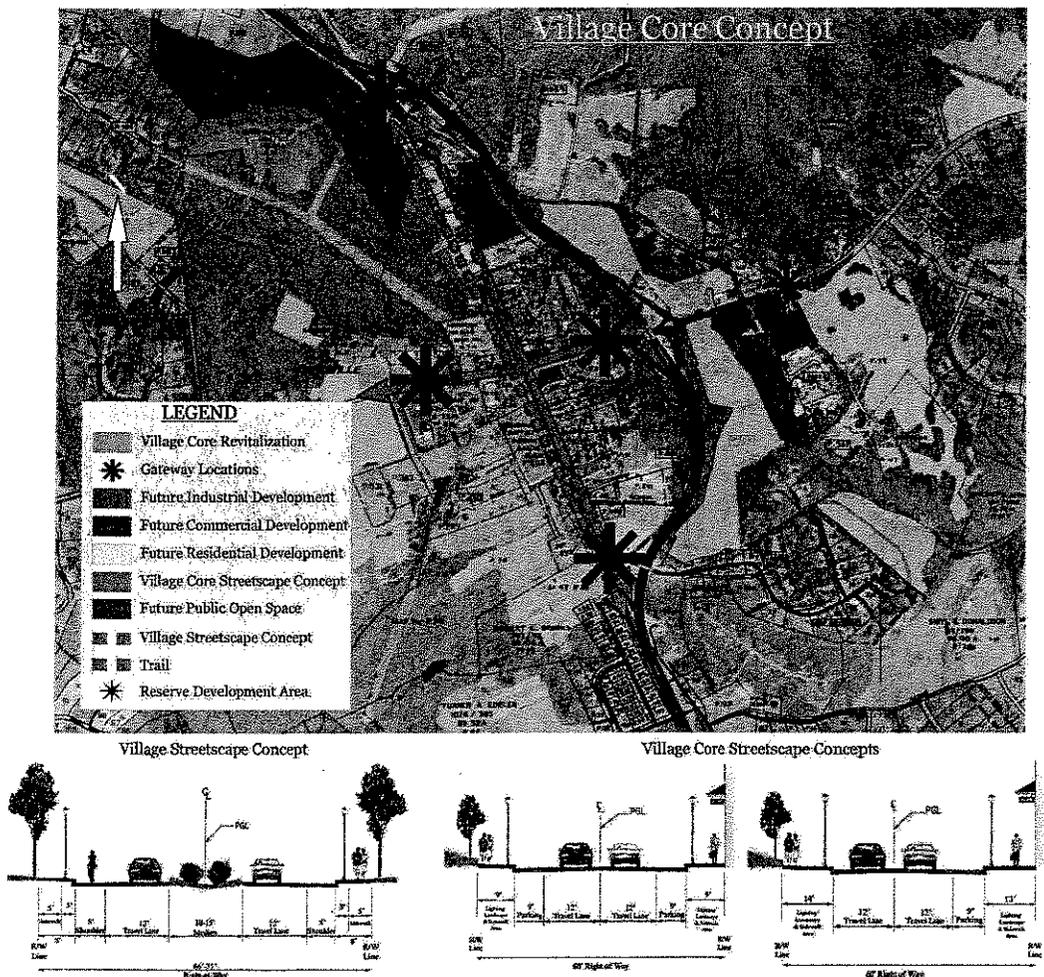


Hughesville

The Hughesville Village Revitalization Plan was adopted in May 2007. The plan envisions a village core with small-scale, retail-oriented, commercial, office and employment areas that are pedestrian-friendly (Figure 10-2). Revitalization efforts include façade improvements, selective demolition, infill and adaptive reuse; and infrastructure improvements to create a walkable community that provides basic goods and services. In 2010, the Hughesville Business & Civic Alliance, Inc. (HBCA) was established to guide and facilitate the implementation of the revitalization plan. The HBCA has established project priorities that include Main Street improvements, adaptive reuse of the tobacco auction warehouses as an events venue, revising the current Priority Funding Area boundary, and providing a full signal at Old Leonardtown Road and Foster Lane. In 2013, the County Commissioners authorized going forward with Plan and Priority Funding Area changes for the Hughesville area as related to a new College of southern Maryland (CSM) campus in Hughesville and also the adjacent Hughesville Station mixed use project and the “Barns” historic revitalization projects.

