

# CAVERT 2040

Your county. Your future.

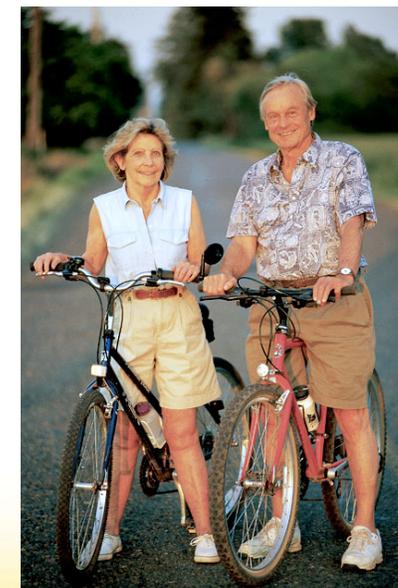
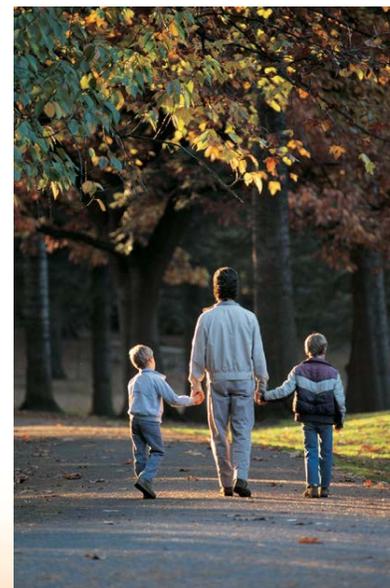


---

Fostering Vibrant, Walkable Communities  
with Multi-Generational Opportunities

# AGENDA

- Welcome and Introductions
- The Plan Process
- Place Types Options
- Next Steps
- Workshop Discussions



Note: The matrix on slides 7-12 was revised after the slideshow was presented on March 27, 2017.

# Comprehensive Plan Schedule

## Identify Issues

- Initial meetings, analysis of existing conditions
- 1<sup>st</sup> round of public meetings
- Concurrence on Issues - PC and BOCC

Fall 2015 –  
Fall 2016

We are  
here

## Develop Plan and Ordinance

- ★ Issue development with stakeholders and interested persons
- 2<sup>nd</sup> round of public meetings
- Draft plan, review and joint work session about Plan

Fall 2016 –  
Fall 2017

## Adoption

- Revised draft plan
- Joint work session, public hearing and adoption for plan

Fall 2017 –  
Spring 2018

# Key Visions

## 2004 – 2010 Comprehensive Plans

Overall Goal: Maintain and/or improve the overall quality of life for all citizens of Calvert County.

