



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

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

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

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

**WEDNESDAY, JULY 20, 2022  
AGENDA**

**The Planning Commission Public Hearing regarding Tier III, Wyatt's Ridge, SD-138200, will begin at 7:00 p.m. The Planning Commission Regular Meeting will follow thereafter.**

- 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 15, 2022 Regular Meeting
- 5. Recognition of persons attending the meeting.**
- 6. Major Subdivisions for Final Review and Action:**
  - a. SDFP-138224, Patuxent Commons - Final Plat Certification  
(deferred from June 15, 2022)  
[Final Plat Certification](#)  
[Plats 1 - 7](#)
  - b. SDFP-142743, Rebecca's Field  
[Final Plat Certification](#)  
[Plats 1 - 4](#)
  - c. SDFP-142810, Oakland Hall, Phase 5  
[Final Plat Certification](#)  
[Plats 1 - 2](#)
- 7. Long Range Planning:**
  - a. Calvert County Comprehensive Plan / Town Center Expansions  
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner, P&Z](#)  
[Presentation](#)
- 8. Items for Discussion/Action:**
  - a. Text Amendment (TA) Case #22-01, Amendments to the Calvert County and Solomons Town Center Zoning Ordinances to permit Assisted Living Facilities within the D1 Sub-District  
[Memo from Rachel O'Shea, Zoning Planner, P&Z](#)  
[Presentation](#)  
[TA #22-01, Staff Report](#)  
[TA #22-01, Exhibit A](#)  
[TA #22-01, Exhibit B](#)  
[Agency Comments](#)

- b. MACo Conference - August 17-20, 2022 at the Roland Powell Convention Center, Ocean City, MD  
[Memo from Tamara Blake-Wallace, PCA, P&Z](#)  
[MACo Information](#)

**9. Items of Interest:**

- a. Maryland Planning Commission Association (MPCA) 39th Annual Conference - October 25-26, 2022 in Frederick City  
[MPCA Information](#)
- b. Site Plan and Subdivision Applications  
[Site Plan List](#)  
[Subdivision List](#)

**10. Public Comment.**

**Planning Commissioners will accommodate public comment in person, by telephone or virtually. 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 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.**

**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 comments shall be held according to Calvert County 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>.*