



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 July 27, 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 JULY 27, 2022 TEG/SEG					
CSPR-142842	CF	Sunset Terrace, Cat I	S. Solomons Island Rd., Solomons	Dan Kelsh/COA	TEG-Concept Plan 1 received for acceptance. If accepted, comments due 8/18/22.
CSPR-142851	JH	Lee Family Life Center, Cat II	Jennifer Ln, Owings	Dan Kelsh/COA	TEG-Concept Plan 1 received for acceptance. If accepted, comments due 8/18/22. Need to acquire a referral to BOA for Special Exception for change of USE.
CSPR-142856	CF	Solomons Condos-Mixed Use, Cat I	Sol. Island Rd., Solomons	Anthony Olekson/Barrett	TEG-Concept Plan 1 received for acceptance. If accepted, comments due 8/18/22.
MSD-142845 <i>(CMSD-2021-098)</i>	JH	Wilson Dowell Farm Lot 3, minor	Chaneyville Rd., Owings	Jeff Martus/COA	SEG-Preliminary Plan distributed 7/8/22 for acceptance. If Accepted, Comments due 8/18/22.



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MSD-142857 <i>(CMSD-2022-108)</i>	JH	John & Bernardine Dowell Property Family Conveyance Lot 1, Section II	Stevens Rd., Owings	Dean Wilkinson/Barrett	SEG-Preliminary Plan 1 for Acceptance. If accepted, comments due by 8/18/22.
**PLANS ACCEPTED 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-Accepted at 6/22/22 TEG/SEG. Comments out to customer 7/22/22.
SPR-142834 <i>(CSPR-142738)</i>	OV	Wayson Dunkirk Business Center Lot 5 Flex Space, Cat II	Keith Lane, Owings	Jeff Martus/COA	TEG-Accepted at 6/22/22 TEG/SEG. Comments out to customer 7/22/22.
SPR-142840 <i>(CSPR-142729)</i>	OV	Taylor Gas, CCIP Lot 45B, Cat II	Jibsail Dr. Pr.Fred.	Anthony Olekson/Barrett	TEG-Accepted at 6/22/22 TEG/SEG. Comments out to customer 7/22/22.
**OTHER PROJECT ACTIVITY SINCE JUNE 22, 2022					
CSD2022-109	OV	Armory Towns, Major	Armory Rd., Pr.Fred.	Jeff Martus/COA	SEG-Plan 2 distributed for review 7/19/22. Comments due 8/18/22.
CSPR-142742	CF	Magnolia Ridge, Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Plan 3 received and distributed for review. Comments due 8/18/22.
CSPR-142755	OV	Armory Towns (was Schaefer Townhomes), , Cat I	Armory Rd., Pr.Fred.	Jeff Martus/COA	TEG-Plan 2 distributed for review 7/19/22. Comments due 8/18/22.
CSPR-142818	OV	CFT Plaza, Cat II	Prince Frederick Blvd., Pr.Fred.	Will Avant/Foresite Group	TEG-Plan 2 received for review. Comments due 8/18/22.
SD-138200	OV	Wyatt's Ridge, Lots 1-24, major	Skidders Turn Rd., Owings	Jeff Martus/COA	SEG-Plan 2 Entirety of Environmental comments out to customer 7/20/22.
SPR-138176	CF	Armory Square Lots 1&2, Cat I	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	TEG-DSDP Plan 5 comments out to customer 7/1/22. PC Conditional Approval 4/28/2022
SPR-138223 <i>(CSPR-138130)</i>	CF	Stoakley Pavilion, Cat I	Stoakley Rd., Prince Frederick	Dan Kelsh-Joe Kadjeski/COA	TEG-DSDP Plan 4 comments out to customer 7/15/22.



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SPR-138355	CF	Lusby Self Storage, Cat I	H.G.Trueman Rd., Lusby	Lanna Clement/ATCS	TEG-Comments out to customer 6/24/22. Fees in Lieu payment pending for 1 Forestry TDR.
SPR-142734	OV	DCP Maintenance Facility-Redline	Cove Point Rd, Lusby	Joe Kadjeski/COA	TEG-Redline documents submitted. Comments out to customer 7/13/22.
SPR-142839	CF	2J Flex Space (Cat I) REDLINE	Homeport Ct., Lusby	Anthony Olekson	TEG-Redline plan 1 comments due 8/8/22.
SPR-142846 (SPR-2019-301)	OV	Chesapeake Church End Hunger Warehouse-Redline	N. Solomons Island Rd., Huntingtown	Pat Mudd/Mudd Engineering	TEG-Plan 2 under review. Comments due 7/28/22.
SPR-2020-314	OV	Inspired Minds Day Care, Cat II	Sol.Isl.Rd., Huntingtown	Anthony Olekson/Barrett	TEG-Plan 4 comments out to customer 11/23/21. SHA comments updated 7/11/22.
**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING					
none					
**PRE-CONCEPTS FOR DISCUSSION AT JUNE 22, 2022 TEG/SEG					
none					
**PROJECT ACTIVITY OUTSIDE OF TEG/SEG MEETING					
SD-142751	CF	Armory Square, major	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	SEG-On PC Agenda for Approval 7/20/22. SDFP-142743.
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					
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.
CMSD-2021-103	JH	Terry's Place, minor	Newtown Rd., Solomons	Jeff Tewell/COA	SEG-Plan 1 comments out to customer 12/15/2021
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 out to customer 6/10/22.
CMSD-2022-108	JH	Dowell Property Family Conveyance Lot 2, minor	Stevens Rd., Owings	Dean Wilkinson/Barrett	SEG-Accepted, Plan 1 comments distributed 5/13/22 & 5/23/22. Plan 1



