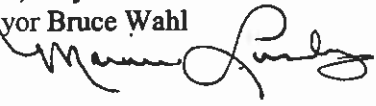


## CALVERT COUNTY PLANNING COMMISSION

150 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 • 301-855-1243  
Fax: 410-414-3092

Maurice Lusby, Chairman

**TO:** Maryland State Clearinghouse  
Anne Arundel County, Larry Tom, Office of Planning and Zoning  
Charles County, Roy Hancock, Department of Planning and Growth Management  
Dorchester County, Steven M. Dodd, Department of Planning and Zoning  
Prince George's County, Fern V. Piret, Planning Department  
St. Mary's County, Phillip J. Shire, Dept. of Land Use and Growth Management  
Talbot County, Sandy Coyman, Office of Planning and Zoning  
Town of Chesapeake Beach, Mayor Mark Frazer  
Town of North Beach, Mayor Bruce Wahl

**FROM:** Maurice Lusby, Chairman 

**DATE:** August 9, 2011

**SUBJECT:** Huntingtown Master Plan Proposed Amendments

The Calvert County Planning Commission is proposing amendments to *Huntingtown Town Center Master Plan*, adopted on October 5, 1993. Previous amendments to the master plan were made on July 11, 1995 and October 26, 1998. On July 25, 2011, the Calvert County Planning Commission approved proposed amendments for distribution to the regional, State, and Federal agencies that may have an interest in Calvert County.

### Summary of proposed amendments

The proposed amendments involve the transportation infrastructure. The amendments would remove the action to extend Hunting Creek Road (MD 521) from its intersection with Old Town Road (MD 524) through to MD 2/4, which is identified as Priority I on Page 20. The proposed amendments also include deleting Priorities II and III regarding improved access to MD 2/4. These amendments would delete the proposed installation of a traffic signal at the new intersection of Hunting Creek Road and MD 2/4, and delete the proposed construction of an overpass or underpass that would cross MD 2/4 and connect to Cox Road. For details about the proposed amendments, please refer to the enclosure, the *Huntingtown Master Plan and Zoning Ordinance, Amendments Proposed by the Calvert County Planning Commission, July 25, 2011*.

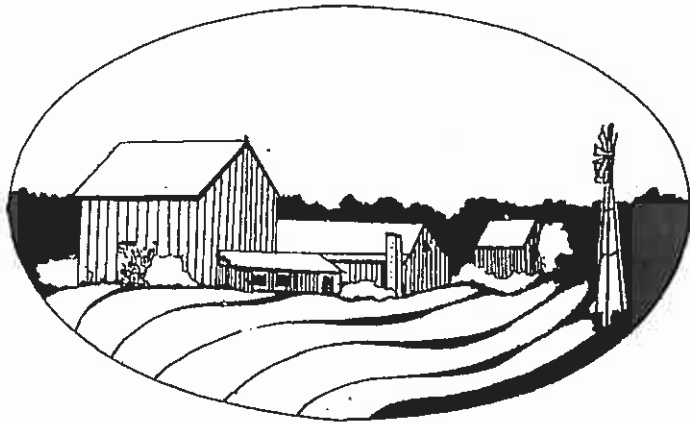
The Planning Commission and Board of County Commissioners will hold a public hearing on the proposed amendments, tentatively scheduled for October 18, 2011. Please visit our website or contact the Planning & Zoning Department to confirm the date, time and location.

**Please review the *Huntingtown Master Plan Amendments Proposed July 25, 2011* (enclosed). Please submit comments by Friday, October 7, 2011.** All comments will be provided to the Planning Commission and the Board of County Commissioners. Comments should be addressed to Mr. Maurice Lusby, Chairman, Calvert County Planning Commission. Comments may be submitted by email: [pz@co.cal.md.us](mailto:pz@co.cal.md.us); by mail: 175 Main Street, Prince Frederick, MD 20678; by fax: 410-414-3092; or hand delivered to 150 Main Street, Suite 304, Prince Frederick, MD 20678. For your reference, the current *Huntingtown Master Plan and Zoning Ordinance* is available on line: [http://www.co.cal.md.us/assets/Planning\\_Zoning/TownCenters/HuntingtownMasterPlan&ZO-March25-2008.pdf](http://www.co.cal.md.us/assets/Planning_Zoning/TownCenters/HuntingtownMasterPlan&ZO-March25-2008.pdf).

If you have any questions, please contact Yolanda Hipski, Planning Commission Administrator, at 410-535-1600 x 2636 or [pz@co.cal.md.us](mailto:pz@co.cal.md.us).

Amendments Proposed by the Calvert County Planning Commission  
July 25, 2011

# HUNTINGTOWN MASTER PLAN AND ZONING ORDINANCE



**ADOPTED OCTOBER 5, 1993  
CALVERT COUNTY, MARYLAND**

Revised: September 30, 1994  
Revised: May 23, 1995  
Revised: June 13, 1995  
Revised: March 12, 1996  
Revised: April 2, 1996  
Revised: August 4, 1998  
Revised: December 2, 2003  
Revised: August 10, 2004  
Revised: May 1, 2006  
Revised: March 25, 2008



**RESOLUTION NO. 41-93**

(Pertaining to the adoption of the Huntingtown Master Plan & Zoning Ordinance)

**WHEREAS**, pursuant to the authority contained in Article 66B of the Annotated Code of Maryland, the Board of County Commissioners of Calvert County, Maryland has general powers to promulgate and amend comprehensive plans, zoning maps and ordinances; and

**WHEREAS**, after due notice was published, the Planning Commission and the Board of County Commissioners held a joint public hearing on April 13, 1993, at which time the proposed Huntingtown Master Plan and Zoning Ordinance were discussed and public comment was solicited; and

**WHEREAS**, after holding the public hearing, the Planning Commission made final recommendations to the Board of County Commissioners concerning the proposed Master Plan and Zoning Ordinance on July 21, 1993, which recommendations and other discussion and comments were considered by the Board of County Commissioners; and

**WHEREAS**, on October 5, 1993 the Board of County Commissioners adopted the Huntingtown Master Plan and Zoning Ordinance with the condition that current site plan applications shall not be grandfathered under the Plan and Ordinance.

**NOW, THEREFORE, BE IT RESOLVED AND ORDAINED**, by the Board of County Commissioners of Calvert County, Maryland, that the adoption of the Huntingtown Master Plan and Zoning Ordinance, which is attached hereto and made a part hereof, **BE**, and hereby **IS** approved as the official Master Plan and Zoning Ordinance for the Huntingtown Town Center.

**AND BE IT FURTHER RESOLVED**, that this Resolution shall be in force and effect from and after October 5, 1993.

DONE, this 14<sup>th</sup> day of December, 1993, by the Board of  
County Commissioners of Calvert County, Maryland, sitting in regular session.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND

Mary S. Watson  
Mary S. Watson, Clerk

Hagner R. Mister  
Hagner R. Mister, President

Patrick M. Buehler  
Patrick M. Buehler, Vice President

Approved for legal  
sufficiency on 12-14-93  
by

Mary M. Krag  
Mary M. Krag

William R. Bailey  
William R. Bailey  
County Attorney

Michael J. Moore  
Michael J. Moore

Joyce Lyons Terles  
Joyce Lyons Terles

# **HUNTINGTOWN MASTER PLAN**







Proposed additions shown in RED UNDERLINED CAPITALS.  
Proposed deletions shown in red strikethrough: ~~example~~.

## HUNTINGTOWN MASTER PLAN

### I. INTRODUCTION

Huntingtown today is a rural crossroads community centered around the intersection of Old Town Road (Rte. 524) and Hunting Creek Road (MD 521). Although designated a minor town center by the Calvert County Comprehensive Plan in 1983, Huntingtown has experienced little development in the past decade. As a result, much of its rural character remains, with old tobacco barns, distinctive residential architecture, and large majestic Southern Red Oak trees found throughout the town center area. Its small commercial center includes a restaurant, an antique shop, several retail stores and offices, a convenience store, and the “town gathering place”, Bowen’s grocery.

However, Calvert County is experiencing rapid growth with much of it occurring in the 3<sup>rd</sup> Election District (over 4.5% annually from 1980 to 1990). Furthermore, the current Town Center zoning for Huntingtown is quite permissive and contains no architectural controls. Finally, there is no adopted master plan to guide the location, type, intensity and appearance of new development within the town center area. This master plan is needed to provide a vision of Huntingtown’s future which preserves its heritage and enhances its character while providing the functions expected of a minor town center.

The 1983 Calvert County Comprehensive Plan designated three major and four minor town centers. These town centers are intended to provide convenience goods and services, and employment opportunities with increased residential densities.

In 1984, the County Commissioners approved a comprehensive rezoning of the County and revisions to the Zoning Ordinance which established the exact boundaries of the various town centers and a Town Center Zoning District. The Comprehensive Plan specifically calls for the development and approval of a master plan for each town center. These master plans should:

- provide for active citizen participation
- establish land use policies
- delineate areas to have certain public facilities
- restrict development in environmentally sensitive areas
- designate the physical boundaries of the town center

Once adopted by the County Commissioners, these master plans become official Calvert County policy and function as an addendum to the County Comprehensive Plan. The purpose of the Huntingtown Master Plan is three fold:

- to establish a vision for the future
- to provide policies to guide future growth and development
- to recommend an implementation strategy to achieve the vision

HUNTINGTOWN MASTER PLAN

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
  - A. Natural Features
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  - C. Existing Land Use
  - D. Public Facilities and Services
- III. COMMUNITY GOALS AND OBJECTIVES
- IV. PROPOSED MASTER PLAN
  - A. Town Center Boundaries
  - B. Infrastructure
    - Roads
    - Sewer
    - Water
  - C. Land Use Districts
    - Mixed Use District
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  - D. Public Spaces
    - Community Focal Point
    - Village Greens
    - Greenways
    - Recreation
  - E. Community Appearance
    - Architecture
    - Landscaping
    - Signage
    - Lighting
- V. IMPLEMENTATION STRATEGY

# 1982 Facilities and Proposed Town Locations



## **II. EXISTING CONDITIONS**

Huntingtown is located in north central Calvert County approximately 7 miles north of Prince Frederick, 28 miles south of Annapolis, and 42 miles southeast of Washington D.C. (Exhibit 1). The Town Center encompasses 304 acres along the west side of MD 2/4 extending west approximately 0.5 miles along Hunting Creek Road (MD 521) (Exhibit 2).

