



TOWN CENTER MASTER PLAN

Dunkirk

Community Meeting

**Dunkirk Volunteer Fire Department
3170 West Ward Road
Dunkirk, MD 20754**

November 2, 2023



Thank you!



Calvert County Chamber of Commerce
Calvert County Commission for Women

Calvert County Family Network

Calvert Health

Calvert Library

Concerned Black Women of Calvert County

Dunkirk Area Concerned Citizens

Dunkirk Baptist Church

Dunkirk Warriors

Homeowners Association – Bay Country Estates

Homeowners Association – Cavalier Country

League of Women Voters – Calvert County

Moms of Northern Calvert County

Smith's Purchase Neighborhood

Smithville United Methodist Church

Thank you!



**CALVERT
COUNTY**
Maryland

Board of Education, Public Schools
Department of Communication Media and Relations
Department of Community Resources
Department of Economic Development
Department of Finance and Budget
Department of Human Resources
Department of Planning and Zoning
Department of Parks and Recreation
Department of Public Safety
Department of Public Works
Department of Technology Services, Geographic Information Systems, (GIS)
Health Department, Environmental Health
Sheriff's Office

Agenda

1. Welcome and Introduction
2. Overview of the Dunkirk Town Center Master Plan Update Process
3. Dunkirk Master Plan Focus Areas & Highlights of Dunkirk Town Center Surveys
4. Informational Presentation on the draft Dunkirk Town Center Master Plan update
5. Questions and Answers
6. Next Steps
7. Closing, Thank You, and Adjourn

Planning Timeline

1983 Calvert County Comprehensive Plan Update

– Town Center concept

1987 Dunkirk Town Center Master Plan and Zoning Ordinance

1997 Calvert County Comprehensive Plan update

2004 Calvert County Comprehensive Plan update

2010 Calvert County Comprehensive Plan amendment

2019 Calvert County Comprehensive Plan update

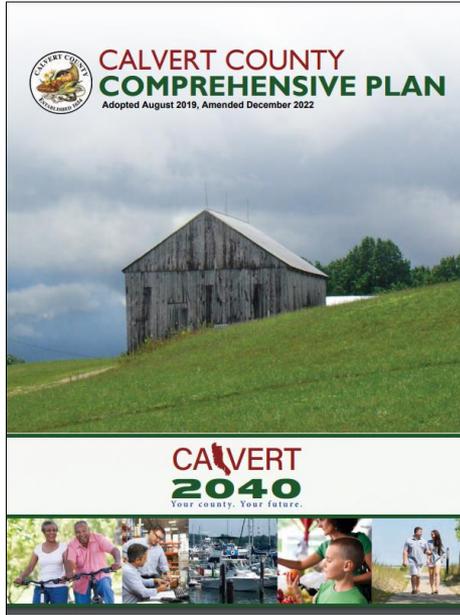
2021 Dunkirk Town Center Master Plan Kick-off

2022 Calvert County Comprehensive Plan amendment

The Comprehensive Plan's Relationship to Other County Plans and Regulations



**CALVERT
COUNTY**
Maryland



→ Regulations

Calvert County
Zoning Ordinance

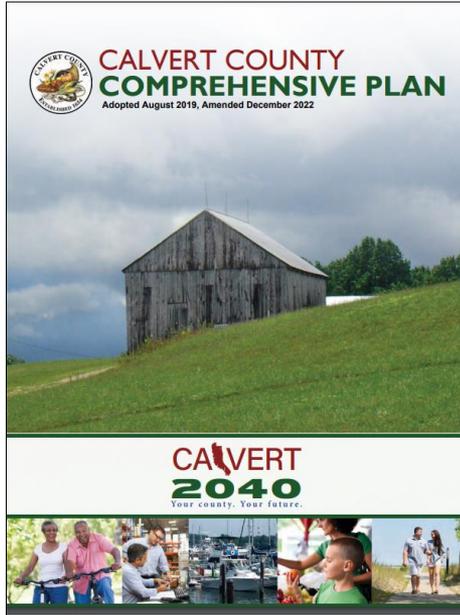
Town Center
Zoning Ordinances

County Code

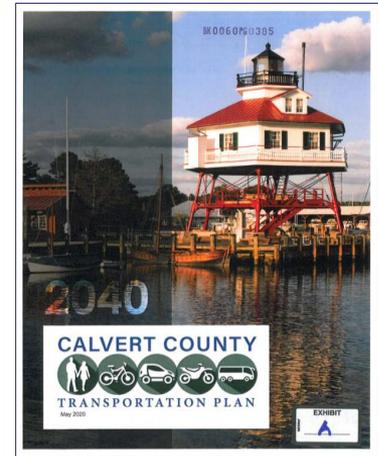
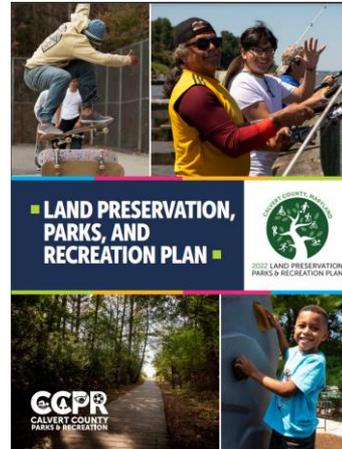
The Comprehensive Plan's Relationship to Other County Plans and Regulations



**CALVERT
COUNTY**
Maryland



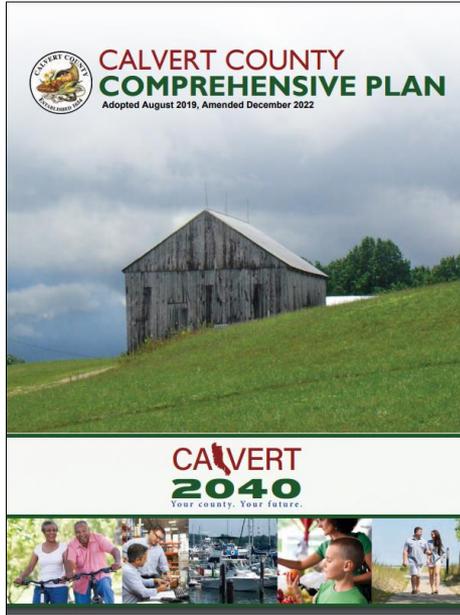
Functional
Plans



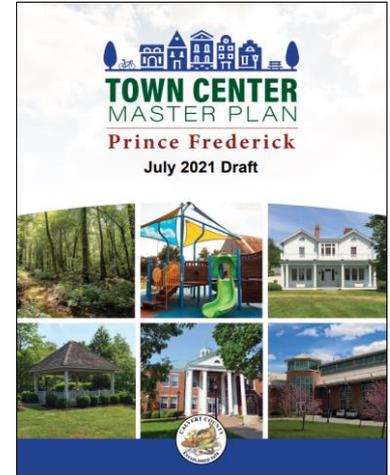
The Comprehensive Plan's Relationship to Other County Plans and Regulations



