

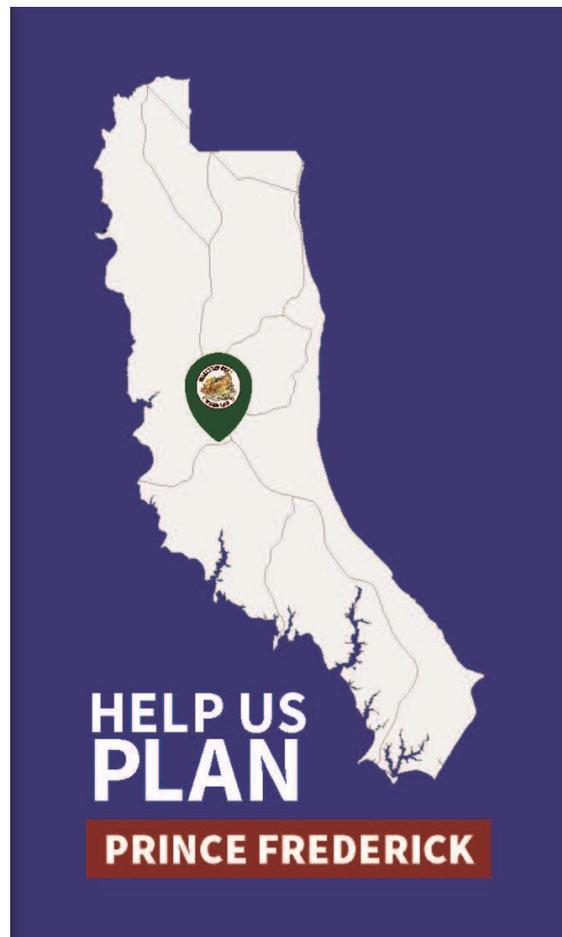
**Calvert County  
Planning Commission  
Special Meeting  
October 27, 2021**





# TOWN CENTER MASTER PLAN

## Prince Frederick



# Update Process

We are here

## Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020  
*(delays due to COVID-19)*

## Develop Plan

- Draft Plan
- Public Meetings
- Planning Commission Review

Winter 2020/2021 –  
Fall 2021

## Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Winter 2021/2022



Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

# Opportunity for People to Speak



[This Photo](#) by Unknown  
Author is licensed under  
[CC BY-NC](#)

# Staff's Presentation



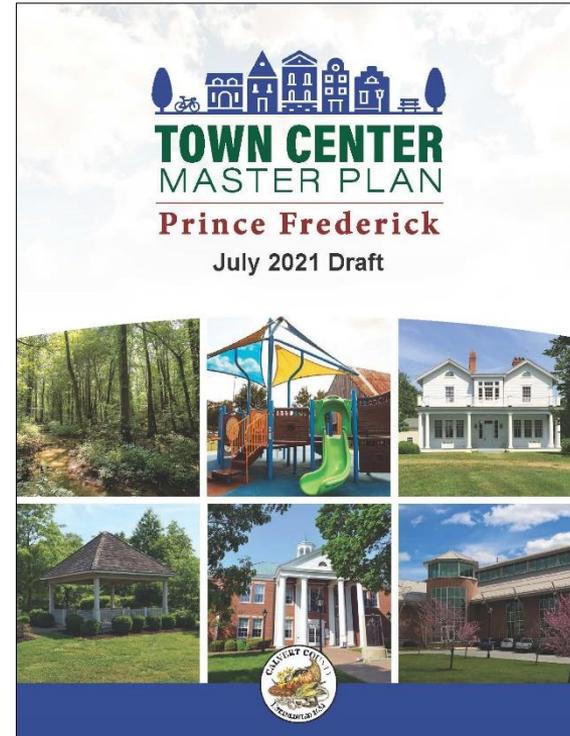
# Purpose of Special Meeting

The purpose for the Planning Commission's Special Meeting is to:

