



Greg Kernan, Chair

CALVERT COUNTY PLANNING COMMISSION

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Board of Commissioners

Earl F. Hance
Mike Hart
Thomas E. Hutchins
Kelly D. McConkey
Steven R. Weems

For Zoom (audio only) Telephone: 888-475-4499 Meeting ID: 868-6860-5969

to view via computer/stream, select the link below

<https://www.calvertcountymd.gov/1501/Meetings-On-Demand>

Planning Commission Regular Meeting - Proposed Agenda - May 20, 2020 at 7:00 p.m.
(includes items meant for the March 18, 2020 and April 15, 2020 Regular meeting agendas)

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Approval of Minutes:
 - a) February 19, 2020 Regular Meeting
 - b) March 18, 2020 – meeting cancelled due to pandemic situation
 - c) April 15, 2020 – meeting cancelled due to pandemic situation
5. Town Center Architectural Approvals: None
6. Major Subdivisions for Final Approval: None
7. Applications for Site Plan Review:
 - a) [SPR-2019-304, Prince Frederick McDonald's Rebuild](#)
Located at 515 N. Solomons Island Road in Prince Frederick on a 1.44 acre parcel, zoned Prince Frederick Town Center, Entry District. This project proposes the demolition of the existing McDonald's restaurant and the construction of a new 5,447 square foot restaurant, with a two-lane drive-through and site improvements in same location. The project also proposes to modify entrances along Steeple Chase Drive and relocation of the N. Solomons Island Road northern entrance. The submittal was accepted October 30, 2019. Agent: Kimley Horn (Staff: Rachel O'Shea, Principal Planner/P&Z)

- b) [SPR-2019-305, Dunkirk Dunkin Donuts](#)
Located at 2981 Plaza Drive, Dunkirk, Calvert Gateway, Lot 3, Zoned Dunkirk Town Center. The subject site is an existing in-line Starbucks coffee shop. The project proposes to redevelop the Starbucks coffee into a Dunkin Donuts and improve the site with the addition of a drive-thru. As part of the redevelopment, parking spaces will be removed, however, the overall site will remain compliant with the parking requirements set by the Calvert County Zoning Ordinance for the Town Center Zone. The submittal was accepted December 11, 2019. Agent: Bohler Engineering (Staff: Rachel O'Shea, Principal Planner/P&Z)

- 8. Major Subdivision Applications for Preliminary Approval: None

- 9. Items of Discussion/Action:
 - a) [HD-2020-01, Preston-on-Patuxent](#) Historic District Application
(Staff: Kirsti Uunila, Planner III, P&Z)

 - b) [Proposed Text Amendment Case #19-05](#) - To allow Office, Non-Medical, Medical or Clinic in the Residential Zoning District of the Huntingtown Town Center
(Staff: Judy Mackall, Deputy Director of Zoning/P&Z)

 - c) [Proposed Map Amendment Case #19-03](#) - To rezone from the Neighborhood District to the Mixed Use District in the Huntingtown Town Center
(Staff: Judy Mackall, Deputy Director of Zoning/P&Z)

 - d) [Proposed Text Amendment #19-04](#), Proposal to Change Conceptual Site Plan Review from Optional to Mandatory. Proposed Text Amendments to the Calvert County Zoning Ordinance, Article 4 - General Requirements for Development Plans, Article 5 - Residential Development Requirements, Article 6 - Non-Residential Development Requirements, and Article 12 - Definitions. Work Session is to address public comments received at the January 28, 2020 Joint Public Hearing and review proposed changes to the development review schedule.
(Staff: Carolyn Sunderland, AICP, Deputy Director of Planning/P&Z)

 - e) [Program Open Space Annual Program for FY 2021](#)
(Staff: Shannon Q. Nazzal, CPRE, Director of Parks & Recreation)

 - f) [Prince Frederick Town Center Master Plan Update](#)
(Staff: Jenny Plummer-Welker, AICP, Long Range Planner/P&Z)

 - g) 2020 Annual Meeting (Staff: Rachel O'Shea, Acting Planning Commission Administrator/P&Z)
 - 1) [2019 Development Review Annual Report](#) - Review of Past Accomplishments
(Staff: Judy Holt, Planner II/P&Z)
 - 2) Review of [Operating Documents](#)
 - 3) Election of Officers

10. Items of Interest:

- a) [Transportation Plan Update](#) (Staff: Tamara Blake-Wallace, Principal Planner/P&Z)
- b) [Adequate Public Facilities Report for Schools \(APFO\) - Spring 2020](#)
(Staff: Jenny Plummer-Welker, AICP, Long Range Planner/P&Z)
- c) Census 2020 - Update (Staff: Jenny Plummer-Welker, AICP, Long Range Planner/P&Z)
- d) [Site Plan Application List](#) for Upcoming Planning Commission Review
- e) [Major Subdivision Proposed List](#) for Upcoming Review

11. 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; Mary Beth Cook, Director of Planning & Zoning; Jennifer Moreland, Director of Community Resources; Jacqueline Vaughan, Director of Public Safety and Services; Kerry Dull, Director of Public Works; Linda Vassallo, Director of Communications & Media Relations; Kelly Robertson-Slagle, Director of Economic Development; Shannon Nazzal, Director of Parks & Recreation