



Steven R. Jones, Chair

## CALVERT COUNTY PLANNING COMMISSION

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*Board of Commissioners*  
Earl F. Hance, President  
Steven R. Weems, Vice President  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey

### PLANNING COMMISSION REGULAR MEETING

Agenda – January 20, 2021 at 7:00 p.m. (\*Revised)

For Zoom (audio only) Telephone: 1-888-475-4499 Meeting ID: 861 9008 6141

To view via live stream on computer, select this link: <https://www.calvertcountymd.gov/1501/Meetings-On-Demand>

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Action of Minutes:
  - a) December 09, 2020 Joint Public Hearing regarding Text Amendment #20-03
  - b) December 09, 2020 Public Hearing regarding Bowen's Pride, SD-2020-0053, Bowen's Pride, Lots 1-18
  - c) December 09, 2020 Planning Commission Regular Meeting
5. Town Center Architectural Action: None
6. Major Subdivisions for Final Action: None
7. Applications for Site Plan Review:
  - a) [CSPR-138123, Conceptual Site Plan, Emmanuel Baptist Church - Youth Ministries Building Tax Map 18, Parcel 172, 3804 Old Town Road \(MD 524\), Huntingtown](#)  
On one parcel consisting of 5.23 acres, zoned Huntingtown Town Center, Neighborhood District. The submittal proposes the demolition of two existing trailers to be replaced with the construction of a 12,000 square foot Youth Ministries Building with associated site development requirements. The submittal was accepted September 23, 2020. Agent: Collinson, Oliff & Associates  
(Staff: Olivia Vidotto, Planner III, Planning & Zoning)
8. Major Subdivision Applications for Preliminary Action:
  - a) [SD-138129, Chapline Place, Lot 3R, to create Lots 3A and 3RR](#)  
Located on MD RT 4, Trasker's Boulevard and North Prince Frederick Boulevard within Prince Frederick Town Center - Entry District, 2.076 acres, resubdivision of commercial Lot 3R to create Lot 3RR and Lot 3A. Engineer: Collinson, Oliff & Associates  
(Staff: Olivia Vidotto, Planner III, Planning & Zoning)

- b) [SD-2020-0053, Bowen's Pride, Section Two, Lots 1-18 and Replatting of Parcel 234 & James Bowen Property, Lot 3](#)

Located on N. Solomons Island Road in Huntingtown, within the one mile buffer of Prince Frederick Town Center. 18 lots, on three parcels consisting of 40.48 acres. Zoned RCD/FFD, Tier III. As this project is in Tier III, a public hearing was held, via zoom, on December 09, 2020. Submittal accepted April 29, 2020. Agent: Meridian Land Solutions, LLC/dba Barrett & Associates (Staff: Olivia Vidotto, Planner III, Planning & Zoning)

9. Items for Discussion/Action:

- a) Prince Frederick Town Center Master Plan Update ([Staff Report](#))  
[Attachment 1, Summary of Public Input](#)      [Attachment 2, Park Analysis](#)  
[Attachment 3, Strategic Choices](#)      [Attachment 4, Slide Presentation](#)  
[\\*Revised Attachment 4 – Slide Presentation](#)  
(Staff: Jenny Plummer-Welker, AICP, Long Range Planner, Planning & Zoning)

- b) Calvert County Ethics Commission - [2015 Advisory Opinion on Recusals](#)  
(Staff: Paul J. Conover, CFM, Planning Commission Administrator, Planning & Zoning)

10. Items of Interest:

- a) [Site Plan Application List](#) for Upcoming Planning Commission Review  
b) [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 may be a five minute break at 9:00 p.m. at the discretion of the Chairperson
  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;  
David Fitz, Director of Communications & Media Relations; Kelly Robertson-Slagle, Director of Economic Development;  
Shannon Nazzal, Director of Parks & Recreation