



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

DEPARTMENT OF PLANNING & ZONING TEG/SEG COMBINED AGENDA

WEDNESDAY June 22, 2022 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
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

****We have no PRE-CONCEPT PROJECTS this month****

**NEW PRELIMINARY PLANS, DSDP & CONCEPTS FOR ACCEPTANCE AT JUNE 22, 2022 TEG/SEG					
SPR-142844 <i>(CSPR-142813)</i>	OV	County Administration Building Redesign, Cat I	Main St., Prince Frederick	Joe Kadjeski/COA	TEG-DSDP Plan 1 distributed for review and Acceptance at 6/22/22 TEG/SEG. If Accepted, comments due 7/21/22.
SPR-142834 <i>(CSPR-142738)</i>	OV	Dunkirk Business Center Lot 5 Flex Space, Cat II	Keith Lane, Owings	Jeff Martus/COA	TEG-was CSPR-142738. For Acceptance at 6/22/22 meeting, comments due 7/21/22. <i>Initial docs distributed for acceptance & review.</i>
SPR-142840 <i>(CSPR-142729)</i>	OV	Taylor Gas, CCIP Lot 45B, Cat II	Jibsail Dr. Pr.Fred.	Anthony Olekson/Barrett	TEG-was CSPR-142729 For Acceptance at 6/22/22 meeting, comments due 7/21/22. <i>Initial docs distributed for acceptance & review.</i>
**PLANS ACCEPTED AT MAY 25, 2022 TEG/SEG					
CMSD-2021-104	JH	Chase Property Family Conveyance Lot 1, minor	Pushaw Station Rd., Sunderland	Chris Alvey/Wilkersonn	SEG-Accepted 5/25/22, Plan 1 comments distributed 6/10/22.



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

MSD-142838 <i>(CMSD-2021-099)</i>	JH	POACRE Lot 1, minor	Clubhouse Dr., Lusby	Dean Wilkinson/Barrett	SEG-Accepted 5/25/22, Plan 1 comments due 6/16, and distributed by COB 6/21/22.
SPR-142835 <i>(CSPR-142786)</i>	OV	Infinity Storage, Cat II	Main St., Prince Frederick	Dan Kelsh/COA	TEG-Accepted 5/25/22, comments will be due 6/16.
**OTHER PROJECT ACTIVITY SINCE MAY 25, 2022					
SPR-138176	CF	Armory Square Lots 1&2, Cat I	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	TEG-Plan 5 docs received. Comments due 6/27/22. PC Conditional Approval 4/28/2022
CSPR-142755	OV	Armory Towns (was Schaefer Townhomes), , Cat I	Armory Rd., Pr.Fred.	Jeff Martus/COA	TEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
CSD2022-109	OV	Armory Towns, Major	Armory Rd., Pr.Fred.	Jeff Martus/COA	TEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
MSD-142821	JH	Avondale-Resubdivision of Lot 5 Section 7, minor	Sedwick Rd., Solomons	Jeff Martus/COA	SEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
CSPR-142818	OV	CFT Plaza, Cat II	Prince Frederick Blvd., Pr.Fred.	Will Avant/Foresite Group	TEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
SPR-142765	OV	Chesapeake Beach Energy Battery Storage Facility, Cat II	Dalrymple Rd., Ches.Bch.	Rob Bukowski/WSE Inc.	TEG-Final signatures complete. 5/13/2022.
SPR-142846 <i>(SPR-2019-301)</i>	OV	Chesapeake Church End Hunger Warehouse-Redline	N. Solomons Island Rd., Huntingtown	Pat Mudd/Mudd Engineering, LLC	TEG-Redline Docs distributed to Reviewing Agencies on 6/14/22. Comments due 7/7/22.
MSD-142843	JH	Daniel & Mary Nalls Property	Wohlgemuth Rd., Lusby	John Oliff/COA	Concept Waiver Approved by CS on 6-1-22. Awaiting submittal for SEG.
SPR-142830	OV	Dominion Energy Regional Park, Lusby, Cat I Phase 1	S Solomons Island Rd., Lusby	Joe Kadjeski/COA	TEG-Accepted, Plan 1 comments out to customer on 5/23/22. Updated storm drain design docs received 5/13/22. NEED TO ADD EH Review (Final only) and CCPR Planner Review per Chris F.
CMSD-2022-108	JH	Dowell Property Family Conveyance Lot 2, minor	Stevens Rd., Owings	Dean Wilkinson/Barrett	SEG-Accepted, Plan 1 comments distributed 5/13 & 23/22. Plan 1 DPW comments distributed 6/16/22.



