



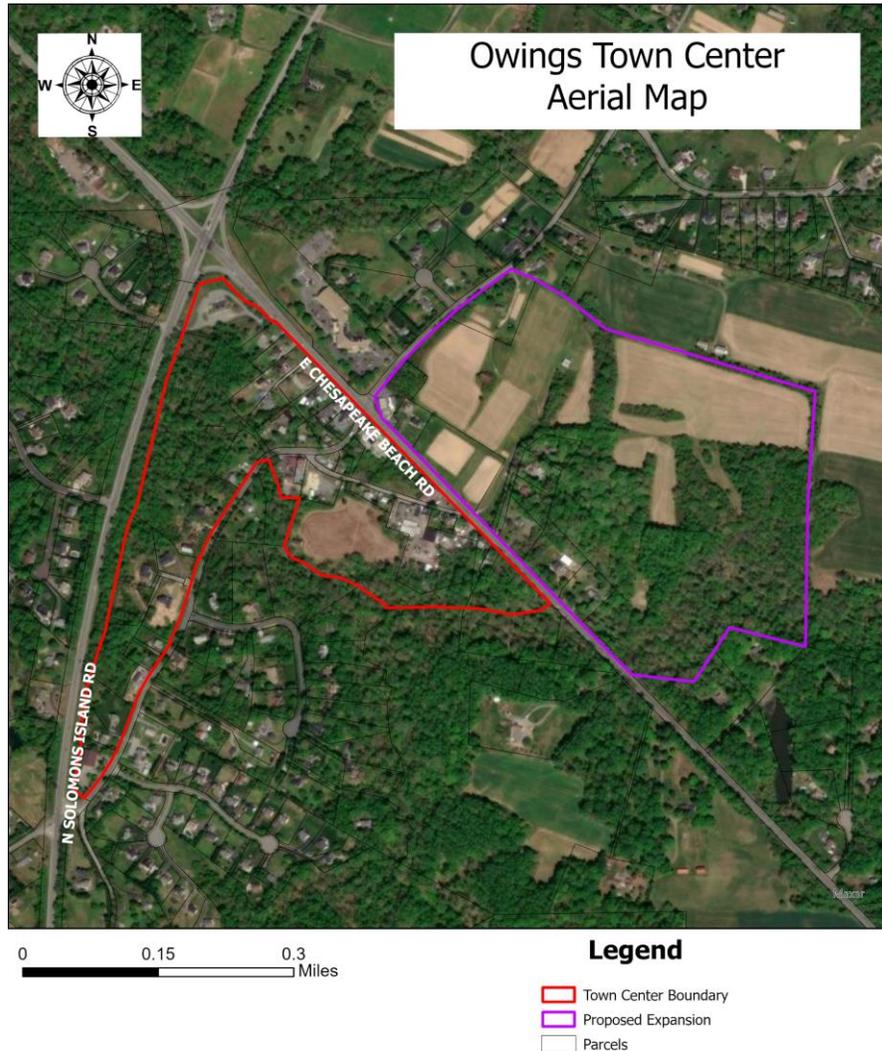
Owings
Master Plan of Town Centers Update
Survey Results

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?

Owings Town Center Description



Prepared by Department of Planning & Zoning
7/25/2025

What is the Owings Town Center?

The 1983 Calvert County Comprehensive Plan established the Owings Town Center as a minor town center, reflecting the intent for it to serve as a local commercial hub. The Owings Town Center Master Plan and Zoning Ordinance, originally adopted in 1995, were updated in 2000. The 2019 Calvert County Comprehensive Plan eliminated major and minor town centers, reclassifying them as “Town Center.”

Where is it Located?

The Owings Town Center covers 75 acres across 45 parcels. The heart of the Town Center is located at the intersection of MD 260 (Chesapeake Beach Road) and MD 778 (Old Solomons Road) and consists of mix uses—local commercial and service businesses, home-based enterprises, a church, the Owings Post Office, and low-density residential development, as shown in the map.

What’s the Vision for the Future?

The plan for Owings Town Center is to make it more walkable and community-friendly. Some ideas for future improvements include:

- Sidewalks for easier walking
- New homes and a quiet park near Hall Creek
- A safer way to cross Chesapeake Beach Road
- A traffic circle (roundabout) near a future job center and informal play fields

There is also a proposed expansion area—88 more acres to the east—that could be added in the future. Right now, it includes mostly farms and a few homes and businesses.

Environmental Features

Owings Town Center includes part of the Hall Creek watershed and has about 22.5 acres of wetlands. That’s about one-third of the current Town Center. Wetlands can’t be built on, which limits how much the area can grow.

