

**AN ORDINANCE FOR THE PURPOSE OF
ADOPTING AMENDMENTS TO THE HUNTINGTOWN MASTER PLAN**

WHEREAS, *Article 66B* of the Maryland Annotated Code, *as amended*, empowers the Board of County Commissioners of Calvert County, Maryland to enact Master Plans and Zoning Ordinances to promote the health, safety and welfare of the citizens of Calvert County, and to provide for their administration, enforcement and amendment; and

WHEREAS, pursuant to that authority, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Huntingtown Master Plan; and

WHEREAS, after study and evaluation, the Department of Planning and Zoning of Calvert County recommended to the Planning Commission and the Board of County Commissioners amendments to the Huntingtown Master Plan regarding transportation infrastructure, including changes to maps, figures, and the implementation strategy of the Master Plan; and

WHEREAS, after due notice was published, the Planning Commission and the Board of County Commissioners of Calvert County conducted a joint public hearing on October 18, 2011, at which time the proposed amendments were discussed, staff's recommendations were considered, and public comment was solicited; and

WHEREAS, at the conclusion of said public hearing, the Planning Commission voted to approve the amendments as proposed; and

WHEREAS, after considering the evidence which had been presented at the public hearing regarding the proposed amendments and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the amendments to the Huntingtown Master Plan as set forth in Exhibits "A" and "B," attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED, by the Board of County Commissioners of Calvert County, Maryland, that the Huntingtown Master Plan presently in effect, as amended, **BE**, and hereby **IS**, amended by adopting amendments to the Huntingtown Master Plan as set forth in Exhibit "A" hereto and hereby incorporated by reference such that the effect of such revision is reflected in Exhibit "B" hereto and hereby incorporated by reference; and

BE IT FURTHER RESOLVED AND ORDAINED, by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Huntingtown Master Plan is found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of this Ordinance and Huntingtown Master Plan shall be enforceable and valid; and

BE IT FURTHER RESOLVED AND ORDAINED, by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein; and

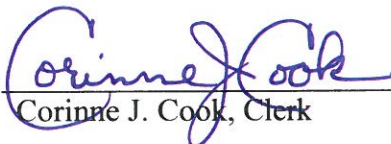
BE IT FURTHER RESOLVED AND ORDAINED, by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation.

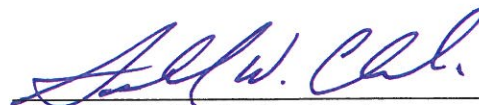
DONE, this 6 day of March, 2012 by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

Aye: 4
Nay: 0
Absent/Abstain: Commissioner Gerald W. Clark

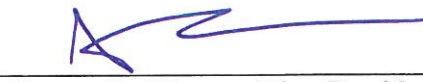
ATTEST:

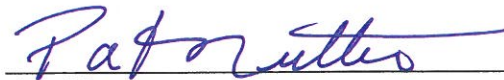
**BOARD OF COUNTY
COMMISSIONERS OF CALVERT
COUNTY, MARYLAND**


Corinne J. Cook, Clerk

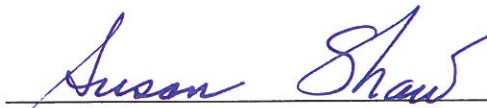

Gerald W. Clark, President

Approved for form and legal
sufficiency on February 24, 2012
by:


Steven R. Weems, Vice-President


Pat Nutter


John B. Norris, III, County Attorney


Susan Shaw


Evan K. Slaughenhoupt Jr.

Reserved for Record March 7, 2012
at 1:20 o'clock P M. Same day
recorded in Liber KPS No. 38
Filed 418 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.



**RESOLUTION OF THE CALVERT COUNTY PLANNING COMMISSION
APPROVING AMENDMENTS TO THE HUNTINGTOWN TOWN
CENTER MASTER PLAN**

WHEREAS, it is the duty of the Calvert County Planning Commission, pursuant to Article 66B of the Annotated Code of Maryland, to make and approve Plans to guide the physical development of the County; and

WHEREAS, certain proposed amendments to the Huntingtown Town Center Master Plan have been presented for consideration by staff, as set forth in the document **Amendments Proposed by the Calvert County Planning Commission July 25, 2011**; and

WHEREAS, the Calvert County Planning Commission has considered the Proposed Amendments and held a joint public hearing with the Board of County Commissioners of Calvert County on the Plan on October 18, 2011; and

WHEREAS, the Planning Commission received and considered State agency comments from the Maryland Department of Planning; and,

WHEREAS, the Plan and its supporting findings and recommendations are set forth in the form of texts, maps, charts and tables in a report entitled **Amendments Proposed by the Calvert County Planning Commission July 25, 2011**; and,

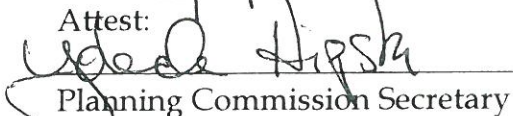
WHEREAS, the Planning Commission considers the proposed amendments to the **Huntingtown Town Center Master Plan** to be a necessary guide, along with Ordinances to be adopted consistent therewith, to the future development of Calvert County;

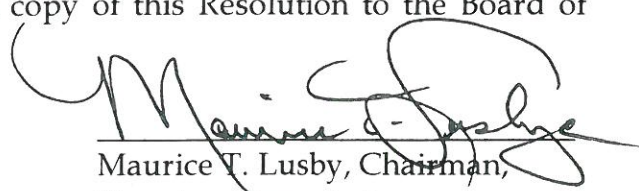
NOW, THEREFORE, BE IT RESOLVED, that the Calvert County Planning Commission hereby approves the amendments contained in the document **Amendments Proposed by the Calvert County Planning Commission July 25, 2011**, and recommends the same to the Board of Commissioners of Calvert County for adoption; and

BE IT FURTHER RESOLVED, that the Chairman of the Planning Commission hereby transmits a signed copy of this Resolution to the Board of Commissioners of Calvert County.

Dated: 1/4/2012

Attest:


