



***HUGHESVILLE VILLAGE
REVITALIZATION PLAN***

May 2007





COUNTY COMMISSIONERS OF CHARLES COUNTY

Wayne Cooper, President

Robert J. Fuller

Dr. Edith J. Patterson

Allan R. Smith

Candice Quinn Kelly

Mission Statement

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, government must be operated in an open and accessible atmosphere, be based on comprehensive long-and short-term planning, have an appropriate managerial organization tempered by fiscal responsibility.

Vision Statement

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount; where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.



Acknowledgements

Charles County Planning Commission

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**Charles County Government
Department of Planning and Growth Management**

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COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

RESOLUTION NO. 2007-52

WHEREAS, as prescribed by the 2006 Charles County Comprehensive Plan, the Hughesville Village Revitalization Plan was created to guide future land use and development within the portion of the County designated as the Hughesville Village; and

WHEREAS, an eleven-member Hughesville Revitalization Advisory Committee was appointed by the Charles County Commissioners in order to foster community development in Hughesville; and

WHEREAS, public workshops were held on November 17, 2005 and March 23, 2006, to solicit public input in the development of the Hughesville Village Revitalization Plan; and

WHEREAS, the Hughesville Revitalization Advisory Committee forwarded a draft plan entitled, *Draft Hughesville Village Revitalization Plan, July 2006*, to the Charles County Planning Commission; and

WHEREAS, a public hearing was held on October 16, 2006 by the Charles County Planning Commission in order to receive public comment on the Hughesville Village Revitalization Plan; and

WHEREAS, a subsequent work session was held by the Charles County Planning Commission on November 17, 2006 to review public comments on the Hughesville Village Revitalization Plan; and

WHEREAS, the Charles County Planning Commission forwarded a subsequent draft entitled, *Hughesville Village Revitalization Plan, Planning Commission Recommended Draft*,



November 2006 to the County Commissioners recommending adoption as an amendment to the Charles County Comprehensive Plan; and

WHEREAS, a public hearing was held on March 28, 2007 before the County Commissioners of Charles County in order to receive public input on the Hughesville Village Revitalization Plan; and


WHEREAS, the public record was held open until April 9, 2007, 4:30 p.m.; and

WHEREAS, a subsequent work session was held by the Charles County Commissioners on May 2, 2007 to review public comments on the Hughesville Village Revitalization Plan; and

WHEREAS, the Hughesville Village Revitalization Plan is consistent with the 2006 Charles County Comprehensive Plan; the Economic Growth, Resource Protection, and Planning Act of 1992; and the Smart Growth Areas Act of 1997 by fostering development in the existing rural villages and guiding future development activities in a coherent manner; and

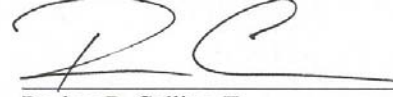
NOW, THEREFORE, BE IT RESOLVED, this 2nd day of May, 2007, by the County Commissioners of Charles County that the document consisting of text, maps, and charts, entitled *Hughesville Village Revitalization Plan, May 2007*, (shown in Attachment A), is hereby adopted as an amendment and update to the 2006 Comprehensive Plan of Charles County in accordance with Article 66B of the Annotated Code of Maryland.

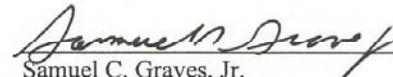
COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Wayne Cooper, President




Edith J. Patterson, Vice President


Reuben B. Collins, II


Samuel C. Graves, Jr.


Gary V. Hodge

ATTEST:


Denise Ferguson, Clerk



Attachment A

Hughesville Village Revitalization Plan, May 2007

A copy of the Hughesville Village Revitalization Plan, May 2007 may be obtained from the Department of Planning and Growth Management, Planning Office.



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Executive Summary

Background

Hughesville Village Center is the largest village center in the rural area of Charles County. Located at the crossroads of MD 5 and MD 231, Hughesville provides easy access to Prince Frederick in Calvert County, as well as Charlotte Hall and Lexington Park in St. Mary's County. More importantly, the Village is uniquely situated in the central portion of the Southern Maryland Tri-County region. This strategic location provides access to the entire region. With the anticipated completion of the Northeastern Alignment for the Hughesville Bypass, an opportunity arises to revitalize the Village and to attract new development to this geographic center of the region.

Increasing traffic speed and volume along both MD 5 and MD 231 have created a concern for both traffic and pedestrian safety as well as access for businesses within the Village. The Maryland State Highway Administration is in the process of constructing the northeastern bypass around Hughesville which will re-route much of the commuter traffic within the Village and significantly reduce the volume of traffic at the existing MD 5 and MD 231 intersection. In addition to the bypass, construction of new connecting roads will improve access to the immediate area as well as to the region.

The Plan and Planning Process

The Hughesville Village Revitalization Plan (Plan) is a master planning effort to be adopted as part of the Charles County Comprehensive Plan. This Plan provides the necessary background, historical information, existing conditions and market analysis necessary to develop a village vision and subsequent revitalization concepts. These concepts will focus village revitalization efforts in two key areas: economic development and physical improvements. The Plan addresses land use and development/redevelopment, transportation, environmental and historic preservation, open space and public facilities such as water and sewer. The Plan presents revitalization strategies with an emphasis on infill development that is appropriate in the context of a historic village center. In addition, the Plan recommends design guidelines, streetscape concepts and adaptive reuse strategies for the tobacco warehouse buildings.

The Plan includes a vision statement, village core concept, village design principles, streetscape concepts, economic opportunities for revitalization, a village development concept and an implementation plan. A Village Core Concept emphasizes creating a village core or main street context consisting of streetscape enhancements, alleyway improvements and small scale retail and service establishments along with institutional infill development to enhance the village character. The Plan suggests continued development of professional offices and medical facilities along with niche markets to include non-franchised restaurants, a bakery/deli and a coffee shop, drug store and florist. The Plan also suggests opportunities for reuse of the tobacco warehouses and the establishment of niche industrial markets including operations using biodiesel technology and products. A Village Development Concept further promotes these concepts through enhanced connections between the village core and surrounding residential neighborhoods, creation of a more extensive street network within the core of the village and establishment of suggested mixes of land use to further develop Hughesville as a community providing services to both local and regional markets. And finally, the plan is guided by a series of detailed implementation strategies that are to be implemented based upon priority and ability to allocate and receive funding from a variety of sources.

In addition to the Plan's relevance to the County's Comprehensive Plan, the Plan also addresses the guidelines for the Maryland Department of Housing and Community Development's (DHCD) Community Legacy Program. The Community Legacy Program is designed to assist urban



neighborhoods, suburban communities and small towns that are experiencing decline and disinvestment, but have the potential, with modest public and private investment, to become or remain a vibrant place to live and work. This plan was developed following DHCD's guide to Preparing a Community Legacy Plan in order to meet the program requirements to be eligible for Community Legacy designation and funding.

The Plan was developed with considerable involvement by the Hughesville Revitalization Advisory Committee (HRAC), Hughesville business community and community at-large. The HRAC's primary role was to assist the County Commissioners, Planning Commission and staff to better understand the desires, concerns and attitudes of residents, civic groups, businesses, landowners, developers and other interests. The planning process provided various opportunities for involvement of community members including a community survey, business survey, business meetings and various activities and discussions during public meetings. The plan was built upon extensive public input throughout the planning process.

Conclusion

This Village Revitalization Plan is designed to accommodate anticipated growth, village core revitalization, economic development and physical enhancement while preserving the village center character of Hughesville. After adoption, the plan will serve as:

- A unified statement of desirable revitalization and development policies.
- A framework within which specific revitalization and development issues can be evaluated and public policy implemented consistent with the long-range revitalization and development goals and objectives of the Village.
- An information document for local elected officials, citizens, developers, and special interest groups concerning critical revitalization and development issues and policies.
- A decision-making tool when reviewing subdivision and site plan proposals.



Chapter 1: Planning Context for the Sub-Area Plan

Introduction

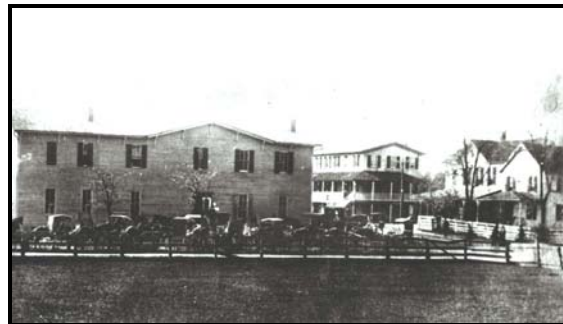
This Hughesville Village Revitalization Plan (the Plan) has been developed to guide future land use, development and revitalization in the Village of Hughesville of Charles County, Maryland. The Plan addresses land use and development/redevelopment, transportation, environmental and historic preservation, open space and public facilities such as water and sewer. The Plan also establishes a “vision” for the area. This vision provides an overall image of what the Village of Hughesville should be and how it could look in the future.

The Sub-Area within Charles County

Located at the crossroads of MD 5 and MD 231, the Hughesville Village Center is the largest village center in rural Charles County. Approximately ten miles northwest of Hughesville is Waldorf, the urban core of the Charles County’s development district; seven miles to the east is the Patuxent River crossing which leads to western Calvert County; and to the south and west are the County’s more rural areas, consisting of a number of agricultural operations and historic resources. Regionally, Hughesville is centrally located at the geographic center of Southern Maryland, providing easy access to Prince Frederick in Calvert County and both Charlotte Hall and Lexington Park in St. Mary’s County.

Settled as part of the Southern Maryland Region in 1643, the area known as Hughesville was established as a crossroads agricultural community in the late 19th century. Hughesville and the surrounding region quickly established their economies and currency around the tobacco agricultural industry. As a result of that industry and the establishment of the railroad, the village continued to grow during the first half of the 20th century. Tobacco remained the economic keystone of the region and the primary economic engine until the latter portion of the 20th century. Today, along with other areas in the Southern Maryland Region, Hughesville continues to try and deal with the issues created by the decline of the tobacco industry. The village today contains a variety of historic resources including bungalows and other early 20th century mail-order homes, tobacco warehouses, department stores and filling stations. Small tobacco farmsteads and a Quaker cemetery are located on the historic fringe of town.

The Hughesville Sub-Area planning area includes the state and county recognized Priority Funding Area. Hughesville is approximately 620 acres and has recently been augmented with a bypass along MD 5 known as the Hughesville Bypass. Map 1: Introduction, provides the physical layout of Hughesville and identifies the Hughesville Sub-Area Plan boundary. Map 2: Streets, illustrates existing routes and the Hughesville Bypass.





Study Purpose

With the adoption of the Northeastern Alignment for the Hughesville Bypass, the County recognizes that changes are coming to Hughesville. In order to ensure that these changes are positive, the County Commissioners decided that a planning process for Hughesville should be undertaken. In doing this, the entire community will be afforded an opportunity to provide input into a planning process, which will lay the foundation for a desired future for Hughesville. The Plan will help to identify what the future can, and should, hold for Hughesville. The efforts will focus on the business aspects of Hughesville's future by looking at those areas currently planned, zoned or used for commercial or industrial use.

This study will focus on possible revitalization/physical improvements to the existing village. As a result of this study, Hughesville may retain its village designation or be upgraded to a higher designation. The plan will provide and explore the necessary background and historical information, existing conditions and projected activities to answer the following questions:

- What type of economic development is necessary to revitalize the existing Hughesville Rural Village?
- What physical improvements are necessary for revitalization of the area?

