

# Hughesville Village Zoning Study

## Public Meeting

October 13, 2015

7:00-9:00 pm

Government Building Conference Room (Blue Room)

200 Baltimore Street

La Plata

Study sponsored by Charles County Department of  
Planning and Growth Management

Consultant services provided by  
Environmental Resources Management



# REVIEW OF PROJECT

## PURPOSES

- Implement 2007 Hughesville Village Revitalization Plan
- Develop new zoning regulations for Hughesville
- Revise the zoning map to apply the new zoning districts
- Develop design standards for Hughesville

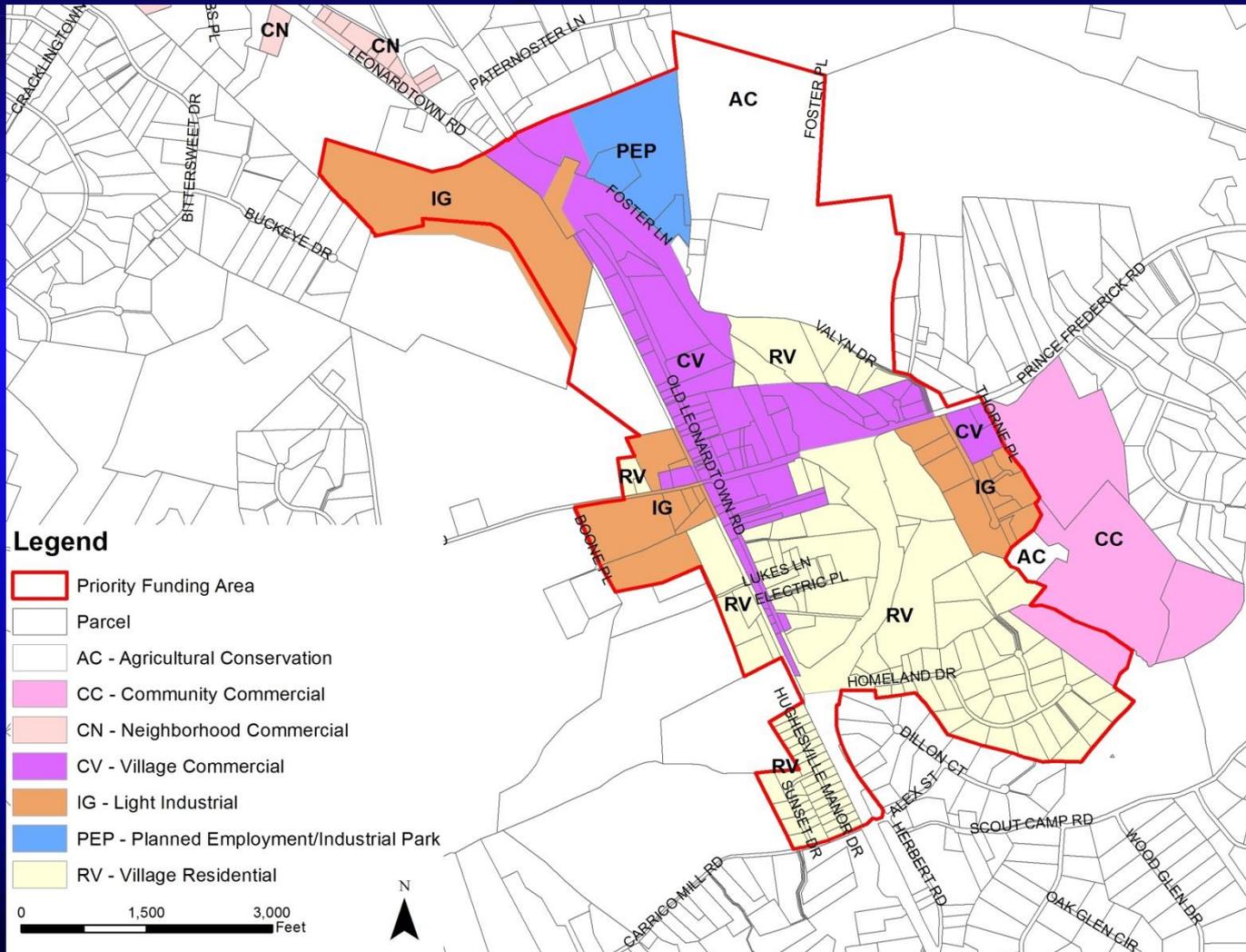
## Project Area:

- The Hughesville PFA (Priority Funding Area)

# Purpose of Tonight's Meeting

- Outline and explain preliminary recommendations for Hughesville Zoning
- Seek input prior to drafting proposed zoning regulations and maps.

