



# CALVERT COUNTY PLANNING COMMISSION

205 Main Street, 2<sup>nd</sup> Floor • Prince Frederick, MD 20678

410-535-2348 – 301-855-1243

FAX: 410-414-3092

## DEPARTMENT OF PLANNING & ZONING

### TEG/SEG COMBINED AGENDA

WEDNESDAY, January 22, 2025 9:00 am to 11:00 am via Zoom meeting

**TO JOIN MEETING VIA PHONE: 888-475-4499      MEETING: 899 3869 0182**

### INVITED AGENCIES

County Transportation  
Critical Area Commission  
Cultural Resources, P&Z  
DNR-Coastal Resources Div.  
DNR-Tidal Wetlands Division  
DNR-Wildlife & Heritage Svc.

Economic Development, P&Z  
Engineering, DPW  
Environmental Planner, P&Z  
GIS  
Health Department  
Long Range Planner, P&Z

Transportation Planner, P&Z  
Planner II and Planner III, P&Z  
Principal Planner, P&Z  
Public Safety/Fire/Rescue/EMS  
Public Safety/Communications – Addressing  
Public Safety/Communications – Microwave Paths

Rural Planner, P&Z  
SHA  
SMECO  
Soil Conservation  
Architectural Review  
Parks & Recreation Planners

<b>**NEW PRELIMINARY PLANS, DSDP &amp; CONCEPTS FOR ACCEPTANCE</b>						
CMSD-2025-148	JC	Avondale, Sec 5, Lots 10A & 10B <i>Resub of Lot 10 (Halley Property)</i>	Minor	175 Langley Lane, Solomons	Dean Wilkinson, COA Barrett	SEG - <a href="#">Concept for acceptance 1/22/25.</a> If accepted, comments due 2/5/25.
CMSD-2024-147	JC	Wilson's Overlook	Minor	W Mt Harmony Rd., Owings	Jeff Martus, COA Barrett	SEG - <a href="#">Concept for acceptance 1/22/25.</a> If accepted, comments due 2/5/25.
CSPR-143193	OV	Lighthouse 7th Day Adventist Church	Cat II	Cherry Hill Rd., Huntingtown	Chris Alvey, Wilkerson & Assoc.	TEG- <a href="#">Concept for acceptance 1/22/25.</a> Concept Plan 1 comments due 2/20/25
CSPR-143253 <i>(CSPR-142795)</i>	CF	Calvert Gateway BC Lot 12R Bldg A Town Center Place	Cat I	Town Center Blvd., Dunkirk	Nelson Arocho/Bay Eng.	TEG- <a href="#">Concept for acceptance 1/22/25.</a> Concept Plan 1 comments due 2/20/25.
CSPR-143256	OV	Ward Farm Park Multi-Purpose Community Bldg	Cat II	10455 Ward Rd., Dunkirk	Lloyd Davis, Clark-Azar	TEG - <a href="#">Concept for acceptance 1/22/25.</a> If accepted, comments due 2/20/25.
CSPR-143260	CF	Westside on Main	Cat I	305 & 445 Main St., Prince Frederick	Jeff Martus, COA Barrett	TEG - <a href="#">Concept for acceptance 1/22/25.</a> If accepted, comments due 2/20/25.
CSPR-143263	CF	Ward Farm Maintenance Building	Cat I	10501 Ward Rd., Dunkirk	Joe Kadjeski, COA Barrett	TEG - <a href="#">Concept for acceptance 1/22/25.</a> If accepted, comments due 2/20/25.



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<b>**PLANS ACCEPTED AT LAST MONTH'S TEG/SEG</b>						
CSPR-143241	<b>OV</b>	Renovation of 85 Main Street	Cat II	Main St., Prince Frederick	Joe Kadjeski, COA Barrett	TEG-For Acceptance 12/18/24 Plan 1 comments OTC 1/21/25
SPR-143254 <i>(CSPR-2020-158/ SPR-138110)</i>	<b>OV</b>	Arcadia of Prince Frederick	Cat II	Stafford Rd., Prince Frederick	Dan Kelsh, COA Barrett	TEG-DSDP For Acceptance 12/18/24 Plan 1 comments OTC 1/21/25
SPR-143255 <i>(CSPR-143194)</i>	<b>CF</b>	Armory Pavilion	Cat I	Armory Rd., Prince Frederick	Anthony Olekson, COA Barrett	TEG-DSDP for acceptance 12/18/24. Plan 1 comments OTC 1/21/25
<b>**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING and COMPLETED SINCE OUR LAST MEETING</b>						
SPR-143249	<b>OV</b>	2J Flex Space Lighting <b>Redline</b>	Red	Homeport Ct., Lusby	Tony Olekson, COA Barrett	TEG-Redline submitted 12/5/24. Completed 1/16/25
SPR-143152	<b>OV</b>	Splash & Dash <i>aka Huntingtown Auto Spa</i> <b>Redline</b> of SPR 02-08-2080	Red, Cat II	N. Solomons Island Rd., Huntingtown	Dan Kelsh, COA Barrett	TEG-Completed 12/31/2024
SPR-143211	<b>OV</b>	Walmart #1716 Prince Frederick <b>Redline</b>	Red, Cat I	N. Solomons Island Rd., Prince Frederick	Joe DiMarco, Bohler Engineering	TEG-Redline submitted 8/30/24. Completed 1/16/2025
<b>**PRE-CONCEPTS FOR DISCUSSION</b>						
CSPR-143264	-	Cove Point LNG Stream Restoration	Pre-Concept	Cove Point Rd., Lusby	Jason Gentry, McCormick-Taylor	TEG-Pre-Concept presentation 1/22/25

### ITEMS FOR DISCUSSION:

- Maybe it was the holiday season, but some of the recent submittal packages have been lax about a few things - please remember to include the Fee Schedules in the electronic package and PLEASE remember the naming convention we require:  
[<Project Name>\\_<Project Number>\\_<Plan#>\\_<short description NOT just a form number>](#)
- PREVIEW:** We have been working on a streamlined process that our testing shows can save from 3-12 months along the approval process. Although the change is not yet official, some of our new forms are in "testing." Specifically, the project number request & applications for Site Plans, Subdivisions and Redlines. If you do not have the most recent updates (January 1, 2025) please reach out to the DevRev@ email or directly to Chris G. or Lisa.



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3. **UPDATE:** after a report from a user, we checked the fee forms. When you check the box to activate the line, the fee should populate the line total column. Occasionally, this doesn't happen (it is usually when the # (of acres, documents, etc.) hasn't been filled in yet, but it also happens on the standard lines too. If you uncheck and recheck the Applicant box the fee will populate and then the calculations will be correct. Also, The fee schedules have been updated to include the Concept resubmittal fees. Please make sure you are using the most recent documents. *Thanks!*
4. **The adopted Adequate Public Facilities provisions for development, redevelopment and issuance of building permits not part of a subdivision or site plan review went into effect November 29, 2023.** Any new project or project that does not meet the grandfathered criteria will be subject to meeting this requirement. There are new forms for each of the APFO categories - they have been distributed and are available on the P&Z Forms webpage. Please remember that they need to be submitted with the first Concept submittal (or as soon as possible) for awareness and initial review!
5. ***Please be patient.*** Lisa Shepard and Chris Goldsmith are still recovering. Becky Parkinson, with Tamara's assistance, is handling all in-the-office work, such as stamping & signatures.

**The next TEG/SEG meeting is WEDNESDAY, February 26, 2025:**

To be included for acceptance, new project documentation must be complete, **including proper payment, and at P&Z by 3:00 p.m., Wednesday, February 19th.**