The focus of the plan will be on the identification of revitalization strategies, with specific emphasis on the economic development potential of the Village and future physical enhancement projects. The descriptions and concepts of a village contained in the following sections were obtained from the Charles County Comprehensive Plan, Draft May 2005.

Hughesville Revitalization Advisory Committee

The County Commissioners appointed a Citizen's Advisory Committee referred to as the Hughesville Revitalization Advisory Committee (HRAC) to represent interest groups and affected parties and to assist in the development of the plan. The Committee represented a broad range of interests and a variety of viewpoints. The HRAC's primary role was to assist the County Commissioners, Planning Commission and staff to better understand the desires, concerns and attitudes of residents, civic groups, businesses, landowners, developers and other interests. The HRAC shared ideas, applied problem solving techniques and participated in public meetings to build consensus around community issues, concerns, opportunities and solutions.

Village Center Designation

Hughesville is one of several designated Village Centers. The concept of the Village is defined in the 2005 Charles County Comprehensive Plan, Chapter 3: Growth Management and Land Use. This village concept recognizes and provides for the special needs of rural unincorporated population centers. Villages perform a number of functions in the growth management program, including serving as rural service centers and locations for rural residential development. Characteristics common to most of the villages are post offices, country stores and, frequently, fire departments. Villages tend to be basically residential in character, but they offer some employment through limited commercial services as well as public or institutional uses. The 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 to serve their traditional roles in county life. According to the 2006 Comprehensive Plan, the County Commissioners appointed Citizens' Work Group concluded that Hughesville along with Newburg and Bryantown serve regional as well as local populations.



Village Development Characteristics

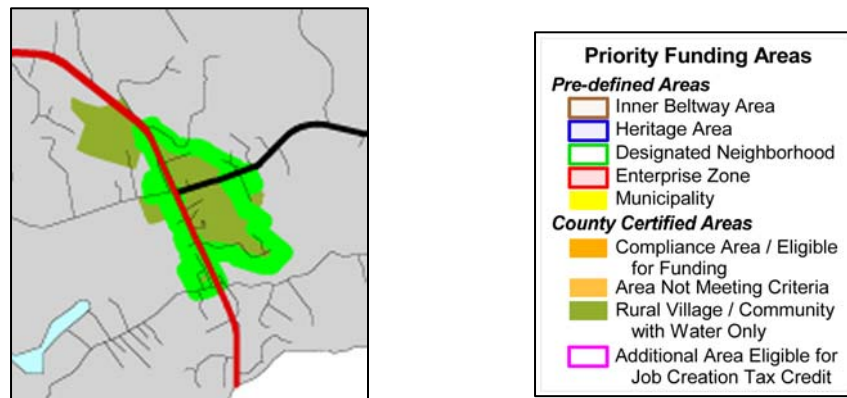
Generally, villages should remain small in physical area and population size. A village should continue to provide limited, highly localized commercial services (such as a gas station or general store or similar level of intensity of development). A village may provide employment opportunities on a limited basis. The population density generally remains consistent with historic and existing development patterns to support characteristics of the village. In order to assure the continued small size of the village, any central water or sewer system which is eventually provided to correct failing septic systems should be built to serve land areas and development only within the immediate physical confines of the Village itself and not extend to adjacent non-village areas.

Importance of Village Designation

Village designation in the Comprehensive Plan is important in that designated villages are Priority Funding Areas (PFAs). PFAs are areas where the County and State encourage economic development and growth under the State's Smart Growth policies. PFAs are eligible for grants and other funding and assistance to achieve community development objectives provided a project is consistent with these state policies. In villages, consistency means that a project must serve to maintain the character of the community and not serve to increase the growth capacity of the area except for limited peripheral and in-fill development. According to the state's PFA Map, Hughesville has two priority funding designations: one as a designated neighborhood and the other as a rural village designation (refer to Figure 1: Priority Funding Areas).

- **Designated Neighborhoods:** Hughesville holds a priority funding designation referred to as a designated neighborhood. Designated Neighborhoods are mixed-use areas in need of social and/or physical revitalization, which are selected by the local jurisdiction and approved by the Secretary of the Department of Housing & Community Development (DHCD). They are established neighborhoods that have residential as well as commercial uses. Some state funding programs are available only to those applicants located in or are servicing clients who reside in "Designated Neighborhoods".
- **Rural Village:** According to the Maryland Department of Planning, these are communities with water service but no sewer system and in Rural Villages, state funding is restricted to projects which maintain the character of the community. The projects must not increase the growth capacity of the village or community except for limited peripheral and infill development.

Figure 1: Priority Funding Areas



Source: Maryland Department of Planning Website 2006

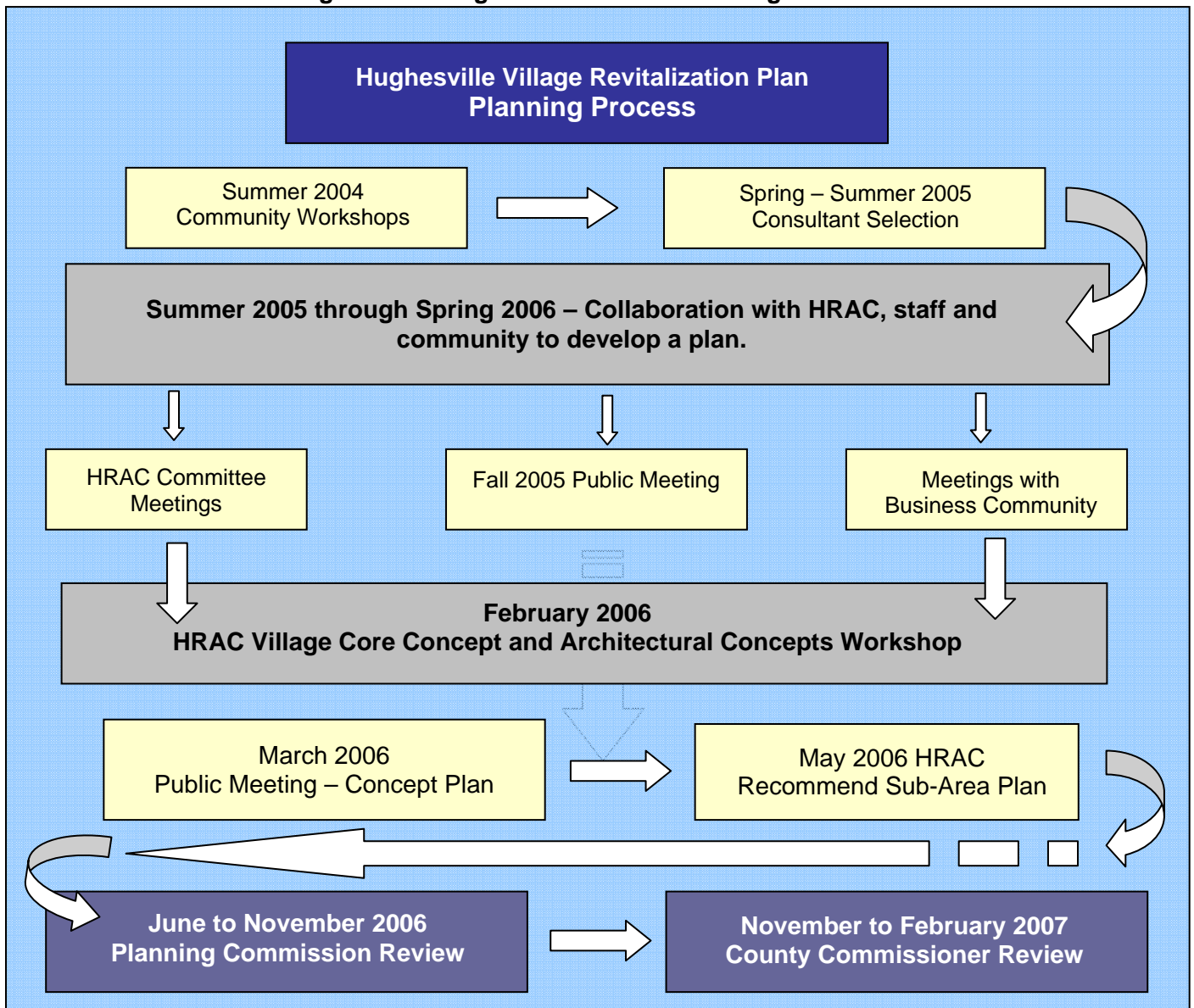


Keeping these designations makes the County and the Village of Hughesville eligible for state funding. Any change or reclassification of these designations would require prior approval from Maryland Department of Planning.

The Planning Process

The planning process took place over approximately a two year period (refer to Diagram 1). The County's Department of Planning and Growth Management, with the assistance of a planning consultant, prepared the plan. Prior to selection of a consultant, in the summer of 2004, the County held a community workshop to identify community issues and concerns, a vision statement and plan objectives. In the spring of 2005, the County selected a consultant and the County Commissioners appointed a Citizen's Advisory Committee referred to as the Hughesville Revitalization Advisory Committee (HRAC) to represent interest groups and affected parties and to assist in the development of the plan. The HRAC and County staff began working with the planning consultant in July of 2005.

Diagram 1: Village Revitalization Planning Process





Community Assets, Issues, Concerns and Opportunities

A community survey and a business survey were circulated to obtain valuable citizen and business input. The purpose of each of these surveys was to identify issues, concerns and opportunities. Detailed results for each survey are contained in the Appendix. Survey responses indicate the following village assets:

- The rural, small town friendly atmosphere is an attractive attribute.
- The heritage of Hughesville provides opportunities for the future of the village.
- Locally-owned businesses and franchises offer goods and services to local residents.
- The bypass will provide relief to traffic congestion in the village.
- Open space, wildlife and forested areas provide a high quality of life.
- Several buildings in the village add to the character.
- The village is in a key location with respect to other development within the county.
- Concerned citizens and business owners are interested in participating in village revitalization efforts.

Issues, concerns and opportunities identified by the HRAC and the community were organized around the following planning topics: transportation, infrastructure, economic development, village character, public and private parking, redevelopment opportunities, public services and recreation facilities.

Prioritization of Community Issues/Concerns and Opportunities

The following table identifies a summary of **priority community issues and opportunities** identified by the HRAC and Community Survey respondents. The priorities are ranked 1 through 5 by both the HRAC and the Community using the following ranking: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Low Priority. Results are listed in order of priority according to the HRAC ranking. Comparison between the HRAC and community ranking should be noted. Key comments from the community are from responses to the community-wide survey and provide clarification of concerns, issues and opportunities.

Table 1: HRAC and Community Survey Respondent Priority Issues & Opportunities

Priority Issues	Hughesville Revitalization Advisory Committee Rank	Community Rank	Key Community Comments
<p>Transportation:</p> <ul style="list-style-type: none"> •Traffic •Safe and easy access for vehicular and pedestrian modes •Lighting 	1.4	1.94	<ul style="list-style-type: none"> •This will only work if the rush of morning and afternoon traffic is eliminated. •Before any new planning can be done for the village, the problem of speeders and motorcycles parking in the street needs to be addressed first. •Less traffic, nice shops in heart of town, parking areas, sidewalks and slower traffic. •A village where neighbors can run into each other while going about daily business that does not include passing each other in a vehicle. •Pedestrian friendly is imperative. We need a town with character and a place where families with young children can walk. •Not a "main street" but a main thoroughfare with city blocks leading off the thoroughfare that are pedestrian; transform its main street into a pedestrian and business friendly thoroughfare that is easily accessible, safe and fun. •Needs to be people/family friendly; able to walk and ride bikes safely. •Renovate sidewalks, add trees, shrubs and nice store fronts.



