



**Huntingtown Town Center Master Plan Update
Survey Results
Public Input Meeting**

Oct. 14, 2025

Meeting Objective

- Share information about the timeline and next steps for the master plan update process
- Describe the concept of the Master Plan of Town Centers
- Explain relationships between the comprehensive plan, master plans, functional plans and ordinances
- Review Huntingtown's population and land uses
- Present survey results
- Explore concepts for the Town Center designation
- Obtain feedback/"Question and Answers" session

Timeline

- **Oct. 14 – Huntingtown Town Center Public Input Meeting**
6 p.m. at the Huntingtown Volunteer Fire Department (4030 Old Town Road in Huntingtown)
- **Nov. 19 – Brief the Planning Commission on the public input meeting** to provide feedback and seek guidance on next steps.
- **Dec. 2 – Brief the BOCC on the public input meeting** to provide feedback and seek guidance on next steps.
- **Huntingtown Public Workshop** (Date and location TBD)
- **Brief Planning Commission on Public Workshop** to provide feedback and seek guidance on next steps. (Date and location TBD)
- **Brief BOCC on Public Workshop** to provide feedback and seek guidance on next steps. (Date and location TBD)

Relationship to Comprehensive Plan

Calvert County Comprehensive Plan Guiding Policy Document

Functional Plans

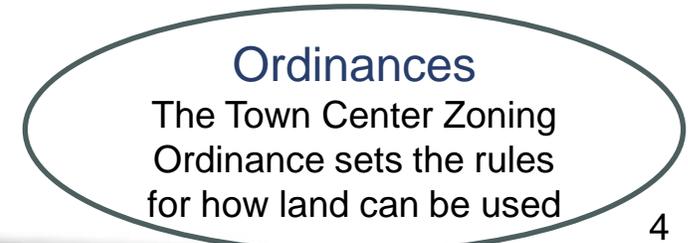
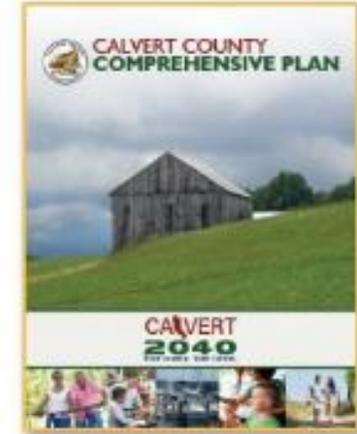
- Water and Sewerage Plan
- Land Preservation, Parks and Recreational Plan
- Transportational Plan
- Transit Development Plan
- Economic Strategic Plan

Small Area Plans

- Dunkirk Town Center Master Plan
- Huntingtown Town Center Master Plan
- Lusby Town Center Master Plan
- Owings Town Center Master Plan
- Prince Frederick Town Center Master Plan
- Solomons Town Center Master Plan
- St. Leonard Town Center Master Plan

Implementation Measures

- Town Center Zoning Ordinances
- Calvert County Zoning Ordinance
- Road Ordinance
- Stormwater Management Ordinance
- Sediment and Erosion Control Ordinance



