



**CALVERT COUNTY
PLANNING COMMISSION REGULAR
MEETING AGENDA - 7:00 P.M.**

In-Person at the County Administration Building (CAB)
Chesapeake Room/Ground Floor
150 Main Street, Prince Frederick, MD 20678
Virtual (via TEAMS)
To Join by Phone: 1-872-216-2953
Meeting ID: 299 248 548 964 4
Passcode (if asked): PX2gm3vA
Meetings-on-Demand to View Live:
<https://www.calvertcountymd.gov/1501/Meetings-On-Demand>

David Bury
Victor W Freeland
Christopher J Gadway
Greg Kernan
James S McQueen Sr.
John Toohey
Dale Weems

**WEDNESDAY, FEBRUARY 18, 2026
AGENDA**

The PC Public Hearing will begin promptly at 7:00 p.m. The PC Regular Meeting will follow the Public Hearing.

1. **Call to Order and Determination of Quorum.**
2. **Pledge of Allegiance.**
3. **Action on proposed agenda.**
4. **Action on proposed Summary of Actions.**
 - a. January 21, 2026 PC Regular Meeting
5. **Recognition of persons attending the meeting.**
6. **Major Subdivisions for Final Review and Action: None**
7. **Applications for Site Plan Review and Action: None**
8. **Major Subdivision Applications for Preliminary Review and Action: None**
9. **Long Range Planning.**
 - a. Master Plan of Town Centers, Draft Chapter 2: Prince Frederick Master Plan (Feb2026 Draft)
[Memo from Tay Harris, Long Range Planner, P&Z Presentation](#)
[Attachment A: Prince Frederick Town Center and Employment Center Permitted Uses, and Potential Edge Commercial Uses Permitted Uses](#)
[Attachment B: Chapter 2: Prince Frederick Town Center Master Plan \(Feb. 2026 Draft\) with Track Changes](#)
10. **Items for Discussion and/or Action:**
 - a. Work Session - Department of Parks & Recreation, Marley Run Recreation Area, Resolution 3-92 Amendment
[Memo from Amanda Stillwagon, Parks and Safety Division Chief, P&R Presentation](#)
[Resolution #51-89 Establishment of Transfer Zone](#)
11. **Items of Interest:**
 - a. Legislative Update
 - b. Site Plan and Subdivision Lists
[Site Plan List](#)
[Subdivision List](#)

12. Public Comment.

Planning Commissioners will accommodate public comment in person, by telephone or virtually. Individuals should call in advance if participating by telephone. Call 1-872-216-2953; Meeting ID: 299 248 964 4. Passcode (if asked): PX2gm3vA. Speakers, whether in person or participating by telephone or virtually, will be limited to two (2) minutes as individuals, or five (5) minutes if the designated representative of a group or organization.

13. 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 shall be held according to Calvert County Ordinance No. 51-21 and 6-89.
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; County Attorney's Office, 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 <https://www.calvertcountymd.gov/list.aspx>.