Planning Commission Secretary


Maurice T. Lusby, Chairman,
Planning Commission

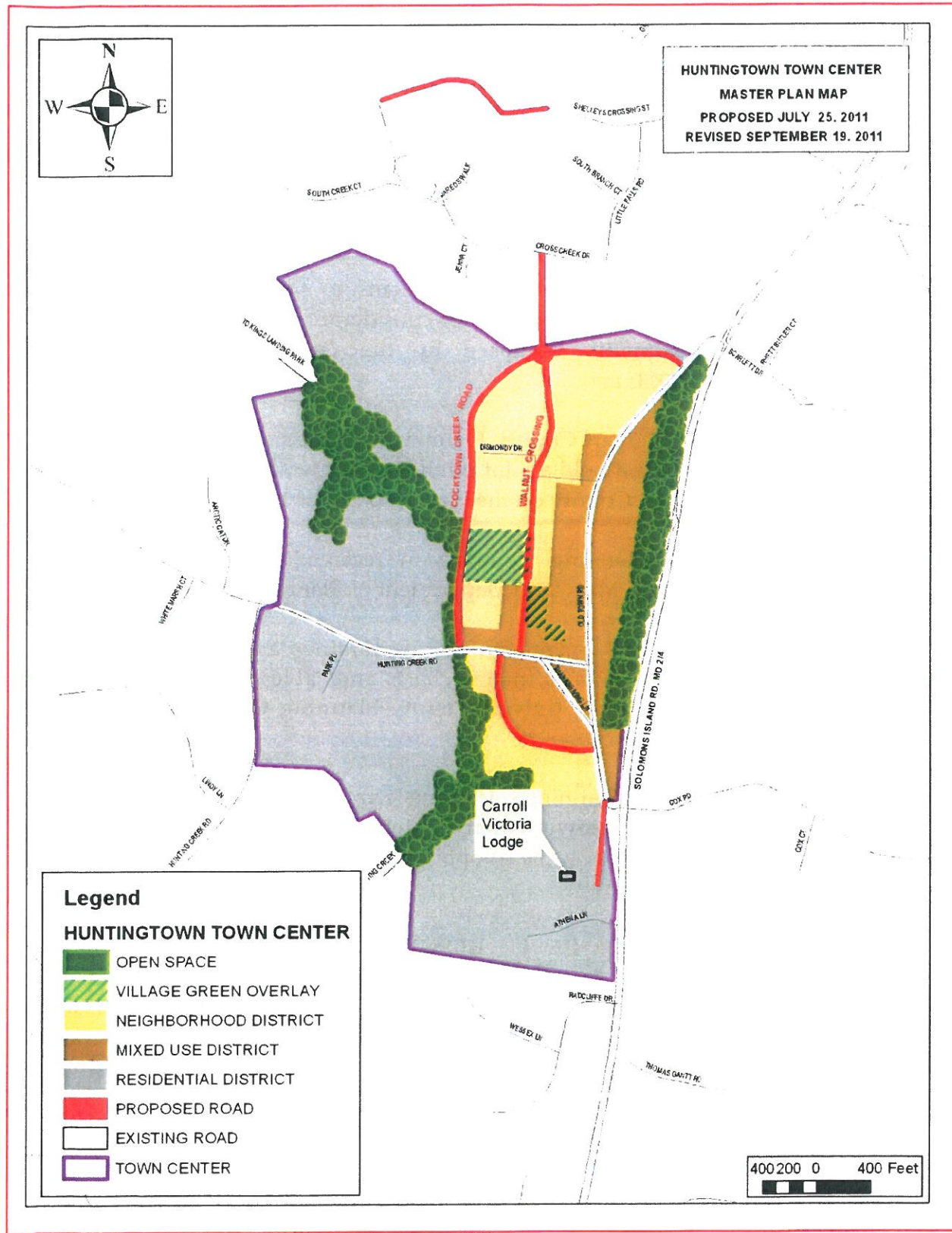
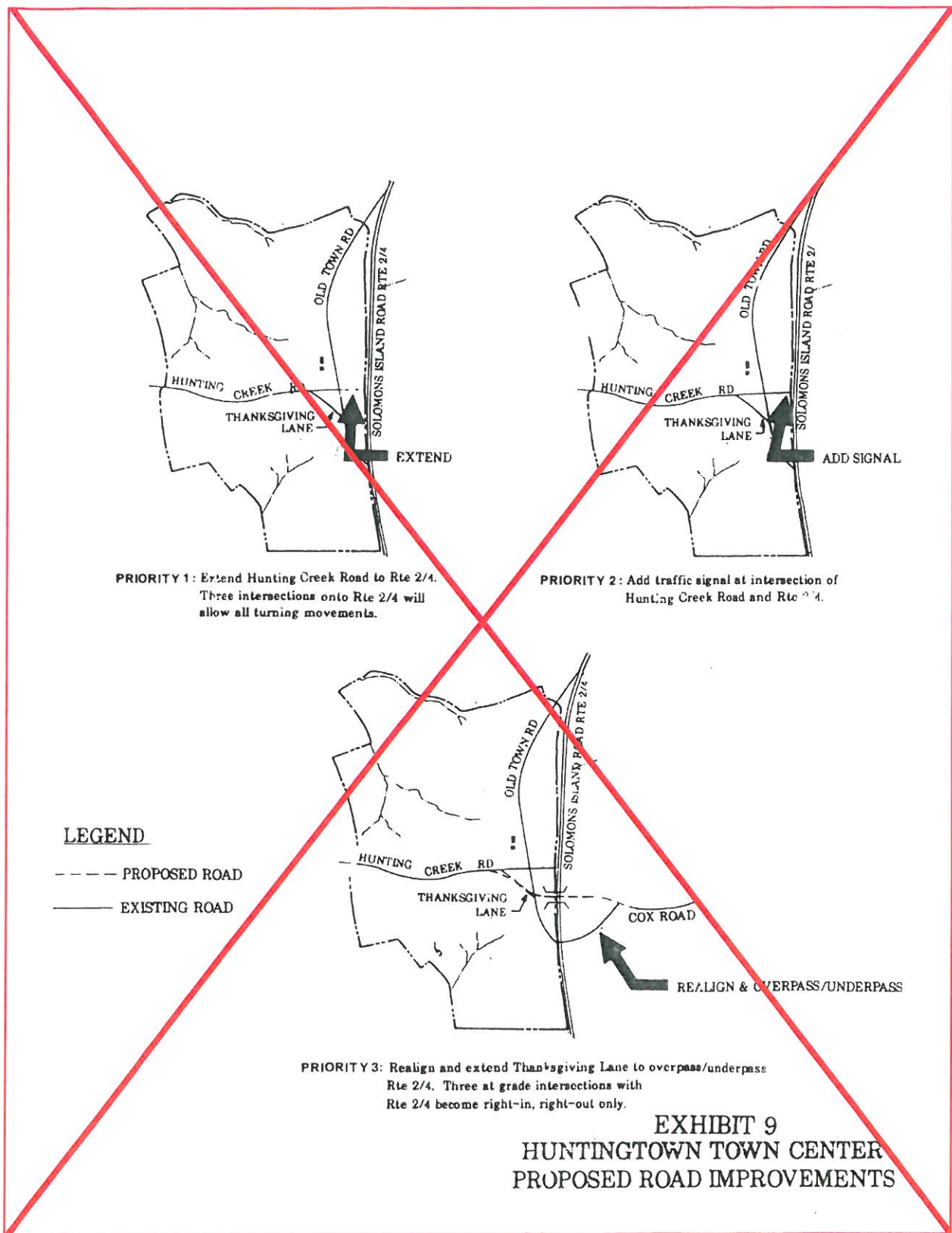


EXHIBIT 8 HUNTINGTOWN TOWN CENTER MASTER PLAN
 [NOTE: Map to replace Exhibit 8.]



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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

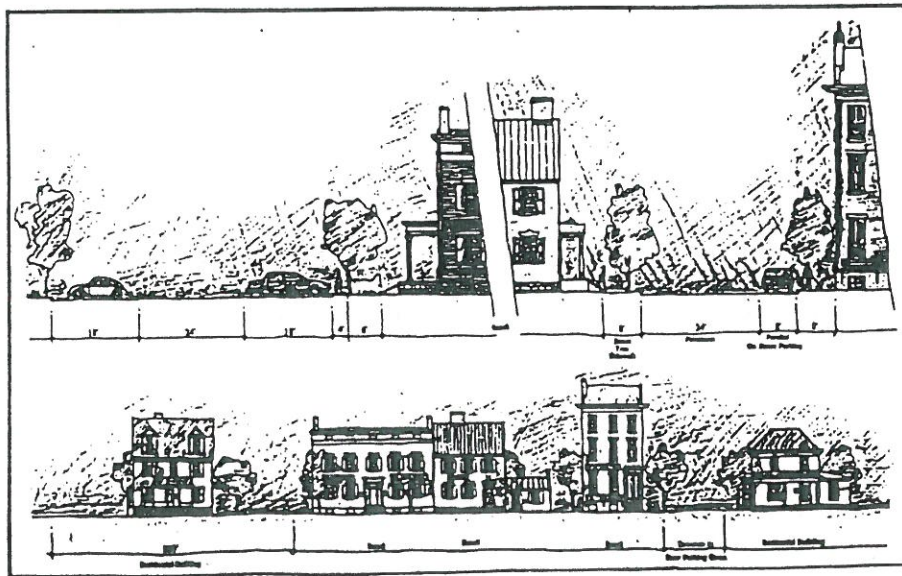
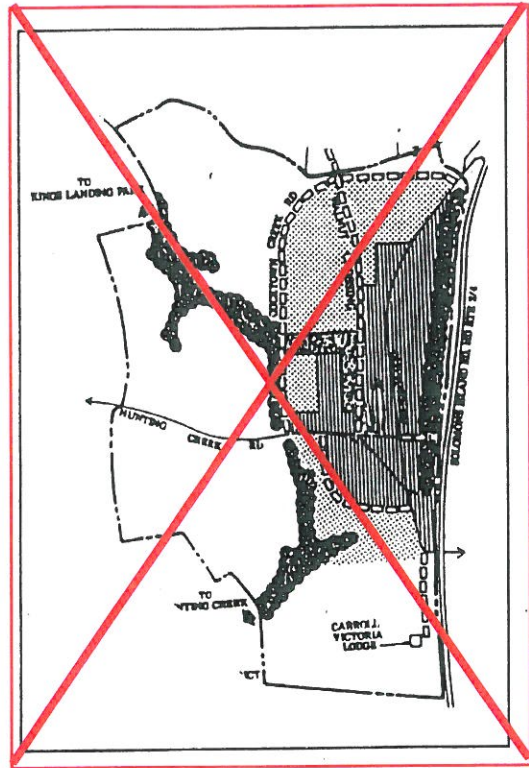
At the time the Master plan was adopted in 1993, public sewage collection and treatment were not proposed for Huntingtown. Although a controversial issue, it was decided not to recommend the provision of public sewer at that time for the following reasons:

- 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.

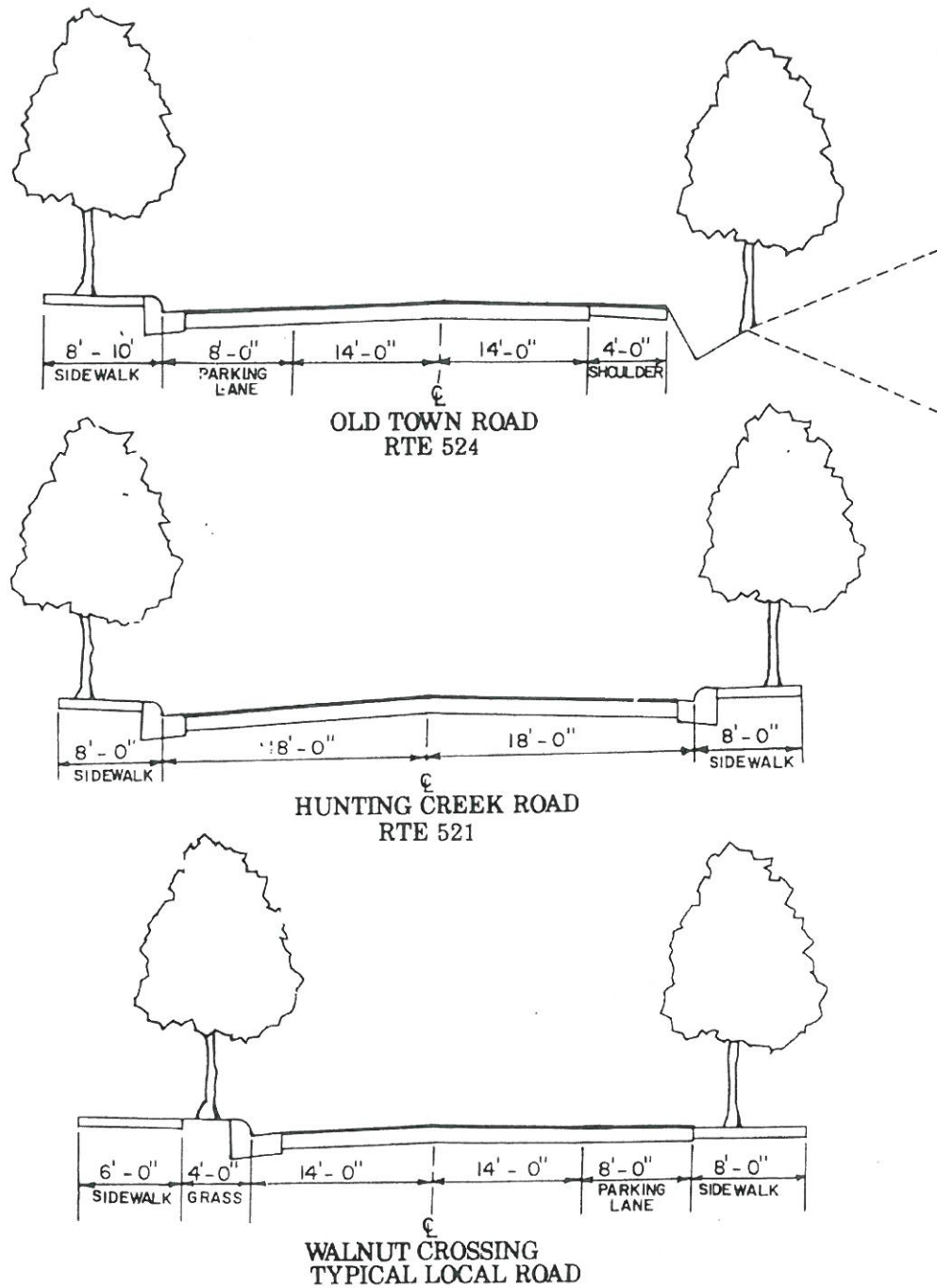
Mixed Use District

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

EXHIBIT 11 EXHIBIT 9

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.

