



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

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

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

**WEDNESDAY, AUGUST 30, 2023  
AGENDA**

- 1. Call to Order and Determination of Quorum.**
- 2. Pledge of Allegiance.**
- 3. Action on proposed agenda.**
- Planning Commission Proclamation**
- 4. Action on proposed Summary of Actions:**
  - a. July 19, 2023 Regular Meeting
- 5. Recognition of persons attending the meeting.**
- 6. Major Subdivisions for Final Review and Action. None**
- 7. Applications for Site Plan Review and Action: None**
- 8. Major Subdivision Applications for Preliminary Review and Action:**
  - a. SD-142955, Armory Towns, Lots 1-9  
[Memo from Olivia Vidotto, Planner III, P&Z](#)  
[Presentation](#)
- 9. Long Range Planning:**
  - a. Introduction of Long Range Planner and Planner I  
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner, P&Z](#)
  - b. Town Center Master Plan Updates  
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner, P&Z](#)
  - c. Dunkirk and Prince Frederick Bikeway Feasibility Studies  
[Memo from Jessica Gaetano, Planner III, P&Z](#)  
[Presentation](#)  
[Bikeways Feasibility Studies - Final Report](#)
- 10. Items for Discussion and/or Action:**
  - a. Property Acquisition, 255 JW Williams Road, Prince Frederick, Maryland  
[Memo from Tom Jones, Deputy Director, Department of Public Works](#)  
[Presentation](#)
  - b. Text Amendment (TA) Case #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, Exhibit A](#)  
[TA #23-02, Staff Report](#)  
[Agency Comments](#)
  - c. Text Amendment (TA) Case #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](#)

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

Presentation  
TA #23-04, Exhibit A  
TA #23-04, Staff Report  
Agency Comments

- d. Text Amendment Cases #23-05 and TA #23-06 – Amendments to the Calvert County Zoning Ordinance and Solomons Town Center Zoning Ordinance  
Memo from Rachel O'Shea, Zoning Planner, P&Z  
Presentation  
TA #23-05, Exhibit A  
TA #23-05, Staff Report  
TA #23-06, Exhibit A  
TA #23-06, Staff Report
- e. Planning Commission By-Laws and Rules of Procedure - Subcommittee  
Proposed By-Laws  
PC Rules of Procedure - Amended Dec2021

**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: 858 5579 4151; 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>.*