Table 1: HRAC and Community Survey Respondent Priority Issues & Opportunities

Priority Issues	Hughesville Revitalization Advisory Committee Rank	Community Rank	Key Community Comments
Infrastructure: Public Water and Sewer	1.6	3.2	<ul style="list-style-type: none"> •A positive is that it has wells and septic. •A negative is that it has wells and septic. •Public water and sewer is necessary for major economic development but if we had it, because of the distrust we have for the way our current government works, we would certainly expect that the development would explode and not in a good way.
Economic Development: <ul style="list-style-type: none"> •Small Scale Commercial Establishments (Bakery, Deli, Restaurants, Coffee Shop, Professional Offices, etc). •Address the usefulness and unattractiveness of tobacco warehouses. •Location within the region. •Tourism opportunities. 	1.7	1.93	<ul style="list-style-type: none"> •Bring in more shops; provide businesses to be used by families such as family-style restaurants (not fast food); quaint shops and eateries or cafes; coffee shops; pedestrian friendly; renovate some existing structures, demolish some structures. •Commercial services such as a grocery store or an electronics store may not be feasible; would love to see some of the commercial establishments [identified], but have serious doubts as to how many would succeed. There are already many of these located in the Charlotte Hall area; As long as the town/village is serving the people of Hughesville and not for unnecessary commercial development. •Infrastructure should support development of a village not a town. •The shops in the warehouse are a plus, but the warehouse is an eyesore. Take down the warehouse and tobacco barns. •The region offers many goods and services already. •Maintain rural atmosphere, no strip malls, no big box stores. •Encourage development that will support tourism. •Once bypass is complete establish Hughesville as a destination place.
Village Character: <ul style="list-style-type: none"> •Character, design, density, land uses and amenities 	1.8	2.33	<ul style="list-style-type: none"> •I like the town's ambiance, quaint, small town feel. Hope we can maintain the "village feeling" while improving and renovating existing structures and adding new ones. •The village is a rundown eyesore with very little businesses and establishments being utilized by Hughesville residents. The village needs a lot of improvement to attract people to use its businesses. •Potential once the bypass is completed. Hughesville is a very depressed looking area. The village concept and where you want to go is excellent. •The open space, wildlife, peaceful atmosphere, only single family residences. I do not want to lose any more trees or farms. •Maintain the country-like atmosphere. •Village character does not exist because it is not safe to walk on streets and not safe to cross the street. •Establish strict light pollution restrictions and enforce them. •Establish a building code to give Hughesville a neat and tailored look and limit the number of vehicle oriented businesses. •Eliminate old run down look. •Town center with opportunities for citizens of all ages.
Public and Private Parking <ul style="list-style-type: none"> •Lack of public parking •Limited ability to provide private parking 	2.2	2.31	<ul style="list-style-type: none"> •Parking is key both on-street and off-street (rear of buildings). •There will never be any foot traffic since there is no public transportation to major work centers. •In order to be a vibrant commercial stop, vehicles must be accommodated. This includes easy access. •Easier access to any stores or shopping. Adequate parking and access for businesses.



Table 1: HRAC and Community Survey Respondent Priority Issues & Opportunities

Priority Issues	Hughesville Revitalization Advisory Committee Rank	Community Rank	Key Community Comments
Redevelopment Opportunities: •Demolition versus Preservation	2.4	2.27	<ul style="list-style-type: none"> •I think Hughesville can be a great town, one that has unique streets, shops, stores, lights etc. We should take advantage of the history in the region. •The tobacco barns should be leveled. Maintain the "village feeling" while improving and renovating existing structures and adding new ones. •Old buildings in the "downtown" area have a real personality and the fact that it's a true crossroads for the area could be a plus. Be a local focal point as opposed to a regional draw. •Preserve small rural village atmosphere. •Eliminate uses and structures that are an eyesore to the village. •Nicer store fronts.
Public Services: •Safety	3.2	2.28	<ul style="list-style-type: none"> •More police, enforcing the laws. •The fire and rescue department are a very positive facility. • Stop the glow! More light does not mean less security if something is supposed to be dark light will draw attention.
Recreation Facilities •Parks and Open Space •Recreation Facilities •Programs/Events	3.5	2.08	<ul style="list-style-type: none"> •Add a main square at a central location with a park-like setting with a large central fountain, benches, trees and walking space. •Community center, indoor pool, sidewalk, storefront and shops. •People friendly parks and fun festivals.

Challenges/Obstacles to Investment

The following summarizes the various challenges and obstacles that, if left unaddressed, will limit the potential for revitalization of the village. Public water and wastewater facilities are crucial to redevelopment of the village. Local leadership is a necessary component to drive redevelopment efforts. Safe access to the village by vehicles and pedestrians is crucial to the success of revitalization efforts. These obstacles will be addressed by various strategies, techniques and projects outlined in the implementation portion of the plan.

Water Quality

Due to a relatively flat topography, large sections of the County are subject to tidal and non-tidal flooding. The discharge of treated wastewater to tidal estuaries presents a significant problem due to waste being dispersed slowly. This situation is further compounded by soil conditions and high groundwater. The Comprehensive Water and Sewage Plan of Charles County Maryland have identified the areas around Hughesville as an area of major concern. This area of the County has a high water table and is not well suited for septic systems and other on-site treatment systems. In spite of this limitation, as previously mentioned, a large portion of the area is served by on-site septic systems resulting in water quality problems in the area. Water quality has impacted current development and will limit the ability to revitalize the village.

Public Wastewater Facilities

The Hughesville Sanitary Commission provides wastewater service to 13 businesses located along MD 5 in the village. The wastewater is collected in an 8-inch sewer line and treated in a large septic tank system located southwest of the intersection of MD 5 and MD 231. The septic tank has a 14,000 gallon capacity with 2,000 linear feet of lateral on a 1½ acre tract and sized for a flow of 4,000 gallons per day. Based upon the Commission’s records, average flows treated by the septic system (based on water



usage) have been approximately 3,000 gallons per day. Because users of the system are primarily businesses and open for only portions of the day, daily peak flow rates are expected to be higher than the average rates. The septic system has had some operational problems resulting in water quality problems. The Commission has been working with the Charles County Health Department to alleviate these problems and improve treatment efficiency. Based upon previous assessment of the condition of this system, the system can not be expanded to meet current or future needs. (*Source: Wastewater Treatment Study for Southern Maryland Electric Cooperative, January 1992.*) Inadequate wastewater facilities have impacted current development and will limit the ability to revitalize the village.

Organizational Structure

Hughesville is not an incorporated area and therefore has no organizational structure to provide either representation to County Government nor leadership for future development of the village. Who will be responsible for revitalization efforts in Hughesville? This lack of leadership is an obstacle to future revitalization efforts.

Traffic Volumes and Speeds

Traffic volumes and the speed of motorists traveling on MD 5 and MD 231 create a variety of traffic and pedestrian safety issues. Widening of traffic lanes within the established right of way to accommodate higher volumes of traffic resulted in the loss of on-street parking. Traffic speeds and volume also have had an impact on access to businesses as well as pedestrian safety. These intense traffic volumes and high speeds have had a negative impact on economic development opportunities within the village, have destroyed some of the original character of the village, create pedestrian access and safety issues and continue to restrict the ability to conduct local events.

Limited Pedestrian Access

Pedestrian access is severely limited within the village, due to the lack of adequate sidewalks and pedestrian crosswalks throughout the village. Traffic volumes and traffic speeds also contribute to unsafe conditions for pedestrians. Limited pedestrian access is an obstacle to economic sustainability of the village.

Zoning Regulations

The current zoning regulations may not contain adequate flexibility to allow for infill development nor do they contain adequate site design criteria to achieve development consistent with the desired village character. Inadequate regulations have resulted in lower economic values of properties, underutilized sites, increased cost to developers and infill development not consistent with the character of the village.

On-Street Parking

Due to traffic volumes on MD 5, on-street parking areas were taken to create additional travel lanes. The loss of on-street parking has contributed to lower economic values of properties due to limited access, higher travel speeds, reduced pedestrian circulation and underutilization of site within the village. The lack of on-street parking is an obstacle to the development of small scale uses typically characteristic of a village that depend upon slower moving traffic, local patrons and pedestrian activity.

PFA Boundary

The priority funding boundary is drawn too tight to the west along portions of MD 5. This has resulted in shallow lots making development difficult with respect to building footprint, off-street parking and safe access to off-street parking. This condition limits the type of redevelopment activity on those sites.



Chapter 2: Description of the Sub-Area

This chapter provides a description of past and current trends with respect to population characteristics, land use, environmental resources, historic sites, economic assessment, transportation and public and privately operated facilities.

Population Characteristics

Characteristics of Hughesville are further refined through presentation of population characteristics data. Population data were derived from the 2000 Census. As illustrated in Map 3: Census Geography, data are not available from the Census Bureau for the same geography as the study area. Map 3 illustrates the accepted boundaries of the Hughesville Census Designated Place (CDP). Population and employment data are provided by the Census Bureau for select variables at these geographic levels. Table 2: Population and Age 2000, provides basic population and age cohort data for the Hughesville CDP and Charles County for comparative purposes.

Table 2: Population and Age 2000

Age	Hughesville CDP		Charles County	
	Number	Percent	Number	Percent
Total population	1,537	100	120,546	100
Age Breakdown				
Under 5 years	95	6.2	8,603	7.1
5 to 9 years	125	8.1	9,911	8.2
10 to 14 years	121	7.9	10,297	8.5
15 to 19 years	96	6.2	8,917	7.4
20 to 24 years	67	4.4	6,031	5.0
25 to 34 years	164	10.7	17,396	14.4
35 to 44 years	297	19.3	22,684	18.8
45 to 54 years	229	14.9	16,866	14.0
55 to 59 years	107	7.0	6,294	5.2
60 to 64 years	83	5.4	4,145	3.4
65 to 74 years	87	5.7	5,428	4.5
75 to 84 years	48	3.1	3,072	2.5
85 years and over	18	1.2	902	0.7
Median age (years)	38.5	(X)	34.6	(X)
Average household size	2.97	(X)	2.86	(X)
Average family size	3.25	(X)	3.21	(X)