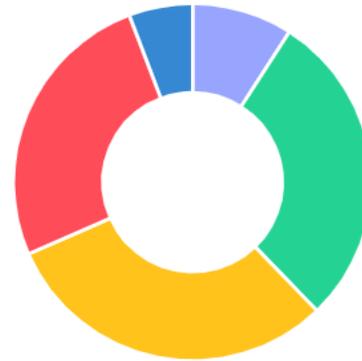
Growth and Utilities

Since 1983, development has been minimal, limited mostly to low-density residential growth. While the 2010 Calvert County Comprehensive Plan allows public water and sewer in all town centers, due to soil conditions, the 2000 Master Plan recommends public water and sewer. However, it is not currently planned, limiting growth to lower density development.

Owings Master Plan of Town Centers Update Survey Results

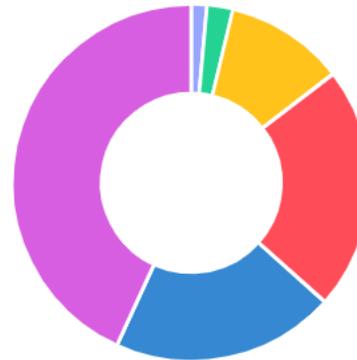
214 Participants

How long have you lived in Owings?



- Less than 5 years (9.09%)
- 5-19 years (28.71%)
- 20-30 years (30.62%)
- 30+ years (25.84%)
- I do not live in Owings (5.74%)

What is your age group?



- Under 20 (1.41%)
- 20-29 (2.35%)
- 30-39 (10.8%)
- 40-49 (22.07%)
- 50-59 (20.19%)
- 60 and over (43.19%)

Owings Master Plan of Town Centers Update Survey Results

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

- **Basic Services:** post office, gas station/Dash In, Veterinary clinic, most used
- **Small-Scale Shopping/Medical:** limited but used
- **Lifestyle and Location:** rural, quiet, safe community; convenient to MD Route 2 and MD Route 4
- **Minimal Draws:** many rely on Dunkirk/Prince Frederick; some want no added development

Owings Master Plan of Town Centers Update Survey Results

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

- **Traffic and Roads:** congestion on MD 260/MD Route 2, safety and access issues
- **Overdevelopment Concerns:** desire to keep rural character, avoid becoming “another Prince Frederick/Waldorf”
- **Environmental Limits:** wetlands, flooding, lack of public water and sewer
- **Lack of Identity/Draw:** scattered businesses, no walkability, nearby centers meet needs
- **Community Opposition:** many prefer no further development

Owings 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:** heavier, slower and more aggressive driving; longer waits at intersections; more congestion from beach traffic and new housing
- **Business Closures:** bank, pharmacy, medical office and other small businesses closed, leaving vacant or underused buildings
- **Little or No Change:** many said the area looks largely the same, some view this positively, others see it as stagnation
- **Housing Growth:** a few noted more single-family homes and nearby residential development
- **Decline in Appearance:** some mentioned the town center looking “dumpy,” “emptier” or underutilized
- **Other Mentions:** rising home prices, increased crime and the gun range

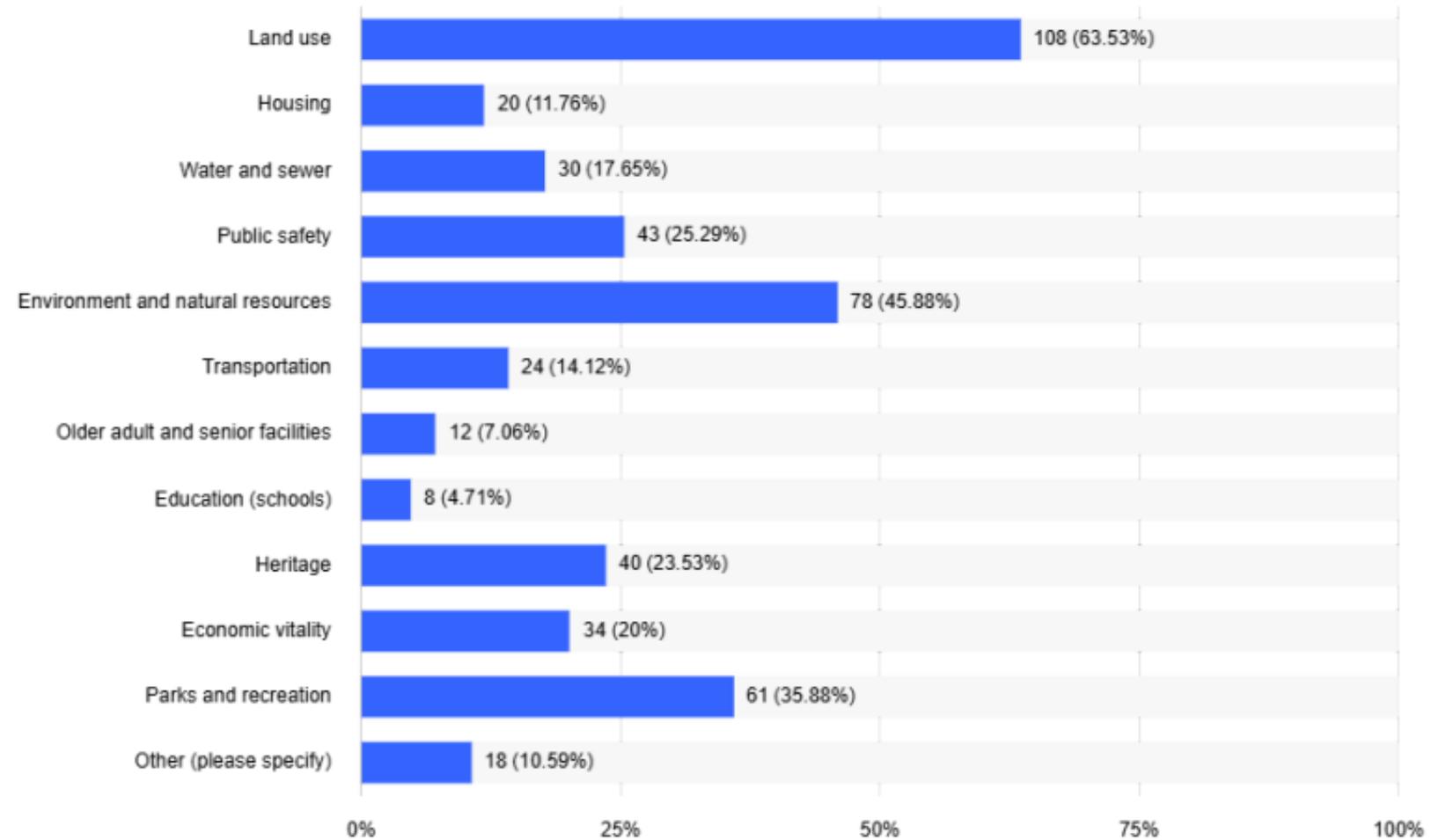
Owings Master Plan of Town Centers Update Survey Results

