



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 Road, Prince Frederick, MD. 20678

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

WEDNESDAY, FEBRUARY 16, 2022 AGENDA

Planning Commission Regular Meeting

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. December 15, 2021 Regular Meeting
5. **Recognition of persons attending the meeting.**
6. **Long Range Planning:**
 - a. Prince Frederick Town Center Master Plan Update
[Staff Memo from Jenny Plummer-Welker, AICP, Long Range Planner](#)
[Presentation Slides for February 16, 2022](#)
[Attachment - Staff Memo from Jenny Plummer-Welker, AICP, Long Range Planner \(2022-01-26\) with Attachments](#)
[Attachment 1 - Summary of Comments, Staff's Analysis and Recommendations, Master Plan 2021 July Draft - Chapters 2 and 3](#)
[Attachment 2 - Calvert County Capacity Analysis 2017 by Maryland Department of Planning](#)
[Attachment 3 - Prince Frederick Residential Density Analysis, March 2019](#)
[Attachment 4 - Presentation Slides](#)
 - b. Dunkirk Town Center Master Plan Update
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner](#)
[Attachment - Staff Memorandum for Planning Commission's Meeting on January 26, 2022](#)
 - c. Dunkirk and Prince Frederick Town Center Bikeways Grant Feasibility Workshop
[Memo from Tamara Blake-Wallace, Principal Planner, P&Z](#)
[Presentation](#)
7. **Items for Discussion and/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](#)
[Presentation](#)
[Staff Report, TA#21-02](#)
[Exhibit A, TA#21-02](#)
[Exhibit B, TA#21-02](#)
 - b. CSPR-138164, Prince Frederick Crossing, Phase 4 - Waiver Request

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

Staff Report from Olivia Vidotto, Planner III, P&Z
Presentation
Tax Map
Site Plan

8. Items of Interest:

- a. Site Plan & Subdivision Applications
[Site Plan Application List](#)
[Subdivision Application List](#)

9. Public Comment.

Planning Commissioners will accommodate public comment in person and through 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 Zoning 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>.*