



## CALVERT COUNTY PLANNING COMMISSION

Virtual (Zoom)  
To Join by Phone: 888-475-4499  
Meeting ID: 858 5579 4151  
Passcode (if asked): #

In-Person (Harriet E. Brown Community Center)  
901 Dares Beach Rd., Prince Frederick, MD. 20678

Dr. Richard Holler  
Maria Buehler  
Wilson Freeland  
Steve Jones  
Greg Kernan  
John Toohey  
Lisa Williams

### WEDNESDAY, FEBRUARY 23, 2022 AGENDA

#### Planning Commission Regular Meeting

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. January 19, 2022 Special Meeting/Work Session
  - b. January 26, 2022 Regular Meeting
5. **Recognition of persons attending the meeting.**
6. **Applications for Site Plan Review and Action.**
  - a. CSPR-138234, Lynco Flex Space, Lot 45C, Calvert Industrial Park  
[Staff Report from Christine Finamore, Principal Planner, P&Z](#)  
[Supporting Documents](#)  
[Presentation](#)
  - b. CSPR-138164, Prince Frederick Crossing, Phase IV  
[Staff Report from Olivia Vidotto, Planner III, P&Z](#)  
[Presentation](#)
7. **Major Subdivision Applications for Preliminary Review and Action:**
  - a. SD-138229, Prince Frederick Crossing, Phase IV  
[Staff Report from Olivia Vidotto, Planner III, P&Z](#)  
[Presentation](#)
8. **Items for Discussion and/or Action:**
  - a. Planning Commission Review of Proposed Amendment to the Adopted Calvert County Fiscal year 2022 Budget, Capital Improvement Plan  
[Staff Report from Tom Jones, General Services Deputy Director, DPW](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)
  - b. Proposed Fiscal Year 2023 - Fiscal Year 2028 Capital Improvement Projects  
[Staff Report from Paul J. Conover, Planning Commission Administrator, P&Z](#)  
[Attachment 1](#)  
[Attachment 2](#)
  - c. Text Amendment Cases TA#21-01a and TA#21-01b - Amendments to the Prince Frederick Town Center Density, Land Uses and Land Use Conditions  
[Memo from Rachel O'Shea, Zoning Planner, P&Z](#)  
[Case #21-01a, Staff Report](#)  
[Case #21-01b, Staff Report](#)

Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

Case #21-01a, Exhibit A  
Case #21-01a, Exhibit B  
Case #21-01b, Exhibit A  
Case #21-01b, Exhibit B  
Case #21-01a,b - Agency Comments

**9. Items of Interest:**

- a. Site Plan & Subdivision Applications  
[Site Plan Application List](#)  
[Subdivision Application List](#)

**10. Public Comment.**

**Planning Commissioners will accommodate public comment in person and through electronic means. Individuals should call in advance if participating by telephone. Toll Free: 888-475-4499; Meeting ID: 858 5579 4151; Passcode (if asked): #. Speakers, whether in person or participating electronically, are permitted to speak for at least two (2) minutes as individuals, or five (5) minutes if the designated representative of a group.**

**11. 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 Comment shall be held according to Calvert County Zoning Ordinance No. 51-21.
  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; 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>.*