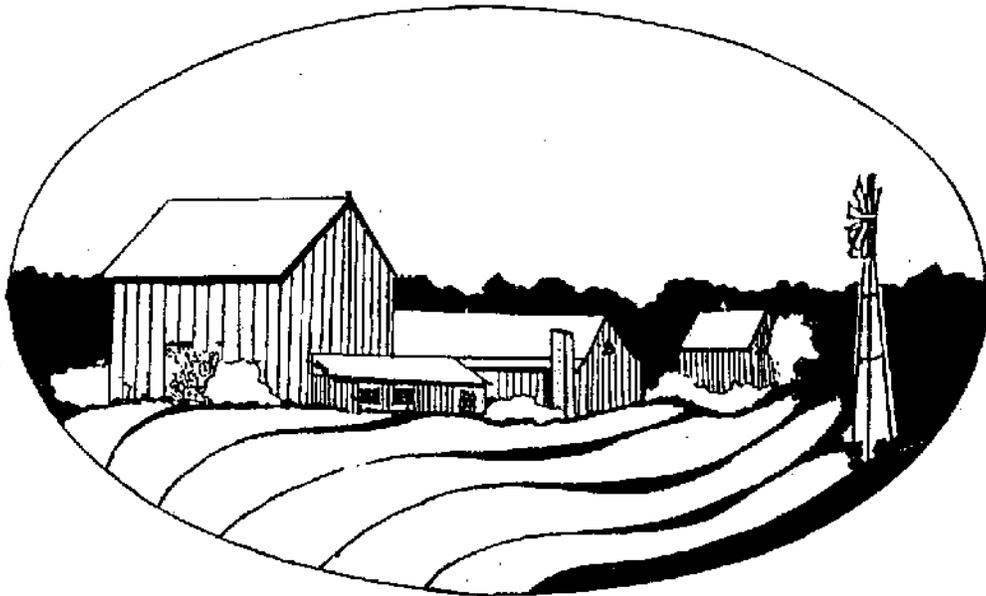


# HUNTINGTOWN MASTER PLAN AND ZONING ORDINANCE



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

Revised: September 30, 1994  
Revised: May 23, 1995  
Revised: July 11, 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  
Revised: March 7, 2012  
Revised: May 4, 2012  
Revised: September 4, 2015  
Revised: January 31, 2018  
Revised: January 3, 2019  
Revised: November 21, 2019  
Revised: September 15, 2020  
Revised: June 8, 2021  
Revised: February 18, 2025

BK0075PG0295

Ordinance No. 04-25

Subject: Amendments to the Huntingtown Town  
Center Master Plan

Page 1 of 2

**FOR THE PURPOSE OF ADOPTING AMENDMENTS TO THE HUNTINGTOWN  
TOWN CENTER MASTER PLAN**

**WHEREAS**, the Board of County Commissioners of Calvert County, Maryland, with the advice, recommendations, and input of the public and the Calvert County Planning Commission, have, heretofore, adopted the *Huntingtown Town Center Master Plan*, "...with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs," Maryland Ann. Code, Land Use Article, §3-201(a)(2), to promote the public safety, health, and general welfare of the citizens;

**WHEREAS**, upon consideration of the input of the public and governmental agencies, the Planning Commission forwarded its findings that the *Proposed Amendments to Huntingtown Town Center Master Plan* are consistent with the Calvert County Comprehensive Plan, and recommendation to the Board of County Commissioners by Resolution dated January 15, 2025;

**WHEREAS**, by Maryland Ann. Code, Land Use Article, §3-204, the Board of County Commissioners "...may adopt, modify, remand, or disapprove: ... (i) the whole or part of the plan; (ii) a plan for one or more geographical sections or divisions of a local jurisdiction; or (iii) an amendment to the plan..." upon public hearing if adopting or modifying the *Plan*;

**WHEREAS**, after due notice was published, the Board of County Commissioners conducted a public hearing on February 18, 2025, at which time public comment was solicited, received, and all persons wishing to be heard expressed their opinions regarding *Proposed Amendments to the Huntingtown Town Center Master Plan*; and

**WHEREAS**, upon due consideration of the comments of the public, staff, agency and local jurisdiction comments, comments of adjoining jurisdictions and comments of State units, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners determined it is in the best interest of the citizens of Calvert County to adopt the *Proposed Amendments to the Huntingtown Town Center Master Plan* as set forth in Exhibit "A" attached hereto and made part hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that the *Proposed Amendments to the Huntingtown Town Center Master Plan*, Exhibit "A" hereto, are adopted and incorporated into the official master plan for the Huntingtown Town Center;

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance is found to be unconstitutional, illegal, null or void, by a court of competent jurisdiction, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose and intent of the Board of County Commissioners in enacting this Ordinance; and

BK0075PG0296

Ordinance No. 04-25

Subject: Amendments to the Huntingtown Town Center Master Plan

Page 2 of 2

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that this Ordinance shall take effect on the 1st day of March 2025 without publication of a fair summary.

**DONE**, this 18th day of February 2025, by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

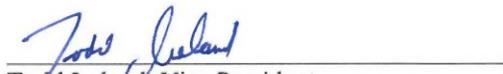
Aye:	<u>5</u>
Nay:	<u>0</u>
Absent/Abstain:	<u>0</u>

ATTEST:

**BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND**

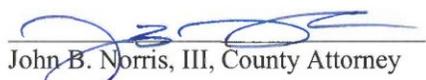
  
 Ashley Staples-Reid, Acting Clerk

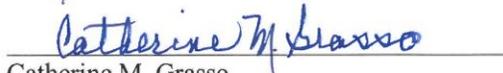
  
 Earl F. Hance, President

  
 Todd Ireland, Vice President

Approved for legal sufficiency:

  
 Mark C. Cox Sr.

  
 John B. Norris, III, County Attorney

  
 Catherine M. Grasso

  
 Mike Hart

Received for Record February 19, 2025  
11:05 o'clock A. Same day  
 Recorded in Liber KPS No. 75  
 File No. 095 COUNTY COMMISSIONERS  
 ORDINANCES AND RESOLUTION.



**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. Krug  
Mary M. Krug

William R. Bailey  
William R. Bailey  
County Attorney

Michael J. Moore  
Michael J. Moore

Joyce Lyons Tertis  
Joyce Lyons Tertis

# **HUNTINGTOWN MASTER PLAN**

# HUNTINGTOWN MASTER PLAN

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  - Signage
  - Lighting

### V. IMPLEMENTATION STRATEGY

## 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 3rd 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 threefold:

- 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

# 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 loam, 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 late 1950s, the new MD 2/4 was constructed bypassing downtown Huntingtown. There are 26 (Table 1) structures in Huntingtown which are included in the Calvert County Historic Index (see Exhibit 6 and Table 1).