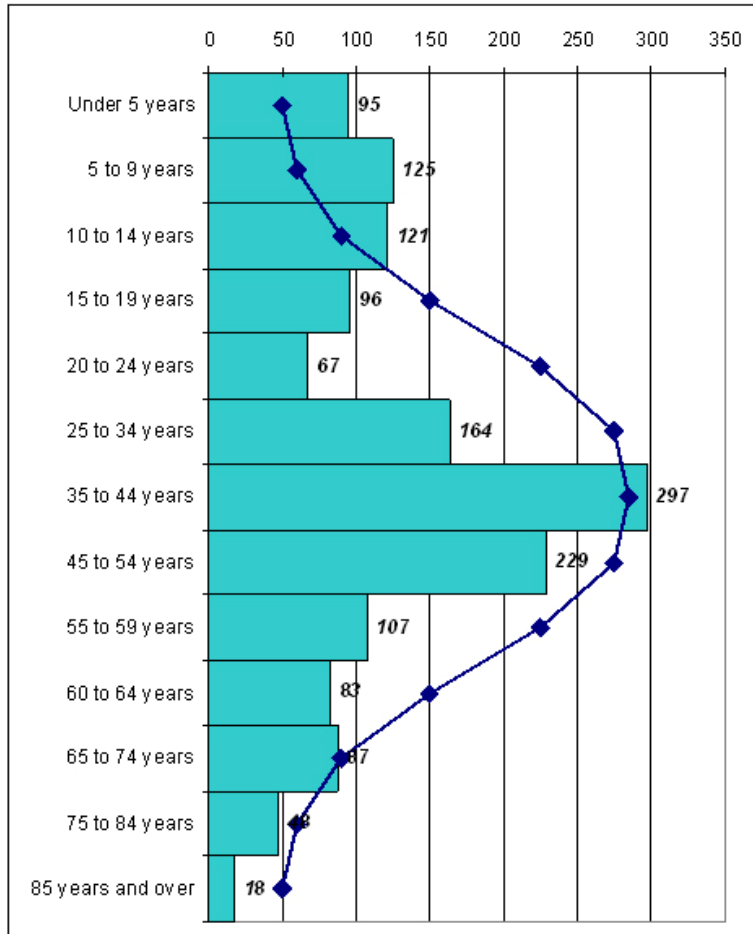
(X) Not applicable

Source: United State Census Bureau 2000 SF3 Data

As presented in Table 2, the total population of Hughesville CDP is 1,537 people whose median age is 38.5 years. The median age is approximately four years older than the County's median age. Figure 2: Population Cohorts graphically depicts the ages of the citizens of Hughesville.



Figure 2: Population Cohorts



Source: United State Census Bureau 2000 SF3 Data

A generally accepted “normal” distribution of ages for a village is a bell curve or a distribution of ages as represented in Figure 1 as a solid line. Figure 2 indicates that Hughesville has a greater number of children than senior citizens and that there is a deficit of 20 to 24 year olds.

Race

According to the US Census Bureau, race is a self-identification data item in which respondents choose the race or races with which they most closely identify. Table 3: Race, presents race data as collected during the 2000 Census for the Hughesville CDP and Charles County. Both Hughesville and Charles County have residents that identify with each of the Census’ race categories. Hughesville CDP is predominately white (82.0%), while one in eight persons (13.1%) is black or African American; there is a higher percentage of Asians in Hughesville CDP than there is in Charles County. Charles County is also characterized as predominately white (68.5%) while one in four persons (26.1%) is black or African American.



Table 3: Race

Race	Hughesville CDP		Charles County	
	Number	Percent	Number	Percent
Total Population	1,537	100	120,546	100
White alone	1,261	82.0	82,587	68.5
Black or African American alone	201	13.1	31,411	26.1
American Indian and Alaska Native alone	11	0.7	907	0.8
Asian alone	42	2.7	2,192	1.8
Native Hawaiian and Other Pacific Islander alone	1	0.1	70	0.1
Some other race alone	2	0.1	869	0.7
Two or more races	19	1.2	2,510	2.1

Source: United State Census Bureau 2000 SF3 Data

School Aged Children and Projections

According to data from the Maryland Department of Planning, there are approximately 25,000 students enrolled in Charles County schools, as shown in Table 4. Enrollment is projected to increase to approximately 27,500 students by 2013.

Table 4: Total Public School Enrollment (Grades K-12), By Jurisdiction, Actual (2003) & Projected (2004-2013)*

Year and Jurisdiction	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Southern Maryland Region	57,529	58,560	59,340	59,880	60,450	60,710	60,930	61,310	61,680	62,040	62,540
Calvert County	17,076	17,370	17,690	17,900	18,080	18,020	18,030	18,110	18,150	18,200	18,180
Charles County	24,867	25,350	25,740	26,010	26,310	26,560	26,640	26,830	27,000	27,190	27,490
St. Mary's County	15,586	15,840	15,910	15,970	16,060	16,130	16,260	16,370	16,530	16,650	16,870

* Enrollment numbers in bold indicate years in which enrollment will peak. Source: Maryland Department of Education, "Statistics on Enrollment and Number of Schools Public and Non-Public, 2003." Maryland Department of Planning, Planning Data Services, 2004 to 2013.





Educational Attainment

Approximately 86 percent (85.6%) of the population in Hughesville CDP over the age of 25 years have at least a high school education or greater; refer to Table 5: Educational Attainment. One in five residents (20.6%) has a bachelors degree or greater. The Hughesville CDP levels of educational attainment are similar to Charles County's levels of educational attainment.

Table 5: Educational Attainment

Education Levels	Hughesville CDP		Charles County	
	Number	Percent	Number	Percent
EDUCATIONAL ATTAINMENT				
Population 25 years and over	1,059	100	76,987	100
Less than 9th grade	70	6.6	3,099	4
9th to 12 th grade, no diploma	83	7.8	7,811	10.1
High school graduate (includes equivalency)	457	43.2	25,682	33.4
Some college, no degree	178	16.8	19,973	25.9
Associate degree	53	5	5,016	6.5
Bachelor's degree	141	13.3	10,158	13.2
Graduate or professional degree	77	7.3	5,248	6.8
Percent high school graduate or higher	85.6	(X)	85.8	(X)
Percent bachelor's degree or higher	20.6	(X)	20.0	(X)

(X) Not Applicable

Source: US Census 2000, SF3





Population Trends

Although a 1.72% rate of growth is projected for the County in the current Comprehensive Plan, the Hughesville planning area has historically grown at a much slower rate, and realistically, will probably continue to do so in the future. Hughesville’s location is split between the 8th and 9th election districts, which are both experiencing some more rapid growth in their outer rural areas. Factors supporting a slower rate of growth include lack of vacant land for future development, declining household sizes and insufficient water and sewer to support future development.

As data in Table 6 indicates, the population of Charles County and Hughesville District 9-0 has nearly doubled between 1980 and 2000. Hughesville was not considered a “designated place” until 1990 when it was then identified as a Census Designated Place. Hughesville CDP’s population has increased by approximately 200 people in the last ten years. The population is expected to increase by 246 persons over the next 5 years to 2010 and continue increasing to 2020. The Hughesville CDP projections were made considering the Maryland Department of Planning’s projection and actual rates of growth as shown in below trends for Hughesville.

Table 6: 1980 – 2020 Population Trends

Census Year	1980	1990	2000	2010	2020
Charles County	72,751	101,154	120,546	147,400	177,181
Hughesville District 9-0	2,409	2,950	4,784	6,771	8,940
Hughesville CDP*	-	1,319	1,537	1,783	2,070

**Note: Hughesville CDP projections based on 1.5% percent growth per year which is the average annual growth rate for Hughesville. Other growth rates based on 1.72% growth per year.*

Source: 1980 -2000 data from US Census Bureau; Charles County projections from Charles County Department of Planning and Growth Management (200 figures from U.S. Census) – Charles County Demographic Trends Volume IX, No.2; Hughesville District 9-0 projections from Charles County Department of Planning and Growth Management



Land Use

Historic development patterns in Hughesville were driven in large part by the need to organize the village into a meaningful pattern around the tobacco agricultural industry. The Village predominantly developed in a linear fashion along existing MD 5 (Leonardtown Road) and the rail line used to transport tobacco and other goods to and from the region. Other uses to support the community were developed in a fairly dense pattern within a relatively compact area. The historic scale of development did not support integration of mixed uses in a vertical fashion. Today, Hughesville has cross-roads village characteristics that include a mix of land uses. The most recent development has included residential suburban-style subdivisions, continued by-pass improvements, and the construction of a Harley-Davidson dealership in the northern section of the Village. The following section describes existing land use conditions and recent development activities in Hughesville and the surrounding areas.

Existing Land Use

The Village of Hughesville including the PFA boundary encompasses 619.7 acres. Table 7: Existing Land Use provides the acreage of designated land uses. Land Use data were derived from the Maryland Department of Planning (from the 2002 Statewide Land Use dataset). Map 4: Existing Land Use 2002 illustrates the physical location of land uses within Hughesville.

Table 7: Existing Land Use 2002

Land Use	Acres	Percent of Total
Low Density Residential	93.9	15%
Medium Density Residential	30.8	5%
Commercial	132.6	21%
Industrial	33.6	5%
Institutional	22.9	4%
Other Developed Land	9.2	1%
Agriculture	59.1	10%
<i>Cropland</i>	43.7	7%
<i>Pasture</i>	10.0	2%
<i>Feeding Operations</i>	5.4	1%
Forests	237.5	39%
<i>Deciduous Forest</i>	9.9	2%
<i>Evergreen Forest</i>	77.8	13%
<i>Mixed Forest</i>	149.8	24%
Total	619.7	100%

Source: Maryland Land Use Land Cover 2002

General land uses of Hughesville include forests (39%), commercial (21%), and low to medium density residential (20%) uses. The number of acres devoted to commercial versus residential land uses is nearly equal. A mix of low density residential, large scale office and operations development uses are generally located along MD 5 and on Hughesville Manor Drive and Homeland Road. Commercial uses, as located along the major thoroughfares of MD 5 and MD 231 include a range of intensities from small-scale retail and services to large-scale office and operations development of Southern Maryland Electric Cooperative Incorporated (SMECO). The Industrial uses include a portion of SMECO lands and also businesses in the Hughesville Industrial Park. Forest land uses in Hughesville are further



categorized as mixed forest and evergreen forests. A sample of low density residential uses is provided in Figure 3: Low Density Residential Uses.

Figure 3: Low Density Residential Uses



Development Activities

For over 20 years, Hughesville has experienced minimal growth and development as illustrated in Figure 4: Hughesville Land Use 1973, where the 1973 Land Use data has been draped over the 2004 orthophotography.

Figure 4: Hughesville Land Use 1973



Source: 1973 State Land Use Land Cover Dataset

Map 5: Development Activities, illustrates the relative location of development activities since 1993. As Map 5 illustrates one subdivision is located within the study area and Herberts Field development located adjacent to the study area has been submitted. Other developments in the vicinity include Lake Jameson (southwest), Brookleigh Woods Lane (east), and Juliette Low Lane (southeast). A



comparison of Figure 4 and Maps 4 and 5 suggests that recent development trends in and around Hughesville have been predominantly residential in nature with some industrial development.

Structure Condition and Vacancies

A structure condition assessment and occupancy status of improved properties within the sub-area was determined through a windshield reconnaissance survey, using tax assessment office data and aerial photography. The survey resulted in an inventory used to assess current conditions and guide future revitalization strategies. The general structure condition codes refer to a “windshield” assessment of the integrity of structures. The following describes the general structural conditions of improved properties within the Hughesville Village. The condition codes include the following:

- SOUND Sound condition, Good maintenance
- SUBSTANDARD MINOR Needs BASIC cosmetic repairs, such as painting or trim, porch, and fence repair
- SUBSTANDARD MAJOR Bulging walls, sagging foundations, several broken windows and substantial improvements required
- DILAPIDATED Abandoned, burned out, boarded-up vacant and unsuitable for rehabilitation

Table 8: Structure Condition

Condition	Number of Structures	Percent of Total
SOUND	175	93.6%
SUBSTANDARD MINOR	6	3.2%
SUBSTANDARD MAJOR	4	2.1%
DILAPIDATED	2	1.1%
Total	187	100.0%

As Table 8 illustrates, the majority (94%) of the structures in Hughesville are considered to be of sound condition, while the remaining six percent are in need of repair or are dilapidated. Note that the condition survey addresses structural condition and does not account for yard or landscaping condition, driveway or parking area condition, nor lighting and signage condition.

