



**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, JUNE 18, 2025
AGENDA**

- 1. Call to Order and Determination of Quorum.**
- 2. Pledge of Allegiance.**
- 3. Action on proposed agenda.**

Commissioners' Citation - Dr. Richard Holler

- 4. Action on proposed Summary of Actions.**

- a. May 21, 2025 PC Public Hearing
- b. May 21, 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:**

- a. SPR-143255, Armory Pavilion
[Memo from Christine Finamore, Principal Planner, P&Z](#)
[Presentation](#)
[Site Plan](#)
[Architectural Renderings](#)
[Application](#)

- 8. Major Subdivision Applications for Preliminary Review and Action: None**

- 9. Long Range Planning:**

- a. Chapter 3: Dunkirk Town Center Master Plan Update, The Master Plan of Town Centers
[Memo from Kat Lockwood, Planner II, P&Z](#)
[2025 June Draft Chapter 3 Dunkirk Town Center Master Plan \(Without Track Changes\)](#)
[2025 June Draft Chapter 3 Dunkirk Town Center Master Plan \(With Track Changes\)](#)
- b. Draft 2025 Calvert County Maryland State Annual Report
[Memo from Tay Harris, Long Range Planner, P&Z](#)
[Draft 2025 MDP Annual Report, BOCC Letter to MDP](#)
[Draft 2025 MDP Annual Report, PC Letter to BOCC](#)
[2025 Maryland State Annual Report](#)

- 10. Items for Discussion and/or Action:**

- a. Map Amendment #25-01, Re-zoning Request for Zoning Map Amendment
[Memo from Will Hager, Planner III, P&Z](#)
[Presentation](#)
- b. Calvert County Zoning Ordinance – Proposed Text Amendments #25-02 through #25-12
[Memo from Will Hager, Planner III, P&Z](#)
[Presentation](#)
[Exhibits, TA #25-02 through 25-12](#)
- c. Work Session - Traffic Studies

Presentation

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. 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>.