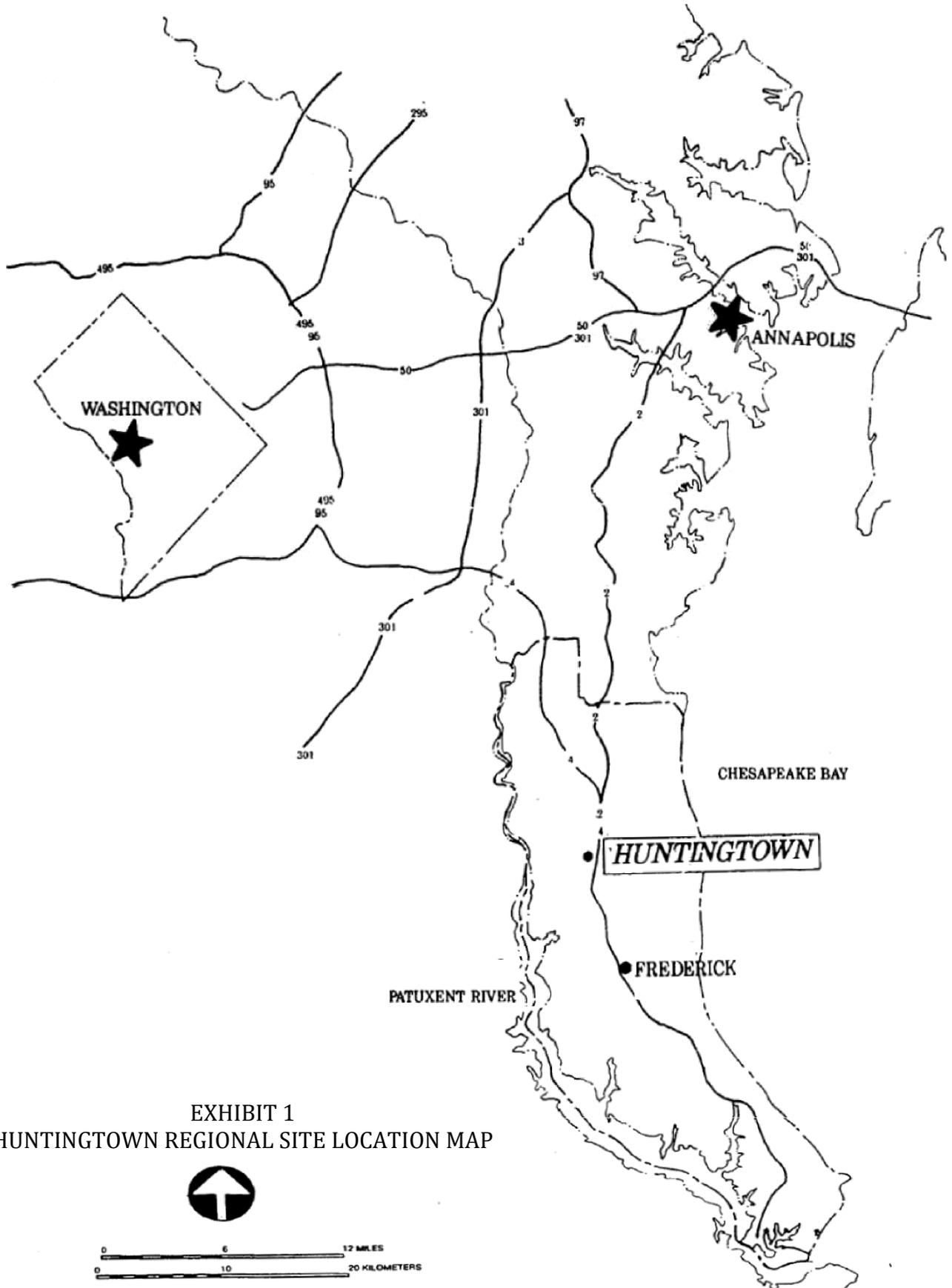


EXHIBIT 1  
HUNTINGTOWN REGIONAL SITE LOCATION MAP



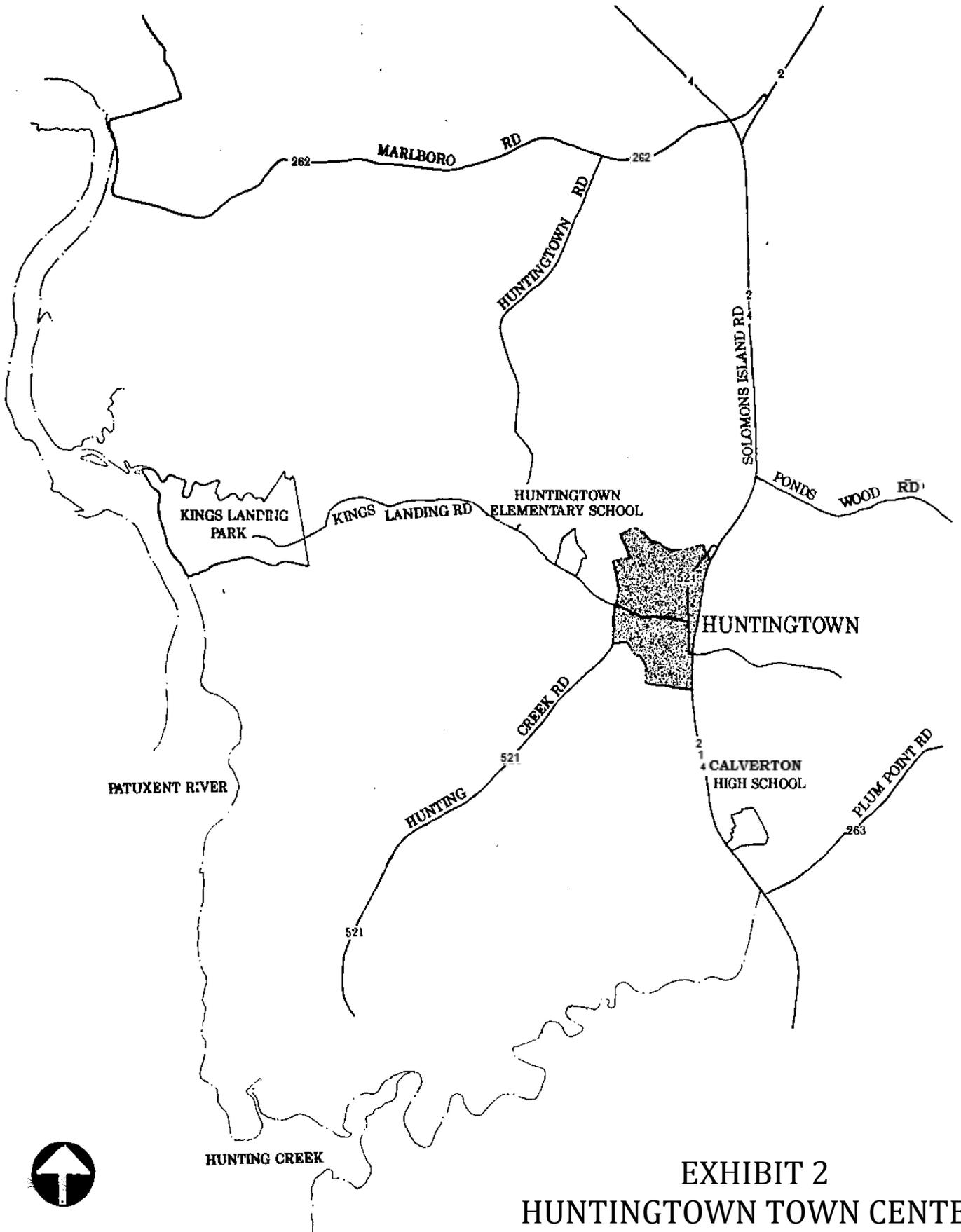
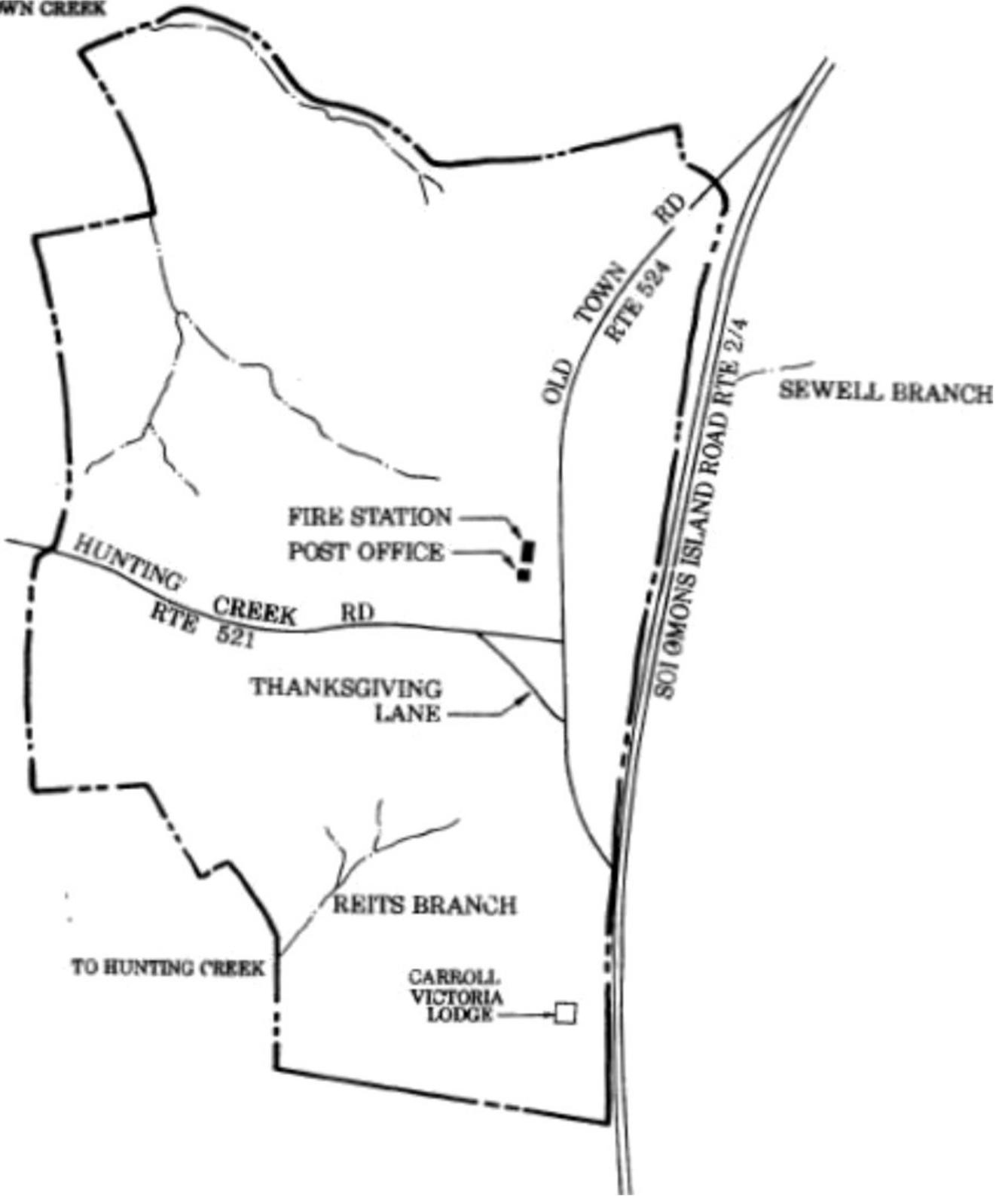