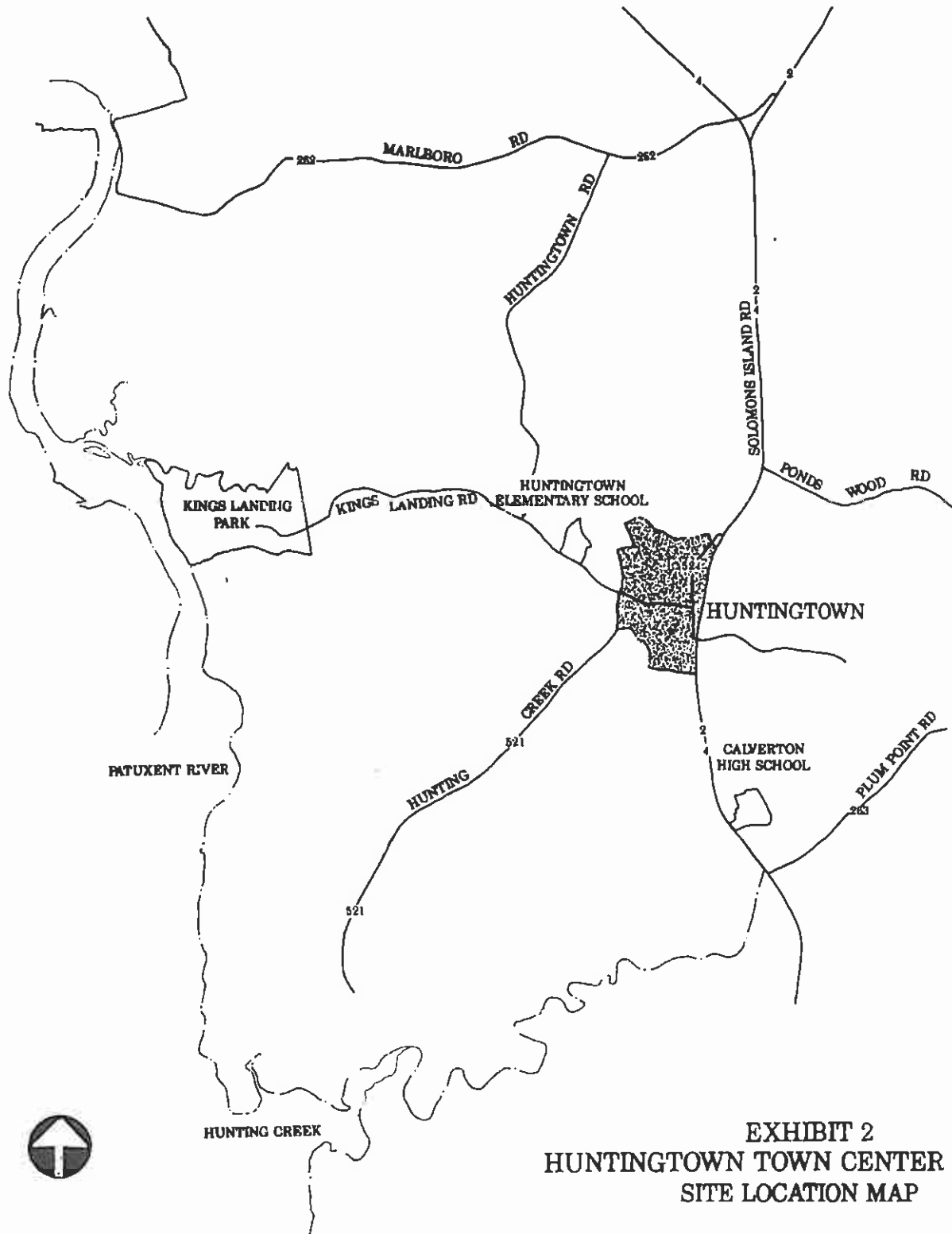
### **A. Natural Features**

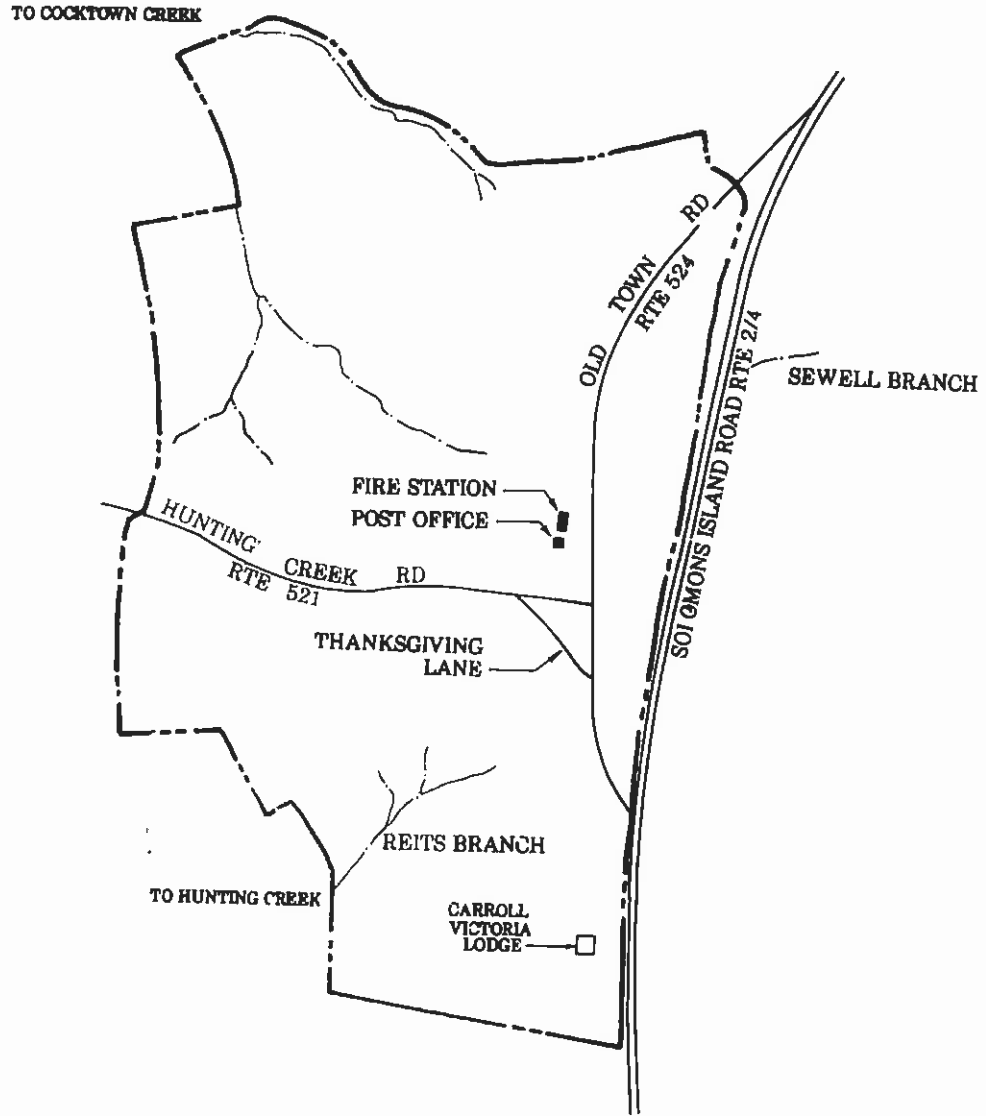
Huntingtown lies along a ridgeline with streams draining to the east (Sewell Branch) and south (Reits Branch) both of which are tributaries to Hunting Creek and to Cocktown Creek to the north (Exhibit 3). Topography is gently to moderately sloping (2-12%) in the upland areas and steeply sloping (12% and greater) along the deeply incised stream channels. Soils include Rumford-Evesboro gravelly loamy sands, Sassafras fine sandy loamy, and Matapeake silt loam in the upland areas. These soils are generally well suited for septic systems and agriculture. Floodplain soils are described as mixed – alluvial land and consist of soil materials washed from upland and deposited along streams. These areas are subject to flooding, and generally classified as non-tidal wetlands and provide valuable habitat for wildlife (Exhibit 4).

Approximately 60% of the Town Center is forested, primarily in those areas with slopes too steep to farm or removed from public roads. The remainder of the Town Center is either developed, in active agriculture (primarily tobacco), or open fields (Exhibit 5).

### **B. History**

The town of Huntingtown dates back to 1683 when the Maryland Assembly established it, along with several other towns, as a designated port of entry and center for tax collection. The town was located at the head of navigation of Hunting Creek, from which it draws its name. A central location convenient to the large plantations of central and northern Calvert County made Huntingtown a major port in the tobacco trade. It had a public tobacco warehouse and was a stop on the Colonial Post Route between Annapolis and St. Mary's City. Huntingtown was so prosperous during the 1700s that local citizens made several unsuccessful attempts to move the county seat there from Prince Frederick. During the war of 1812, the British burned the town. By this time, Hunting Creek had become heavily silted, and the town was rebuilt three miles north. Though it no longer functioned as a port, tobacco continued to be a primary cash crop. In the later 1950s, the new MD 2/4 was constructed bypassing downtown Huntingtown. There are 26 structures in Huntingtown which are included in the Calvert County Historic Index (see Exhibit 6 and Table 1).





