



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

Oct. 20, 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 Owings's population and land uses
- Present survey results
- Explore concepts for the Town Center designation
- Obtain feedback/"Question and Answers" session

Timeline

- **Oct. 20 – Owings Town Center Public Input Meeting**
6 p.m. at the Owings Volunteer Fire Department (9870 Old Solomons Island Rd. in Owings)
- **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.
- **Owings 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

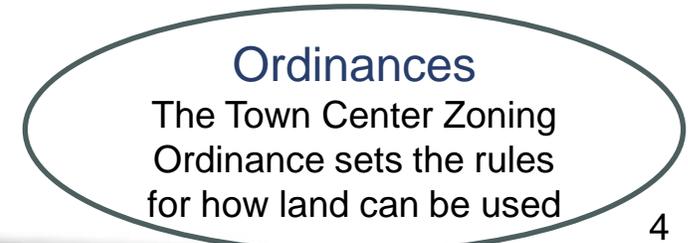
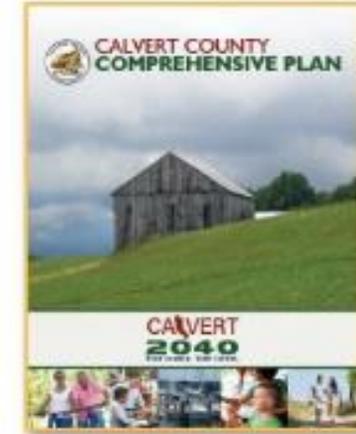
- Water and Sewerage Plan
- Land Preservation, Parks and Recreational Plan
- Transportational Plan
- Transit Development Plan
- Economic Strategic Plan

