designated LDA and is Buffer Exempt, and the project improvements will exceed the 15% impervious surface limit and will require a conditional approval. There is also a setback from tidal waters requirement of 50 feet when the project is non-residential. Since the parking lot and loading area intrude into the Buffer, a second conditional approval is required. Ms. Chandler described the technical details of the project. Based on the information submitted, it was found that the request is consistent with COMAR 27.02.06 and meets the conditional approval requirements. Dave Bourdon moved for conditional approval for the project as presented. The motion was seconded by Bill Rice and carried unanimously.

Ms. Chandler presented for VOTE the request by Queen Anne's County's Department of Parks and Recreation for the construction of the Cross Island Trail Connector. The site is designated LDA and currently has 15% impervious coverage so that the additional impervious surface of the project will exceed the limit and a conditional approval will be required. Ms. Chandler described the technical details of the project. The project met the findings for granting a conditional approval based on the information submitted. Dave Bourdon moved for conditional approval of the project as presented. The motion was seconded by Bill Giese and carried unanimously.

Wanda Cole presented for VOTE the request by the Public Lands unit of the Maryland Department of Natural Resources (DNR) to construct pavilions, a playground and a basketball court at the Hammerman Area of the Gunpowder Falls State Park in Baltimore County. The entire project is located in the Critical Area but none of the proposed activities will occur within the 100-foot Critical Area Buffer. She described the technical details of the project. An MDE approval is needed for sediment and erosion control. The recommendation of the Commission staff is for approval with the following conditions: 1) the mitigation or relocation area is to be approved by Commission staff prior to planting, and 2) a five-year Planting Agreement must be implemented for the mitigation area. A five-year agreement will increase the probability that the plantings will survive deer browse and/or short-term drought cycles. Dave Bourdon moved to approve the project with the two conditions as stated in the staff report. The motion was seconded by Bill Giese and carried unanimously.

Lisa Hoerger presented for concurrence with the Chairman's determination of Refinement, Anne Arundel County's proposed program refinement for the Bog Protection Program in County Council Bill 105-02. This Bill passed the County Council and will provide additional measures to ensure the preservation and protection of these resources above those required by Maryland Department of the Environment. Ms. Hoerger described the program for the Commission. The Commission supported the Chairman's determination of Refinement.

Wanda Cole presented for concurrence with the Chairman's determination of Refinement, the request by Dorchester County to change the Critical Area designation on a Hooper's Island Volunteer Fire Department property from LDA to IDA for the purpose of constructing a gravel parking lot. Growth Allocation is needed because the impervious surface of 35.2% will exceed the maximum 31.25% limit for grandfathered parcels of this size in the LDA.

The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for the effective management of any organization or project. The text outlines various methods and tools that can be used to collect, store, and analyze data, ensuring that all information is readily accessible and up-to-date. It also highlights the role of technology in streamlining these processes and reducing the risk of errors or data loss.

The second part of the document focuses on the implementation of a robust internal control system. This involves establishing clear policies and procedures that govern the flow of information and the execution of tasks. The text provides a detailed overview of how to design and enforce these controls, ensuring that they are tailored to the specific needs and risks of the organization. It also discusses the importance of regular audits and reviews to assess the effectiveness of the control system and make necessary adjustments.

The third part of the document addresses the issue of financial management and budgeting. It explains how to develop a realistic budget that accurately reflects the organization's financial goals and constraints. The text provides practical advice on how to monitor and control expenses, ensuring that the organization stays within its budget and achieves its financial objectives. It also discusses the importance of transparency and accountability in financial reporting, as well as the role of financial analysis in decision-making.

The fourth part of the document discusses the importance of human resources management. It outlines the key steps in recruiting, hiring, and retaining top talent, including the development of job descriptions, the implementation of a fair and equitable hiring process, and the creation of a supportive work environment. The text also addresses issues related to employee development, training, and performance management, emphasizing the need for ongoing communication and feedback to foster a high-performing team.

The final part of the document provides a summary of the key points discussed throughout the document. It reiterates the importance of a holistic approach to management, one that integrates all aspects of the organization's operations and culture. The text concludes by encouraging readers to apply the principles and practices outlined in the document to their own organizations, with a focus on continuous improvement and adaptability in a rapidly changing business environment.

As IDA, the project must comply with the 10% Rule for pollutant reduction which will be met by flat-bottomed, vegetated wet swales along the perimeter of the parking lot. This proposal meets all of the provisions of the Critical Area Act and the Commission's policy. The Commission supported the Chairman's determination of Refinement.

Old Business

Marianne Mason, Esquire updated the Commission on legal matters. She described testimony given before local Boards of Appeals in two cases. Claudia Jones' testimony will be in Harford County on the Old Trails case at the end of April. LeeAnne Chandler testified in Anne Arundel County in the Herald Harbor area, which involves a variance for a sizeable lot with steep slopes, a stream and buffer impacts.

New Business

Chairman North told the Commission that the July Critical Area Commission meeting is scheduled for July 10, 2002 in Ocean City, Maryland. Also announced was The Day on the Bay "study" on the Maryland Independence, scheduled for June 18th, 2002.