**Grow Sustainable  
Town Centers**

**Safe Highways and  
Practical Alternatives**

**Foster a Strong  
Economy**

**Preserve Forest  
and Farmland**

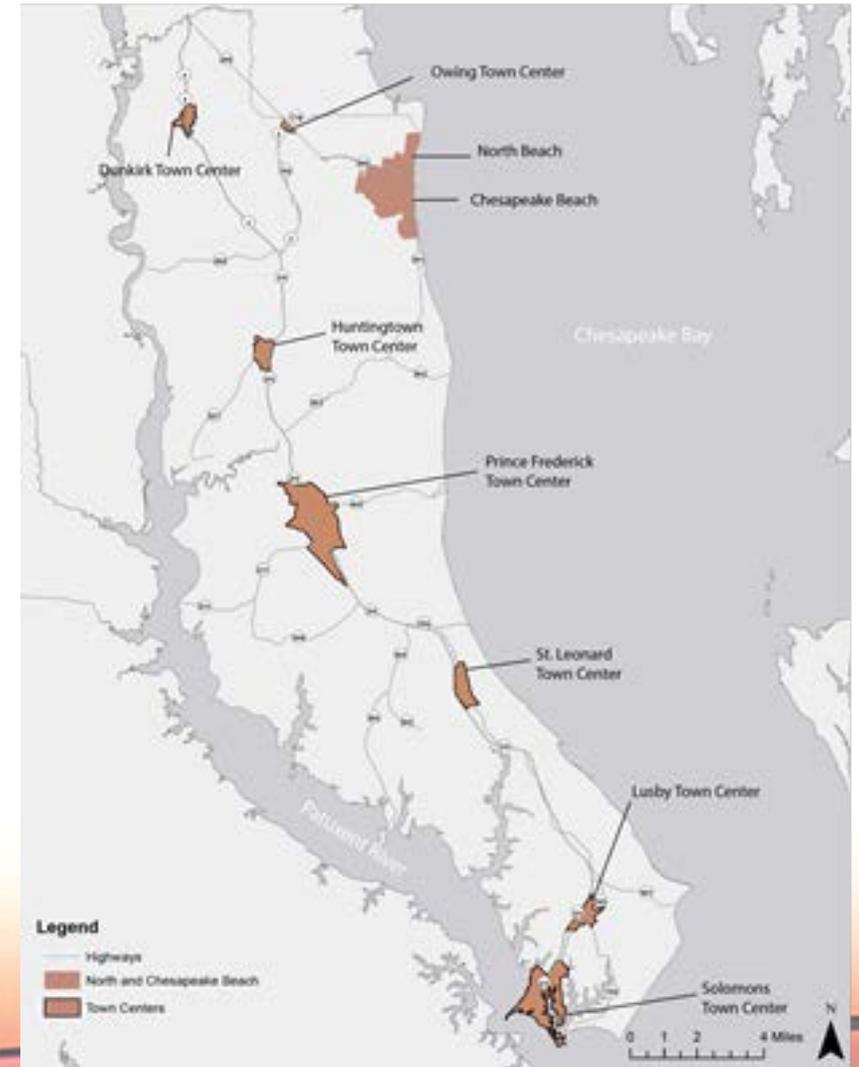
**Conserve Natural  
Resources**

# Key Issues for Update

- Providing an Efficient and Multi-modal Transportation System
- Supporting Options in Community Character
- **Fostering Communities with Multi-Generational Opportunities**
- Preserving Rural Character and Directing Growth to Existing Population Centers
- Strengthening Economic Vitality

# GOALS FOR TONIGHT

- Review feedback from previous workshop
- Consider proposed definitions and characteristics for each place type
- Respond to proposed characteristics of growth or not for each place type.



# Results from Feb. 22

Locations	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Dunkirk	Town Center	Village/Hamlet*	Town Center	Town Center	Town Center	Town Center/Village
Huntingtown	Village	Village	Village	Town Center	Village	Village
Lusby	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Prince Frederick	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
St. Leonard	Village	Village	Village	Town Center	Village	Village
Solomons	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Owings						Hamlet
Barstow	Hamlet	Hamlet	No Designation	No Designation	Village	Hamlet
Chaneyville	Hamlet		No Designation	No Designation	Village	Hamlet
Sunderland/Mt. Harmony	Hamlet		No Designation	No Designation	Village	Hamlet
Broomes Island	Waterfront	Waterfront	No Designation	No Designation	Waterfront	Waterfront
Cove Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Dares Beach	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Plum Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
White Sands						Waterfront

\*Village could be an agreed upon designation if sewer is not required under the specifications of a Village place-type.

# Broad agreement about largest communities

Locations	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Dunkirk	Town Center	Village/Hamlet*	Town Center	Town Center	Town Center	Town Center/Village
Huntingtown	Village	Village	Village	Town Center	Village	Village
Lusby	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Prince Frederick	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
St. Leonard	Village	Village	Village	Town Center	Village	Village
Solomons	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Owings						Hamlet
Barstow	Hamlet	Hamlet	No Designation	No Designation	Village	Hamlet
Chaneyville	Hamlet		No Designation	No Designation	Village	Hamlet
Sunderland/Mt. Harmony	Hamlet		No Designation	No Designation	Village	Hamlet
Broomes Island	Waterfront	Waterfront	No Designation	No Designation	Waterfront	Waterfront
Cove Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Dares Beach	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Plum Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
White Sands						Waterfront

\*Village could be an agreed upon designation if sewer is not required under the specifications of a Village place-type.



# Broad agreement about waterfront communities

\*Village could be an agreed upon designation if sewer is not required under the specifications of a Village place-type.



Locations	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Dunkirk	Town Center	Village/Hamlet*	Town Center	Town Center	Town Center	Town Center/Village
Huntingtown	Village	Village	Village	Town Center	Village	Village
Lusby	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Prince Frederick	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
St. Leonard	Village	Village	Village	Town Center	Village	Village
Solomons	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Owings						Hamlet
Barstow	Hamlet	Hamlet	No Designation	No Designation	Village	Hamlet
Chaneyville	Hamlet		No Designation	No Designation	Village	Hamlet
Sunderland/Mt. Harmony	Hamlet		No Designation	No Designation	Village	Hamlet
Broomes Island	Waterfront	Waterfront	No Designation	No Designation	Waterfront	Waterfront
Cove Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Dares Beach	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Plum Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
White Sands						Waterfront

# Village applied to minor town centers and new locations

Locations	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Dunkirk	Town Center	Village/Hamlet*	Town Center	Town Center	Town Center	Town Center/Village
Huntingtown	Village	Village	Village	Town Center	Village	Village
Lusby	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Prince Frederick	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
St. Leonard	Village	Village	Village	Town Center	Village	Village
Solomons	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Owings						Hamlet
Barstow	Hamlet	Hamlet	No Designation	No Designation	Village	Hamlet
Chaneyville	Hamlet		No Designation	No Designation	Village	Hamlet
Sunderland/Mt. Harmony	Hamlet		No Designation	No Designation	Village	Hamlet
Broomes Island	Waterfront	Waterfront	No Designation	No Designation	Waterfront	Waterfront
Cove Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Dares Beach	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Plum Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
White Sands						Waterfront

\*Village could be an agreed upon designation if sewer is not required under the specifications of a Village place-type.