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

Owings Total Population

2020: 2,483

2023: 2,475



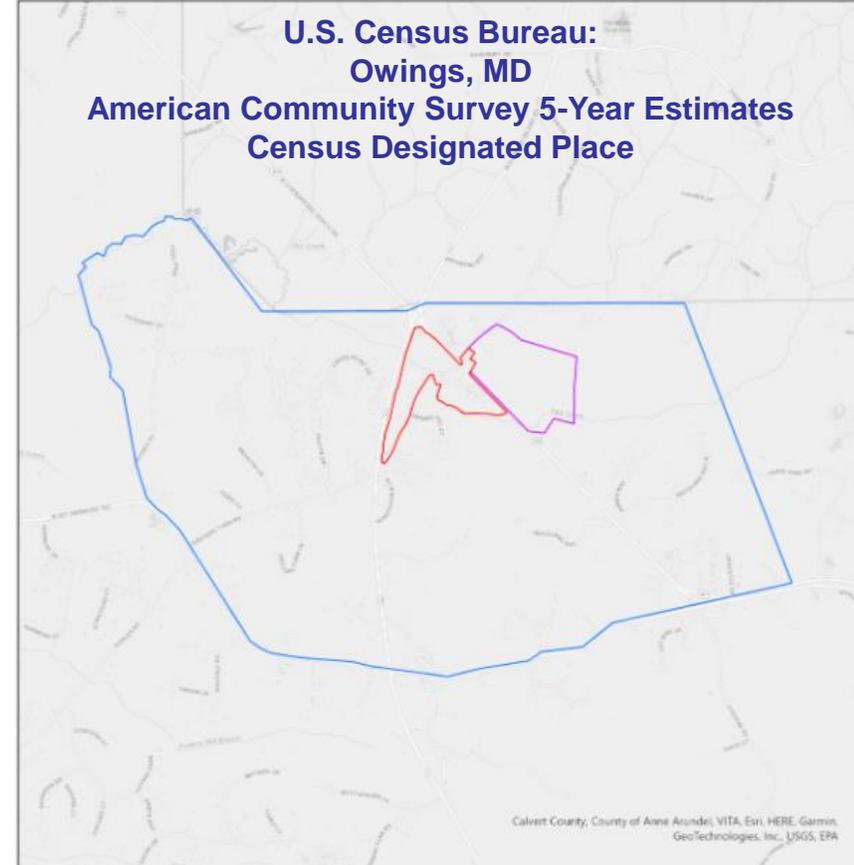
Age Composition Percentage Breakdown

25% - under 25 years old

22% - 25 to 44 years

40% - 45 to 64 years

14% - 65 years or older



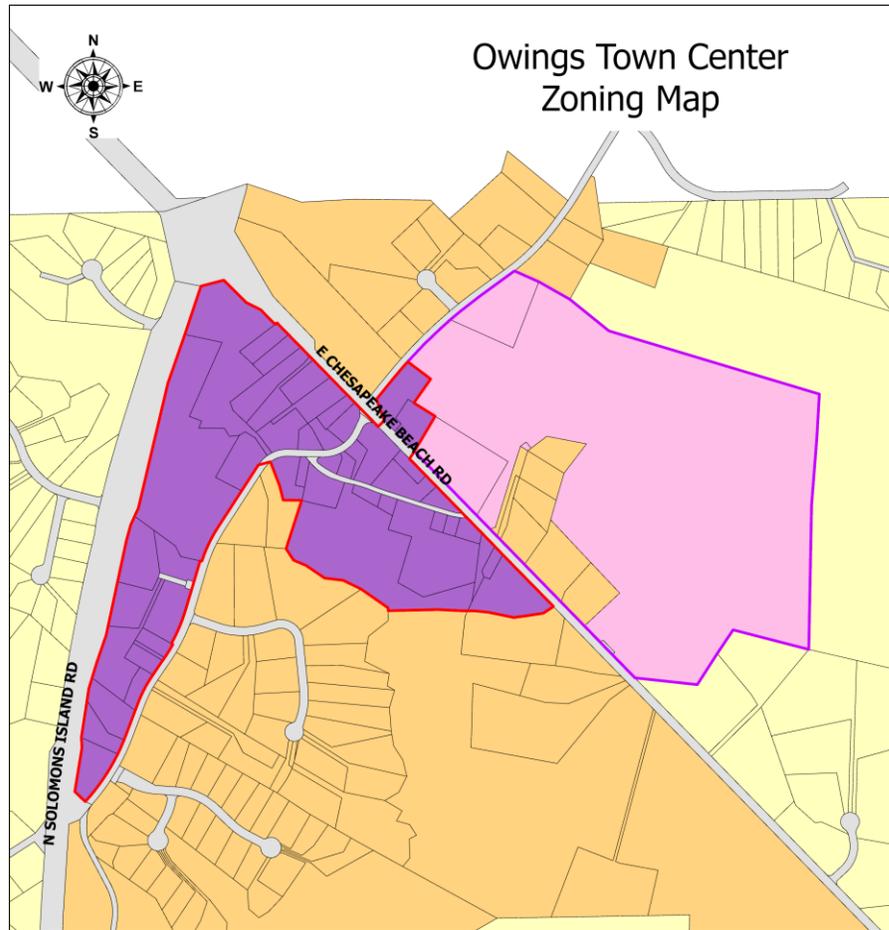
Legend

 Owings Census Designation

 Owings Town Center Existing Boundary

 Owings Town Center Proposed Expansion

Zoning Map



Prepared by Department of Planning & Zoning

10/20/2025

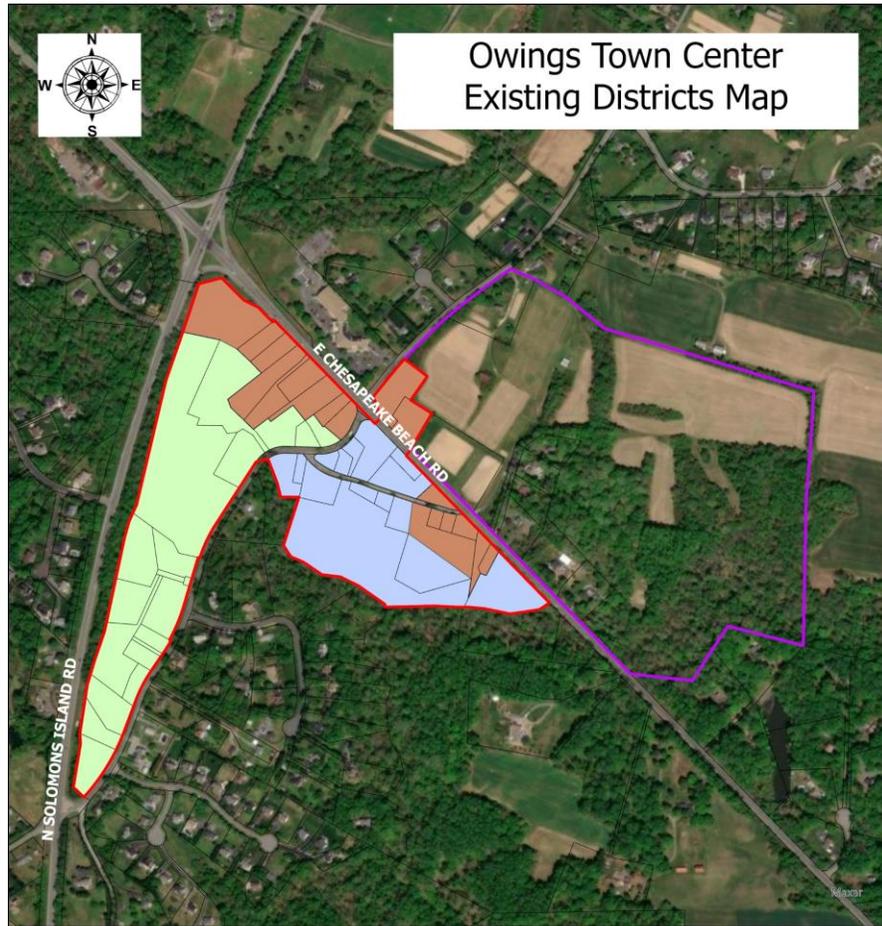
Town Center – Intended to be a mix of stores, offices, homes, public buildings and community spaces that aims to provide adequate roads, public transportation, water and sewer systems, and places for people to enjoy, like parks, town squares, trails, sidewalks, bike paths and recreation and cultural centers.

Employment Center – Areas adjacent to the Town Centers where office parks, light manufacturing, educational facilities, research and development (R&D) companies and some commercial enterprises would develop. All EC Districts are planned to be phased out following updates to the Town Center Master Plans and Zoning Ordinances, as recommended in the County’s Comprehensive Plan.

Rural Community – Intended to be a mix of farms, forests, and low-density residential uses that aims to retain historic and scenic areas and protect watersheds, fish and wildlife.