Within Hughesville there are twenty-six vacant (improved and unimproved) lots. Five of the twenty-six vacant lots are improved; three of the vacant improved lots have residential uses and two of the lots have commercial uses. One of the commercial structures is dilapidated and fire-damaged. None of the vacant properties were listed for sale. The land use categories of the remaining twenty lots as provided by Charles County include three commercial lots, five industrial lots, four residential lots and three exempt lots, one of which has a communications tower; the five remaining vacant unimproved lots were also categorized as commercial but are actually “vacant” and improved as roadway. Three lots were listed “For Sale”; two lots were categorized by the State Tax Assessment Office as residential lots and one lot was categorized as residential-commercial. All three for sale lots have structures on them which are in sound condition.



Charles County Zoning Regulations

The zoning regulations are designed and adopted for the purpose of protecting and promoting the health, safety, morals, comfort and welfare of the present and future inhabitants of the County. Zoning is also used to foster orderly development patterns and to implement the planning policies established in the County's Comprehensive Plan and Sub-Area Plans. Regulations within each of the zoning districts in the Village regulate land use, minimum lot and yard (setback) standards, maximum height, lot coverage, floor area ratios (intensity of development) and minimum open space. (*Source of Zoning Authority: Annotated Code of Maryland, Article 66B.*)

The lands within the Hughesville study area are predominately zoned Village Residential (RV), Village Commercial (CV) and General Industrial (IG). There are a broad range of non-residential uses that are currently permitted in the village zoning districts. Under Village Commercial zoning, uses that could be permitted include large retail stores (shoppers' merchandise), sale of bulky items (general merchandise), fast food restaurants, hospitals, and motor vehicle sales. Some of these uses may be appropriate in some villages at the right scale and intensity, while these same uses may not be appropriate in other villages. The 1997 Comprehensive Plan recommended that architectural themes be framed for each village so that future development is subject to architectural review. While this has not been accomplished for each village, the County has adopted commercial and industrial design guidelines which apply in the Commercial Village (CV) Zone. In 2005, the Commissioners approved a proposal to prepare a Neighborhood Design Vision Plan for areas of the County subject to Site Design and Architectural Review Board Review.

Current Zoning is depicted in Map 6: Zoning. The following are descriptions of the Zoning Districts included in the Study Area:

Village Zones

Village Residential (RV) and Village Commercial (CV) zones are located at existing centers of population or commerce in areas of the county outside the development district.

RV Village Residential Zone. This zone directs new residential growth into villages by providing low- to medium-density residential development where the pattern of development has previously been established.

CV Village Commercial Zone. This zone provides for appropriate locations for limited commercial activities to serve the rural areas of the county.

Industrial Zones

The General Industrial (IG) zone strengthens the economic environment of the county by recognizing existing industrial uses and promoting industrial development in order to broaden the county's tax base and create new jobs.

IG General Industrial Zone. This zone provides appropriate locations for industrial uses of a moderate scale and intensity.



Overlay Districts

There are two key overlay districts that impact development within the study area: the Resource Protection Zone (RPZ) and the Highway Corridor Overlay Zone (HC).

RPZ Resource Protection Zone. The County has established a Resource Protection Zone (RPZ) Overlay District as part of the County's Zoning Regulations. The purpose of the zone is to protect stream valley habitat and stream water quality.

HC Highway Corridor Zone. This overlay zone provides protection of aesthetic and visual character of land adjacent to major highway corridors and to provide for and promote orderly development. MD 5 is identified as one of the corridors.

Development Patterns

Depending upon use within the Rural Village and Commercial Village, minimum lot sizes range from 18,000 square feet for medium density residential uses to 3 acres for agricultural and industrial uses. With each classification of use permitted within these districts lot dimensions, building setbacks and building heights differ resulting in eclectic village development pattern.

In addition, the Village has a range of architectural styles dating from the late 19th to late 20th centuries including small scale tobacco barns, tobacco warehouses of varying periods, early to late 20th century commercial structures and residential architecture reflecting the late Victorian, Colonial Revival, Bungalow and Ranch styles. Each building has varying scale, design and location in proximity to other structures and the public right-of-way. Hughesville has experienced infill development as well as development of vacant sites under current zoning standards for structures that house the Hughesville Fire Department, a medical office complex, Harley Davidson, a bank and similar development. When comparing development characteristics such as building scale, setback and architecture, the recently developed sites are not compatible with the sites developed as part of the original village.





Environmental Resources

The region is rich with environmentally sensitive areas and natural resources. According to the Maryland Department of Natural Resources (DNR), there are two environmentally sensitive areas within the Hughesville Study Area, including National Wetlands Inventory (NWI) recognized wetlands and a potential greenway (refer to Map 7: Environmentally Sensitive Areas). There are also several environmentally sensitive features adjacent to Hughesville including a Rural Legacy Area, Wetlands of Special State Concern (WSSC), Maryland Environmental Trust Easements (MET), Maryland Agricultural Land Preservation Foundation (MALPF) lands, DNR Lands, and Conservation Reserve Enhancement Program (CREP) eligible areas. According to DNR data, the Hughesville Study Area is located within the Lower Potomac River and Patuxent River watersheds, specifically the Gilbert Swamp and Patuxent River Lower sub basins. The state of Maryland has listed both Gilbert Swamp and Patuxent River Lower sub-basins as impaired due to biological, nutrient and sediment pollution. The state requires Total Maximum Daily Loads, or the maximum amount of a given pollutant that a water body can receive without violating water quality standards and designated uses.

Preservation Programs

The Charles County MET Program and the Rural Legacy Program function as environment protection programs with an added benefit that they often preserve properties with historic significance. The following is a brief description of each program.

Maryland Environmental Trust (MET)

The Maryland Environmental Trust, an agency of the Maryland Department of Natural Resources (DNR), holds conservation easements on natural, agricultural, scenic, and historic properties and is the co-holder of numerous easements across the state with the Maryland Historical Trust.

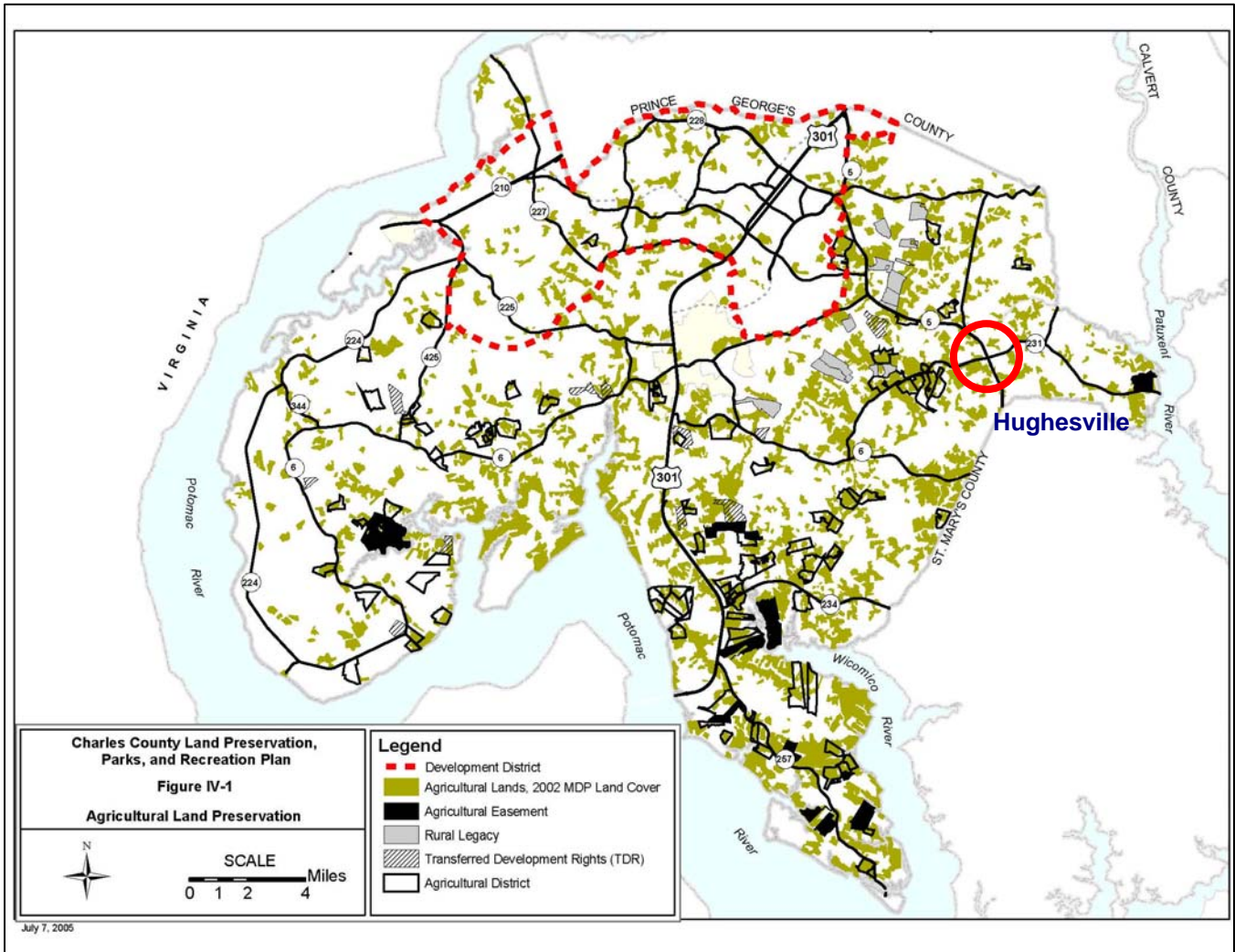
Rural Legacy Program

DNR's Rural Legacy Program was established in 1997. Part of the State's Smart Growth and Neighborhood Conservation Initiative, it is designed to conserve land by protecting areas rich in farms, forests, and natural and cultural resources. The Program achieves this by partnering with local governments, land trusts, and citizens in the purchase of conservation easements. Charles County Rural Legacy areas are presented in Figure 5.

The Rural Legacy Area adjacent to the Hughesville Study Area includes Zekiah Swamp Run. The Rural Legacy Area is approximately 31,000 acres, located completely within Charles County, following the watershed boundaries of the Zekiah Swamp Run. The area is abundant with farms, forests, wetlands of Special State Concern, historic and archeological sites, and deposits rich in mineral aggregates. Protection of the Zekiah Swamp and watershed would further federal, state, and local efforts that began in the mid 1970's to protect important ecological and cultural functions benefiting the Wicomico and Potomac Rivers, as well as the Chesapeake Bay. It would provide an almost continuous block of preserved land between Cedarville State Forest and Maryland Route 6. Figure 6 illustrates the boundaries of Zekiah Swamp Run Rural Legacy Area (a portion of which is also visible in Map 7).



