

Hughesville Village Zoning Study



Public Meeting

July 14, 2015

6:30-8:30 pm

SMECO Auditorium

15035 Burnt Store Road, Hughesville

Study sponsored by Charles County Department of
Planning and Growth Management

Consultant services provided by
Environmental Resources Management

Why this study?

➤ Purpose:

- Implement 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

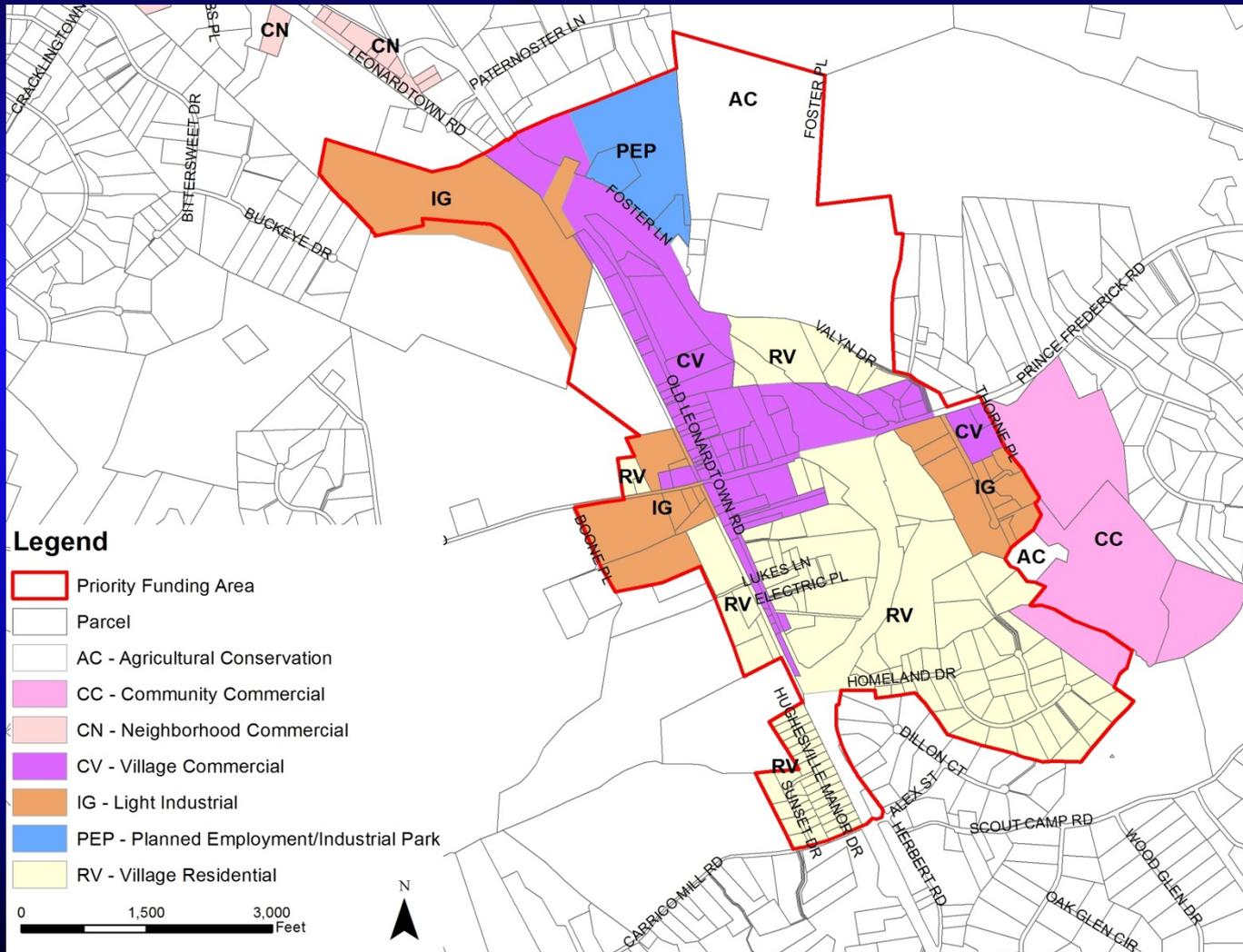
➤ Project Area:

- The Hughesville PFA (Priority Funding Area)

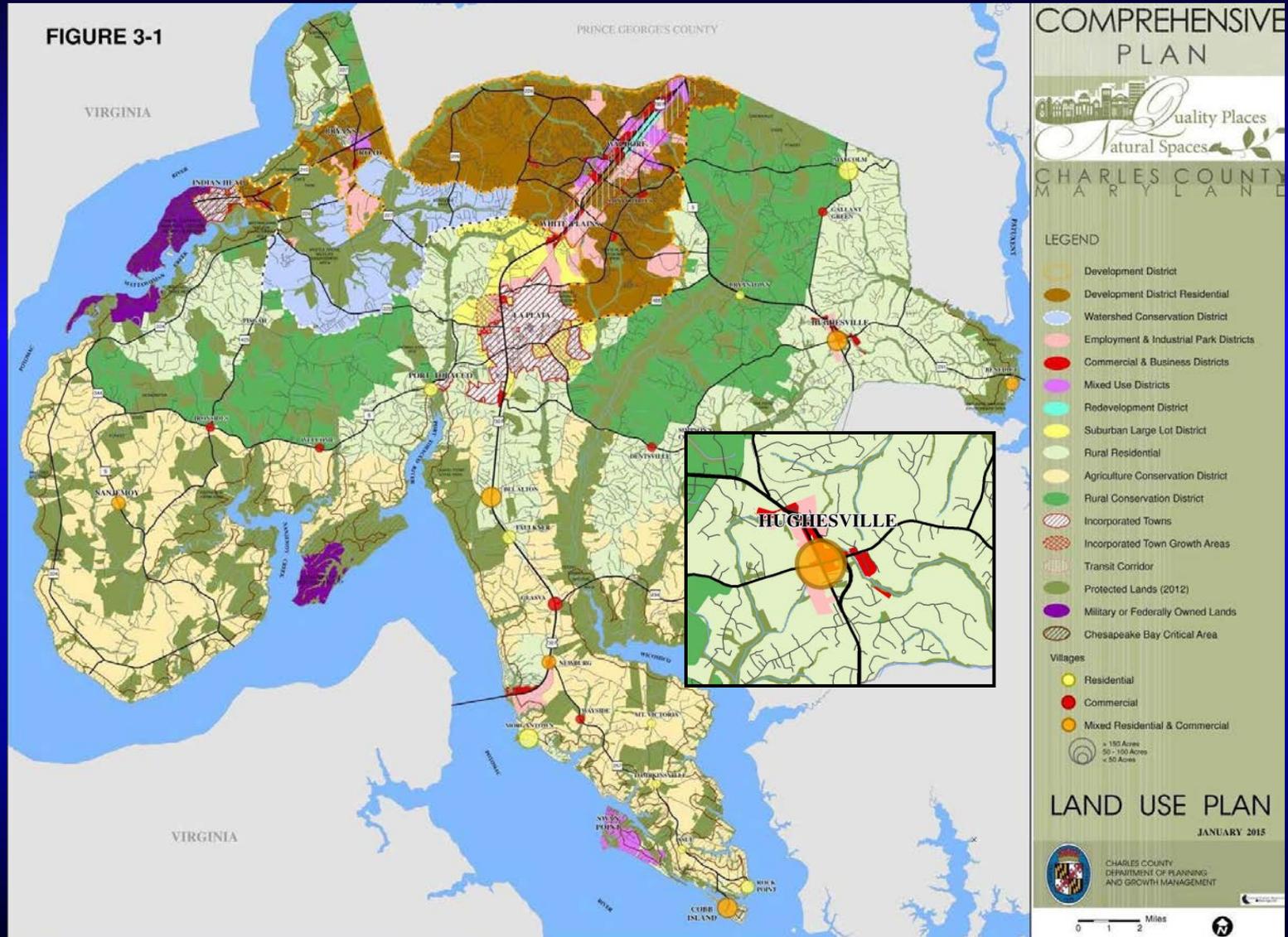
Purpose of Tonight's Meeting

- Introduce project
- Review recommendations of the 2007 Hughesville Village Revitalization Plan
- Review conditions that have changed since the plan was approved
- Seek input prior to drafting the preliminary zoning recommendations.

Project Area



Context: Charles County Draft Comprehensive Plan



Hughesville Village Revitalization Plan

Adopted by County Commissioners in 2007

Key goals:

- Establish Village Core: small-scale, retail, office and employment areas
- Support existing businesses
- Revitalize: new businesses, façade improvements, selective demolition, infill and reuse
- Provide infrastructure improvements: water and sewer, streetscape, sidewalks

Plan vs. Zoning

Community Plan:

- Articulates vision
- Adopted by CC as policy
- Guides infrastructure investment
- Recommends land uses and form of development

Zoning Regulations and Maps:

- Key part of plan implementation
- Adopted by CC as part of County Code
- Establishes permitted uses and rules for land development

Process

- ✓ Initial public meeting
- Write issue paper:
 - Approach: overlay zone? new base zoning district? How many zoning districts?
 - Create a design manual? incorporate design standards within zoning regulations?
 - Outline of recommended uses and requirements
- Second public meeting; refine and revise
- Write proposed zoning regulations; draw boundaries of districts on proposed zoning maps
- Legislative process

RECENT PUBLIC INITIATIVES IN HUGHESVILLE

Public Initiatives

- Expansion of Priority Funding Area
- Campus of College of Southern Maryland
- SHA Streetscape Concept Development
- Tobacco Warehouse façade improvements
- Public Sewer Service

Priority Funding Area (PFA)

- County defines PFA; approved by state
- PFA is eligible for Maryland cost-sharing funds to support growth (such as public water and sewer)
- Hughesville is a “Rural Village;” only infill development
- In 2013, County expanded PFA to include:
 - College campus
 - Business park
 - Property containing tobacco warehouse

College of Southern Maryland

- College completed the purchase of 74 acres in Hughesville in 2014
- First Phase: 40,000 sq. ft. Center for Trades and Industry
- Later phases: Health Sciences, Fine Arts, Field House and athletic fields
- Construction expected to begin in 2015
- First phase expected to be open to students September 2016