Rural Neighborhood – Intended to accommodate residential development as well as agricultural uses in proximity to the Town Centers, allowing for higher residential densities where uses are limited to avoid drawing traffic onto rural roads.

Town Center Districts Map



Core District – Intended to allow for a variety of complementary uses appropriate to the scale and traffic volume of a regional thoroughfare but adjusted to the village scale of the Owings area, and to promote and sustain commercial development.

Village District – Intended to allow for a wide variety of complimentary uses appropriate to small town setting and to promote and sustain neighborhood scale nonresidential uses.

Edge District – Intended to support and promote a healthful and beautiful residential area, allow for a variety of low intensity uses that complement the residential character, and protect environmentally sensitive areas.

0 0.15 0.3
Miles

Legend

- Town_Center
- Proposed Expansion
- Parcels
- CORE
- EDGE
- VILLAGE

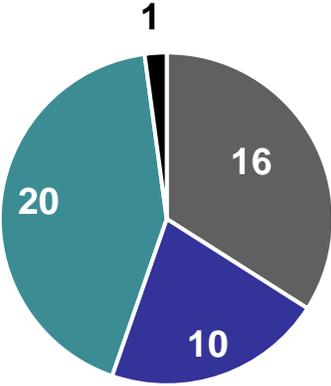
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Existing Land Uses in the Existing Town Center Boundary

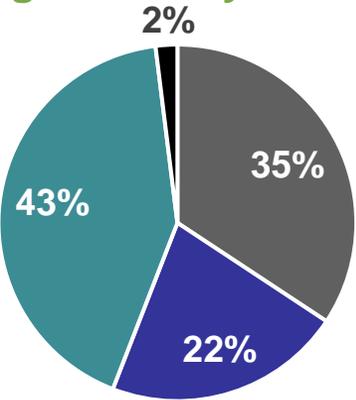
Existing Land Uses in Existing Boundary (Number)

