



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

Virtual (Zoom)

To Join by Phone: 888-475-4499 or 877-853-5257
Meeting ID: 899-4188-8251 (Passcode if asked: #)
In-Person Harriet E. Brown Community Center
901 Dares Beach Road, Prince Frederick, MD 20678

Christopher J Gadway
Wilson Freeland
Dr. Richard Holler
John Toohey
Lisa Williams
Greg Kernan
Maria Buehler

**WEDNESDAY, JUNE 21, 2023
AGENDA**

The Joint Public Hearing (BOCC/PC) will begin at 7:00 p.m. prior to the Planning Commission Regular meeting. The BOCC Meeting ID Number of 899-4188-8251 will be used for both the hearing and meeting. There will be a break in between the hearing and 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. May 17, 2023 Regular Meeting
- 5. Recognition of persons attending the meeting.**
- 6. Major Subdivisions for Final Review and Action:**
- 7. Applications for Site Plan Review and Action:**
 - a. CSPR-142871, Conceptual Site Plan for Calvert Hills, Phase II
[Memo from Olivia Vidotto, Planner III, P&Z](#)
[Presentation](#)
- 8. Major Subdivision Applications for Preliminary Review and Action:**
- 9. Long Range Planning.**
 - a. Dunkirk Town Center Master Plan Update
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner, P&Z](#)
- 10. Items for Discussion and/or Action:**
 - a. Text Amendment Case TA #23-02 – Amendment to the Calvert County Zoning Ordinance to allow Automobile Filling Stations in the Lusby Town Center
[Memo from Rachel O'Shea, Zoning Planner, P&Z](#)
[Presentation](#)
[TA #23-02, Staff Report](#)
[TA #23-02, Exhibit A](#)
[TA #23-02, Exhibit B](#)
 - b. Text Amendment Case TA #23-04 – Amendment to the Calvert County Zoning Ordinance to expand accessory uses permitted at Public Recreational Areas
[Memo from Rachel O'Shea, Zoning Planner, P&Z](#)
[Presentation](#)
[TA #23-04, Staff Report](#)
[TA #23-04, Exhibit A](#)
[TA #23-04, Exhibit B](#)
 - c. Property Acquisition for Department Relocation
[Memo from Tom Jones, Deputy Director, DPW](#)
 - d. Maryland Association of Counties (MACo) Conference - August 16-19, 2023 - Proposed

Date Change of PC Regular Meeting
Memo from Tamara Blake-Wallace, PCA, P&Z
MACo Preliminary Schedule

- e. Draft Calvert County 2023 Annual Report to Maryland Department of Planning
Memo from Tamara Blake-Wallace, PCA, P&Z
Presentation
Draft Maryland Department of Planning Report
Draft Letter to BOCC
Draft Letter to MDP

11. Items of Interest:

- a. Site Plan and Subdivision Application 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. Toll Free: 888-475-4499; 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.

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.
 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>.*