

Dunkirk Town Center Master Plan Frequently Asked Questions and Answers.

Q: What is a Town Center Master Plan?

In 1983 Calvert County adopted the Town Center concept and designated the land within these areas as primary designated growth areas. Future development in these areas is guided by a Town Center Master Plan. The Master Plan guides decisions on the long-term development by providing a future vision of the roads, water, wastewater systems, public transportation, and high-quality internet communication systems, together with public amenities such as parks, town squares, trails, sidewalks, bikeways, indoor recreational, and cultural facilities.

Q. Why is it necessary to have a Master Plan?

A Master Plan is an opportunity to provide a guide for the future development of a Town Center with the assistance of the community. A draft plan is created, reviewed and accepted based on the community's input. Zoning is then updated based on the approved Master Plan.

Q. Why is the Master Plan being updated now?

At its public meeting on February 17, 2021, the Planning Commission directed staff to begin the process to update the master plan and zoning regulations for the Dunkirk Town Center. Typically, Master Plans are updated every decade or so, but Dunkirk's Master Plan hasn't been updated in 32 years. It is important to review the plan to make sure that the previous visions from 1989 are still relevant. Economic development trends, retail, transportation and recreation needs have changed and evolved over the years. In addition, the Dunkirk Master Plan should coincide and support the Calvert County Comprehensive, Transportation and Parks and Recreation Plans.

Q. Who is involved in updating the Master Plan?

Anyone willing to share their opinion! Healthy conversations with the Dunkirk community is vital to the success of the Master Plan. Many community meetings are planned where citizens can join the conversation and voice their opinions and concerns. The new plan is not adopted until a draft is written, presented to the community, and recommended by the Calvert County Planning Commission and adopted by the Calvert County Board of County Commissioners.

Q. Where can I find the current Master Plan and Zoning Ordinance for Dunkirk?

The current Dunkirk Master Plan and Zoning Ordinance is available online at:

<https://www.calvertcountymd.gov/DocumentCenter/View/20878/Dunkirk-MP-and-ZO-Final-March-2019?bidId=>

Q. I heard that the existing Dunkirk Town Center boundary is going to change, is that true?

Expansion to the Dunkirk Town Center boundary is being proposed to match what is shown on the Future Land Use Map in the 2019 Calvert County Comprehensive Plan. The Town Center's future Town Center boundary is shown to expand to the northwest to include the Dunkirk District Park, owned by the county government, and to the northeast to include the Dunkirk Park and Ride, which is owned by the State of Maryland. If Dunkirk's Town Center boundary were to expand further than what is shown in the Calvert County Comprehensive Plan, then the Comprehensive Plan would need to be amended through a public process. There is no proposal to expand the Dunkirk Town Center's boundary beyond the district park and park and ride, as shown in the adopted Calvert County Comprehensive Plan.

Q. Is the zoning north of Dunkirk changing to high density residential?

No, there is no proposal to change the zoning north of Dunkirk. Per state law, the local jurisdiction's zoning is to be consistent with its comprehensive plan. The Calvert County Comprehensive Plan, adopted in August 2019, includes a map of Future Land Use. The map indicates that the area adjacent to the Dunkirk Town Center and between the Dunkirk Town Center and the boundary with Anne Arundel County, are proposed to be zoned either Rural Residential or Farm and Forest District. In order to zone land around the Dunkirk Town Center as high density residential, the Calvert County Comprehensive Plan would need to be amended. Amending the Comprehensive Plan is a formal process that would take several months since the Planning Commission would need to put forth a recommended amendment, which would need to be distributed to the state and adjoining jurisdictions at least 60 days in advance of an advertised public hearing by the Planning Commission. Then the Planning Commission would need to make a recommendation to the Board of County Commissioners, which would need to hold its own advertised public hearing. It is a long and complicated process.

Q. I was told that there is a road overpass planned for Dunkirk?

A proposed overpass, connecting West Ward road with the east side of Ward Road, is mentioned in the existing 1989 Dunkirk Master Plan. This overpass was proposed 32 years ago but was never built. Currently there are no development plans or funding to build this overpass.

(additional Q & A to be added to this list soon)