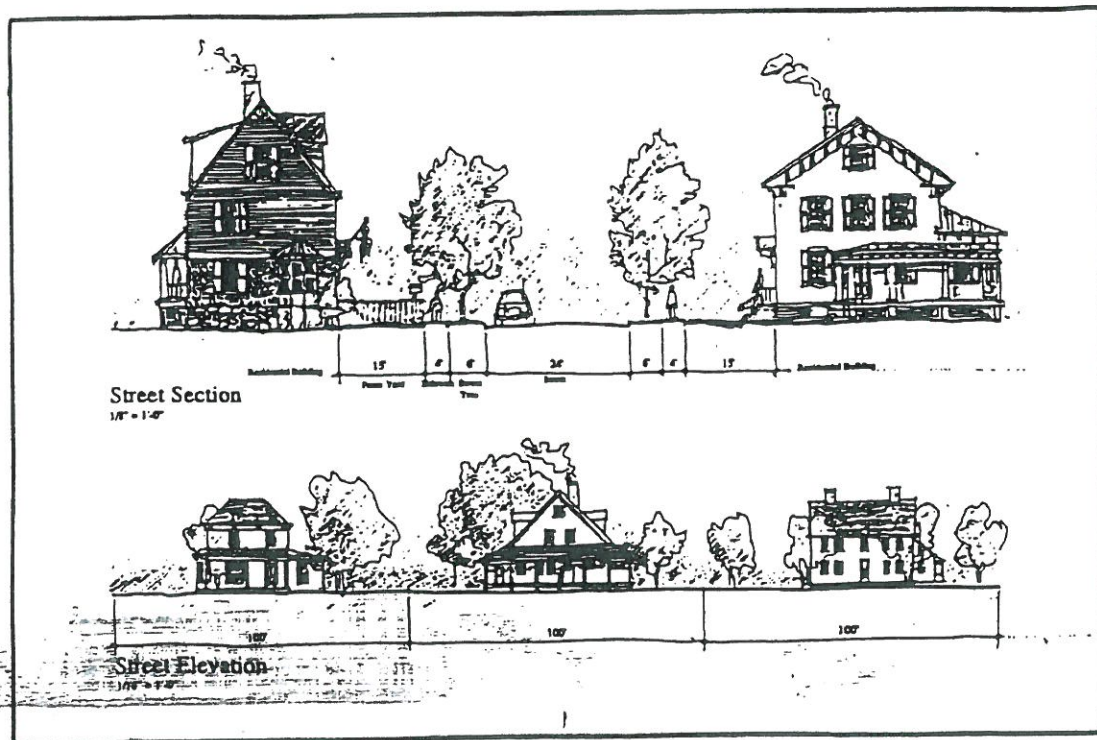
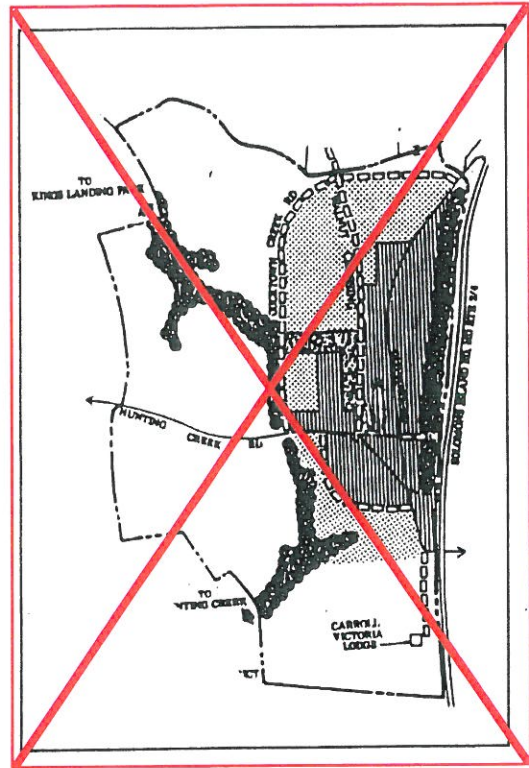
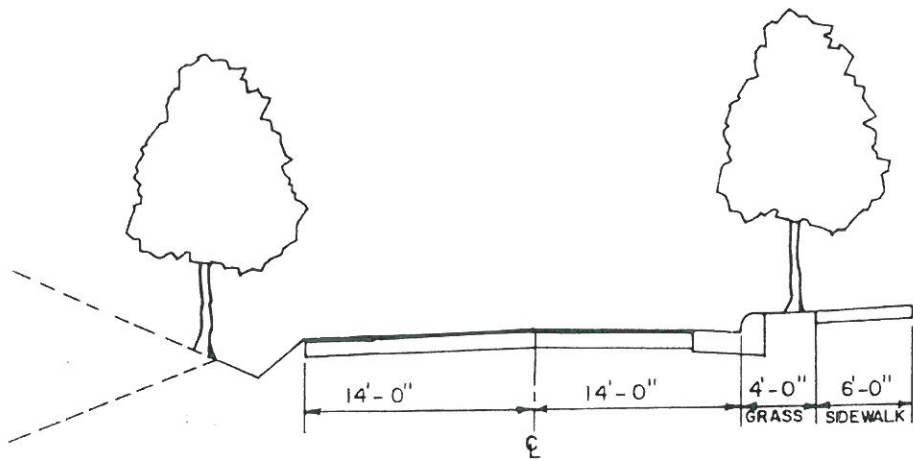
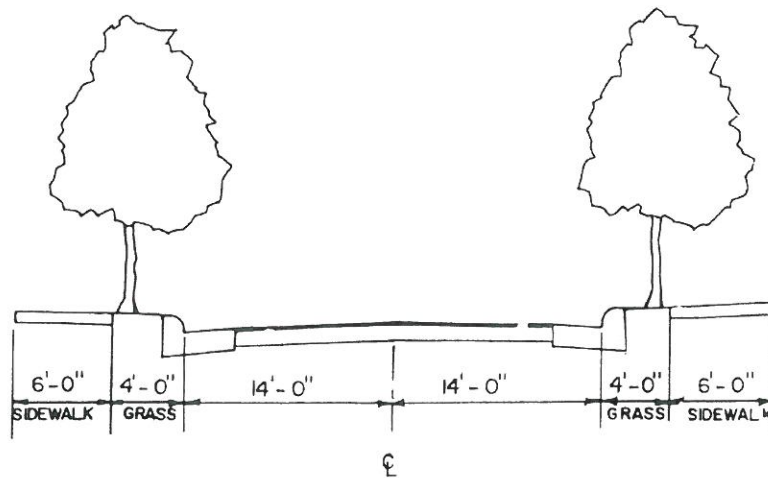


Figure 2: Neighborhood District Streetscape

[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

~~EXHIBIT 13~~ EXHIBIT 10

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.

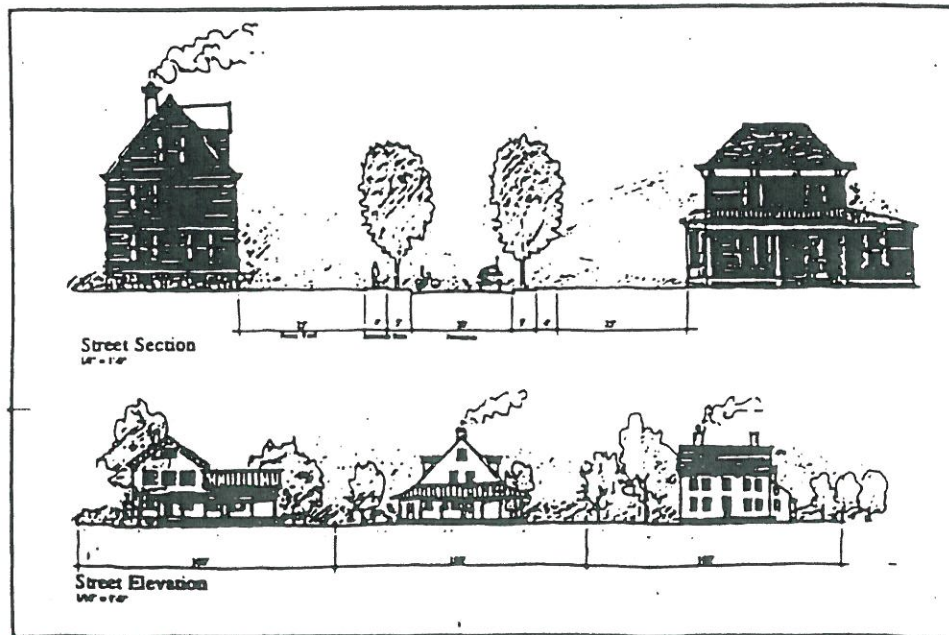
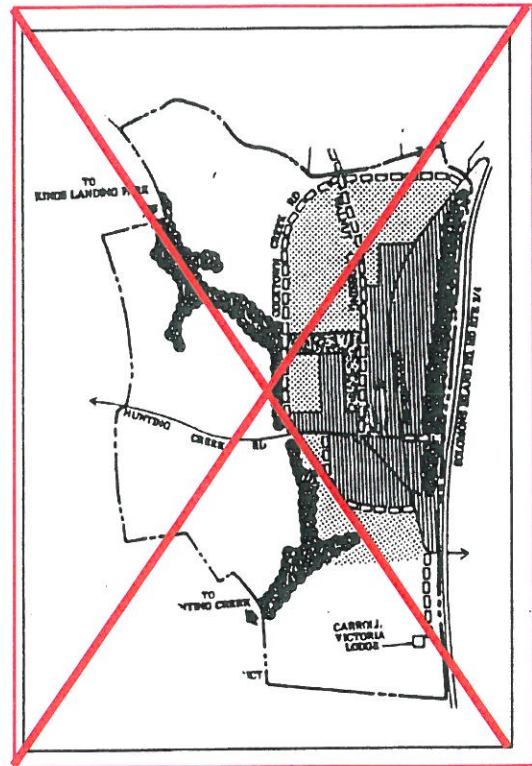
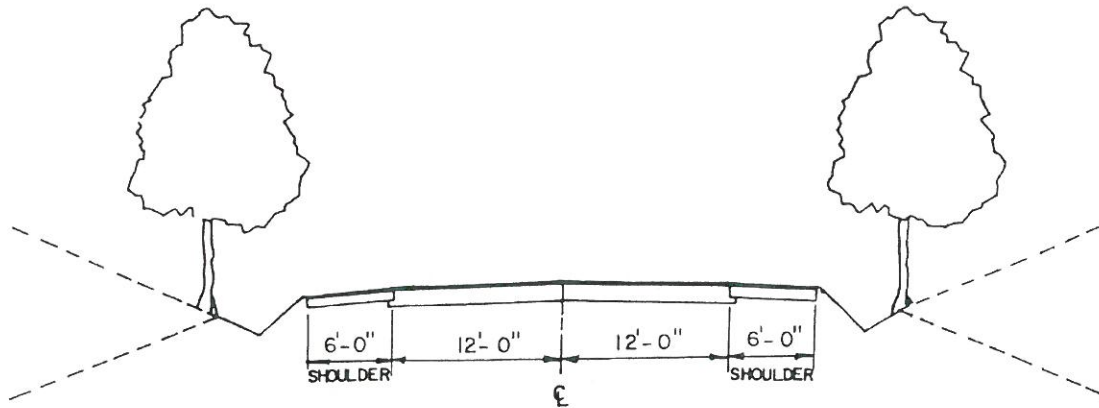
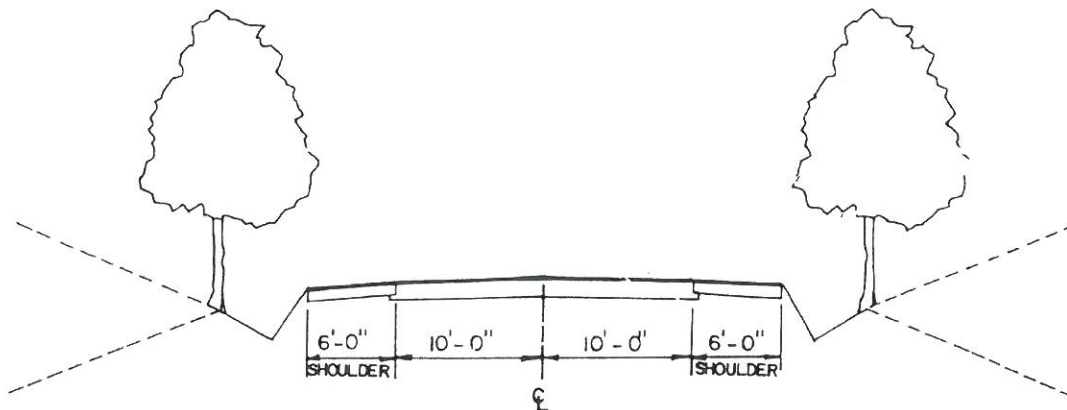