What is the Master Plan of Town Centers

The first chapter applies to all master plan updates

Subsequent chapters address individual town centers

Eliminates redundancy across town center master plans

Consolidates all master plans into a single document

Chapter 1: Town Centers

Chapter 2: Prince Frederick Town Center Master Plan

Chapter 3: Dunkirk Town Center Master Plan

Chapter 4: Owings Town Center Master Plan

Chapter 5: Huntingtown Town Center Master Plan

Chapter 6: Lusby Town Center Master Plan

Chapter 7: Solomons Town Center Master Plan

Chapter 8: St. Leonard Town Center Master Plan

Demographics

Calvert County Total Population

2020: 92,783

Huntingtown Total Population

2020: 3,029

2023: 2,634



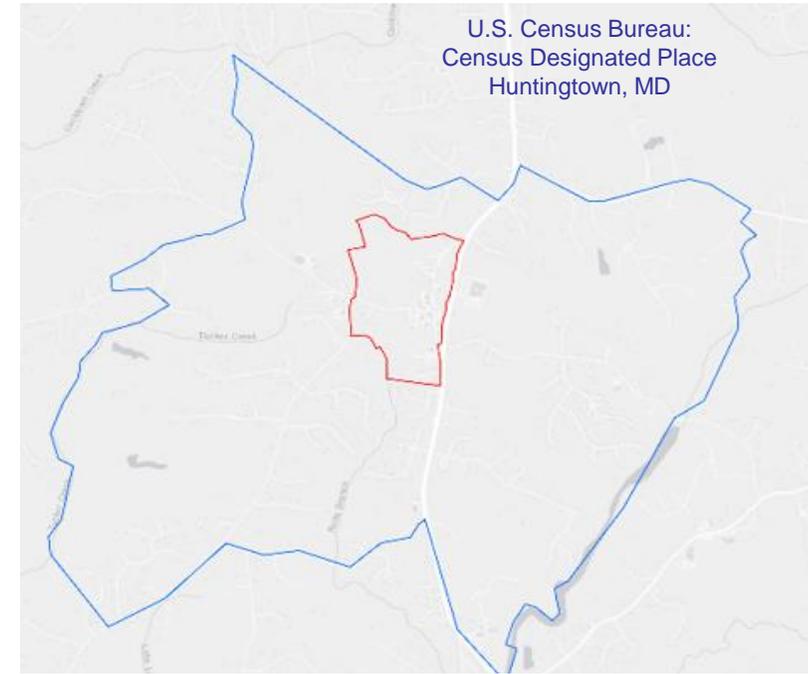
Age Composition Percentage Breakdown

23% - Under 25 years old

19% - Ages 25 to 44 years

41% - Ages 45 to 64 years

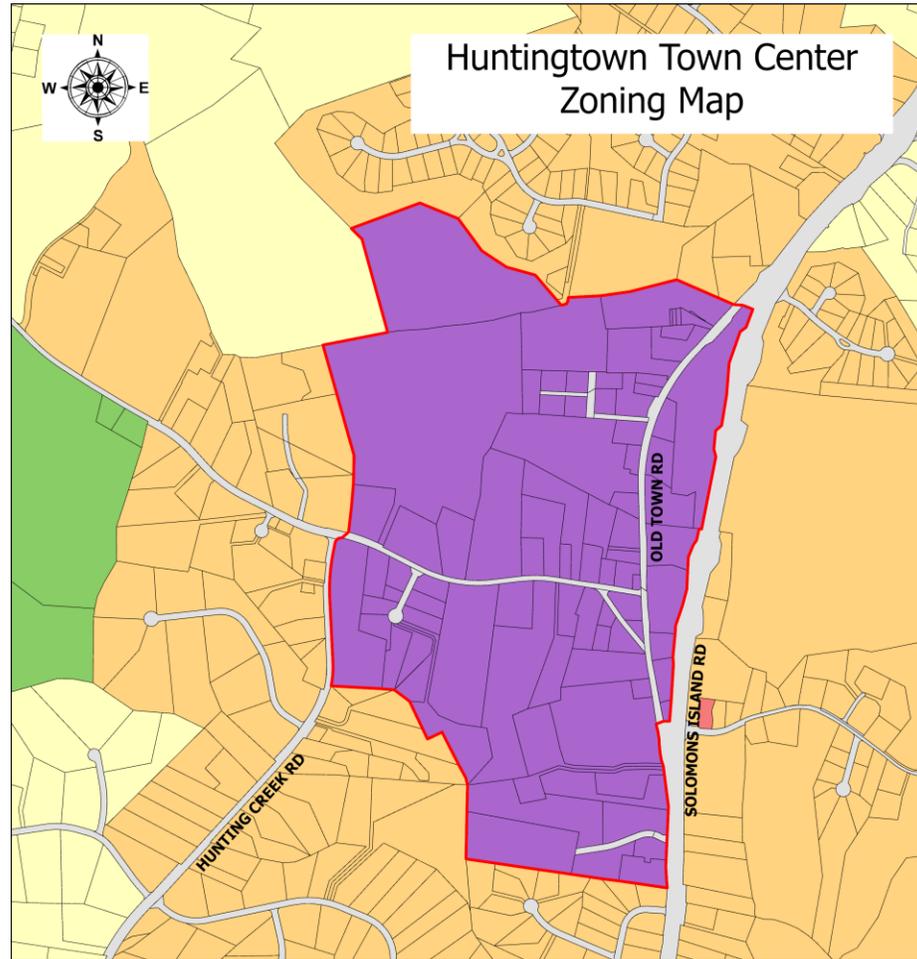
17% - Age 65 or older



Legend

-  Huntingtown Census Designation
-  Huntingtown Town Center Existing Boundary

Zoning and Districts Maps

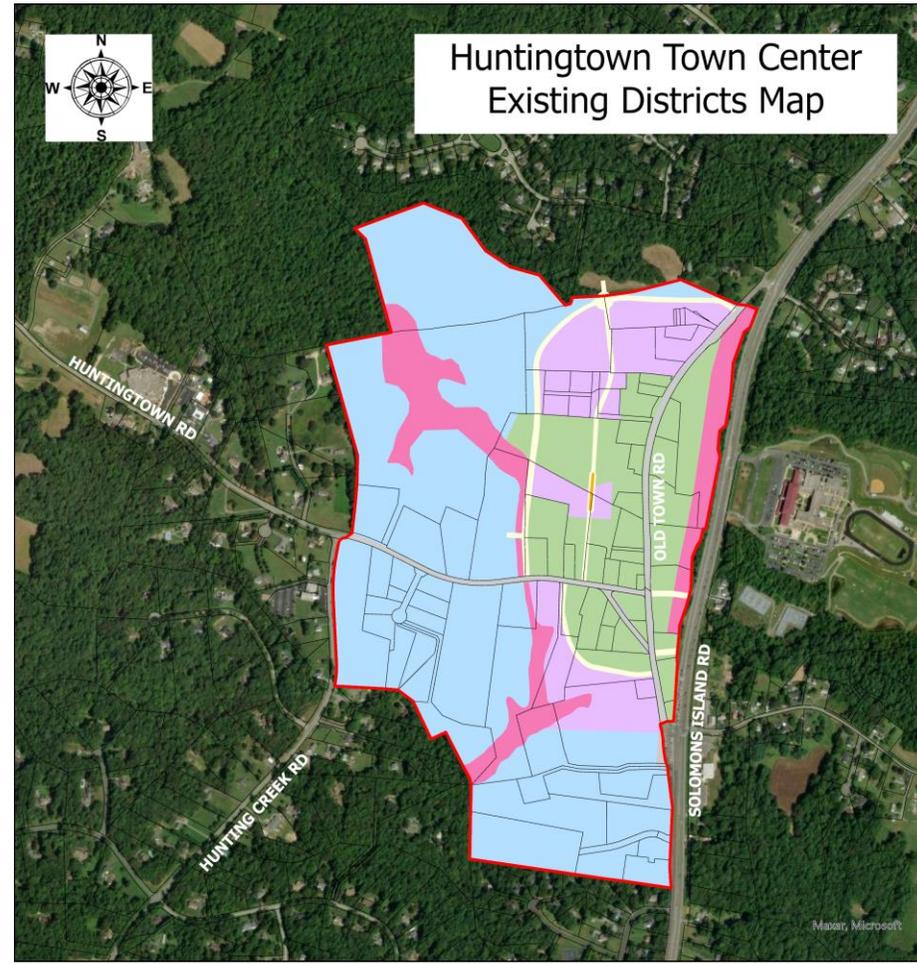


0 0.25 0.5 Miles

Legend

- Town Center Boundary
- Parcels
- Farm and Forest
- Rural Commercial
- Rural Community
- Rural Neighborhood
- Right-of-Way
- Town Center

