



## CALVERT COUNTY PLANNING COMMISSION

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

In-Person (Harriet E. Brown Community Center)  
901 Dares Beach Rd., Prince Frederick, MD. 20678

Lisa Williams  
John Toohey  
Greg Kernan  
Steve Jones  
Dr. Richard Holler  
Wilson Freeland  
Maria Buehler

### WEDNESDAY, DECEMBER 15, 2021 AGENDA

1. **Meeting called to order.**
  - a. Determination of quorum.
  - b. Pledge of Allegiance
2. **Action on proposed Agenda.**
3. **Action on proposed Summary of Actions.**
  - a. October 27, 2021 Planning Commission Special Meeting
  - b. November 17, 2021 Planning Commission Regular Meeting
4. **Recognition of members and staff attending the meeting.**
5. **Applications for Site Plan Review and Action.**
  - a. SPR-142731, Dominion Cove Point - Commuter Parking Lot and Warehouse, Patuxent Business Park, Lot 5R  
[Memo from Christine Finamore, Principal Planner, P&Z](#)  
[Supporting Documents](#)  
[Presentation](#)
6. **Long Range Planning**
  - a. Prince Frederick Town Center Master Plan Update  
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner](#)
  - b. Dunkirk Town Center Master Plan Update  
[Staff Report from Ruth Davis-Rogers, Planner II, Long Range Planning](#)
7. **Other Items for Discussion, Information, or Action:**
  - a. Department of Planning & Zoning: Text Amendment Case TA#21-02 - Amendments to the Prince Frederick, Lusby and Solomons Town Center Ordinances to Increase Transferable Development Right (TDR) Requirements  
[Memo from Rachel O'Shea, Zoning Planner, P&Z](#)  
[Text Amendment Staff Report](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Presentation](#)
  - b. Calvert County Board of County Commissioners - Ordinance No. 51-21 - Public Comment  
[Memo from Paul J. Conover, Planning Commission Administrator, P&Z](#)  
[Calvert County Ordinance No. 51-21](#)
  - c. Rules of Procedure  
[Memo from Paul J. Conover, Planning Commission Administrator, P&Z](#)  
[Rules of Procedure](#)
8. **Items of Interest:**

a. Site Plan & Subdivision Applications

[Site Plan Application List](#)

[Subdivision Application List](#)

- 9. PUBLIC COMMENT. The Planning Commission will accommodate public comment in person and by electronic means. Individuals should call in advance if participating by telephone. Toll Free: 888-475-4499; Meeting ID: 858 5579 4151; Passcode: (if asked) #. Speakers, whether in person or participating electronically, are permitted to speak for at least, two (2) minutes as individuals, or five (5) minutes if the designated representative of a group.**

**10. 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 Comment shall be held according to Calvert County Ordinance No. 51-21.

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 <https://www.calvertcountymd.gov/list.aspx>.*