



## CALVERT COUNTY PLANNING COMMISSION

150 Main Street  
Prince Frederick, MD 20678  
Phone: 410-535-2348 – 301-855-1243  
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Maurice Lusby  
Chairman

### PROPOSED PLANNING COMMISSION AGENDA REGULAR MEETING

July 21, 2010

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 attached are not for action unless listed below). *None*
5. Major Subdivisions for Final Approval: *None*
6. Applications for Site Plan Review:
  - a) SPR 10-03-1603, Solomons Nursing Center Addition  
Located in Solomons, on Dowell Road, on a 7.31 acre parcel, zoned Solomons TC/D3 Subdistrict. Existing 63,474 sq. ft. nursing home/assisted living center. Proposed addition of 16,562 sq. ft. for a new total of 80,036 sq. ft. Received Board of Appeals Case #10-3614 approval for expansion of a non-conforming use. Agent: Collinson, Oliff & Assoc.
7. Major Subdivision Applications for Preliminary Approval: *None*
8. Items for Discussion/Action:
  - a) SPR 05-30R, Chesapeake Church Counseling Center and Food Pantry, Plan Version #10  
Written request and exhibits submitted by applicants 5/27/10, to appeal the action taken by the former Planning Commission Administrator, Robert Cohn, in his letter of 1/26/10.
  - b) St. Leonard Town Center Master Plan and Zoning Ordinance Update – Review comments on Second Draft of Master Plan. Presentation by Jenny Plummer-Welker.
  - c) Calvert County Zoning Ordinance Amendments – Recommendations on text amendments heard at the BOCC/PC June 29, 2010 Joint Public Hearing. Presentation by Miriam Gholl.

9. Approval of Minutes

- a) March 24, 2010 Special Meeting
- b) April 14, 2010 Special Meeting
- c) April 21, 2010 Regular Meeting

10. Items of Interest:

- a) Adequate Public Facilities Regulations Restrictions on Priority Funding Areas – Report for June 30, 2010 to the Maryland Department of Planning
- b) Site Plan Application List for Upcoming Review
- c) Major Subdivision Proposed Project 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 Hoffman, Director of Community Resources; Jacqueline Vaughan, Acting Director of Public Safety and Services; Terry Carlson, Director of Public Works; Linda Vassallo, Director of Economic Development