



# CALVERT COUNTY PLANNING COMMISSION

205 Main Street, 2<sup>nd</sup> Floor • Prince Frederick, MD 20678  
 410-535-2348 – 301-855-1243  
 FAX: 410-414-3092

## DEPARTMENT OF PLANNING & ZONING TEG/SEG COMBINED AGENDA

WEDNESDAY, May 24, 2023 9:00 am to 11:00 am via Zoom meeting

**TO JOIN MEETING VIA PHONE: 888-475-4499 MEETING: 875 3079 0799**

### INVITED AGENCIES

County Transportation  
 Critical Area Commission  
 Cultural Resources, P&Z  
 DNR-Coastal Resources Div.  
 DNR-Tidal Wetlands Division  
 DNR-Wildlife & Heritage Svc.

Economic Development, P&Z  
 Engineering, DPW  
 Environmental Planner, P&Z  
 GIS  
 Health Department  
 Long Range Planner, P&Z

Planner III, P&Z  
 Principal Planner, P&Z  
 Public Safety/Fire/Rescue/EMS  
 Public Safety/Communications – Addressing  
 Rural Planner, P&Z

SHA  
 SMECO  
 Soil Conservation  
 Transportation Planner, P&Z  
 Transportation, DPW

<b>**NEW PRELIMINARY PLANS, DSDP &amp; CONCEPTS FOR ACCEPTANCE</b>						
SPR-142971 <i>CSPR-142896</i>	CF	Wayson DBC Lot 3 Flex Space aka: Dunkirk Business Center	Cat I	Keith Lane, Owings	Dan Kelsh, COA Barrett	TEG-PC conditional acceptance 3/15/23. Concept accepted 10/26/2022. DSDP Plan 1 for acceptance 5/24/23. If accepted, comments due 6/22/23. Setback reduction granted on 2/27/23.
<b>**PLANS ACCEPTED AT LAST MONTH'S TEG/SEG</b>						
SD-142955 <i>CSD2022-109</i>	OV	Armory Towns	Major	Armory Rd., Prince Frederick	Jeffrey Martus, COA Barrett	SEG-Concept accepted 4/27/2022. Prelim Plan for acceptance 4/26/23. Plan 1 comments due 5/18/23.
SPR-142967 <i>CSPR-142755</i>	OV	Armory Towns (was Schaefer Townhomes)	Cat I	Armory Rd., Prince Frederick	Jeffrey Martus, COA Barrett	TEG-PC conditional approval 11/16/22. Concept accepted 4/27/2022. DSDP for acceptance 4/26/23. DSDP Plan 1 comments due 5/18/23.
CSPR-142811	OV	Calvert Pines Sr. Center	Cat II	W Dares Beach Rd., Prince Frederick	Jeffrey Martus, COA Barrett	TEG-Concept for acceptance 4/26/23. Plan 1 comments due 5/18/23
MSD-142969 <i>CMSD-2022-117</i>	JC	Carter Property 2 Lots	Minor	Twin Oak Ln., Huntington	Mark Ferguson, Site Design Inc	SEG-Prelim for acceptance 4/26/23. Prelim Plan 1 comments due 5/18/23
MSD-142962 <i>CMSD-2023-120</i>	JC	Donald & Catherine Turner Jr. Property Family Conveyance Lot 1, Sec 2	Minor	N Sol.Island Rd., Huntingtown	Dean Wilkinson, COA Barrett	SEG-Prelim Plan for acceptance 4/26/23. Prelim Plan 1 comments due 5/18/23.



## CALVERT COUNTY PLANNING COMMISSION

205 Main Street, 2<sup>nd</sup> Floor • Prince Frederick, MD 20678

410-535-2348 – 301-855-1243

FAX: 410-414-3092

<b>**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING</b>						
SPR-142882 <i>CSPR-142818</i>	<b>OV</b>	CFT Plaza	Cat II	Prince Frederick Blvd., Prince Frederick	Will Avant, Foresite Group	TEG-DSDP accepted 9/28/22. DSDP Plan 3 comments OTC 4/28/23. Approved to submit Final for Stamping.
<b>**OTHER NOTEWORTH PROJECT ACTIVITY</b>						
CSPR-142828	<b>CF</b>	Magnolia Ridge West	Cat I	Dares Beach Rd., Prince Frederick	Anthony Olekson, COA Barrett	TEG-PC Conditional Approval 4/19/2023. Concept accepted 4/27/2022. Concept Plan 3 comments OTC 3/20/23.
SPR-2020-314	<b>OV</b>	Inspired Minds Day Care	Cat II	Solomons Island Rd., Huntingtown	Anthony Olekson, COA Barrett	TEG-DSDP accepted 7/22/20 under old process. DSDP Plan 7 comments OTC 5/18/23. Approved to submit Final for Stamps & Signatures w/ fees. <a href="#">Extension Letter issued by PCA</a> ; New Expiration 8/19/2023.
SPR-142960	<b>OV</b>	Fox Run Shopping Center REDLINE (Landscaping Changes) to SPR-2020-313	Red	Harrow Lane, Prince Frederick	Brian Conlon, Langan Engineering	TEG-Redline submitted 3/30/23. Signed/Stamped Plans OTC 5/2/23. Vested thru 5/2/2026.
SPR-138223 <i>CSPR-138130</i>	<b>CF</b>	Stoakley Pavilion	Cat I	Stoakley Rd., Prince Frederick	Dan Kelsh, COA Barrett	TEG-DSDP accepted 3/25/2021. Signed/Stamped Plans OTC 5/11/23. Vested thru 5/11/26.
<b>**PRE-CONCEPTS FOR DISCUSSION</b>						
None						

### ITEMS FOR DISCUSSION:

1. Please make sure that you include ALL Fee Schedules that are relevant to your project (Site Plan, Environmental, etc.) in your electronic submittal. Also, include a completed paper copy of your Developmental Review Transmittal Form with your check to ensure proper credit to your project. PROJECT SUBMITTALS ARE **NOT** COMPLETE WITHOUT APPROPRIATE FEE PAYMENT. **\*PLANNING & ZONING IS NOT YET ACCEPTING ONLINE FEE PAYMENT.**
2. **We are still working on the guidelines for GIS data submittal with Final documents. Please watch for new information.**
3. If the Preliminary Plan or Detailed Site Plan checklists ask for a document, please provide it so that we can assure we have the approved or most recent version of the document in the new project file. When the project # changes, so does the location where the project files are kept.
4. **Make sure that your document names include the project name, current version (i.e., Plan 1), project number and short description (*not form number*). Example: [Lisas Kennel\\_Plan 2\\_CSPR-123456\\_DR Transmittal Form](#).**
5. **Please make sure all the appropriate blanks on the forms are completed (i.e. project name/#) and provide email addresses for the owners/applicants.**

**The next TEG/SEG meeting is WEDNESDAY, June 28, 2023:** To be included for acceptance, new project documentation must be complete, **including proper payment**, and at P&Z by 3:00 p.m., Wednesday, June 21st.