



CALVERT COUNTY PLANNING COMMISSION

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

DEPARTMENT OF PLANNING & ZONING TEG/SEG COMBINED AGENDA

WEDNESDAY November 17, 2021 9:00 am to 11:00 am via Zoom meeting
TO JOIN MEETING VIA PHONE: 888-475-4499 MEETING: 839 5503 1042

INVITED AGENCIES

Cultural Resources, P&Z
DNR-Tidal Wetlands Division
Engineering, DPW
Long Range Planner, P&Z
Public Safety/Communications – Addressing
SHA
Transportation, DPW

Critical Area Commission
DNR-Wildlife & Heritage Svc.
Environmental Planner, P&Z
Planner III, P&Z
Public Safety/ Fire/Rescue/EMS
SMECO
Transportation Planner, P&Z

DNR-Coastal Resources Div.
Economic Development, P&Z
Health Department
Principal Planner, P&Z
Rural Planner, P&Z
Soil Conservation

1. All TEG/SEG agenda items will be consolidated into one meeting and onto one agenda;
2. The meeting will begin at **9:00am** instead of 8:30am; and,
3. Agendas will be organized by volume, company, type, applicant, or agent ... all at the discretion of the Planning Commission Administrator. Please review each agenda to be aware of the flow of the planned meeting.

By doing this, the hope is we'll eliminate the down-time between meetings, content repetition, and we'll all be able to move more thoughtfully and efficiently through the materials.

COA

TEG - NEW INCOMING CONCEPTS SUBMITTALS FOR ACCEPTANCE:

CSPR-142744, Dominion Energy Regional Park S Solomons Island Rd., Lusby Joe Kadjeski/COA

TEG - COMMENTS DUE:

CSPR-142738, Dunkirk Business Center Flex Space, Lot 5 Keith Lane, Owings Jeff Martus
SPR-142733, Calvert County Administration Building Main Street, Pr. Fred. Joe Kadjeski

SEG - NEW CONCEPT SUBMITTALS FOR ACCEPTANCE

CMSD-2021-103, Terry's Place Newtown Rd., Solomons Scott Hickman

BARRETT

TEG - COMMENTS DUE:

CSPR-142742, Magnolia Ridge (due 11/12/21) Fox Run Boulevard, Pr. Fred. Anthony Olekson

TEG - FAST TRACK PROJECT COMMENTS DUE: N/A

SEG - COMMENTS DUE

MSD-142732, James & Marian Adams Jr Prop, Lot 1 (due 11/12/21) Mackall/Parran Rds., St. Leonard Dean Wilkinson

WILKERSON

SEG - NEW CONCEPT SUBMITTALS FOR ACCEPTANCE

CSD2021-102, St. Pierre Ests. Lots 1-5 Toye Ln., Pr. Fred. Chris Alvey

FOR PRE-CONCEPT PROJECTS, PLEASE SEE PAGE 3**

TEG - REVISIONS CURRENTLY UNDER REVIEW:

SPR-2020-314, Inspired Minds Daycare Exp. Solomons Isl. Rd., Huntingtown (due 11/22/21) Anthony Olekson/Barrett
CSPR-138164, Pr. Fred. Crossing, Ph 4 Thoroughbred Dr., Pr. Fred. (due 11/12/21) Eric Miller/Bay Eng.
CSPR-138236, Chesapeake Bch Energy Storage Project Dalrymple Rd., Ches Bch. (due 11/12/21) Rob Bukowski/Weston & Sampson
CSPR-138234, Lynco Flex Space, CCIP Lot 45C Jibsail Dr., Pr. Fred. (due 11/12/21) Robert White/COA



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SPR-142731, Cove Point LNG Commuter Parking Lot & Warehouse, Lot 5R, PBP Anchorage La, Lusby (due 11/12/21)
SPR-2020-308, Patuxent Commons/68 Units (due 11/12/21) N. Pr. Fred. Blvd, Pr. Fred.

Joe Kadjeski/COA
Nelson Arocho/Bay Eng.

PROJECT STATUS

TEG - ACTIVE RED-LINED REVISION TO APPROVED SITE PLANS APPROVED:

SPR-138161, Running Hare Vineyard (due 12/7/21) Adelina Rd., Pr. Fred.
SPR-142722, Solomons McDonalds (due 9/27/21) H G Trueman Rd., Solomons

Jeff Martus/COA
Nicholas Speech/Bohler Eng

TEG/SEG - NOTICE OF PLANNING COMMISSION ACTION:

SD-138121, Rebecca's Field-Approval of Impacts to Steep Slopes (10/20/21 PC Agenda)

TEG - PROJECTS PENDING FINAL APPROVAL:

SPR-138221, 2J Flex Space, PBP Lot 11 Homeport Ct., Lusby

Anthony Olekson

TEG - FINAL PROJECTS APPROVED

SPR-142723, Precision Design, CCIP Lot 31 (11/8/21) Cutter Ct., Pr. Fred.