EXHIBIT 2  
HUNTINGTOWN TOWN CENTER  
SITE LOCATION MAP

TO COCKTOWN CREEK



SEWELL BRANCH

FIRE STATION  
POST OFFICE

HUNTING CREEK RD  
RTE 521

THANKSGIVING LANE

OLD TOWN RD  
RTE 524

SOJOMONS ISLAND ROAD RTE 2/4

REITS BRANCH

TO HUNTING CREEK

CARROLL VICTORIA LODGE



EXHIBIT 3  
HUNTINGTOWN TOWN CENTER  
DRAINAGE PATTERN

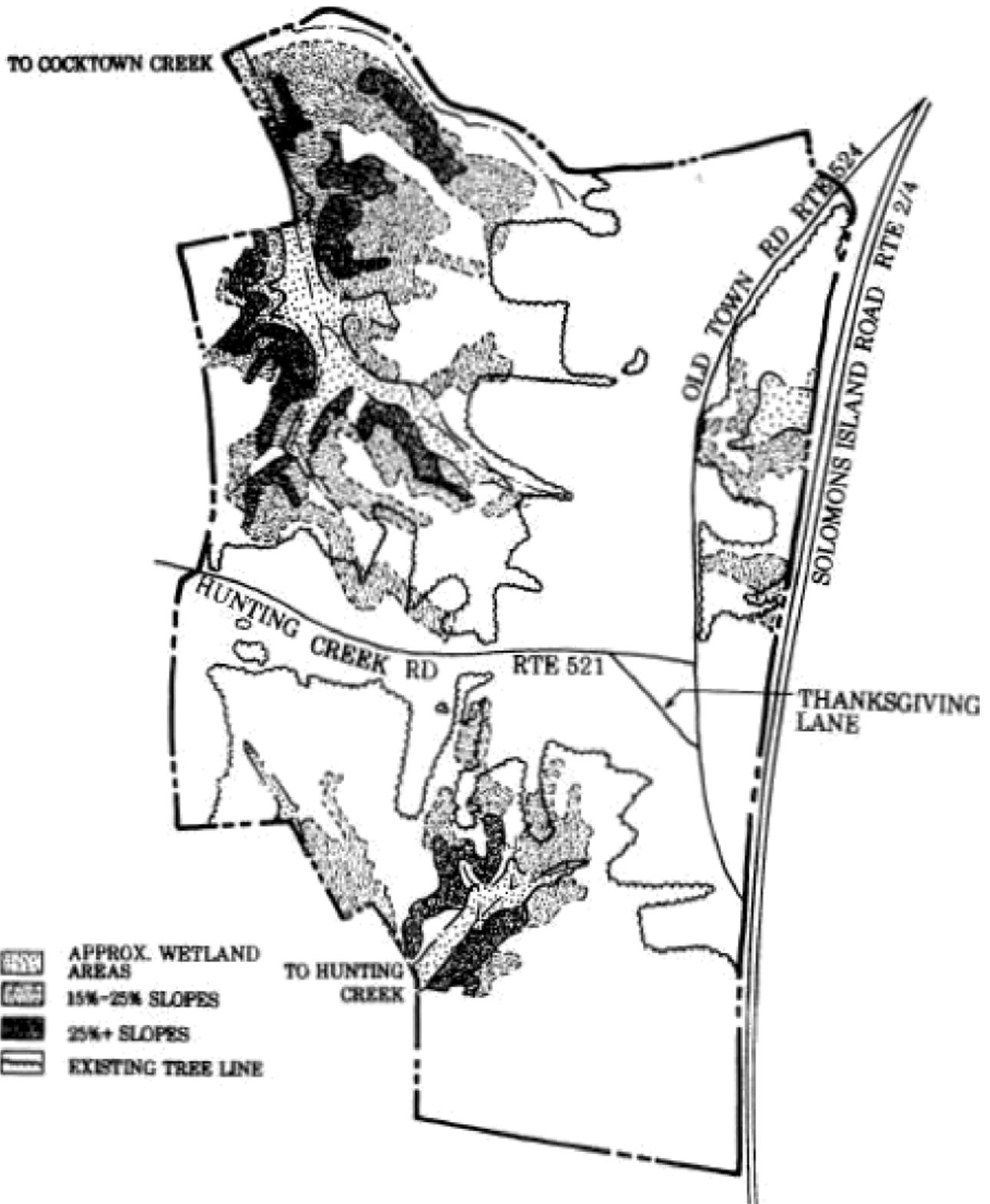
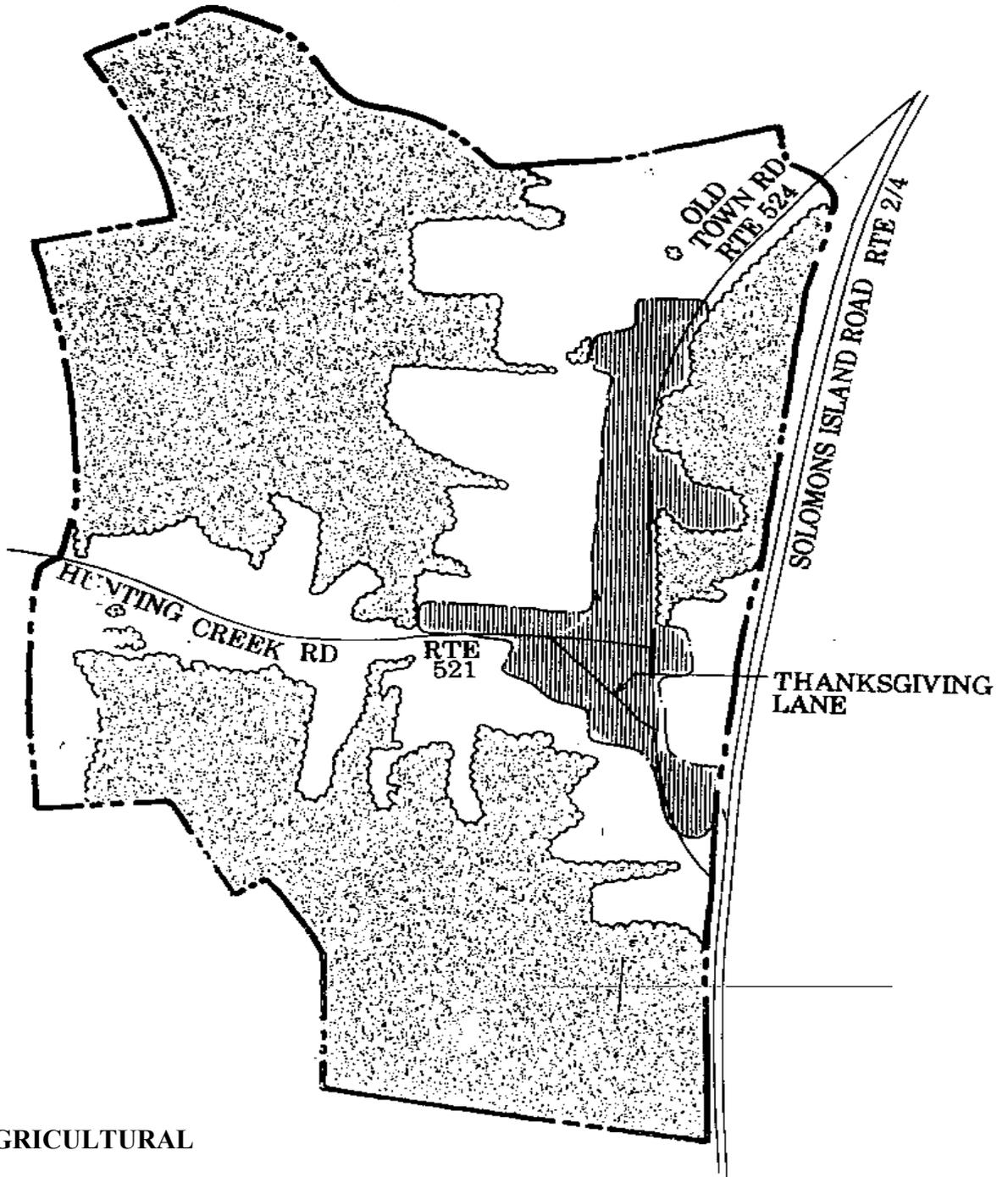