- Commercial
- Commercial/Residential
- Residential
- Agricultural

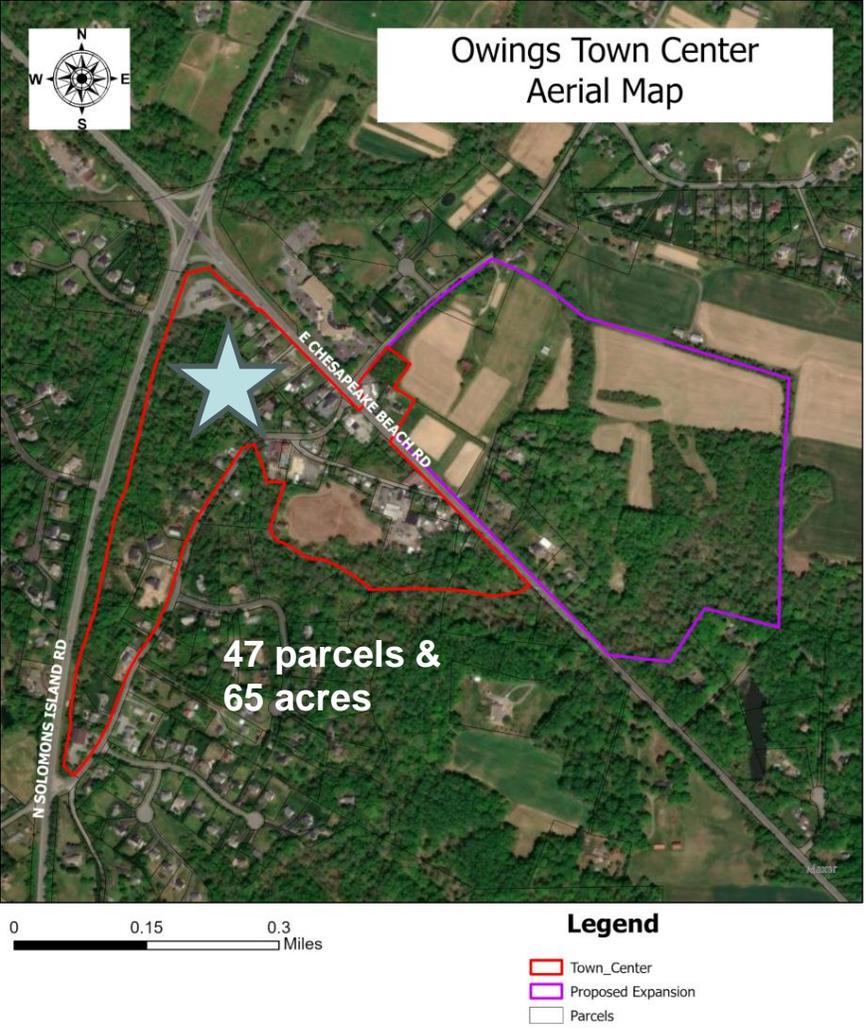


Existing Land Uses in Existing Boundary (Percentage)

- Commercial
- Commercial/Residential
- Residential
- Agricultural



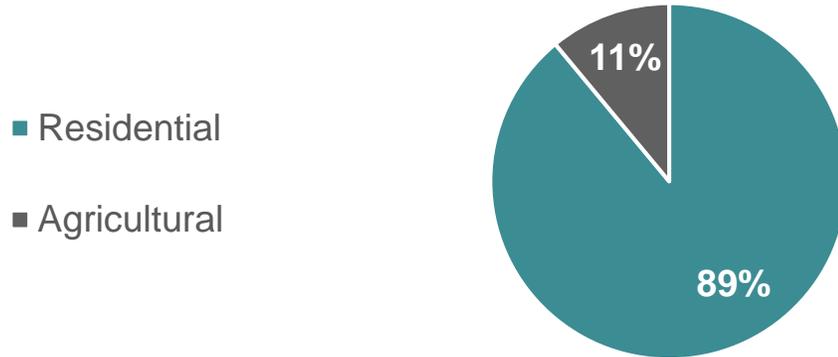
Source: MD SDAT



Prepared by Department of Planning & Zoning
10/20/2025

Existing Land Uses in Proposed Expansion Area

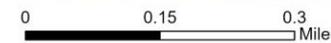
Existing Land Uses in Proposed Expansion Area (Percentages)



Existing Land Uses in Proposed Expansion Area (Numbers)



Source: MD SDAT



Legend

- ▭ Town_Center
- ▭ Proposed Expansion
- ▭ Parcels

Prepared by Department of Planning & Zoning
10/20/2025

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 Owings 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