There being no further business, the meeting adjourned.

Minutes submitted by: Peggy Mickler, Commission Coordinator

The first part of the report deals with the general situation of the country and the position of the various groups. It is followed by a detailed account of the events of the past few years, and a final chapter on the future prospects of the country.

The second part of the report deals with the economic situation of the country. It is followed by a detailed account of the events of the past few years, and a final chapter on the future prospects of the country.

The third part of the report deals with the social situation of the country. It is followed by a detailed account of the events of the past few years, and a final chapter on the future prospects of the country.

The fourth part of the report deals with the political situation of the country. It is followed by a detailed account of the events of the past few years, and a final chapter on the future prospects of the country.

CHESAPEAKE BAY CRITICAL AREA COMMISSION

STAFF REPORT

May 1, 2002

APPLICANT: Department of General Services (DGS)

PROPOSAL: Bloomsbury Square Townhouses

COMMISSION ACTION: Vote

STAFF RECOMMENDATION: Approval

STAFF: Dawnn McCleary

**APPLICABLE LAW/
REGULATIONS:** COMAR 27.02.05 State Agency Actions
Resulting in Development on State-Owned Lands

DISCUSSION:

On June 6, 2001, the Chesapeake Bay Critical Area Commission approved as a Buffer Exemption Area (BEA) the future site for the Bloomsbury Square townhouses in Annapolis. The project is located between Bladen Street and St. John's College on the south side of College Creek one block from the State Capital building. The existing site is currently a parking lot of roughly 360 spaces. The proposed development will reduce parking on-site to 58 spaces. Part of the existing parking lot extends into the 100-foot Buffer along Colgate Creek.

The Bloomsbury Square project will replace the existing parking lot with a new 52 unit public housing townhouse development. A community building is also planned for the site. The existing townhouses next to the House of Delegates building will be torn down. The total site area to be developed is 3.27 acres. The proposed construction at the existing site will reduce the amount of impervious surface from 2.49 acres to 1.72 acres. This will be a 30.9% reduction in impervious surface. Within the 100-foot Buffer, the existing parking lot and fence will be removed. There are no threatened and endangered species on site.

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 309: QUANTUM MECHANICS

LECTURE 1: INTRODUCTION TO QUANTUM MECHANICS

LECTURE 2: THE SCHRÖDINGER EQUATION

LECTURE 3: ANGULAR MOMENTUM

LECTURE 4: IDENTICAL PARTICLES

LECTURE 5: PERTURBATION THEORY

LECTURE 6: SCATTERING THEORY

LECTURE 7: RELATIVISTIC QUANTUM MECHANICS

LECTURE 8: THE DIRAC EQUATION

LECTURE 9: QUANTUM FIELD THEORY

DGS is providing water quality controls for the site, which will treat all stormwater runoff before it outfalls into College Creek. DGS is proposing that the stormwater runoff go into three water quality structures. They are two planted bioretention facilities, a stormceptor underground treatment facility, and a bioretention\rain garden facility. All impervious surfaces will be pulled out of the 100-foot Buffer. A bioretention area approximately 2,700 square feet will be placed within the Buffer. The disturbance will be mitigated by planting against the forest edge with dense screening along Bladen Street at a 2:1 ratio. The on-street parking area will have a porous paving system (Eco-stone) to aid in ground water recharge. The City will monitor the pavers to see how well they function over time.

A portion of the forest along Bladen Street will be removed to accommodate utility work and re-grading. This forest removal will be mitigated at a 1:1 ratio as dense screening along Bladen Street. Because this is a BEA and redevelopment site, DGS is required to plant a 25 ' Buffer along the waters edge as a forested and landscaped buffer yard. The existing forest buffer will be supplemented with various types of native plantings. Some invasive species will be removed. This project fulfills the mitigation requirements for disturbance within and outside the 100-foot Buffer as per Critical Area requirements and the BEA policy for Commercial, Industrial, Institutional, Recreational, and Multi-family Development.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the success of any business and for the protection of the interests of all parties involved. The document outlines the various methods and systems that can be used to ensure the accuracy and reliability of the records.

The second part of the document provides a detailed description of the accounting system that has been implemented. It explains the various components of the system, including the books of account, the journals, and the ledgers. It also describes the methods used to record and classify the transactions, and the way in which the accounts are balanced and reconciled.

Chesapeake Bay Critical Area Commission
STAFF REPORT
May 1, 2002

APPLICANT: Town of Easton

PROPOSAL: Refinement –Four properties annexed into the Town of Easton

JURISDICTION: Town of Easton

COMMISSION ACTION: Concurrence

STAFF RECOMMENDATION: Concurrence with Chairman's Determination of Refinement

STAFF: Lisa Hoerger

**APPLICABLE LAW/
REGULATIONS:** Natural Resources Article §8-1809(p)

DISCUSSION:

The Town of Easton annexed four parcels of land totaling 7.926 acres. Approximately 1.59 acres are located in the Critical Area. The land is contiguous to the existing boundaries of the Town of Easton. Parcel #1 is located on the north side of Bay Street consisting of 1.4 acres of land. Parcel #3 is located on the west side of Flood Avenue consisting of 8,106 square feet of land (see attached map). The Critical Area designations on these parcels will remain unchanged. They are both currently mapped as Intensely Developed Areas (IDA) and will remain IDA.