Figure 3: Residential District Streetscape

[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

EXHIBIT 15 EXHIBIT 11



Figure 5
Landscape Buffer

[NOTE: Figure to be replaced with the map shown as amended Exhibit 8.]

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 540 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) ~~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.

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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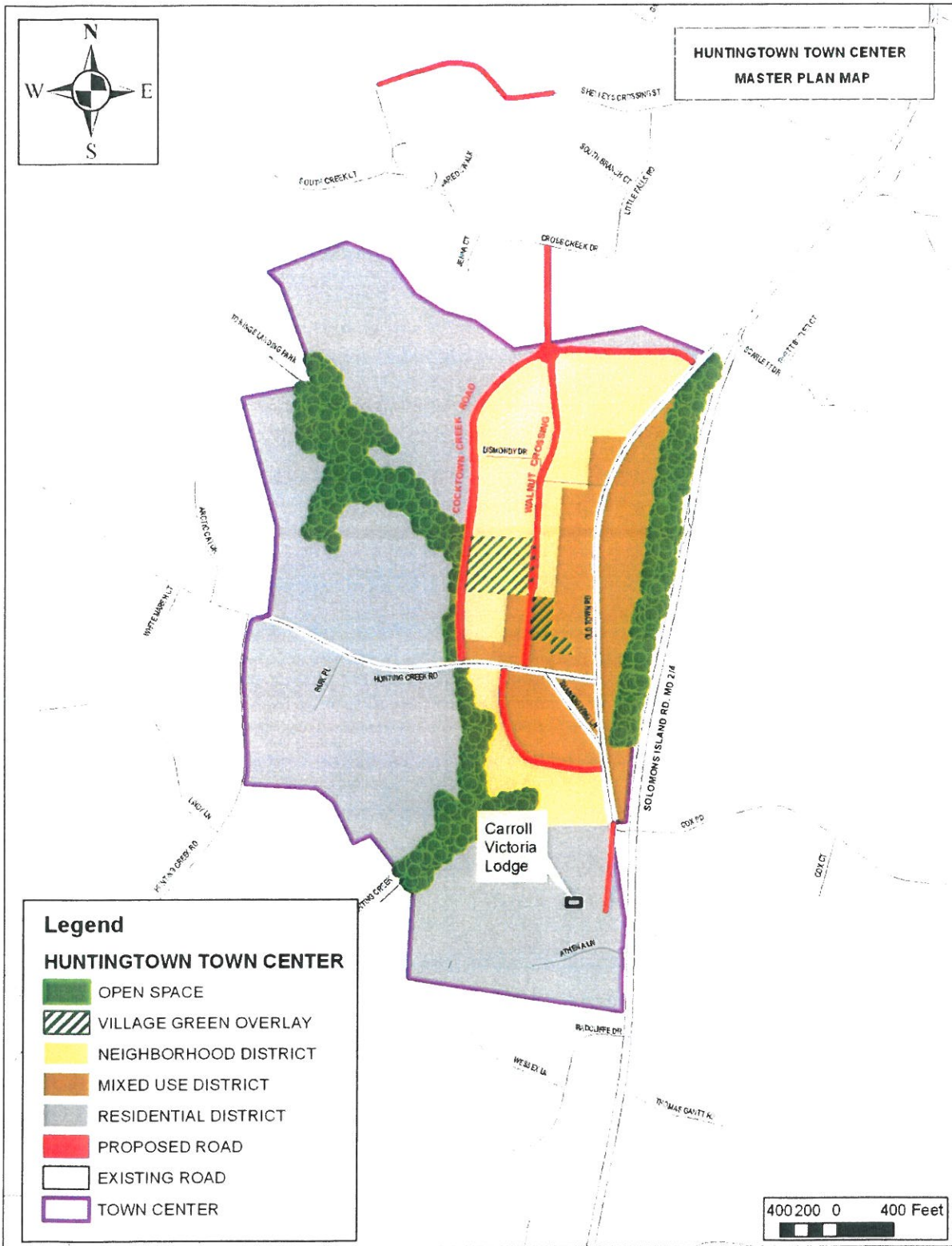


EXHIBIT 8 HUNTINGTOWN TOWN CENTER MASTER PLAN

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B. InfrastructureRoads

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.
- (10/27/98) 2. 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.

