

***Huntingtown Town Center Master Plan Kick-off Meeting, 2/19/2008
Results of Concerns Identification Assignment***

Group	Votes	Concerns
Group 1	0	Zoning Ordinance requirements difficult to meet on site specific
Group 1	1	Better communication of Zoning Ordinance requirements for new business owners
Group 1	0	Against the Walnut Crossing Roadway
Group 1	1	Concerned farmland along proposed Walnut Crossing would change to commercial/development and lose rural character
Group 1	4	Traffic patterns and access to MD 2/4 existing problems with accidents along MD 2/4, i.e. Walnut Creek/Harvey Road
Group 1	0	Lack of alternate roadway of MD 2/4 countywide
Group 1	5	Lack of recreational activities for field sports
Group 1	1	Town Center not pedestrian friendly
Group 1	2	Maintain village character with proper architectural controls, planning and enforcement
Group 1	1	Concern losing existing residences to businesses
Group 1	3	Limit amount of multi-family residential development
Group 1	2	Install 3-way stop at Old Town Road and Hunting Creek Road
Group 2	0	Lack of clear and consistent standards for business and residential development
Group 2	4	Keep "Village" character of town
Group 2	1	Affordable housing in proportion to other uses in Town Center (seniors, young families, multi-family dwelling)
Group 2	4	Safe access for the High School to the Town Center
Group 2	2	Encourage locally-owned small business
Group 2	8	Rezone East of Walnut Crossing to mixed use
Group 2	2	Green space, including town common, joined by pedestrian and bicycle connectors
Group 2	1	Do not expand Town Center boundaries
Group 2	2	Keep architectural standards review
Group 3	17	No overpass
Group 3	21	Do not connect Walnut Creek to the Town – No Walnut Crossing
Group 3	3	Do not want green space
Group 3	4	Want Water and Sewer
Group 3	2	Encourage small retail/mom and pop stores
Group 3	11	No proposed road behind Thanksgiving Lane (Hatcher property)
Group 4	0	Keep commercial development on Old Town Road
Group 4	0	Posted speeds on Thanksgiving Lane needed
Group 4	9	Change needs to be made – maintain ambiance that exists today
Group 4	0	No significant space for new development
Group 4	3	Zoning is too restrictive
Group 4	3	No connection to Walnut Creek required – need to see a road network to support commercial development in Huntingtown Center
Group 4	1	Reconfigure Cox Road/Rte. 4 intersection to relieve congestion and facilitate flow N/S Rte. 4
Group 4	3	Relocate the Park and Ride

Group	Votes	Concerns
Group 4	0	Run Old Town Road through the Park and Ride so Old Town Road is a merge road onto Rte. 4 South
Group 4	4	Maintain small town character. Sidewalks need to go somewhere, otherwise don't build them
Group 4	0	No "Silver Spring / Annapolis" atmosphere
Group 4	3	Do not want water and sewer in Town Center
Group 4	0	Unclear as to how one defines minor town center
Group 4	1	Need large park and ride and reduce number of small park and rides
Group 5	13	Keep character of Town Center community
Group 5	0	As on list as #2 [1991 Workshop: Traffic congestion - dangerous traffic patterns and intersections including Route 2/4 interface]
Group 5	0	Impact of surrounding development on Town Center (roads – traffic)
Group 5	1	Process leading up to this meeting – preliminary contact with business owners
Group 5	1	More emphasis on small business and encouragement not hindrance
Group 5	11	No strip malls – keep Calvert country!
Group 5	2	# 21 on list [1991 Workshop: Fate of older, existing homes and buildings] Direct effect on private citizens and private properties especially road
Group 5	1	# 8 on list [1991 Workshop: Limit on multi-family affordable housing]
Group 5	3	Expansion of roads south and on west side of Rte. 2/4
Group 5	1	No expansion of Town Center
Group 5	3	Same #2 [Traffic congestion - dangerous traffic patterns and intersections including Route 2/4 interface] Traffic concerns on Hunting Creek Road / School dance studio/ Kings Landing Park
Group 5	1	Timeliness of meetings and information
Group 5	2	Overpass? No!
Group 5	3	No to Cocktown Road and Walnut Crossing – goes through private property that is NOT for sale
Group 5	0	What happens to the north entrance of Huntingtown Road?
Group 6	4	Traffic – speed (Hunting Creek Road)
Group 6	0	Not in favor of connection of Hunting Creek Road to Rte. 2/4
Group 6	0	Increase traffic around day care / elementary school
Group 6	0	A better definition of "Village Character"
Group 6	5	Zoning changes preventing Emanuel Baptist Church campus expansion
Group 6	1	Cox Road/Rte. 4 intersection
Group 6	1	Maintain/preserve existing buildings
Group 6	0	American Legion Post – Community standout – not any more
Group 6	0	Increased traffic due to new Walnut Creek Road
Group 7	0	Not impact existing "walk-in" businesses
Group 7	0	Safety for walk-in businesses
Group 7	2	Widening Route 4 in future to impede on 100' wooded buffer
Group 7	1	Real effect of proposed roads "Walnut Crossing" and Cocktown Creek Road. Do we need both?
Group 7	2	North bound over or underpass at north end of Old Town Road
Group 7	2	Town Center Signage: Town center business directory sign update at north entrance to Old Town Road
Group 7	0	Excelleration/deceleration lanes – paid for by SHA.

Group	Votes	Concerns
Group 8	2	Lack of recreational facilities in Town Center area
Group 8	6	Traffic and speed on Old Town Road / Hunting Creek Road / Huntingtown Road
Group 8	8	Notification of developmental changes effecting a neighborhood
Group 8	5	Road connecting Walnut Creek to Town Center
Group 8	0	Closing existing Walnut Creek entrance
Group 8	0	Littering of trash on the way to the dump
Group 8	1	Developer interaction with existing subdivisions
Group 8	0	Traffic congestion and pattern at Cox Road
Group 8	1	Don't want strip mall look in Town Center
Group 8	1	Public water and sewer in Town Center for businesses
Group 9	5	Exiting Walnut Creek Road on to Rte. 2/4 both directions
Group 9	0	Need for caution lights and decrease in speed limit approaching HHS from both directions
Group 9	2	Take into consideration property boundaries in establishing infrastructure road system
Group 9	13	Find alternate plans for connecting Walnut Creek to Town Center or other internal roads
Group 9	0	Establish a future crossing of Rte. 2/4 (other than Cox Road) connecting east and west Huntingtown
Group 9	0	Need for public transportation
Group 9	10	Imminent purchase of additional park land
Group 9	5	Incorporate Village Green concept with commercial
Group 10	3	Maintain current business / Do not harm
Group 10	8	Do not harm property values of current land owners
Group 10	0	No Cocktown Creek Road
Group 10	1	No Walnut Crossing
Group 10	0	Huntingtown High traffic – better sequencing of traffic lights
Group 10	1	Cox Road intersection is poorly designed and will not handle future increase of traffic
Group 10	0	Turning movements along Rte. 2/4 have become dangerous
Group 10	1	Lack of commercial parking
Group 10	1	Maintain forested buffer on west side of Old Town Road
Group 10	0	No high density development on Cocktown and Walnut Crossing
Group 10	8	Alternate access to Walnut Creek (Not Rte. 4)
Group 10	3	Greenways from Town Center to Kings Landing Park
Group 10	0	7-eleven eyesore (flat roof, white wall)
Group 10	0	Alternate access to Huntingtown High
Group 10	12	Preserve “small town” rural character of Huntingtown
TOTAL VOTES	286	