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

   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.

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

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