College of Southern Maryland Hughesville Campus

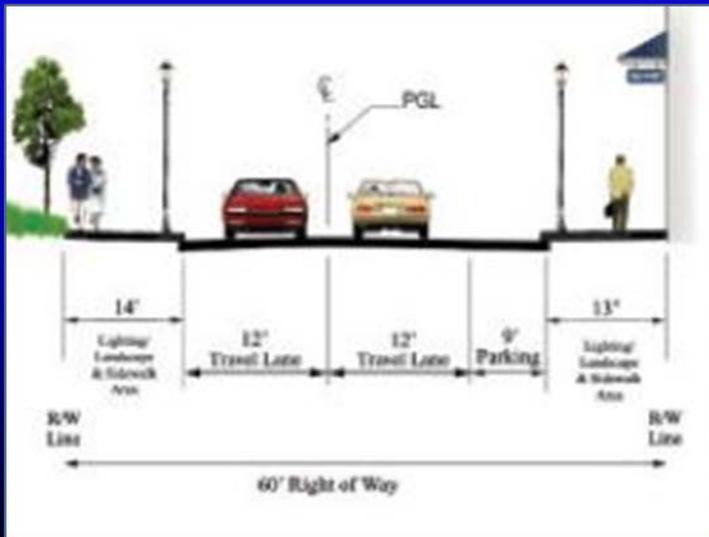


Master Plan Approved by Board of Trustees
May, 2014

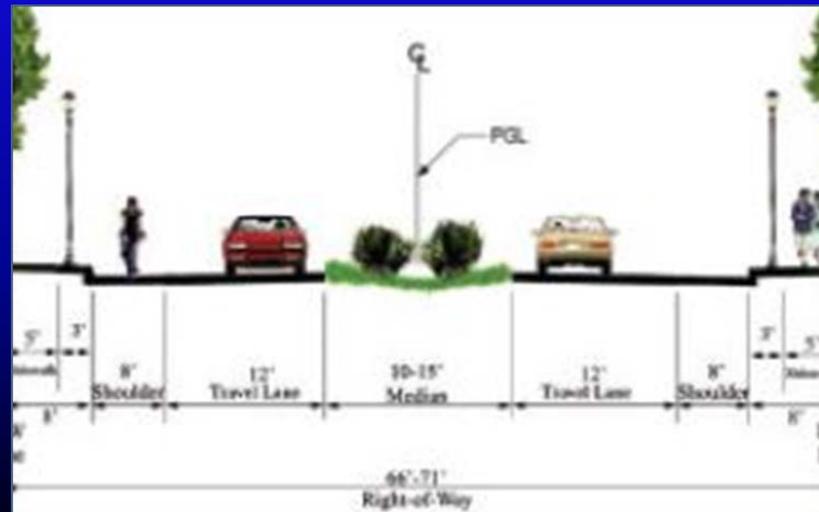
Old Leonardtown Road Streetscape Improvements

State Highway Administration is developing streetscape concept plans

- Year-long process
- Steering committee includes Hughesville Business and Civic Association (HBCA) representatives
- Hughesville Plan drawings are starting point for study.



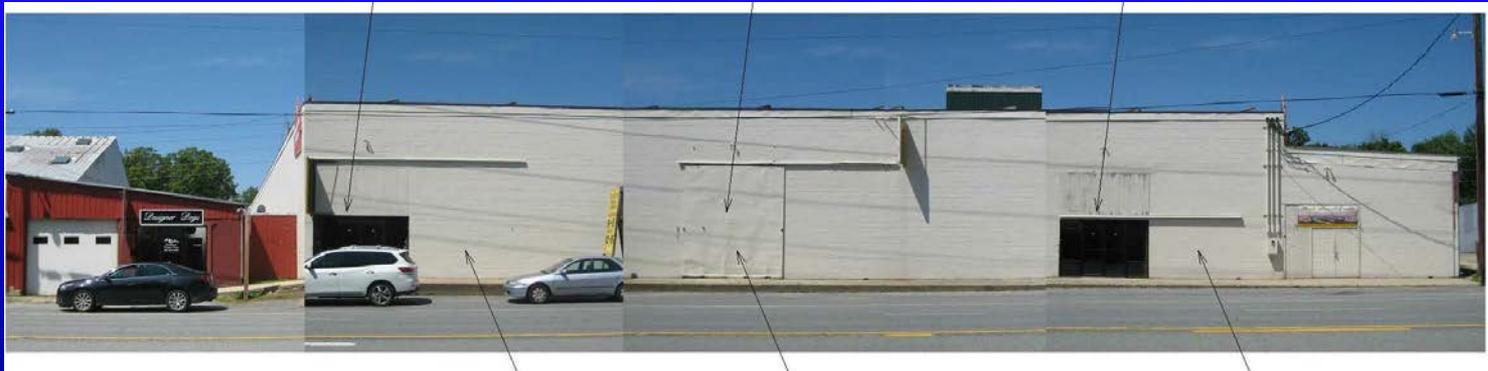
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Tobacco Warehouse Façade Improvement

