



Steven R. Jones, Chair

CALVERT COUNTY PLANNING COMMISSION

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Board of Commissioners
Kelly D. McConkey, President
Mike Hart, Vice President
Earl F. Hance
Thomas E. Hutchins
Steven R. Weems

PLANNING COMMISSION REGULAR MEETING

Proposed Agenda – October 21, 2020 at 7:00 p.m.

For Zoom (audio only) Telephone: 888-475-4499 Meeting ID: 869 1424 6058

To view via live stream on computer, select this link: <https://www.calvertcountymd.gov/1501/Meetings-On-Demand>

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Approval of Minutes:
 - a) September 16, 2020 Regular Meeting
5. Town Center Architectural Approvals:
None
6. Major Subdivisions for Final Approval:
None
7. Applications for Site Plan Review:
 - a) [SPR-2020-308, Patuxent Commons, 67 Townhouse Units](#)
Located at 165 and 201 Radio Road, and 450 N. Solomons Island Road, (Tax Map 24, Parcels 38, 74 and 208), totaling 11.56 acres, with frontage on MD Route 2/4 to the east and Prince Frederick Boulevard on the west, zoned Prince Frederick Town Center, Village District. This project is on public water and sewer. The submittal was accepted February 26, 2020; Applicant: Builtrite Homes; Agent: Bay Engineering, Inc.
(Staff: Christine Finamore, Principal Planner, P&Z)
8. Major Subdivision Applications for Preliminary Approval:
 - a) [SD-2020-0054, Patuxent Commons, Lots 1-67 {Townhouses}, Community Open Space, and Lot 68 {Future Commercial}](#)
Located at 165 and 201 Radio Road, and 450 N. Solomons Island Road, (Tax Map 24, Parcels 38, 74 and 208), totaling 11.56 acres, with frontage on MD Route 2/4 to the east and Prince Frederick Boulevard on the west, zoned Prince Frederick Town Center, Village District. This project is on public water and sewer. The submittal was accepted February 26, 2020; Applicant: Builtrite Homes; Agent: Bay Engineering, Inc.
(Staff: Christine Finamore, Principal Planner, P&Z)

9. Items for Discussion/Action:

- a) [CSPR-2019-130, The Shoppes at Town Square](#)
(Staff: Paul J. Conover, Planning Commission Administrator, P&Z)
 - 1) Consensus sought from the Planning Commission for the proposed modified cross-section of Figure 4.4 of the Lusby Master Plan, for extension of existing Lusby Parkway to Town Square Drive via Gunsmoke Trail. (No formal action to be taken.)
 - 2) Consensus sought from the Planning Commission on conceptual aspects of the Shoppes at Town Square, by Dan Kelsh, with Collinson, Oliff & Associates, on access points, circulation patterns, and setbacks. (No formal action to be taken.)
- b) [Text Amendment Case #20-01](#), Proposed Text Amendment to the Prince Frederick Town Center Zoning Ordinance - Chapter III, E.1, regarding New Town District
(Staff: Judy Mackall, Deputy Director, Zoning, P&Z)
- c) [Text Amendment Case #20-03](#), Proposed Text Amendment to the Calvert County Zoning Ordinance, Section 3-1.03.2-6, Assisted Living Facility and Group Homes
(Staff: Judy Mackall, Deputy Director, Zoning, P&Z)
- d) [Nuisance Flooding Plan Calvert County](#)
(Staff: Will Hager, Planner III, P&Z) [Plan](#)
- e) [Prince Frederick Town Center Master Plan Update](#)
(Staff: Jenny Plummer-Welker, AICP, Long Range Planner, P&Z)
- f) [Planning Commission Administrative Items](#)
(Staff: Paul J. Conover, Planning Commission Administrator)
 - 1) [Planning Commission Proposed 2021 Annual Regular Meeting Schedule](#)
 - 2) [Proposed Amendment to Planning Commission Minutes](#)

10. Items of Interest:

- a) Census (Staff: Ruth Davis-Rogers, Planner II/P&Z)
- b) Maryland Planning Commission Association - 37th Annual Conference, November 9 (Virtual)
- c) [Site Plan Application List](#) for Upcoming Planning Commission Review
- d) [Major Subdivision List](#) for Upcoming Planning Commission Review

11. Adjourn.

FOOTNOTES:

1. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
 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; Mary Beth Cook, Director of Planning & Zoning; Jennifer Moreland, Director of Community Resources; Jacqueline Vaughan, Director of Public Safety and Services; Kerry Dull, Director of Public Works; David Fitz, Director of Communications & Media Relations; Kelly Robertson-Slagle, Director of Economic Development; Shannon Nazzal, Director of Parks & Recreation