



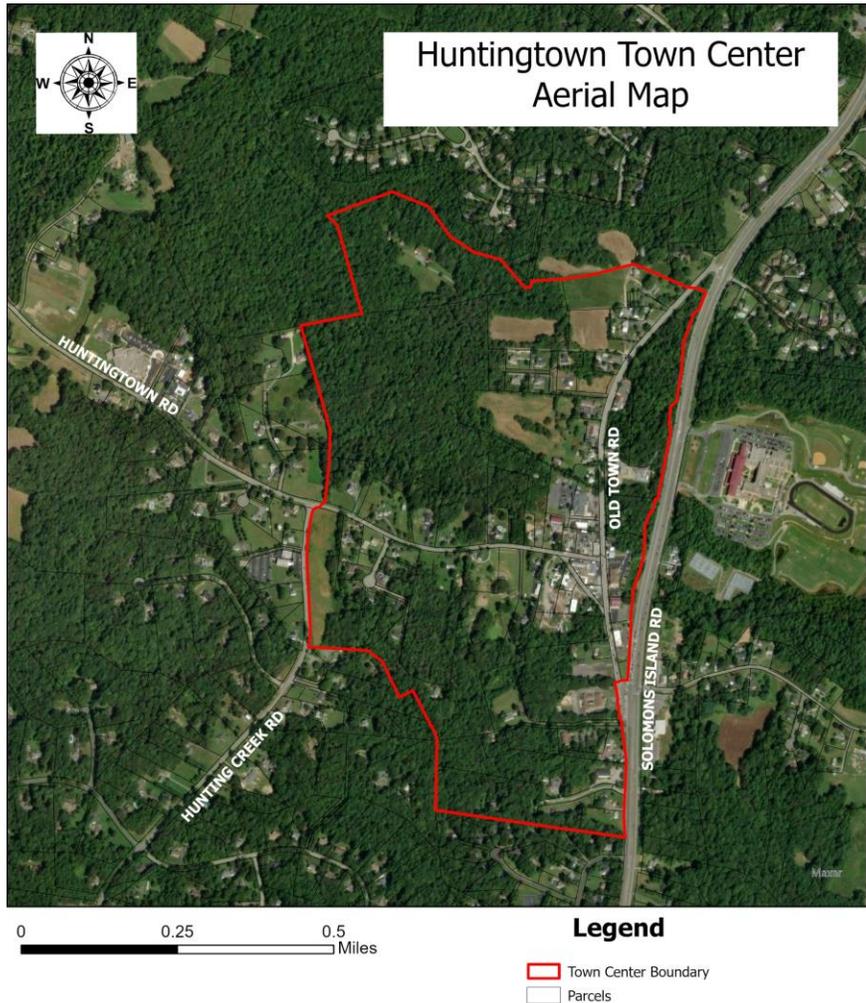
Huntingtown
Master Plan of Town Centers Update
Survey Results

Master Plan of Town Centers Update Surveys

Each survey includes an aerial map with the town center boundary, a brief description of the town center and the following questions:

- How long have you lived in the town center?
- If you live outside of the town center, what is your zip code?
- What is your age group?
- What are the main draws to the town center (i.e., restaurants, shopping, education, etc.)?
- What do you believe the biggest challenge is for the town center?
- What is the biggest change you have seen in the town center in the last 10 years?
- In one word, what do you love about the town center?
- What are the three most important topics to be addressed in the town center master plan update?
- What is the one key element of the town center that you would like to see retained or enhanced?
- Do you think the town center should remain a designated town center zoning district or be a rural commercial zoning district?

Huntingtown Town Center Description



What is the Huntingtown Town Center?

The 1983 Calvert County Comprehensive Plan established the Huntingtown Town Center as a minor town center, reflecting the intent for it to serve as a local commercial hub. The Town Center Master Plan and Zoning Ordinance were adopted in 1993. The 2019 Calvert County Comprehensive Plan eliminated major and minor town centers, reclassifying them as “Town Center.”

Where is it Located?