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					DPW comments distributed 6/16/22. Approved for Prelim Plan submittal.
CSD2021-201	OV	St Pierre Estates, major	Toye Ln., Pr.Fred.	Chris Alvey/Wilkerson	SEG-Plan 1 comments out to customer 12/13/2021
CSPR-138164	OV	Prince Frederick Crossing Ph 4, Cat I	Thoroughbred Dr., Pr.Fred.	Eric Miller/Bay Engineering	TEG-PC Site Plan Approval 2/23/2022
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. Pending PC Approval, Scheduled for 8/17/22
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. Environmental comments to customer 4/4/22.
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-142807	OV	655 STR Gymnastics & Dance, Cat I	Skinner's Turn Rd., Owings	Chris Alvey/Wilkerson	TEG-Plan 1 comments out to customer 4/25/2022
CSPR-142809	OV	Waterside at Solomons Island, Cat II	Holiday Dr., Solomons	Dan Kelsh/COA	TEG-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
CSPR-142817	OV	Mt Harmony School Conversion	Mt. Harmony Rd., Owings	Dan Kelsh/COA	TEG-Pre-concept March 2022
CSPR-142828	CF	Magnolia Ridge West, Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Accepted, Plan 1 comments out to customer 5/23/2022.
MSD-142781	JH	Dehenzel Property Lot 1, minor	Gregg Dr., Lusby	Nick Montgomery/COA	SEG-Prelim approval received 4/13/2022
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.
MSD-142831	JH	Harry & Denise Hilton Property, minor	Hunting Creek Rd., Huntingtown	Nick Montgomery/COA	SEG-Accepted, Plan 1 comments out to customer 5/23/2022.
MSD-142838 (CMSD-2021-099)	JH	POACRE Lot 1, minor	Clubhouse Dr., Lusby	Dean Wilkinson/Barrett	SEG-Accepted 5/25/22, Plan 1 comments out to customer 6/21/22.
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.
SD-138229	OV	Prince Frederick Crossing Ph 4, major	Thoroughbred Dr., Pr.Fred.	Eric Miller/Bay Engineering	SEG-PC Subdivision Approval 2/23/2022



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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
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
SD-2020-0053	OV	Bowen's Pride, major	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	SEG-Prelim approval received January 2021.
SD-2020-308	CF	Patuxent Commons, major	N.Pr.Fred.Blvd., Pr.Fred.	Eric Miller/Bay Engineering	SEG-FC Bond recording in process
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. Recording Package under review as of 5/6/22.
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-138149	OV	Enterprise Rent-A-Car Redline	S.Solomons Isl.Rd., Pr.Fred.	Bob White/COA	TEG-Out to customer 7/15/2021
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-142728	OV	Lusby Villas, Cat I	Lusby Pkwy/Md Route 760	Anthony Olekson/Barrett	TEG-Plan 2 comments out to customer 3/24/2022
SPR-142797	OV	First Lutheran Church Addition, Cat II	So.MD.Blvd., Huntingtown	Chris Alvey/Wilkerson	TEG-DSDP Plan 2 comments out to customer 6/9/22.
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.
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 5/23/22. Updated storm drain design docs received 5/13/22. ADD EH Review (Final only) and Parks & Recs Planner Review.
SPR-142835 (CSPR-142786)	OV	Infinity Storage, Cat II	Main St., Prince Frederick	Dan Kelsh/COA	TEG-Accepted 5/25/22, Plan 1 comments out to customer 6/21/22.
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
SPR-2020-311	OV	WWTP Solomons Island Septage Upgrade, Cat II	Sweetwater Rd., Lusby	Travis Junker/GHD	TEG-Plan 2 comments out to customer 2/21/2022



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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 has changed, information remains 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, August 24, 2022

To be included for acceptance, new project documentation must be complete, including proper payment, and **at** P&Z by 3:00 pm, August 17, 2022.