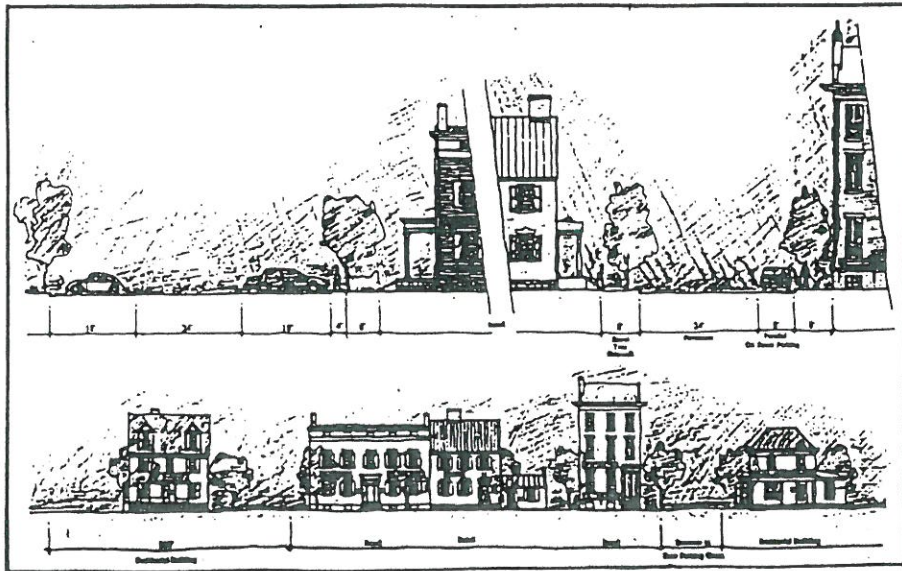
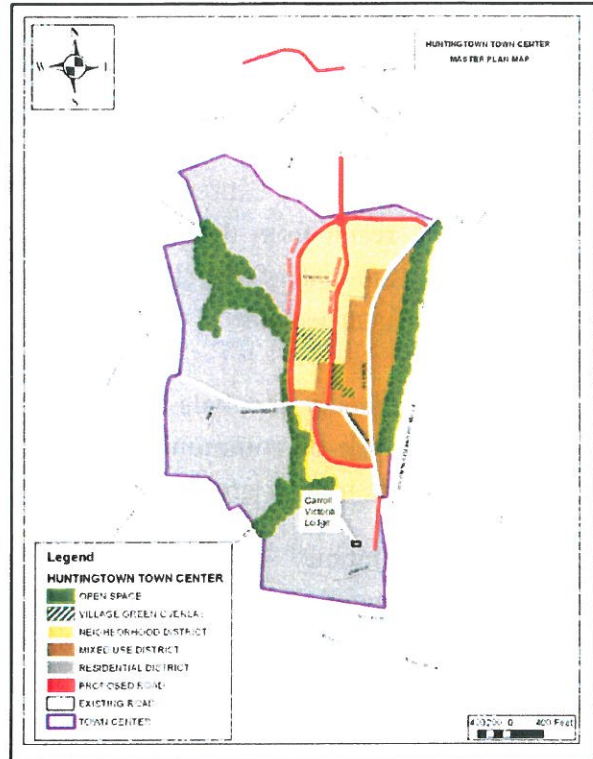
(10/27/98) Water

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 fire fighting equipment and sprinkler systems.

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.

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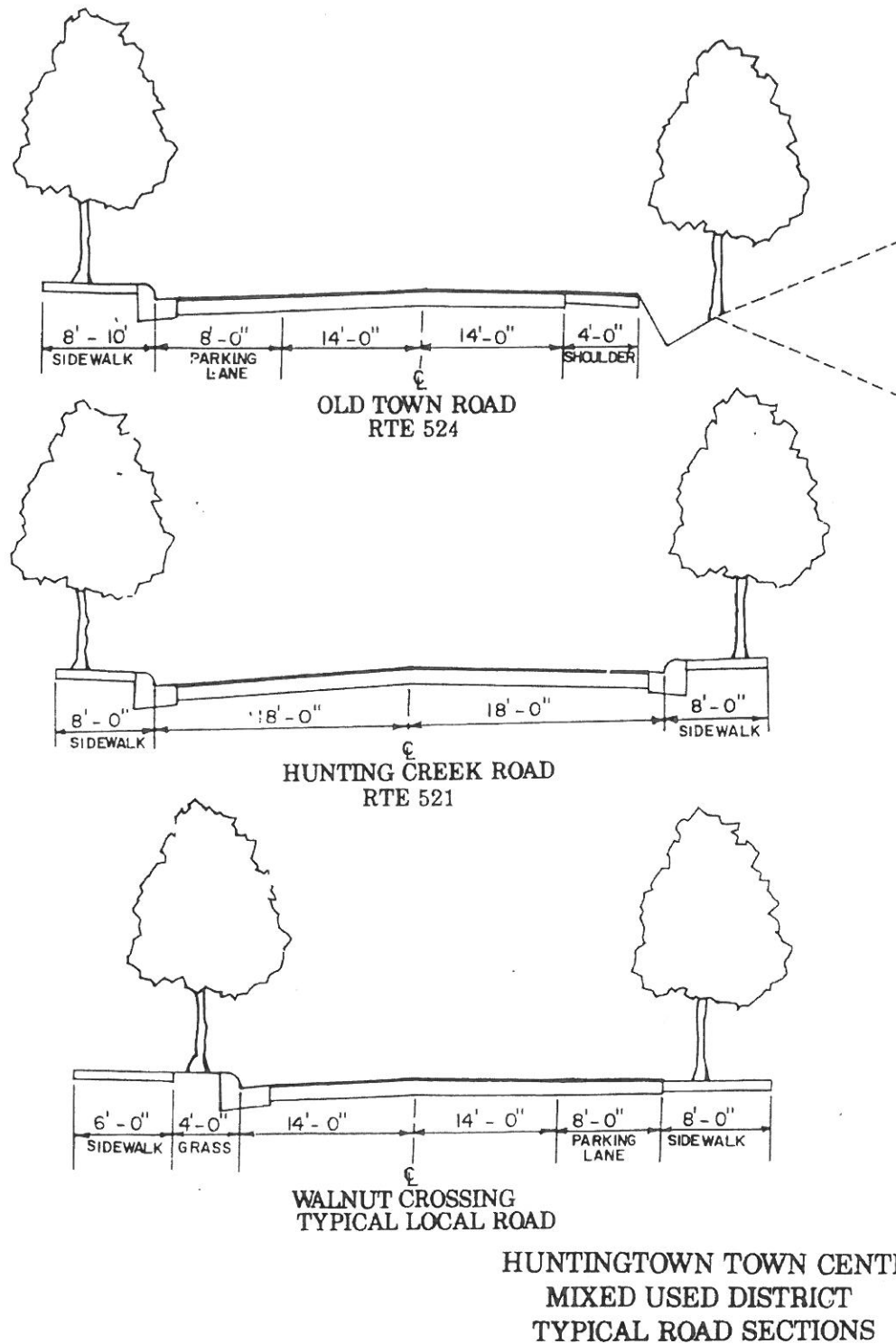


EXHIBIT 9

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.

