



## CALVERT COUNTY PLANNING COMMISSION

Virtual (Zoom)  
To Join by Phone: 888-475-4499  
Meeting ID: 858 5579 4151  
Passcode (if asked): #

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

### WEDNESDAY, MARCH 17, 2021 AGENDA

1. **Meeting called to Order**
2. **Recognition of Persons Attending Meeting**
3. **Action on Proposed Agenda**
4. **Action of Minutes: February 17, 2021 Regular Meeting**
5. **Town Center Architectural Action: None**
6. **Major Subdivisions for Final Action: None**
7. **Applications for Site Plan Review:**
  - a. CSPR-138165, 2J Flex Space, Lot 11, Patuxent Business Park  
Located at 11190 Homeport Court, Lusby, within one mile buffer of Lusby Town Center, on a 1.77 acre lot, zoned I-1 (Light Industrial), Tier I. The submittal proposes a 12,660 square foot single story building with associated site development requirements. The submittal was accepted December 16, 2020 as a Fast Track Project per the Department of Economic Development guidelines. Agent: Barrett & Assoc.  
[Memo from Christine Finamore, Principal Planner](#)  
[Site Plan Application](#)  
[Presentation](#)
  - b. CSPR-138130, Stoakley Pavilion  
Located at 125 Stoakley Road, Prince Frederick, one one parcel consisting of two acres, zoned Prince Frederick Town Center, Entry District. The submittal proposes the demolition of the existing residence to be replaced with a 21,532 square foot, three-story medical office building with associated site development requirements. The submittal was accepted November 18, 2020. Agent: Collinson, Oliff & Associates (COA)  
[Memo from Christine Finamore, Principal Planner](#)  
[Site Plan Application](#)  
[Presentation](#)
  - c. CSPR-138111, Lusby Villas (Multi-Family)  
Located at 11770 Lusby Parkway, Lusby, on one parcel consisting of 26.23 acres, zoned Lusby Town Center, Village Residential District. The submittal proposes the construction of 276 multi-family apartment units along with an associated community center and outdoor pool area. The submittal was accepted August 26, 2020. Agent: Barrett & Assoc.  
[Memo from Christine Finamore, Principal Planner](#)  
[Site Plan Application](#)  
[Presentation](#)
8. **Major Subdivisions Applications for Preliminary Action: None**
9. **Items for Discussion/Action:**
  - a. Calvert County Administration Building - Application for a Demolition Permit (#C-2407203) and Grading Permit (#G-6421) at 150 Main Street, Prince Frederick, MD

\*Revised

[Memo from Kevin E. Shaver, Project Engineer II](#)  
[Memo from Paul J. Conover, Planning Commission Administrator](#)  
[Demolition Plans](#)  
[Presentation](#)

- b. Calvert County Board of County Commissioners - Application for a Demolition Permit (#C-2407250) and Grading Permit (#G-6406) at 10 Solomons Island Road, Prince Frederick, MD (Amoco Station) - \*Revised  
[Memo from Jason Leavitt, Project Engineer II](#)  
[Email from Christopher Sperling, Historic Preservation Planner](#)  
[Demolition Plan View](#)  
[Presentation](#)
- c. Water & Sewer Map Amendment Request 21-01 - Patrick Pierce Property  
[Memo from Tamara Blake-Wallace, Principal Planner](#)  
[Map Amendment Application Request from Dan Kelsh, Principal, COA](#)  
[Presentation](#)
- d. Prince Frederick Town Center Master Plan Update Work Session  
[Memo from Plummer-Welker, Long Range Planner](#)  
[Attachment - Group Scenarios 02-25-2021 Workshop](#)  
[Presentation](#)
- e. Adequate Public Facilities Report - Request to Postpone  
[Memo from Paul J. Conover, Planning Commission Administrator](#)
- f. Ethics Commission Responses to Planning Commission Questions - Update - \*Revised  
[Memo from Paul J. Conover, Planning Commission Administrator](#)  
[Memo from Ethics Commission In Response to Planning Commission Questions](#)  
[Supporting Documents](#)  
[Emails from Wayne Millette, Chair Ethics Commission and Paul J. Conover, Planning Commission Administrator](#)

## 10. Items of Interest:

- a. Dunkirk Town Center Master Plan Update  
[Memo from Jenny Plummer-Welker, Long Range Planner](#)
- b. Site Plan Applications  
[Application List](#)
- c. Subdivision Applications  
[Application List](#)

## 11. Adjourn

### FOOTNOTES:

1. The date, time, and location of any Planning Commission meeting, to include but not limited to Joint Public Hearings, Public Hearings, Special Meetings, Regular meetings may be revised by announcement of an emergency, such as inclement weather, without further publication and may be confirmed on the County website, or calling 410-535-1600 on the date of the Hearing/Meeting.
  2. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
  3. There may be a five minute break at 9:00 p.m. at the discretion of the Chairperson
  4. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
  5. Accommodations for persons with disabilities will be made with reasonable notice.
  6. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Director of Communications & Media Relations; Director of Community Resources; Director of Economic Development; Director of Finance & Budget; Director of Parks & Recreation; Director of Planning & Zoning; Director of Public Safety & Services; Director of Public Works; Director of Technology Services

*This agenda is subject to change and the times listed are approximate.*

*If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session. If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at*

Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

<http://www.co.cal.md.us/list.aspx>.