- Project received a Maryland Community Legacy Grant for façade improvements
- Possible uses: commercial, museum, events venue, agricultural support businesses



3D View B03

Public Sewer Service

Hughesville Plan recommended a feasibility study for public sewer

- County is currently reviewing alternatives for the public sewer system;
- Sewer would be available for new development and properties needing service due to failing septic systems
- Likely that buildings currently using Hughesville Sanitary Commission sewer service would switch to County service
- First property served would likely be College
- Estimated time frame for sewer availability: 2020

HUGHESVILLE REVITALIZATION PLAN

Hughesville Village Revitalization Plan

Adopted 2007. Key zoning-related goals:

- Revitalize the “Village Core” with additional employment and commercial
- Retain residential neighborhoods
- Promote infill development
- Provide for open space and shared parking

Plan Guidance for Village Core zoning:

- Small scale, retail-oriented, commercial, office and employment
- Diverse and densely developed
- Pedestrian friendly
- Green space/open space for people to gather
- Building entrances, windows and storefronts open onto sidewalks
- Allow upper floor apartments over retail; possibly allow new apartments/townhouses
- Small parking lots behind stores and on-street parking
- Niche markets: automotive/motorcycle detailing, automotive repair and motorcycle sales

Possible zoning changes

Current Zoning: CV (Village Commercial)

- Allows detached houses, dwellings over stores, variety of businesses
- 20,000 square feet minimum lot size
- 30-foot minimum setback from street ROW

Considerations for revised zoning:

- Review uses: small scale, not highway-oriented
- Consider additional farm product processing subject to conditions
- Place new buildings close to road
- Consider attached/apt dwellings
- Structure design, parking placement
- Allow for shared, off-site parking

Preferred Architectural Styles for Village Core



Images from 2007 Hughesville Plan (page 74)

Existing Dwellings in Village Core

- Houses on large lots in village core area
- Currently in CV zone.
- Require that new development or redevelopment be closer to road and include commercial component?

Village Development Concept from Plan



LEGEND

- Future Industrial Development
- Future Commercial Development
- Future Residential Development
- Previously Proposed Trail
- Proposed Trail
- Sidewalk
- Forested Areas
- Public Open Space/Parks
- Existing Development
- Proposed Roadways
- Existing Roadways

Plan guidance for Village Residential

- Maintain low density residential
- Infill:
 - Primarily low density
 - One location identified for new medium & high density homes
- Sidewalk and road linkages



Possible zoning changes

Current Zoning: RV (Village Residential)

- Allows detached houses
- 20,000 square feet minimum lot size
- 30-foot minimum setback from street ROW

Considerations for revised zoning:

- Place new buildings close to road
- Consider new residential district that also allows attached and/or apartment dwellings

Plan guidance for Village Employment:

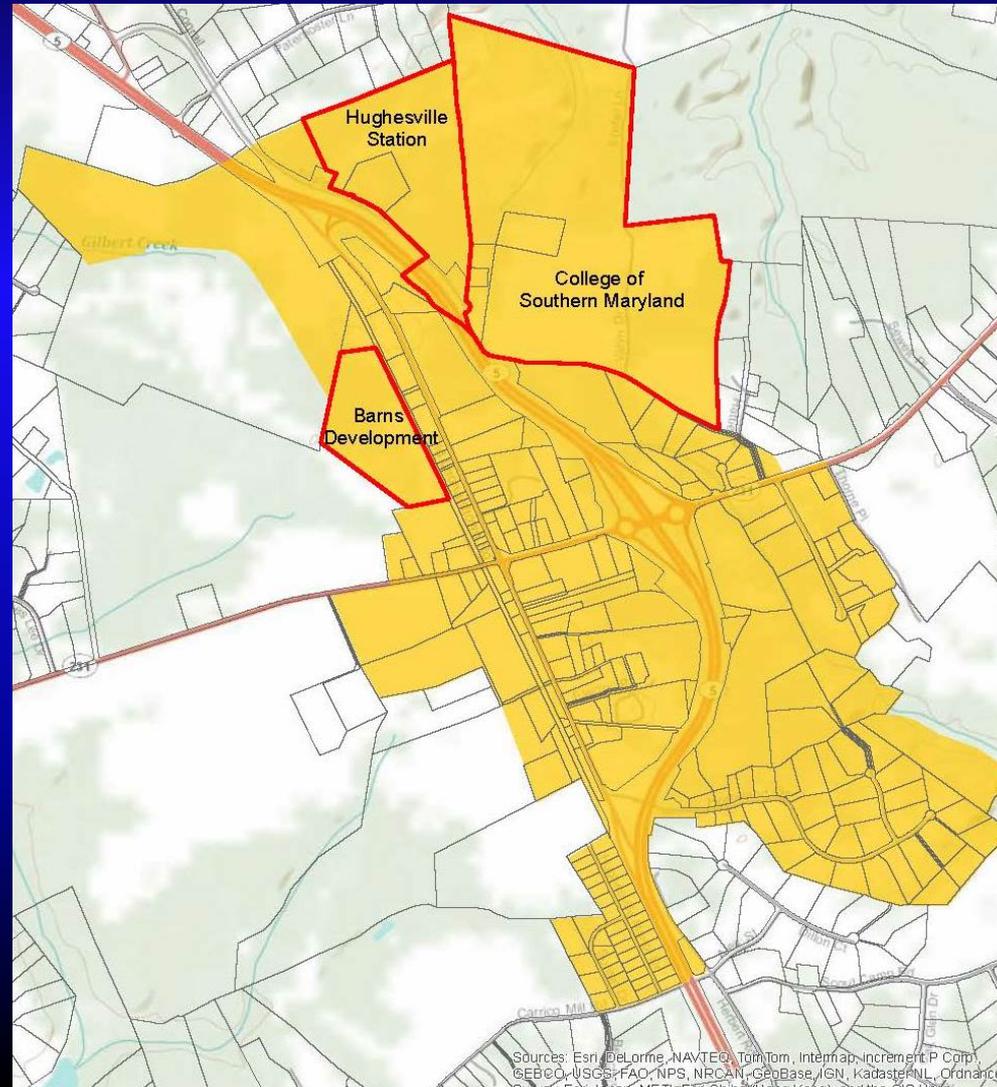
Plan identifies locations for new employment uses:

- Within the existing Hughesville Industrial Park
- SMECO property on north end of town