**EXHIBIT 3  
HUNTINGTOWN TOWN CENTER  
DRAINAGE PATTERN**

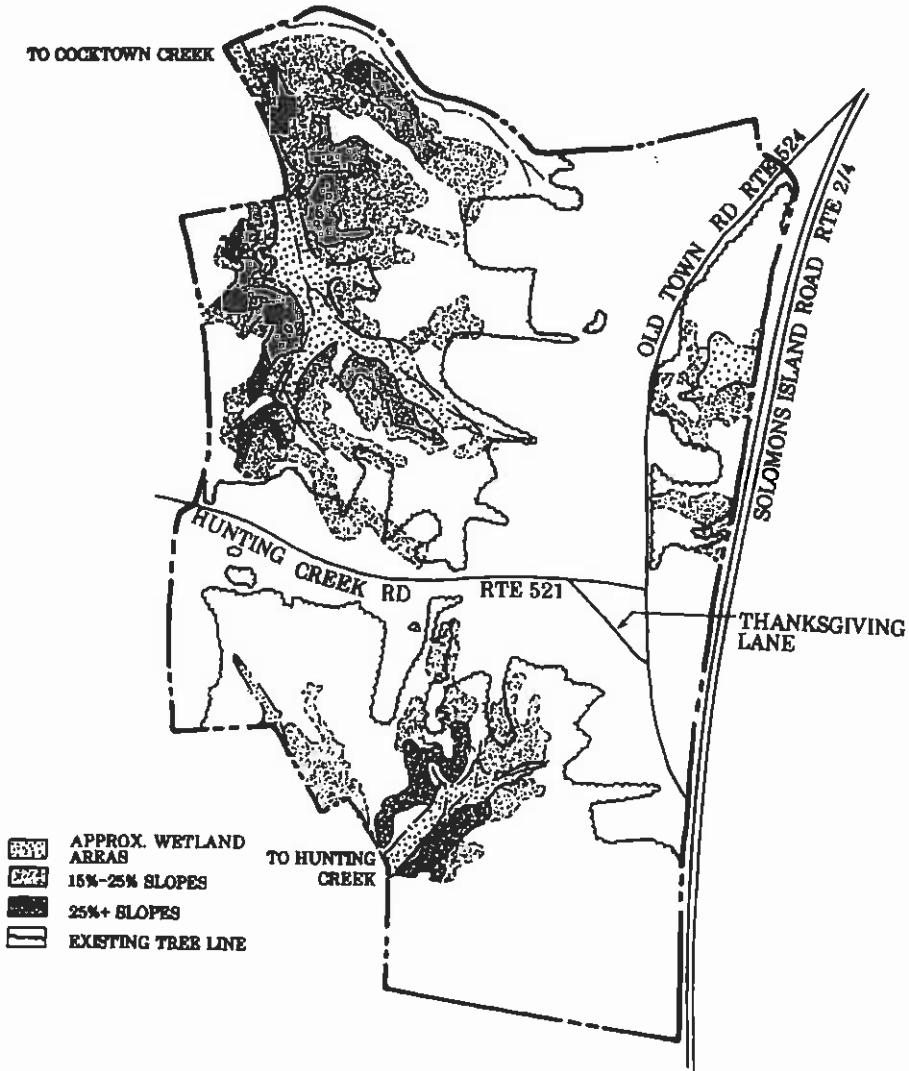


EXHIBIT 4  
HUNTINGTOWN TOWN CENTER  
ENVIRONMENTAL CONDITIONS

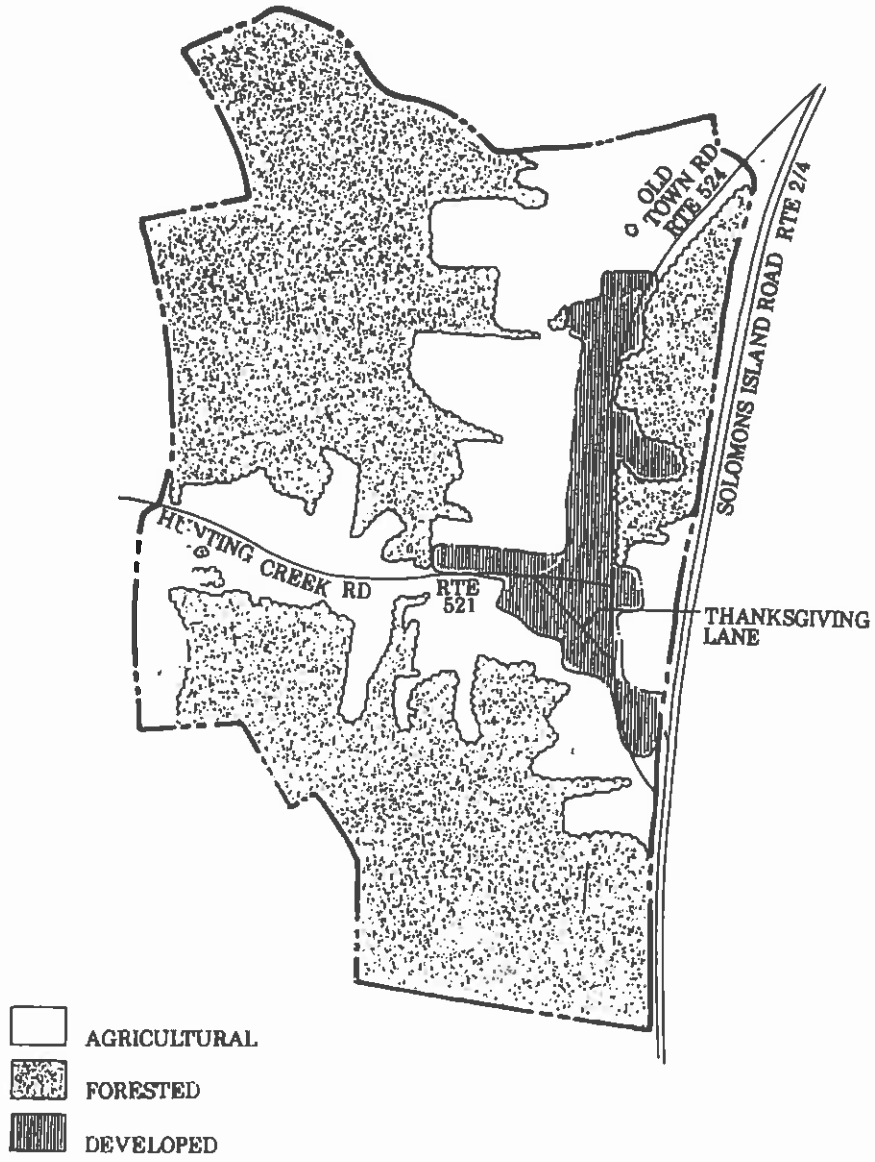


EXHIBIT 5  
HUNTINGTOWN TOWN CENTER  
EXISTING LAND USE

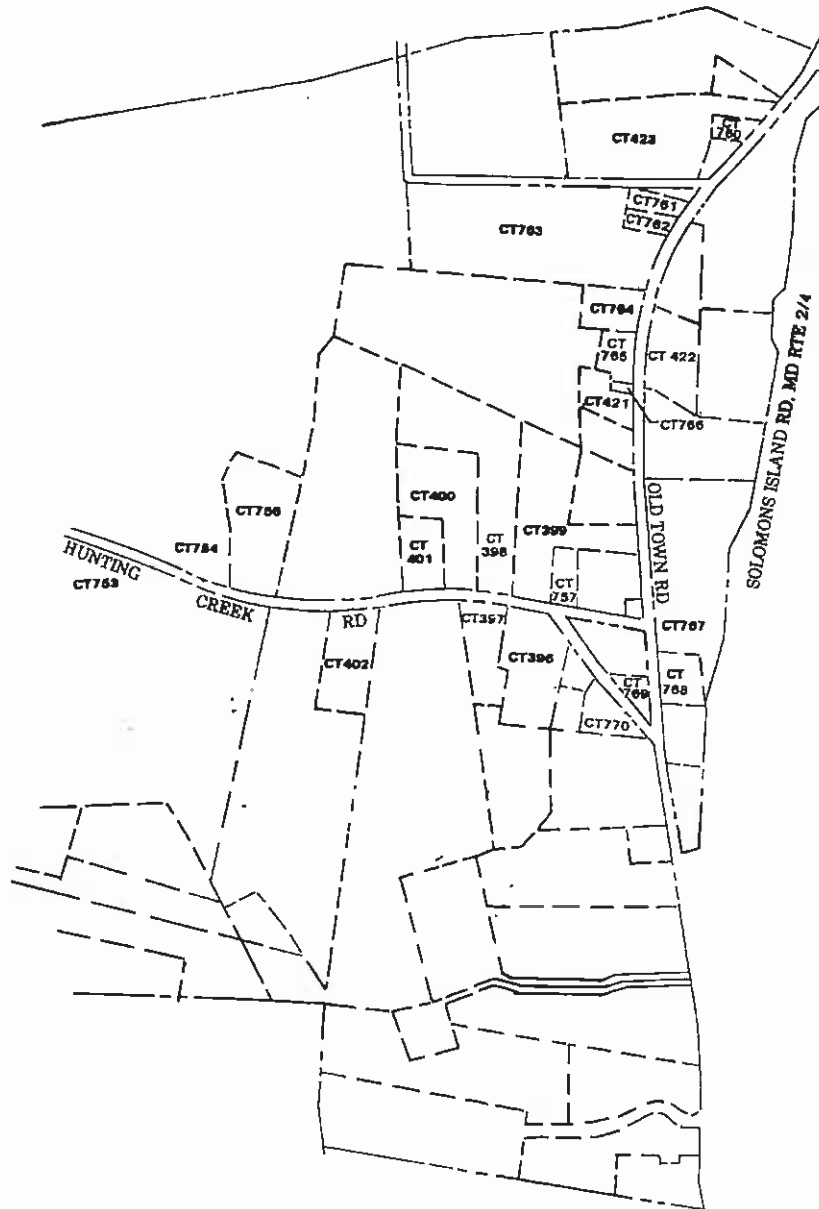


EXHIBIT 6  
HUNTINGTOWN TOWN CENTER  
HISTORIC SITES

TABLE 1

CALVERT COUNTY HISTORIC INDEX

CT 397	Herbert G. Hatcher House
CT 398	Frederick J. Mogck, Jr. House
CT 399	Gordon F. Bowen House
CT 400	Lelands Bowen House
CT 401	J. Austin Bowen House
CT 402	William F. Belcher House
CT 421	Ralph Gray III House
CT 422	Harry B. Truman House
CT 423	Charles A. White
CT 753	Wilgate
CT 754	Leitch House
CT 756	Bottrell House
CT 757	American Legion Hall
CT 760	Morrison House
CT 761	Travers Building
CT 762	Emmanuel United Methodist Parsonage
CT 763	Mincher House
CT 764	Kaine Builders
CT 765	Trueman Lumber
CT 766	Lyons House
CT 767	Bowen Garage
CT 768	Mary Bowen House
CT 769	John's Open Pit
CT 770	Coonan House and Tobacco Barn

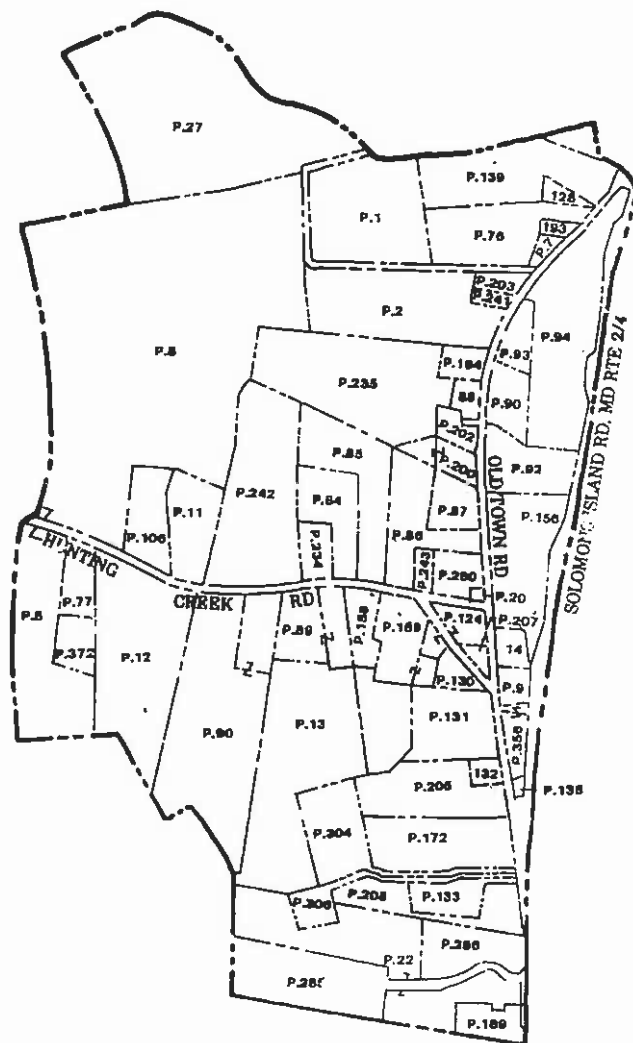


EXHIBIT 7  
HUNTINGTOWN TOWN CENTER  
PROPERTY BOUNDARIES

### **C. Existing Land Use**

Today Huntingtown consists of a small commercial center along Old Town Road and Hunting Creek Road including a grocery, restaurant, antique shop, auto parts store, convenience store, and other small office/retail uses. Public facilities include a post office, fire station, and an adult education center. Huntingtown Elementary School and Kings Landing Park are approximately one half and two miles west of town. Most of the town center acreage consists of a few residential houses on small parcels of land with limited farming. Numerous old tobacco barns dot the landscape. The current population is estimated at 100 people living in 39 dwelling units. The Town Center includes 59 separate parcels of land, the majority of which are quite small (Exhibit 7). Only 7 properties are larger than 10 acres.

### **D. Public Facilities and Services**

The road system in Huntingtown consists of Old Town Road, Hunting Creek Road, Huntingtown Road, and Thanksgiving Lane, the only road maintained by Calvert County. All others are owned and maintained by the Maryland State Highway Administration. These roads are all adequate to accommodate existing traffic volumes. However, there are safety concerns at the north and south intersections of Old Town Road (Rt. 524) with MD 2/4. Increased traffic on MD 2/4 and the fact that MD 2/4 is a divided four-lane highway is making it difficult to safely enter and exit Huntingtown. This is particularly important in terms of affecting the response time of the Huntingtown Volunteer Fire Department. Recommendations for improving access to MD 2/4 are presented in Section IV.

