

Huntingtown Town Center Master Plan Update

Oct. 14, 2025 Public Input Meeting

Questions & Answers

From July 23 to Aug. 25, 2025, the Department of Planning & Zoning (P&Z) made an online survey available to the public in preparation for the Huntingtown Town Center Master Plan Update. Respondents were asked whether the town center should remain designated town center or be designated rural commercial.

In October 2025, P&Z held a public input meeting on the survey results.

In November 2025, the Board of County Commissioners (BOCC) and the Planning Commission directed P&Z to explore the options of designating the Huntingtown Town Center a “major” or “minor” town center through the town center master plan update process. The designation of rural commercial is no longer being considered to avoid creating nonconforming uses. P&Z anticipates initiating the Huntingtown Town Center Master Plan update in 2026.

Below are answers to residents’ questions, asked during the public input meeting in October 2025.

Process & Timeframe

What is the process and timeframe for updating the Town Center Master Plan?

Updating the Town Center Master Plan is a multi-step process that typically takes 18 months or longer and may extend to two years or more. The timeframe depends on:

- The number and type of public meetings and workshops.
- Guidance needed from the Planning Commission.
- Briefings and direction from the BOCC.

Phase I: Identify Issues

- P&Z conducts public surveys, informational meetings and workshops.
- P&Z conducts Planning Commission briefings.

Phase II: Plan Preparation

- The Planning Commission directs P&Z to develop the draft plan.
- P&Z conducts information meetings on the plan development.
- P&Z conducts Planning Commission briefings.

Phase III: Plan Adoption

- The Planning Commission directs P&Z to solicit comments from the public (60-day comment period), required by the Land Use Article.
- P&Z recommends incorporating public comments into the draft plan for the Planning Commission’s consideration.

- The Planning Commission may request additional information prior to directing P&Z staff to schedule a public hearing.
- The Planning Commission holds a public hearing to consider public comments and determine consistency with the Calvert County Comprehensive Plan.
- P&Z presents the draft plan to the BOCC.
- The BOCC may request additional information prior to directing P&Z to schedule a public hearing.
- The BOCC holds a public hearing and considers public comments. If the BOCC determines the draft plan supports the public health, safety and welfare of county residents, it adopts the draft plan.

How and when is public input considered?

Public input is solicited through online surveys, informational meetings and workshops, as well as a state-required 60-day comment period. Comments may be submitted before and during public hearings with the Planning Commission and BOCC, and at any time during the update process via TownCenterUpdate@calvertcountymd.gov or by contacting the department of Planning & Zoning.

Designation & Zoning

If the town center designation is changed, what is the process?

Changing the town center designation would require several coordinated actions:

- Amend the Calvert County Comprehensive Plan
- Update the Master Plan of Town Centers, St. Leonard Town Center Master Plan Chapter
- Update the Town Center Zoning Ordinance
- Amend the Calvert County Zoning Ordinance
- Amend the Calvert County Zoning Map

When was the Huntingtown Town Center established, and who developed the vision?

- 1983 – The Calvert County Comprehensive Plan established town centers throughout the county.
- 1984 – The Huntingtown Town Center boundary was established.
- 1993 – The Huntingtown Town Center Master Plan and Town Center Zoning Ordinance were adopted.
- 1993 to present – The Town Center Master Plan and Zoning Ordinance have been amended multiple times.

P&Z developed the town center's vision through a series of public information meetings and workshops and by soliciting public comments during a state-required 60-day comment period and for Planning Commission and BOCC public hearings.

What is the difference between a “major” and “minor” town center?

The difference between a “major” and a “minor” town center is the area each serves. The Prince Frederick Town Center is a major town center because it serves the entire county as a government hub, while the Huntingtown Town Center primarily serves the surrounding community with fewer businesses that attract visitors from outside the area.

If the town center is designated a minor town center, will existing uses be grandfathered?

Existing permitted uses in the town center will remain permitted if it is designated a minor town center, unless public input during the master plan update results in a revised vision that identifies certain uses as no longer desirable. Uses that become prohibited will be considered nonconforming and may continue as long as they remain in operation. If a nonconforming use ceases for more than one year, it will lose its nonconforming status.

If there are no changes to the designation, are shops, restaurants, apartments, townhomes, parks, trails and similar uses allowed?

Yes. Under the existing town center designation, these uses are permitted.

