



CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, MD 20678
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Maurice Lusby
Chairman

PLANNING COMMISSION AGENDA **RESULTS** REGULAR MEETING March 17, 2010 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 attached are not for action unless listed below).
5. Major Subdivisions for Final Approval:
 - a) SD 02-16A, Farms at Hunting Creek, Plat 19 **Approved**
This plat is for Folkstone Dr. and the abandonment of Allday Rd. Located on Wilson Rd. in Huntingtown. Preliminary approval granted 4/20/05; on 2/20/08 an extension was granted until 4/20/10.
 - b) SD 07-09, Burkman Estates, Lot 7 **Approved**
Located on Parkers Creek Rd. in Port Republic. Preliminary approval granted 9/16/09 (preliminary approval granted for Lots 7, 8 & Family Conveyance Lot 9).
 - c) SD 08-18, Scaggs Property, Lot 8, Plats 1-4 **Approved**
Located on Scaggs Rd. in Owings. Preliminary approval granted 8/19/09.
6. Applications for Site Plan Review: None
7. Major Subdivision Applications for Preliminary Approval:
 - a) SD 02-23, College Station, Lot 104 – Discussion of Barn Demolition (rescheduled from 02/24/2010) (Zoning Officer letter attached) **Deferred for no more than 90 days**
 - b) SD 02-23, College Station, Lot 46 (staff memorandum attached)
Deferred for no more than 90 days
Located on Baythorne Rd. in Prince Frederick. 1 lot (previously shown and approved as non-buildable outlots 46 & 47); 2.008 ac. Submittal accepted 2/6/10. Agent: RA Barrett

- c) SD 04-10A, Storeplace Acres, Lot 7, Family Conveyance Lot 8 & Open Space
(staff memorandum attached)
Located on Adelina Rd. in Prince Frederick. 2 lots; 24.3 ac; 21 ac os. Submittal accepted 1/12/10. Agent: COA **Approved with modifications**
- d) SD 10-02, William McCready, Lots 9 & 10 (staff memorandum attached)
Located on St. Leonard Rd. (MD Rt. 765) and MD Rt. 4 in St. Leonard. 2 lots; 13.57ac; 11.2 ac residue. Submittal submitted 12/1/09 as a minor subdivision; changed to a major subdivision 02/22/2010. Agent: COA **Approved**
- e) SD 08-16, Federal Station, Lot 1 (*deferred from February 24, 2010*)
Located on Prospect Dr. in Sunderland. Zoned I-1; 1 lot; 2.008 ac. Submittal accepted 3/4/09. Agent: COA **(Project on hold by Applicant – form attached)**

8. Items for Discussion/Action:

- a) SD 03-07, Ben Garner – Request by Board of Directors for change to age restriction condition (letter of request and staff memorandum attached) **Deferred to April 21, 2010**
- b) Solomons Town Center Architectural Design Manual: Guidelines for Architectural Review Applicants (Draft) (staff memorandum attached) **Approved the Draft for Public Hearing and directed Staff to make preparations for Public Hearing on April 21, 2010.**

9. Approval of Minutes:

- a) February 24, 2010 Regular Meeting (*rescheduled from February 17, 2010*)

10. Items of Interest:

- a) Site Plan Application List for Upcoming Review
- b) 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 P&Z; Maureen Hoffman, Director of Community Resources; Robbie Brady, Director of Public Safety & Services; Terry Carlson, Director of Public Works; Linda Vassallo, Director of Economic Development