



**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
Passcode: PX2gm3va
County Administration Building (CAB)
150 Main Street, Ground Floor/Chesapeake Room
Prince Frederick, MD 20678

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

**WEDNESDAY, DECEMBER 17, 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. November 19, 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. Chapter 1: Town Centers and Chapter 3: Dunkirk Town Center Master Plan (Dec. 2025 Draft)
[Memo from Kat Lockwood Planner II, P&Z Presentation](#)
[Attachment 1 - Draft Chapter 1 Town Centers and Chapter 3 Dunkirk Town Center Master Plan \(Dec. 2025 Draft\)](#)
[Dunkirk Town Center Vacant Properties, Jan2026 \(added to agenda 12/16/25\)](#)
 - b. Priority Funding Area Certification Request in North Beach
[Memo from Kat Lockwood Planner II, P&Z Presentation](#)
[Attachment 1 - North Beach Priority Funding Area Certification Parcels and Right-of-Ways \(ROWs\)](#)
[Attachment 2 - North Beach Priority Funding Area Certification Request Map](#)
10. **Items for Discussion and/or Action: None**
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 1-872-216-2953; Phone Conf ID: 299 248 548 964 4; Passcode: PX2gm3va. 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>.