



CALVERT COUNTY PLANNING COMMISSION

Planning Commission Joint Public Hearing Agenda for April 28, 2022
Virtual (Zoom)
To Join by Phone: 888-475-4499
Meeting ID: 899-4188-8251
Passcode (if asked): #

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

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

THURSDAY, APRIL 28, 2022 AGENDA

7:00 p.m. Joint Public Hearing (Board of County Commissioners and Planning Commission)

The public is encouraged to attend in-person, virtually by viewing the live stream on the County's website, or by calling the phone numbers listed below and entering the meeting ID to listen to the meeting: U.S. toll-free number: 888-475-4499 or 877-853-5257

Meeting ID: 899 4188 8251 The passcode (if asked): #

One or more of the proposed text amendments below may be presented together, however, action may be taken independently of one another. The memo from Rachel O'Shea, Presentation and Legal Notice applies to all three proposed text amendments presented at tonight's hearing.

1. **Call to Order and Determination of Quorum.**
2. **Pledge of Allegiance.**
3. **Presentation by staff summarizing the item(s):**
 - a. Proposed Text Amendment #21-01a, Proposed Amendments to Prince Frederick Town Center for Density
[Memo from Rachel O'Shea, Planner III, P&Z Presentation](#)
[Legal Notice](#)
[TA #21-01a, Staff Report](#)
[TA #21-01a, Exhibits A & B](#)
 - b. Proposed Text Amendment #21-01b, Amendments to Prince Frederick Town Center for Land Uses and Revisions to Land Use Conditions
[TA #21-01b, Staff Report](#)
[TA #21-01b, Exhibits A & B](#)
 - c. Proposed Text Amendment #21-02, Amendments to the Prince Frederick, Lusby and Solomons Town Center Ordinances to Increase Transferable Development Right (TDR) Requirements
[TA #21-02, Staff Report](#)
[TA #21-02, Exhibits A & B](#)
[TA #21-02, Agency Comments](#)
4. **Testimony of agencies in relation to the item.**
5. **Questions by the Planning Commission to staff.**
6. **Testimony of Proponents/Opponents.**
7. **Concluding comments of staff.**
8. **Concluding questions by Planning Commission members.**

9. Public Comment.

Board of County Commissioners and Planning Commissioners will accommodate public comment in person, by telephone or virtually. Individuals should call in advance if participating by telephone. Toll Free: 888-475-4499 or 877-853-5257; Meeting ID: 899 4188 8251; Passcode (if asked): #. 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.

10. Action.

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 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>.