# Project Area



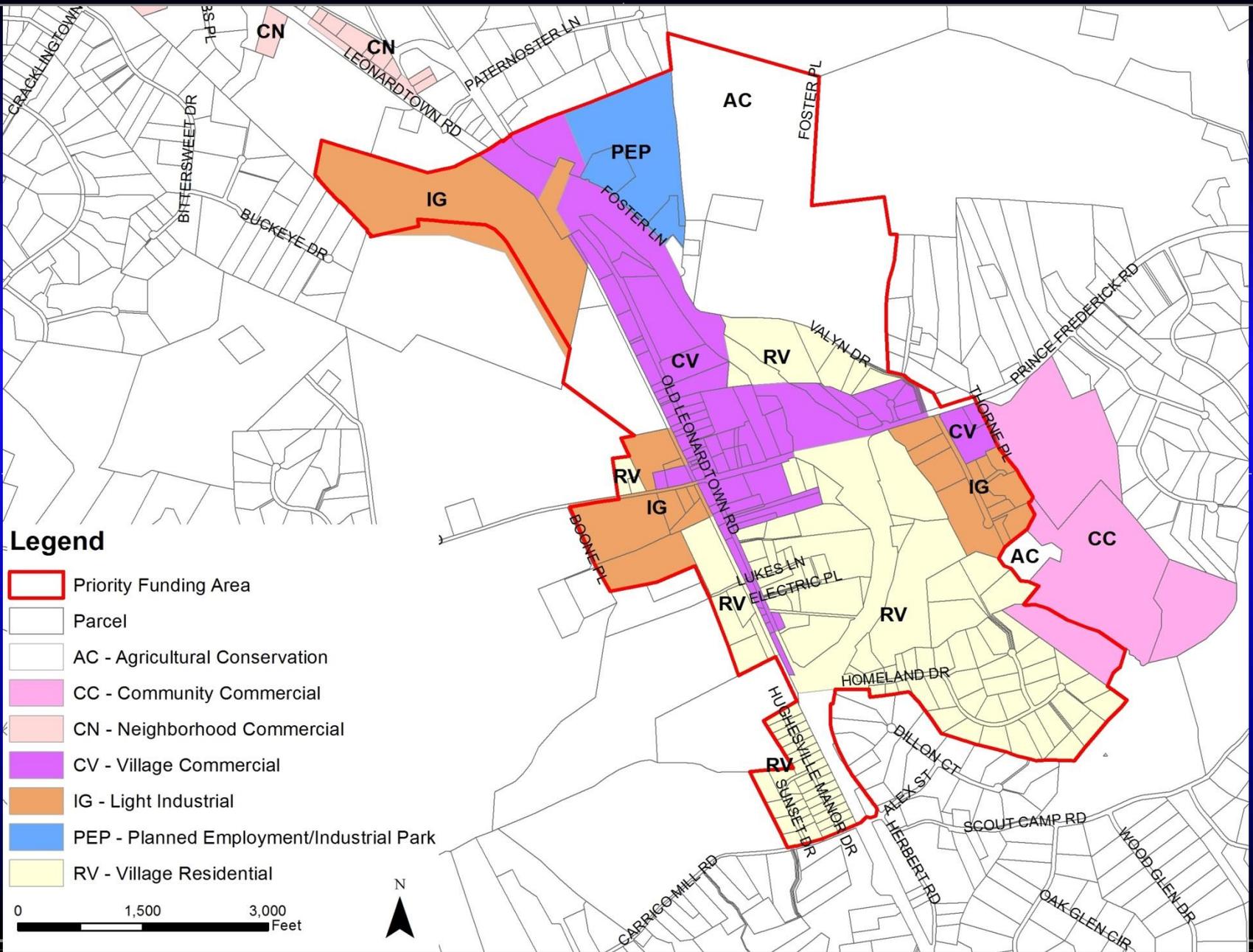
# Process

- ✓ Initial public meeting
- ✓ Write issue paper
- ✓ **Second public meeting;**
  - Refine and revise preliminary recommendations
  - Write proposed zoning regulations; draw boundaries of districts on proposed zoning maps
  - Legislative process

# CURRENT ZONING

# Current zoning districts

- Central to Hughesville:
  - CV – Village Commercial
  - RV -- Village Residential
  - IG – General Industrial
- Edges of Hughesville:
  - PEP – Planned Employment Park
  - AC – Agricultural Conservation
  - CC – Community Commercial



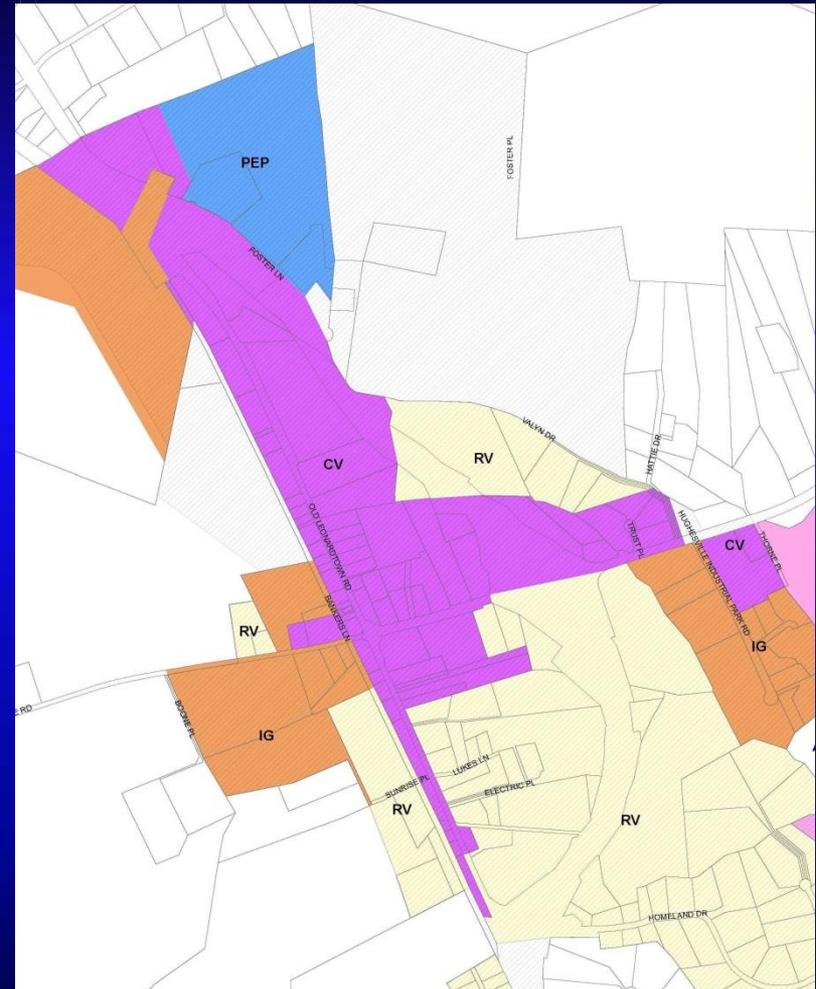
**Legend**

-  Priority Funding Area
  -  Parcel
  -  AC - Agricultural Conservation
  -  CC - Community Commercial
  -  CN - Neighborhood Commercial
  -  CV - Village Commercial
  -  IG - Light Industrial
  -  PEP - Planned Employment/Industrial Park
  -  RV - Village Residential
- 0 1,500 3,000 Feet
- N

# CV District

## PERMITTED USES:

- Retail and service businesses
- Includes automotive and agricultural equipment repair.
- Single-family detached dwellings
- Apartments over commercial uses.



