



Steven R. Jones, Chair

## CALVERT COUNTY PLANNING COMMISSION

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*Board of Commissioners*  
Kelly D. McConkey, President  
Mike Hart, Vice President  
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Thomas E. Hutchins  
Steven R. Weems

U.S. toll-free number: 888-475-4499 or 877-853-5257  
Meeting ID: 899 4188 8251  
Passcode (if asked): #  
Request to Speak: \*9

Proposed Agenda for August 19, 2020 at 7:00 p.m.  
Joint Public Hearing and Planning Commission Regular Meeting

To view via live stream on computer, select this link: <https://www.calvertcountymd.gov/1501/Meetings-On-Demand>

### **Joint Public Hearing**

[Map Amendment #19-03](#) (deferred from July 28, 2020 Joint Public Hearing)

Proposed Zoning Map Amendment to the Calvert County Zoning Ordinance and the Huntingtown Master Plan and Zoning Ordinance regarding Tax Map 18, P/O Parcel 550, Huntingtown, MD to Rezone from Neighborhood District to the Mixed Use District in Huntingtown Town Center

### **Planning Commission Regular Meeting**

1. Meeting called to order.
2. Recognition of persons attending meeting.
3. Action on proposed agenda.
4. Approval of Minutes:
  - a) July 15, 2020 Regular Meeting
  - b) July 28, 2020 Joint Public Hearing
5. Town Center Architectural Approvals: None
6. Major Subdivisions for Final Approval: None
7. Applications for Site Plan Review: None
8. Major Subdivision Applications for Preliminary Approval: None

9. Items for Discussion/Action:

- a) [SD00-04RR, Prince Frederick Crossing](#) - Request by the Homeowner's Association to eliminate sidewalks. Project is located on MD 231 and Prince Frederick Boulevard in Prince Frederick. (Staff: Olivia Vidotto, Planner III/P&Z)
- b) [Work Session, Text Amendment Case TA #20-01](#) - Reduce the residential units in the New Town District for the Prince Frederick Town Center. (Staff: Judy Mackall, Deputy Director of Zoning/P&Z)
- c) [Work Session, Text Amendment Case TA #20-02](#) - Increase Transfer Development Rights requirements in specific town centers as listed. (Staff: Judy Mackall, Deputy Director of Zoning/P&Z)
- d) [Work Session, Text Amendment Case TA #20-03](#) - Allow assisted living in the EC District for the town center of Prince Frederick. (Staff: Judy Mackall, Deputy Director of Zoning/P&Z)
- e) [Prince Frederick Town Center Master Plan Update](#) - Survey 2 Responses to "Other" Option and Open Ended Questions (Staff: Jenny Plummer-Welker, AICP, Long Range Planner/P&Z)

10. Items of Interest:

- a) Census 2020 - Update (Staff: Jenny Plummer-Welker, AICP, Long Range Planner/P&Z)
- b) Maryland Planning Commission Association 37<sup>th</sup> Annual Conference, November 9-10, 2020, Best Western in Westminster, MD. Theme: Contingency Planning and Resilient Boards
- c) [Site Plan Application List](#) for Upcoming Planning Commission Review
- d) [Major Subdivision Proposed List](#) for Upcoming Review

11. Adjourn.

FOOTNOTES:

- 1. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
  - 2. There will be a five minute break at 9:00 p.m.
  - 3. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
  - 4. Accommodations for persons with disabilities will be made with reasonable notice.
  - 5. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Mary Beth Cook, Director of Planning & Zoning; Jennifer Moreland, Director of Community Resources; Jacqueline Vaughan, Director of Public Safety and Services; Kerry Dull, Director of Public Works; David Fitz, Director of Communications & Media Relations; Kelly Robertson-Slagle, Director of Economic Development; Shannon Nazzal, Director of Parks & Recreation