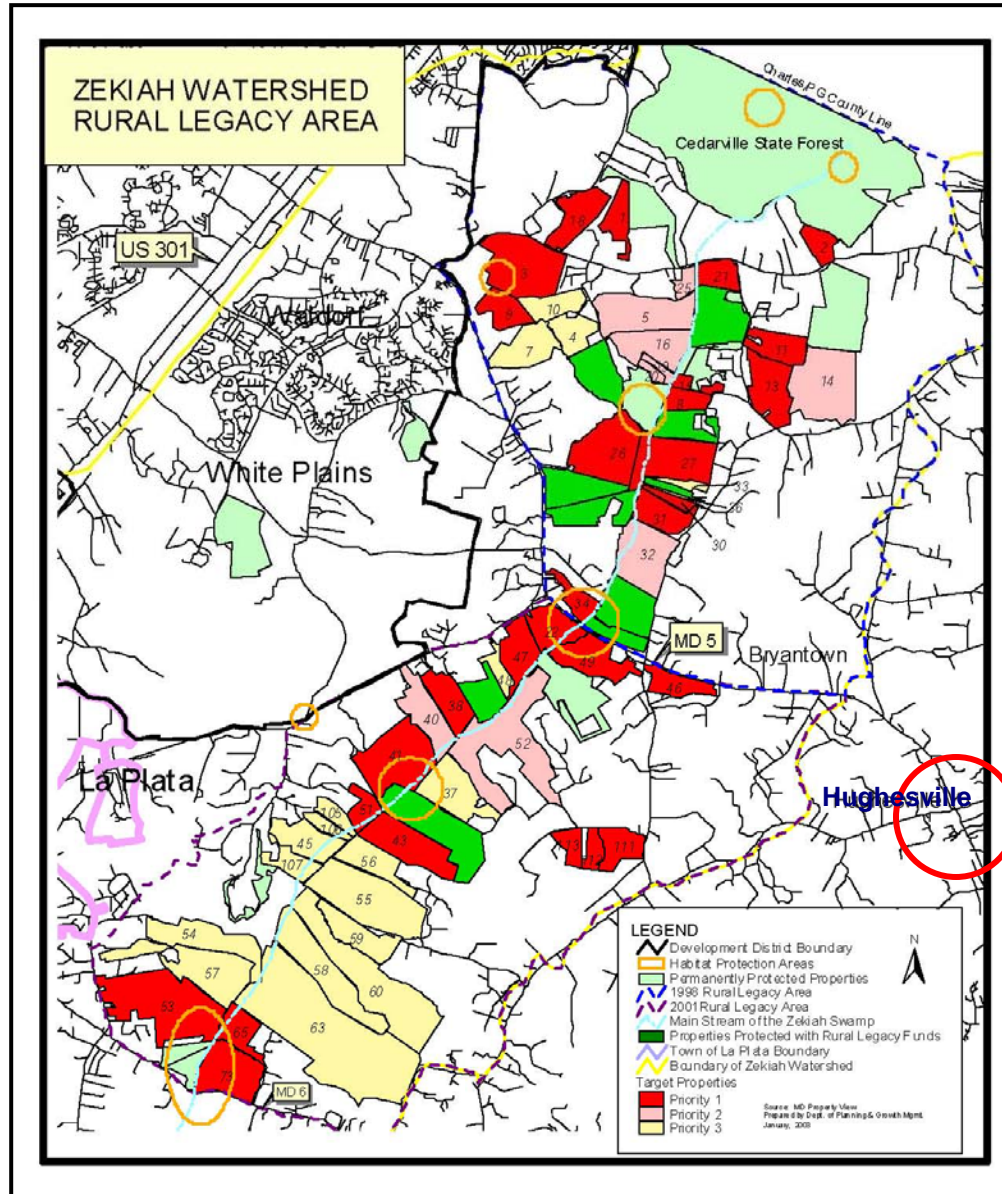
Figure 5: Agricultural Land Preservation



Source: Charles County 2005 Land Preservation, Parks and Recreation Plan



Figure 6: Zekiah Swamp Run Rural Legacy Area



Source: DNR Rural Legacy Area Program

Resource Protection Zone Overlay District (RPZ)

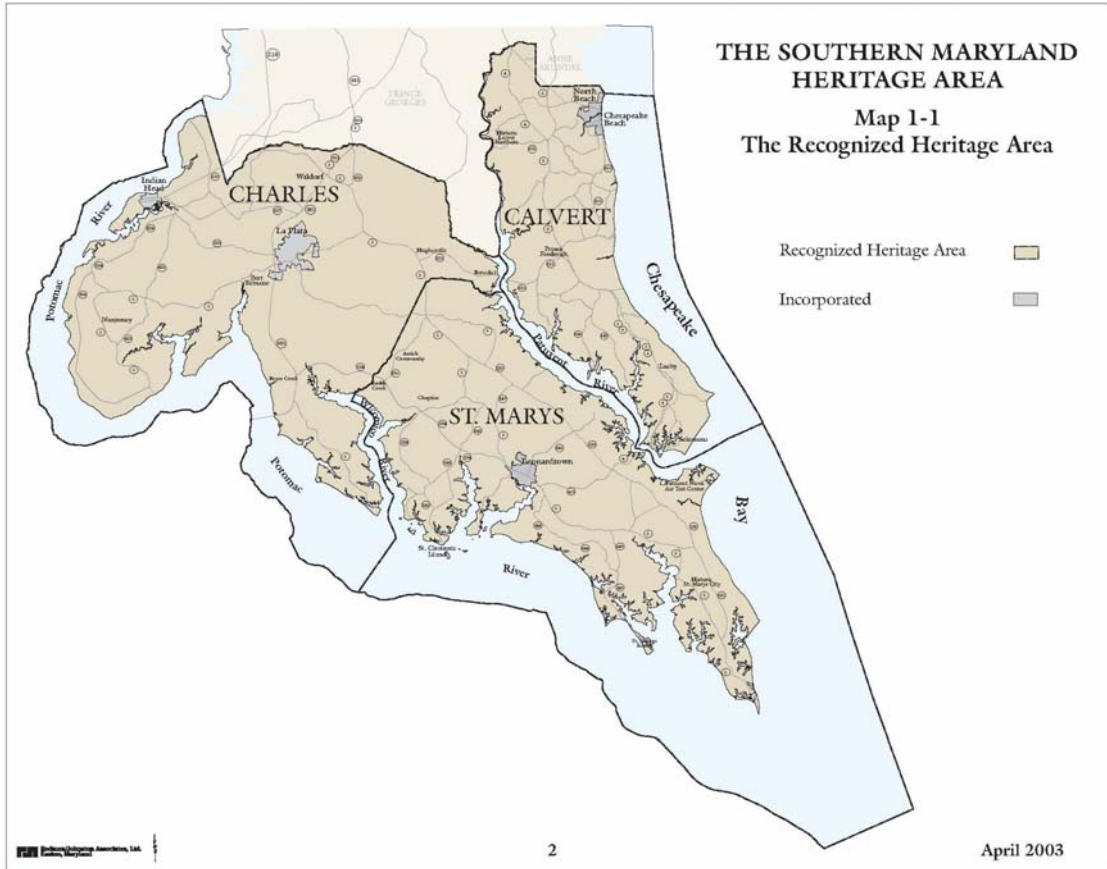
The County has established a Resource Protection Zone (RPZ) Overlay District as part of the County's Zoning Regulations. The purpose of the zone is to protect stream valley habitat and stream water quality. The regulations apply to proposed development in the areas designated along identified streams. Critical areas along streams are preserved through the use of buffers, open space preservation and land use restrictions. A portion of the RPZ encompasses small streams adjacent to Hughesville Industrial Park Road.



Historic Sites, Designations and Programs

Hughesville is within the Southern Maryland Heritage Area (SMHA) which is comprised of Calvert, Charles and St. Mary's Counties (refer to figure 7), and has approximately 100 properties that are listed in the Charles County Inventory of Historic Places. The inventory, part of the Charles County Historic Preservation Plan of July 2004, indicates National Register Properties as well as eligible and potentially eligible properties. Map 8: Historic Sites indicates properties on the inventory and provides the site reference code for cross referencing.

Figure 7: Southern Maryland Heritage Area



Source: Southern Maryland Heritage Area Tourism Management Plan, April 2003

Historic Sites

The village of Hughesville includes a number of historic property types including early to mid 20th century commercial and residential buildings as well as late 19th and early 20th century farmsteads. As part of the Hughesville Bypass study, the State Highway Administration (SHA) hired consultants to survey historic properties within the vicinity of Hughesville. In 1997, approximately 100 historic structures, including all resources of under fifty years of age or older, were identified. The following year, the Maryland Historical Trust determined that five structures clearly met the criteria for listing on the National Register of Historic Places. These include the W.H. Winstead Company, Inc Property (CH-435), William G. Chappellear Property (CH-445), Quaker Cemetery (CH-457), Jesse M. Herbert Property (CH-469) and the Caroline Christ Farm (CH-425).



Due to a high degree of architectural significance and integrity several properties may also meet the criteria for individual listing on the National Register including CH-404, CH-405, CH-407, CH-413, CH-414, CH-418, CH-436, CH-442, CH-448, CH-449, CH-451, CH-454, CH-455, CH-458, CH-463, CH-465, CH-466, CH-469, and CH-489.

In addition, the area includes a number of tobacco barns dating from the late 19th to late 20th centuries. Southern Maryland Tobacco Barns were recently listed on the National Trust list of Eleven Most Endangered Historic Places (2004) as a distinct resource type.

Historic Designations and Programs

Hughesville is adjacent to Maryland Environmental Trust (MET) and Rural Legacy Program properties (refer to Map 7: Environmentally Sensitive Areas) and is also along a Southern Maryland Heritage Area (SMHA) historic corridor which extends from Bryantown along MD 5 through Hughesville. A brief description of relevant programs and the SMHA follows. Figure 8: SMHA Description provides a visual depiction of SMHA objectives.