**CALVERT
COUNTY**
Maryland

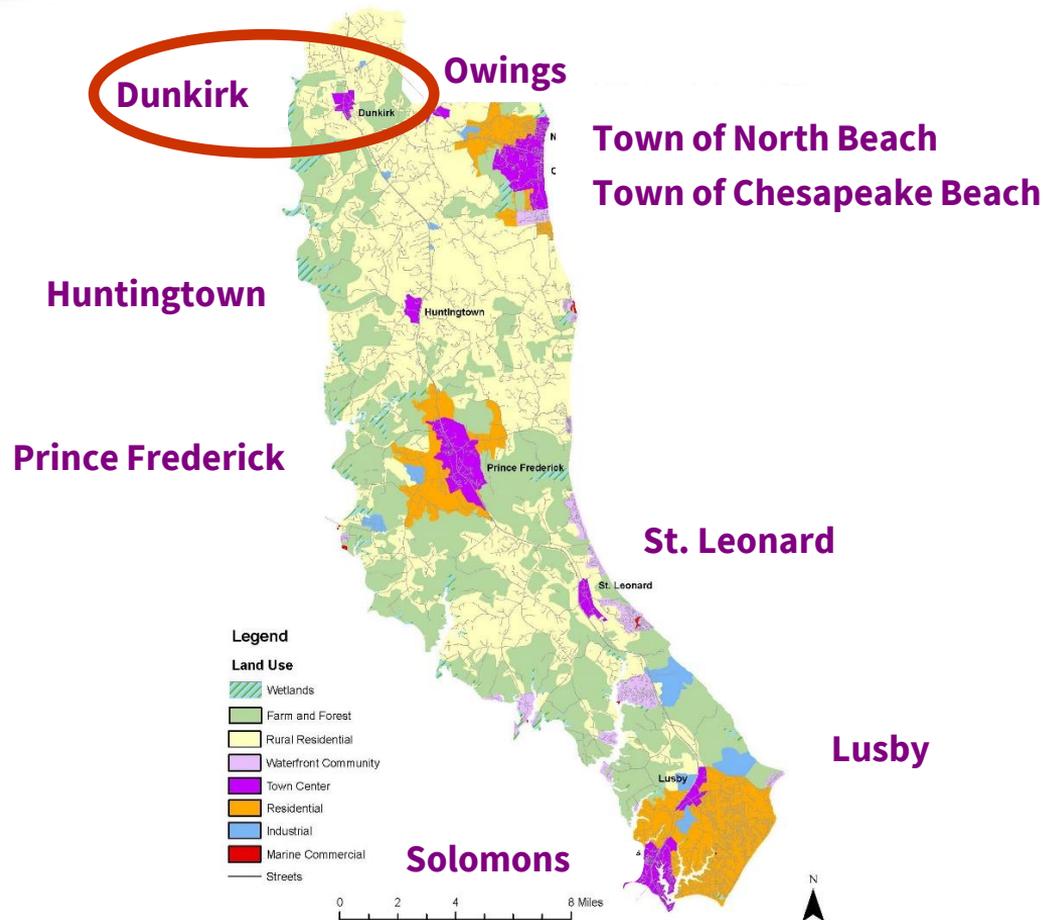


Small Area
Plans





**CALVERT
COUNTY**
Maryland



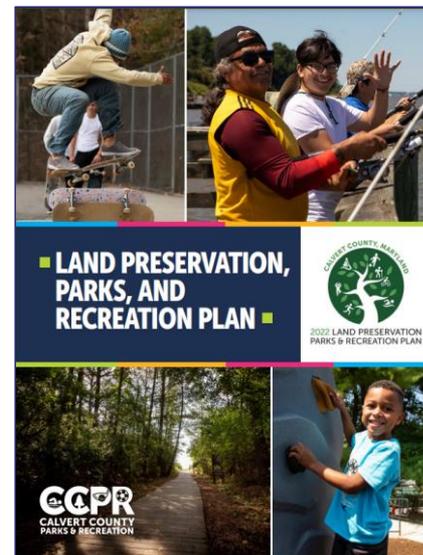
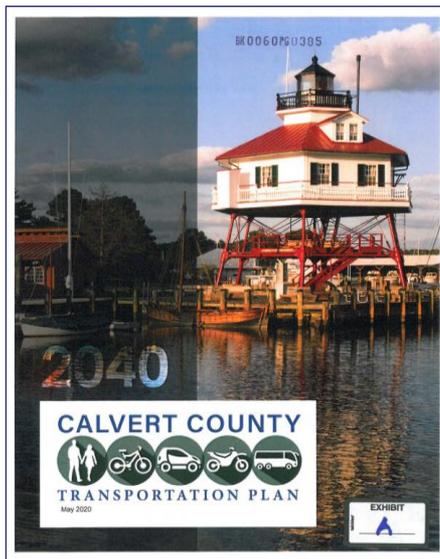
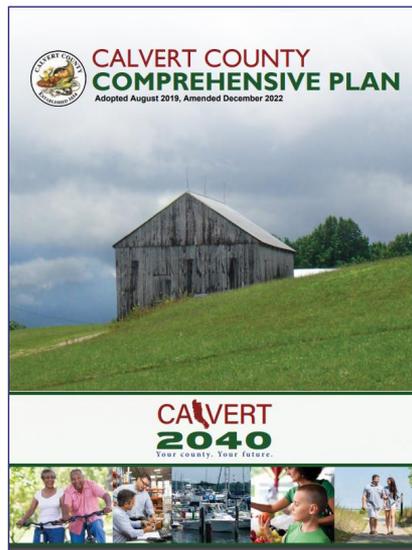
Calvert County Comprehensive Plan Future Land Use Plan and Town Centers



CALVERT COUNTY
Maryland

Why Update the Master Plan?

Plan Updates

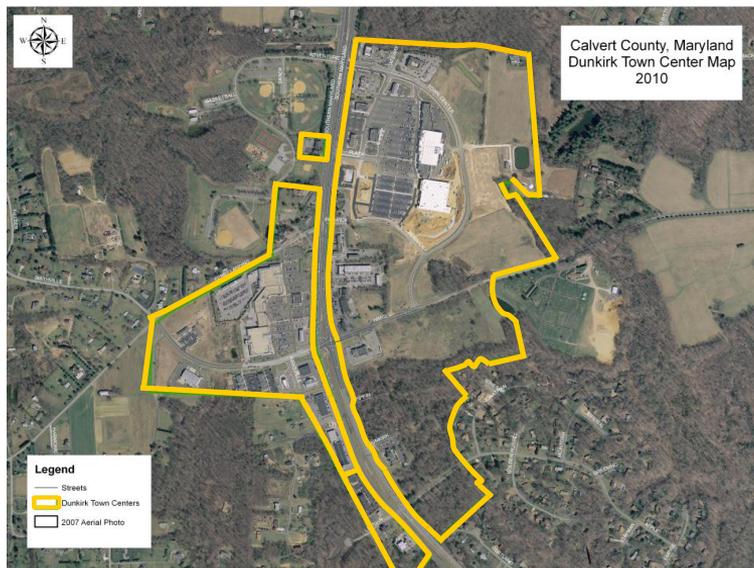




**CALVERT
COUNTY**
Maryland

Why Update the Master Plan?

Consider Relevancy of Visions





Why Update the Master Plan?

Emerging and Existing Issues

County's Purchase of
the
Dunkirk District Park

Construction of the
Park and Ride

Changing
Economic
Trends

Protecting Water
Resources

Senior Housing
and
Services

Transportation
and
Pedestrian Safety

Septic System
Capacity

Land Use
and
Public Services



Where Are We in the Process?

Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Develop Plan

- 
- Public Meetings
 - Draft plan
 - Planning Commission review

Adoption

- Planning Commission Approval Public Hearing and Recommendation
- Board of Calvert County Commissioners Public Hearing
- Adoption

Calvert County Comprehensive Plan

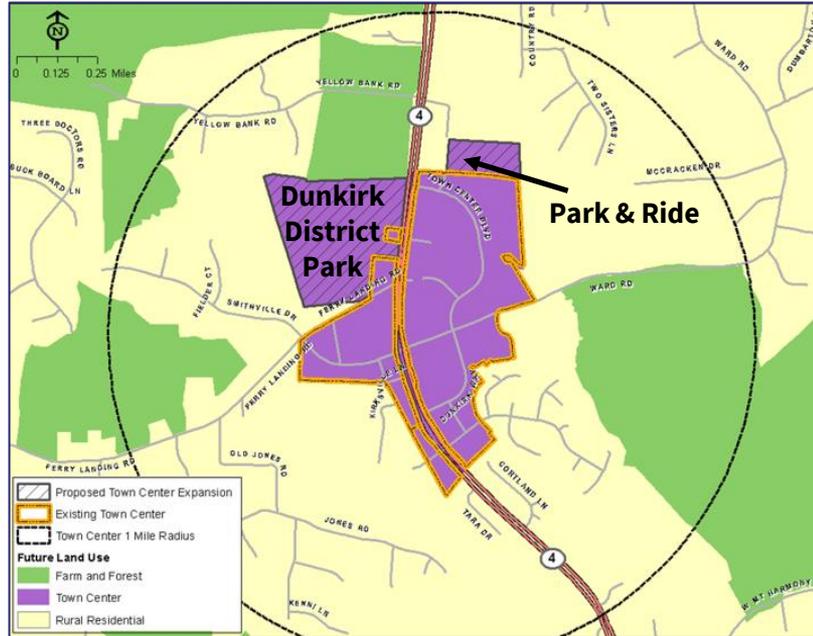


CALVERT
COUNTY
Maryland

July 2019

The Calvert County
Comprehensive Plan
was approved.

