



Greg Kernan, Chair

CALVERT COUNTY PLANNING COMMISSION

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Board of Commissioners

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PLANNING COMMISSION REGULAR MEETING PROPOSED AGENDA

Wednesday, August 21, 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) July 17, 2019 Planning Commission Regular Meeting
5. Town Center Architectural Approvals: None
6. Major Subdivisions for Final Approval: None
7. Applications for Site Plan Review:
 - a) [SPR-2019-293, Panda Express](#) - Located at 815 N. Prince Frederick Boulevard, Prince Frederick on a 2.7 acre parcel, Lot 3R, Chapline Place, zoned Prince Frederick Town Center, Entry District. Proposed demolition of the existing Ruby Tuesday building and redevelopment of site for a 2,300 square foot building with a drive-through. This project is on public water and sewer. The submittal was accepted April 24, 2019. Agent: Foresite Group (Staff: Rachel O'Shea, Principal Planner/P&Z)
 - b) [SPR-2019-292, Gott Shell Station Pumps/Canopy](#) - Located at 400 N. Solomons Island Road, Prince Frederick on a 26,421 square foot parcel, zoned Prince Frederick Town Center, Village District. Replacement of fuel pumps with extended canopy. This project is on public water and sewer. The submittal was accepted March 27, 2019. Agent: R.A. Barrett & Associates (Staff: Rachel O'Shea, Principal Planner/P&Z)
 - c) [SPR-2019-266, Calvert Hills, Phase I - 96 unit apartments](#) - This site is located on the west side of Prince Frederick Boulevard, Prince Frederick Town Center, Village District. The project consists of five parcels, totaling 22.57 acres. Proposed three-story apartments (38,064 square feet combined building footprint) with 96 units, 4.99 acres of common open space and a 4,736 square foot club house. The submittal was accepted July 26, 2017. Agent: Bay Engineering Inc. (Staff: Olivia Vidotto, Planner III/P&Z)

8. Major Subdivision Applications for Preliminary Approval: None
9. Items for Discussion/Action:
 - a) [Work Session for Rezoning Case MA#19-01](#) - Tax Map 18, P/O Parcels 234 & 84, 4250 & 4260 Hunting Creek Road, Huntingtown, MD (Staff: Mary Beth Cook, Deputy Director/P&Z)
 - b) [Work Session for Rezoning Case MA#19-02](#) - Tax Map 18, Parcel 235, 4110 Old Town Road, Huntingtown, MD (Staff: Mary Beth Cook, Deputy Director/P&Z)
10. Items of Interest:
 - a) [Joint Public Hearing \(BOCC/PC\) regarding Text Amendment #19-03, Tuesday, August 20, 2019](#) 7:00 p.m., Harriet E. Brown Community Center (HEBCC) 901 Dares Beach Rd, Prince Frederick (For easy reference, see link to [BOCC day agenda](#)) [7:00 p.m. Agenda](#)
 - b) Transportation Plan Update ([website](#)) (Staff: Tamara Blake-Wallace, Principal Planner/P&Z)
 - c) Planning Commission Work Session with Sabra & Associates regarding Calvert County Transportation Plan, Thursday, September 26, 2019, 7:00 p.m., Calvert Pines Senior Center, 450 West Dares Beach Road, Prince Frederick. ([website](#))
 - d) [2019 APA Maryland Biennial Conference - October 6-8, 2019](#), Rocky Gap, Flintstone, Maryland
 - e) [36th Annual Maryland Planning Commission Association Conference](#) - November 6-7, 2019, Aberdeen, Maryland
 - f) [Site Plan Application List](#) for Upcoming Planning Commission Review
 - g) [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