Gary Benton

TEG - FINAL PROJECTS RE-APPROVED: N/A

TEG - PROJECTS AWAITING RESUBMITTAL:

SPR-2020-311, WWTP Septage Receiving Facility Upgrade Sweetwater Rd., Lusby
SPR-138149, Enterprise Rent-A-Car S. Solomons Island Rd., Pr. Fred.
SPR-138223, Stoakley Pavilion Stoakley Rd., Pr. Fred.
SPR-138326, Chick Fil A N. Solomons Isl. Rd., Pr. Fred.
CSPR-138218, Barstow Convenience Center Stafford Rd.,
SPR-2020-315, Dunkirk Dist. Pk. Tennis Courts So. Md. Blvd., Dunkirk
SPR-138355, Lusby Self Storage, Cat I H.G. Trueman Rd., Lusby
SPR-138239, Chesapeake Hills GC Clubhouse H.G. Trueman Rd., Lusby
CSPR-138320, Dunkirk Gateway Bus. Ctr., Lot 11, Cat I Town Center Blvd.,
SPR-138176, Armory Square N. Solomons Isl. Rd, Pr. Fred.
SPR-138110, Arcadia of Pr. Fred. Stafford Rd., Pr. Fred
SPR-138202, Emmanuel Baptist Church-Youth Ministries Bldg. Old Town Rd., Huntingtown
CSPR-142729, Taylor Gas, Lot 45B, CCIP Jibsail Dr., Pr. Fred.
SPR-142728, Lusby Villas Lusby Parkway, Lusby
CSPR-138210, First Lutheran Church Addition Southern Md. Blvd., Huntingtown
SPR-138221, 2J Flex Space, PBP Lot 11 Homeport Ct., Lusby

Travis Junker/GHD
Bob White/COA
Dan Kesh/COA
Kat Alvarez/Esencia Arch.
Michael Moore/WBCM
Randall Hughes/WBCM
Lanna Clement/ATCS
Randall Hughes/WBCM
Eric Miller/Bay Eng.
Anthony Olekson/Barrett
Dan Kesh/Bob White/COA
Dan Kesh/COA
Anthony Olekson
Anthony Olekson
Chris Alvey/Wilkerson
Anthony Olekson

SEG - REVISION COMMENTS DUE:

SD-138229, Prince Frederick Crossing Ph. 4 (due 11/22/21) Thoroughbred Dr., Pr. Fred.
MSD-138338, Sullivan's Subdivision, Lots 1-3 (due 11/19/21) Prout Rd., Owings

Eric Miller/Bay Eng.
Jeff Tewell/COA

SEG - SUBDIVISIONS PLACED ON HOLD:

MSD-2017-0074, Neeld's View Ridge Rd./Plum Pt. Rd., Huntingtown
MSD-2019-0105, Samuel Chaney, Lot 1 & 2 Chaneyville Rd., Owings

John Oliff/COA
Scott Collinson/Advanced

SEG - SUBDIVISIONS PENDING PRELIMINARY APPROVAL:

MSD-138155, Tiralla Farm, Lot 1 Adelina Rd., Pr. Fred.
MSD-138147, Hutchins Family Trust Farm Adelina Rd., Pr. Fred.
MSD-2019-0103, Land of Marvin E, Ruth L, & Daniel S. Hutchins Henry Hutchins Rd., Pr. Fred.

Jeff Lagana/Lagana Land Consult, LLC
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SEG - SUBDIVISIONS AWAITING RESUBMITTAL:

SD-138200 , Wyatt's Ridge, Lots 1-24	Skidders Turn Rd., Owings	John Oliff/COA
CSD-2020-090 , Bowen's Pride, Sec. II Lots 1-12	N. Solomons Island Rd., Pr. Fred.	Dean Wilkinson/Barrett
CSD-2020-092 , Armory Square, 2 Lots	N. Solomons Island Rd., Pr. Fred.	Anthony Olekson/Barrett
MSD-138185 , Jesus the Good Shepherd, Lot 1	W. Mt. Harmony Rd., Owings	John Oliff/COA

SEG - MINOR/MAJOR SUBDIVISIONS FINAL PLAT UNDER REVIEW:

MSDFP-138352 , Willow Oaks	Under Review
MSDFP-138351 , Ida's Acres	Waiting on Recording Pkg.
MSDFP-138366 , Fairview Estates, Lot 4	Waiting on revision
MSDFP-138333 , The York Property	Waiting on revision
MSDFP-2019-081 Scrivener CRS	Waiting on revision
SDFP-138224 , Patuxent Commons	Waiting on revision

**PRE-CONCEPT PROJECTS FOR DISCUSSION AT NOVEMBER 17, 2021 TEG:

CSPR-142726 , Dohman Medical Office	N Solomons Isl. Rd., Pr.Fred.	Dan Kelsh/COA
CSPR-142755 , Schaefer Townhomes	Armory Rd., Pr. Fred.	Jeff Martus/COA
CMRD-2021-104 , Crystal Chase Property	Pushaw Station Rd., Sunderland	Chris Alvey/Wilkerson

ITEMS FOR DISCUSSION: N/A

The next meeting is Wednesday December 15, 2021