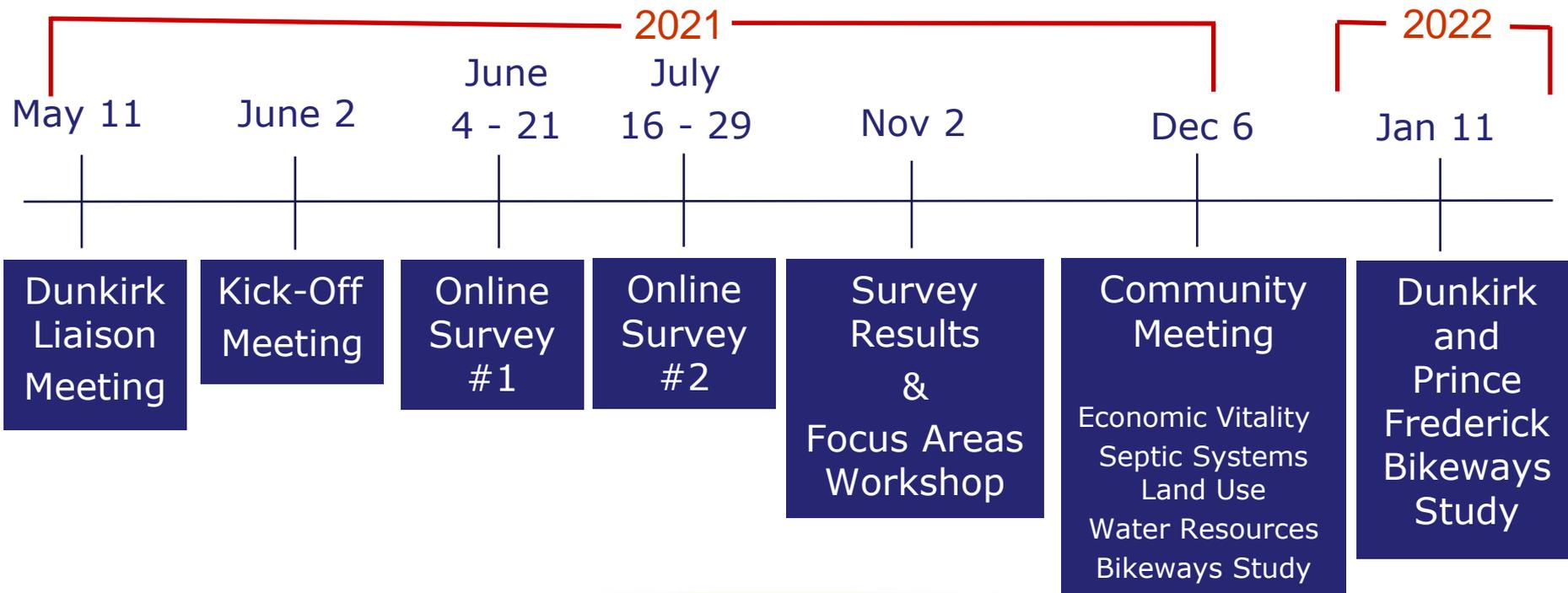
The plan included the
approval of the Dunkirk Town
Center expansion areas.*



*The Dunkirk Town Center expansion areas remained intact during the 2022 amendment.



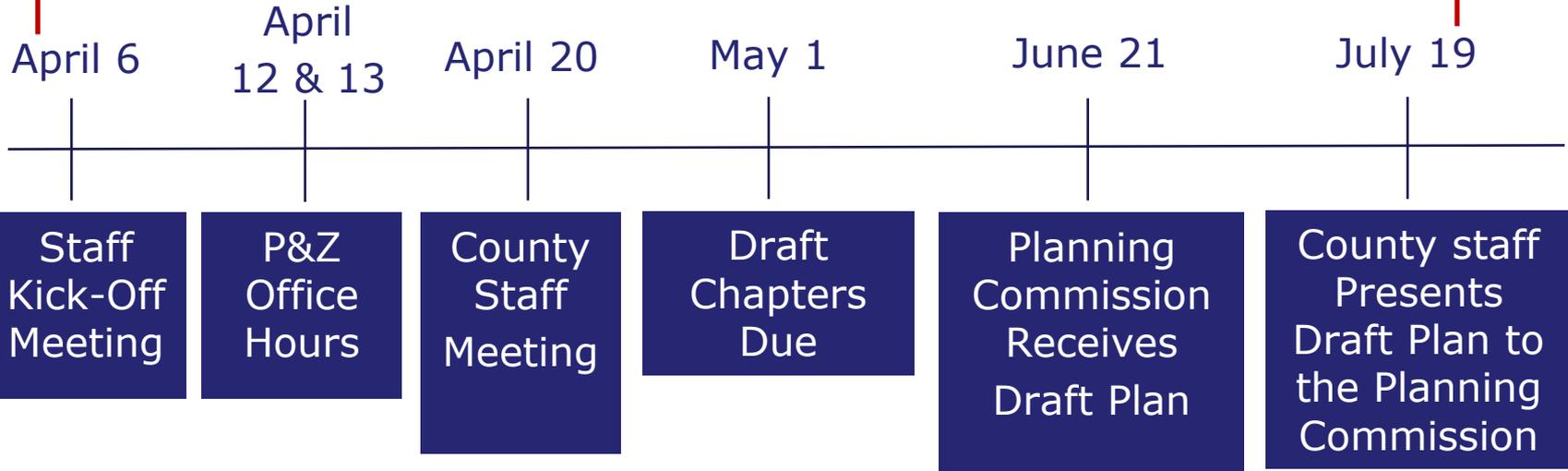
Meetings in Phase I



Staff Preparation of Draft Plan in Phase I



2023



Post Planning Commission Review Meetings in Phase 2



Informational Videos



**CALVERT
COUNTY**
Maryland



Calvert County Government, Calvert County, Maryland ✓

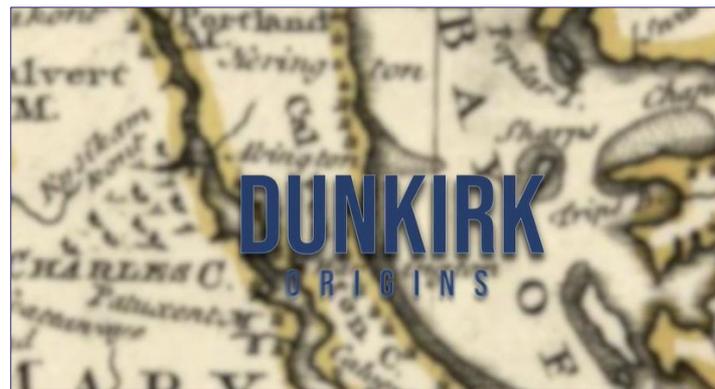
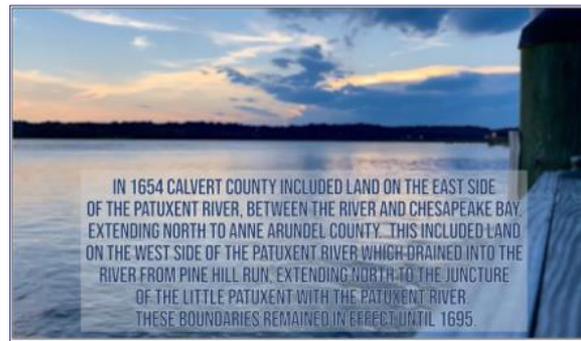
1d · 🌐

The Calvert County Planning Commission has embarked on a process to update the master plan and zoning regulations for the Dunkirk... See More



History of Updating
Master Plans

History of
Dunkirk



Informational Videos



**CALVERT
COUNTY**
Maryland



Septic Systems

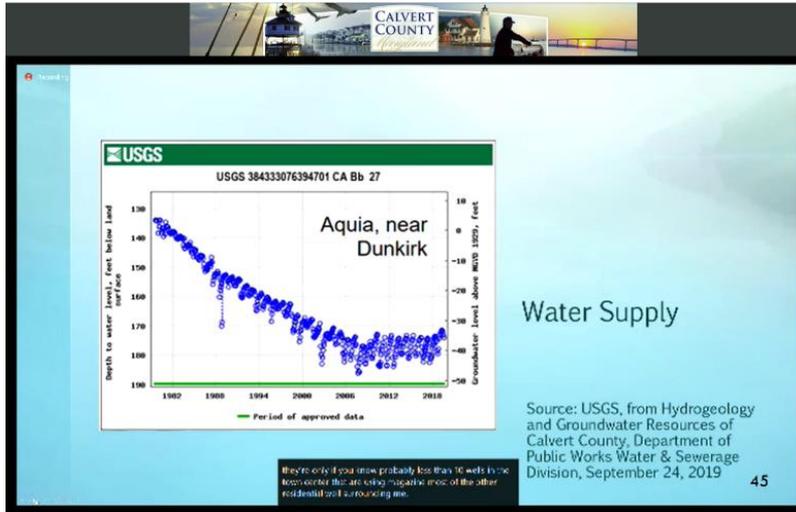


Dunkirk Outdoor
Recreational Amenities

Public Service Announcements



**CALVERT
COUNTY**
Maryland



Informational Meeting
Economic Vitality, Septic Systems,
Environmental Health, and
Bicycling & Walking



Informational Meeting
Draft Dunkirk Town Center Master Plan
PSA

Public Outreach Platforms



Calvert County Government Calendar

Homepage

Press Releases

LinkedIn

Facebook 



Dunkirk Town Center Master Plan and Zoning Update

Dunkirk Town Center Master Plan Update Public Meeting:

Join the Calvert County Department of Planning & Zoning, on behalf of the Calvert County Planning Commission, in an informational meeting about the future of the Dunkirk Town Center on Thursday, Nov. 2, 2023, at 6 p.m. The meeting will be held at the Dunkirk Volunteer Fire Department, located at 3170 W. Ward Road in Dunkirk. [View more event information.](#)

The meeting will be held as a continuation of the Dunkirk Town Center Master Plan and Zoning Update process. Planning & Zoning staff will provide an update on the master plan progress. Questions may be submitted in advance by emailing TownCenterUpdate@calvertcountymd.gov. Participants will have the opportunity to ask questions during the meeting as well.