Employment Uses

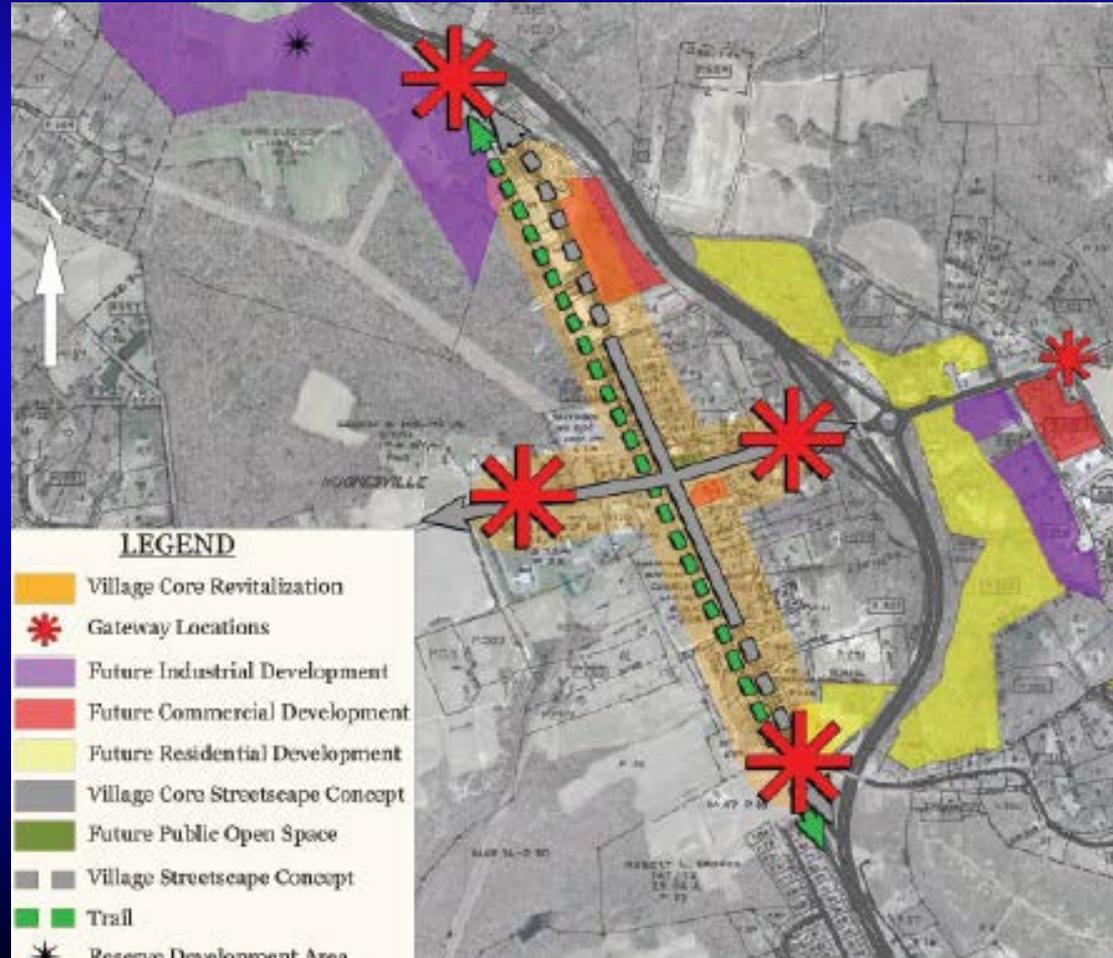
Since plan was completed, Hughesville Station PEP zoning (Planned Employment Park) was approved.



Gateway Design

Create a sense of entry to Hughesville Village:

- At entrances to Hughesville along old Route 5 and Route 231
- Enhanced landscaping standards
- Enhanced sign design standards



Plan policies not directly related to zoning:

Currently being implemented:

- Water and sewer feasibility
- Streetscape improvements
- Tobacco warehouse: adaptive re-use, public/private partnerships

Other policies:

- Promote and market Hughesville
- Establish public open space/parks
- Identify location for public parking
- Promote façade improvements to storefronts
- Use railroad R-O-W for pedestrian trail and alley

QUESTIONS AND DISCUSSION

Questions and Discussion

Are Hughesville Plan goals (as they relate to zoning) still appropriate?

1. Create “Main Street” along Old Leonardtown Road: mixed commercial and residential, walkable, buildings close to road, design standards.
2. Residential neighborhoods remain stable
3. Infill residential, possibly including area of townhouse or apartment dwellings

Questions and Discussion

Land Use: Commercial and Housing

1. How far along Old Leonardtown Road should commercial/mixed use extend?
2. Which commercial uses are appropriate?
3. Allow new single-family detached dwellings in Village Core commercial/mixed use area?
4. Allow apartments/townhouses in Village Core?
5. Are the areas of medium/high density residential appropriate as shown in plan?

Questions and Discussion

Design

1. Building design standards: how detailed? materials?
Use “preferred” building images from Hughesville Plan?
2. Building height for Village Core: require two stories?
3. Gateway areas: distinct landscape and signage standards for properties at edge of village on Routes 5 and 231?