

**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

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.

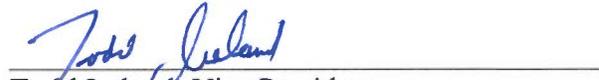
Aye: 5
Nay: 0
Absent/Abstain: 0

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND


Ashley Staples-Reid, Acting Clerk

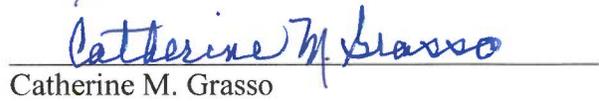

Earl F. Hance, President


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 M. Same day
Recorded in Liber KPS No. 75
folio 295 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.



Exhibit: Huntingtown Town Center Master Plan

Huntingtown Town Center Master Plan
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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 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.

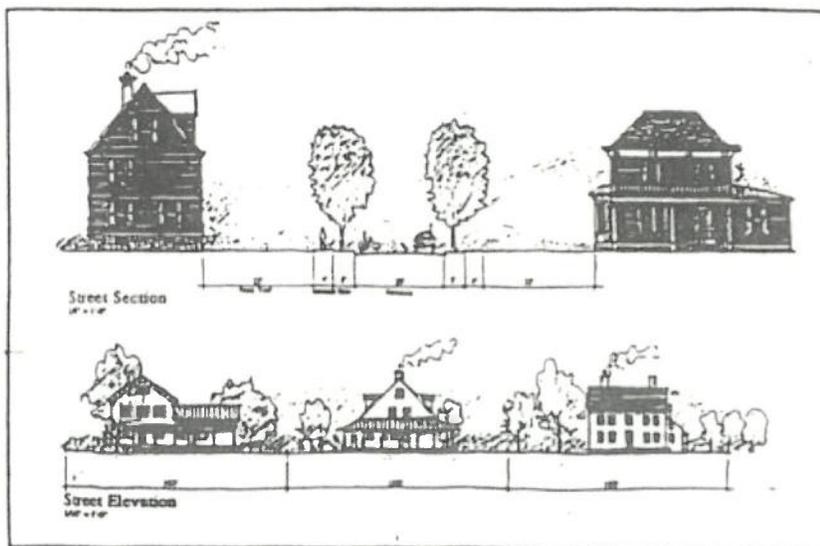
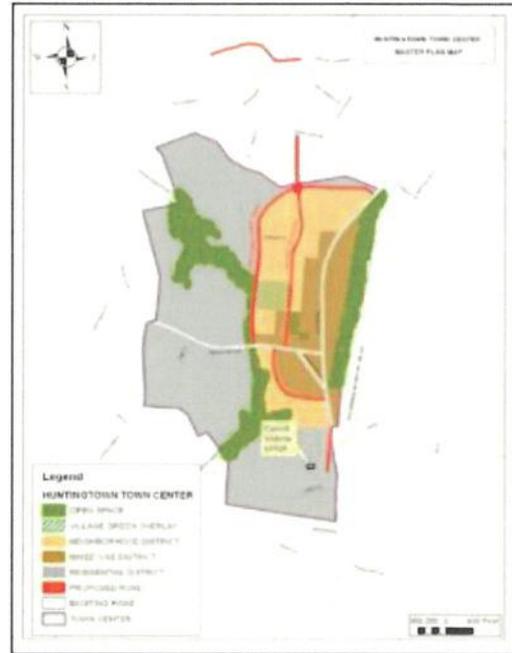


Figure 3: Residential District Streetscape



Huntingtown Town Center Master Plan

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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. 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 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.