Register in advance for the Zoom meeting

Signs Posted at Dunkirk District Park



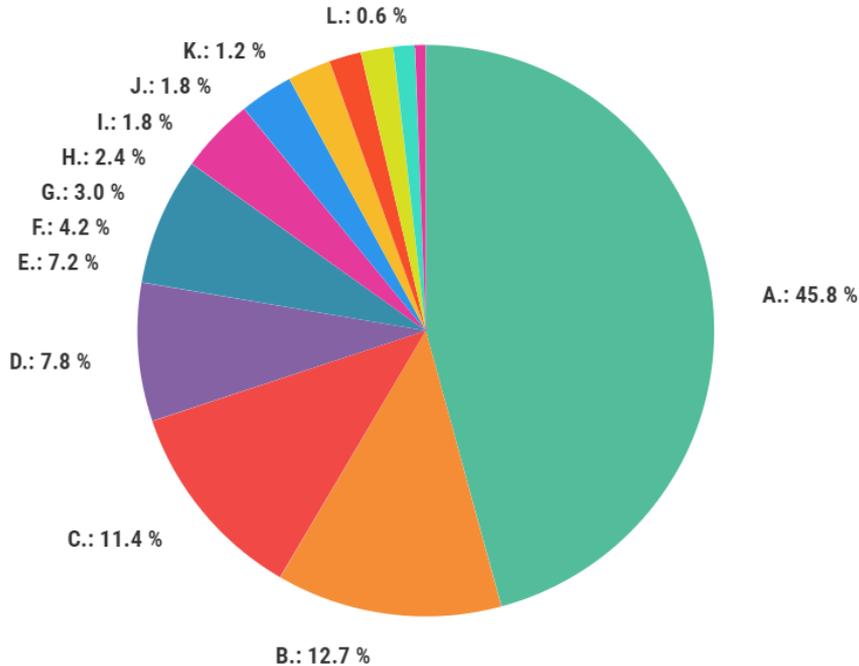
**CALVERT
COUNTY**
Maryland



The Dunkirk Town Center is the "gateway" to Calvert County. What is your vision for the Dunkirk Town Center in 10-20 years?



**CALVERT
COUNTY**
Maryland



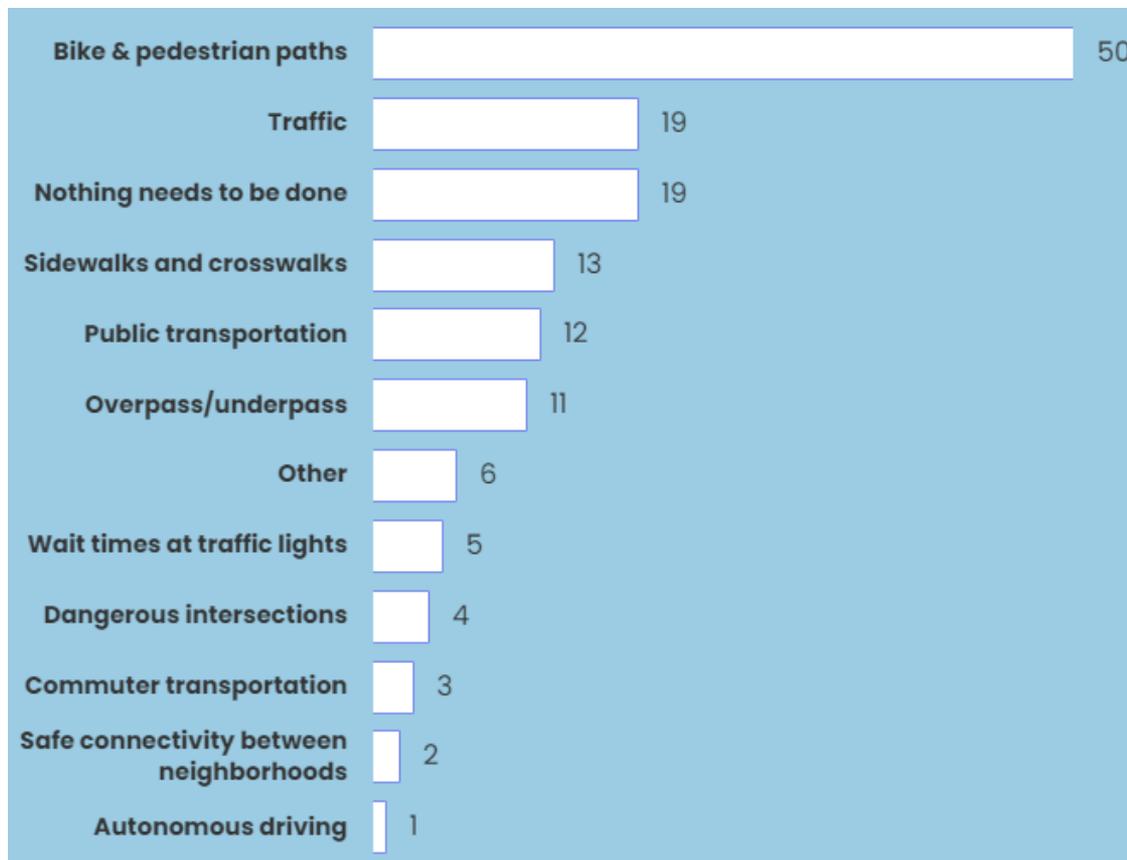
166 responses

- A. Small-town atmosphere with quality shopping, services and restaurants.**
- B. Little to no change, stay the same.**
- C. No traffic problems.**
- D. Farms will surround the Town Center.**
- E. Walkable with trails, sidewalks and bike paths.**
- F. It will be community oriented and family friendly.**
- G. There will be a community center.**
- H. No retail vacancies.**
- I. A visitor/welcome center.**
- J. Increased infrastructure problems.**
- K. Affordable for young families and the working class.**
- L. Other.**



**CALVERT
COUNTY**
Maryland

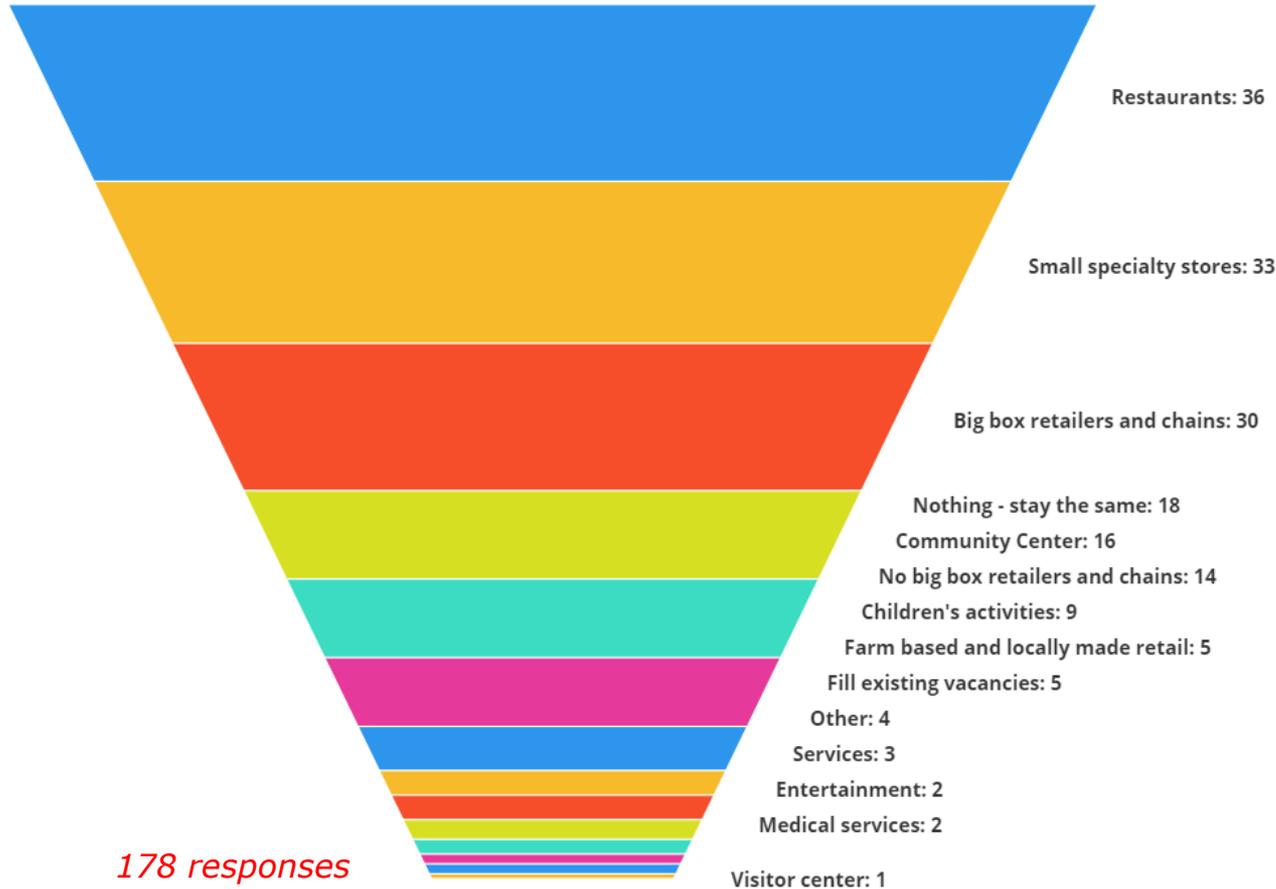
**What
transportation,
transit, walking
and/or bicycling
challenges do you
think should be
addressed?**