Prepared by Department of Planning & Zoning
7/22/2025



0 0.25 0.5 Miles

Legend

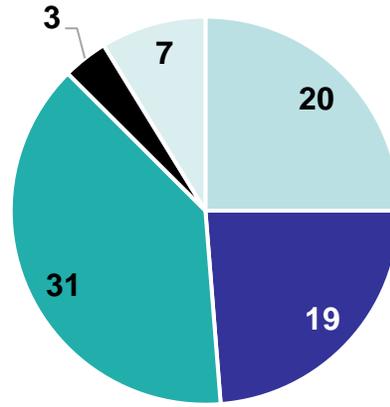
- Town Center Boundary
- Parcels
- EXISTING ROAD
- MIXED USE CORE
- NEIGHBORHOOD DISTRICT
- OPEN SPACE
- RESIDENTIAL DISTRICT
- PROPOSED ROAD
- VILLAGE GREEN

Prepared by Department of Planning & Zoning
8/19/2025

Designated Land Uses

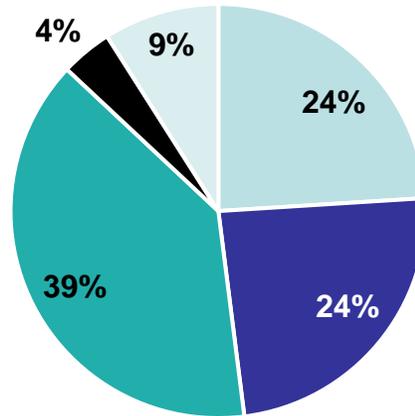
Existing Land Uses (Number)

- Commercial
- Commercial/Residential
- Residential
- Agricultural
- Exempt

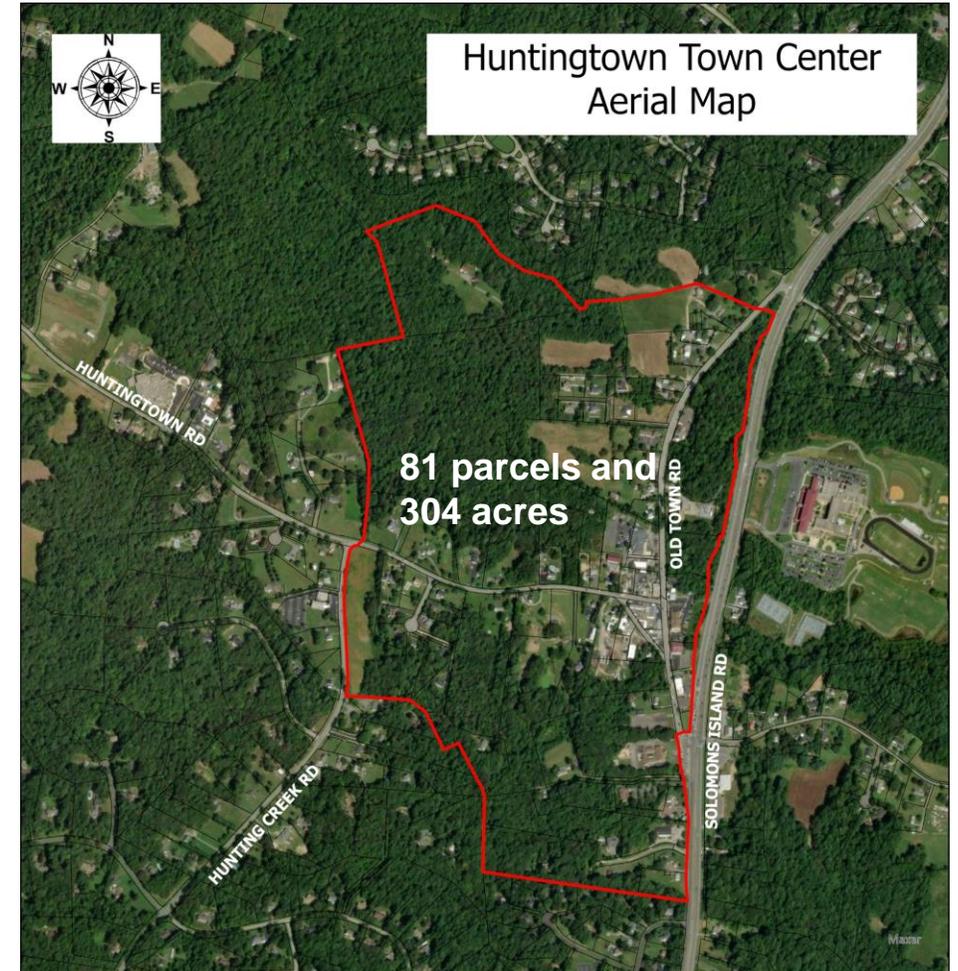


Existing Land Uses (Percent)