The parcel on Bay Street was annexed for inclusion into the Town. It was assumed by the Town and the County to be part of the Town of Easton; however, recent information suggested the contrary so the Town annexed this parcel. The other parcel annexed into the Town is adjacent to the Town's Public Works facility. The Town of Easton is the owner of the annexed parcels.

The annexation, Resolution No. 5729, became effective on August 26, 2001 following a public hearing and approval by the Town Council. There was no opposition to these annexation requests.

Chairman North seeks your concurrence with his determination that this annexation request is a refinement to the Town of Easton's Critical Area Program.

THE UNIVERSITY OF CHICAGO
PHYSICS DEPARTMENT
RESEARCH REPORT

Submitted by: [Name]
Date: [Date]
Title: [Title]

Abstract: [Abstract text]

1. Introduction: [Introduction text]

2. Theory: [Theory text]

3. Results: [Results text]

4. Discussion: [Discussion text]

Chesapeake Bay Critical Area Commission

STAFF REPORT

May 1, 2002

APPLICANT: Queen Anne's County

PROPOSAL: Refinement – Growth Allocation Process

COMMISSION ACTION: Concurrence

STAFF RECOMMENDATION: Approval

STAFF: LeeAnne Chandler

**APPLICABLE LAW/
REGULATIONS:** Natural Resources Article §8-1809(p) – Adoption of proposed refinement

DISCUSSION:

Queen Anne's County is proposing a set of text amendments (attached) that will change the County's growth allocation process. These amendments are the result of the Critical Area Commission's long standing concern regarding the County's process; in particular; the lack of a public hearing at the local level in front of the County Commissioners prior to submittal to the Critical Area Commission. The text amendments will require the County Commissioners to hold a public hearing prior to conceptual approval of a proposed growth allocation petition. If conceptually approved, the petition would then be sent to the Critical Area Commission for review and approval. If approved by the Critical Area Commission, the award of growth allocation would become effective only after the County Commissioners take a final legislative action on the petition.

The set of text amendments were developed following several meetings between County and Commission staff and counsel. The County Commissioners introduced them as legislation in early March. The Planning Commission reviewed the amendments during a public hearing on April 11, 2002 and made a favorable recommendation for adoption by the County Commissioners. No public comment was received. If the Critical Area Commission approves the text amendments in May, it is anticipated that the County Commissioners will make a final decision on the amendments in early June.

Chairman North has determined that these text amendments can be approved as a refinement to the County's Critical Area Program and he is seeking the Commission's concurrence.

Christiana B. & John W. Cunningham

1850

May 1, 1850

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14-177. Growth allocation petition procedures.

(a) *Initiation.*

A request for growth allocation petition may be initiated by a petition of the property owner filed with the County Commissioners. All petitions for growth allocation filed by property owners shall be accompanied by the information required in §18-1-297 of the Queen Anne's County Code and a fee prescribed by the County Commissioners.

(b) *Planning Commission – Referral, investigation and recommendation.*

All growth allocation petitions shall be referred to the Planning Commission for investigation and recommendation. The Planning Commission shall first hold a public hearing at which parties of interest and citizens shall have an opportunity to be heard. At least 14 days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county. In addition, the Planning Commission shall post notice of its public hearing on the property for which growth allocation is requested and, to the extent possible based on the best information, notify all property owners immediately contiguous to the property of the hearing date, time and place.

(c) *Planning Commission report and recommendation.*

The Planning Commission shall forward its report and recommendations to the County Commissioners within 60 days of referral, unless an extension of time is granted by the County Commissioners. The recommendations of the Planning Commission shall include discussion of the matters required to be considered by the County Commissioners.

(d) *County Commissioner conceptual approval.*

~~At their regularly scheduled meeting the County Commissioners shall evaluate the growth allocation petition on the basis of the report and recommendations of the Planning Commission and either conceptually approve or disapprove the growth allocation petition.~~

(1) Within 90 days of receiving the report and recommendations of the Planning Commission, the County Commissioners shall hold a public hearing and either conceptually approve or disapprove the proposed growth allocation petition. Such hearing shall allow parties of interest and citizens an opportunity to be heard. At least 14 days prior to said hearing, notice of same, with date, time and place, shall be published in a newspaper of general circulation in the County.

(2) In addition to other matters pertinent to the growth allocation petition, the County Commissioners shall give specific consideration to the following matters:

(i) The purposes set forth in §8-1800 et seq. of the Natural Resources

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14-77 Growth Allocation Section Procedures

(2) - Example

A report that growth allocation may be impacted by treatment of the property was filed with the County Commission. The Commission was notified by the County Commission that the report was filed with the Commission on 12-15-2017. The Commission was notified by the County Commission that the report was filed with the Commission on 12-15-2017.