# CV District Requirements

- Minimum front building setback: 30 feet
- Minimum one-acre lot size

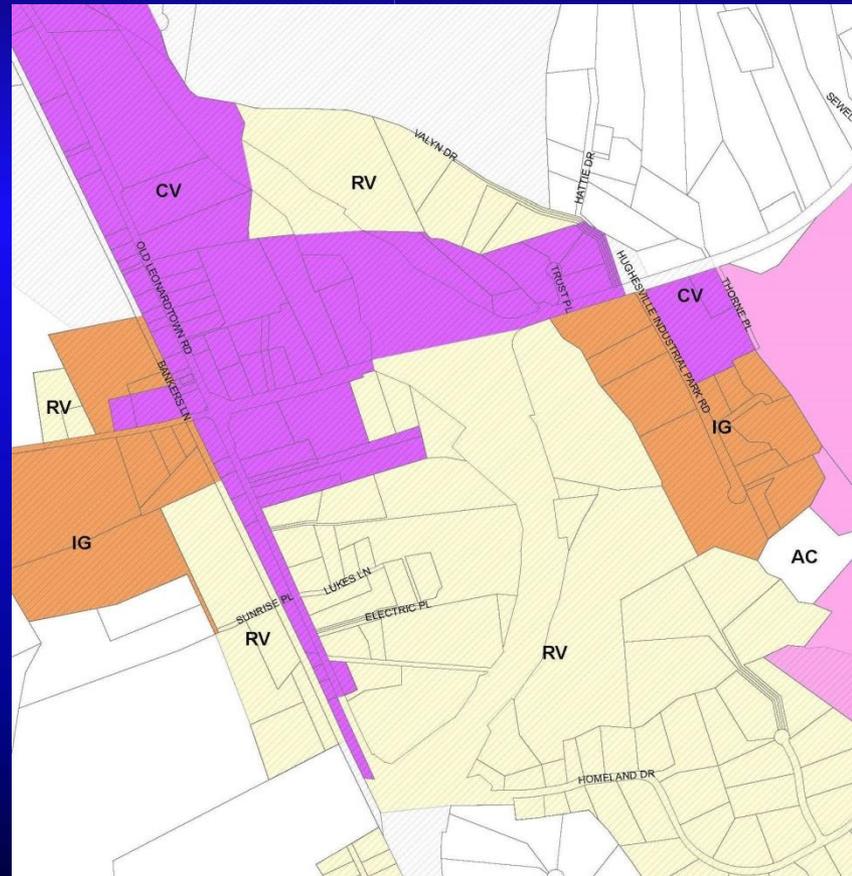


# Hughesville CV Development



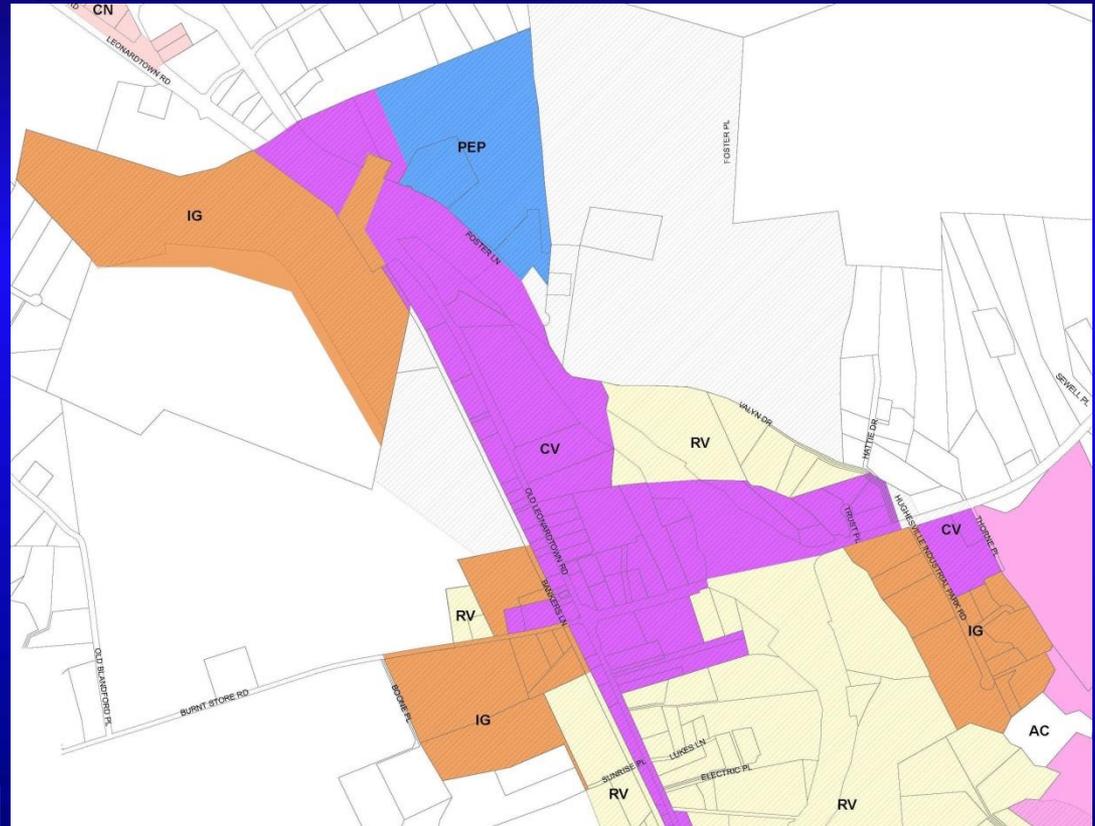
# RV District

- 20,000 square foot lot minimum
- 30 percent maximum lot coverage
- Single-family detached and duplex dwellings
- Accessory apartments



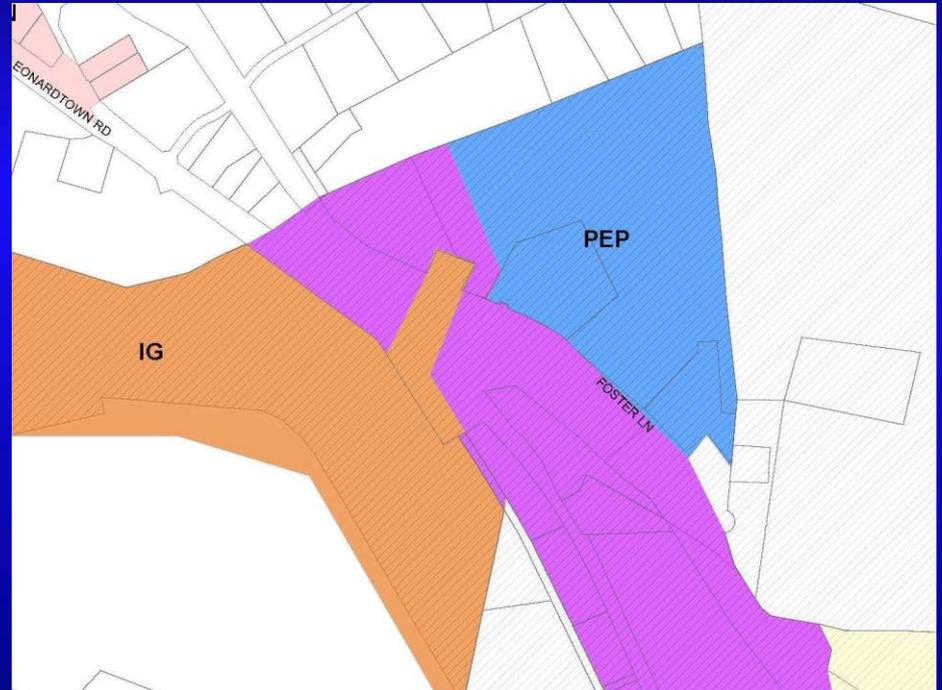
# IG District

- Light industrial zone
- SMECO properties and Hughesville Industrial Park



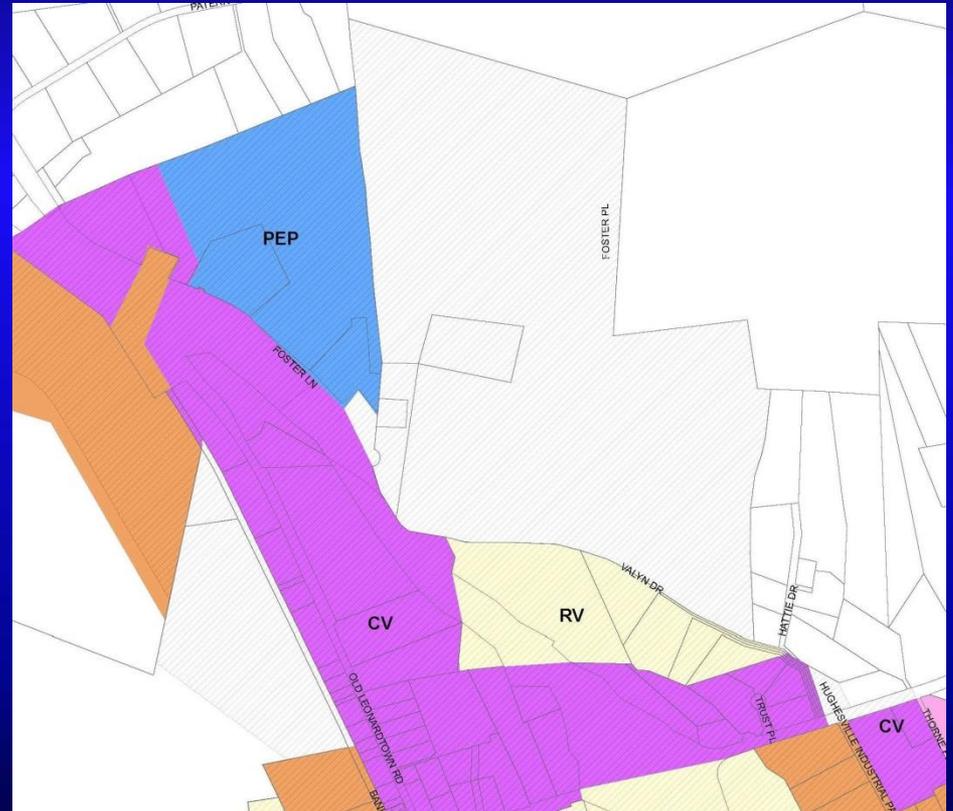
# PEP District

- Hughesville Station Development
- Planned Employment Park
- Office, light industry