The only school within the Town Center is the old Huntingtown Elementary School which is now called Hunting Creek Alternative School and functions as an adult education center. Children within the Town Center attend the new Huntingtown Elementary School located west of town of Huntingtown Road, Northern Middle School and Northern High School.

The Huntingtown area is served by the Huntingtown Volunteer Fire and Rescue Company 6 which is located on Old Town Road. As mentioned above, concern has been raised regarding the difficulty of crossing MD 2/4 given that nearly half of Company 6's service area is east of MD 2/4.

The only public recreation facility currently in Huntingtown is the playground equipment behind the Hunting Creek Alternative School. There are additional recreational facilities at the Huntingtown Elementary School. Kings Landing Park, located approximately two miles west of town, contains over 245 acres and provides access to the Patuxent River, tennis, basketball, a swimming pool, horse trails, and picnic areas. Cocktown Creek which forms the northern boundary of the park is the same stream that drains a portion of Huntingtown.

(10/27/98) Huntingtown is not currently served with a public water or sewer system. All development uses individual septic systems and wells. The Calvert County Comprehensive Water and Sewerage Plan 1993 Biennial Update did not propose any public sewer facilities for Huntingtown. The Plan listed, as a county objective, planning water facilities in designated town centers to satisfy water demands of new growth and fire protection. A public water system for Huntingtown, however, was not among the six water service priorities listed in the 1993 update.

## RESULTS OF THE HUNTINGTOWN NOMINAL GROUP WORKSHOP

DECEMBER 5, 1991

PRIORITY	POINTS	PROBLEM OR CONCERN
1	92	MAINTAIN "VILLAGE" CHARACTER AND ATMOSPHERE / IDENTITY
2	88	TRAFFIC CONGESTION - DANGEROUS TRAFFIC PATTERNS AND INTERSECTIONS, INCLUDING ROUTE 2/4 INTERFACE
3	42	NEED FOR AFFORDABLE HOUSING FOR YOUNG FAMILIES AND SENIORS (SINGLE FAMILY AND MULTI-FAMILY)
3	42	DESIGN/ARCHITECTURAL STANDARDS REVIEW
5	37	DO NOT EXPAND TOWN CENTER BOUNDARIES
6	35	NEED FOR PLANNED COMMERCIAL GROWTH TO AVOID CLUTTER, STRIP CENTER APPEARANCE
7	34	NEED FOR WATER AND SEWER
8	25	LIMIT ON MULTI-FAMILY / AFFORDABLE HOUSING
9	22	DEVELOP LOGICAL ROAD SYSTEM WITH SHOULDERS, SIDEWALKS
9	22	CONTROLLED RESIDENTIAL GROWTH
11	20	FISCAL IMPACT (TAXES) OF RECOMMENDATIONS AND SOLUTIONS
12	18	CRIME PREVENTION AND INCREASED POLICE PRESENCE
13	18	NEED FOR BUSINESS AND EMPLOYMENT OPPORTUNITIES
14	16	NEED FOR TARGETED, APPROPRIATE BUSINESSES (BANK, MEDICAL, RX)
14	16	RECREATIONAL FACILITIES AND WATER ACCESS (ALL AGES)
16	15	ENCOURAGE SMALL BUSINESS - "MOM & POP" STORES
17	13	TOWN CENTER BOUNDARIES TOO LIMITED - EXPAND ON WEST SIDE ONLY
18	7	IMPACT ON PROPERTIES ADJOINING TOWN CENTER BOUNDARIES
18	7	NEED FOR EFFECTIVE BUSINESS AND DIRECTIONAL SIGNAGE
20	4	WETLANDS
20	4	TRASH DISPOSAL AND RECYCLING FACILITIES ADEQUATE?
21	3	FATE OF OLDER, EXISTING HOMES AND BUILDINGS
21	3	PUBLIC TRANSPORTATION AND COMMUTER PARKING FACILITIES

### III. COMMUNITY GOALS AND OBJECTIVES

The Huntingtown Citizens Association has long held an interest in carefully planning for the growth of Huntingtown. Its members assisted the County in drafting an unofficial master plan.

In December, 1991, a more formal public participation process was initiated. The Calvert County Department of Planning and zoning hosted a public meeting to solicit community input and begin defining a vision for Huntingtown. The Nominal Group Technique was used to identify and prioritize community concerns and issues. A total of 23 issues were identified (Table 2). The two major issues raised were the desire to maintain a village character and the need to improve access to MD 2/4.

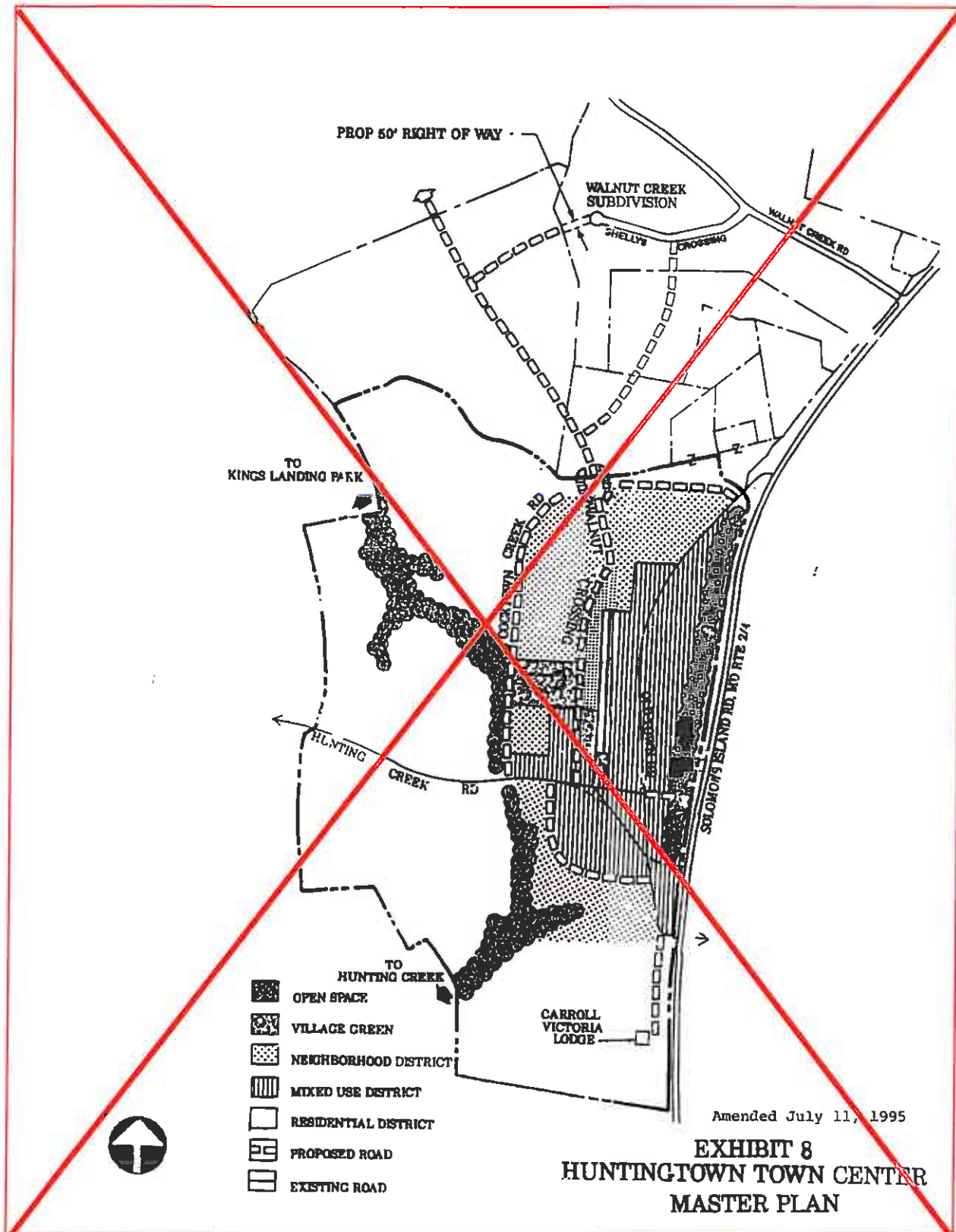
Some of the issues raised conflicted, for example Priority 5 was not to expand the town center boundaries whereas Priority 17 encouraged expansion of the town center to the west. Nevertheless, this exercise helped to focus the master plan on critical community issues and assisted in defining a community vision.

In April, 1992, a second public meeting was held where the results of a comprehensive site analysis were presented. Vehicular circulation, protection of environmentally sensitive areas, provision of utilities, need for a community focal point, preservation of rural character, establishment of a park/open space network, and community appearance were discussed. A Visual Preference Survey was conducted using slides of various towns in Maryland to aid in identifying residents' preferences regarding architectural and streetscape design. Much of this discussion focused on the need for public sewer and the amount of development which public sewer could support.

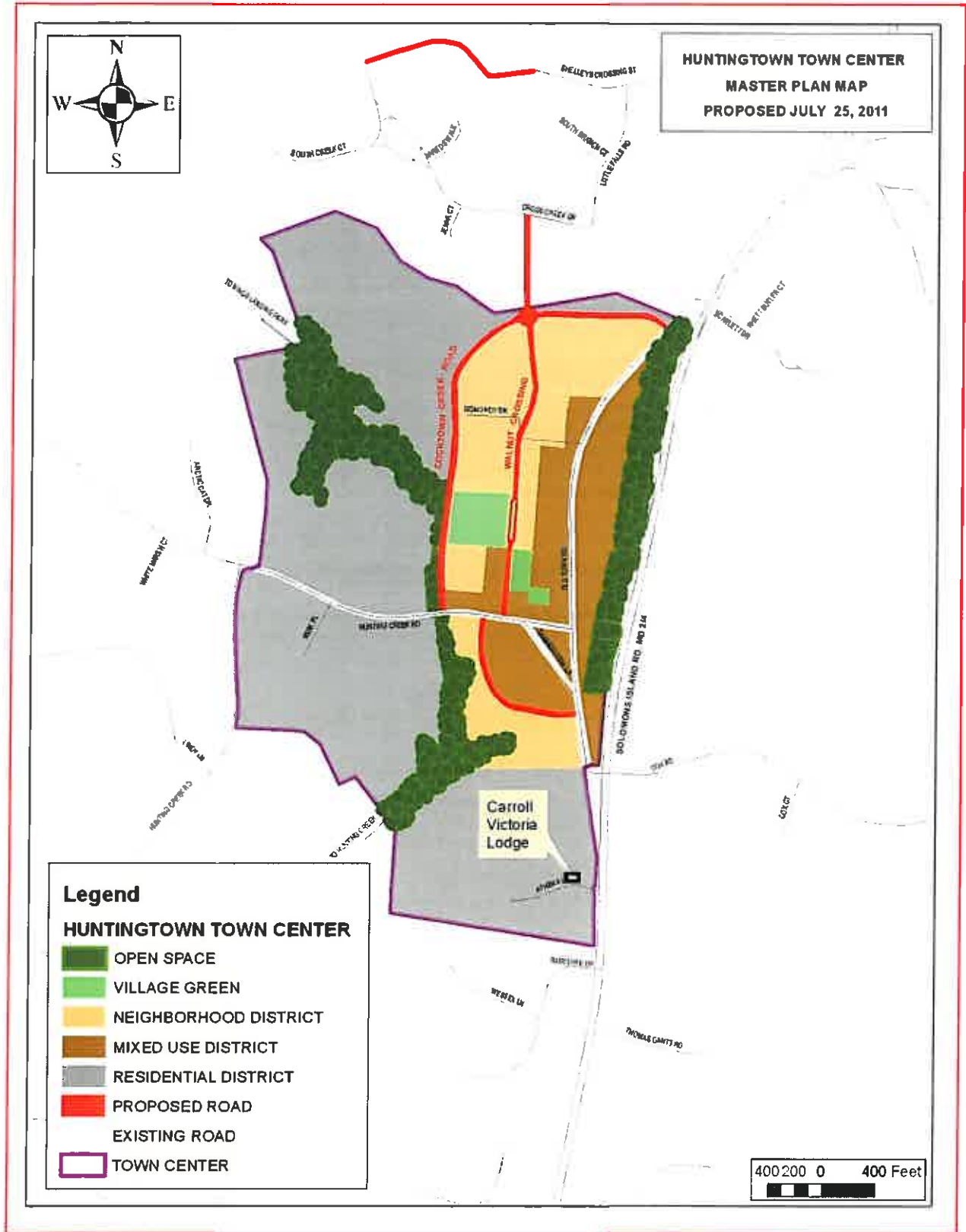
A final community meeting was held in September, 1992, where a refined master plan was presented along with proposed zoning and architectural guidelines. The issue of public sewer was again discussed as was the appropriate level of detail for the architectural guidelines.