The Town Center covers 304 acres and includes 81 different properties. The center of activity is at the intersection of MD 524 (Old Town Road) and MD 521 (Hunting Creek Road). In this area, you’ll find

- Small businesses and home-based services
- Churches
- The post office and the volunteer fire department
- Homes with large lots
- Some farms

What’s the Vision for the Future?

The goal is to make Huntingtown a walkable, community-friendly place. The vision includes:

- Sidewalks for safe walking
- A village green (open grassy space)
- A park along the west side of town
- New homes built in empty spots (infill development)
- Recreational space at the old Huntingtown Alternative School

Growth and Changes Over Time

Since the plan was adopted in 1993, only a few changes have happened:

- Road improvements at MD 2/4 and Old Town Road
- A few new homes built
- The fire department moved to a new location within the Town Center

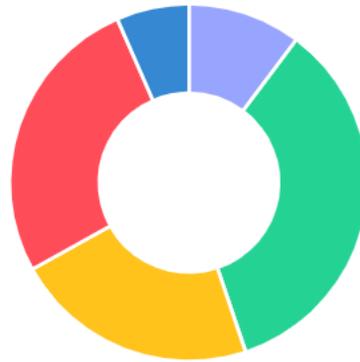
Water and Sewer Services

While the 2010 Calvert County Comprehensive Plan allows public water and sewer in all town centers, it is not planned. Public sentiment favors prohibiting these services to prevent higher-density development.

Huntingtown Master Plan of Town Centers Update Survey Results

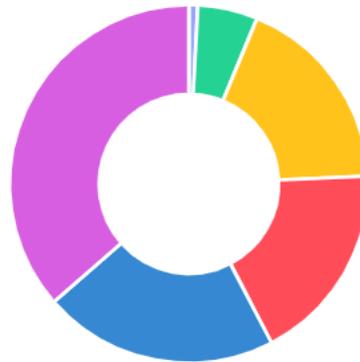
389 Participants

How long have you lived in Huntingtown?



- Less than 5 years (10.24%)
- 5-19 years (34.65%)
- 20-29 years (22.05%)
- 30+ years (26.51%)
- I do not live in Huntingtown (6.56%)

What is your age group?



- Under 20 (0.78%)
- 20-29 (5.43%)
- 30-39 (18.09%)
- 40-49 (18.09%)
- 50-59 (21.19%)
- 60 and over (36.43%)

Huntingtown Master Plan of Town Centers Update Survey Results

What are your main draws to Huntingtown Town Center (i.e., restaurants, shopping, education, work, etc.)?

- **Basic Services:** post office, Bowen's/Bone's Grocery, Hatcher's, gas stations, fire department
- **Community:** churches, schools, medical offices, childcare/recreation (swim/dance)
- **Shopping and Dining:** convenience shopping, a few small restaurants, desire for more sit-down family dining
- **Rural Character:** quiet, safe, small-town feel, open space, farmland; preference to keep Huntingtown rural and distinct from Dunkirk/Prince Frederick

Huntingtown Master Plan of Town Centers Update Survey Results

What do you believe the biggest challenge is for the town center?

- **Traffic and Infrastructure:** Route 4 congestion, unsafe intersections, lack of sidewalks/trails
- **Opposition to Growth:** strong desire to keep rural character; fear of becoming “another Prince Frederick or Waldorf”
- **Community Division:** many residents do not want a town center at all
- **Vacant/Unappealing Businesses:** empty buildings, difficulty attracting useful retail/restaurants
- **Limited Support for Amenities:** some interest in trails, parks and small-scale local shops

Huntingtown Master Plan of Town Centers Update Survey Results

What do you believe the biggest change you have seen in the town center in the last 10 years?