145 responses

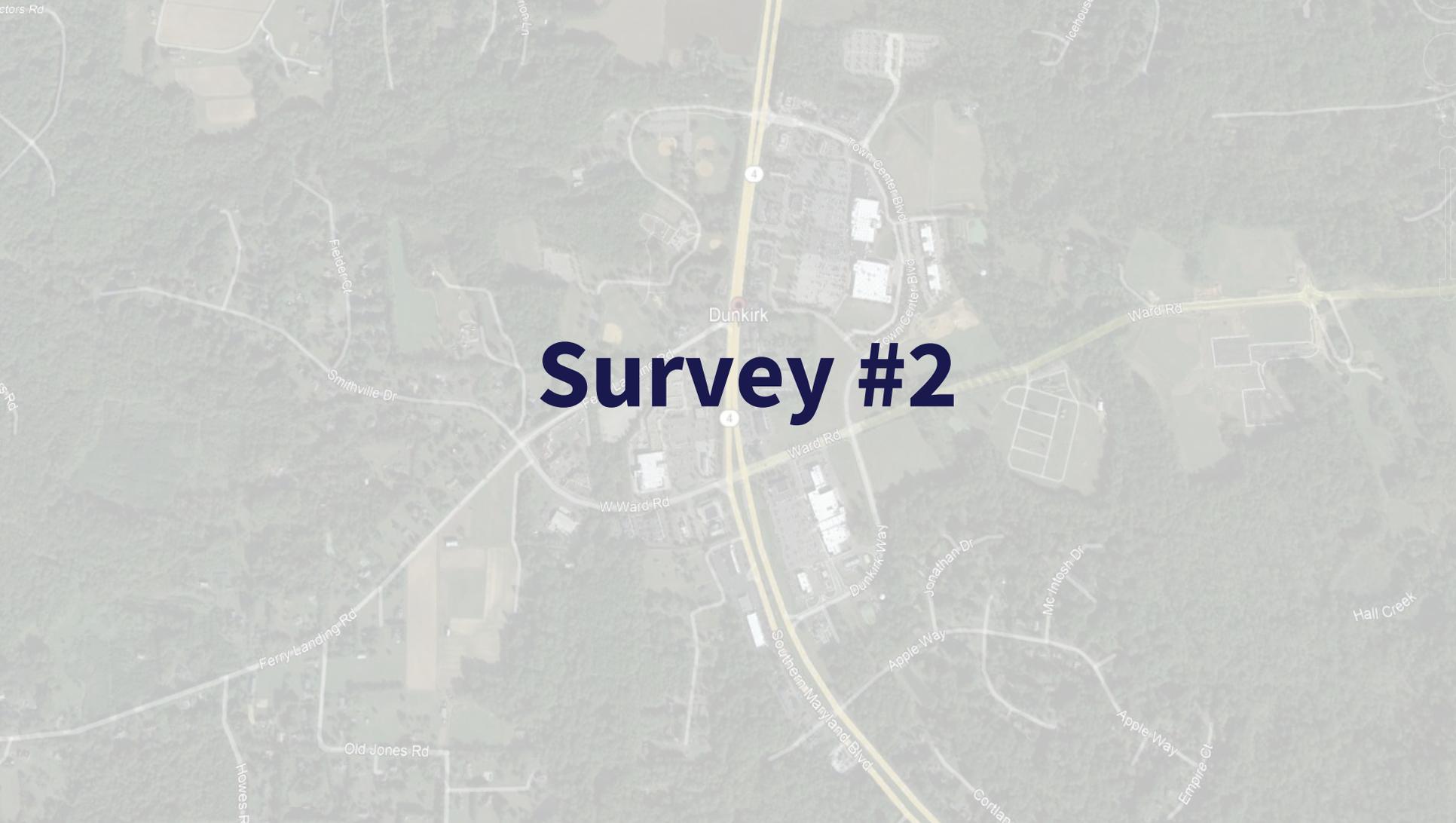


**CALVERT
COUNTY**
Maryland



178 responses

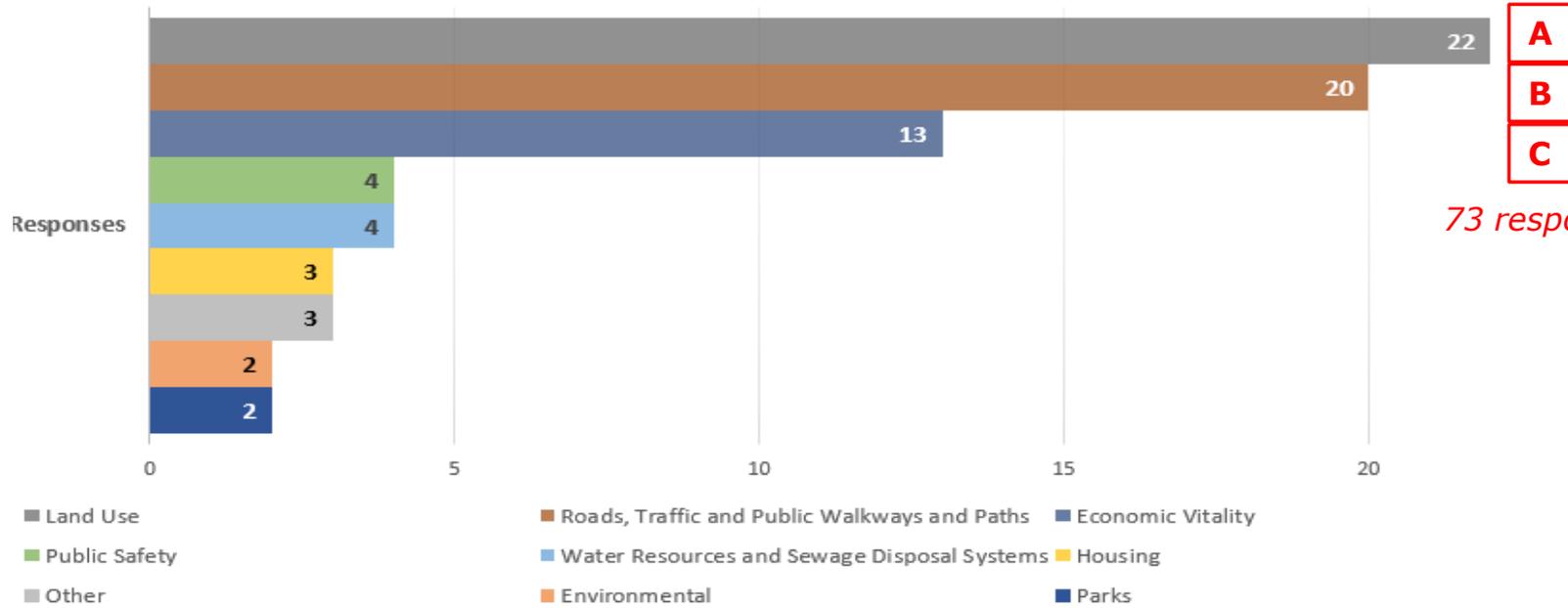
**What kind of retail stores,
business/personal services
and/or community facilities
would you like within the
Dunkirk Town Center?**

An aerial satellite-style map of a rural area in Maryland. A red pin is placed on a road labeled 'Dunkirk'. The text 'Survey #2' is overlaid in large, bold, dark blue font. The map shows various roads, some with yellow highlights, and green fields. Labels for roads include 'Felder Ct', 'Smithville Dr', 'Ferry Landing Rd', 'Old Jones Rd', 'Hawes Rd', 'Ward Rd', 'W Ward Rd', 'Dunkirk Way', 'Jonathan Dr', 'McIntosh Dr', 'Apple Way', 'Empire Ct', 'Cortlan', 'Southern Maryland Blvd', 'Town Center Blvd', and 'Hall Creek'. There are also small white circles with the number '4' on some roads.