Throughout this process, numerous additional meetings were held with the County Planning staff and key property owners within the Town Center.

On April 13, 1993, the Board of County Commissioners and the Planning Commission held a joint public hearing on the adoption of the proposed plan. The Master Plan and Ordinance was presented for public comment by the Planning & Zoning staff and the consultants from the firm of John Harms, Jr. and Associates, Inc. The record was held open for one month for further public comments. On June 30, 1993, the Calvert County Planning Commission reviewed the plan and how it addressed public comment during a special work session. After further revisions, the Planning Commission recommended approval of the plan at its regular meeting of July 21, 1993.



[NOTE: Map to be replaced with the proposed new Exhibit 8.]



**EXHIBIT 8 HUNTINGTOWN TOWN CENTER MASTER PLAN**  
[NOTE: Map to replace Exhibit 8.]

#### **IV. PROPOSED MASTER PLAN**

A “master plan” should reflect the community’s vision for the future, and provide recommendations for the coordination and integration of public and private investments within the town center to achieve this vision. Based on the several community meetings, the following goal and objectives were identified:

**GOAL:**

- the overall goal of the master plan is to protect and enhance the small town character of Huntingtown while recognizing its role and function as a designated minor town center. Specific objectives of the master plan include:

**OBJECTIVES:**

1. accommodate future growth within the Town Center while maintaining its character
2. encourage compatible commercial development while protecting existing residences
3. create a distinctive identity for Huntingtown through the establishment of a community focal point and preservation of visual integrity
4. resolve traffic safety issues by establishing a safe and functional road system

The master plan must address a host of issues such as pedestrian and vehicular circulation; location, type, intensity and appearance of new development; provision of utilities, market demand; environmental protection; among others. Solutions to these issues are often interrelated, therefore the master plan is organized in four broad sections: (Exhibit 8)

- |                  |                        |
|------------------|------------------------|
| ▪ Infrastructure | ▪ Land Use Districts   |
| ▪ Public Spaces  | ▪ Community Appearance |

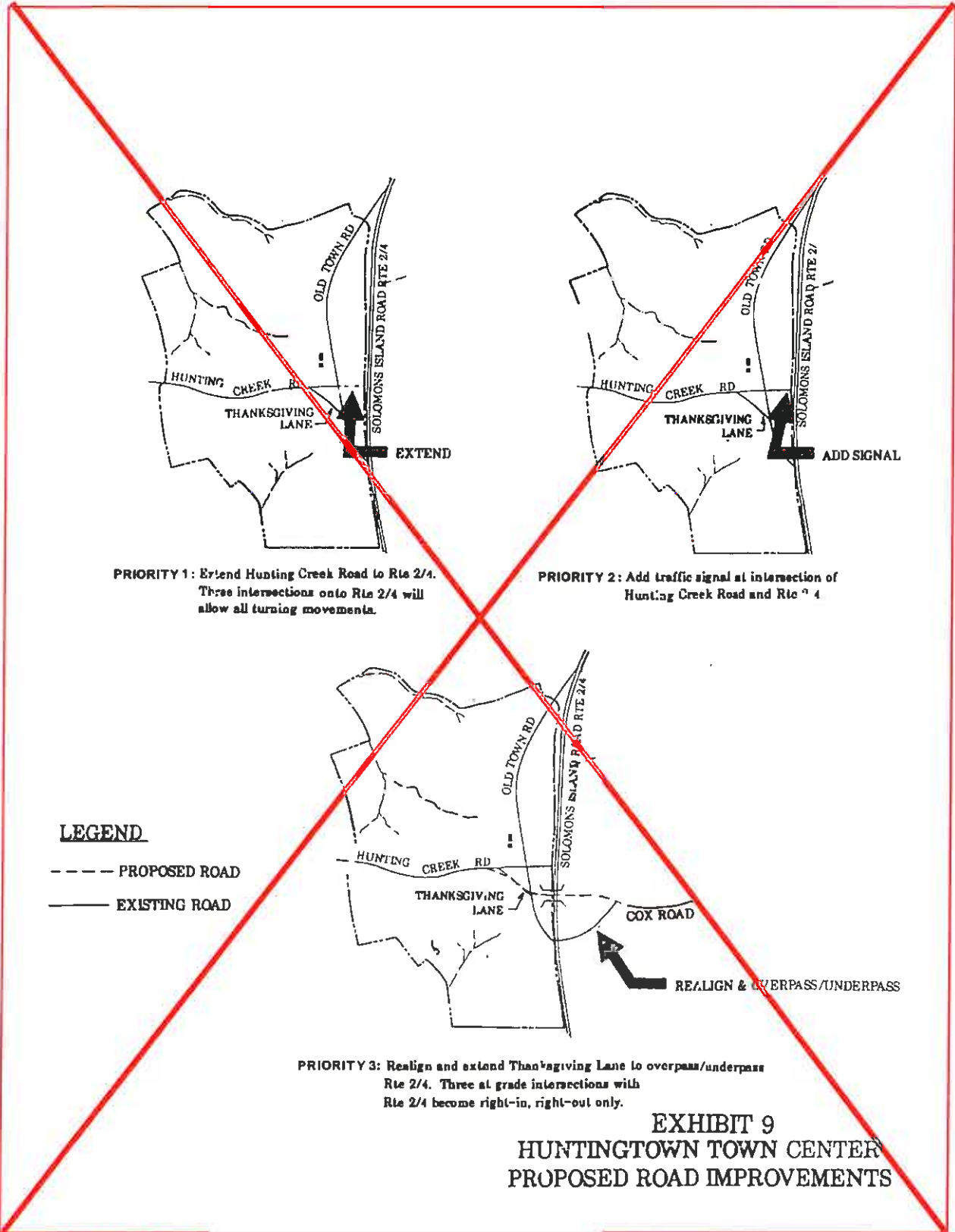
**A. Town Center Boundaries**

The boundaries of the Town Center are recommended to remain the same. Although, some residents supported the expansion of the Town Center to the east across MD 2/4 and others to the west, it was determined that the existing Town Center boundaries were appropriate for the following reasons:

- Given the current lack of development activity within Huntingtown, there does not appear to be any pressing need to expand the Town Center boundaries.
- The expansion of Town Center zoning to the east would encourage strip commercial development along MD 2/4 and may necessitate even additional traffic signals. In addition, much of the land east of MD 2/4 near Huntingtown has rugged topography and is not well suited for Town Center development.
- Although it would be desirable to include the Huntingtown Elementary School within the Town Center, its present location on Huntingtown Road is too removed from the existing Town Center boundary to justify an extension this far west.

**ACTION**

1. Review the appropriateness of the Town Center boundary in conjunction with the county comprehensive zoning. Any future expansions should be limited to the west and/or possible the north if these areas are linked to the existing town center by roads other than MD 2/4.



**EXHIBIT 9  
HUNTINGTOWN TOWN CENTER  
PROPOSED ROAD IMPROVEMENTS**

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## B. Infrastructure

### Roads

A major issue raised during the Community Nominal Group Workshop and at the joint hearing was the need to improve access to MD 2/4. Other transportation related problems were identified as well. Based on discussions with Calvert County Departments of Planning and Public Works and the Maryland State Highway Administration (SHA) and review of several alternatives the following actions are recommended:

#### **ACTIONS**

~~1. The following have been designated as priorities to improve access to MD 2/4:~~

~~**Priority I:** Extend Hunting Creek Road through to MD 2/4 with appropriate acceleration and deceleration lanes. Create a median break to allow all turning movements at the Hunting Creek Road/ MD 2/4 intersection, providing a third entrance to Huntingtown from MD 2/4 and should relieve stacking problems at the existing north and south entrances. However, this phase does little to improve the safety of left turns or through movements into or out of Huntingtown. Implement as soon as possible.~~

~~**Priority II:** Installation of a traffic signal at this new intersection of Hunting Creek Road and MD 2/4. This location for signalization is preferable to either the north or south intersections in that it is central and most convenient. This signal would be installed when traffic signal warrants are met.~~

~~**Priority III:** When traffic volumes warrant, remove traffic signal and construct an overpass or underpass which would route traffic along an improved Thanksgiving Lane, over or under MD 2/4, and link with a realigned Cox Road. With construction of this overpass/underpass, the median breaks on MD 2/4 at Cox Road and the proposed Hunting Creek Road would be eliminated allowing only right turns in and out at these intersections.~~

- ~~2.1.~~ Prohibit any new entrances to MD 2/4 along the Town Center's frontage, ~~with the exception of the extension of Hunting Creek Road.~~
- ~~3.2.~~ Extend Old Town Road south through SHA's Park-n-Ride providing access to the

(10/27/98)

two churches and possibly Carroll-Victoria Lodge from this frontage road as opposed to MD 2/4. This will allow these facilities to be reached from Huntingtown without travelling on MD 2/4 and still allow right turns in and out of these facilities from MD 2/4.

- 4.3. Consider relocation of the park-n-ride to the lot north of Huntingtown Plaza. This central location is ideal for a park-n-ride ~~particularly with the proposed extension of Hunting Creek Road to MD 2/4~~. Acquisition of this parcel would also preserve it for the future overpass/underpass, the proposed alignment of which traverses this lot.
- 5.4. Encourage establishment of a network of roads parallel to MD 2/4 to serve as a relief route allowing local traffic to access Huntingtown without traveling on MD 2/4.
- 6.5. Improvements to Hunting Creek Road and Old Town Road are discussed in Section IV C.
- 7.6. Provide road connection between Walnut Creek Subdivision and Town Center as shown in Exhibit 8.