- Commercial
- Commercial/Residential
- Residential
- Agricultural
- Exempt



Source: MD SDAT



0 0.25 0.5 Miles

Legend

- Town Center Boundary
- Parcels

Prepared by Department of Planning & Zoning
7/21/2025

Master Plan Update Survey #1

The Department of Planning & Zoning made an online survey available to the public from **July 23 through Aug. 25, 2025**, for the Huntingtown Town Center.

Purpose: To gather public feedback on the vision for the town center in preparation for its master plan update.

The **survey** included an aerial map with the town center boundary, a brief description of the town center and 10 questions.

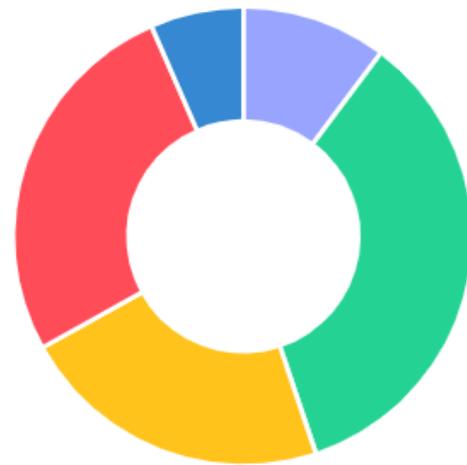
Public Outreach

1. Postcards
2. Press release
3. Social media
4. County website
5. Calvert County mobile app

Master Plan Update Survey #1 Results

389 Participants

How long have you lived in Huntingtown?



Less than 5 years (10.24%)

5-19 years (34.65%)

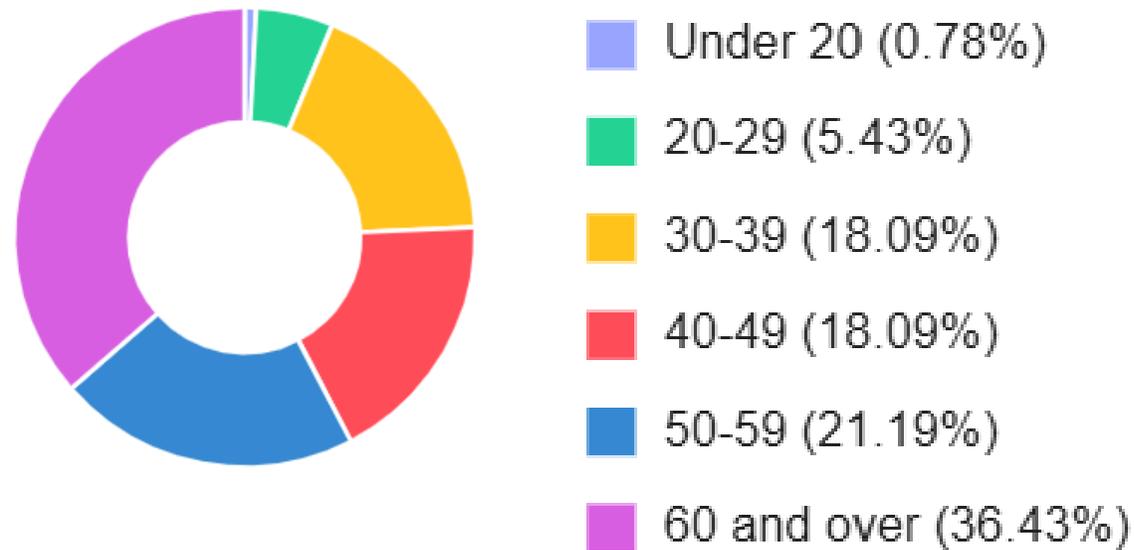
20-29 years (22.05%)

30+ years (26.51%)

I do not live in Huntingtown (6.56%)

Master Plan Update Survey #1 Results

What is your age group?