214 Participants

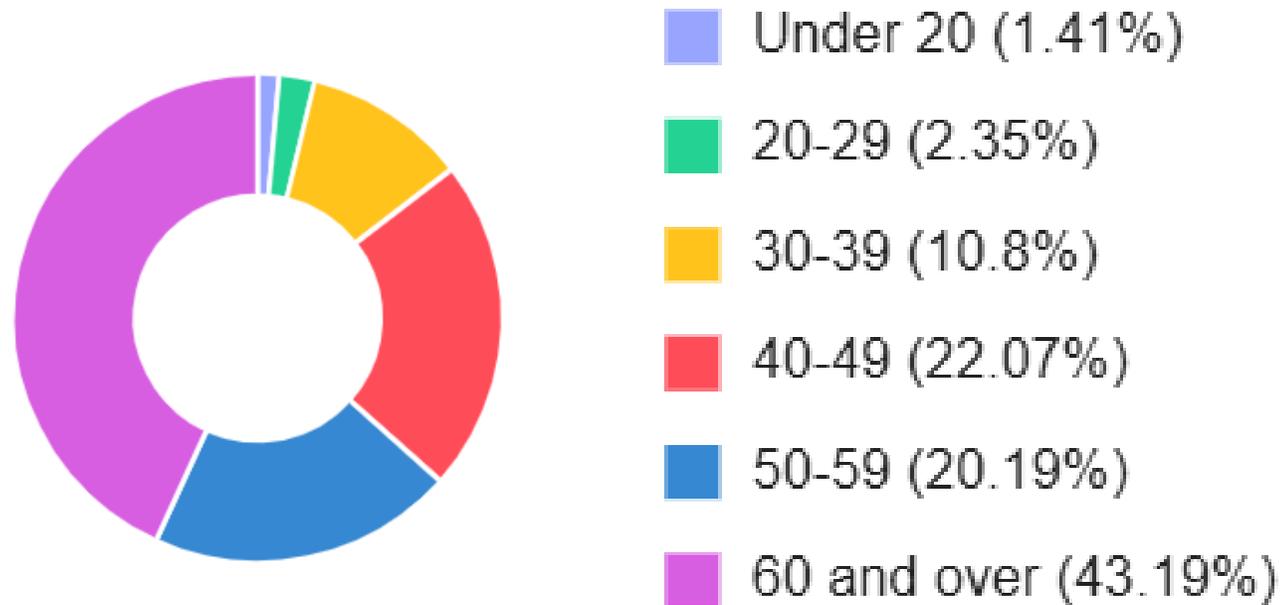
How long have you lived in Owings?



- 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%)

Master Plan Update Survey #1 Results

What is your age group?



Master Plan Update Survey #1 Results

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

- **Basic Services:** Post office, Dash In, veterinary clinic
- **Small-Scale Shopping/Medical:** Limited but used
- **Lifestyle and Location:** Rural, quiet, safe community, convenient to MD Route 2/4
- **Minimal Draws:** Many rely on Dunkirk/Prince Frederick; some want no added development

Master Plan Update Survey #1 Results

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

- **Traffic and Roads:** Congestion on MD 260/MD Route 2/4, 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

Master Plan Update Survey #1 Results

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

- **Traffic:** 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
- **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 underutilized
- **Other Mentions:** Rising home prices and increased crime