(3) - Example of a report that growth allocation may be impacted

All growth allocation reports shall be reviewed by the Planning Commission for accuracy and recommendations. The Planning Commission shall hold a public hearing on the report and the Commission shall have an opportunity to be heard. At least 10 days notice of the hearing shall be provided to the Commission. The Commission shall be notified of the hearing by the Commission on 12-15-2017. The Commission shall have an opportunity to be heard. At least 10 days notice of the hearing shall be provided to the Commission. The Commission shall be notified of the hearing by the Commission on 12-15-2017.

(4) - Example of a report that growth allocation may be impacted

The Planning Commission shall review and recommend to the County Commission. The Commission shall have an opportunity to be heard. At least 10 days notice of the hearing shall be provided to the Commission. The Commission shall be notified of the hearing by the Commission on 12-15-2017.

(5) - Example of a report that growth allocation may be impacted

The Commission shall review and recommend to the County Commission. The Commission shall have an opportunity to be heard. At least 10 days notice of the hearing shall be provided to the Commission. The Commission shall be notified of the hearing by the Commission on 12-15-2017.

(6) - Example of a report that growth allocation may be impacted

The Commission shall review and recommend to the County Commission. The Commission shall have an opportunity to be heard. At least 10 days notice of the hearing shall be provided to the Commission. The Commission shall be notified of the hearing by the Commission on 12-15-2017.

(7) - Example of a report that growth allocation may be impacted

The Commission shall review and recommend to the County Commission. The Commission shall have an opportunity to be heard. At least 10 days notice of the hearing shall be provided to the Commission. The Commission shall be notified of the hearing by the Commission on 12-15-2017.

Article of the Annotated Code of Maryland, the Queen Anne's County Critical Area Program, the Comprehensive Plan and the Queen Anne's County Code;

(ii) The recommendations of the Planning Commission;

(iii) The relation of the growth allocation petition to the Queen Anne's County Critical Area Program, the Comprehensive Plan, Growth Sub-Area Plans; and

(iv) The testimony and other evidence presented at the public hearing.

(e) *Critical Area Commission approval.*

All growth allocation petitions that receive conceptual approval by the County Commissioners will be forwarded to the Critical Area Commission for review and approval. ~~If the growth allocation petition is approved by the Critical Area Commission, it shall proceed to the County Commission for final approval.~~ **No award of Growth Allocation shall become effective until after the County Commissioners have taken final legislative action on the petition.**

(f) *Final approval by the County Commissioners.*

~~(1) — After receiving notification from the Critical Area Commission that a growth allocation petition has been approved pursuant to the provisions of §8-1809 of the Natural Resources Article of the Annotated Code of Maryland, the County Commissioners shall hold a public hearing on the growth allocation petition which shall not be more than 90 days after notification of approval by the Critical Area Commission. Such hearing shall allow parties of interest and citizens an opportunity to be heard. At least 14 days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county.~~

~~(2) — In addition to other matters pertinent to the growth allocation petition, the County Commissioners shall give specific consideration to the following matters:~~

~~(i) — The purposes set forth in §8-1800 et seq. of the Natural Resources Article of the Annotated Code of Maryland, the Queen Anne's County Critical Area Program, the Comprehensive Plan and the Queen Anne's County Code;~~

~~(ii) — The recommendations of the Planning Commission;~~

~~(iii) — The relation of the growth allocation petition to the Queen Anne's County Critical Area Program, the Comprehensive Plan, Growth Sub-Area Plans; and~~

~~(iv) — The testimony and other evidence presented at the public hearing.~~

(1) Within 120 days of receiving notification from the Critical Area Commission that the proposed growth allocation petition has been conditionally approved pursuant to the provisions of §8-1809 of the Natural Resources Article of the Annotated Code of Maryland, the County Commissioners, shall introduce legislation and take final legislative action on the proposed growth allocation.

114 The Commission's Report on the Green Paper on the Growth Strategy

(i) The Commission's Report on the Growth Strategy

(ii) The Commission's Report on the Growth Strategy

(iii) The Commission's Report on the Growth Strategy

(iv) The Commission's Report on the Growth Strategy

(v) The Commission's Report on the Growth Strategy

(vi) The Commission's Report on the Growth Strategy

(vii) The Commission's Report on the Growth Strategy

(viii) The Commission's Report on the Growth Strategy

(ix) The Commission's Report on the Growth Strategy

(x) The Commission's Report on the Growth Strategy

(xi) The Commission's Report on the Growth Strategy

(xii) The Commission's Report on the Growth Strategy

(xiii) The Commission's Report on the Growth Strategy

(3)-(2) If the Planning Commission has recommended approval of a growth allocation petition and the County Commissioners propose to approve a **an award of** growth allocation petition which **substantially** changes or departs from those recommendations, the proposal of the County Commissioners shall be referred to the Planning Commission, in writing, for its further recommendations and to the Critical Area Commission for review and approval **prior to any final legislative action**. If such recommendations are not received by the County Commissioners within 90 days after the proposal has been transmitted to the Planning Commission and accepted by the Critical Area Commission, the **County** Commissioners may proceed to take final action without such recommendations.