- **Traffic and Congestion:** heavier volume, speeding and more accidents
- **Bowen's Market Sold:** noted as a major community shift
- **New Development:** housing growth (Cox Road, Dismondy Drive), medical/professional building, new churches and fire department upgrades
- **Business Turnover:** closures of small/local shops, banks converting to churches
- **Community Character:** many feel little has changed — some see this as positive (preserving rural feel), others as concern over gradual overgrowth

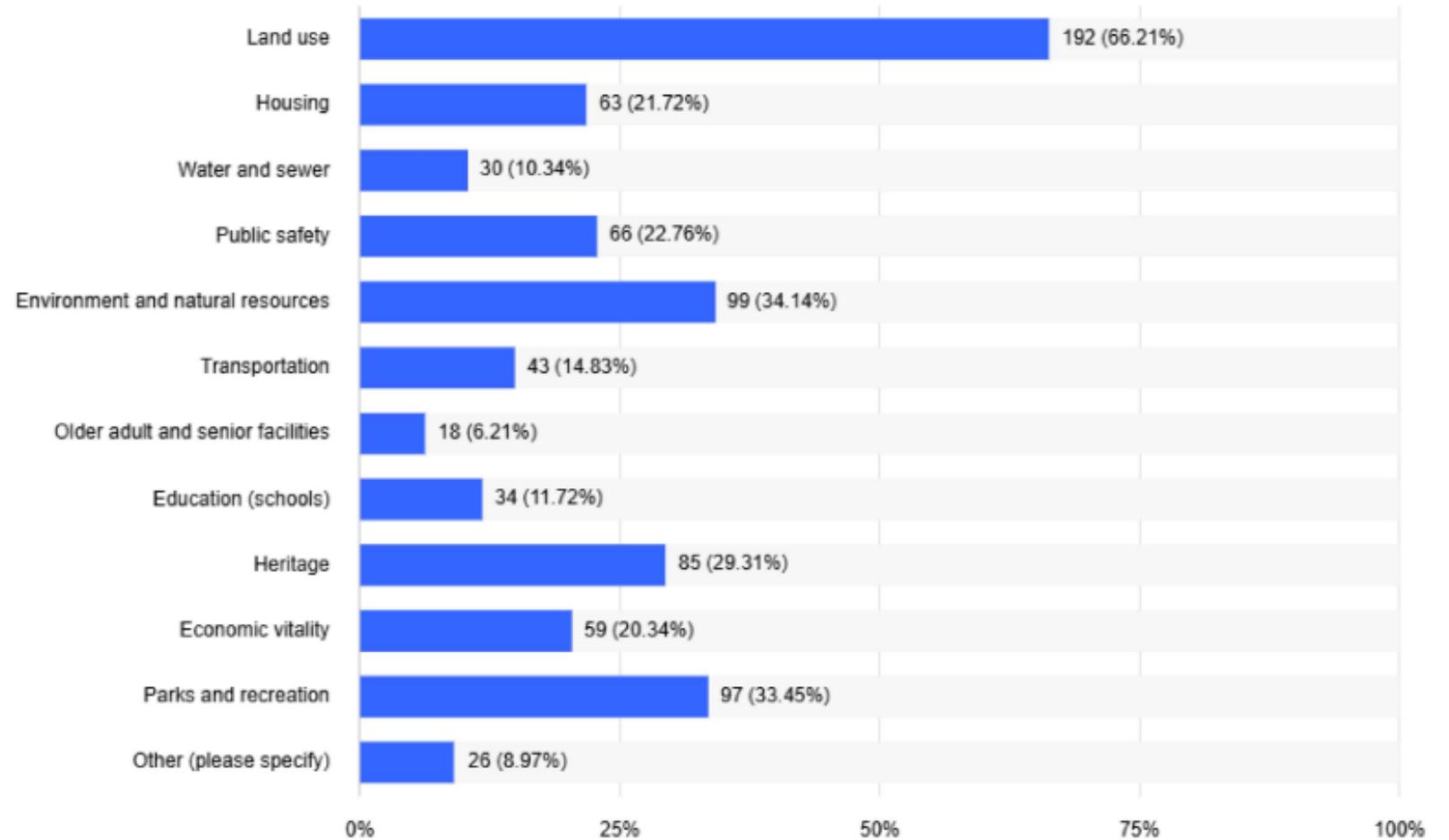
Huntingtown Master Plan of Town Centers Update Survey Results

In one word, what do you love about the town center?