# Hamlet is not consistently applied

\*Village could be an agreed upon designation if sewer is not required under the specifications of a Village place-type.

Locations	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Dunkirk	Town Center	Village/Hamlet*	Town Center	Town Center	Town Center	Town Center/Village
Huntingtown	Village	Village	Village	Town Center	Village	Village
Lusby	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Prince Frederick	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
St. Leonard	Village	Village	Village	Town Center	Village	Village
Solomons	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Owings						Hamlet
Barstow	Hamlet	Hamlet	No Designation	No Designation	Village	Hamlet
Chaneyville	Hamlet		No Designation	No Designation	Village	Hamlet
Sunderland/Mt. Harmony	Hamlet		No Designation	No Designation	Village	Hamlet
Broomes Island	Waterfront	Waterfront	No Designation	No Designation	Waterfront	Waterfront
Cove Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Dares Beach	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Plum Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
White Sands						Waterfront

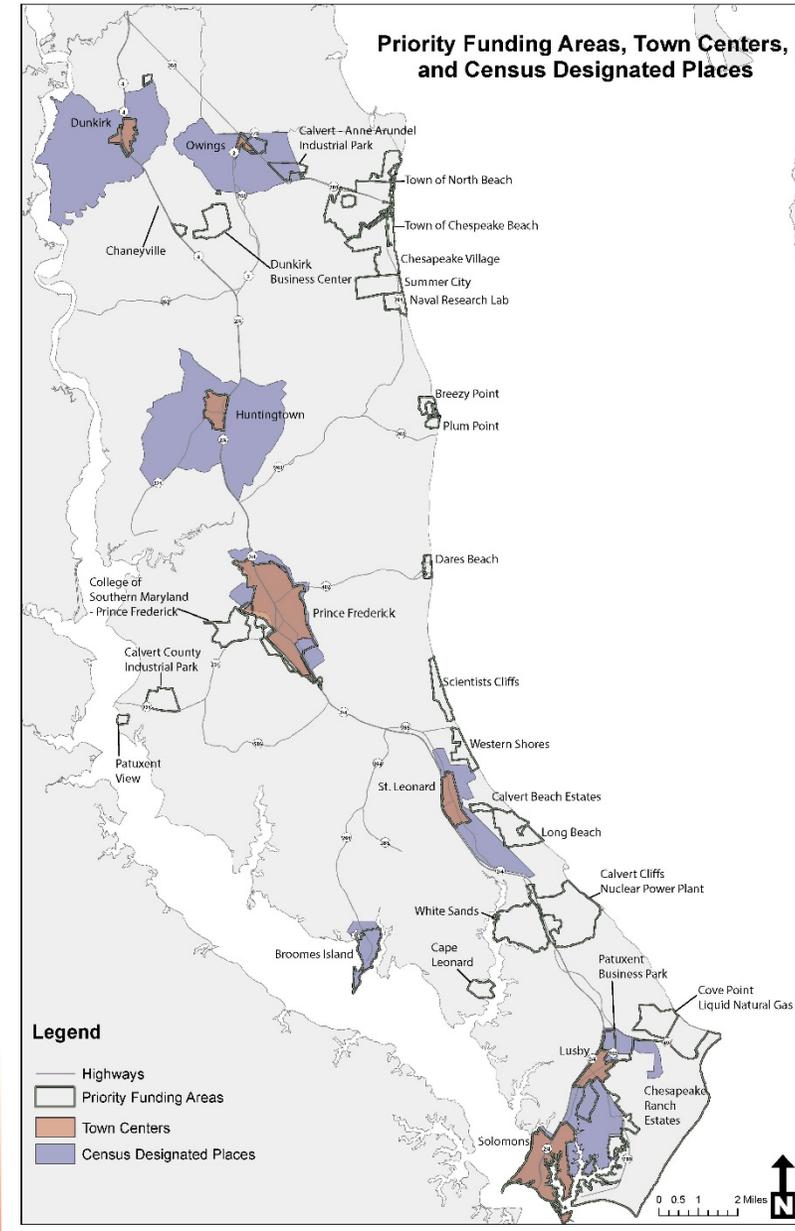
# Two groups want no designation beside town center or village

\*Village could be an agreed upon designation if sewer is not required under the specifications of a Village place-type.