~~(4) If the County Commissioners propose to approve a growth allocation petition which is substantially different from the proposed growth allocation petition and the recommendations of the Planning Commission as described in the published notice, a new public hearing shall be held. Notice of such hearing shall include notice of the amended growth allocation petition as proposed by the County Commissioners and any recommendations of the Planning Commission, including those made after any referral required by §14-177(f)(3).~~

(5)-(3) A growth allocation petition shall not be effective until after it is approved by the Critical Area Commission and not until 45 days after approval by the County Commissioners.

(g) *Map amendment.*

The Official Critical Area Map(s) will be amended to reflect the new development area designation when the approved growth allocation petition becomes effective.

(h) *Use of approved growth allocation.*

(1) Successful projects granted growth allocation will be submitted for final site plan or preliminary and final subdivision approval as per requirements of the Queen Anne's County Code.

(2) If all construction associated with a nonresidential project which was awarded growth allocation has not been substantially completed within 24 months of site plan approval, then the growth allocation award shall be null and void. If road dedication to the county has not been completed for a residential project within 36 months of final subdivision or site plan approval, then the growth allocation award shall become null and void. Further, the award shall be recaptured by the county unless an extension is granted by the County Commissioners. Extensions cannot be granted for more than one year at any one time.

4221) If the Planning Commission has recommended approval of a project application and the Council has approved the project, the Council shall not be required to hold a public hearing on the project if the Planning Commission has recommended approval of the project and the Council has approved the project. If the Council has approved the project and the Council has approved the project, the Council shall not be required to hold a public hearing on the project.

4222) If the Council has approved the project and the Council has approved the project, the Council shall not be required to hold a public hearing on the project. If the Council has approved the project and the Council has approved the project, the Council shall not be required to hold a public hearing on the project.

4223) A public hearing shall not be required if the Council has approved the project and the Council has approved the project.

4224) The Council shall not be required to hold a public hearing on the project if the Council has approved the project and the Council has approved the project.

4225) The Council shall not be required to hold a public hearing on the project if the Council has approved the project and the Council has approved the project.

4226) The Council shall not be required to hold a public hearing on the project if the Council has approved the project and the Council has approved the project.

Chesapeake Bay Critical Area Commission

STAFF REPORT

May 1, 2002

APPLICANT: Town of Chesapeake City

PROPOSAL: Mapping Mistake

JURISDICTION: Town of Chesapeake City

COMMISSION ACTION: Review for Concurrence

STAFF RECOMMENDATION: Concurrence with Chairman's Determination

STAFF: Mary Ann Skilling and Julie LaBranche

**APPLICABLE LAW/
REGULATIONS:** Natural Resources Article 8-1802 and COMAR
27.01.02.07(C)

DISCUSSION:

The Town of Chesapeake City has requested that the Commission consider several properties, designated as Limited Development Areas in the Town (referred to as Area 1), as a mapping mistake and review the proposed corrections as a refinement to the Chesapeake City Critical Area Program. These properties should have been included in a previous refinement, approved by the Commission in 1998, but were omitted in error. The Town contends that the Limited Development Area (LDA) designation was not consistent with the LDA mapping standards outlined in the Criteria and used by the Town for its original mapping. A correction of the mapping mistake would result in a change in designation of 3.86 acres of land from LDA to Intensely Developed Area (IDA) (see attached acreage summary). The properties identified as a mapping mistake are within the corporate limits of the Town (see attached map).

The mapping mistake is proposed as a refinement because the proposed changes and the effect of the changes on the use of land and water in the Critical Area are consistent with what is currently allowed by the Chesapeake Bay Critical Area Program.

According to the Critical Area Criteria, Intensely Developed Areas are those areas where residential, commercial, institutional, and/or industrial, developed land uses predominate, and where relatively little natural habitat occurs. In addition, these features are required to be concentrated in an area of at least 20 adjacent acres, or the entire upland portion of the Critical

THE HISTORY OF THE UNITED STATES

CHAPTER I

THE EARLY HISTORY OF THE UNITED STATES

THE DISCOVERY OF AMERICA

THE EARLY SETTLEMENTS

THE GROWTH OF THE COLONIES

THE STRUGGLE FOR INDEPENDENCE

THE CONSTITUTION

THE UNION UNDER THE ARTICLES OF CONFEDERATION

THE UNION UNDER THE CONSTITUTION

CHAPTER II

The early history of the United States is a story of discovery and exploration. In 1492, Christopher Columbus sailed across the Atlantic Ocean and discovered the Americas. This event marked the beginning of European contact with the continent. The early settlers, who came to the United States in the 17th century, were primarily English, Dutch, and Swedish. They established colonies in the eastern part of the continent, and their interactions with the Native Americans shaped the early development of the United States. The growth of the colonies was rapid, and by the mid-18th century, the colonies had become a major power in North America. The struggle for independence from British rule began in 1775, and the United States declared its independence in 1776. The Constitution was adopted in 1787, and the United States became a federal republic.

