



**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  
Greg Kernan  
James S McQueen Sr.  
John Toohey  
Dale Weems

**WEDNESDAY, JULY 16, 2025  
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. June 18, 2025 PC 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: None.**
- 9. Long Range Planning:**
  - a. Huntingtown, Owings and St. Leonard Town Center Master Plan Updates - Post Cards and Public Surveys  
[Memo from Tay Harris, Long Range Planner, P&Z Presentation](#)
- 10. Items for Discussion and/or Action:**
  - a. Board of Education Presentation - Adequate Public Facilities for Schools Capacity Factors  
[Memo from Tay Harris, Long Range Planner, P&Z Presentation](#)  
[Attachment A, 2027 Educational Facilities Master Plan](#)  
[Attachment B, Chapter 3, Article V, Section 3-8 of the Calvert County Code - Adequacy of Public Schools](#)
  - b. Draft Chapter 1: Town Centers and Draft Chapter 2: Prince Frederick Town Center Master Plan of The Master Plan of Town Centers Public Hearing  
[Memo from Tay Harris, Long Range Planner, P&Z Presentation](#)  
[Attachment A, July 2025 Draft Chapters 1 & 2, Master Plan of Town Centers, Without Track Changes](#)  
[Attachment B, July 2025 Draft Chapters 1 & 2, Master Plan of Town Centers, With Track Changes](#)
  - c. Calvert County Zoning Ordinance - Proposed Text Amendment #25-13  
[Memo from Will Hager, Planner III, P&Z Presentation](#)  
[Exhibits, TA #25-13](#)

**11. Items of Interest:**

- a. APF for School Report - Fall 2024 and Spring 2025 Updates  
[Memo Tay Harris, Long Range Planner, P&Z](#)  
[Attachment A, Adequate Public Facilities Report for Schools - Fall 2024](#)  
[Attachment B, Adequate Public Facilities Report for Schools - Spring 2025](#)
- b. 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; 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 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>.*