- **Rural and Small-Town Character:** quiet, peaceful, low traffic and minimal development
- **Community and Safety:** neighborly, family-oriented, low crime
- **Local Charm and Tradition:** quaint, historic feel, country atmosphere
- **Convenience:** easy access to local stores and services
- **Nature and Open Space:** farmland, wooded areas, open green spaces
- **Support for Local Businesses:** family-owned shops, Mom and Pop stores

Huntingtown Master Plan of Town Centers Update Survey Results

What are your three most important topics to be addressed in the Huntingtown Town Center Master Plan Update?



Huntingtown Master Plan of Town Centers Update Survey Results

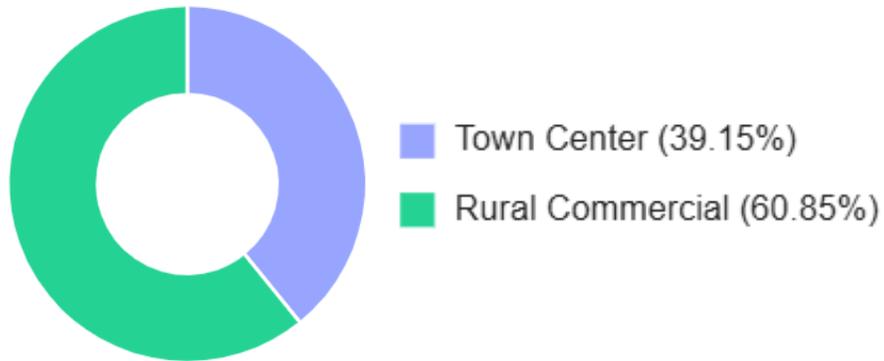
What is one key element of the Huntingtown Town Center that you would like to see retained or enhanced?

- **Preserve rural, small-town feel:** open space, heritage, no overdevelopment
- **Limit growth:** discourage chain stores, big box, large housing developments
- **Support local businesses:** small shops, restaurants, farmer's market
- **Improve infrastructure:** traffic flow, sidewalks, bike/pedestrian safety
- **Enhance community amenities:** parks, playgrounds, green space, events
- **Keep community anchors:** fire department, post office, historic character

Huntingtown Master Plan of Town Centers Update Survey Results

Designation preference

Do you think Huntingtown should remain a designated Town Center zoning district or a designated Rural Commercial zoning district?



Intent of Town Center Zoning District:

A Town Center is designated to be like a mini down for a community. It mixes different types of buildings and activities all in one walkable area – like shops, restaurants, offices, apartments or townhouses, parks, trails and public spaces. The goal is to help the local economy grow by bringing jobs and businesses closer to where people live. It's also meant to cut down on traffic because people walk, bike or take public transportation instead of always driving. Town Centers are where most new growth is supposed to happen, so they get good roads water and sewer service, high speed Internet and nice public spaces like towns squares or indoor recreational centers. Each Town Center has its own Master Plan that guides exactly how it should develop to fit the community's vision.

Intent of Rural Commercial Zoning District:

The Rural Commercial District covers businesses that sit outside the town centers, usually out along country roads. These might be small stores, local shops or services that have been there for decades – like a roadside market, a small repair shop or a local diner. They're important because they help people who live in more rural areas get what they need without having to drive far into town. The rules for Rural Commercial areas are meant to keep these businesses small, low key and fitting in with the country look and feel – so they don't turn into big shopping centers that could take businesses away from the Town Centers.

Exploring Options

Depending on the feedback, Planning & Zoning may also explore other options for these communities in the future, such as:

- Retaining the Town Center designation
- Retaining the Town Center designation while distinguishing between minor and major town centers.
- Converting a Town Center to a Rural Commercial and residential district, or
- Creating a new “small town center” style district, such as a Community Mixed-Use District or Village District.

Timeline for Meetings

- **Sept. 9 – Present survey results to the Board of County Commissioners (BOCC)** for feedback and guidance.
- **Sept. 17 – Share results with the Planning Commission**, provide BOCC feedback and seek confirmation to move forward.
- **Oct. 14 – Huntingtown Town Center Public Informational Meeting***
6 p.m. at the Huntingtown Volunteer Fire Department (4030 Old Town Road in Huntingtown)

*The meeting will be broadcast live at www.youtube.com/@CalvertCountyGov or use the link to watch the meetings on demand.