EXHIBIT 4  
HUNTINGTOWN TOWN CENTER  
ENVIRONMENTAL CONDITIONS



-  AGRICULTURAL
-  FORESTED
-  DEVELOPED



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 E. Bowen House
CT 400	Leland 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	May 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 (Rte. 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 on 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

<b>PRIORITY</b>	<b>POINTS</b>	<b>PROBLEM OR CONCERN</b>
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 AD DIRECTIONAL SIGNAGE
20	4	WETLANDS
20	4	TRASH DISPOSAL AND RECYLCING FACILITIES ADEQUATE?
21	3	FATE OF OLDER, EXISTING HOMES AND BUILDINGS
21	3	PUBLIC TRANSPORTATION AND COMMUTER PARKING FACILITIES

## II. 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.

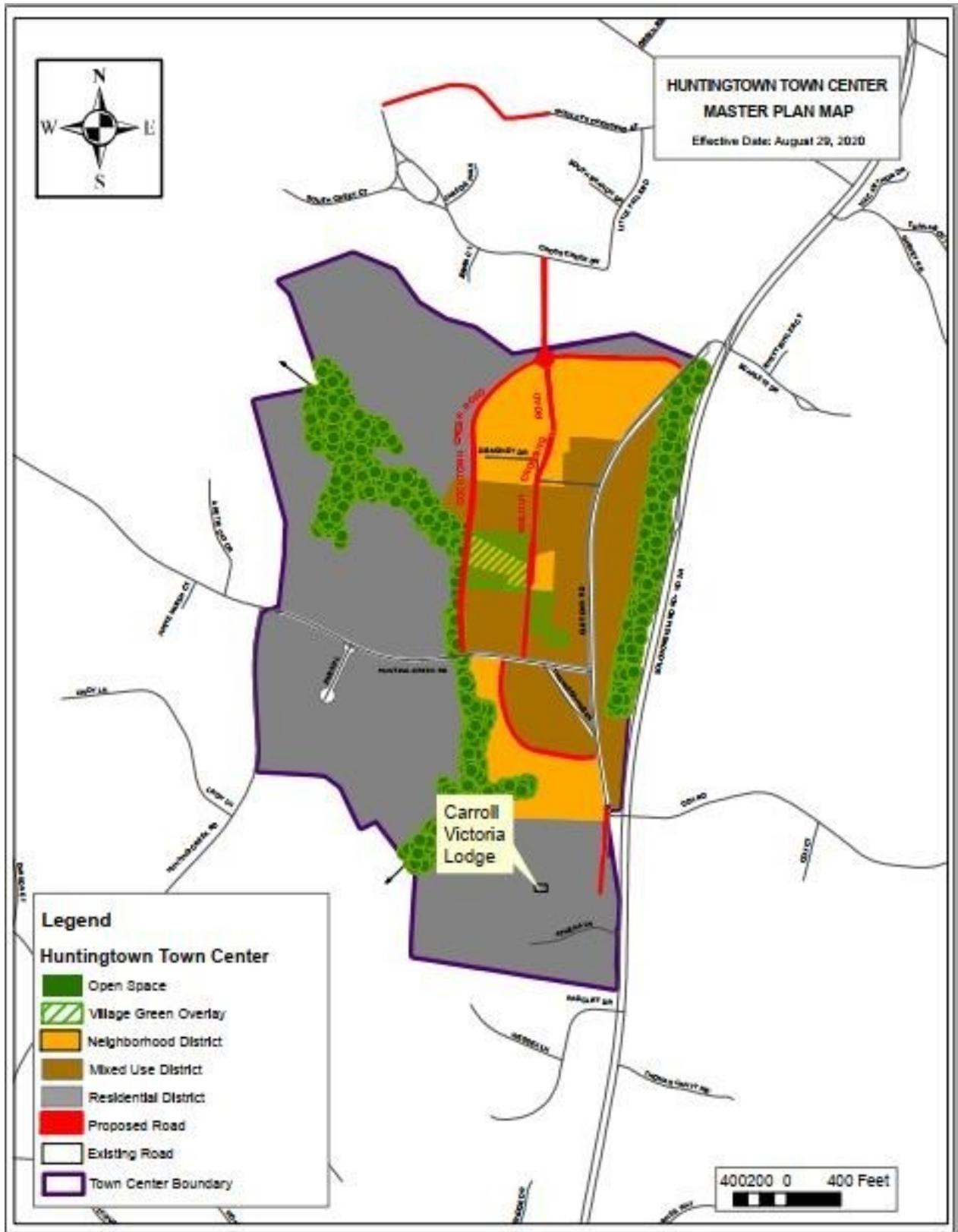


EXHIBIT 8  
HUNTINGTOWN TOWN CENTER  
MASTER PLAN MAP

## 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.

### **ACTIONS:**

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 possibly the north if these areas are linked to the existing town center by roads other than MD 2/4.