Southern Maryland Heritage Area (SMHA)

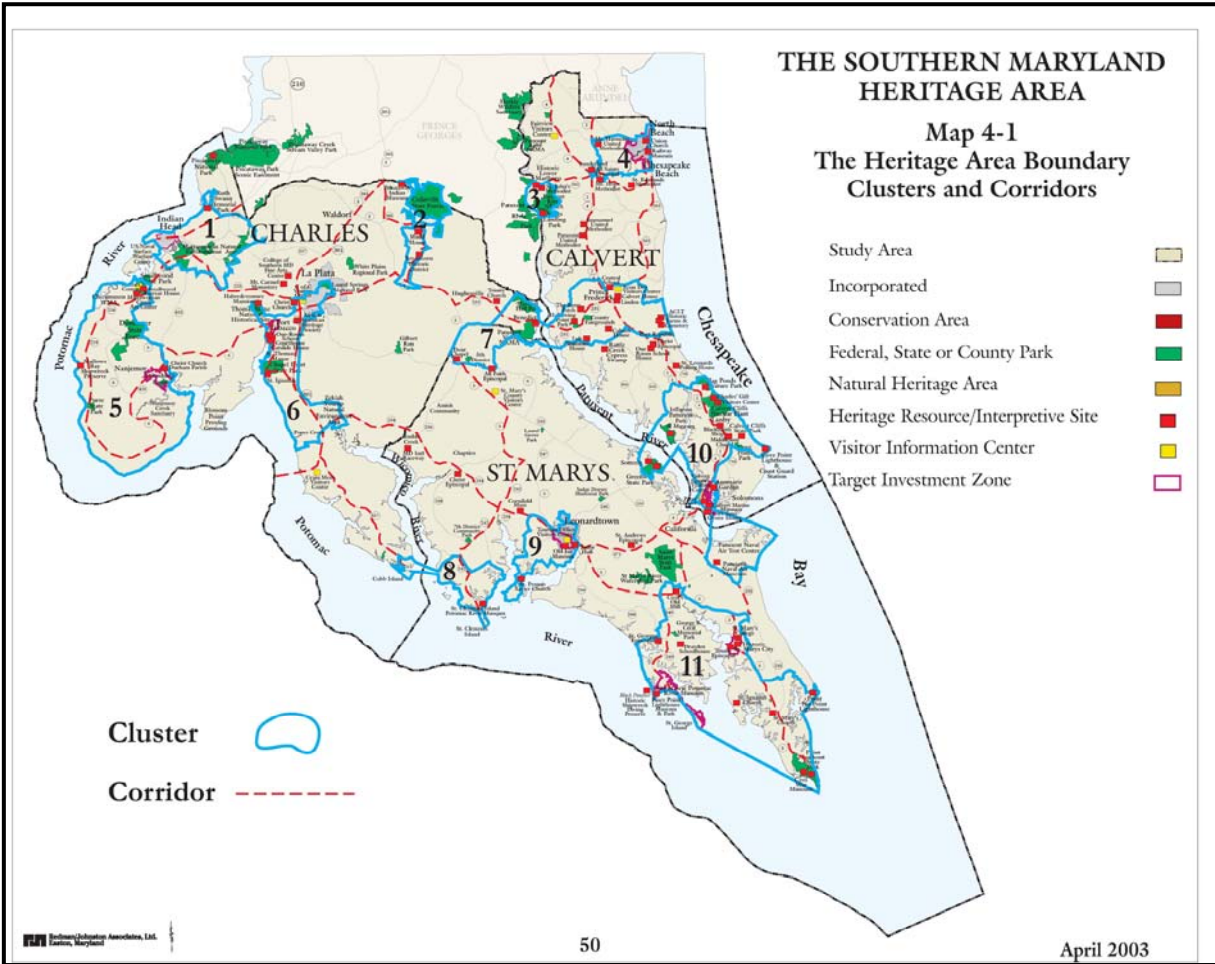
The goal of the Southern Maryland Heritage Area is to act as a catalyst to coordinate regional tourism and preservation efforts. These efforts will be directed towards recognizing the significance of the region's heritage resources, conserving them, and galvanizing the human resource base of the region to increase significantly both the quality and quantity of heritage tourism in Southern Maryland. Ultimately, the regional cooperation generated by the heritage area development effort will enhance the regional tourism product, promote a better understanding of the value of the region's heritage resources, and support public policy initiatives aimed at supporting the preservation of heritage resources.

The Southern Maryland Heritage Area, consisting of Calvert, Charles, and St. Mary's Counties, lies entirely within the Atlantic Coastal Plain and is bounded by the Chesapeake Bay on the east and by the Potomac River on the west and south. While the land area covers over 1,100 square miles, some 150 square miles of water further extend the physical boundaries of the area. Distinctive natural features of the area are defined by the three primary watershed regions: the rivers and streams draining the Lower Potomac River; the streams and stream valleys associated with the Patuxent River; and the Chesapeake Bay shoreline with its three primary stream systems in the upland plateau and two stream systems in the lowland plain areas. The natural environment both historically and currently has attracted development for a leisure and recreation industry, rich in its variety and centered on fishing, boating, and sailing. Cultural and natural resources open to the public in all three counties include numerous state forests and parks, regional parks, beaches with boardwalks, and a variety of museums illustrating local history [<http://www.marylandhistoricaltrust.net/ha-somd.html>, Accessed 27 July 05].



Figure 8: SMHA Description

Source: Southern Maryland Heritage Area Tourism Management Plan, April 2003





Economic Assessment

The types of jobs held by employees, the local and regional industries and businesses employing the population, and commuting patterns all play an important role in the region’s economic vitality. The United States Census Bureau provides basic occupation and economic data which has been augmented with data from the Maryland Department of Labor, Licensing and Regulation (DLLR). Table 9: Census Occupation Variables and Figure 9: Employment Sector, describe the occupation sectors of Hughesville, while Table 10: Census Employment Status, describes the status of employment for Hughesville residents age 16 and over.

Table 9: Census Occupation Variables

Subject	Hughesville CDP		Charles County	
	Number	Percent	Number	Percent
OCCUPATION				
Management, professional, and related occupations	382	43.2	21,706	35.7
Service occupations	67	7.6	8,472	13.9
Sales and office occupations	246	27.8	17,215	8.3
Farming, fishing, and forestry occupations	0	0	148	0.2
Construction, extraction, and maintenance occupations	126	14.3	7,715	12.7
Production, transportation, and material moving occupations	63	7.1	5,580	9.2
Median household income (dollars)	90,697	(X)	62,199	(X)
Per capita income (dollars)	29,884	(X)	24,285	(X)
POVERTY STATUS IN 1999 (below poverty level)				
Individuals	111	(X)	6,518	(X)
Percent below poverty level	(X)	7.1	(X)	5.5

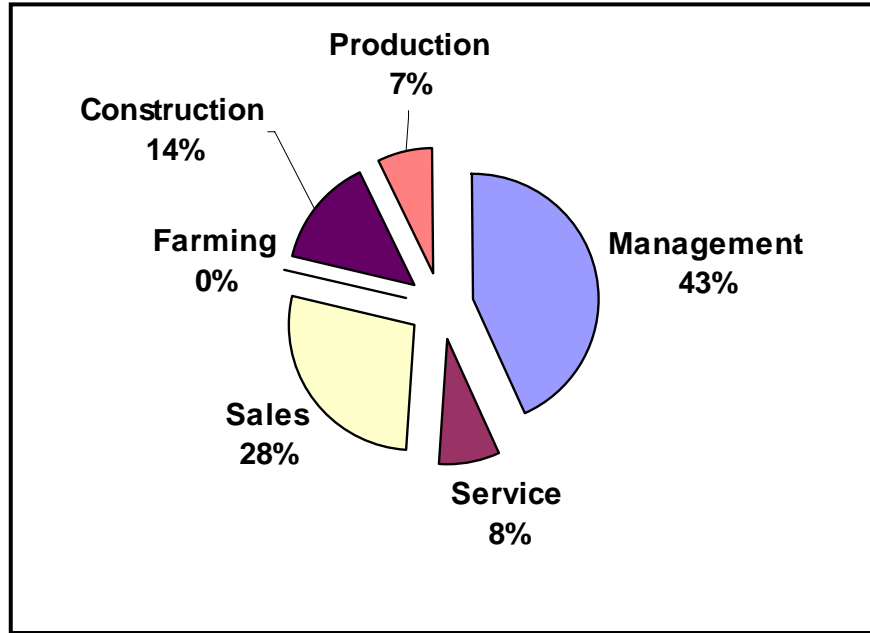
(X) Not applicable

Source: United States Census Bureau, SF3 2002.

The majority of workers (43.2%) living in Hughesville are in the management, professional and related occupations, which is slightly higher than Charles County’s overall percentage. There are a lower percentage of people employed in service occupations in Hughesville than in the County overall. The data also indicate that there are a slightly greater percentage of construction, extraction, and maintenance occupations in Hughesville. Table 9 also indicates that the median household income in Hughesville is approximately \$30,000 greater than that of Charles County overall, and that the per capita income is approximately \$4,500 greater for Hughesville residents. Approximately 111 people in Hughesville are at or below the poverty level, defined by the Department of Housing and Urban Development as a household income of \$18,800 or less in 2000.



Figure 9: Employment Sector



Source: United States Census Bureau, SF3 2002

Table 10: Census Employment Status

Subject	Hughesville CDP		Charles County	
	Number	Percent	Number	Percent
EMPLOYMENT STATUS				
Population 16 years and over	1,220	100	89,512	100
In labor force	899	73.7	64,983	72.6
Civilian labor force	893	73.2	62,951	70.3
Employed	884	72.5	60,836	68.0
Unemployed	9	0.7	2,115	2.4
Percent of civilian labor force	1.0	(X)	3.4	(X)
Armed Forces	6	0.5	2,032	2.3
Not in labor force	321	26.3	24,529	27.4

(X) Not applicable

Source: United States Census Bureau, SF3 2002.

According to DLLR’s *Maryland Career and Workforce Information Report*, the 2005 unemployment rate for Charles County (January to July) was 3.5 percent, for St. Mary’s County 3.8 percent and Calvert County 3.5 percent. For Charles County, the 2005 unemployment rate peaked at 3.8 percent in July, and was at its lowest in April (3.3 percent).

The data suggests that the majority of persons residing in Hughesville and the surrounding area are gainfully employed with incomes higher than the average income for the county in white collar positions outside of the Village in areas within the County and Tri-County Region. Individuals actually employed



by businesses located in Hughesville may be reflected in the County average with respect to median income. (Refer to Table 9, Figure 9 and Table 12).

Income

Median income data, provided by the US Census Bureau for the Hughesville CDP and Charles County are presented in Table 11: Median Income. As Table 11 illustrates, median family incomes are higher than median household incomes for both areas. Incomes in general have increased between 1990 and 2000.

Table 11: Median Income

Census Designation	Median Family Income – 1990	Median Family Income – 2000	Median Household Income – 1990	Median Household Income – 2000
Charles County	\$ 49,724	\$ 67,602	\$ 46,415	\$ 62,199
Hughesville CDP	\$ 60,557	\$ 103,393	\$ 57,333	\$ 90,697

Source: 1990-2000 US Census Bureau, SF3





Place of Work

Tables 12 and 13 provide the results of place of work data collected during the 2000 Census. Table 12: Place of Work – Place Level Geography, indicates that of the 881 workers in the Hughesville CDP, 57 work in their place of residence and therefore are not part of the “commuters”; while 824 workers contribute to the daily work commute.

Table 12: Place of Work – Place Level Geography

Place of Work	Hughesville CDP
Total: (workers Aged 16+)	881
Living in a place: (Hughesville CDP)	881
Worked in place of residence	57
Worked outside place of residence	824
Not living in a place	0

Source: 2000 US Census Bureau, SF3





Table 13: Place of Work – MSA Level Geography, provides an indication of where employed residents within the Hughesville CDP work (in or outside of the MSA/PMSA). Table 13 illustrates that 792 out of 881 workers are employed in a Metropolitan Statistical Area (MSA), primarily the Washington – Baltimore, DC-MD-VA-WV MSA; 188 of the workers are employed in the central city within this MSA. Of the 881 workers that live in the Hughesville CDP, 89 work outside of any MSA. Essentially, Tables 12 and 13 indicate that of the 881 workers in the Hughesville CDP, the majority (89%) commute to work in an MSA and 21 percent (21%) of the workers commute to work in a central city.