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

- **Rural Character/Country Feel:** rural, farms, country, undeveloped, not overdeveloped, still Calvert
- **Small/Quiet/Peaceful:** small, quiet, peaceful, serene, quaint, not crowded, simple
- **Community and Safety:** community, home, safety, family-oriented, friendly residents
- **Convenience/Location:** location, convenience, ease of travel, simple access
- **Nature/Environment:** woods, nature, wetlands, clean

Owings Master Plan of Town Centers Update Survey Results

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



Owings Master Plan of Town Centers Update Survey Results

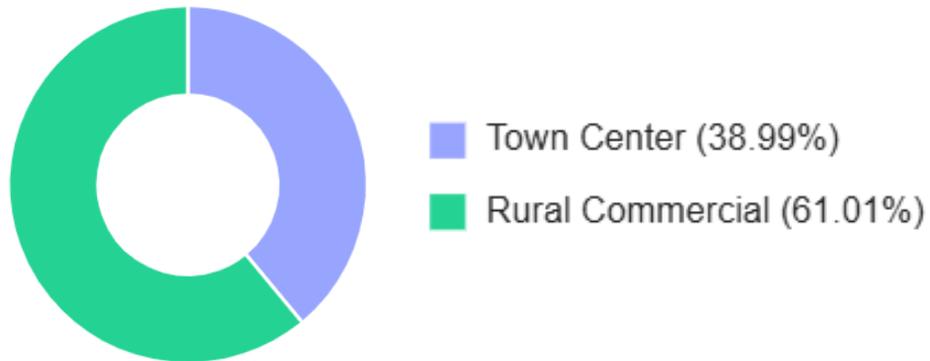
What is one key element of the Owings Town Center that you would like to see retained or enhanced?

- **Rural and Small Town Character:** preserve open spaces, farmland, low-density development and country atmosphere
- **Limited Development:** avoid big-box stores, strip malls, high-density housing; maintain semi-rural feel
- **Community and Heritage:** small-town feel, sense of community, history, authentic Calvert County character
- **Green and Public Spaces:** trees, parks, walking paths, pedestrian access
- **Walkability and Thoughtful Amenities:** sidewalks, connected trails, small-scale retail or restaurants, careful aesthetic improvements

Owings Master Plan of Town Centers Update Survey Results

Designation preference

Do you think Owings 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.

Outreach for Public Informational Meetings

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 Public and Community Input 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. 6 - St. Leonard Town Center Public Informational Meeting**
6 p.m. at Crossroads Christian Church (150 Ball Road in St. Leonard)
- **Oct. 14 – Huntingtown Town Center Public Informational Meeting**
6 p.m. at the Huntingtown Volunteer Fire Department (4030 Old Town Road in Huntingtown)
- **Oct. 20 – Owings Town Center Public Informational Meeting**
6 p.m. at Grace Brethren Church (9870 Old Solomons Island Road in Owings)

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