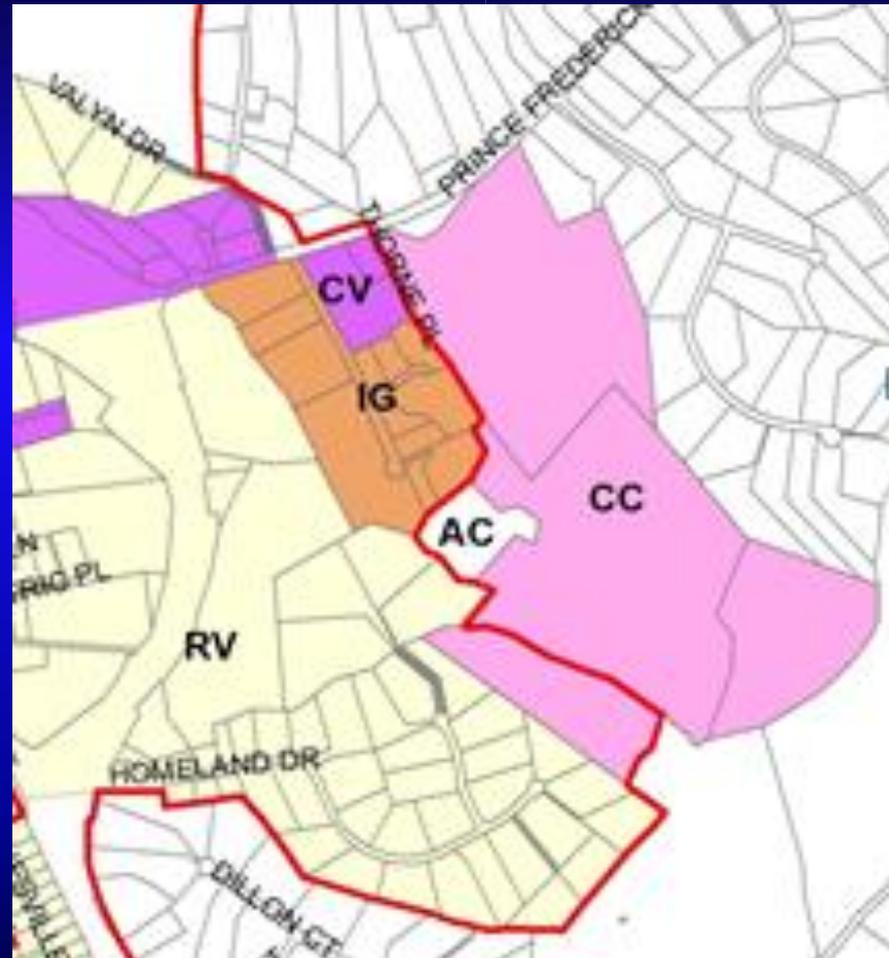
# AC District

- Land behind tobacco warehouses
- New campus: College of Southern Maryland



# CC District

- Part of larger CC-zoned property
- Area south of stream valley
- Undeveloped



# **STREET CONDITIONS AND DESIGN**

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# Old Leonardtown Road Streetscape Project

- Current design study will determine the types of improvements
- May provide on-street parking, sidewalks, street trees

# Old Leonardtown Road

## Current conditions



- MD 231 (Burnt Store Road):
  - Rural, two-lane highway
  - No changes planned
  - Not conducive to pedestrian travel
- Side roads: rural, no sidewalks

# Future Roads

- Hughesville Plan:
  - Potential network of roads
  - Provide sidewalks
  - Connectivity for pedestrians and autos.



# ARCHITECTURAL DESIGN

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# Architectural Design

- Early 20<sup>th</sup> Century Commercial
- Late 19<sup>th</sup> –early 20<sup>th</sup> Vernacular
- 20<sup>th</sup> century bungalow
- Other styles



# Architectural Styles

## Hughesville Plan Recommendation:

- “Architectural guidelines that enhance village character.”
- “...Interesting facades and architectural styles appropriate to the region.”

## Community preference survey:



# **PRELIMINARY RECOMMENDATIONS**

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➤ **One Zoning District:**

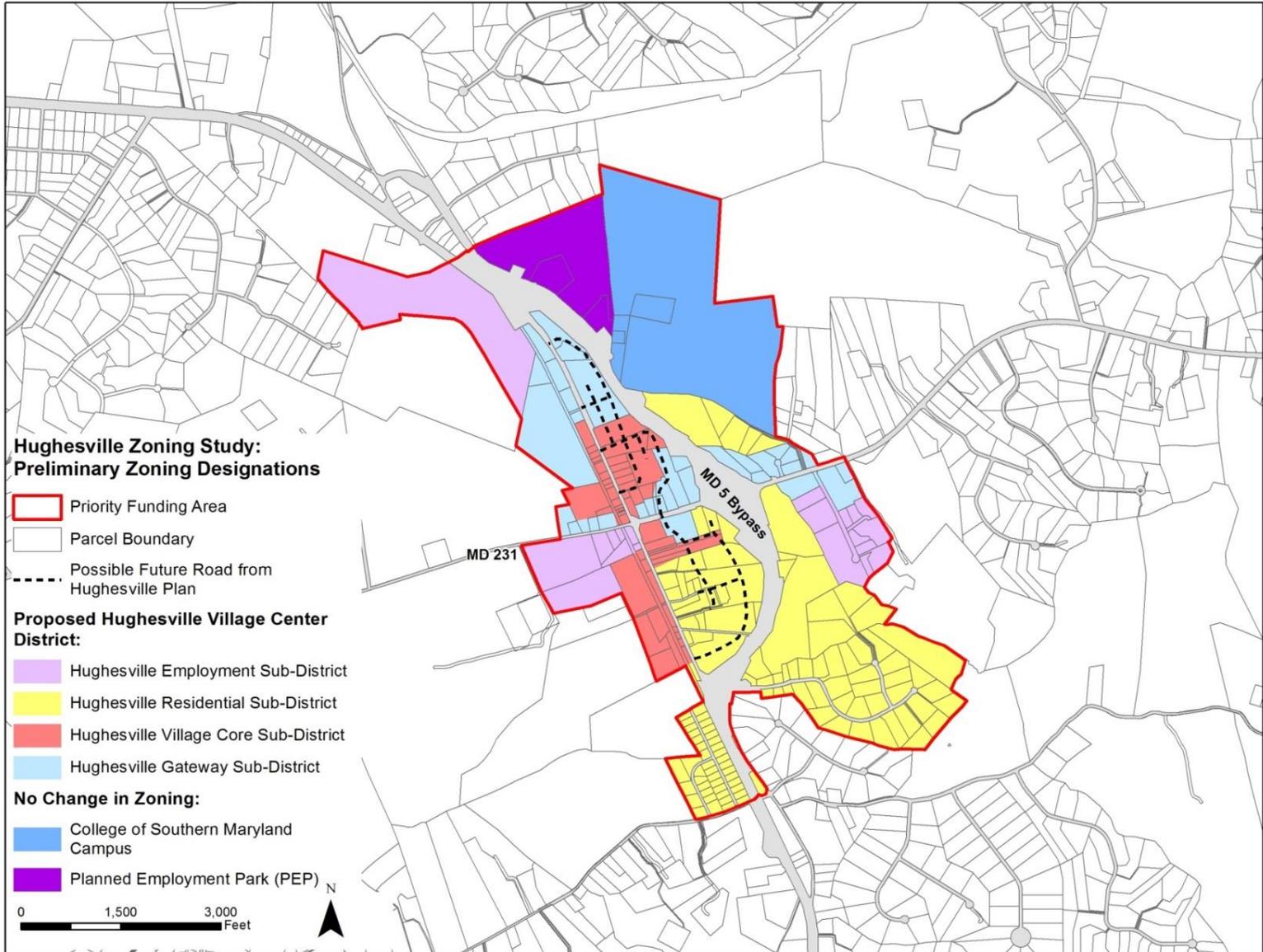
- **Hughesville Village Center District**

