



Greg Kernan, Chair

CALVERT COUNTY PLANNING COMMISSION

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Board of Commissioners

Earl F. Hance
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PLANNING COMMISSION REGULAR MEETING

Proposed Agenda – June 19, 2019 at 7:00 p.m.

Harriet E. Brown Community Center (HEBCC) - 901 Dares Beach Road, Prince Frederick

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Approval of Minutes:
 - a) May 15, 2019 Regular Meeting
5. Town Center Architectural Approvals:
 - a) [RCARC #2019-01, Maryland Self Storage](#) (relating to SPR #2018-285)
Staff: (Judy Holt, Planner I, Long Range Planning/P&Z)
6. Major Subdivisions for Final Approval: None
7. Applications for Site Plan Review:
 - a) [SPR-2018-285, Maryland Self Storage](#)
Located at 8400 Nursery Road in Lusby on an 8.3 acre parcel, zoned Rural Commercial. Proposed 75,500 square foot development for self-storage units and office space. Phase I was submitted as a change in use to the existing building previously used as a contractor supply store to office space. Phase 2 and 3 will expand the proposed use within the existing area (previously used as contractor supply storage area) to self-storage units. This project is on private well and septic. The submittal was accepted December 19, 2018. Agent: Collinson, Oliff & Associates (Staff: Rachel O'Shea, Principal Planner/P&Z)
8. Major Subdivision Applications for Preliminary Approval: None
9. Items for Discussion/Action:
 - a) Program Open Space (POS) Annual Program for Fiscal Year 2020 [Staff Report](#)
(Staff: Shannon Nazzal, Director/Parks & Recreation)
 - b) [Work Session](#) to Review Agency Comments for Proposed Text Amendments to the Calvert County Zoning Ordinance, Case #19-03, Proposed Amendments to Article 3, Land Use Charts, Section 3-1.01 - Agritourism, Ecotourism and Heritage Tourism Uses and Definitions, Use #9 - Public Events/Public Assemblies on Farmland, and Use #10 - Rental Facilities on Farms.
(Staff: Rachel O'Shea, Principal Planner/P&Z)

Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

- c) 2018 Maryland Department of Planning Report (Staff: Lindsay Halterman, Planner II/P&Z) [Staff Report](#)
- d) [Work Session to Revise Conceptual Site Plan Review Process from Optional to Mandatory](#) (Staff: Britany Waddell, Deputy Director/P&Z and Rachel O'Shea, Principal Planner/P&Z)
- e) [Work Session to Establish a Project Hold Policy within Development Review Section](#) (Staff: Carolyn Sunderland, PCA/P&Z and Rachel O'Shea, Principal Planner/P&Z)

10. Items of Interest:

- a) Calvert County Comprehensive Plan Update
- b) [Site Plan Application List](#) for Upcoming Planning Commission Review
- c) [Major Subdivision Proposed List](#) for Upcoming Review

11. Adjourn.

FOOTNOTES:

- 1. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
 - 2. There will be a five minute break at 9:00 p.m.
 - 3. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
 - 4. Accommodations for persons with disabilities will be made with reasonable notice.
 - 5. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Mark Willis, Director of Planning & Zoning; Jennifer Moreland, Director of Community Resources; Jacqueline Vaughan, Director of Public Safety and Services; Rai Sharma, Director of Public Works; Linda Vassallo, Director of Communications & Media Relations; Kelly Robertson-Slagle, Director of Economic Development; Shannon Nazzal, Director of Parks & Recreation