



**CALVERT COUNTY  
PLANNING COMMISSION REGULAR  
MEETING AGENDA - 7:00 P.M.**

Virtual (Teams)  
To Join by Phone: 1-872-216-2953  
Meeting ID: 299 248 548 964 4  
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, NOVEMBER 19, 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. October 15, 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. Public Input Meetings and Guidance on Next Steps on Town Center Master Plan Update  
[Updated Presentation](#)  
[Memo from Tay Harris, Long Range Planner, P&Z Presentation](#)  
[Attachment A - Huntingtown - Zoning, Districts, Land Use & Comparison of TC & RC](#)  
[Attachment B - Owings - Zoning, Districts, Land Use & Comparison of TC & RC](#)  
[Attachment C - St. Leonard - Zoning, Districts, Land Use & Comparison of TC & RC](#)  
[Attachment D - Table 18-2, Town Center Uses, Article 18 of the CCZO](#)
  - b. Chapter 1: Town Centers and Chapter 3: Dunkirk Town Center Master Plan, The Master Plan of Town Centers (Nov. 2025 Draft)  
[Memo from Kat Lockwood, Planner II, P&Z Presentation](#)  
[Attachment A - Chapters 1 & 3, The Master Plan of Town Centers \(Nov. 2025 Draft\)](#)  
[Attachment B - List of People, Departments and Agencies Commenting](#)
10. **Items for Discussion and/or Action: None**
11. **Items of Interest:**
  - a. Adequate Public Facilities for Schools - November 1, 2025 Fall Report  
[Updated Memo to APF Report - Full Report - Fall 2025.pdf](#)  
[Memo from Jesse Clarke, Planner II, P&Z](#)  
[Adequate Public Facilities for Schools Report - Nov. 1, 2025](#)
  - b. Site Plan and Subdivision Lists  
[Site Plan List](#)

### Subdivision List

- c. **The December 17, 2025 PC Regular Meeting will be held in the Chesapeake Room (ground floor) in the new County Administration Building (CAB) located at 150 Main Street, Prince Frederick.**

### 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 1-872-216-2953; Phone Conf ID: 299 248 548 964 4. 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>.*