Is there a guarantee that townhouses and apartments will not be permitted in the town center to avoid development trends, such as those in Prince Frederick?

The Calvert County Zoning Ordinance permits multi-family units (five units or more) in the mixed-use and neighborhood districts, limited to housing for the elderly where at least one resident of each unit is age 65 or older and the facility abuts an arterial or collector street. Duplexes, triplexes and quadruplexes are also permitted in the mixed-use and neighborhood districts. Townhouses are not permitted in the town center.

Would a designation change to a minor town center better serve the people of Huntingtown?

Public input will help determine whether a minor town center designation better serves the residents of ~~St. Leonard~~Huntingtown, along with a determination of consistency with the Calvert County Comprehensive Plan by the Planning Commission and approval by the BOCC.

Town Center Districts

What type of development or redevelopment is allowed in the districts versus the open spaces?

According to the current Huntingtown Town Center Master Plan, the town center’s vision includes three districts, proposed roads, an open space corridor and a village green overlay.

Development and redevelopment are intended in the mixed-use, neighborhood and residential districts, as permitted in Article 18, Uses, Table 18-2 of the Calvert County Zoning Ordinance. Development is not intended in the proposed open space corridor or open space overlay except for passive recreational uses.

The **mixed-use district** (brown shade) encourages a mix of retail, office and residential uses that is pedestrian-friendly.

The **neighborhood district** (orange shade) encourages housing and other compatible uses that is pedestrian-friendly, characterized by small front yard setbacks, sidewalks, street trees and relatively narrow roads in a grid pattern.

The **residential district** (gray shade) encourages primarily single-family detached housing at moderate densities (1 to 2 units/acre on 1/3-acre or acre lots).

Proposed roads are recommended for connectivity within the Town Center.

The **open space** (dark green shade) is an envisioned corridor running north-south along the Town Center, connecting Cocktown Creek (north) and Reits Branch (south).

The **village green** (green and white shade) is an overlay zone that envisions a village green that connects the Mixed-Use and Neighborhood Districts to the proposed open space corridor.