Figure 10-2 Hughesville Village Core Concept



Additional Villages

As discussed in Chapter 3, the Comprehensive Plan's objectives for villages are to preserve and enhance their present character so that they may continue to act as rural service areas and/or rural residential communities and to serve their traditional roles in rural County life.

As part of the 2014 Comprehensive Plan, the County conducted a detailed review of the 22 villages first designated in the 1990 Comprehensive Plan. The review was intended to compare the assessment conducted for the 2006 Comprehensive Plan with current village conditions while considering the following questions:

- What should the role or function be for each of the Village Centers?
- Should any of the Villages be encouraged to expand or be discontinued as viable rural centers?
- What should the size of a village be and should they all be the same?
- What uses should be permitted within villages and why?

Staff toured and photographed each of the villages to document and compare current 2011-2012 conditions against the documented 2006 village assessments. This work resulted in the following findings and conclusions:

A. Rural Village Hierarchy & Types

The County's rural villages continue to be extremely varied in size, character and uses. The 1990 Comprehensive Plan first introduced the land use concept of the village and it was reaffirmed in the 2006 plan update. Since that time the villages have remained unchanged in terms of their general size and area designations for Commercial Village and Residential Village zoning; however, they now require further detailed classification to properly address future land use, development and community character in each location. The County's rural villages can best be described as one of the following three types:

- The Mixed Residential / Commercial Village is typically comprised of a blended mix of multiple commercial, employment, institutional and/or government uses with complementary ratio of residential homes linked through a series of interconnected streets that form small and often irregular shaped blocks. They are self-sustaining communities in the sense that residents do not need to leave the area for basic goods and services. These mixed-use villages range in size from 75 acres (e.g. Nanjemoy) to over 400 acres (e.g. Hughesville).
- The Residential Village is comprised primarily of Residential Village zoning and homes associated with one or sometimes two small site(s) dedicated to local neighborhood-serving commercial, employment or institutional uses. These villages are primarily rural residential enclaves (hamlets) within close proximity to another nearby, commercial serving village or town. The Residential Villages range in size from 7 acres (e.g. Tompkinsville) to 235 acres (e.g. Morgantown).
- The Commercial Village is comprised primarily of commercial service or employment uses with little or no residential uses. These villages primarily serve rural neighborhood populations, through-traffic, and tourists with neighborhood-commercial uses. The

Commercial Villages range in size from just over 1 acre (e.g. Wayside) to 127 acres (e.g., Glasva).

A number of different development options for the villages were explored as part of the Plan's alternative scenarios (see Chapter 1). One of the options would have focused significant new development in only six of villages with the remaining villages seeing very little or no future additional development.

As discussed in Chapter 3, this 2014 Comprehensive Plan recommends retaining all 22 villages designated in the 2006 Comprehensive Plan (see Table 3-1). The following analysis is intended to inform future planning for villages.

B. Village Roles and Functions

The role and function of the Residential Villages and Commercial Villages are limited by their respective focus on rural residential living or rural neighborhood commercial services. As such they really do not have a larger role or unique function in the County. In contrast, the more substantial and varied Mixed Commercial-Residential Villages can be defined with an identity and role within the larger areas they serve.

- Hughesville should remain focused as an “Inland Village” serving the eastern portion of the County as a center of commerce and quasi-governmental center. Hughesville continues to serve both a regional and local population with the concentrated commercial services the village provides.
- Bel Alton should also be focused as an “Inland Village” serving the southern portion of the County as a center of commerce, community service and heritage tourism, especially related to the John Wilkes Booth Trail.
- Nanjemoy should be a satellite center for eco-tourism and heritage tourism for western Charles County.
- Benedict and Cobb Island are primarily water-oriented villages that maintain Charles County's heritage in the maritime and seafood industries. Benedict is now a key point of heritage tourism focus for the Star Spangled Banner National Historic Trail. These villages should also be considered the satellite centers for eco-tourism and heritage-tourism for eastern and southern Charles County.
- Newburg, if combined with Aqualand, could also be considered a water-oriented village; however, the primary role for Newburg should be as a commercial and quasi-governmental center serving the southern Charles County area as well as a visitor gateway destination for travelers entering Charles County from the south. Like Hughesville, the Newburg-Clifton-Aqualand Sub-Area has the potential to serve both a regional and local population with additional planned commercial and community services.