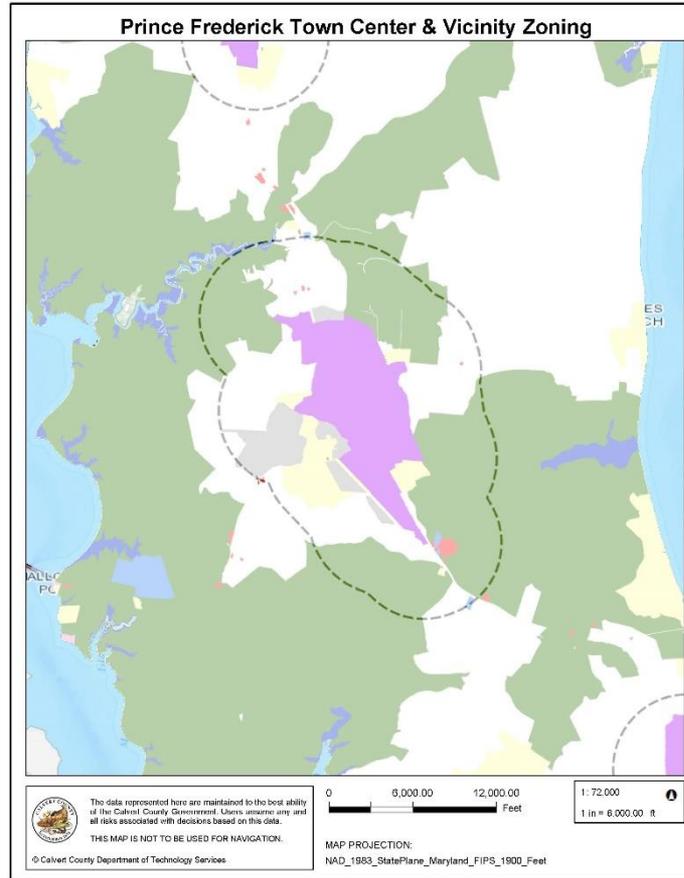
1. Consider written comments received from agencies and the public through October 1, 2021.
2. Consider the comments of the people who speak at the Special Meeting on October 27, 2021.
3. Discuss what changes to make to the *Prince Frederick Town Center Master Plan*, July 2021 Draft.

# Draft Plan's Chapters

1. Purpose
2. Keys Issues and Vision
3. Land Use
4. Environment & Natural Resources
5. Heritage
6. Housing
7. Transportation
8. Economic Vitality
9. Water Resources
10. Government & Community Facilities
11. Implementation



# Prince Frederick Town & Vicinity Current Zoning 2021

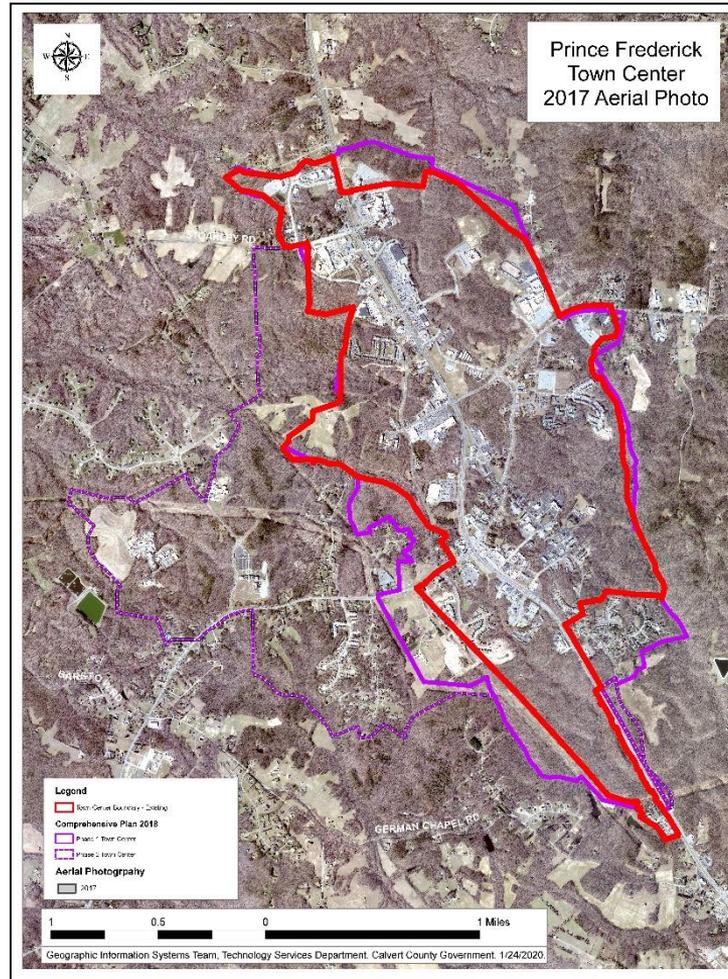


Dashed Line = One-mile Radius (Perimeter)