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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. Prohibit any new entrances to MD 2/4 along the Town Center's frontage.
2. (10/27/98) Extend Old Town Road south through SHA's Park-n-Ride providing access to the 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.
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. Acquisition of this parcel would also preserve it for the future overpass/underpass, the proposed alignment of which traverses this lot.
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.
5. Improvements to Hunting Creek Road and Old Town Road are discussed in Section IV C.
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.

#### **ACTIONS:**

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 firefighting 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 considered for the elevated (10/27/98) 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:

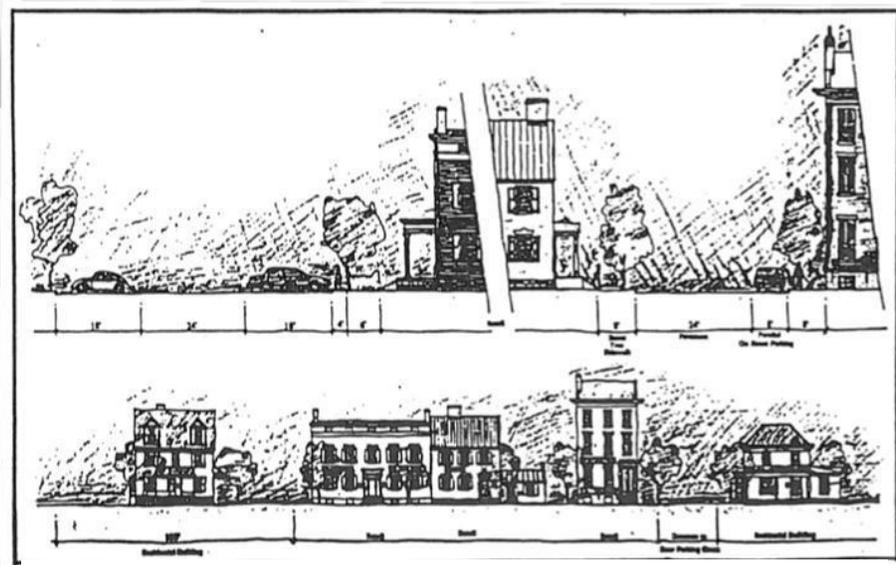
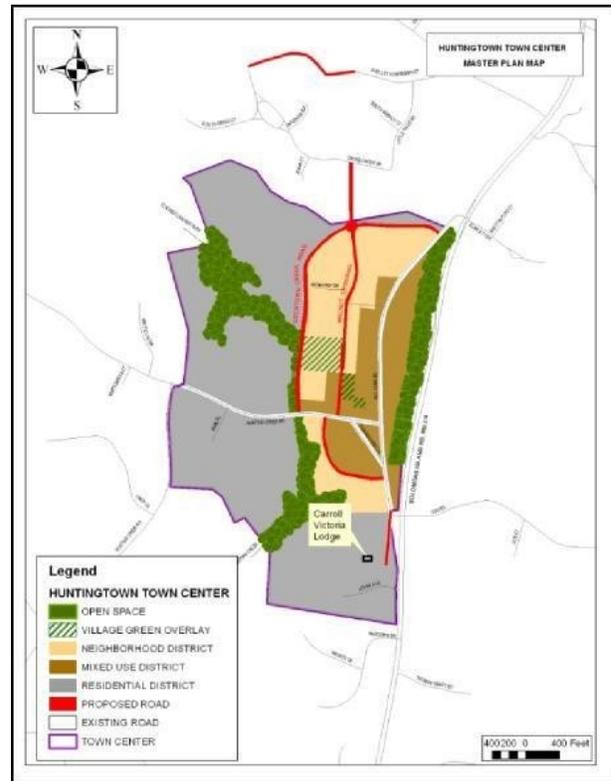
- Mixed Use District
- Neighborhood District
- Residential District

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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.