C. Recommended Permitted Village Uses

The broad range of non-residential uses that are permitted in villages should be reviewed for suitability in relation to their role and function. Under Village Commercial zoning, uses that

could be permitted include large retail stores (shoppers merchandise), sale of bulky items (general merchandise), fast food restaurants, and motor-vehicle sales. Some of these uses may be appropriate in some villages at the right scale and intensity, but some may not. Design guidelines and the special exception process may not be enough to prevent a use that would be out-of-scale with the objectives for villages. Outlined below is a list of uses that are compatible with the scale and goals of the villages:

- Local neighborhood-serving retail and commercial service uses (e.g., gas station, general store, hardware store, marine sales.)
- Professional offices (medical, financial, etc.)
- Heritage tourism and eco-tourism related uses (e.g., outfitters' stores, small inns and bed and breakfasts)
- Small scale institutional uses (e.g., rural school, day care, religious institutions)
- Civic uses (e.g., fire hall, community hall, post office, satellite County offices)
- Small-lot single-family residential, similar in size and scale to existing village residential
- Village-scale recreational uses (e.g., small parks, village commons, athletic fields, community pavilions)
- Small industry and employment uses with a special emphasis on eco-oriented businesses, green industries, agri-business.

The viability of each of these uses will vary in each village given that some are very remote and others lie along well travelled roads. Uses will have to be evaluated on a case-by-case basis with special consideration for precedents that have already been established within each village.

D. Suggested Development Character for Villages

The 2006 Comprehensive Plan recommended that architectural themes be framed for each village so that future development could be subject to review. While this has not been accomplished, the County does use Architectural and Site Design Guidelines and Standards (originally drafted by the Site Design and Architectural Review Board) when reviewing plans and applications. Generally, villages should:

- Remain relatively small in physical area and population;
- Continue to provide limited, highly localized commercial services;
- Provide limited employment opportunities;
- Provide opportunities for civic, community and institutional uses; and,
- Provide a population density consistent with the existing development pattern and other objectives of the Plan. The need for public water and sewer is currently anticipated in three villages only; Hughesville, Benedict and Cobb Island.

In order to assure the continued small size of the villages, any central water or sewer system which is eventually provided to correct failing septic systems in other villages.

should be built to serve land area and development only within the immediate physical confines of the village itself and not extend to adjacent non-village areas.

E. Village Size, and Expansion Recommendations

Some villages, such as Hughesville, Cobb Island and Benedict, have continued to grow or infill, (slowly) and are true rural service centers that reinforce the identity of the communities they serve. In contrast, most of the villages have seen very little change since the 1990s, with the exception of a few where some commercial uses have closed (e.g., Malcolm, Mt. Victoria, Ironsides and Tompkinsville.

Many villages are very small with little room for development and are limited to a single or a few commercial establishments (e.g., Dentsville, Gallant Green, Ironsides, Simpsons Corner, Wayside and Welcome). Commercial and hospitality sections of the villages along the US 301 corridor (Bel Alton, Faulkner, Glasva, and Newburg) have seen little reinvestment, marginal reuse or no redevelopment, giving the southern portion of the US 301 corridor a somewhat neglected image and first impression. Residential uses within the villages appeared to be stable.

Through the public visioning forum planning process, three of the twenty-two village areas studied were identified for further study in terms of their size and boundaries; Nanjemoy, Bel Alton, and Newburg.

Nanjemoy

The Village of Nanjemoy is located in a very rural portion of west central Charles County where MD 6 intersects with Liverpool Point and Baptist Church Roads. The village is approximately 75 acres in size with 11.6 acres currently designated for Commercial Village zoning uses and 63.3 acres designated for Residential Village zoning uses. The village primarily serves the needs of the local population with primary uses limited to a County community/health center, local church, fire department and post office with some small supporting businesses (Figure 10-4).

A few of the noteworthy uses and buildings associated with Nanjemoy, such as the old school/community center and its surrounding park and play spaces and nearby residences, are not actually located within the current Village boundary. This Comprehensive Plan recommends redefining/expanding the Village boundary slightly to include the area surrounding Community Center (old Nanjemoy School) to the north, the Baptist Church to the east and fire hall to the south. The intent is to reinforce Nanjemoy's role as the primary service center and ecotourism satellite for the southwestern portion of Charles County by bringing all nearby contributing village uses into the Village (and Priority Funding Area) boundary to assure that future implementation funding programs can be applied to these areas also for the benefit of the Nanjemoy community.