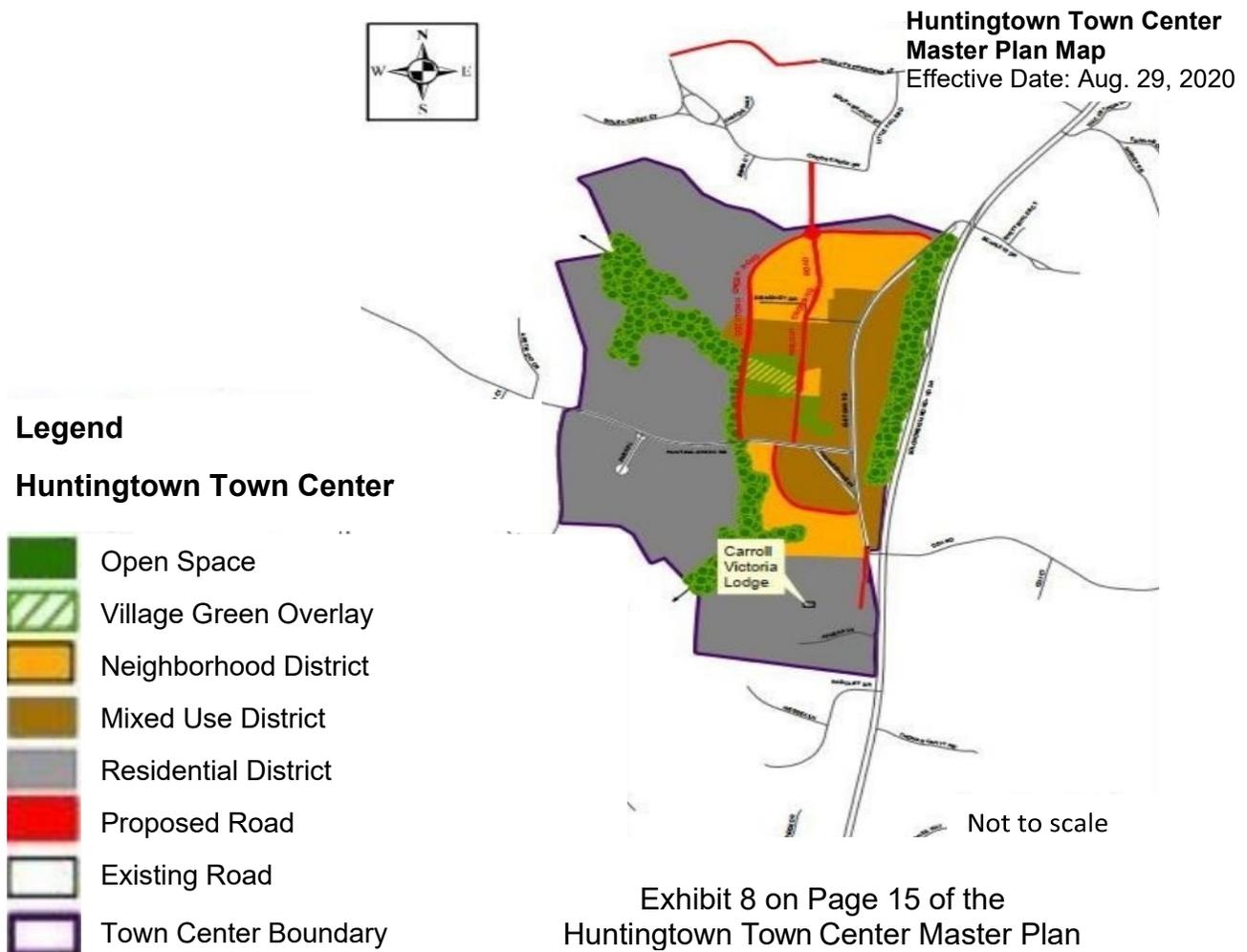


Exhibit 8 on Page 15 of the
Huntingtown Town Center Master Plan

Water & Sewer

What is the capacity of the sewer systems in the county? Is the town center going to be served by public sewer and in what timeframe?

Information on countywide sewer capacity is available in the Calvert County Water and Sewerage Plan ([Water and Sewer Resources](#)).

Huntingtown Town Center is currently served by septic systems and wells. Neither public water nor sewer service is currently planned in the town center, and no timeframe has been established. However, community water and sewer systems are permitted in all town centers when needed to support environmental health/or support county identified economic development goals, when and if cost effective and economically feasible, and when consistent with the town center master plans.

Public opinion on sewer service is mixed. Some community members are concerned that public sewer could encourage higher residential density. Others believe the lack of public sewer may limit business establishment due to the cost of private sewer systems and acknowledge that an onsite disposal system or community septic system may be necessary for sustainability.

If public input supports sewer infrastructure, it would be recommended as part of the Town Center Master Plan update. Planning for sewer infrastructure is a lengthy process that must address the type of system (such as an onsite disposal system or a community septic system), the land needed for the facility and effluent land application, and potential funding sources (such as taxes, bond issues, state and federal grants and loans, and user connections and fees). Similar considerations are required for public water except acquiring land for effluent land application.

Survey & Population

Do respondents need to be Calvert County residents to answer the survey?

No. The survey was open to the general public.

Participants were asked to provide a ZIP code if they live outside the town center. Of the 389 participants, 26 people (7%) lived outside the Huntingtown ZIP code.

How many people live in the Huntingtown Town Center?

An estimated 90 people live within the Huntingtown Town Center.

Is the survey indicative of what people really want?

The survey reflects feedback from 389 respondents and serves as an initial tool for gathering public input on the Town Center Master Plan update.

Public input guides decisions about the town center's designation and vision.

Public Outreach & Mailings

How were mailings sent?

To promote the survey and update process:

- Postcards were mailed to the Huntingtown ZIP code using the U.S. Postal Service Every Door Direct Mail (EDDM) service.
- A total of 5,700 postcards were distributed to addresses along the postal route.

Several property owners reported not receiving a postcard. In response, P&Z is:

- Exploring the use of the county's tax bill mailing process for future mailings
- Investigating additional outreach methods such as:
 - Civic association webpages
 - Facebook pages
 - Email distribution lists

The public is encouraged to follow the Town Center Master Plan update and submit comments through the following:

- [Master Plan of Town Centers Webpage](#)
- [Notify Me](#)
- [Planning Perspective Quarterly Newsletter](#)
- [Calvert County Mobile App](#)
- Email Comments / Mailing List Requests (TownCenterUpdate@calvertcountymd.gov)