



# 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, February 26, 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

### ANNOUNCEMENTS:

- 1. Outdated forms and fees can delay your project:** Current forms and fees are available on Planning & Zoning’s website. Outdated forms or incorrect fees can delay your project. Please ensure you are submitting any required Adequate Public Facilities forms.
- 2. New Zoning Ordinance and Development Review process takes effect March 1, 2025:** The BOCC approved the new Zoning Ordinance on Feb. 18. Therefore, this will be the last TEG/SEG meeting. For projects requiring a pre-submission consultation, those project leads should contact Development Review Intake to schedule a meeting. Projects currently in the development pipeline will continue under the current Zoning Ordinance and process unless otherwise noted.
- 3. Staffing changes:** Tamara Blake-Wallace is now Acting Deputy Director of Planning (x2380) and Amalia Pleake-Tamm is now Acting Planning Commission Administrator (x2727). As many of you already know, Jason Brinkley is the Director of Planning & Zoning; Rachel O’Shea is Acting Deputy Director of Zoning. Thank you for your patience as we undergo this staffing reorganization. Chris Goldsmith and Lisa Shepard continue to be the best first contact for updates on project status and submittal requirements; they may both be reached via [devrev@calvertcountymd.gov](mailto:devrev@calvertcountymd.gov).

**4. All Reviewers: Please stay on after the pre-concept project presentations.**

<b>**NEW PRELIMINARY PLANS, DSDP &amp; CONCEPTS FOR ACCEPTANCE</b>						
MSD-143257 <i>CMSPD-2024-143</i>	JC	Brooks Ridge	Minor	Hunting Creek Rd., Huntingtown	Jeff Martus, COA Barrett	SEG-Concept accepted 11/26/24. Preliminary Plan for acceptance 2/26/25. If accepted, comments due 3/20/25.
CSPR-143204	JC	Chesapeake Ranch Water Company NEW WELL	Cat II	12905 Mariners Cir., Lusby	Chris Alvey, Wilkerson & Assoc.	TEG-Concept for acceptance 2/26/25. If accepted, comments due 3/20/25.



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SPR-143261 CSPR-143238 SPR-142787 CSPR-142763	JC	J Keen Storage Facility (1385 Skinners Turn Rd)	Cat II	Skinner's Turn Rd., Owings	Dan Kelsh, COA Barrett	TEG-Concept accepted 11/26/24. DSDP for acceptance 2/26/25. If accepted, comments due 3/20/25.
CSPR-143276 CSPR-138316	CF	Meadow Run Gun Range Scaggs Indoor Target Range	Cat I	7625 Meadow Run Ln., Owings	Anthony Olekson, COA Barrett	TEG-Concept for acceptance 2/26/25. If accepted, comments due 3/20/25.
MSD-143281 CMSD-2024-144	JC	Stonestreet Property Family Conveyance Lot 1 Section 2	Minor	German Chapel Rd., Prince Frederick	Dean Wilkinson, COA Barrett	SEG-Concept accepted 11/26/24. Preliminary Plan for acceptance 2/26/25. If accepted, comments due 3/20/25.
MSD-143278 CMSD-2023-136	JC	Thomas Acres	Minor	William Thomas Ln, Owings	Jeff Tewell, COA Barrett	SEG-Concept accepted 5/22/24. Preliminary for acceptance 2/26/25. If accepted, comments due 3/20/25.
<b>**PLANS ACCEPTED AT LAST MONTH'S TEG/SEG</b>						
CMSD-2025-148	JC	Avondale, Sec 5, Lots 10A & 10B Resub of Lot 10 (Halley Property)	Minor	175 Langley Lane, Solomons	Dean Wilkinson, COA Barrett	SEG - Concept for acceptance 1/22/25. Concept Plan 1 comments OTC 2/7/25.
CMSD-2024-147	JC	Wilson's Overlook	Minor	W Mt Harmony Rd., Owings	Jeff Martus, COA Barrett	SEG - Concept accepted 1/22/25. Concept Plan 1 comments OTC 2/6/25.
CSPR-143193	JC	Lighthouse 7th Day Adventist Church	Cat II	Cherry Hill Rd., Huntingtown	Chris Alvey, Wilkerson & Assoc.	TEG-Concept for acceptance 1/22/25. Concept Plan 1 comments due 2/20/25
CSPR-143253 (CSPR-142795)	CF	Calvert Gateway BC Lot 12R Bldg A Town Center Place	Cat I	Town Center Blvd., Dunkirk	Nelson Arocho/Bay Eng.	TEG-Concept for acceptance 1/22/25. Concept Plan 1 comments due 2/20/25.
CSPR-143256	JC	Ward Farm Park Multi-Purpose Community Bldg	Cat II	10455 Ward Rd., Dunkirk	Lloyd Davis, Clark-Azar	TEG - Concept for acceptance 1/22/25. 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 - Concept for acceptance 1/22/25. 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 - Concept for acceptance 1/22/25. If accepted, comments due 2/20/25.
<b>**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING</b>						
None						
<b>**PRE-CONCEPTS FOR DISCUSSION</b>						
Pre-Concept CSPR-143274		Proposed Dispensary (Possibly with Drive-Thru?)	Pre-C	2270 N. Sol. Island Rd.,	Dan Kelsh, COA Barrett	TEG-Pre-Concept presentation for 2/26/25.
Pre-Concept CSPR-143280		Mesonet Tower-Dunkirk MDEM in conjunction with UofMD <a href="https://mesonet.umd.edu/">https://mesonet.umd.edu/</a>	Pre-C	3170 W. Ward Rd., Dunkirk	Michael Grierson, CC Emergency Mgmt.	TEG-Pre-Concept presentation for 2/26/25.