(10/27/98) Sewer

At the time the Master plan was adopted in 1993, public sewage collection and treatment were not proposed for Huntingtown. Although a controversial issue, it was decided not to recommend the provision of public sewer at that time for the following reasons:

- The 1983 Calvert County Comprehensive Plan stated that minor town centers would be considered only for community water systems (page 12).
- Uncertainty regarding funding and timing for a community sewage system, given that several of the principal property owners in the Town Center indicated that they had no subdivision plans and did not wish to pay for public sewage.
- Concerns expressed by many residents regarding the intensity of growth that may result from the provision of community sewer. Further, they indicated that the amount of development necessary to make community sewer economical was unacceptable.
- Finally, the soils in much of Huntingtown are well suited for septic systems. The lack of community sewer, therefore, was not perceived as a major constraint restricting growth.

No community sewer system was proposed at that time. For residential lots, County Health Department regulations establish minimum lot sizes based on the availability of community water and the soil percolation rate. The minimum lot size allowed is 15,000 square feet. The use of small shared septic systems for commercial uses within the Town Center or a communal system to permit the development of a senior housing complex should, however, be permitted and even encouraged within the requirements of the County Health Department.

With the adoption of the 1997 Comprehensive Plan, both major and minor Town Centers became eligible for community water and sewer when needed to support environmental health and/or support County identified economic development goals, when and if cost effective and economically feasible. The 1997 Plan does not allow multi-family housing in minor Town Centers except as may be required in Town Center master plans. The Huntingtown Master plan allows for elderly multi-family housing.

**ACTION:**

1. Permit and encourage a communal sewage system for the purpose of providing senior housing complex.
2. Conduct a study to evaluate a sewer system.

**(10/27/98) Water**

Community water systems are specifically allowed in designated minor town centers, according to the Calvert County Comprehensive Plan (1997). As of 1993, a community water system was not needed, given the relatively low intensity of development and large lots. The timing of water system construction is dependent on growth rates and patterns in Huntingtown and should be monitored periodically by the County. As development increases, a community water system will be necessary to protect water quality and ensure adequate water pressure for fire fighting equipment and sprinkler systems.

**ACTION:**

1. Monitor the need for a community water system. When needed, construct a small community water system with an elevated storage tank to provide a safe and reliable source of water and fire protection for the Town Center. This community water system should include a well field, a treatment facility, an elevated storage tank, and a distribution system.
2. The location for the well should be field site based on hydrogeologic investigations. The area behind the Hunting Creek Alternative School should be

(10/27/98)

considered for the elevated storage tank. This location is nearly the high point in Huntingtown, which will maximize water pressure and is heavily wooded with mature trees, which will aid in screening the tower.

The water system should be extended throughout the proposed Mixed Use and Neighborhood Districts and could be extended to the Residential Districts, upon request if funding were provided.

The extension of the water system beyond the Town Center boundaries is not encouraged unless to address a public health problem or to designated transfer zones.

C. Land Use Districts

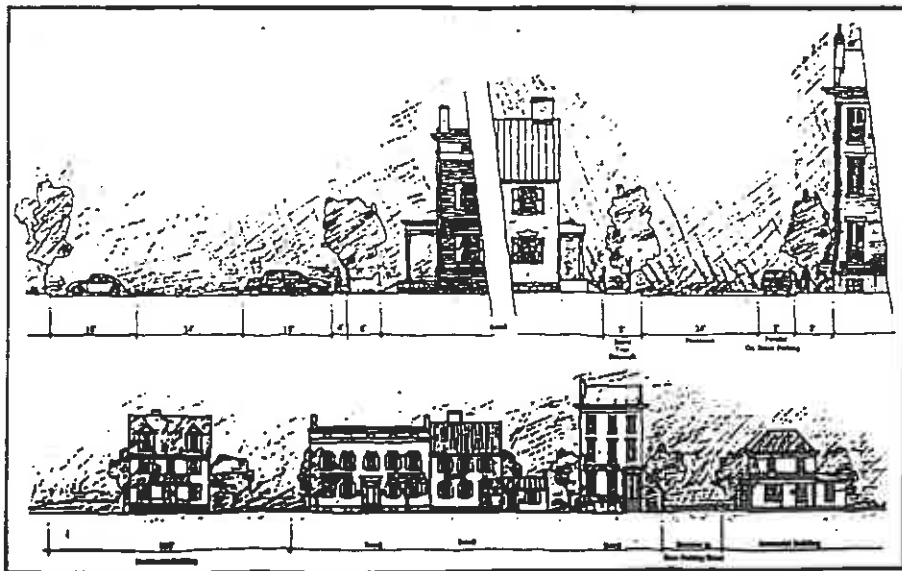
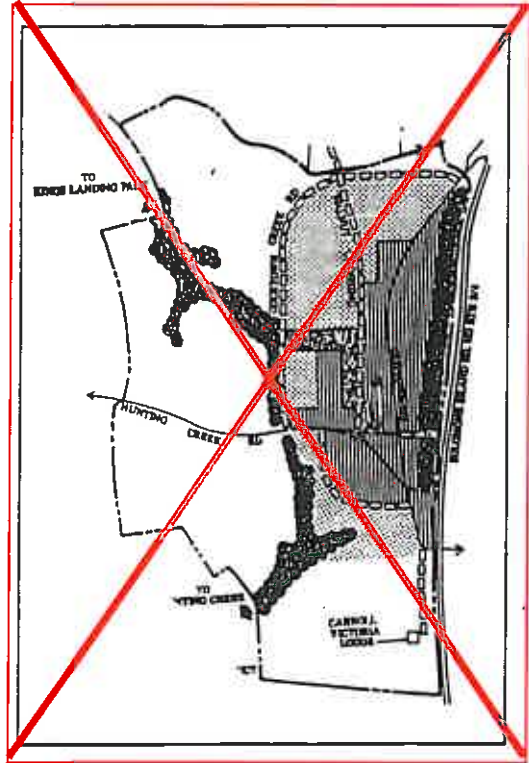
Three land use districts are proposed within the Town Center:

- Mixed Use District
- Neighborhood District
- Residential District

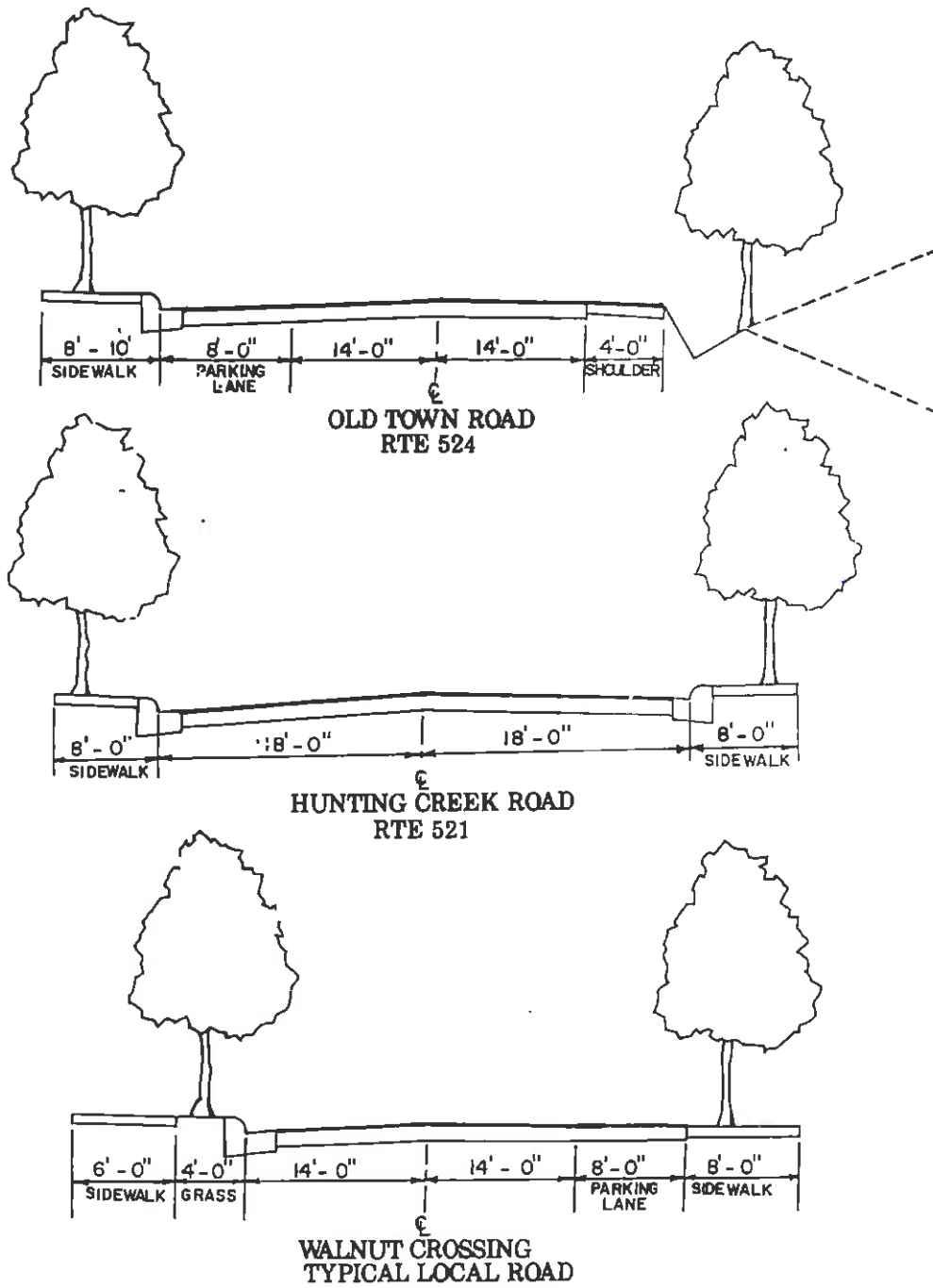
### Mixed Use District

The Mixed Use District is envisioned as the activity center of Huntingtown and would include shops and offices as well as some residential uses and encompasses approximately 50 acres (15%). The district principally follows the main streets in town. It extends north and south along both sides of Old Town Road to include all existing commercial uses and terminates at proposed intersections. North of Hunting Creek Road and west of Old Town Road sufficient depth is provided to enable mixed uses to front along the proposed connector road to the Walnut Creek subdivision. The western terminus of the Mixed Use District along Hunting Creek road is at the point where the road straightens and the visual linkage to the village center is lost.

Proposed setbacks and zoning restrictions and a complete listing of permitted, conditional, and special exception uses are contained in the Zoning Ordinance. The intent of the mixed use regulations is to encourage building close to the street creating an intimate, pedestrian-scale streetscape. Sidewalks and street trees would be provided throughout the Mixed Use District. On-street parallel parking will be allowed within the public right of way and may be attributed toward satisfying parking requirements. Off-street parking would be restricted to side and rear yards only – no off-street parking is allowed in front of any buildings. Commercial buildings east of Old Town Road would be exempt from this requirement. The following drawings provide typical cross-sections for Old Town Road, Hunting Creek Road and proposed Walnut Creek Road in the Mixed Use District.



[NOTE: Map to be replaced with the proposed map shown in Exhibit 8.]