The early years of the United States were marked by a period of rapid growth and expansion. The population increased significantly, and the economy began to diversify. The United States emerged as a major power in North America, and its influence spread across the continent. The struggle for independence was a defining moment in the nation's history, and the Constitution established the framework for the government. The Union under the Articles of Confederation was a period of weakness and instability, and the Union under the Constitution was a period of strength and growth.

The early history of the United States is a story of discovery and exploration. In 1492, Christopher Columbus sailed across the Atlantic Ocean and discovered the Americas. This event marked the beginning of European contact with the continent. The early settlers, who came to the United States in the 17th century, were primarily English, Dutch, and Swedish. They established colonies in the eastern part of the continent, and their interactions with the Native Americans shaped the early development of the United States. The growth of the colonies was rapid, and by the mid-18th century, the colonies had become a major power in North America. The struggle for independence from British rule began in 1775, and the United States declared its independence in 1776. The Constitution was adopted in 1787, and the United States became a federal republic.

Area within the boundary of a municipality, whichever is less. These areas shall have at least one of the following features on December 1, 1985:

- (1) housing density equal to or greater than four dwelling units per acre;
- (2) industrial, institutional, or commercial uses are concentrated in the area; or
- (3) public sewer and water collection and distribution systems are currently serving the area and housing density is greater than three dwelling units per acre.

It is the Town's position that a mistake in the original Critical Area mapping to identify the subject properties (Area 1) as Limited Development Areas (LDAs) occurred and that an additional map drafting error omitted these properties from the local Program refinement in 1998. For the following reasons, these properties should have been mapped as Intensely Developed Areas (IDAs).

1. On December 1, 1985, the areas had public sewer and water collection and distribution systems in place.
2. The properties were located in South Chesapeake City (Area 1), contain parcels with densities greater than four dwelling units per acre, contained institutional and commercial properties, and were served by water and sewer. Area 1 shared the same characteristics of the area mapped IDA at the time of original mapping and should have also been mapped IDA.
3. All the parcels East of the existing IDA in South Chesapeake City (Area 1) were zoned marine commercial and housed a marina, restaurant, a commercial building and residential parcels. All parcels (parcels 406, 370, 76, 399, 78, 79, 438, 36) met the criteria used for IDA mapping in item (2) and (3) above.
4. The Criteria further explains that IDA "In addition, (to items (1), (2), and (3) above) these features shall be concentrated in an area of at least 20 adjacent acres, or that entire upland portion of the Critical Area within the boundary of a municipality, whichever is less." It is our contention, that Area 1 met this provision because the area was contiguous to other IDAs.
5. Inconsistent mapping - Based on an analysis of the 1972 Tidal Wetland Maps, the density in Area 1 was the same as the areas mapped IDA. The character of North Chesapeake City at the time of mapping exhibited similarities to South Chesapeake City. The housing density, commercial facilities, water, and sewer existed at the time of mapping which met the IDA mapping criteria.

The information presented clearly indicates that the subject properties in fact did not meet the LDA mapping standards but rather met the IDA mapping standards at the time of original Critical Area mapping for the Town. For the reasons stated above, the Mayor and Council of Chesapeake City request these mapping changes.

If you have any questions regarding this project, please contact me at (410) 260-3475.

