



CALVERT COUNTY PLANNING COMMISSION

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

Maurice Lusby
Chairman

PLANNING COMMISSION REGULAR MEETING **RESULTS**

February 24, 2010

(Rescheduled from Original Meeting Date of February 17, 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).
5. Major Subdivisions for Final Approval:
 - a) SD 06-18, Bermuda Breeze, Lot 4, Plats 1-4 (certification attached) **Approved**
Located on Church Road and Island Creek on the north side of Fish Hook Drive in Port Republic. Preliminary approval for Lots 4-7 granted on 8/15/07.
6. Applications for Site Plan Review:
 - a) SPR 09-02-1447, Cedar Point Federal Credit Union (staff memorandum attached)
Located in Prince Frederick, at the southwest corner of MD RT 4 and Auto Drive, on Lot 4 and a portion of Lot 3 of the Bayside Land Development Subdivision; Lot 4 is a 1.59-acre lot located at the intersection; Lot 3 is used for access and parking; property zoned PFTC Entry District. Proposal for 1 ½ -story 3,860 sq. ft. bank building with drive-up service. Agent: Collinson, Oliff & Associates **Approved with Modifications**
7. Major Subdivision Applications for Preliminary Approval:
 - a) SD 07-13, Firestone, Lots 1-6 (staff memorandum attached) **Approved with Modifications**
(deferred from PC January 20, 2010 Regular Meeting)
Located on Pushaw Station Road in Sunderland. Zoned FFD; APD; 6 lots; 123 ac. Submittal accepted 8/18/09. Agent: Collinson, Oliff & Associates

- b) SD 07-02A, Chew Creek Farm (staff memorandum attached) **Approved with Modifications**
Located on Plane Tree Dr. in Owings. Zoned FFD/Ag District; 3 lots; 110.93 ac; 75ac residue. Submittal accepted 9/14/09. Agent: Wilkerson & Associates
- c) SD 08-16, Federal Station, Lot 1 (staff memorandum attached) **Applicant Deferred**
Located on Prospect Dr. in Sunderland. Zoned I-1; 1 lot; 2.008 ac. Submittal accepted 3/4/09. Agent: R.A. Barrett & Associates

8. Items for Discussion/Action:

- a) College Station, SD 03-23, Lot 104 (*PC deferral from the January 20, 2010 Regular Meeting*)
Barn removal. (Historic District Commission letter attached) **PC Deferred**
- b) Comprehensive Plan Proposed Amendments
Approved. Recommendation to BOCC for adoption
 - Review Revised Proposed Amendments
 - Consideration of Approval of the Proposed Amendment
- c) Solomons Town Center Architectural Design Manual: Guidelines for Architectural Review Applicants (for final review and authorization to advertise for March 24, 2010 Public Hearing) **PC Deferred**
- d) Zoning Ordinance Amendments (For information purposes only. Staff memorandum attached. Text amendments pending future Joint Public Hearing.) **No Action Taken**
- e) Planning Commission Vacancy **No Recommendation**
- f) Extensions for preliminary subdivision approvals due to APF (staff memorandum attached) **PC Deferred**

9. Approval of Minutes:

- a) October 21, 2009 Regular Meeting
- b) January 20, 2010 Regular Meeting
- c) January 27, 2010 Special Meeting

10. Items of Interest:

- a) Continuing Education Material (paper copy and disk from MDP February 1, 2010)
- b) Financial Disclosure Statements
- c) Site Plan Application List for Upcoming Review
- d) Major Subdivision Proposed Project List for Upcoming Review

11. Adjourn.