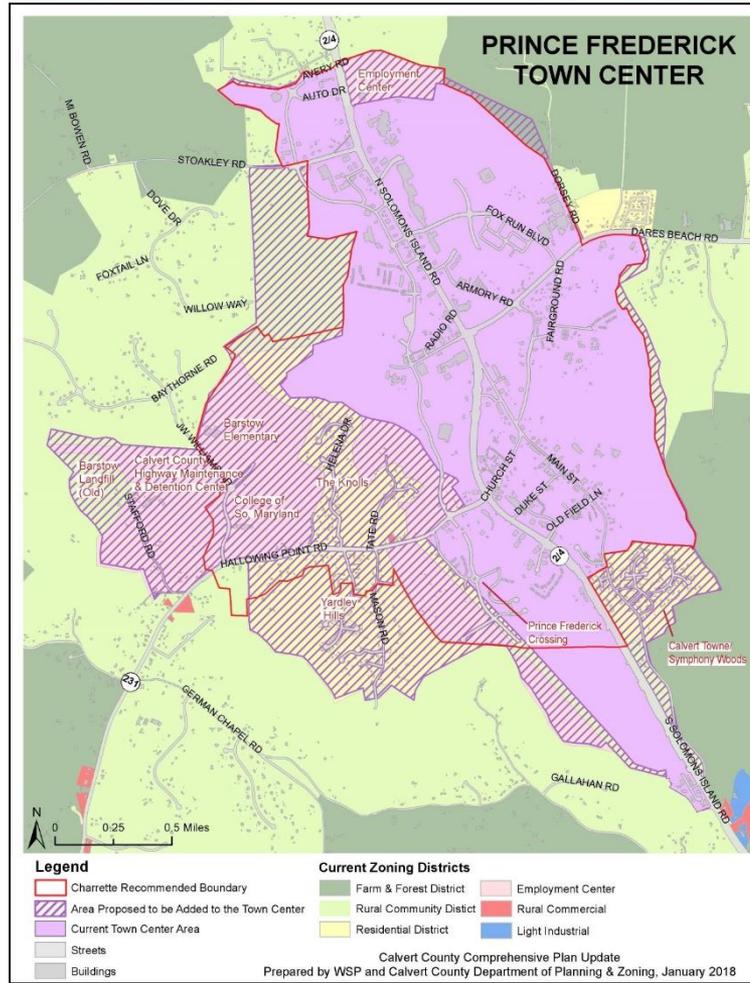
# Prince Frederick Town Center:

Current Boundary, and the  
Phase 1 and 2 Additions



# Prince Frederick Town Center: Current Boundary, Charrette Recommended Boundary, and the Phase 1 and 2 Additions

2018 map



## Legend

- Charrette Recommended Boundary
- Area Proposed to be Added to the Town Center
- Current Town Center Area
- Streets
- Buildings



# Adoption Process – Planning Commission

- Reviews and considers comments submitted on the July 2021 draft plan.
- Prepares a “Recommended Plan”.
- Directs staff to distribute the “Recommended Plan” to state and regional agencies for review at least 60 days prior to the public hearing.
- Holds a public hearing to receive comments on its “Recommended Plan”.
- Agencies and members of the public can submit written comments prior to the public hearing and can give oral comments and submit written comments at the public hearing.
- Reviews and considers comments on the “Recommended Plan”.
- Prepares and votes on its “Approved Plan”.
- Forwards the Planning Commission’s “Approved Plan” to the Board of County Commissioners for consideration.

# Adoption Process - County Commissioners

- The Board must hold a public hearing on the plan. Agencies and the public can submit written comments prior to the public hearing and can give oral comments and submit written comments on the proposed plan at the public hearing.
- The Board can adopt the plan, modify the plan, remand the plan back to the Planning Commission, or disapprove the plan.

# To Learn about Events & Status

- Visit [www.calvertcountymd.gov/towncenterupdate](http://www.calvertcountymd.gov/towncenterupdate)
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook



# Action by the Planning Commission