**Figure 1: Mixed Use District Streetscape**

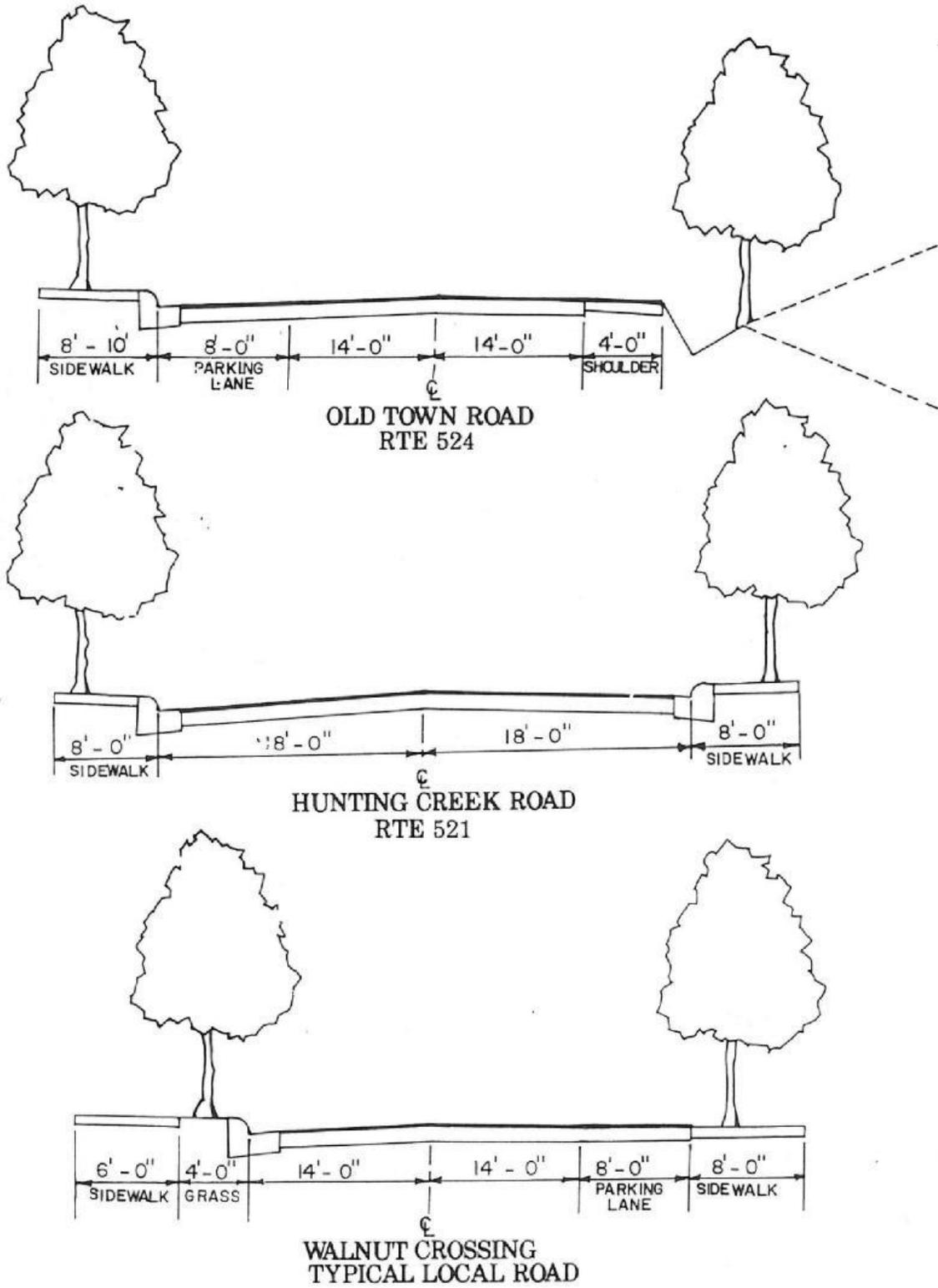
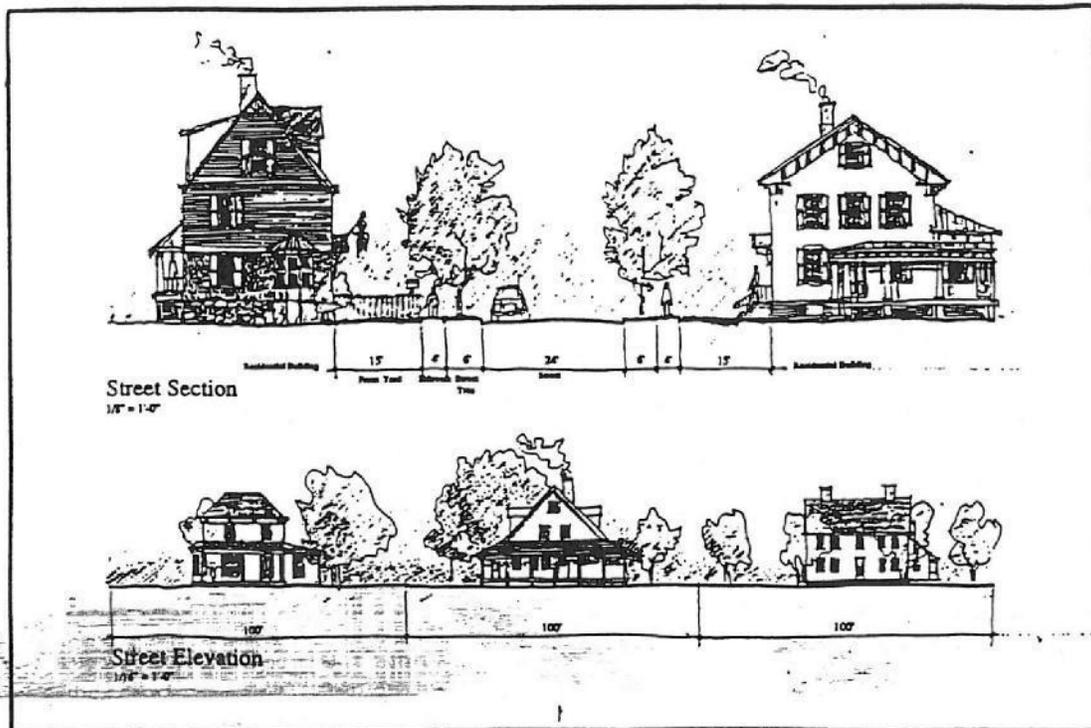
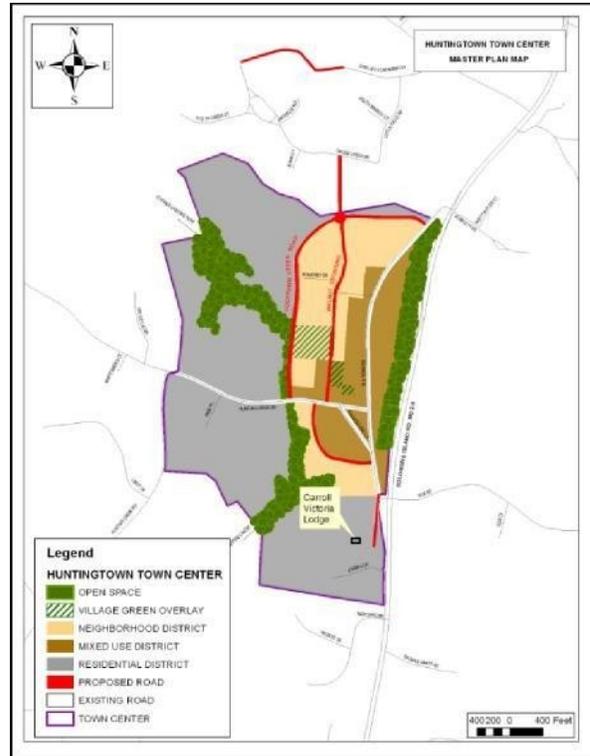


EXHIBIT 9  
MIXED USE DISTRICT  
TYPICAL ROAD SECTIONS

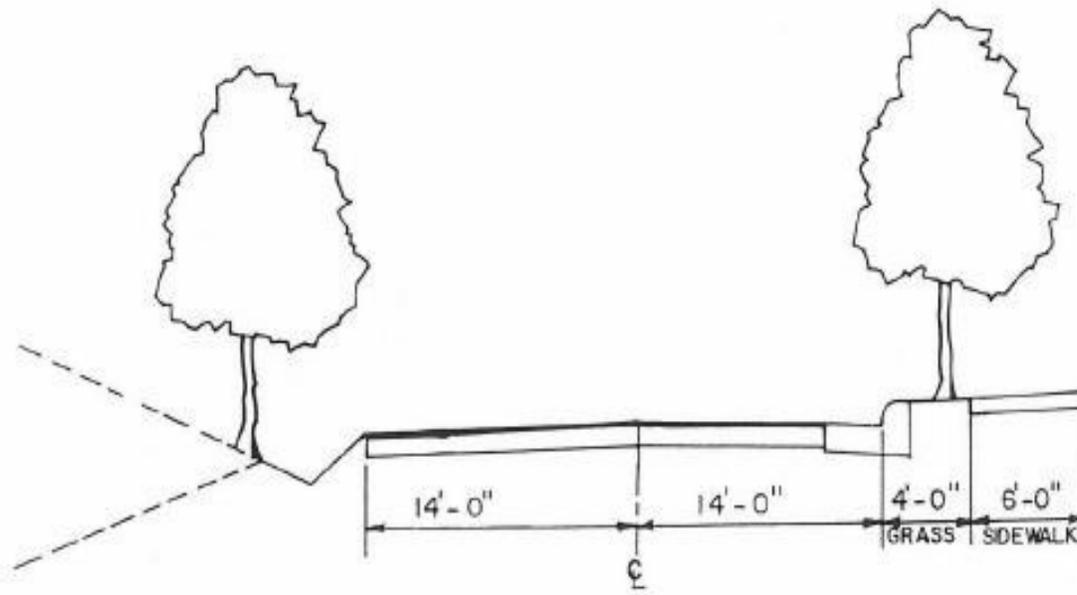
Neighborhood District

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.

