



**CALVERT COUNTY
PLANNING COMMISSION PUBLIC HEARING**

7:00 p.m.
Virtual (Zoom)
To Join by Phone: 301-715-8592
Meeting ID: 858 5579 4151
In-Person Harriet E. Brown Community Center
901 Dares Beach Road, Prince Frederick, MD 20678
Meetings-on-Demand to View Live:
<https://www.calvertcountymd.gov/1501/Meetings-On-Demand>

David Bury
Wilson Freeland
Christopher J Gadway
Greg Kernan
James S McQueen Sr.
John Toohey
Dale Weems

**WEDNESDAY, MAY 21, 2025
AGENDA**

- 1. Call to Order, determination of quorum.**
- 2. Pledge of Allegiance.**
- 3. Presentation by staff summarizing the item.**
 - a. Hallowing Point Park Master Plan Update
Testimony of agencies in relation to the item.
Questions by Planning Commission to staff and/or agencies.
Presentation by applicant (where applicable).
Questions by Planning Commission to applicant (where applicable).
Testimony.
Concluding comments of applicant (where applicable).
Concluding comments of staff.
Concluding questions by Planning Commission members.
Public Comment.
Action.
[Memo from Stephanie Sperling, Park Planner, Department of Parks and Recreation](#)
[Presentation](#)
[Comments](#)
[Legal Advertisement](#)
 - b. Text Amendment (TA) Case #25-01, Amendments to the Calvert County Water & Sewerage Comprehensive Plan related to County-Owned Facilities
Testimony of agencies in relation to the item.
Questions by Planning Commission to staff and/or agencies.
Presentation by applicant (where applicable).
Questions by Planning Commission to applicant (where applicable).
Testimony.
Concluding comments of applicant (where applicable).
Concluding comments of staff.
Concluding questions by Planning Commission members.
Public Comment.
Action.
[Memo from James Ritter, Deputy Director, Department of Public Works](#)
[Amendment](#)
[Legal Advertisement](#)
 - c. Draft Chapter 1: Town Centers and Draft Chapter 2: Prince Frederick Town Center Master Plan

Testimony of agencies in relation to the item.
Questions by Planning Commission to staff and/or agencies.
Presentation by applicant (where applicable).
Questions by Planning Commission to applicant (where applicable).
Testimony.
Concluding comments of applicant (where applicable).
Concluding comments of staff.
Concluding questions by Planning Commission members.
Public Comment.
Action.

Memo from Tay Harris, Long Range Planner, Planning & Zoning
Presentation

Attachment A - Without Track Changes - 2025 May Draft Chapters 1 & 2_Master Plan
of Town Centers

Attachment B - With Track Changes - 2025 May Draft Chapters 1 & 2_Master Plan of
Town Centers

Attachment C - Legal Advertisement

4. Adjourn.

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.

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<https://www.calvertcountymd.gov/list.aspx>.