➤ **With four Sub-Districts:**

- Village Core
- Village Gateway
- Residential
- Employment

Having a single district will emphasize Hughesville's identity.

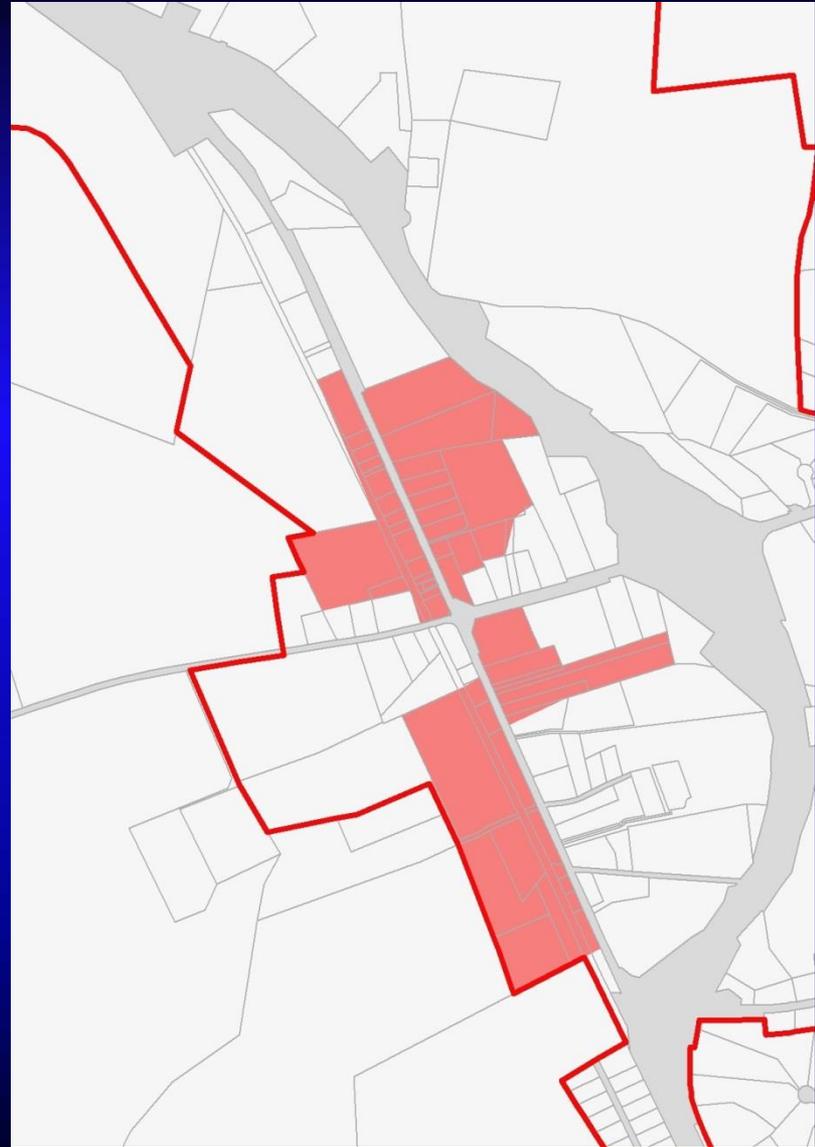
# Preliminary Zoning Boundaries



# Village Core

- Mixed use commercial and residential; permitted uses very close to current CV
- Buildings 0 to 10 feet from the road right-of-way
- Pedestrian-friendly storefront design and amenities
- Small-scale businesses ( up to 10,000 sq ft of floor area)
- Buildings face the public street

# Proposed Village Core Sub-District



# Village Core-style development



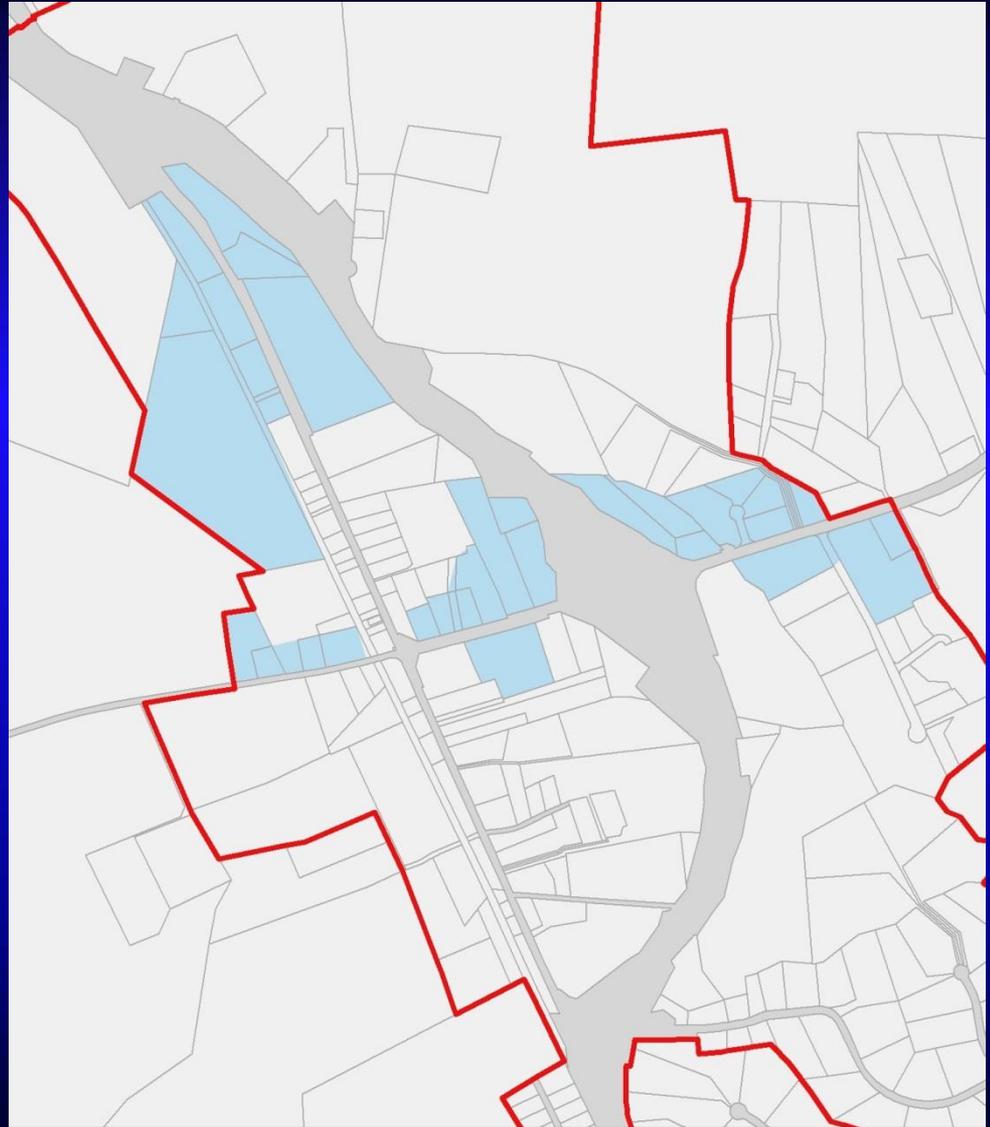
- Blending of new and old buildings
- Varied heights and material