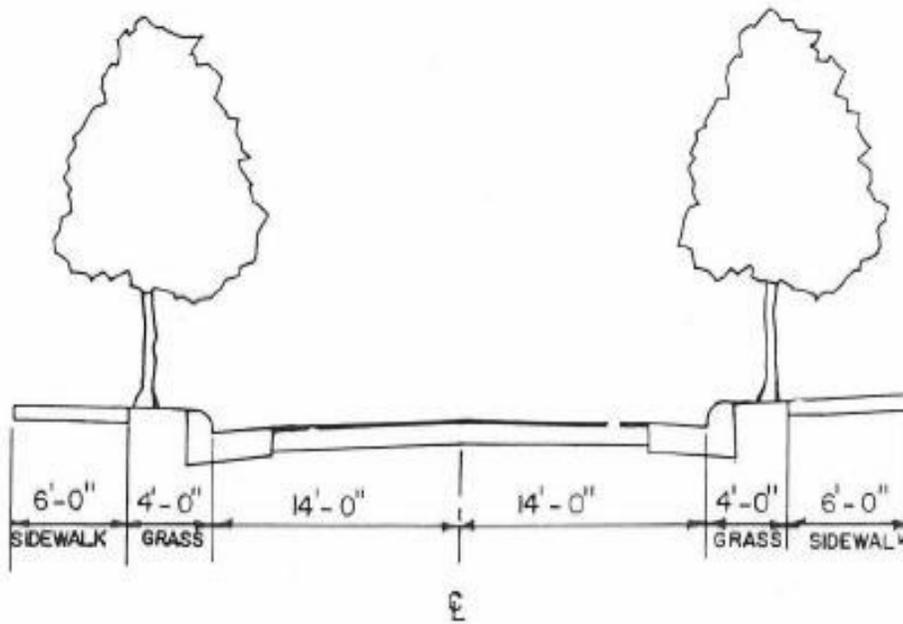
Proposed setbacks and zoning restrictions and complete listing of permitted, conditional, and special exception uses are contained in the Zoning Ordinance. Sidewalks and street trees are required throughout the Neighborhood District. The following drawings provide cross sections for typical local streets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



**Figure 2: Neighborhood District Streetscape**



COCKTOWN CREEK ROAD



TYPICAL LOCAL ROAD

EXHIBIT 10  
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 one acre. 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.

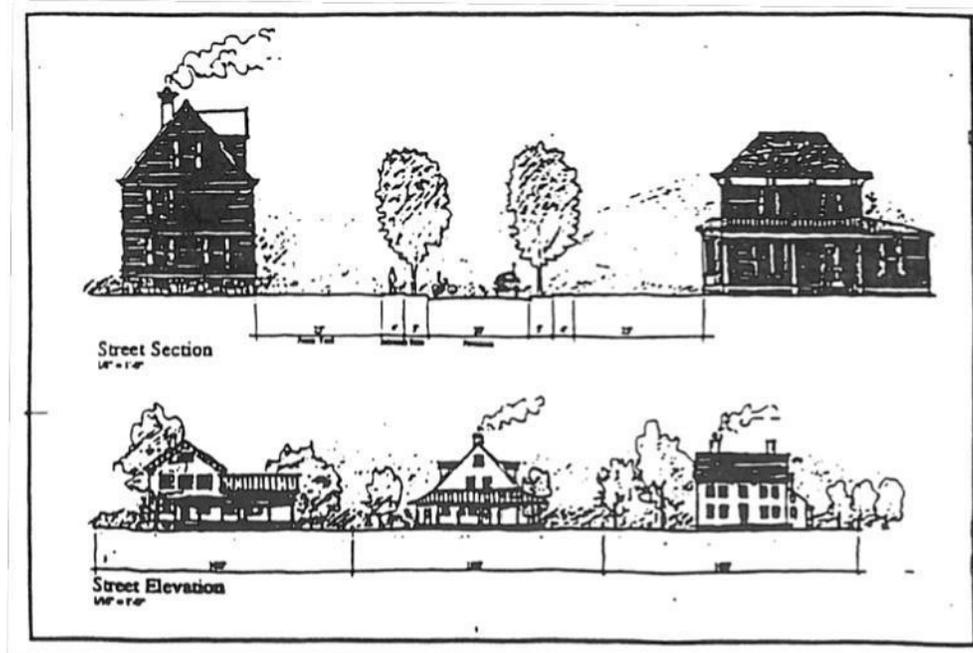
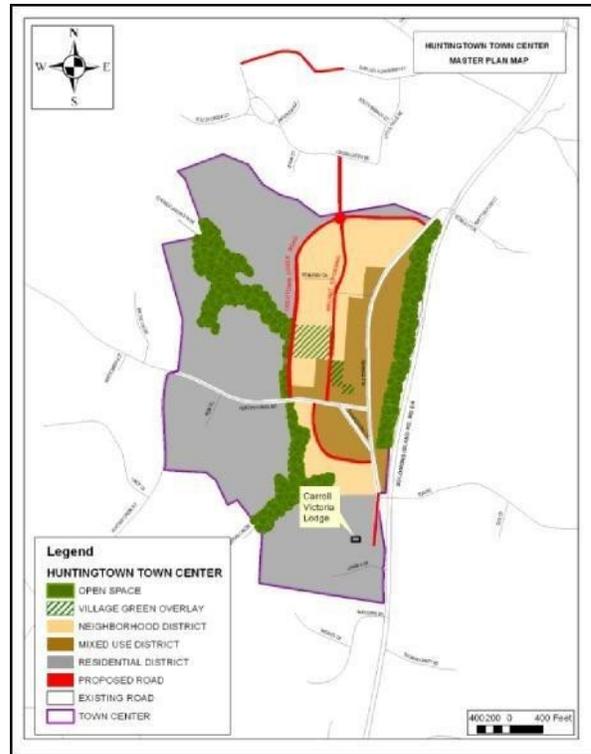
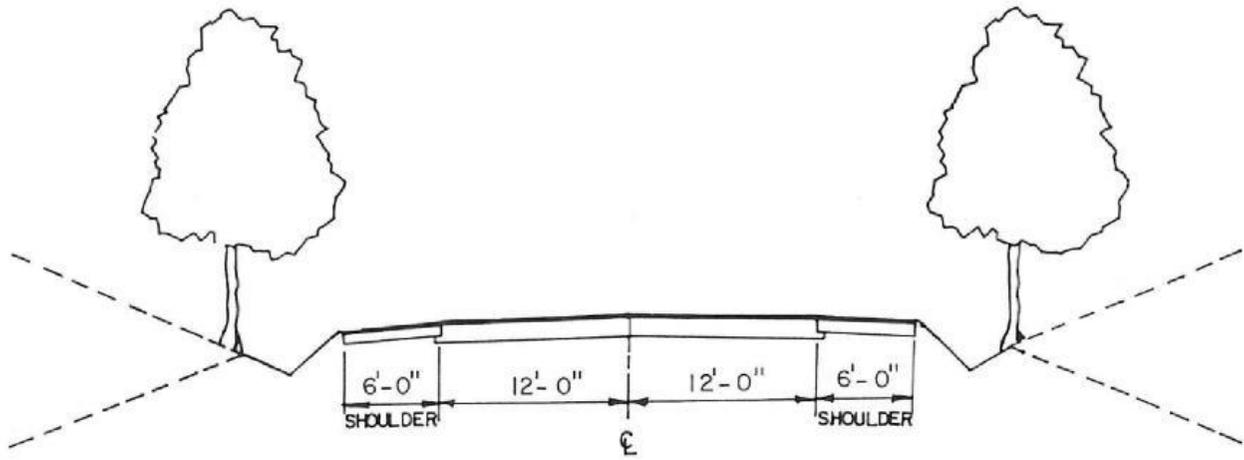
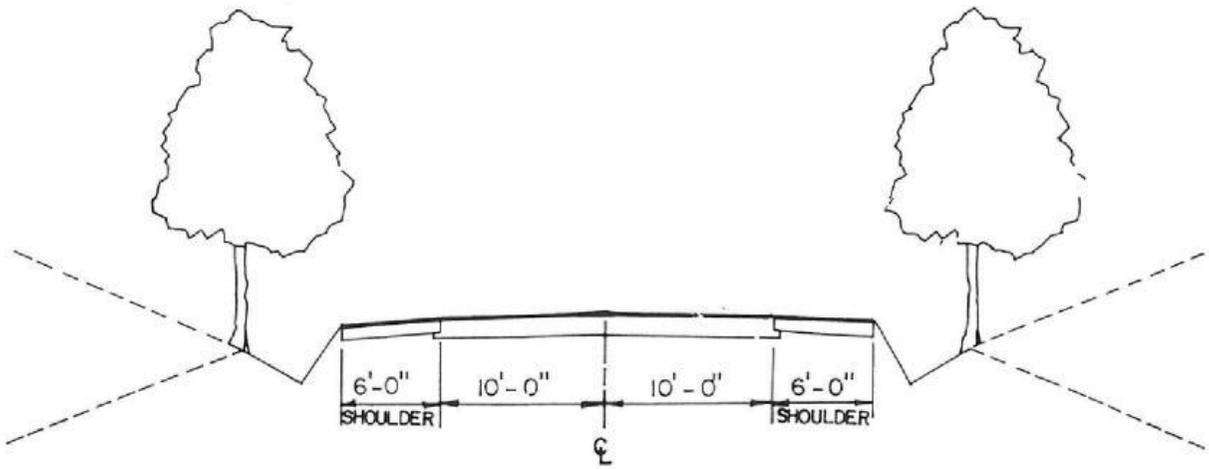


