



CALVERT COUNTY PLANNING COMMISSION

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

DEPARTMENT OF PLANNING & ZONING TEG/SEG COMBINED AGENDA

WEDNESDAY, February 28, 2024 9:00 am to 11:00 am via [ZOOM](#) meeting
TO JOIN MEETING VIA PHONE: 888-475-4499 MEETING ID: 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

Transportation Planner, P&Z
 Planner II and Planner III, P&Z
 Principal Planner, P&Z
 Public Safety/Fire/Rescue/EMS
 Public Safety/Communications – Addressing
 Public Safety/Communications – Microwave Paths

Rural Planner, P&Z
 SHA
 SMECO
 Soil Conservation
 Architectural Review
 Parks & Recreation Planners

**NEW PRELIMINARY PLANS, DSDP & CONCEPTS FOR ACCEPTANCE						
MSD-143141 <i>CMSD-2023-129</i>	JC	Lindsey Property Lot 5R Sec I & Lot 1 Sec II	Minor	Southern Md Blvd. Owings	Chris Alvey, Wilkerson	SEG-Concept accepted 8/23/23. Preliminary Plan for acceptance 2/28/24. If accepted, comments due 3/21/24.
SPR-143138 <i>CSPR-142828</i>	CF	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. DSDP for acceptance 2/28/24 If accepted, comments due 3/21/24.
CSPR-143148	CF	SMILE Driveway Expansion	Cat I	10290 HG Trueman Rd., Lusby	Anthony Olekson, COA Barrett	TEG-Concept for acceptance 2/28/24 If accepted, comments due 3/21/24.
SPR-143147 <i>CSPR-142842</i>	CF	Sunset Terrace Condos	Cat I	S. Solomons Island Rd., Solomons	Dan Kelsh, COA Barrett	TEG-PC Conditional Approval 1/17/2024. Concept accepted 7/27/2022. DSDP for acceptance 2/28/24. If accepted, comments due 3/21/24.



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**PLANS ACCEPTED AT LAST MONTH'S TEG/SEG						
CSPR-143130	OV	CCIP Lots 18 & 19 - Additional Parking & Vehicle Storage -- (G-9122)	Cat II	Bugeye Sq., Prince Frederick	Chris Alvey, Wilkerson & Assoc.	TEG-Concept accepted 1/24/24. Comments OTC 2/26/24.
CSPR-143128	OV	Advanced Oral & Facial Surgery <i>Previously Dohman Med. Ofc.</i> (CSPR-142726)	Cat II	N. Solomons Island Rd., Prince Frederick	Dan Kelsh, COA Barrett	TEG-Concept accepted 1/24/24. Comments OTC 2/26/24.
CSPR-143134	CF	Kelly Generator Storage Facility	Cat I	Meadow Run Ln., Owings	Dan Kelsh, COA Barrett	TEG-Concept accepted 1/24/24. Comments OTC 2/26/24 Admin Variance Request in-house due 3/22
MSD-143132 <i>CMSSD-2023-130</i>	JC	Park Chesapeake Lots 9A-B-C, Sec II 3 Lot Minor Subdivision Proposed	Minor	Manoe Ct., Lusby	Dean Wilkinson, COA Barrett	SEG-Pre-Concept presented August 2023. Concept Plan accepted 10/25/23. Preliminary Plan accepted 1/24/24. Comments OTC 2/26/24.
MSD-143126 <i>CMSSD-2023-126</i>	JC	Park Chesapeake, Lot 28R-A & Lot 28R-B Sec 2	Minor	Park Chesapeake Dr., Lusby	Dean Wilkinson, COA Barrett	SEG-Concept accepted 7/26/23. Preliminary Plan accepted 1/24/24. Comments OTC 2/26/24.
**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING						
SPR-143067 <i>CSPR-142983</i>	OV	High Voltage Dance Company	Cat II	Hallowing Point Rd., Prince Frederick	Dan Kelsh, COA Barrett	TEG-Concept accepted 7/26/23. DSDP accepted 9/27/23. Plan 2 comments OTC 12/19/23. <i>In-house for stamping 2/20/24.</i>
**OTHER NOTEWORTHY PROJECT ACTIVITY						
CSPR-143093	CF	Calvert C&D Recycling Center	Cat I	Ketch Rd, CCIP Lot 38, Prince Frederick	Dan Kelsh, COA Barrett	TEG-PC Conditional Approval 2/21/24 Concept accepted 10/25/23. Plan 2 comments OTC 1/22/24.



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SPR-143142	CF	Scaggs Flex Space, Bldg #1 Redline	Red	7620 Meadow Run Ln., Owings	Dan Kelsh, COA Barrett	TEG-PC Conditional Approval 2/21/24. Redline Plan 1 rcd for Review 2/1/24. Plan 1 comments OTC 2/16/24.
CSPR-142807	OV	655 STR Gymnastics & Dance	Cat I	Skinner's Turn Rd., Owings	Chris Alvey, Wilkerson	TEG-PC Conditional Approval 2/21/24 Concept accepted 3/23/2022. Plan 3 comments OTC 11/20/23. 1-year extension (concept) granted by PCA.
**PRE-CONCEPTS FOR DISCUSSION						
None						

ITEMS FOR DISCUSSION:

1. Effective October 23, 2023, when hard copy plans are submitted to Planning & Zoning for review or recording, digital data must be submitted concurrently that complies with the Digital Data Submission Requirements as developed by Technical Services. -- **There will be no waivers granted for this requirement.** If you have questions about the technical requirements, please reach out to GIS-Technical Services staff members [Calvin Strozier](#) or [Ray Alvey](#).
2. **Please note: The adopted Adequate Public Facilities provisions for development, redevelopment and issuance of building permits not part of a subdivision or site plan review will go into effect November 29, 2023.** Any new project or project that does not meet the grandfathered criteria will be subject to meeting this requirement.
3. Please remember to use the file naming convention AND to include all documents listed on the appropriate project checklist, including the fee schedule(s) and payment check.

The next TEG/SEG meeting is WEDNESDAY, March 27, 2024:

To be included for acceptance, new project documentation must be complete, **including proper payment**, and at P&Z by 3:00 p.m., Wednesday, March 20th.