Master Plan Update Survey #1 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 station, fire department
- **Shopping and Dining:** Convenience shopping and a few small restaurants
- **Community:** Churches, schools, medical offices, childcare/recreation (dance studio)
- **Rural Character:** Quiet, safe, small-town feel, open space, farmland; preference to keep Huntingtown rural and distinct from Dunkirk/Prince Frederick

Master Plan Update Survey #1 Results

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

- **Traffic and Infrastructure:** Route 2/4 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:** Town Center designation
- **Vacant or Limited Business Options:** Empty buildings, difficulty attracting retail/restaurants and small-scale shops
- **Limited Support for Amenities:** Some interest in trails, parks and gathering spaces

Master Plan Update Survey #1 Results

What do you believe is 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 (Dismondy Drive, Cox Road), medical/professional building and fire department upgrades
- **Turnover:** antique store, barber shop, Chessie's Pizza, bank converting to church
- **Community Character:** Many feel little has changed — some feel this is positive (preserving rural feel), others have concern about too much growth

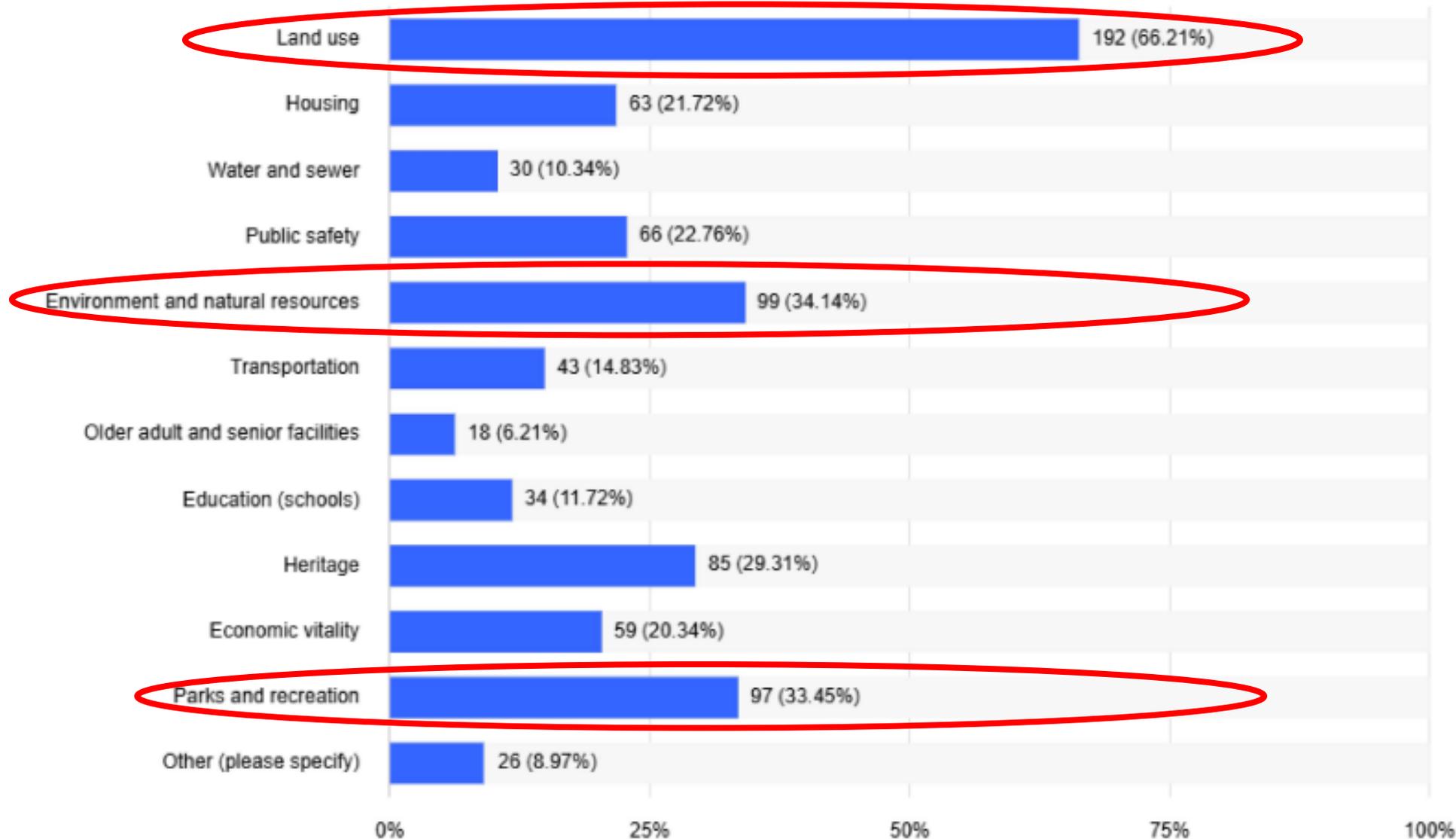
Master Plan Update Survey #1 Results

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

- Rural/Small-Town Character
- Peaceful
- Neighborly
- Family-oriented
- Historic feel
- Country atmosphere
- Family-owned shops
- Convenience
- Low crime
- Low traffic
- Minimal development
- Farmland
- Wooded areas
- Open green spaces

Master Plan Update Survey #1 Results

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



Master Plan Update Survey #1 Results

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

Retain

- Open space
- Heritage and historic character
- Small shops, restaurants and farmer's market; no box of big chain stores
- Small housing inventory
- Fire Department
- Post Office

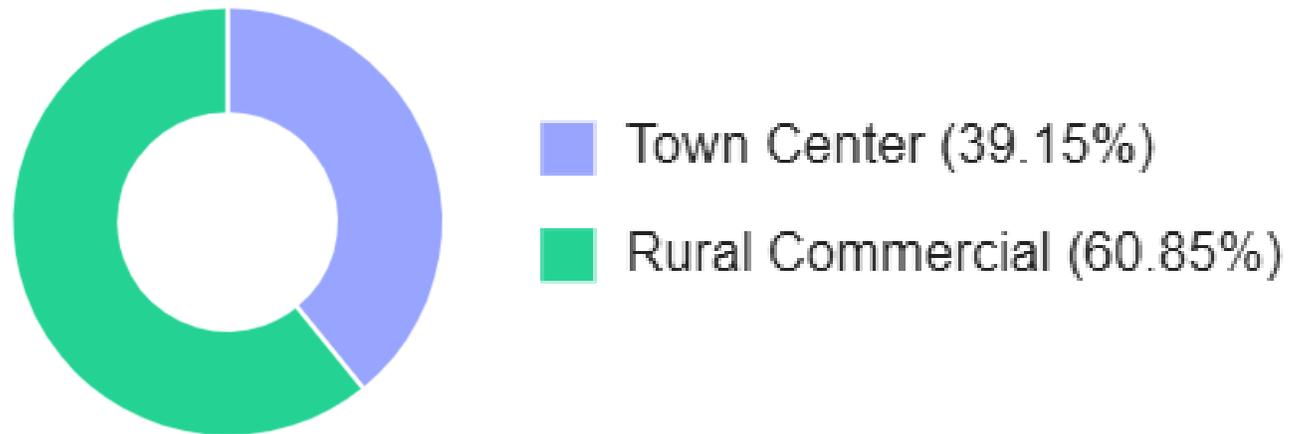
Enhance

- Traffic flow
- Sidewalks
- Bike/pedestrian safety
- Dining opportunities
- Parks and green space
- Playgrounds
- Community events