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

SPR-142797	OV	First Lutheran Church Addition, Cat II	So.MD.Blvd., Huntingtown	Chris Alvey/Wilkerson	TEG-DSDP Plan 2 comments were due 5/19/2022, but this item somehow was deleted from the project list :(. Comments distributed to Applicant 6/9/22. Added to 6/22/22 Agenda for discussion.
MSD-142831	JH	Harry & Denise Hilton Property, minor	Hunting Creek Rd.,Huntingtown	Nick Montgomery/COA	SEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
SPR-142799	OV	Iglesias Pentecostal Redline	H G Trueman Rd., Lusby	Joe Kadjeski/COA	TEG-Redline comments out to customer 4/8/2022. Approved for final submittals 5/4/2022.
SPR-138355	CF	Lusby Self Storage, Cat I	H.G.Trueman Rd., Lusby	Lanna Clement/ATCS	TEG-Comments out to customer 4/25/2022. CCG meeting with agents 5/4/2022 to discuss process for moving forward. Plan 4.a.b reviews for Environmental/Engineering/and W&S due 6/24/22.
CSPR-142828	CF	Magnolia Ridge West, Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
CMSD-2022-106	JH	Sandidge Resubdivision Lot 1, minor	Ball Rd., Port Republic	Jeff Martus/COA	SEG-Plan 2 SWM comments due 5/24/2022.
SPR-138223 <i>(CSPR-138130)</i>	CF	Stoakley Pavilion, Cat I	Stoakley Rd., Prince Frederick	Dan Kelsh-Joe Kadjeski/COA	TEG-DSDS Plan 4 Docs transitted to Reviewers 6/14/22. Comments due 7/13/22.
CSPR-142842	CF	Sunset Terrace, Cat I	S. Solomons Island Rd., Solomons	Dan Kelsh/COA	TEG-number issued 5/24/2022
CSPR-142809	OV	Waterside at Solomons Island, Cat II	Holiday Dr., Solomons	Dan Kelsh/COA	TEG-Comments out to customer 4/26/2022
MSD-142845 <i>(CMSD-2021-098)</i>	JH	Wilson Dowell Farm Lot 3, minor	Chaneyville Rd., Owings	Jeff Martus/COA	SEG-Awaiting submittal of preliminary plan docs.
SD-138200	OV	Wyatt's Ridge, Lots 1-24, major	Skinner's Turn Rd., Owings	Jeff Martus/COA	SEG-Plan 2 Environmental Responses rcd and distributed for Review. Comments due by 7/19/22.
**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING					
SPR-142760	OV	ARC of Southern Maryland Canopy Redline	W.Dares Bch.Rd., Pr.Fred.	Anthony Olekson/Barrett	TEG-HD-stamped plan Rcd 6-16-22 for Gold sheet & signatures/stamps.



