



**CALVERT  
COUNTY**  
*Maryland*

# Dunkirk Town Center Master Plan

## Dec. 2025 Draft

Dec. 17, 2025

# Background

- On Nov. 19, 2025, Planning & Zoning (P&Z) presented to the Planning Commission the revised drafts Chapter 1: Town Centers and Chapter 3: Dunkirk Town Center Master Plan of the Master Plan of Town Centers.
- The revisions reflect agency, departmental, and public comments received during the 60-day comment period from June 20 to Aug. 19, 2025.

# Summary of Revisions

## Draft Chapter 1: Town Centers

- Address the Planning Principles Act (HB286)
- Add Census Designated Places and town center maps and descriptions
- Revise the housing affordability assessment (HB1045)
- Address Affirmatively Furthering Fair Housing (HB90) requirements
- Update homeless counts
- Address EV charger requirements for new single-family construction (HB 830)
- Broadband infrastructure update per the Planning Commission direction



Revisions did  
not change  
the vision

# Summary of Revisions

## Draft Chapter 3: Dunkirk Town Center Master Plan Update

- Update impervious surface and riparian buffer percentages in sub-watersheds
  - Recommend assessing impervious surface and establishing a threshold
- Revise the housing affordability assessment to be consistent with Chapter 1
- Recommend working with the Maryland Transit Administration for commuter bus services to Annapolis, New Carrollton and College Park
- Discuss benefits of treating stormwater due to increased intensity and frequency of rain events
- Include the number of vacant properties of 10 acres or more with development potential



Revisions did  
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## Conclusion/Recommendations:

P&Z seeks direction from the Planning Commission to advertise the public hearing on Jan. 21, 2026, for the attached revised draft chapters 1 and 3.