Survey #2



What Area (Geographical Area Or Topic) Do You Think Should Be Focused on the in Next Workshop?



A
B
C

73 responses

- A.** 30.2% Land Use (how to manage future growth)
- B.** 27.4% Roads, Traffic, Public Walkways and Paths
- C.** 17.8% Economic Vitality (improved shopping and dining options)



**Photo
Survey**

Dunkirk

Hall Creek

Photo Survey Submissions



**CALVERT
COUNTY**
Maryland



Trees Removed
Leaving Ugly
View



Patched
Roadway



Unkept Grass
and No
Landscaping



Unattractive
Gates



Smelly
Pond

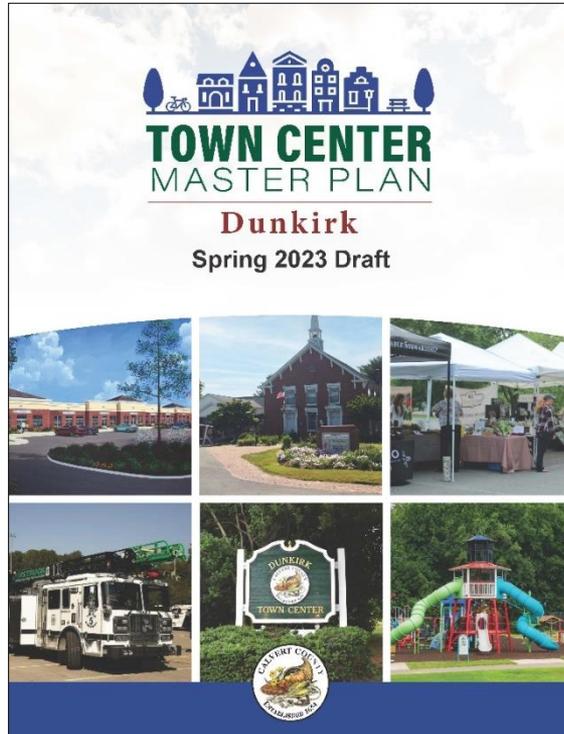


Unattractive
Pond



**CALVERT
COUNTY**
Maryland

Table of Contents



1. Purpose
2. Key Issues & Vision
3. Land Use
4. Environment & Natural Resources
5. Heritage
6. Housing
7. Transportation
8. Economic Vitality
9. Water Resources
10. Government & Community Facilities
11. Implementation

* Presented to the Planning Commission on July 19, 2023



Purpose

An adopted Town Center master plan serves many purposes:



Master Plan
The Vision



Zoning Ordinance
Regulations to Achieve the Vision

- Evaluate development proposals
- Framework ordinances and regulations
- County operating and capital budgets
- State funding for local projects
- Private industry investment
- A tool to assess of the county is responding to the plan's goals and objectives

Dunkirk Town Center

An aerial photograph of the Dunkirk Town Center in Maryland, overlaid with semi-transparent text boxes. The map shows a network of roads including US Route 4, Town Center Blvd, Ward Rd, Dunkirk Way, and Apple Way. The area is densely developed with commercial buildings and parking lots, surrounded by greenery and some residential areas. The text highlights key statistics and characteristics of the town center.

Comprises ~ 200 acres

Is the second smallest Town Center in size

Has the second highest amount of commercial land uses of the County's town centers

Serves as the County's gateway

Is a highly developed Town Center

Demographics



**CALVERT
COUNTY**
Maryland

Table 3.1 Population, 1980-2022 Decennial Censuses

Population	1980	1990	2000	2010	2020
Dunkirk	**	**	2,363	2,520	2,431
Calvert County	34,638	51,372	74,563	88,936	92,783
Southern Md.*	167,284	228,500	281,320	341,808	373,177
Maryland	4,216,975	4,781,468	5,296,486	5,773,552	6,177,224

Note: N/A: data was not available

* Calvert, Charles, and St. Mary's Counties

**Did not exist as a Census Designated Place

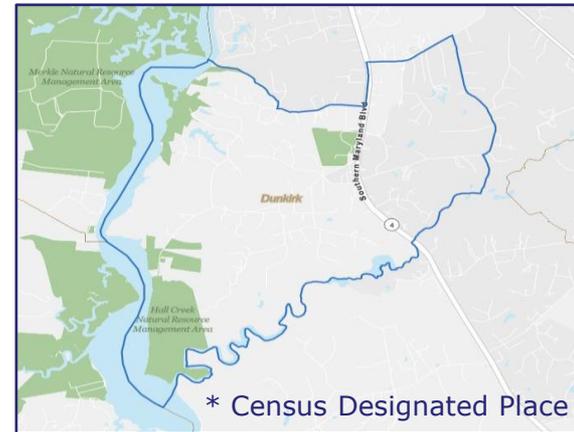
Sources: Calvert County Planning & Zoning Department; U.S. Department of Commerce, Bureau of the Census; and Maryland Department of Planning.

Census Data

Table 3.2 General Demographic Characteristics, 2020

	Dunkirk CDP*	Percent
Male	1,168	53.7%
Female	1,007	46.3%
Under 5	89	4.1%
5 - 19	409	18.7%
20 - 64	1,282	59.1%
65 +	394	18.1%
Median Age	45.2	N/A

* Census Designated Place



* Census Designated Place

Land Use

Goal 1: Continue the goal that the Dunkirk Town Center “reflect the best features of the County’s land use development philosophies and create a positive first image.”¹

Objective 1: Treat the entire Dunkirk Town Center as an economic and aesthetic whole.

Objective 2: Continue to encourage a “sense of place” with recognizable boundaries and unifying characteristics.



**CALVERT
COUNTY**
Maryland



¹ Dunkirk Master Plan and Zoning Ordinance, Adopted 1987, Page 10.

Environment & Natural Resources



Hall Creek is scheduled for water quality monitoring (2024)

Major flooding in Hall Creek affecting Ward District Park

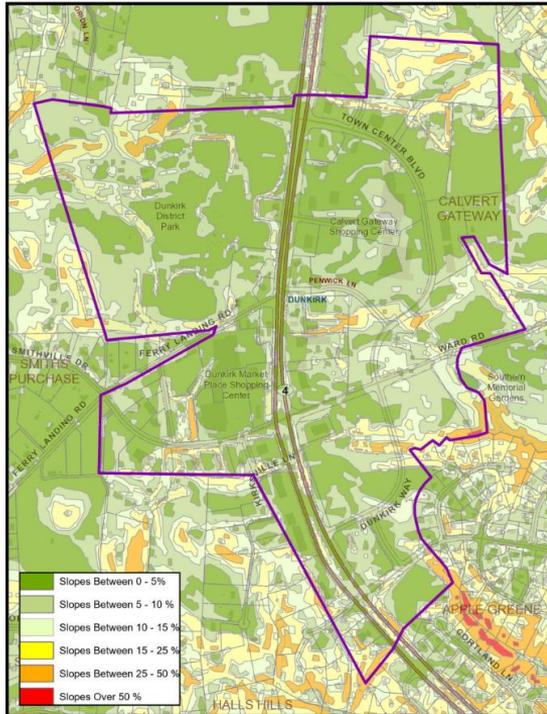


Subwatersheds

Environment & Natural Resources

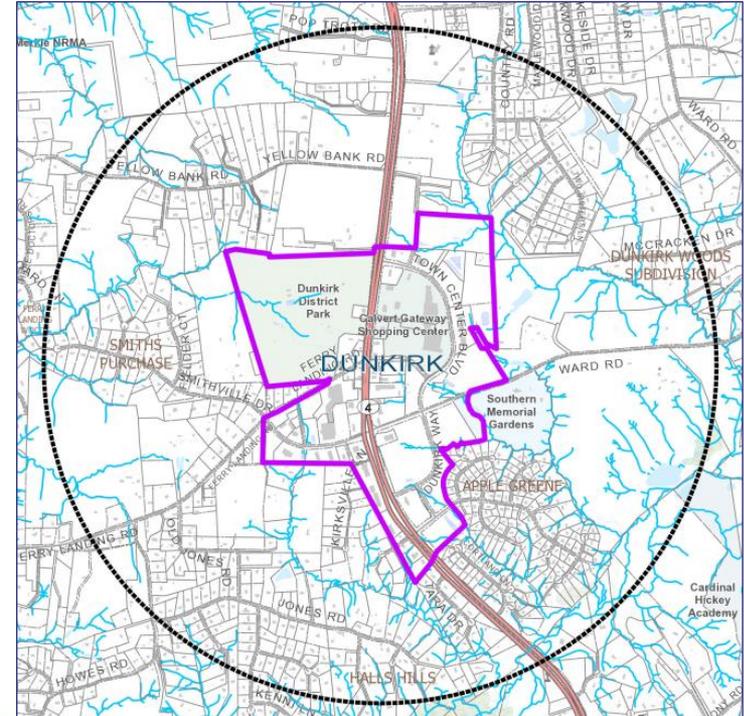


**CALVERT
COUNTY**
Maryland



Goal 1: Preserve, protect and conserve water resources in and near the Dunkirk Town Center.