Locations	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Dunkirk	Town Center	Village/Hamlet*	Town Center	Town Center	Town Center	Town Center/Village
Huntingtown	Village	Village	Village	Town Center	Village	Village
Lusby	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Prince Frederick	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
St. Leonard	Village	Village	Village	Town Center	Village	Village
Solomons	Town Center	Town Center	Town Center	Town Center	Town Center	Town Center
Owings						Hamlet
Barstow	Hamlet	Hamlet	No Designation	No Designation	Village	Hamlet
Chaneyville	Hamlet		No Designation	No Designation	Village	Hamlet
Sunderland/Mt. Harmony	Hamlet		No Designation	No Designation	Village	Hamlet
Broomes Island	Waterfront	Waterfront	No Designation	No Designation	Waterfront	Waterfront
Cove Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Dares Beach	Waterfront		No Designation	No Designation	Waterfront	Waterfront
Plum Point	Waterfront		No Designation	No Designation	Waterfront	Waterfront
White Sands						Waterfront

# Classification of Place Types

- 2010 Comprehensive Plan
- Priority Funding Areas
- Census Designated Places
- Existing Development Pattern
- Availability of Public Water and Sewer
- Public Services and Buildings



# Town Centers

- Centers for residential and commercial growth
- Mix of residential and commercial uses
- Serves a county-wide or regional market
- Include public facilities and services
- Central district, blocks with short walking distance
- Residential area on the outskirts

	Town Center
Priority Funding Area	Yes
Jobs	Yes
Water service	Yes
Sewer system	Yes
Health care facilities	3-5
Public uses	3 or more
Library	Yes
Schools	Yes
Multi-family units, large	Yes
Places of assembly	Yes
Small commercial building	Yes
Large commercial buildings	Yes
Light industrial, etc.	Yes
Central business area	Yes
Sidewalks, pedestrian network	Yes
Waterfront commercial	Yes

# Villages

- Smaller than Town Centers
- Mix of residential and commercial land uses
- Serves a local and nearby market
- Include public facilities and services
- Central commercial district with some residential units
- Residential area on the outskirts
- Some residential and commercial growth

	Village
Priority Funding Area	Yes
Jobs	Yes
Water service	Maybe
Sewer system	Maybe
Health care facilities	Yes
Public uses	Yes
Library	Maybe
Schools	Yes
Multi-family units, large	Yes
Places of assembly	Yes
Small commercial building	Yes
Large commercial buildings	Yes
Light industrial, etc.	Maybe
Central business area	Yes
Sidewalks, pedestrian network	Yes
Waterfront commercial	Yes

# Waterfront Communities

- Located along the waterfront
- Largely pre-zoning development
- Pre-dominantly residential uses
- Commercial tends to be water-oriented
- Limited or no future growth
- Added environmental and flood-protection regulations

	Waterfront
Priority Funding Area	Yes
Jobs	Maybe
Water service	Maybe
Sewer system	Maybe
Health care facilities	Maybe
Public uses	Maybe
Library	No
Schools	No
Multi-family units, large	No
Places of assembly	Yes
Small commercial building	Yes
Large commercial buildings	No
Light industrial, etc.	No
Central business area	No
Sidewalks, pedestrian network	No
Waterfront commercial	Maybe

# Hamlets

- Contain several commercial and civic uses
- Low density residential development
- Little or no future residential growth

	Hamlet
Priority Funding Area	No
Jobs	Retail, commercial service
Water service	No
Sewer system	No
Health care facilities	Maybe
Public uses	Maybe
Library	No
Schools	Maybe
Multi-family units, large	No
Places of assembly	Yes
Small commercial building	Yes
Large commercial buildings	No
Light industrial, etc.	No
Central business area	No
Sidewalks, pedestrian network	Maybe
Waterfront commercial	No

# DISCUSSION GUIDELINES

- Discussion format
  - Four sets of questions, same questions at each table
  - Facilitator and note-taker at each table
- Provide your thoughts, reactions, and concerns.
- Be respectful of all participants.
- Be mindful of time and encourage everyone to contribute.

# Next Meeting

- Providing an Efficient and Multi-modal Transportation System
- Supporting Options in Community Character
- Fostering Communities with Multi-Generational Opportunities
- **Preserving Rural Character and Directing Growth to Existing Population Centers (rescheduled to April 20)**
- Strengthening Economic Vitality (To be rescheduled)

# Stay Involved and Connected!

- Sign up for Newsflash updates
- Issue Papers and Meetings February – April 2017
  - Provide feedback on issue papers via Speakup, mail, and email
  - Attend meetings: April 6 and date to be announced
- Invite your friends, family and neighbors!

# THANKS FOR PARTICIPATING!



**CALVERT**  
**2040**  
Your county. Your future.