

Critical Area Commission
Chesapeake and Atlantic Coastal Bays
Meeting held via Google Meet

May 20, 2026

Program Implementation Committee Minutes

Committee Members in Attendance: *McCall (Co-Chair), Burris, Etherton, Herr-Cornwell, Gerthoffer, Gillis, Richards, Wilson*

Guests: Chris Rogers (Town of Rock Hall)

1. Welcome and Roll Call:

- Charlotte Shearin called the meeting to order and conducted a roll call to confirm a quorum. Catherine McCall, Committee Co-Chair, welcomed all attendees.
- Ms. Shearin noted that the meeting was streamed live to the public, and captioned minutes would be made available on the Commission's website.

2. Approval of Minutes from April 8, 2026

Commissioner Wilson requested that the minutes be amended to reflect his reasons for opposing the Cropper Road Campground growth allocation. Specifically, that it did not meet multiple standards and was in a priority preservation area, targeted ecological area, Forest Interior Dwelling Bird habitat (FIDS), Wetland of Special State Concern (WSSC), and in the biodiversity conservation network.

- Motion to Approve with Correction: Commissioner Wilson
- Second: Commissioner Herr-Cornwell
- Abstentions: Commissioners Etherton and Gerthoffer
- Vote: The minutes were approved.

3. REFINEMENT – MOTION REQUIRED: Town of Rock Hall – Comprehensive Review

Presenter: Katie Hayden. Recommend Concurrence with the Chair's determination of refinement; Approval with conditions.

Ms. Hayden presented, in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The Town of Rock Hall recently completed a comprehensive review of their Critical Area Program as is required by State Law. On February 12, 2026, the Mayor and Council of the Town of Rock Hall approved Ordinance 2026-01, which repeals and replaces sections of Chapter 225 (Zoning) within the Code of Rock Hall pertaining to the town's Critical Area Program. The Town requests that the Critical Area Commission approve the comprehensive update of their Critical Area program.

Discussion: None.

Motion to concur: Commissioner Richards moved to concur with the Chair's determination of refinement and to approve.

Second: Commissioner Gerthoffer

Motion passed unanimously.

**4. REFINEMENT – MOTION REQUIRED: Town of Rock Hall – Map Amendment:
Modified Buffer Areas**

Presenter: Katie Hayden. Recommend Concurrence with the Chair's determination of refinement; Approval.

Ms. Hayden presented, in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. On February 12, 2026, the Mayor and Council of the Town of Rock Hall approved Ordinance 2026-02 to amend the town's Critical Area Map to include Modified Buffer Areas (MBA). The Town currently does not have any approved MBAs; this map amendment would establish designated MBAs within the Town for the first time.

Discussion:

Commissioner Richards asked for a brief definition of Modified Buffer Areas and the implications for buffer enhancement or mitigation requirements for future development. Kathryn Hayden explained that a variance is not required but there are still mitigation requirements. She further explained that setbacks vary from 25 feet to 50 feet depending on the local program.

A discussion ensued regarding the intersection of MBAs and future climate/sea-level rise regulations. Staff noted that policy questions regarding moving MBAs due to sea-level rise are currently being evaluated.

Motion for Concurrence: Commissioner Burris

Second: Commissioner Wilson

Vote: All in favor. Motion passed unanimously.

Meeting adjourned at 1:35.

Next meeting of the Project Committee will be on July 1, 2026.