Figure 3: Residential District Streetscape



HUNTING CREEK ROAD



TYPICAL LOCAL ROAD

EXHIBIT 11  
RESIDENTIAL DISTRICT  
TYPICAL ROAD SECTIONS

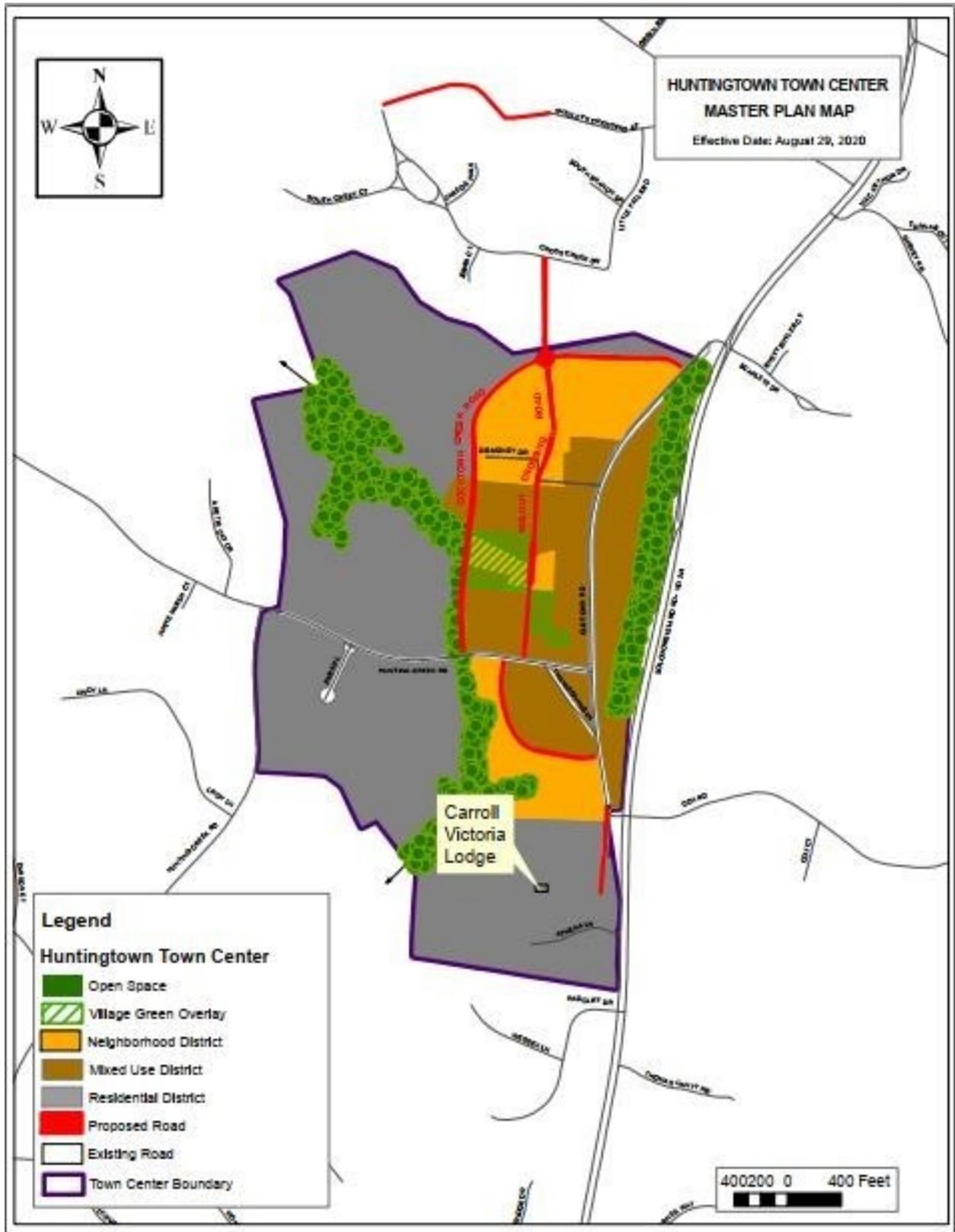


Figure 4: Landscape Buffer

## **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

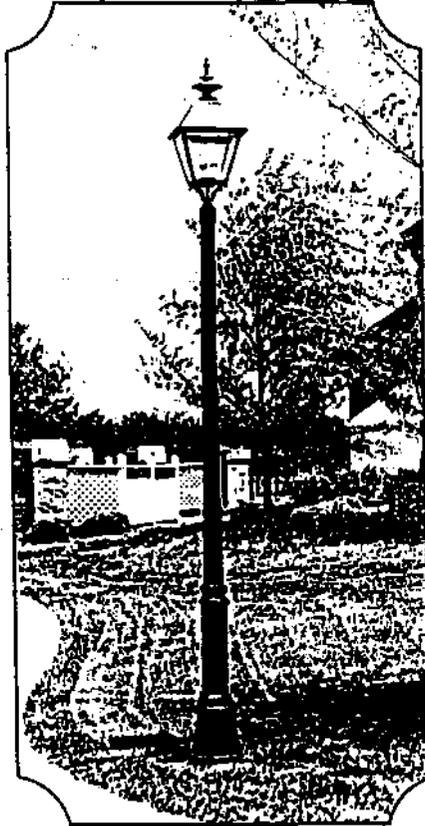
#### **ACTIONS:**

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.

### Landscaping

#### **ACTIONS:**

1. Adopt specific landscape standards addressing screening of objectionable views, street trees, and landscaping within parking lots.
2. (09/04/15) 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 the northern boundary of Parcel 9 on Tax Map 18, approximately 744 feet north of the southern intersection of Old Town Road with MD 2/4 (as measured from the southeast corner of Parcel 135 on Tax Map 18). This will buffer the town from MD 2/4, screen thereof 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 5

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 towns appearance.

Lighting

**ACTIONS:**

1. Provide streetlights 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.

### **ACTIONS:**

#### **High Priority**

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.
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.
3. Construct entrance features at each entrance to the Town Center from MD 2/4.
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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