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

SPR-142841 <i>(CSPR-142829)</i>	OV	Life Church – Modular, Cat II, Redline	Cox Rd., Huntingtown	Dan Kelsh/COA	TEG-Moved from Cat II to Redline process. Plan received for Final signatures/stamps.
**PRE-CONCEPTS FOR DISCUSSION AT JUNE 22, 2022 TEG/SEG					
**PROJECT ACTIVITY OUTSIDE OF TEG/SEG MEETING					
SD-142751	CF	Armory Square, major	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	SEG-Plan 2 comments out to customer 4/5/2022. PC Conditional Approval 4/28/2022
SPR-2020-315	OV	DDP Tennis Courts, Cat I	So.MD. Blvd., Dunkirk	Randall Hughes/WBCM	TEG-PC Site Plan Approval 4/28/2022
**OTHER ACTIVE PROJECTS					
CSPR-142807	CF	655 STR Gymnastics & Dance, Cat I	Skinner's Turn Rd., Owings	Chris Alvey/Wilkerson	TEG-Plan 1 comments out to customer 4/25/2022
SPR-138110	OV	Arcadia of Prince Frederick, Cat I	Stafford Rd., Pr.Fred.	Dan Kelsh/COA	TEG-Out to customer 1/20/2022 - new site plan expiration 8/4/2023.
SPR-142823	OV	Beach Self Storage Parking Redline	S. Solomons Island Rd., Pr.Fred.	Dan Kelsh/COA	TEG-Plan 1 comments out to customer 4/26/2022. Additional comments 5/9/2022.
SD-2020-0053	OV	Bowen's Pride, major	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	SEG-Road Plan under review 4/25/2022
CSPR-142795	CF	Calvert Gateway BC Lot 12R, Cat I	Town Center Blvd., Dunkirk	Nelson Arocho/Bay Eng.	TEG-Plan 1 comments out to customer 3/21/2022
CSPR-138320	CF	Calvert Gateway BC., Lot 11, Cat I	Town Center Blvd., Dunkirk	Eric Miller/Bay Engineering	TEG-Plan 2 comments out to customer 4/26/2022
CSPR-142811	CF	Calvert Pines Sr Center SWM Concept	W Dares Beach Rd., Pr.Fred.	Jeff Martus/COA	TEG-SWM comments out to customer 4/8/2022
SPR-139326	OV	Chick Fil A Redline	N.Sol.Isl.Rd., Pr.Fred.	Kat Alvarez/Esencia	TEG-Plan 2 comments out to customer 1/7/2022.
SPR-142734	OV	DCP Maintenance Facility Redline	Cove Point Rd, Lusby	Joe Kadjeski/COA	TEG-Redline number assigned 9/21/2021
MSD-142781	JH	Dehenzel Property Lot 1, minor	Gregg Dr., Lusby	Nick Montgomery/COA	SEG-Prelim approval received 4/13/2022



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

CSPR-142801	CF	Dickinson Jewelers, Cat I	Southern MD Blvd., Dunkirk	Claude Dickinson	TEG-Pre-concept February 2022
CSPR-142726	OV	Dohman Medical Office Building, Cat II	N Solomons Island Rd./Pr.Fred.	Dan Kelsh/COA	TEG-Awaiting resubmittal of pre-concept 11/17/2021
SPR-138149	OV	Enterprise Rent-A-Car Redline	S.Solomons Isl.Rd., Pr.Fred.	Bob White/COA	TEG-Out to customer 7/15/2021
CMSD-2020-088	JH	Henry Brooks Property, 1 Lot, minor	Terri Ln., Huntingtown	Chris Alvey/Wilkerson	SEG-Plan 2 comments out to customer 1/10/2022. Approved for Prelim submittal.
CSPR-142815	CF	Hope & Healing Transition House, Cat I	10425 So.MD.Blvd., Dunkirk	Francine Clark	TEG-Pre-concept April 2022
SPR-2020-314	OV	Inspired Minds Day Care, Cat II	Sol.Isl.Rd., Huntingtown	Anthony Olekson/Barrett	TEG-Contact w/neighbor re:SHA comments 3/22/22 Plan 4 comments out to customer 11/23/21.
MSD-142782	JH	Jones & Savoy Property, minor	Joe Harris Rd., Prince Frederick	Nick Montgomery/COA	SEG-Plan 1 comments out to customer 3/18/2022.
CSPR-142789	CF	Lawn Artists, Cat I	N. Solomons Island Rd, Pr.Fred.	Anthony Olekson/Barrett	TEG-Concept number assigned 2/1/2022
SPR-142728	OV	Lusby Villas, Cat I	Lusby Pkwy/Md Route 760	Anthony Olekson/Barrett	TEG-Plan 2 comments out to customer 3/24/2022
SD-142770	OV	Lusby Villas. Lot 1, Sec 2, major	Lusby Pkwy/Md Route 760	Dean Wilkinson/Barrett	SEG-Plan 1 comments out to customer 3/24/2022
CSPR-138234	CF	LYNCO Flex Space, Cat I	Jibsail Dr., Pr.Fred.	Dan Kelsh/COA	TEG-conditional acceptance at PC 2/23/2022. Awaiting DSDP submittal.
CSPR-142742	CF	Magnolia Ridge, Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Plan 2 comments out to customer 3/22/2022
SPR-142722	OV	McDonald's Solomons Redline	H.G.Trueman Rd, Solomons	Jordan O'Neill/Bohler	TEG-Meeting 4/20/2022 with agents and CCG to discuss moving forward as a Cat II Site Plan.
CSPR-142817	OV	Mt Harmony School Conversion	Mt. Harmony Rd., Owings	Dan Kelsh/COA	TEG-Pre-concept March 2022
Pre-CSPR-142805	OV	Mully's Brewery Expansion, Cat II?	Schooner Rd., Prince Frederick	Cindy Mullikin	TEG-Pre-concept February 2022
SDFP-138224	CF	Patuxent Commons Final Plat Plan	N.Pr.Fred.Blvd., Pr.Fred.	Eric Miller/Bay Engineering	Final Plan 4 comments out to customer 3/31/2022. Awaiting recording package.
SD-2020-308	CF	Patuxent Commons, major	N.Pr.Fred.Blvd., Pr.Fred.	Eric Miller/Bay Engineering	SEG-FC Bond recording in process
SPR-2020-308	CF	Patuxent Commons/68 Units, Cat I	N.Pr.Fred.Blvd., Pr.Fred.	Eric Miller/Bay Engineering	TEG-FC Bond recording in process
Pre-Concept CSPR-142804	OV	Prince Frederick CDR&J Facility, Cat II?	S Solomons Island Rd., Prince Frederick	Scott Bourroughs/LDG	TEG-Pre-concept February 2022