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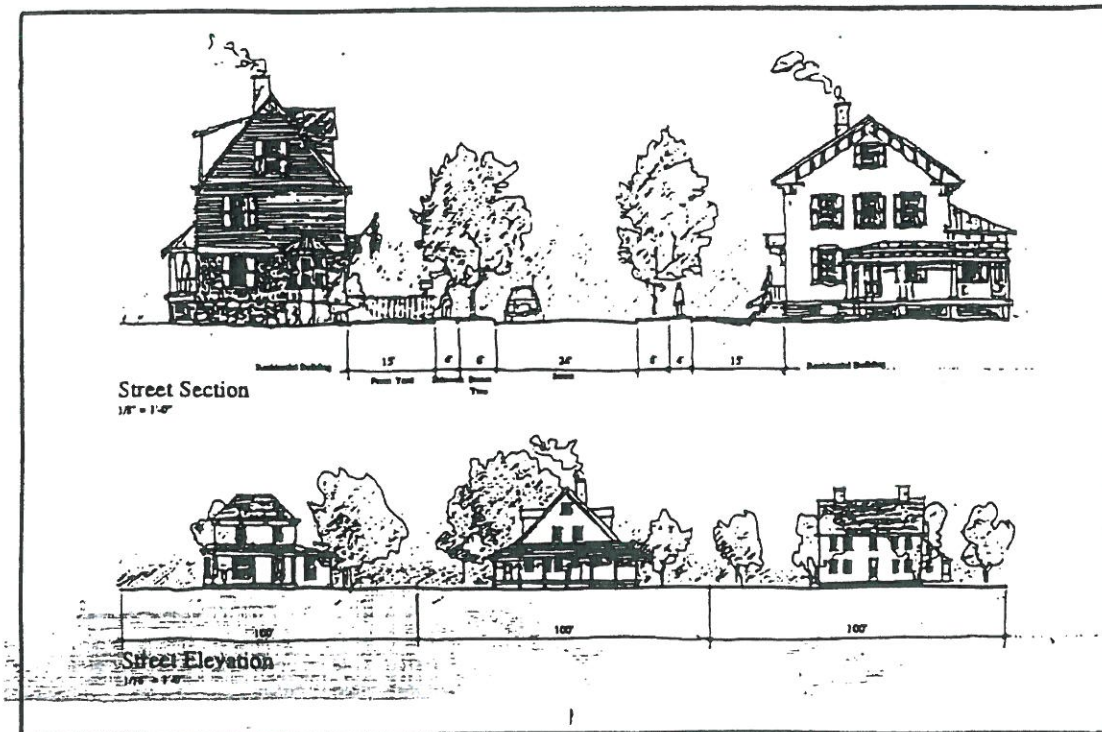
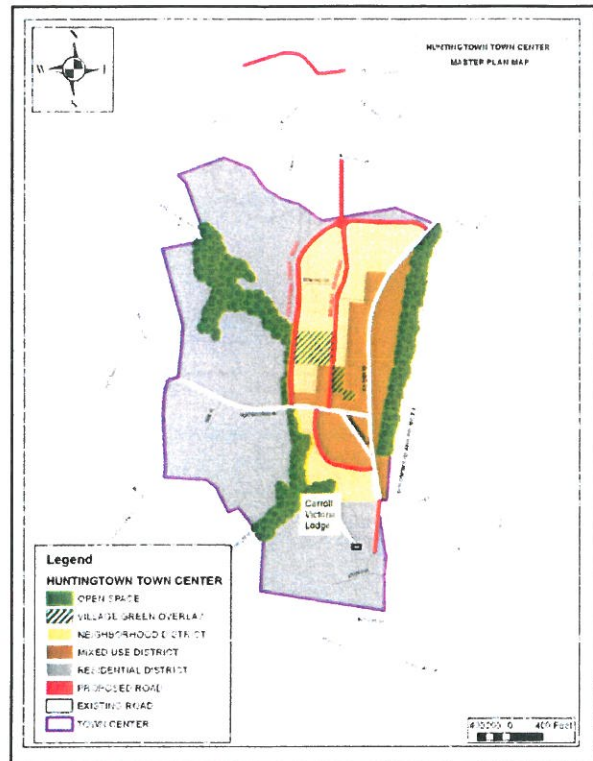
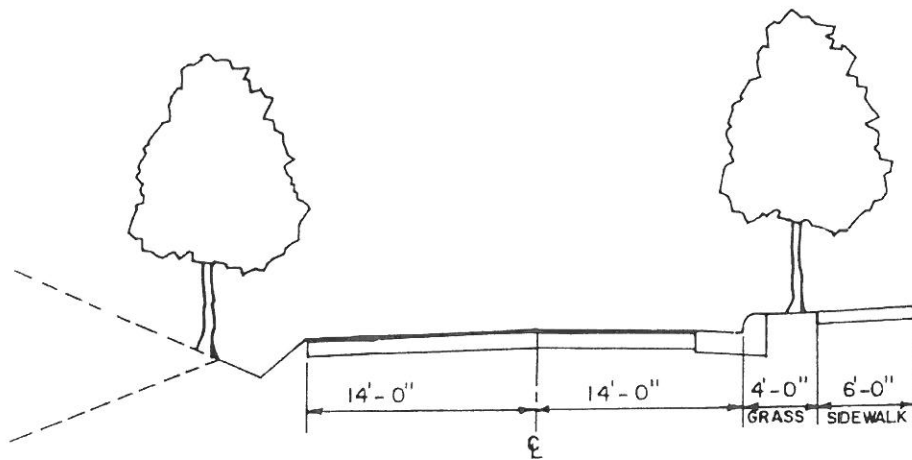
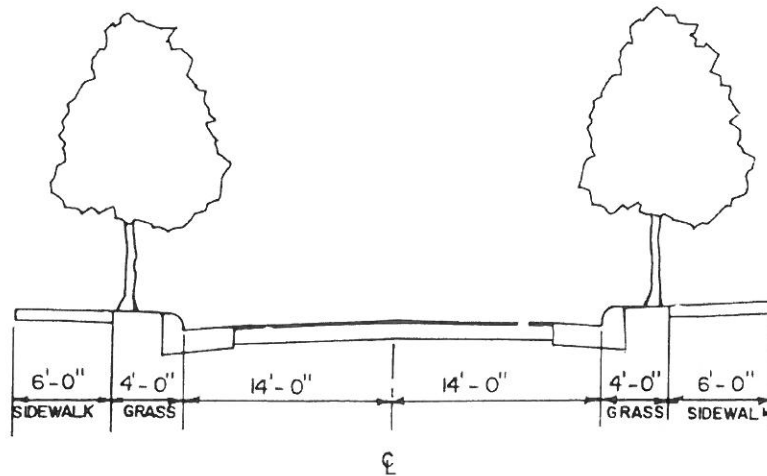


Figure 2: Neighborhood District Streetscape



COCKTOWN CREEK ROAD



TYPICAL LOCAL ROAD

HUNTINGTOWN TOWN CENTER
NEIGHBORHOOD DISTRICT
TYPICAL ROAD SECTIONS

EXHIBIT 10

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.

**HUNTINGTOWN TOWN CENTER
MASTER PLAN MAP**

Legend

- GREEN SPACE
- VILLAGE GREEN OVERLAY
- NEIGHBORHOOD DISTRICT
- MEDIUM DENSITY DISTRICT
- RESIDENTIAL DISTRICT
- PROPOSED ROAD
- EXISTING ROAD
- TOWN CENTER

Carroll Village Lodge

0 100 200 300 400 FEET

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.