1. The first part of the document is a letter from the Secretary of the State to the Governor, dated 10th March 1874.

2. The second part is a report on the state of the State, prepared by the Secretary of the State, dated 10th March 1874.

3. The third part is a report on the state of the State, prepared by the Secretary of the State, dated 10th March 1874.

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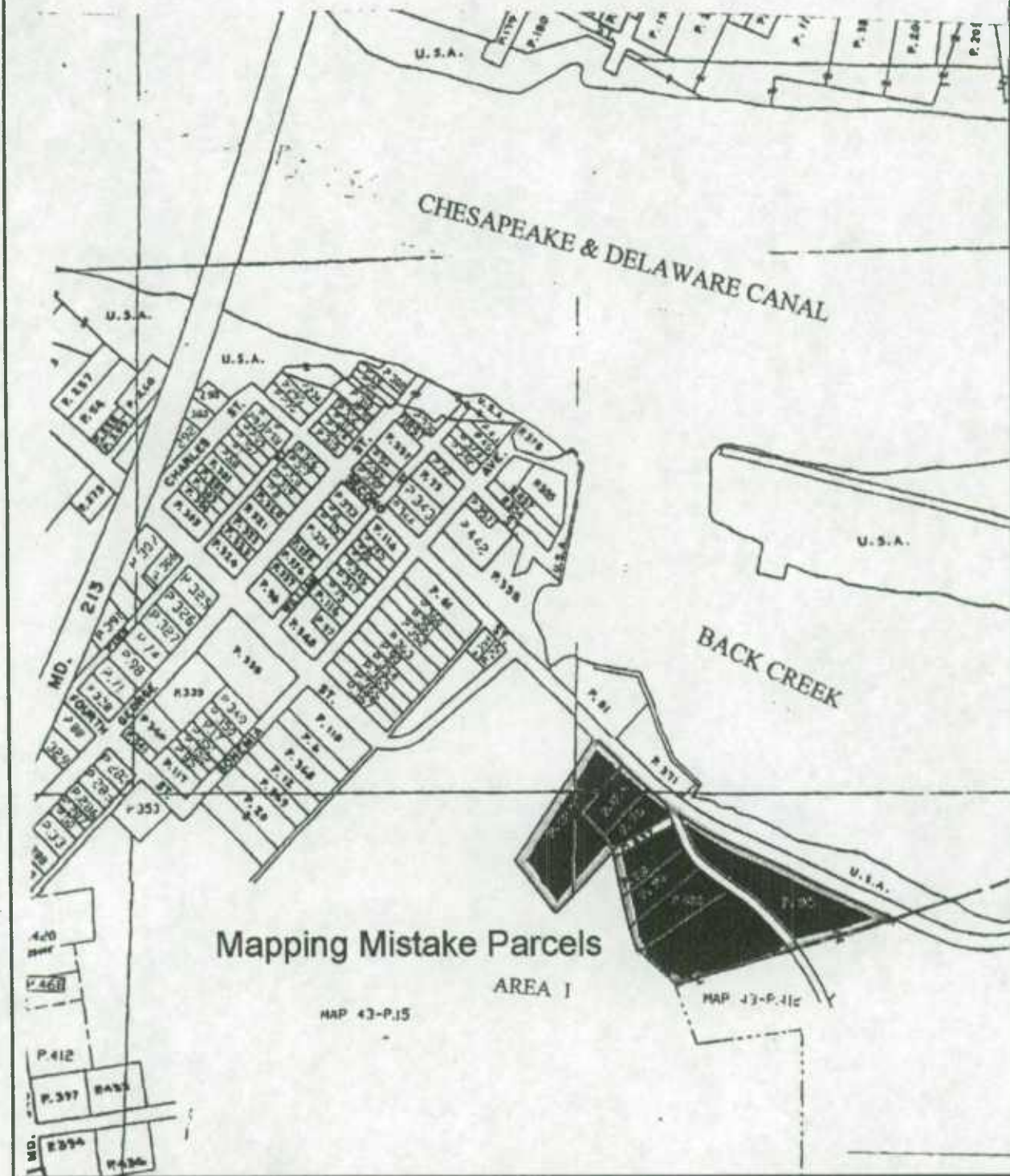
6. The sixth part is a report on the state of the State, prepared by the Secretary of the State, dated 10th March 1874.

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TOWN OF CHESAPEAKE CITY

MAPPING MISTAKE



Chesapeake City, Maryland

Summary
LDA to IDA Map Amendment
May 2002

Proposed Mapping Mistake Acreage

<i>Proposed Mapping Mistake Area</i>	<i>Acres</i>
South Chesapeake City Area (1)	.955
Parcel 406	.242
Parcel 370	.189
Parcel 76	.046
Parcel 399	.244
Parcel 78	.245
Parcel 79	1.22
Parcel 438	0.72
Parcel 36	
Total	3.86

Revised Summary of Mapping Mistake Acreage

<i>Mapping Mistake Area</i>	<i>Acres</i>
South Chesapeake City Area (1)	17.36
South Chesapeake Area (2)	0.83
North Chesapeake City Area (2)	56.57
Additional Area (annexed in 1982)	2.08
Total	<u>76.84</u>
Mapping Mistake (addition to Area 1)	3.86
Revised Total	80.7

CONFIDENTIAL - SECURITY INFORMATION

SECRET

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Chesapeake Bay Critical Area Commission

STAFF REPORT

May 1, 2002

APPLICANT: Town of Queenstown

PROPOSAL: Amendment – Four-Year Comprehensive Review

COMMISSION ACTION: Vote

PANEL: Larry Duket (chair), Judith Evans, Dr. Foor, and Lauren Wenzel

PANEL RECOMMENDATION: Pending

STAFF RECOMMENDATION: Approval

STAFF: Roby Hurley, LeeAnne Chandler

**APPLICABLE LAW/
REGULATIONS:** Natural Resources Article §8-1809(g)

DISCUSSION:

The Town of Queenstown has recently completed its second four-year review of its Critical Area Program. The review included the Town's Critical Area program document and Critical Area maps. After reviewing the program document and the associated implementation language it was determined that significant revisions were necessary. Department of Planning staff worked closely with the Town Planning Commission to use a model ordinance, similar to the one used for Greensboro, Centreville and Queen Anne, to replace the existing Critical Area Program document and related ordinance language. The most significant changes to the Town's Program and maps are as follows:

ZONING ORDINANCE/PROGRAM:

The Town's new Critical Area Ordinance was designed to be sufficiently comprehensive so that a separate Program document would no longer be required. The model ordinance has been customized to address the specific conditions in the Town of Queenstown and it is designed to be integrated into the Town's Zoning Ordinance. The Town uses a zone system for implementation of its Program. Calculation of the acreage of the three land-use categories and evaluation of the growth allocation status was conducted. The Town is located in Queen Anne's County and the County has given 200 acres of growth allocation to the Town. To date, the Town has used 18.21 acres of growth allocation leaving a balance of 181.79.