Objective 1: Protect perennial streams and their buffers.



Environment & Natural Resources



**CALVERT
COUNTY**
Maryland

Goal 2: Preserve, protect and conserve flora resources in and near the Dunkirk Town Center.

Objective 1: Use plantings to slow runoff, improve air quality, reduce the heat island effect and encourage walkability.



**CALVERT
COUNTY**

Maryland

Environment & Natural Resources



Goal 3: Incorporate environmentally sustainable development into Dunkirk Town Center's policies.

Objective 1: Use green infrastructure when developing the Town Center.



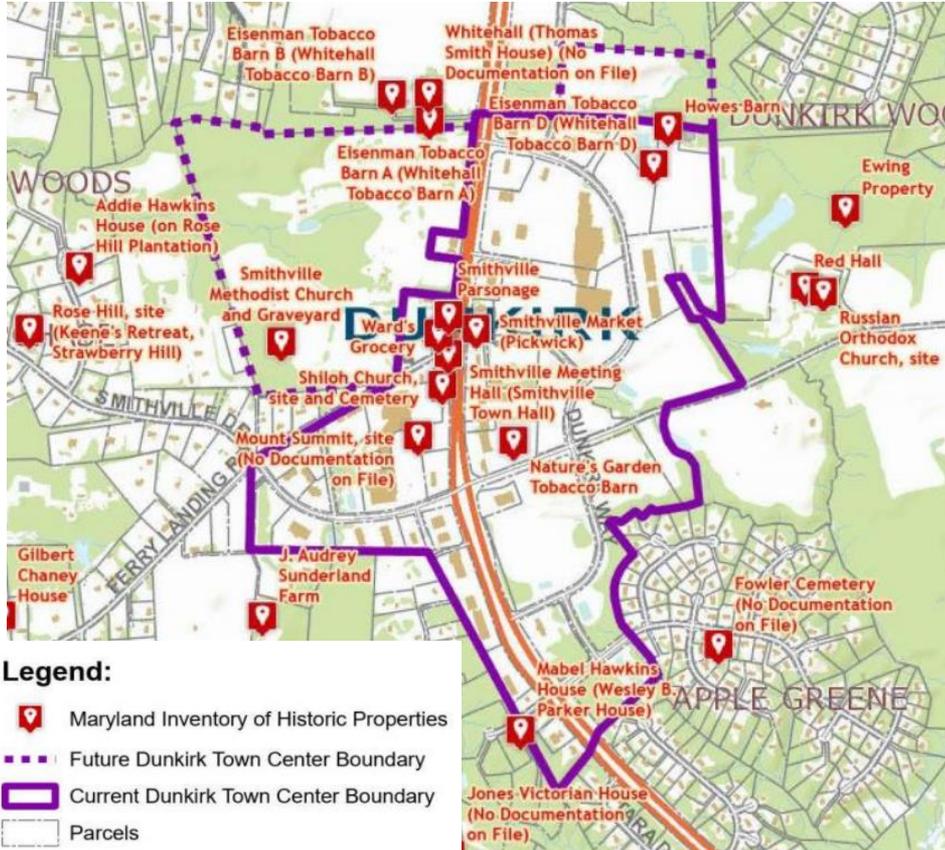
Heritage



**CALVERT
COUNTY**
Maryland

Goal 1: Enhance, while preserving, a walkable and vibrant business district and center of community life.

Objective 1: Preserve and enhance historic resources and architecture that uniquely characterize Dunkirk.



Heritage

Goal 2: Identify and Record Previously Unrecorded Archaeological Resources.

Objective 1: Identify and record
previously unrecorded
archaeological resources.



Smithville UMC



Smithville Meeting Hall

Heritage



**CALVERT
COUNTY**
Maryland



Smithville Parsonage

Objective 1: Identify media means of presenting historic sites/points of interests and structures.



Smithville Market

Goal 3: Develop heritage resources that preserve and tell the story of Dunkirk and its people.



**CALVERT
COUNTY**
Maryland

Housing

The 65+ year-old population is expected to grow by 30% from 2020 to 2045.



Northern Calvert County is experiencing increasing percentages of seniors and individuals with disabilities.



Nearest Senior Center is in North Beach or Prince Frederick.

Housing

Goal 1: Continue to support the existing Dunkirk Town Center policy of allowing multi-family attached dwellings only for age-restricted housing.

Objective 1: Locate senior housing near health and other support services.

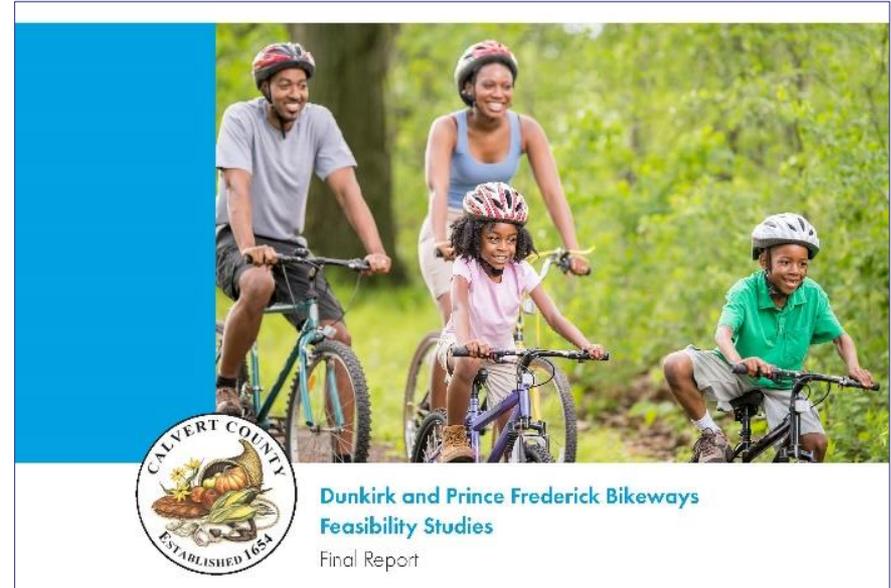


Transportation



Goal 2: Implement Bicycle, Pedestrian, and Streetscape Improvements to Enhance Community Connectivity and Sustainability.

Objective 1: Expand bicycle and pedestrian networks to enhance accessibility between nearby residential development and the Dunkirk Town Center.



Transportation

Goal 3: Improve and expand existing transit services.

Objective 1: Increase the frequency of local transit service between Town Centers, including employment areas and health centers.

Objective 2: Expand and improve demand-responsive transit services.



CALVERT COUNTY
Maryland



 **Bus Schedule**



Dunkirk Route
(Orange Route)

SEPTEMBER 30, 2022

Economic Vitality



**CALVERT
COUNTY**
Maryland



Goal 1: Utilize smart growth principles to strengthen economic opportunity and drive business growth in the Dunkirk Town Center.

Objective 1: Encourage development in the Dunkirk Town Center.

Objective 2: Build a Sense of Community within the Dunkirk Town Center area.

Source: Development Counsellors International

Water Resources



Goal 1: Protect public health and water quality.

Objective 1: Minimize pollution from wastewater treatment plants and septic systems.

Action: Consider conducting a wastewater treatment study to analyze the current state of private wastewater systems, options for long-term maintenance of the private systems and/or replacement with a public or public/private partnership system and potential locations and costs for such options.



Water Resources

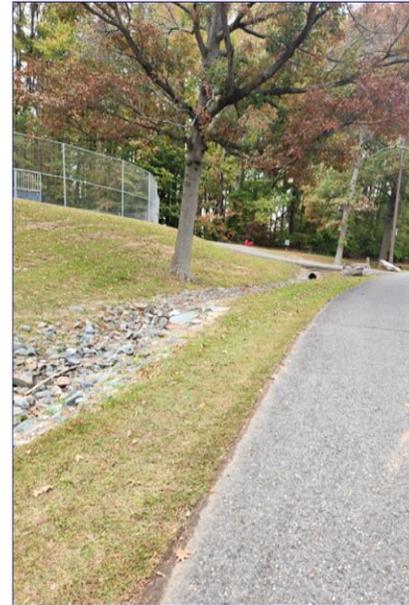


**CALVERT
COUNTY**
Maryland

Goal 2: Install or enhance stormwater management systems to reduce pollution in the county streams, Patuxent River and Chesapeake Bay.