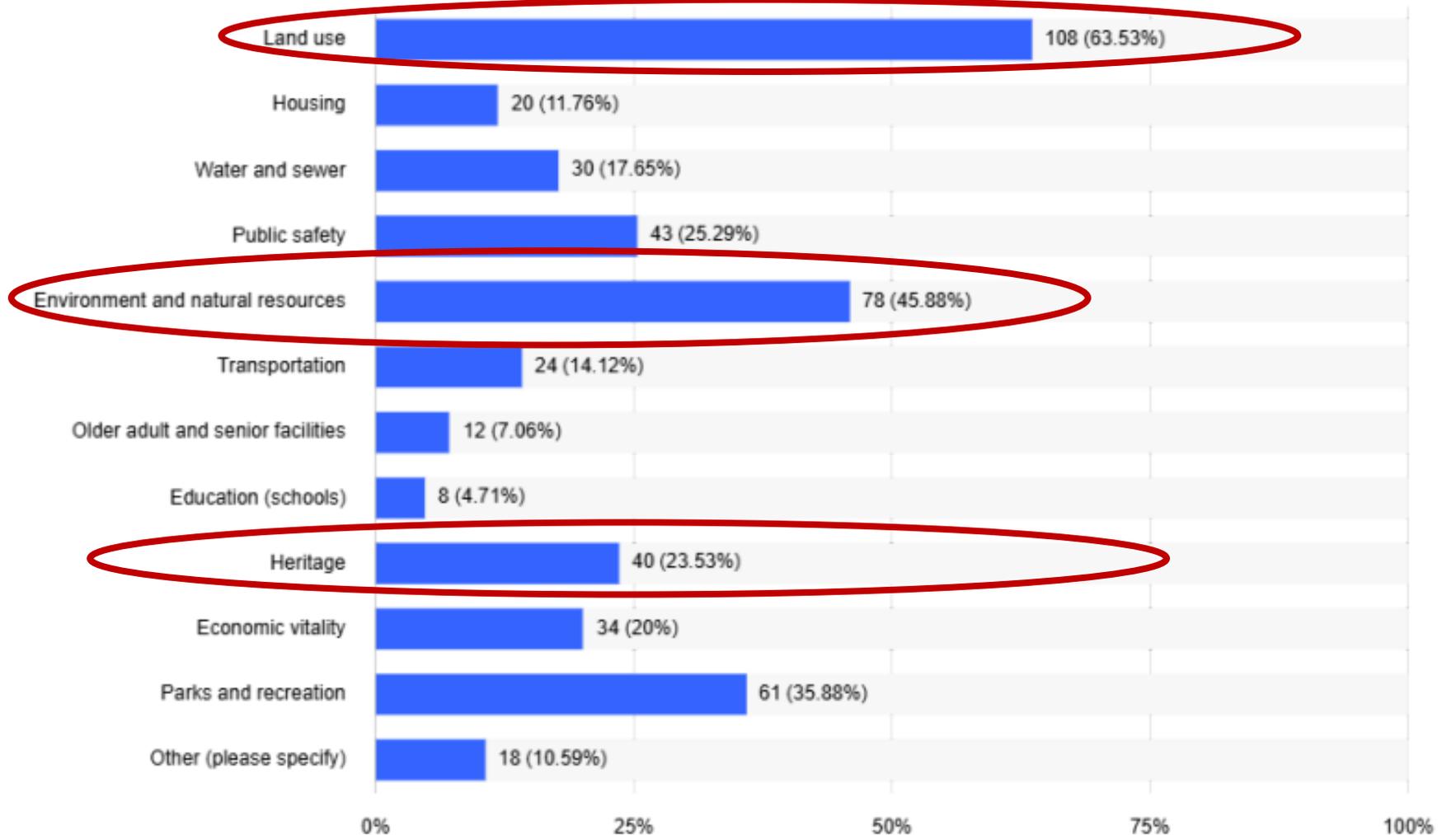
Master Plan Update Survey #1 Results

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

- Rural
- Farms
- Country
- Undeveloped/not overdeveloped
- Still Calvert
- Small
- Quiet
- Peaceful
- Serene
- Quaint
- Not crowded
- Simple
- Community
- Home
- Safety
- Family-oriented
- Friendly residents
- Convenience
- Woods
- Nature,
- Wetlands
- Clean

Master Plan Update Survey #1 Results

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



Master Plan Update Survey #1 Results

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

Retain

- Open spaces
- Farmland
- Low-density development
- Country atmosphere
- Small businesses
- Rural atmosphere
- Small town feel