THE UNIVERSITY OF CHICAGO

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The new Critical Area Ordinance includes updated information from the Heritage Division of the Department of Natural Resources on Habitat Protection Areas. The Natural Parks, Agriculture and Surface Mining sections were customized to reflect existing and planned land use relative to the Town.

The new ordinance also includes specific provisions for enforcement of violations in the Critical Area, new provisions relating to planting agreements, 10% mitigation, impervious surface limits and clearer language about grandfathering, variances, water-dependent facilities and shore erosion control.

The new ordinance includes the provisions of the Commission's current Growth Allocation Policy. The Planning Commission expanded on the Commission's Policy, adding further requirements that they felt were necessary to properly award Growth Allocation. There are currently no Buffer Exemption Areas (BEAs) in the Town and no new BEAs are proposed.

MAPPING:

Queen Anne's County's planning office produced a new land-use map. The Town Planning Commission studied both infill and annexation growth areas and the County planning office added annexation growth areas to the map. Resource inventory mapping, which is included on the land-use map, was updated based on correspondence with the Heritage Division and the Environmental Review Unit at the Department of Natural Resources.

The original Program was adopted on January 17, 1989. The Town's first Four-Year Comprehensive Review was approved in September 1999. The Critical Area Commission Panel and Town Commissioners have scheduled a joint public hearing for April 23, 2002. It is anticipated that the Town Commissioners will vote on the proposed changes immediately following the public hearing. If the proposed changes are approved by the Town Commissioners, the Critical Area Commission panel will discuss and formulate their recommendation at a panel meeting on the morning of the Commission meeting. Their recommendation will be presented at the afternoon meeting.

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SENATE BILL 247

1 (4) (I) A full-time chairman, appointed with the advice and consent of
2 the Senate, who shall serve at the pleasure of the Governor;

3 (2) (II) [11] 13 individuals, appointed with the advice and consent of
4 the Senate, each of whom is a resident and an elected or appointed official of a local
5 jurisdiction. At least 1 of these [11] 13 individuals must be an elected or appointed
6 official of a municipality. These individuals shall serve on the Commission only while
7 they hold local office. Each shall be selected from certain counties or from
8 municipalities within the counties as follows, and only after the Governor has
9 consulted with elected county and municipal officials:

10 (i) 1. 1 from each of Baltimore City and Anne Arundel,
11 Baltimore, and Prince George's counties;

12 (ii) 2. 1 from Harford County or Cecil County;

13 (iii) 3. 1 from Kent County or Queen Anne's County;

14 (iv) 4. 1 from Caroline County [or Worcester County];

15 (v) 5. 1 from Talbot County or Dorchester County;

16 (vi) 6. 1 from Wicomico County or Somerset County; [and]

17 (vii) 7. 2 from Calvert County, Charles County, or St. Mary's
18 County, both of whom may not be from the same county; AND

19 (viii) 8. 2 FROM WORCESTER COUNTY, 1 OF WHOM SHALL BE A
20 RESIDENT OF THE CHESAPEAKE BAY WATERSHED AND THE OTHER OF WHOM SHALL
21 BE A RESIDENT OF THE ATLANTIC COASTAL BAYS WATERSHED;

22 (3) (III) 8 individuals, appointed with the advice and consent of the
23 Senate, who shall represent diverse interests, and among whom shall be a resident
24 from each of the [6] 5 counties that are listed and from which an appointment has
25 not been made under paragraph (2) of this subsection and [2] 3 of the 8 members
26 appointed under this item shall be at large members, 1 OF WHOM SHALL BE A
27 PRIVATE CITIZEN AND RESIDENT OF THE ATLANTIC COASTAL BAYS WATERSHED; and

28 (4) (IV) The Secretaries of Agriculture, Business and Economic
29 Development, Housing and Community Development, the Environment,
30 Transportation, [and] Natural Resources, and [the Director of] Planning, ex officio,
31 or the designee of the Secretaries [or the Director].

32 (2) OF THE 2 WORCESTER COUNTY MEMBERS FROM THE ATLANTIC
33 COASTAL BAYS WATERSHED, ONLY 1 MAY BE A RESIDENT 1 SHALL BE THE CHIEF
34 EXECUTIVE OFFICIAL OR THE OFFICIAL'S DESIGNEE OF A MUNICIPAL CORPORATION
35 LOCATED WITHIN THE COASTAL BAYS WATERSHED MAYOR OF OCEAN CITY.

36 (b) A member of the Commission who does not hold another office of profit at
37 the State or local level shall be entitled to compensation as provided in the budget.