HUNTINGTOWN TOWN CENTER  
MIXED USED DISTRICT  
TYPICAL ROAD SECTIONS

### Neighborhood District

The Neighborhood District is based on traditional residential neighborhood design principles of grid patterns, houses close to narrow tree-lined streets, sidewalks, village greens, and preservation of local character. This district is designed to be pedestrian friendly and is located within easy walking distance of future shops, services, and restaurants in the Mixed Use District. Compatible and non-residential uses such as bed and breakfasts are permitted in the Neighborhood District. This District represents approximately 50 Acres (15%) of the town center.

Proposed setbacks and zoning restrictions and complete listing of permitted, conditional, and special exception uses are contained in the Zoning Ordinance. Sidewalks and street trees are required throughout the Neighborhood District. The following drawings provide cross sections for typical local streets and proposed Cocktown Creek Road in the Neighborhood District.

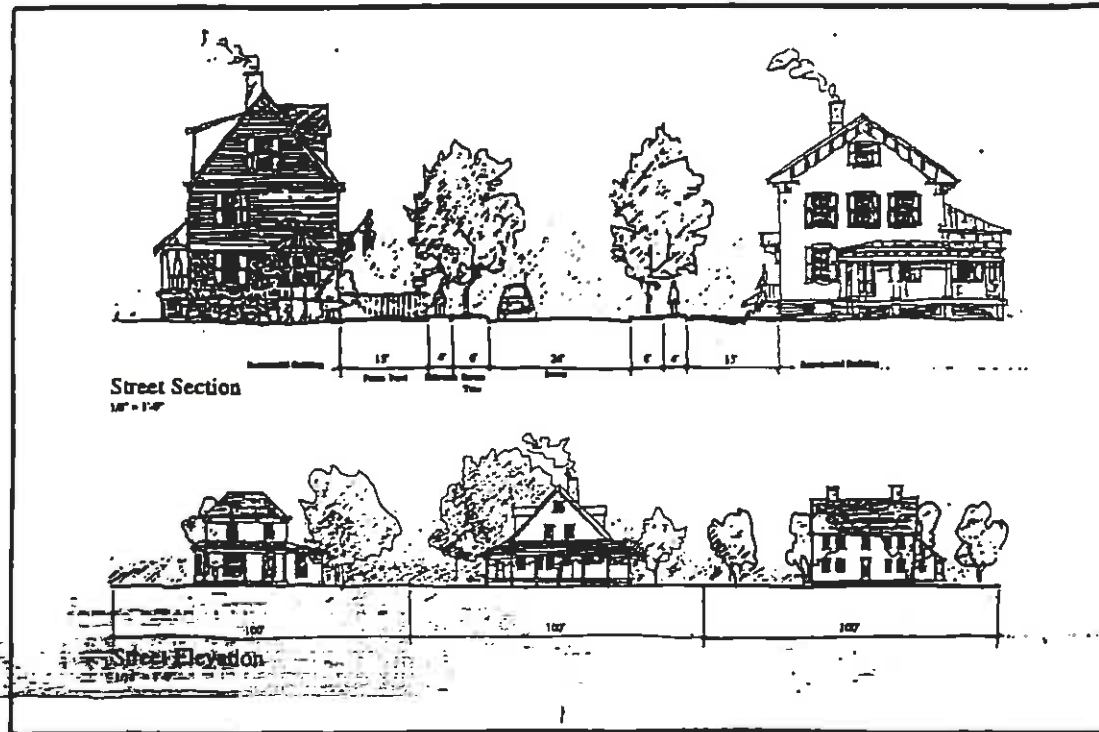
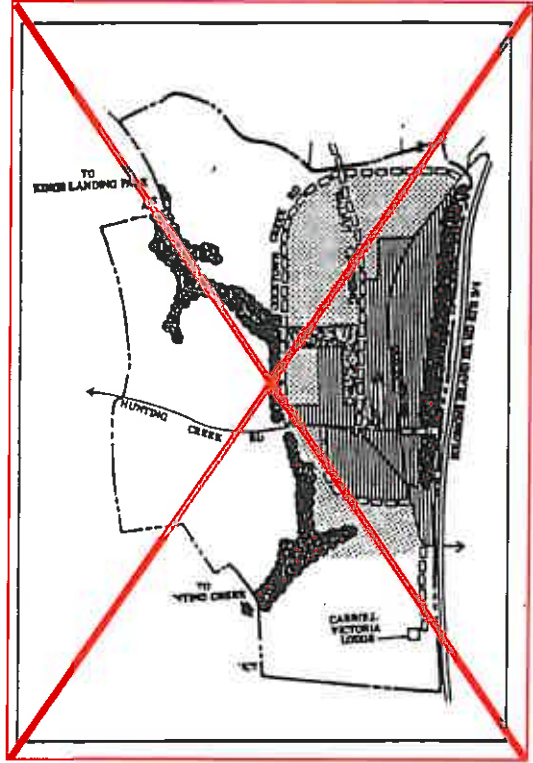
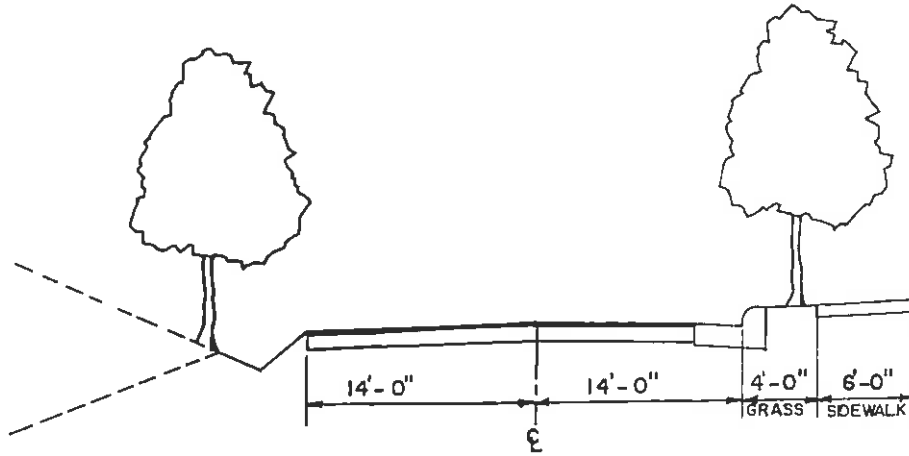
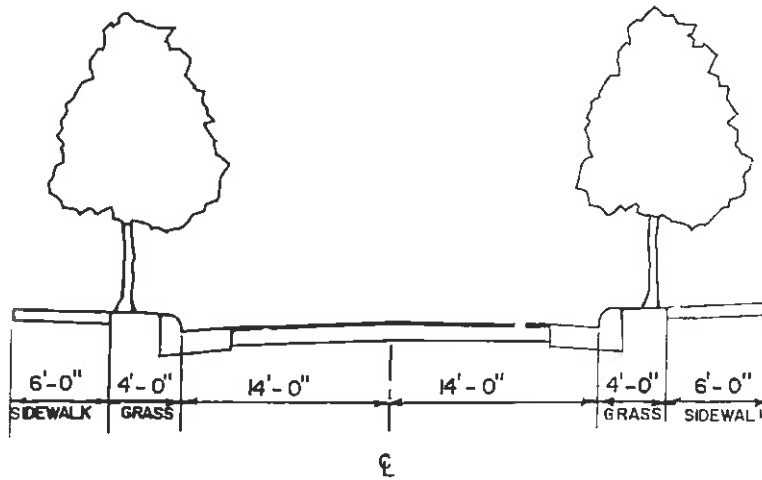


Figure 2: Neighborhood District Streetscape

[NOTE: Map to be replaced with the proposed map shown in Exhibit 8.]



COCKTOWN CREEK ROAD



TYPICAL LOCAL ROAD

HUNTINGTOWN TOWN CENTER  
NEIGHBORHOOD DISTRICT  
TYPICAL ROAD SECTIONS

### Residential District

The Residential District encompasses those portions of the Town Center which are more outlying and beyond convenient walking distance to the center of the town representing nearly 66% (approximately 200 acres) of the total Town Center acreage. In this district lots will generally be 1/3 to 1 acre and set back further from the road.

The Residential District should be designated as a transfer zone allowing increased density and a minimum lot size of 15,000 square feet with Health Department approval. A minimum gross density of one acre would be permitted without the use of transferable development rights. Any density greater than one dwelling unit per acre would require five development rights for every dwelling. Proposed setbacks and zoning restrictions and a complete listing of permitted, conditional, and special exception uses are contained in the Huntingtown Zoning Ordinance.

The roads will be more curvilinear in alignment respecting the steeper topography and cul-de-sacs will be utilized. The roads will be open section with sidewalks optional, although street trees will still be required. Clustering is encouraged within the Residential District and community water service may be extended. The following drawings provide typical cross-sections for Hunting Creek Road and local roads in the Residential District.