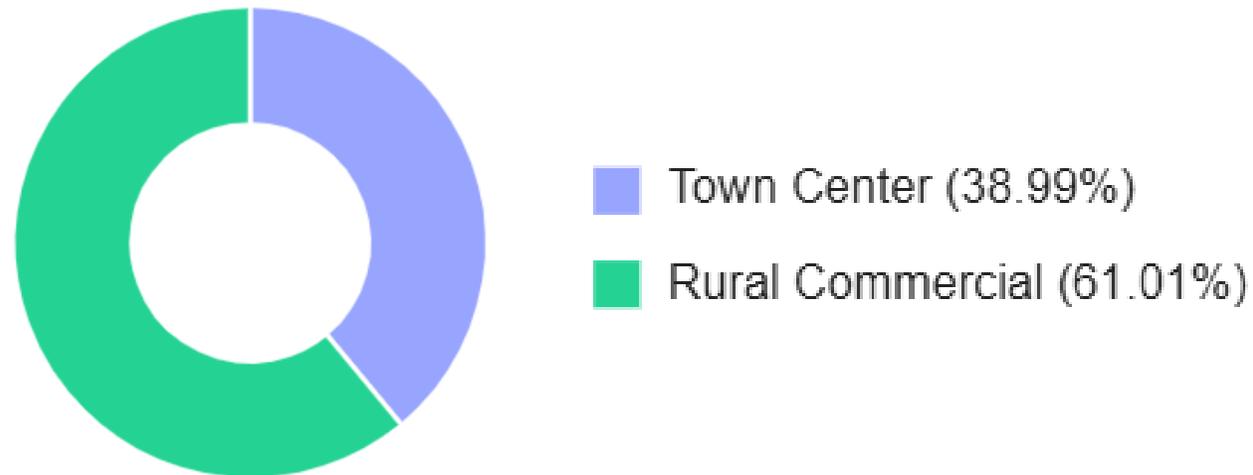
Enhance

- Sense of community
- History
- Authentic Calvert County character
- Trees
- Parks
- Sidewalks/connected trails/walking paths
- Small-scale retail or restaurants
- Aesthetic improvements

Master Plan Update Survey #1 Results

Designation Preference

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



Exploring Options

Depending on community 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” 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
- Wastewater 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 well
- Wastewater systems and/or septic
- Roads
- Public transportation
- Trails
- Sidewalks
- Bikeways
- Parks or town squares
- Neighborhood community center
- 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
- 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 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

Permitted Uses in the Owings Town Center and the Rural Commercial District

- **Agriculture** (animal husbandry, greenhouse, farm, nursery, garden center or farm supply store)
- **Residential** (B&B, dwelling attached to a non-residential building)
- **Commercial Retail** (agricultural machinery, service and supplies, antique sales, art gallery, auction building, general retail, markets-flea, artisan, waterman's)
- **Business and Personal Services** (commercial kitchen, crematorium, eating establishment, bar/tavern, funeral home, home occupation, laundromat, medical office or clinic, office, personal services, pet grooming, veterinarian)
- **Recreation** (community hall, country or sportsman club, miniature golf, outdoor recreational facility, target range)
- **Motor Vehicle Services** (parking lot/garage, commuter parking, auto repair, vehicle accessory shop, inoperable vehicle-1 per lot, parking of commercial vehicles)
- **Industrial** (wind energy system-onsite service only)
- **Institutional** (cemetery, communications tower/antenna, library, museum, daycare, churches, government facility, public recreation, solid waste facility, water facility, wastewater facility, fire or rescue)
- **Temporary and accessory uses** (contractor's office/yard, emergency manufactured home/vehicle, food truck, carnival, garage/yard/estate sale, seasonal outdoor sales, bus shelter, carport, chicken coup, fence, livestock enclosure, public EV charging station, drive-through facility, mechanical equipment, outdoor sales/storage, satellite dish antenna, shed, shipping container storage, accessory to a solar energy generating system)

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

Town Center Only

- **Agriculture** (farm stand)
- **Residential** (single-family unit, duplex, townhouse, multifamily, group home, manufactured home, tenant house)
- **Commercial Services** (boat dealership, home improvement)
- **Business and Personal Services** (boat storage, trade/business school, hotel/motel)
- **Recreation** (convention or retreat center, golf course, arcade, pool hall, bingo hall, bowling alley, skating rink, theater, movie theater, fitness center, performing arts, swimming pool, athletic court)
- **Commercial Wholesale** (mini-storage, indoor/outdoor warehouse)
- **Vehicle** (filling station, bus lot/garage, car wash, dealership, vehicle operations service)
- **Industrial** (alcohol distillation as fuel, light manufacturing, power generating facility, R&D, storage of machinery/equipment for excavating or contracting)
- **Institutional** (college/elementary, communication tower, nursing home)
- **Temporary** (relocatable classroom, model home, pets/livestock)

Rural Commercial District Only

- **Agriculture** (horse-back riding club, fur bearing animals, farm alcohol production, tree farm, livestock auction)
- **Personal Services/Commercial** (animal shelter, commercial kennel)
- **Recreation** (drive-in theater, golf range, indoor recreational facility)
- **Vehicle** (inoperable vehicles-2 per lot)
- **Industrial** (ag/seafood/livestock processing, grain elevator, heliport, sand/gravel/mineral extraction)
- **Temporary/Accessory** (livestock, auction, private pier/dock, non-farm pet/livestock, portable sawmill)

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