



CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, MD 20678
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Maurice Lusby
Chairman

PROPOSED PLANNING COMMISSION AGENDA REGULAR MEETING

April 20, 2011 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. Town Center Architectural Approvals: Solomons, Prince Frederick, Dunkirk, Huntingtown, Owings, Lusby and St. Leonard (architectural approvals are not for action unless listed below). None
5. Major Subdivisions for Final Approval: None
6. Applications for Site Plan Review:
 - a) SPR 09-12-1523, BCJJ Flex Space Section II, Lot 7R, Dunkirk Business Center Section 2
Located in Owings, in the Dunkirk Business Center on Lot 7R & Outlot BR, a 1.07-acre lot located on Keith Lane, zoned I-1. Proposal for 9,168 sq. ft. of flex-space in one building, containing four units. Submittal accepted 06/24/09. Agent: Wilkerson & Associates
 - b) SPR 11-01-1695, Jennie's Gymnasium
Located in Huntingtown on the west side of Old Town Road (MD 524), on a 3.49 acre parcel, zoned TC/Neighborhood District. Proposed 25,000 sq. ft. building consisting of a 15,000 sq. ft. gymnastic center (performing arts studio) and 10,000 sq. ft. of indoor commercial athletic courts. Subject of Board of Appeals Cases #09-3606, #09-3607, #10-3615. Submittal accepted 01/26/11. Agent: R.A. Barrett & Associates
7. Major Subdivision Applications for Preliminary Approval:
 - a) SD 10-06, Cotner Property, Lot 31, Family Conveyance Lots 32 and 33
Located on Lower Marlboro Road in Owings. Zoned FFD; one conventional lot, two Family Conveyance lots; 10.39 ac. Submittal certified 12/01/10. Agent: Wilkerson & Associates

- b) SD 03-22A, Leslie Bowen and Barbara Bowen, Lot 9 and Family Conveyance Lot 10
 Located on Adelina Road in Prince Frederick. Zoned FFD; Ag. District; two Conventional lots; one of which is Family Conveyance under CCO Article 7. -- 67.878 ac. Submittal certified on 01/26/11. Agent: Collinson, Oliff & Associates
- c) SD 10-08, Bryan and Linda Sunderland Property, Lot 6, Family Conveyance Lots 7 and 8, Non-Buildable Outlot A (Residue) and Open Space Parcel 'B'
 Located on Broomes Island Road and Ross Road in Port Republic. Zoned RCD; three lots, one Conventional/two Family Conveyance lots; 24.13 ac; 12.07 ac. residue. Submittal certified on 01/26/11. Agent: Art Cochran

8. Items for Discussion/Action:

- a) SD 02-08A, Harbours at Solomons, Modification to Preliminary Approval, Condition 39
 Request by Collinson, Oliff & Associates for modification of Condition 39 approval as outlined in the May 27, 2006 letter to Mr. William Gerald (COA letter dated 03/31/11 and Staff Report attached).
- b) Approval to Administratively Remove Easements along Dowell Road (Staff Report attached)

9. Approval of Minutes:

- a) September 22, 2010 Regular Meeting
- b) March 16, 2011 Regular Meeting

10. Items of Interest:

- a) Adequate Public Facilities Report for Schools – April 1, 2011 (Staff memorandum attached)
- b) Conferences and Training (Staff Memorandum attached)
- c) Site Plan Application List for Upcoming Planning Commission Review
- d) Site Plan, Category II List (not for Planning Commission Review)
- e) 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 PM.
 - 3. A decision will be made at 10:30 PM 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; Greg A. Bowen, Director of Planning & Zoning; Maureen Hoffinan, Director of Community Resources; Jacqueline Vaughan, Director of Public Safety and Services; Terry Carlson, Director of Public Works; Linda Vassallo, Director of Economic Development