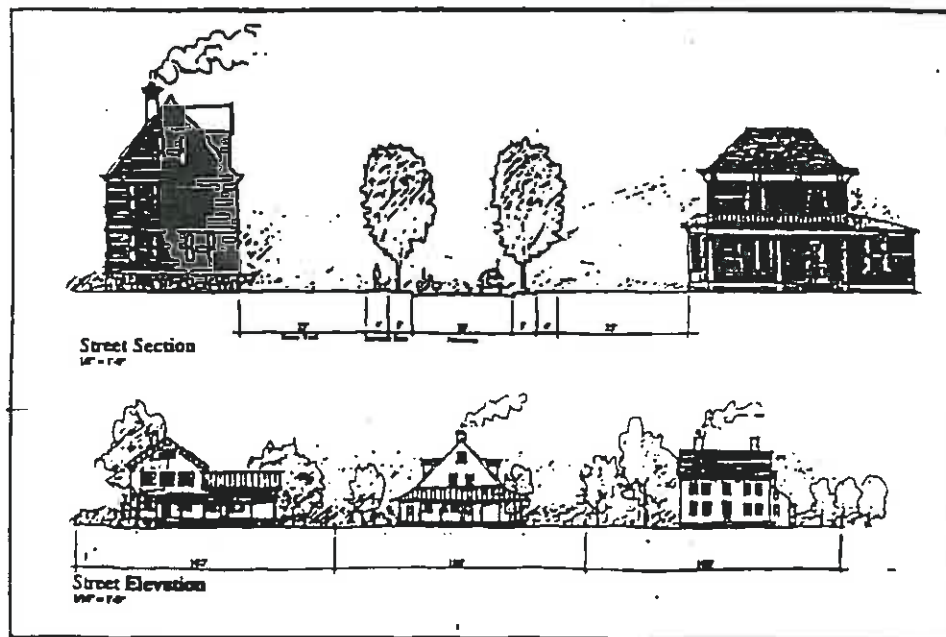
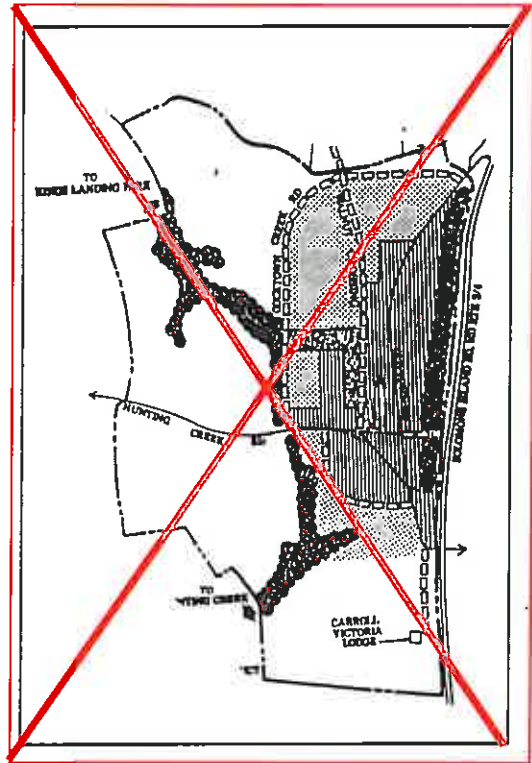
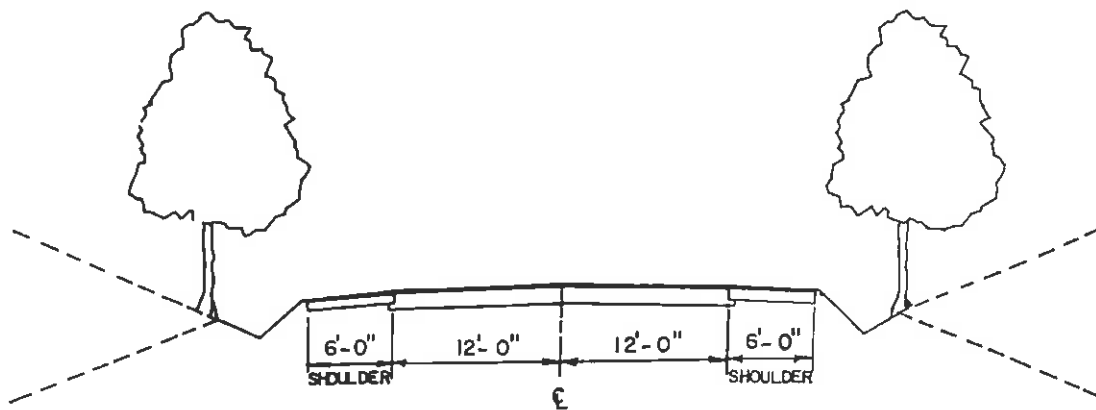
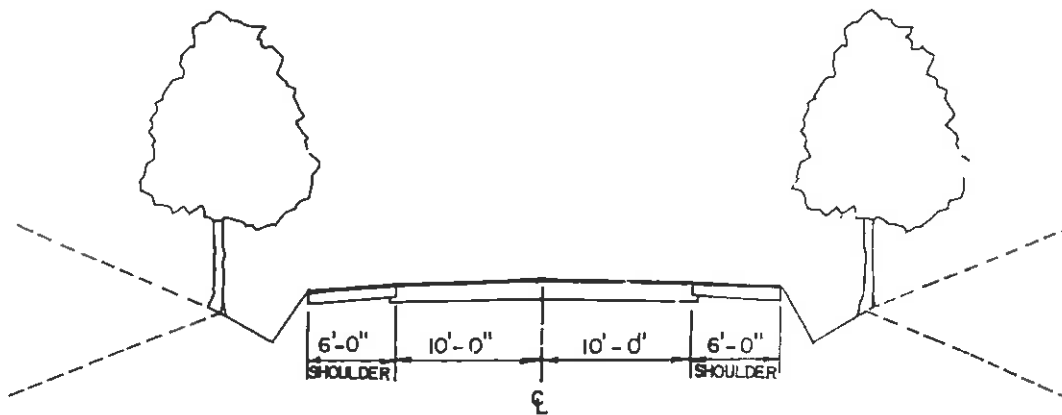


Figure 3: Residential District Streetscape

[NOTE: Map to be replaced with the proposed map shown in Exhibit 8.]



HUNTING CREEK ROAD



TYPICAL LOCAL ROAD

HUNTINGTOWN TOWN CENTER  
RESIDENTIAL DISTRICT  
TYPICAL ROAD SECTIONS

**D. Public Spaces**

If Huntingtown is to function as a true town center, it is important to develop a central gathering place that can be used for community functions and which fosters a sense of community identity. The area around Bowen's Store and the Huntingtown Post Office serves this purpose today. The American Legion Hall and Calvert School of Dance complement a community center by offering meeting space and cultural activities. This area should also be given priority for the location of any new County facilities such as a library.

**ACTIONS:**

1. Locate and acquire village green site and design and construct it with the concurrence of the adjoining property owners.
2. Link the village green to an open space corridor along Cocktown Creek through a series of linear parks. These linear parks would also preserve three of the old tobacco barns which contribute to Huntingtown's rural character. These barns could be adaptively restored to house Huntingtown/Calvert County historical materials, preserved to reflect the tobacco culture, or other uses. A rather formal alley of trees planted with Willow Oaks (*Quercus phellos*) 40 feet on center along the edges of the parks will gradually transition to a more naturalistic landscape around a lake (also serving as a regional stormwater management facility) and ultimately to a natural greenway extending along Cocktown Creek to Kings Landing Park. These village green and linear parks total approximately 6 acres.
3. Provide a playground in the largest of the linear parks in addition to a trail system around the lake.
4. Provide recreation facilities (such as tennis courts and an all purpose play field) at the Hunting Creek Alternative School.
5. Provide an integrated pedestrian pathway system to help unify the town. Provide sidewalks throughout the Mixed Use and Neighborhood Districts linking the commercial, residential, and park/recreation areas. Connect this sidewalk system to a hard surface hiker/biker trail leading to Huntingtown Elementary School.



Figure 5  
Landscape Buffer

[NOTE: Map to be replaced with the proposed new Figure 5.]



### E. Community Appearance

Huntingtown has been fortunate in that most new development has complimented traditional local architectural styles characterized by peaked tin roofs, front porches, clapboard siding and shutters. Community appearance requirements addressing architecture, landscaping, signage, and lighting will encourage new development to preserve the small town character of Huntingtown. Furthermore, these appearance standards can help enhance Huntingtown's streetscape and contribute to a distinctive sense of place.

#### Architecture

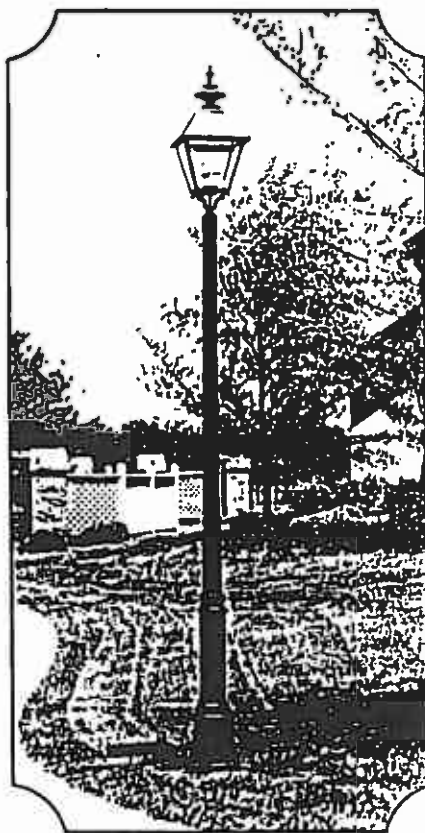
##### **ACTIONS:**

1. Adopt Architectural Requirements and Guidelines to encourage the development of a compatible architecture which blends in with Huntingtown as an historic farming community.
2. Require that new growth use materials, scales, building elements and building configurations which are similar to those which currently exist in the town. Require that these standards apply only within the Mixed Use and Neighborhood Districts.
3. Appoint an architectural review committee as proposed to aid in the interpretation and modifications of these standards. The purpose of the committee is to stabilize and improve property values in the district and to preserve specific buildings or structures in the district, which are deemed to be of historic or architectural value, to foster civic beauty, to strengthen the local economy and to promote the use of the district for the education, pleasure and welfare of the citizens.

#### Landscaping

##### **ACTIONS:**

1. Adopt specific landscape standards addressing screening of objectionable views, street trees, and landscaping within parking lots.
2. Preserve a 100 foot wooded buffer along the Town Center's frontage on MD 2/4 from the northern intersection with Old Town Road to APPROXIMATELY 690 FEET NORTH OF THE INTERSECTION OF OLD TOWN ROAD WITH MD 2/4. ~~the proposed location of the MD 2/4 over/under pass.~~ This will buffer the town from MD 2/4, screen the rear of any new development along the east side of Old Town Road from MD 2/4, and preserve the attractive natural setting along MD 2/4.



**9623TF on 3910T** features historic colonial design with clear (antique) seeded acrylic lens and our unobtrusive refractor/reflector for high performance. This fixture has street lighting scale of 15" x 35" and can provide optional downlight via open legs (shown). Our closed base is recommended for high wattage needs. With our refractors the fixture can handle 100, 175 or 250W of mercury vapor; 70, 100, 150 or 250W of high pressure sodium; or 70, 100, 150 or 250W of Metal Halide.

## STERNBERG VINTAGE LIGHTING

FIGURE 4

3. Establish an attractive entrance feature at each entrance to the Town Center from MD 2/4. Each entrance feature should be consistent, including a sign with the name "Huntingtown" made out of natural materials (brick and/ or wood) framed with evergreen planting and accented with flowering shrubs and/or perennial flowers.
4. Improve the appearance at the southern entrance to town by painting a mural on the rear of Huntingtown Plaza and providing additional landscaping.
5. Add landscaping to break up the mass of pavement in front of the Volunteer Fire Department while still allowing the necessary ease of maneuverability.
6. Require buffers wherever the Mixed Use District abuts the Neighborhood District.

### Signage

#### **ACTIONS:**

1. Adopt sign standards addressing size, materials, type, location, and lighting to ensure that signs enhance, not detract, from the town's appearance.

### Lighting

#### **ACTIONS:**

1. Provide street lights throughout the Mixed Use District. Light poles should be uniform in design and height. Lighting should be directed so that it does not adversely impact surrounding residences nor compete with exterior building lighting.
2. Adopt outdoor lighting requirements.

## **V. IMPLEMENTATION STRATEGY**

This master Plan must be implemented if the Vision for Huntingtown is to be achieved. Four techniques are recommended for implementing this plan:

- zoning regulations
- subdivision and site plan review
- architectural guidelines
- capital improvement programs (CIP)

Specific CIP projects are listed below and characterized as high, medium, or low priority.

**ACTION:**

**High Priority**

- ~~1.~~ ~~Coordinate with SHA to extend Hunting Creek Road through to MD 2/4 and create a new median break and necessary accelerations and deceleration lanes.~~
- ~~2.1.~~ Coordinate with SHA to acquire the lot north of Huntingtown Plaza as a park-n-ride lot and preserve it as the future alignment of the proposed over/under pass.
- ~~3.2.~~ Install sidewalks and street trees in the currently developed commercial portions of the Mixed Use District to improve pedestrian safety and establish a standard of quality for future privately funded improvements.
- ~~4.3.~~ Construct entrance features at each entrance to the Town Center from MD 2/4.
- ~~5.4.~~ Locate site and design a water system.

**Medium Priority**

1. Acquire land for central village green
2. Construct a community water system including well, treatment facility, and storage tank.
3. Construct a community water system including well, treatment facility, and storage tank.
4. Engineer and acquire right-of-way for Walnut Crossing Road
5. Construct Walnut Crossing Road

**Low Priority**

1. Extend Old Town Road south to serve the two churches and ultimately Carroll-Victoria Lodge.
2. Secure easements for a hard surface trail connection to Huntingtown Elementary School.

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