



CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, MD 20678
Phone: 410-535-2348 – 301-855-1243
Fax: 410-414-3092

Carolyn McHugh
Chair

PROPOSED PLANNING COMMISSION AGENDA REGULAR MEETING

October 18, 2017 7:00 p.m.

Courthouse Square Conference Room, 205 Main Street, Prince Frederick, MD 20678

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Approval of Minutes: September 20, 2017 Regular Meeting
5. Town Center Architectural Approvals: None
6. Major Subdivisions for Final Approval:
 - a) [SD 16-105845, Meadow Run Park, Lot 11 and Non-Buildable Residue of Parcel 349](#)
Located on MD RT 4 in Owings; Zoned I-1; 14.613 acres; one lot (Lot 11) 2.75 acres and 11.86 acre residue. Received preliminary approval on July 19, 2017. APFO Exempt.
Agent: Collinson, Oliff & Associates
(Staff: Carolyn Sunderland, AICP, Planning Commission Administrator/P&Z)
7. Applications for Site Plan Review:
 - a) [SPR -2017-244, Beechtree Apartments](#)
Located at 120 Allnut Court in Prince Frederick; Zoned TC - Village District; 13.68 acres; five, four-story apartment buildings, maintenance building and community center; 249 apartments; total of 38,342 square feet of new building construction. Submittal was accepted May 24, 2017, as a Category I project. Agent: R.A. Barrett & Associates; to include presentation by Developer:
[General Information](#) [Visions](#) [Elevations](#)
(Staff: Judy Mackall, Principal Planner/P&Z)
 - b) [SPR-16-540877, The Shoppes & Residences of Lighthouse Inn](#)
(aka The Shoppes & Residences of Bowen's Inn)
Located at 14630 S. Solomons Island Road in Solomons; Zoned TC/C1/IDA on two parcels totaling 0.78 acres. Two new buildings are being proposed; total of 15,168 square feet. Building #1 will provide commercial space for lease; Building #2 is being proposed to provide five (5) leased residences. Submittal was accepted July 27, 2016, as a Category I project.
Agent: Collinson, Oliff & Associates (Staff: Judy Mackall, Principal Planner/P&Z)

8. Major Subdivision Applications for Preliminary Approval: None

9. Items for Discussion/Action:
 - a) [Text Amendment Case No. 17-01, Sign Regulations](#) [Comments](#)
 (Staff: Jenny Plummer-Welker, AICP, Long Range Planner/P&Z)
[Staff Report – Case 17-01 – BOCC & PC 08-22-2017 Joint Public Hearing](#)
[Legal Notice – 08-22-2017 Joint Public Hearing](#)
[Key Points of Public Hearing Draft](#)
[Proposed Sign Regulations Zoning Text Amendments for Public Hearing on 08-22-2017](#)
[Sign Regulations Zoning Text amendment, Article 12 for Public Hearing on 08-22-2017](#)
[Article 6-8 CC Zoning Ordinance markup for Public Hearing](#)
[Dunkirk Master Plan – Proposed Text Amendments for Public Hearing 08-22-2017](#)
[Town Center Zoning Ordinances marked up for Public Hearing](#)
[Huntingtown Town Center Map](#)
[Prince Frederick Town Center Map](#)
[Solomons Town Center Map](#)
[Comments from Agencies Annotated with PC Actions](#)
[MD Department of Planning Comments](#)
[Presentation, 2017-2018 Sign Regulations Review & Update, 08-22-2017](#)
[Comments – Major McDowell, Calvert County Sheriff’s Office](#)
[Summary of Comments, Proposed Sign Regulations](#)
[General Comparison of Current Regulations with Proposed Regulations](#)

 - b) [2016 Planning Commission Annual Report/Capacity Analysis](#)
 (Staff: Carolyn Sunderland, AICP, Planning Commission Administrator/P&Z)

 - c) [Amended 2018 Planning Commission Annual Meeting Schedule](#)
 (Staff: Carolyn Sunderland, AICP, Planning Commission Administrator/P&Z)

 - d) Proposed 2018 Process Chart for Development Review (*Deferred by Staff*)
 (Staff: Carolyn Sunderland, AICP, Planning Commission Administrator/P&Z)

10. Items of Interest:
 - a) Planning Commission Special Meeting, October 25, 2017 – Work Session on Draft Comprehensive Plan 7:00 p.m., Courthouse Square Conference Room located at 205 Main Street, Prince Frederick (Staff: Jenny Plummer-Welker, AICP, Long Range Planner/P&Z)
 - b) [Maryland Planning Commission Association Annual Conference](#)
 Preliminary Program and Attendance
 (November 2-3, 2017 at Tidewater Inn, Easton, MD)
 - c) [Site Plan Application List](#) for Upcoming Planning Commission Review
 - d) [Major Subdivision Proposed List](#) for Upcoming Review

11. Adjourn.

FOOTNOTES:

1. Comments will be limited to the issue before the Planning Commission.
 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