# Village Gateway

- Similar to Village Core
- Primary differences:
  - Larger floor area for individual businesses (up to 40,000 sq ft)
  - Larger front setbacks: 0-30 feet
  - Landscaped front yard; no parking area in front yard
  - May not always provide pedestrian access to public streets (MD 231)

# Proposed Village Gateway Sub-District



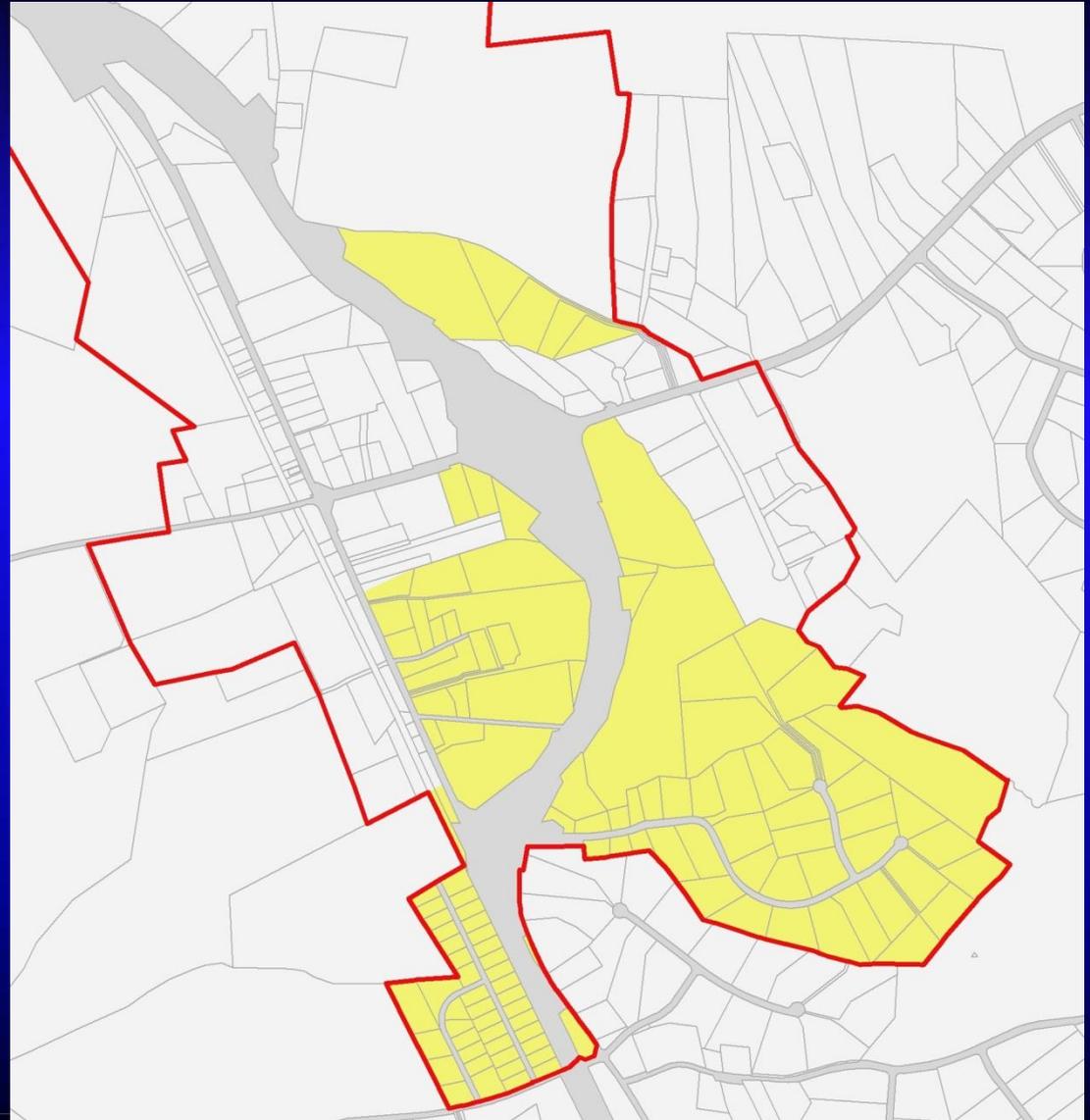
# Village Gateway character



# Hughesville Residential

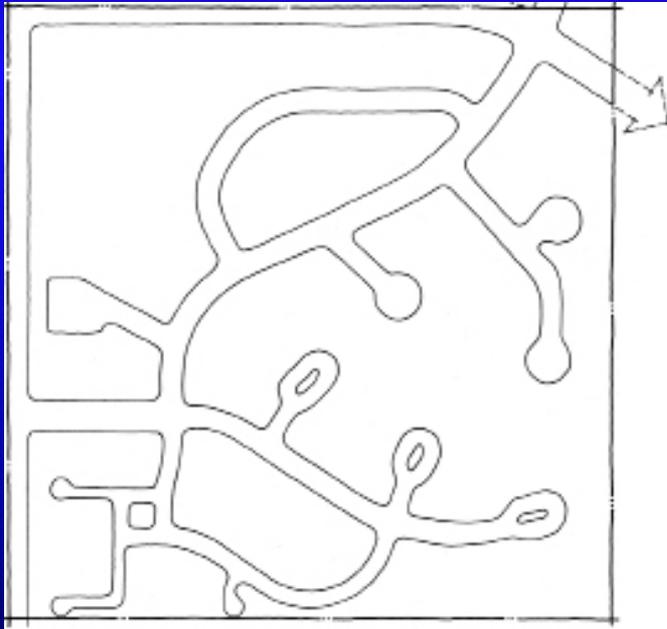
- Permitted uses the same as current RV
- Standards similar to current RV
  - 20,000 square foot minimum lot size
  - Single-family detached, duplex, accessory apartments
- New subdivisions: provide for village character and pedestrian convenience through interconnected road network with sidewalks