Master Plan Update Survey #1 Results

Designation preference

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

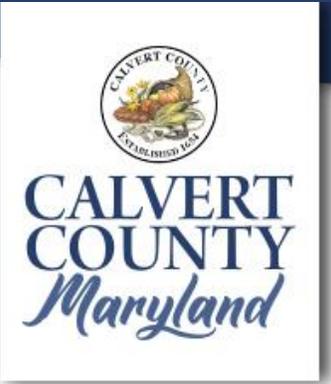


Exploring Options

Depending on the feedback, the Department of Planning & Zoning may also explore other options, such as:

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

Distinguishing Between Major and Minor Town Centers



Major Town Center

- Single and multi-level non-residential uses
- Single-family, town homes, multi-family
- Water systems
- Sewerage systems
- Roads
- Public transportation
- Trails
- Sidewalks
- Bikeways
- Parks or town squares
- Indoor recreational facilities
- Cultural facilities

Minor Town Center

- Mostly single-story non-residential uses
- Single-family or town homes
- Water systems and/or wells
- Sewerage systems and/or septics
- Roads
- Public transportation
- Trails
- Sidewalks
- Bikeways
- Parks or town squares
- Neighborhood community centers
- Neighborhood cultural facilities

Intent of Town Centers and the Rural Commercial District



Town Center

- commercial, office, residential, public and quasi-public development to promote economic development
- reduce traffic congestion with pedestrian and bicycle-friendly amenities
- prevent strip commercial development
- provide a range of housing opportunities with convenient access to goods and services

Rural Commercial District

- businesses are located outside of the Town Centers, usually along country roads.
- small stores, local shops, or services that have operated for decades—such as roadside markets, repair shops, or local diners
- goods and services are provided to residents in rural areas without requiring long drives into town
- regulations are designed to keep businesses small-scale, low-key, and consistent with the rural character—ensuring they do not develop into large shopping centers that could compete with the Town Centers

Examples: Permitted Uses in the Huntingtown Town Center and the Rural Commercial District

- **Agriculture** (farms, nurseries, greenhouses, garden center or farm supply)
- **Residential** (single-family and townhouse housing, B&Bs, group homes, manufactured homes)
- **Retail** (markets, shops, general retail)
- **Business and services** (offices, clinics, restaurants, taverns, vet clinics)
- **Recreation** (country and sportsman clubs, golf range, drive-in theater, target ranges)
- **Motor vehicle services** (auto repair, parking lots, commuter parking, vehicle accessory)
- **Light industrial** (heliport and onsite wind energy)
- **Institutional** (cemetery, communications tower, daycare, government, church)
- **Temporary and accessory uses** (food trucks, fairs, sheds, EV chargers, solar)



Permitted Uses Specific to the Huntingtown Town Center and the Rural Commercial District

Town Center Only

- **Agriculture** (farm stands)
- **Residential** (single-family units, townhouses, apartments, group homes)
- **Commercial services** (home improvement, hotels/motels, boat service repair, gas station)
- **Recreation** (golf course, convention center, bowling/skating/arcade)
- **Wholesale** (mini storage, wholesale lumber)
- **Institutional** (hospitals, nursing homes)

Rural Commercial District Only

- **Specialized agriculture** (stables, livestock auctions, farm alcohol)
- **Residential** (attached to non-residential use)
- **Animal services** (kennels, shelters)
- **Industrial/wholesale** (grain elevators, sand/gravel extraction, sawmills, outdoor storage)
- **Vehicle** (vehicle storage, impound/tow lots, inoperable vehicles-2 per lot)
- **Livestock** (kept on non-farm properties)
- **Waterfront** (piers/docks)

Status and Public Input

Access to the Status of the Master Plan Update:

Master Plan of Town Centers Webpage

<https://www.calvertcountymd.gov/2567/Master-Plan-of-Town-Centers-and-Zoning-O>

Notify Me

<https://www.calvertcountymd.gov/list.aspx>

Quarterly Newsletter: Planning Perspective

<https://www.calvertcountymd.gov/3893/Planning-Perspective>

Download the Calvert County Mobile App

<https://calvert-county-md.civilspace.io/en/projects/calvert-county-mobile-app>

Opportunities for Public Input:

Submit Comments by Email

TownCenterUpdate@calvertcountymd.gov