Objective 1: Treat unmanaged impervious surfaces.

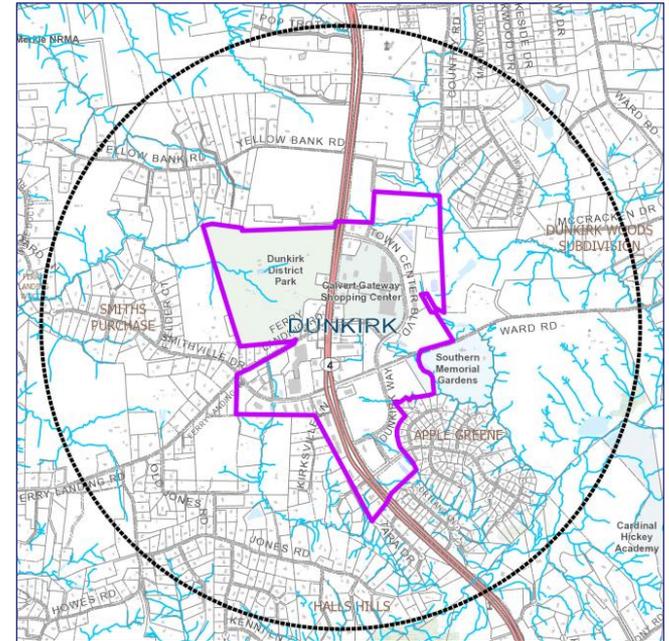
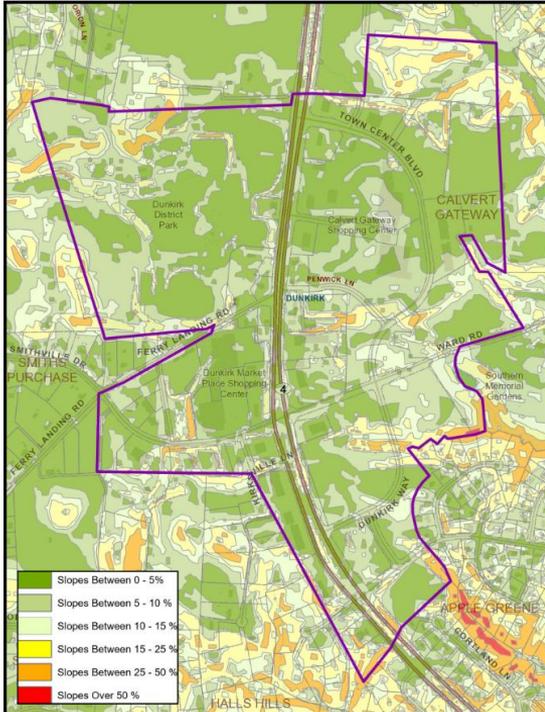




Water Resources

Goal 3: Preserve, protect and conserve water resources in and near the Dunkirk Town Center.

Objective 1: Protect perennial streams and their buffers.



Government & Community Facilities



**CALVERT
COUNTY**
Maryland



Goal 1: Establish policies and strategies that provide for high-quality, responsive, and cost-effective services to residents, businesses, and organizations in the county.

Objective 1: Provide high-quality, responsive, and cost-effective customer service.

Government & Community Facilities



**CALVERT
COUNTY**
Maryland



Goal 2: Maintain the high quality of the educational facilities that serve the Dunkirk Town Center area: schools, college, and library.

Objective 1: Continue to support Calvert County Public Schools and the College of Southern Maryland.



Government & Community Facilities

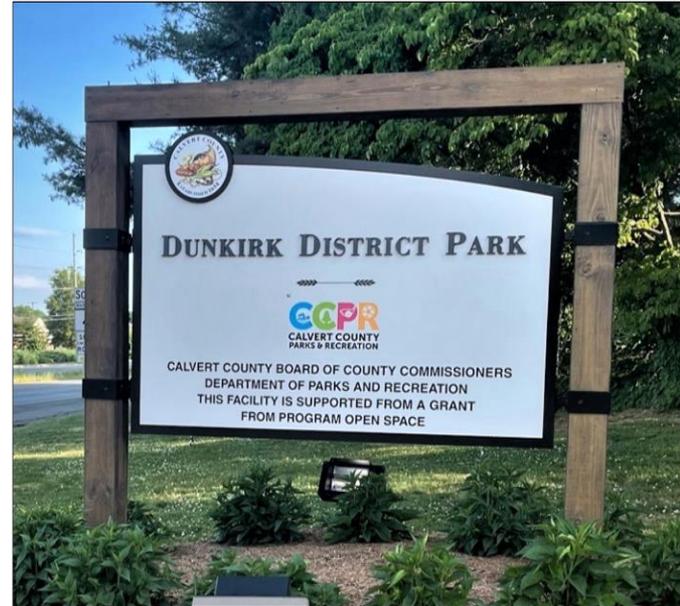


**CALVERT
COUNTY**
Maryland

Goal 3: Provide access to a variety of quality recreational environments and opportunities in Calvert County.

Objective 1: Increase the amount of land area dedicated to recreation and natural resources.

Objective 2: Meet present and future needs of the community as it relates to recreation and natural resources.



Government & Community Facilities



Goal 4: Support and/or encourage adequate healthcare facilities and programs in Dunkirk.



Objective 1: Support the health and wellbeing of Dunkirk residents.



**CALVERT
COUNTY**
Maryland

Government & Community Facilities

Goal 5: Support public safety programs, strategies, and facilities development.



Objective 1: Support the public safety of the Dunkirk community.

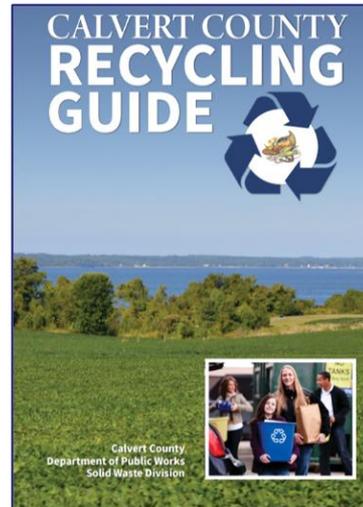


Government & Community Facilities



Goal 6: Maintain well-managed and effective solid waste and recyclable materials management systems in the Dunkirk area.

Objective 1: Ensure adequate facilities and infrastructure to accommodate current and future waste and recyclables.



Implementation



**CALVERT
COUNTY**
Maryland





NEXT STEPS

Create a Website Account - Manage notification subscriptions, save form progress and more.



GOVERNMENT DEPARTMENTS RESIDENTS BUSINESS HOW DO I? COMCAST BUILDOUT



Prince Frederick Town Center Master Plan Update

Dunkirk Town Center Master Plan & Zoning Update

[Home](#) • [Departments](#) • [Planning & Zoning](#) • [Town Center Master Plan Update](#) • Dunkirk Town Center Master Plan & Zoning Update

Dunkirk Town Center Master Plan and Zoning Update

The Planning Commission endorsed a three-phased process to update the Town Center master plans: issue identification, plan development, and plan adoption. The Dunkirk Town Center update is currently in the second phase: Develop the Plan. The Planning Commission acknowledged three focus areas for the Dunkirk Town Center Master Plan Update: Land Use; Roads, Traffic and Public Walkways; and Economic Vitality.

Staff has prepared the *Dunkirk Town Center Master Plan – Spring 2023 Draft*. The draft will be presented to the Planning Commission at its meeting on July 19, 2023. Before recommending an updated Dunkirk Town Center Master Plan to the Board of County Commissioners, the Planning Commission must hold a public hearing to receive comments from agencies and the public. The Planning Commission may direct staff to make revisions prior to hosting a public hearing.

Read the [Dunkirk Town Center Master Plan – Spring 2023 Draft \(PDF\)](#).

Contact Us

Tay Harris
Long Range Planner
[Email Tay Harris](#)
Phone: 410-535-1600, ext. 2333

Kat Lockwood
Planner II / Long Range Planner
[Email Kathleen Lockwood](#)
Phone: 410-535-1600, ext. 2335

Helpful Links

To view previous Planning Commission meetings please click on the following link: [Meetings on Demand](#)



www.calvertcountymd.gov/DunkirkTownCenter



Sign-up for Zoning Ordinance Update Emails!

Receive notifications by visiting www.calvertcountymd.gov/NotifyMe and signing up for the Zoning Ordinance Update News Flash.

www.calvertcountymd.gov/NotifyMe



**CALVERT
COUNTY**
Maryland

Thank you!



**Please email questions or comments
that were not discussed tonight to
towncenterupdate@calvertcountymd.gov.**

**This meeting will be available on
Meetings on Demand
www.CalvertCountyMd.gov/Meetings**