# Area of Proposed Residential Sub-District

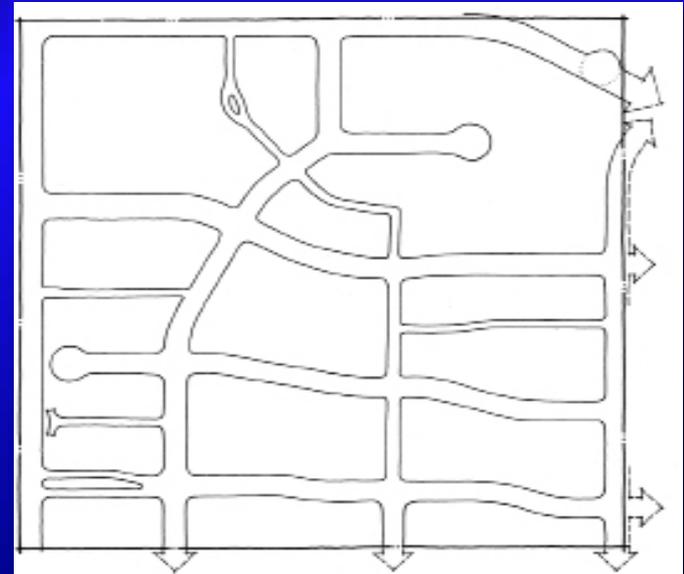


# Residential Standards

NO: Subdivision layout with disconnected roads



YES: Interconnected streets

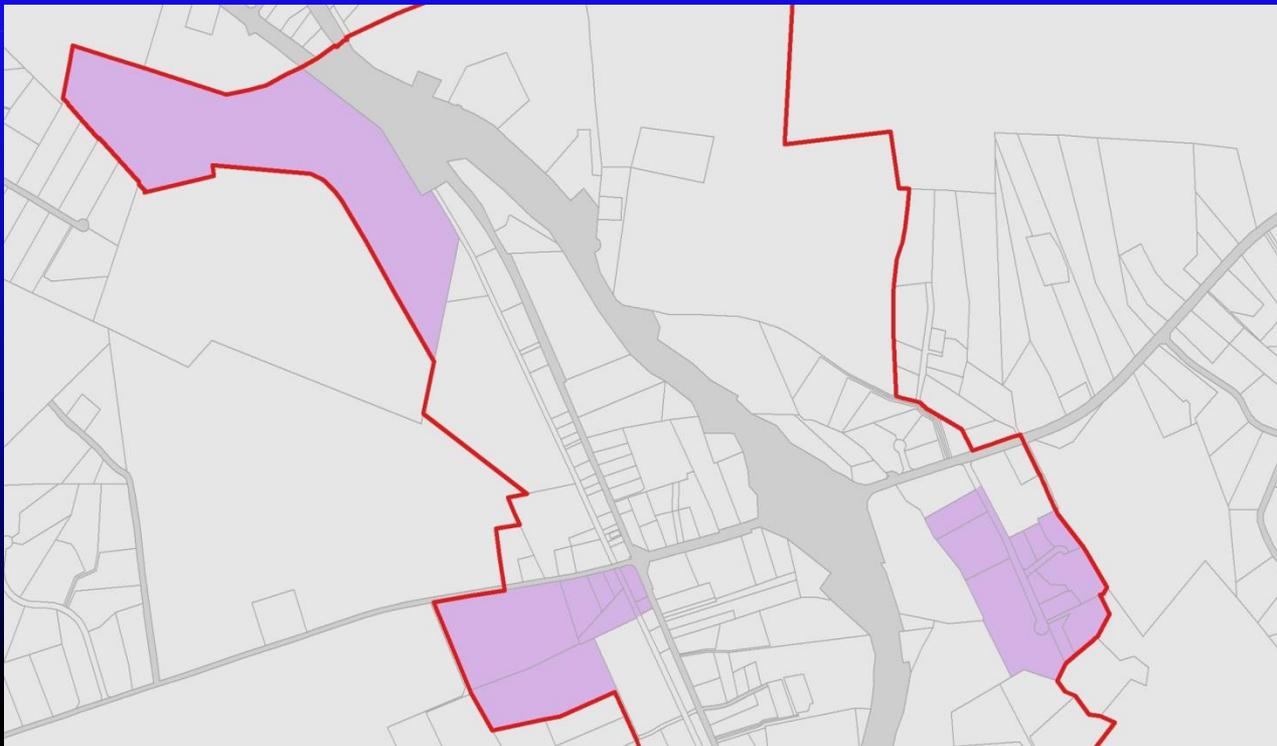


# Hughesville Employment

Light Industrial uses

Landscaped yard along public roads

Landscaping to screen storage and parking



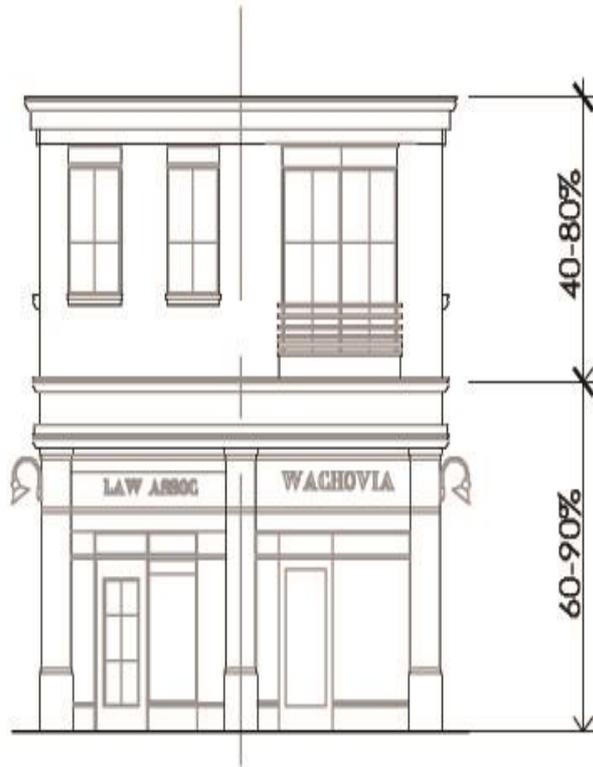
# **DESIGN STANDARDS FOR VILLAGE CORE AND GATEWAY SUB-DISTRICTS**

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# Building Standards:

- Traditional exterior materials: brick, masonry, stone, stucco, wood siding
- Window proportions
- Entry features
- Cornice line
- Divide façades greater than 40 feet in length
- Encourage re-use of historic structures.