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

CSPR-138164	OV	Prince Frederick Crossing Ph 4, Cat I	Thoroughbred Dr., Pr.Fred.	Eric Miller/Bay Engineering	TEG-Plan 4 comments out to customer 11/23/2021
SD-138229	OV	Prince Frederick Crossing Ph 4, major	Thoroughbred Dr., Pr.Fred.	Eric Miller/Bay Engineering	SEG-Plan 4 comments out to customer 12/29/2021
SD-138121	OV	Rebecca's Field, major	Cox Rd., Huntingtown	Scott Hickman/COA	SEG-Awaiting resubmittal of Final Plat, SDFP-142743
CSPR-142779	OV	Rubble Bee Comm. Recycling Ctr, Cat I	Binnacle Lane, Owings	Chris Alvey/Wilkerson	TEG-Plan 1 comments out to customer 2/21/2022
MSD-2019-0105	OV	Samuel Chaney Lot 1 & 2, minor	Chaneyville Rd., Owings	Scott Collinson/Advanced	SEG-Plan 2 comments out to customer 8/28/2021.
CSD2021-201	OV	St Pierre Estates, major	Toye Ln., Pr.Fred.	Chris Alvey/Wilkerson	SEG-Plan 1 comments out to customer 12/13/2021
CMSD-2021-103	JH	Terry's Place, minor	Newtown Rd., Solomons	Jeff Tewell/COA	SEG-Plan 1 comments out to customer 12/15/2021
MSD-142845 (CMSD-2021-098)	JH	Wilson Dowell Farm Lot 3, minor	Chaneyville Rd., Owings	Jeff Martus/COA	SEG-Awaiting submittal of Preliminary Plan Docs .
SPR-2020-311	OV	WWTP Solomons Island Septage Upgrade, Cat I	Sweetwater Rd., Lusby	Travis Junker/GHD	TEG-Plan 2 comments out to customer 2/21/2022

ITEMS FOR DISCUSSION:

1. File Names – please make sure they include project name, project number and identifying information (not form #).
Common abbreviations are welcome and encouraged!
2. Comment distribution – format will be changing, information will be the same
3. Fee Schedule – Please use the November 2021 Schedule for Planning & Zoning fees; Inspections & Permits is from July 2020
 - a. Please remember to include a separate check for the Health Department (\$50), if applicable.
4. Agents: Please be sure to provide a completed copy of the Development Review Transmittal Form with your Applications/Payments/Transmittals when delivering them to the P&Z Office. Don't forget to check whether the project transmittal is for a Concept, Preliminary, DSDP, Revision, or a Final so that the front desk staff can make sure your payment and documents are distributed properly.

Our next meeting is Wednesday, July 27, 2022

To be included for acceptance, new project documentation must be complete,
include proper payment and **at** P&Z by 3:00 pm, July 20, 2022.