



**CALVERT COUNTY  
PLANNING COMMISSION REGULAR  
MEETING AGENDA**

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

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

**WEDNESDAY, MAY 21, 2025  
AGENDA**

**A Planning Commission Public Hearing will be held prior to the Regular meeting. Please see Meetings-On-Demand page for agenda.**

- 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. April 16, 2025 Regular Meeting
- 5. Recognition of persons attending the meeting.**
- 6. Major Subdivisions for Final Review and Action:**
  - a. SDFP-143163, Armory Towns, Lots 1-9  
[Memo from Jay Cousineau, Planner III, Planning & Zoning Final Plat](#)
- 7. Applications for Site Plan Review and Action: None**
- 8. Major Subdivision Applications for Preliminary Review and Action: None**
- 9. Long Range Planning:**
  - a. Dunkirk Town Center Master Plan Update  
[Memo Kat Lockwood, P&Z Planner II, Planning & Zoning Attachment A - Without Track Changes - 2025 May Draft Chapter 3 Dunkirk Town Center Master Plan](#)  
[Attachment B - With Track Changes - 2025 May Draft Chapter 3 Dunkirk Town Center Master Plan](#)
- 10. Items for Discussion and/or Action:**
  - a. Program Open Space (POS) Annual Program for FY2026: Department of Parks & Recreation  
[Memo from Bob Branham, Director, Department of Parks & Recreation Presentation](#)  
[Draft POS FY26 Annual Program](#)  
[Draft POS FY26 Project Descriptions](#)  
[Draft POS FY26 Comprehensive Plan Consistency Chart](#)
- 11. Items of Interest:**
  - a. Site Plan and Subdivision 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. Call 301-715-8592; Meeting ID: 858 5579 4151. 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. 2025 Planning Commission Annual Meeting**
- a. 2024 Planning Commission Annual Report  
[Memo from Tamara Blake-Wallace, Acting Deputy Director of Planning, Planning & Zoning](#)  
[Planning Commission 2024 Annual Report](#)
  - b. Review of Operating Documents  
[Planning Commission By-Laws](#)  
[Draft PC Rules of Procedure with Track Changes](#)
  - c. Election of Officers
- 14. 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 and 6-89.
  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; County Attorney's Office, 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>.*