# Window area standards



OTHER USES BUILDINGS FACING PUBLIC STREETS

40% WINDOW AREA

60% WINDOW AREA



OTHER USES BUILDINGS FACING PUBLIC STREETS

# Façade Variation

For larger buildings, use architecture to create an interesting façade:

This:



Not this:



# Parking Design

- Side or rear of building
- Allow shared, off-site and on-street parking
- Reduce standard parking requirement
- Landscaped edge when adjacent to street

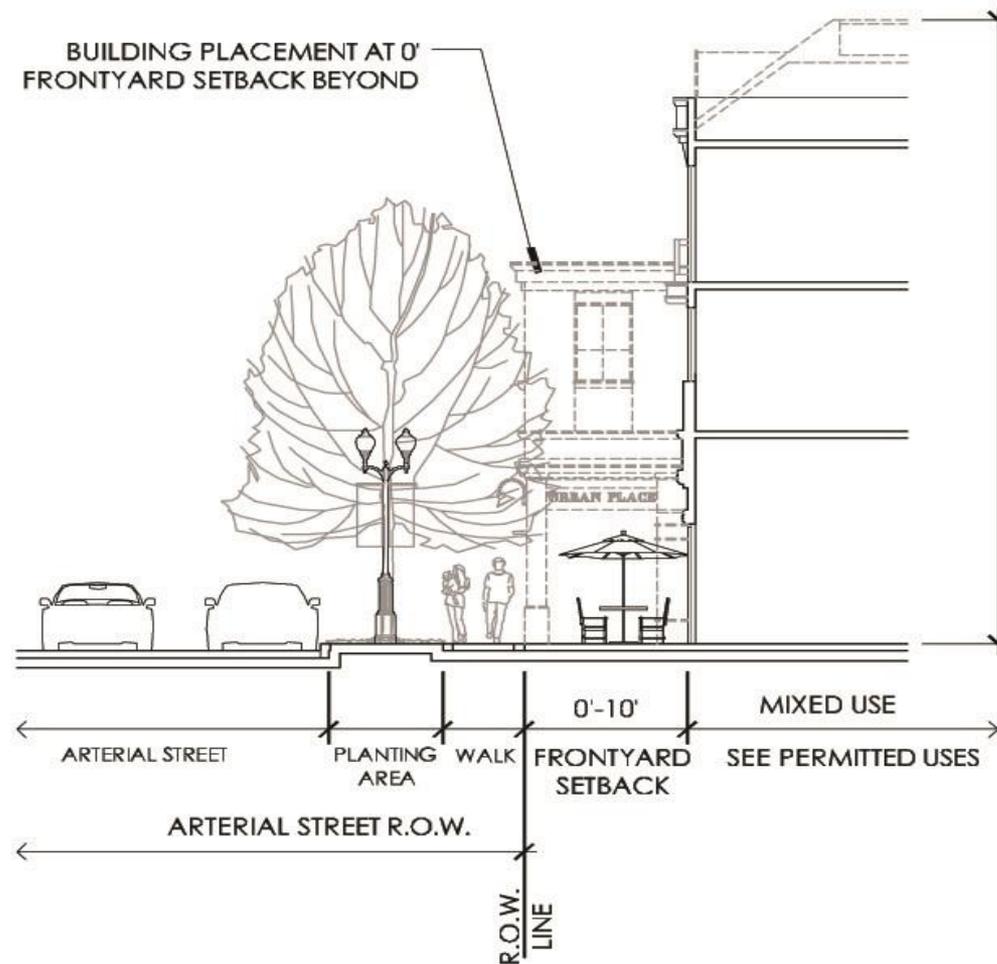
# Parking Location



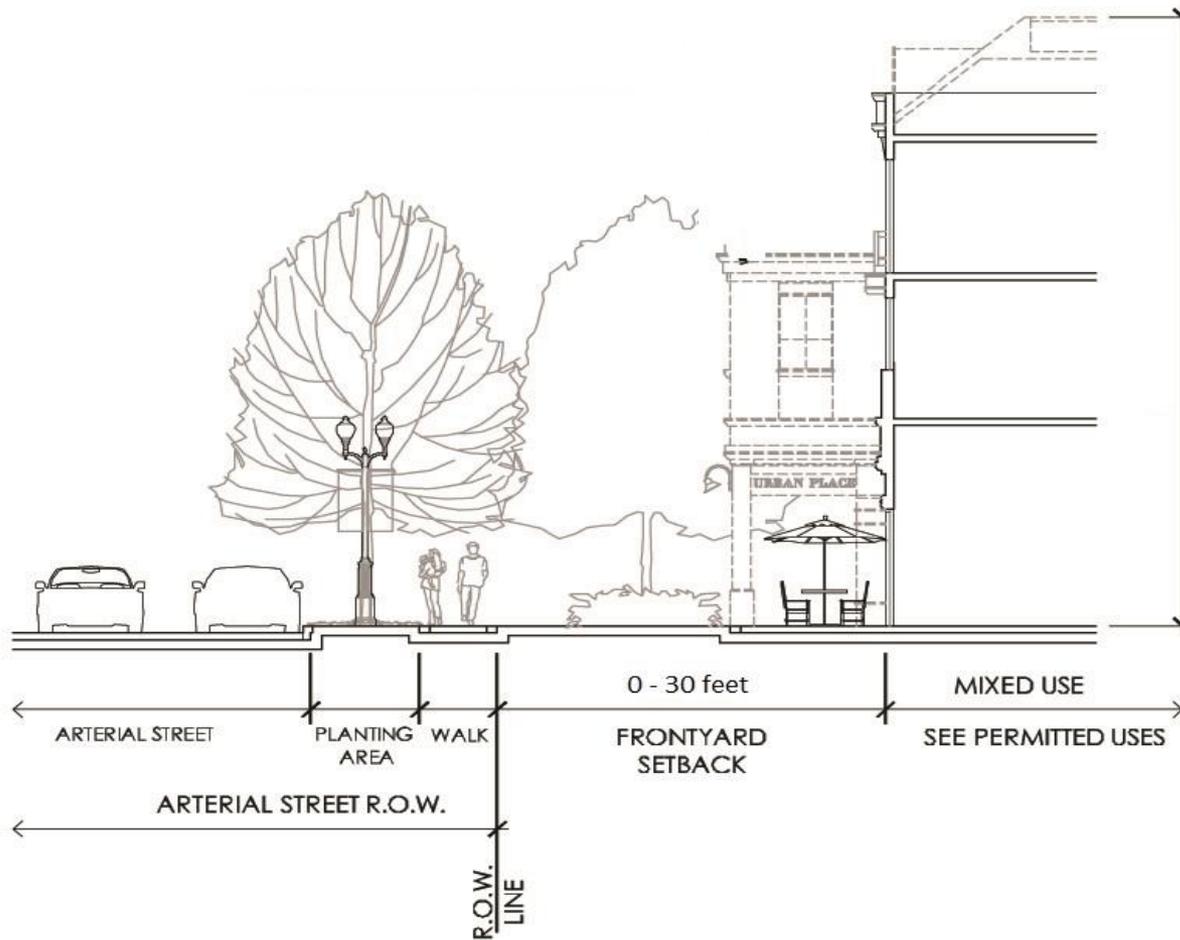
# Site Design

- Building must face street
- Driveway no wider than necessary
- Front setback area (if any) to be used for amenities: sidewalk, awnings, seating, store displays, landscaped yards

# Village Core Illustration



# Village Gateway illustration



# **TREATMENT OF CERTAIN LAND USES**

# Automotive Uses

- Traditional uses in Hughesville
- Permitted use; conditions on new uses or renovations:
  - Service bay doors open to the rear of the building
  - Storage to the rear of the building and fenced – wood, brick, or composite fence

# Agricultural Support Industry

- Historic tobacco warehouses display Hughesville's past
- Possible use for ag product processing, storage, distribution
- Allow in Village Gateway Sub-District:
  - For local farm products
  - In conjunction with retail farm market
  - Within a building
  - No noise or odors



# QUESTIONS AND DISCUSSION

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# Comments are due by November 13, 2015.

- Give comments this evening
- Mail or e-mail your comments to:

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