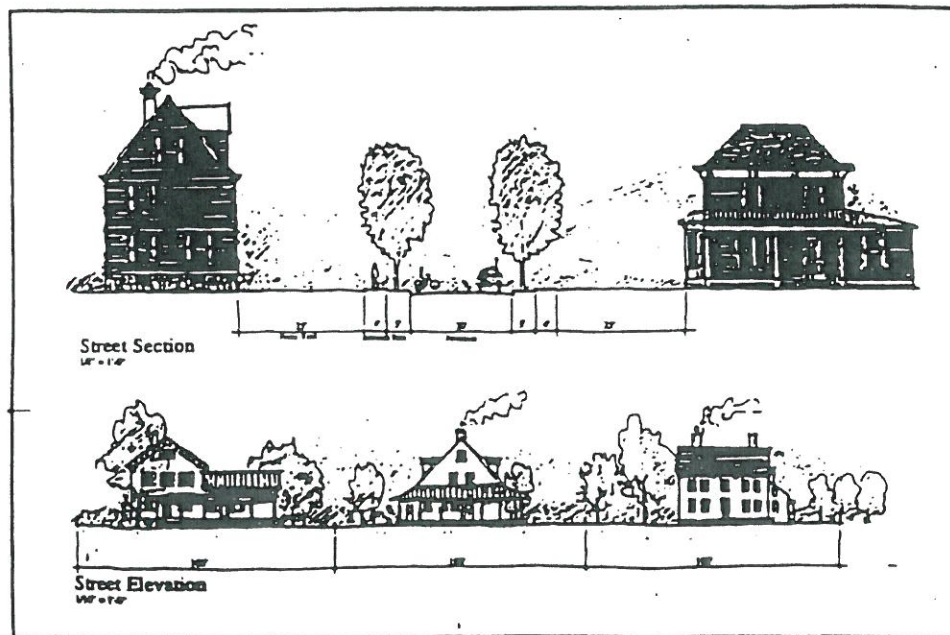
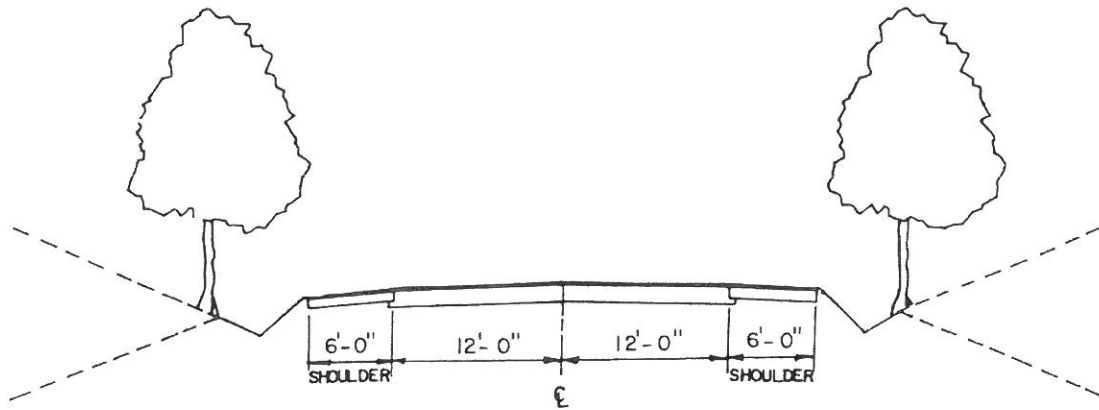
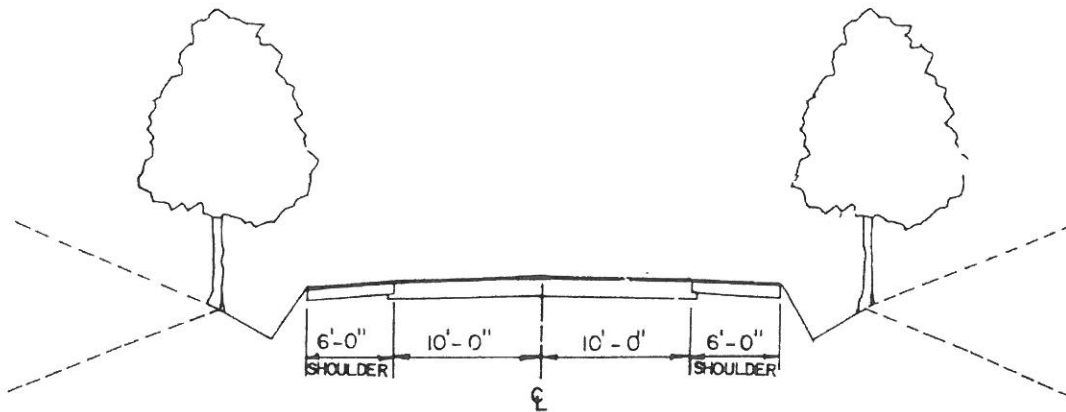


Figure 3: Residential District Streetscape



HUNTING CREEK ROAD



TYPICAL LOCAL ROAD

HUNTINGTOWN TOWN CENTER
RESIDENTIAL DISTRICT
TYPICAL ROAD SECTIONS

EXHIBIT 11

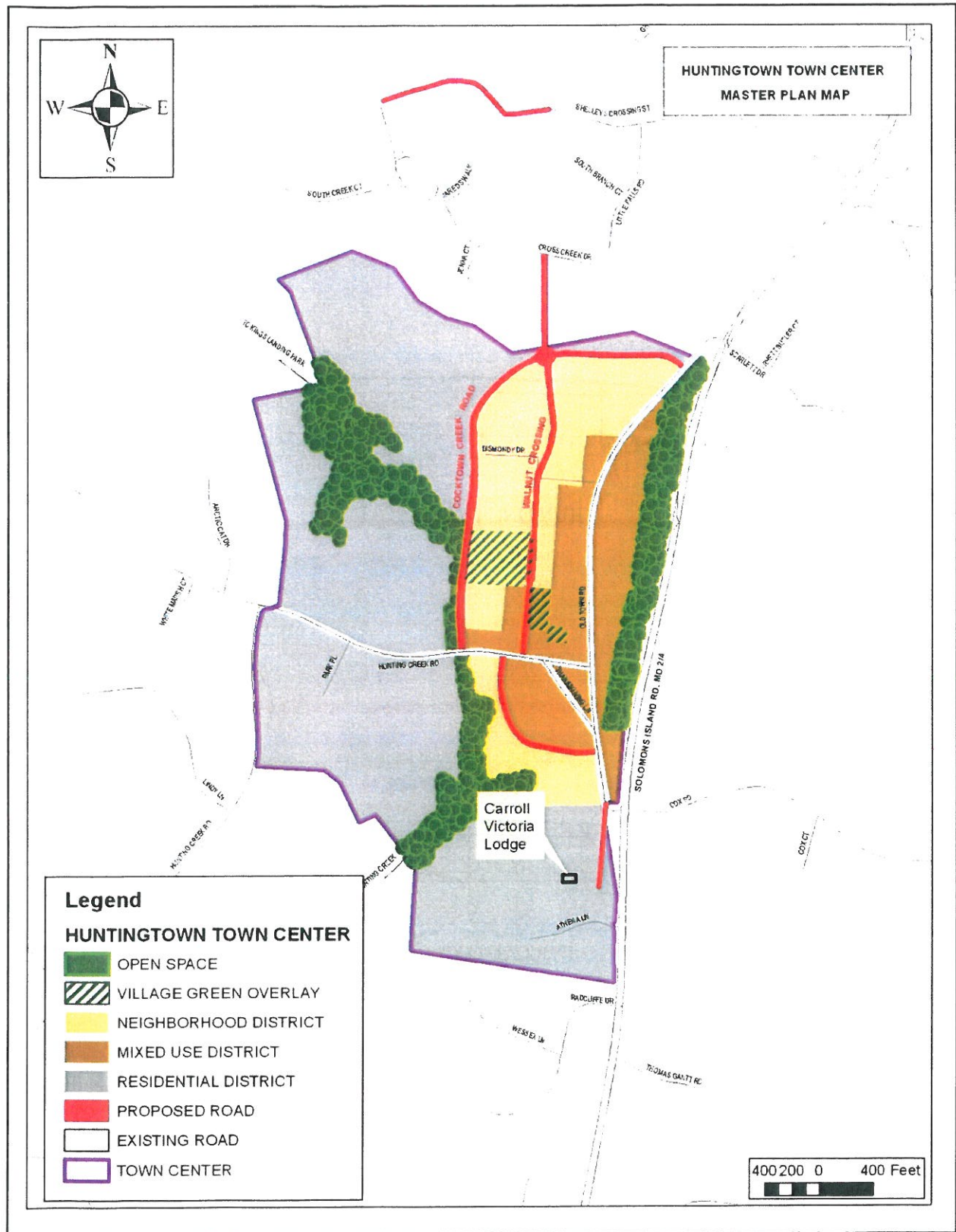


Figure 5
Landscape Buffer

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.
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 540 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 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.

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

ACTION:

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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