



Greg Kernan, Chair

CALVERT COUNTY PLANNING COMMISSION

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Board of Commissioners

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PLANNING COMMISSION REGULAR MEETING

Proposed Agenda – Wednesday, November 20, 2019 at 7:00 p.m.

Harriet E. Brown Community Center (HEBCC) - 901 Dares Beach Road, Prince Frederick

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Proclamation to D. Carolyn McHugh
5. Approval of Minutes:
 - a) October 16, 2019 Regular Meeting
6. Town Center Architectural Approvals:
 - a) [PFARC-2019-19, McDonalds New Commercial Construction](#) - Screening Wall for Drive-Through
7. Major Subdivisions for Final Approval: None
8. Applications for Site Plan Review: None
 - a) [SPR-2019-290, Shadow Stone Flex Complex](#) - Located at 151/141 Schooner Lane in Prince Frederick on a 4.35 acre parcel, Lots 20A/20B, Calvert County Industrial Park, zoned I-1. Previously approved Site Plan SPR-05-37 included three flex buildings and a car wash. Two of the flex buildings have been constructed. This application proposes 24,750 square foot of construction for the third and final flex building. The car wash has been omitted. The submittal was accepted June 26, 2019. Agent: R.A. Barrett & Associates (Staff: Rachel O'Shea, Principal Planner/P&Z)
 - b) [SPR-2019-295, Calvert Village-Theater Expansion](#) - Located at 200 West Dares Beach Road in Prince Frederick on a 2.1 acre parcel, zoned Prince Frederick Town Center, Village District. Proposed 9,148 square foot building addition and parking reconfiguration of the existing movie theater. The submittal was accepted June 26, 2019. Agent: Collinson, Oliff & Associates (Staff: Rachel O'Shea, Principal Planner/P&Z)
 - c) [SPR-2019-298, Chase Bank](#) - Located at 55 Stoakley Road in Prince Frederick on a 1.39 acre parcel, zoned Prince Frederick Town Center, Entry District. Proposed demolition of the existing medical office building and redevelopment as a 3,558 square foot building for a bank with a drive through on a portion of the property. The submittal was accepted July 24, 2019. Agent: Collinson, Oliff & Associates (Staff: Rachel O'Shea, Principal Planner/P&Z)

- d) [SPR-2019-301, Chesapeake Church c/o End Hunger in Calvert County Warehouse](#) - Located at 6021 N. Solomons Island Road in Huntingtown, on a 28.29 acre parcel, zoned Rural Community District. Proposed construction of a 34,080 square foot building that will contain a 6,240 square foot food pantry, 15,360 square foot of warehouse, and 12,480 square foot for future office space. This building is to replace two separate facilities in other locations within Calvert County. The submittal was accepted August 28, 2019. Agent: Mudd Engineering (Staff: Rachel O'Shea, Principal Planner/P&Z)

9. Major Subdivision Applications for Preliminary Approval: None

10. Items for Discussion/Action:

- a) [Presentation on the Proposed Road Alignment for Lusby Parkway and Consistency with the Lusby Town Center Master Plan and Zoning Ordinance](#) (Staff: Danielle Conrow, Deputy Director/DPW)
- b) [2020 Annual Meeting Schedule](#)
Proposed Revision to the December 16, 2020 Meeting Date
(Staff: Carolyn Sunderland, AICP, Planning Commission Administrator)

11. Items of Interest:

- a) [Upcoming Joint Public Hearing regarding Hearing #1: Case HD 2019-02, and Hearing #2: Rezoning Case No. 19-01 and Rezoning Case No. 19-02](#), November 19, 2019 at 7:00 p.m. Harriet E. Brown Community Center, 901 Dares Beach Road ([BOCC Agenda – see Item IX at 7:00 p.m.](#))
- b) Upcoming Planning Commission Public Hearing regarding Calvert County Transportation Plan Update – December 18, 2019, 7:00 p.m. at Harriet E. Brown Community Center, 901 Dares Beach Road
- c) [Site Plan Application List](#) for Upcoming Planning Commission Review
- d) [Major Subdivision Proposed List](#) for Upcoming Review

12. Adjourn.

FOOTNOTES:

1. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
 2. There will be a five minute break at 9:00 p.m.
 3. A decision will be made at 10:30 p.m. 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; Deputy County Administrator; Mark Willis, Director of Planning & Zoning; Jennifer Moreland, Director of Community Resources; Jacqueline Vaughan, Director of Public Safety and Services; Rai Sharma, Director of Public Works; Linda Vassallo, Director of Communications & Media Relations; Kelly Robertson-Slagle, Director of Economic Development; Shannon Nazzal, Director of Parks & Recreation