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 May 25, 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 MAY 25, 2022 TEG/SEG**					
CMSD-2021-104	**JH**	Chase Property Family Conveyance Lot 1, minor	Pushaw Station Rd., Sunderland	Chris Alvey/Wilkerson	SEG-For acceptance, comments will be due 6/9/2022. Documents were distributed 5/9/22.
MSD-142838	**JH**	POACRE Lot 1, minor	Clubhouse Dr., Lusby	Dean Wilkinson/Barrett	SEG-For acceptance, comments will be due 6/16/2022. was CMSD-2021-099.
SPR-142835	**OV**	Infinity Storage, Cat II	Main St., Prince Frederick	Dan Kelsh/COA	TEG-was CSPR-142786.
****PLANS ACCEPTED AT APRIL 27, 2022 TEG/SEG**					
CMSD-2022-108	**JH**	Dowell Property Family Conveyance Lot 2, minor	Stevens Rd., Owings	Dean Wilkinson/Barrett	SEG-Accepted, Plan 1 comments out to customer 5/13/2022.
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.
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.
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.

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G-7408 (CSPR-142824)	**OV**	Huntingtown Elem School Improvements, Cat II	Huntingtown Rd., Huntingtown	Mark Clifford/WLA LLC	TEG-Returned to Permits & Inspections for review based on previous practice for school projects 5/5/2022. Concept closed.
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.
CSPR-142829	**OV**	Life Church – Modular, Cat II	Cox Rd., Huntingtown	Dan Kelsh/COA	TEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
MSD-142821	**JH**	Resubdivision of Lot 5 Section 7 Avondale, minor	Sedwick Rd., Solomons	Jeff Martus/COA	SEG-Accepted, Plan 1 comments out to customer on 5/23/2022.
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-142830	**OV**	Dominion Energy Regional Park, Lusby, Cat I	S Solomons Island Rd., Lusby	Joe Kadjeski/COA	TEG-Accepted, Plan 1 comments out to customer on 5/23/2022. Updated storm drain design docs received 5/13/2022.
****OTHER PROJECT ACTIVITY SINCE APRIL 22, 2022**					
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.
CSPR-142807	**CF**	655 STR Gymnastics & Dance, Cat I	Skinners Turn Rd., Owings	Chris Alvey/Wilkerson	TEG-Plan 1 comments out to customer 4/25/2022
SPR-138176	**CF**	Armory Square Lots 1&2, Cat I	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	TEG-Plan 4 comments out to customer 4/5/2022. **PC Conditional Approval 4/28/2022**
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**
CSPR-138320	**CF**	Calvert Gateway BC., Lot 11, Cat 1	Town Center Blvd., Dunkirk	Eric Miller/Bay Engineering	TEG-Plan 2 comments out to customer 4/26/2022
SPR-142765	**CF**	Chesapeake Beach Energy Battery Storage Facility, Cat II	Dalrymple Rd., Ches.Bch.	Rob Bukowski/WSE Inc.	TEG-Final signatures complete. 5/13/2022.
CSPR-142813	**OV**	County Administration Building Redesign, Cat 1	Main St., Prince Frederick	Joe Kadjeski/COA	TEG-Plan 1 comments out to customer 4/25/2022. Additional comments 5/11/2022.
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.

