



CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, MD 20678
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Maurice Lusby
Chairman

PROPOSED PLANNING COMMISSION AGENDA REGULAR MEETING

May 19, 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 09-01, Raymond E Hutchins, Family Conveyance Lot 8
Located on Buena Vista Rd. in Prince Frederick. 1 lot; received preliminary approval 06/16/09; third of three APF exempt lots.
6. Applications for Site Plan Review:
 - a) SPR 07-34-1299, Collision Works Expansion
Located in Solomons on HG Trueman Road, on a 2 acre parcel, zoned TC, D-5. Existing 10,184 sq. ft. automotive repair shop space in two buildings. Proposed new construction in three phases of 15,355 sq. ft. for automotive repair. Board of Appeals granted a Special Exception by Case #08-3505. Agent: R.A. Barrett & Associates
7. Major Subdivision Applications for Preliminary Approval:
 - a) SD 08-16, Federal Station, Lot 1 & Replatting of Lot 2R
Located on Prospect Dr. in Sunderland. Zoned I-1; 1 lot; 2.008 ac. Submittal accepted 3/4/09 (previously on hold). Agent: Collinson, Oliff & Associates
 - b) SD 02-23, College Station, Lots 46 & 47
Located on Baythorne Rd. in Prince Frederick. Zoned RCD; 1 lot; 2.008 ac. Submittal accepted 2/6/09 (previously on hold). Agent: R.A. Barrett & Associates

8. Items for Discussion/Action:
 - a) CSPR 10-03-1601, Texaco Express Lube Concept Plan – Request by applicant for access on MD RT 2/4 (staff memorandum attached). Deferred by applicant from April regular meeting.
 - b) Solomons Town Center Architectural Design Manual: Guidelines for Architectural Review Applicants; Public Hearing took place April 21, 2010; Public Record closed May 4, 2010. Staff Report (see attached memo).
 - c) St. Leonard Town Center Master Plan Zoning Ordinance Public Forum; held May 10, 2010. Report on meeting by staff.
9. Approval of Minutes: None
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 Planning & Zoning; Maureen Hoffman, Director of Community Resources; Robbie Brady, Director of Public Safety and Services; Terry Carlson, Director of Public Works; Linda Vassallo, Director of Economic Development