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SPR-138355	**CF**	Lusby Self Storage, Cat 1	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.
SPR-138161	**OV**	Running Hare Winery Redline	Adelina Rd., Pr.Fred.	Jeff Martus/COA	TEG-Final signatures complete 5/13/2022
CSPR-142809	**OV**	Waterside at Solomons Island, Cat II	Holiday Dr., Solomons	Dan Kelsh/COA	TEG-Comments out to customer 4/26/2022
****REVISIONS CURRENTLY UNDER AGENCY REVIEW WITH COMMENTS DUE AFTER 5/20/22**					
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.
****PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING**					
		None			
****PRE-CONCEPTS FOR DISCUSSION AT MAY 25, 2022 TEG/SEG**					
		None Submitted			
****PROJECT ACTIVITY OUTSIDE OF TEG/SEG MEETINGS**					
SPR-2020-315	**OV**	DDP Tennis Courts, Cat I	So.MD. Blvd., Dunkirk	Randall Hughes/WBCM	TEG-**PC Site Plan Approval 4/28/2022**
SPR-2019-294	**OV**	Oyster Bay the Point, Cat I	Oyster Bay Place, Solomons	Jim Schaefer/ Schaefer Homes	TEG-**PC approved request for extension 4/28/2022**. New site plan expiration date is 3/25/2023.
****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
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-Plan 4 comments out to customer 11/23/2021
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-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
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
CSPR-142779	**CF**	Rubble Bee Comm. Recycling Ctr, Cat I	Binnacle Lane, Owings	Chris Alvey/Wilkerson	TEG-Plan 1 comments out to customer 2/21/2022
CSPR-142789	**CF**	Lawn Artists, Cat I	N. Solomons Island Rd, Pr.Fred.	Anthony Olekson/Barrett	TEG-Concept number assigned 2/1/2022

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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-142801	**CF**	Dickinson Jewelers, Cat I	Southern MD Blvd., Dunkirk	Claude Dickinson	TEG-Pre-concept February 2022
CSPR-142804	**CF**	Prince Frederick CDR&J Facility	S Solomons Island Rd., Pr.Fred.	Scott Bourroughs/LDG	TEG-Pre-concept February 2022
CSPR-142805	**CF**	Mully's Brewery Expansion	Schooner Rd., Prince Frederick	Cindy Mullikin	TEG-Pre-concept February 2022
CSPR-142811	**CF**	Calvert Pines Sr Center SWM Concept	W Dares Beach Rd., Pr.Fred.	Jeff Martus/COA	TEG-SWM only comments out to customer 4/8/2022
CSPR-142815	**CF**	Hope & Healing Transition House, Cat I	10425 So.MD.Blvd., Dunkirk	Francine Clark	TEG-Pre-concept April 2022
CSPR-142817	**OV**	Mt Harmony School Conversion	Mt. Harmony Rd., Owings	Dan Kelsh/COA	TEG-Pre-concept March 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-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. Awaiting final plat.
SD-138121	**OV**	Rebecca's Field, major	Cox Rd., Huntingtown	Scott Hickman/COA	SEG-Awaiting resubmittal of Final Plat, SDFP-142743
SD-138200	**OV**	Wyatt's Ridge, Lots 1-24, major	Skinners Turn Rd., Owings	Jeff Martus/COA	SEG-Plan 2 comments out to customer 4/13/2022
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-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	**CF**	Bowen's Pride, major	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	SEG-Road Plan under review 4/25/2022
SD-2020-308	**CF**	Paxuxent 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. Awaiting recording package.
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-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.

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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-142734	**OV**	DCP Maintenance Facility Redline	Cove Point Rd, Lusby	Joe Kadjeski/COA	TEG-Redline number assigned 9/21/2021
SPR-142760	**OV**	ARC of Southern Maryland Canopy Redline	W.Dares Bch.Rd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Plan 2 comments out to customer 3/15/2022. PFARC approval 4/27/2022. Approved for final.
SPR-142834	**OV**	Dunkirk Business Center Lot 5 Flex Space, Cat II	Keith Lane, Owings	Jeff Martus/COA	TEG-was CSPR-142738 awaiting DSDP docs.
SPR-142840	**OV**	Taylor Gas, CCIP Lot 45B, Cat I	Jibsail Dr. Pr.Fred.	Anthony Olekson/Barrett	TEG-was CSPR-142729 awaiting DSDP docs.
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 I	Sweetwater Rd., Lusby	Travis Junker/GHD	TEG-Plan 2 comments out to customer 2/21/2022
SPR-2020-314	**OV**	Inspired Minds Day Care, Cat II	Sol.Isl.Rd., Huntingtown	Anthony Olekson/Barrett	TEG-Contact with neighbor re:SHA comments 3/22/2022. Plan 4 comments out to customer 11/23/21.

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. Planning & Zoning staffing changes

Our next meeting is Wednesday, June 22, 2022

To be included for acceptance, new projects must be **at** P&Z by 3pm, June 15, 2022