Table 13: Place of Work – MSA Level Geography

Place of Work	Hughesville CDP
Total: (workers Aged 16+)	881
Living in an MSA/PMSA:	881
Living in a central city:	0
Worked in MSA/PMSA of residence:	0
Central city	0
Remainder of this MSA/PMSA	0
Worked outside MSA/PMSA of residence:	0
Worked in a different MSA/PMSA:	0
Central city	0
Remainder of different MSA/PMSA	0
Worked outside any MSA/PMSA	0
Living in remainder of an MSA/PMSA:	881
Worked in MSA/PMSA of residence:	792
Central city	188
Remainder of this MSA/PMSA	604
Worked outside MSA/PMSA of residence:	89
Worked in a different MSA/PMSA:	0
Central city	0
Remainder of different MSA/PMSA	0
Worked outside any MSA/PMSA	89
Not living in an MSA/PMSA:	0
Worked in an MSA/PMSA:	0
Central city	0
Remainder of MSA/PMSA	0
Worked outside any MSA/PMSA	0

Source: 2000 US Census Bureau, SF3

MSA – Metropolitan Statistical Area/PMSA – Primary Metropolitan Statistical Area
 PMSA is a portion of the MSA as defined by the U.S. Census Bureau.



Travel to Work

Of the approximate 900 workers over the age of 16 in the Hughesville CDP, the majority (72%) drive to work alone for a mean commute time of 46 minutes (Table 14). The mean commute time is slightly higher than the mean commute time for the County, but the percentage of workers that carpool to work from Hughesville is slightly higher than the percentage of workers that carpool within the County.

Table 14: 2000 Census Commuting to Work Data

Subject	Hughesville CDP		Charles County	
	Number	Percent	Number	Percent
COMMUTING TO WORK				
Workers 16 years and over	881	100	61,698	100
Car, truck, or van -- drove alone	632	71.7	47,794	77.5
Car, truck, or van – carpoled	188	21.3	9,820	15.9
Public transportation (including taxicab)	23	2.6	1,485	2.4
Walked	0	0	527	0.9
Other means	11	1.2	406	0.7
Worked at home	27	3.1	1,666	2.7
Mean travel time to work (minutes)	46	(X)	39.3	(X)

(X) Not applicable

Source: U.S. Census Bureau, Census 2000 Summary File 3.





Occupations

Hughesville workers primarily work in public administration, educational, health, and social services, construction, and retail trade (Table 15). By comparison, the Charles County workforce is employed not only in these trades, but also in professional, scientific, management, administrative, and waste management service jobs. The percentages of construction and public administration workers in Hughesville are higher than that of the County overall.

Table 15: 2000 Census Occupational Breakdowns

Subject	Hughesville CDP		Charles County	
	Number	Percent	Number	Percent
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	0	0.0	493	0.8
Construction	143	16.2	6,376	10.5
Manufacturing	27	3.1	2,484	4.1
Wholesale trade	38	4.3	1,354	2.2
Retail trade	100	11.3	7,315	12.0
Transportation and warehousing, and utilities	43	4.9	3,745	6.2
Information	22	2.5	1,874	3.1
Finance, insurance, real estate, and rental and leasing	61	6.9	3,112	5.1
Professional, scientific, management, administrative, and waste management services	53	6.0	6,480	10.7
Educational, health and social services	145	16.4	9,788	16.1
Arts, entertainment, recreation, accommodation and food services	31	3.5	3,426	5.6
Other services (except public administration)	25	2.8	3,454	5.7
Public administration	196	22.2	10,935	18.0
CLASS OF WORKER				
Private wage and salary workers	548	62.0	40,270	66.2
Government workers	314	35.5	17,773	29.2
Self-employed workers in own not incorporated business	22	2.5	2,637	4.3
Unpaid family workers	0	0.0	156	0.3
Median earnings (dollars):				
Male full-time, year-round workers	49,500	(X)	43,371	(X)
Female full-time, year-round workers	36,563	(X)	34,231	(X)

(X) Not applicable

Source: U.S. Census Bureau, Census 2000 Summary File 3.

Also according to Table 15, the Hughesville CDP's class of workers is similar to Charles County's overall percentages, except that Hughesville has a lower percentage of self-employed in their own, unincorporated businesses. Both male and female workers in Hughesville have higher median earnings than their counterparts in Charles County overall. Male workers in Hughesville earn a median income \$13,000 greater than that of females.



Summary of Largest Employers in the Region

The most recent (2005) report by DLLR for the largest employers per county includes the following businesses in the Tri-County region (Charles County, St. Mary's County, and Calvert County):

Charles County

Anderson & Brandt Corp	Kohls Department Stores
Anderson Services	Lowes Home Center
Automated Graphics Systems Inc	M H C Acquisition Corporation
Chaney Enterprises	New World Restaurant Group
Charles Co. Nursing & Rehab Center	Olive Garden
Civista Health Inc	Sears
Facchina Construction Company	Southern Maryland Electric Co Inc.*
Giant Food Stores	Target
Hecht's Retail Dept. Store	United Parcel Service
JC Penney Co Inc.	Waldorf Ford Inc
Jumbo Food Stores Inc	Waldorf Toyota Inc
Keller Transportation Inc	Wal-Mart
Ken Dixon Chevrolet	

**SMECO, as listed above, is recognized as one of the largest employers in Charles County and is located in Hughesville.*

St. Mary's County

Anteon Corporation	Merkle Mailing Services Inc
Boeing Company	National Technologies Assoc Inc
Bon Appetite Management Co	Northrop Grumman Prb Systems
DCS Corporation	Resource Consultants Inc
DynCorp International	Sabre Systems Inc
DynCorp Technical Services	Saint Mary's Hospital
Eagan, McAllister Associates Inc	Shah Associates MD PA
Eagle Systems Inc	St. Mary's Nursing Center Inc
HMR of Maryland	Target
J F Taylor Inc	Titan Corporation
Lowes Home Centers Inc	Veridan Engineering Inc
M I Acquisition Corporation	Wal-Mart
Mantech International Corp	

Calvert County

American Metal Fabricators Inc	J L Pierce Painting Inc
Asbury Solomons	McDonalds
Atlantic Group Inc	Recorded Books
Atlantic Union Resources Inc	REMax International Holdings
Calvert Cliffs Nuclear Power	Rod N Reel Inc
Calvert Co Day School Inc	Ruby Tuesday
Calvert Co Nursing Center Inc	Safeway Stores, Inc.
Calvert Internal Medicine Group	Simpson Land Co
Calvert Memorial Hospital	Solomons Beverage Supply Inc
Dimensions International Inc	Solomons Nursing Center Inc
Direct Mail Management Inc	Systems Management & Research
DynCorp International	Wal-Mart
Giant Food Stores	



Summary of Businesses by Sector

According to economic data provided by the Economic Development Commission (EDC) and verified through field work, within Hughesville there are approximately 46 businesses. The North American Industry Classification System (NAICS), which is used to categorize the primary function of businesses, indicates that the most common Hughesville businesses include four child care services, four general automotive repair, three offices of real estate agents and brokers, three used merchandise stores, two child and youth services, two tire dealers and two motor vehicle towing businesses, among others as presented in Table 16: Businesses Summary by NAICS Code. The EDC data also includes the total number of employees per business and according to the data there are at least 453 people employed by Hughesville businesses. Types of businesses with ten or more employees include child day care services, fire protection, poured concrete structure contractors, child and youth services, offices of real estate agents and brokers, all other ground passenger transportation, and wholesale trade agents and brokers. A comparison is made between Hughesville's economic data as described using NAICS, and the Hughesville ZIP Code area of 20637 (Tables 17 and 18). Map 9: Zip Code Area, illustrates the Hughesville Study Area and the Hughesville ZIP Code area (20637).





Table 16 illustrates that Hughesville, has several Child Care / Day Care Services, General Automotive Repair businesses, Offices of Real Estate Agents and Brokers, and Used Merchandise Stores. Table 17: Hughesville Village Businesses, and Table 18: Remainder of Zip Code 20637 Businesses, provides a list of the businesses in ZIP Code Area 20637 which includes number of employees, SIC description, and NAICS description.

Table 16: Business Summary by NAICS Code

NAICS Description	Number of Businesses
ALL OTHER GROUND PASSENGER TRANSPORTATION	1
ALL OTHER HEALTH & PERSONAL CARE STORES	1
ALL OTHER SUPPORT SVCS	1
AUTOMOTIVE BODY & INTERIOR REPAIR	1
CHILD & YOUTH SVCS	2
CHILD DAY CARE SVCS	4
CIVIL & SOCIAL ORGANIZATIONS	1
COMMERCIAL BANKING	1
COMMERCIAL BUILDING CONSTRUCTION	1
COMMERCIAL PHOTOGRAPHY	1
DRINKING PLACES, ALCOHOLIC BEVERAGES	1
EXAM PREPARATION & TUTORING	1
FARM PROD WAREHOUSING & STORAGE	1
FIRE PROTECTION	1
FITNESS & RECREATIONAL SPORTS CENTERS	1
FURNITURE STORES	1
GENERAL AUTOMOTIVE REPAIR	4
INSURANCE AGENCIES & BROKERAGES	1
JANITORIAL SVCS	1
MOTOR VEHICLE TOWING	2
OFFICES OF LAWYERS	1
OFFICES OF REAL ESTATE AGENTS & BROKERS	3
OTHER BUILDING MATERIAL DEALERS	1
OTHER GASOLINE STATIONS	1
PLUMBING & HVAC CONTRS	1
POSTAL SVC	1
POURED CONCRETE STRUCTURE CONTRS	1
RELIGIOUS ORGANIZATIONS	1
SPORTING GOODS STORES	1
SUPPORT ACTIVITIES FOR RAIL TRANSPORTATION	1
TIRE DEALERS	2
USED MERCHANDISE STORES	3
WHOLESALE TRADE AGENTS & BROKERS	1
Totals	46

Source: EDC Dataset Charles County Planning, 2004; 2002 Economic Census Data: NAICS by ZIP Code



Table 17: Hughesville Village and Zip Code 20637 Businesses (with SIC & NAICS Codes)

COMPANY NAME	SIC DESCRIPTION	ACTUAL EMPLOYEE SIZE	NAICS DESCRIPTION
A & M GLASS CO	Glass-Auto Plate & Window & Etc	5	Other Building Material Dealers
AAA TRANSPORTATION	Transportation		Support Activities For Rail Transportation
AGE TO AGE AUTOMOTIVE INC	Automobile Repairing & Service	1	General Automotive Repair
ALAN'S FACTORY OUTLET	Sheds-Tool & Utility	1	Commercial Building Construction
ALL-AMERICAN AUTO ELECTRIC SVC	Automobile Repairing & Service	3	General Automotive Repair
AMERICAN LEGION	Veterans' & Military Organizations	4	Civil & Social Organizations
BANK OF SOUTHERN MARYLAND	Banks	7	Commercial Banking
DE MENT'S MECHANICAL CORP	Refrigerating Equip-(Wholesale)	10	Wholesale Trade Agents & Brokers
ELROD & ASSOCIATE REAL ESTATE	Real Estate	5	Offices Of Real Estate Agents & Brokers
FARMER'S TOBACCO WAREHOUSE	Tobacco Warehouses	2	Farm Prod Warehousing & Storage
FURNITURE WAREHOUSE OUTLET	Furniture-Dealers-Retail		Furniture Stores
GIRL SCOUT COUNCIL-THE NATIONS	Youth Organizations & Centers	10	Child & Youth Svcs
HANGER PROSTHETICS & ORTHOTICS	Artificial Limbs	4	All Other Health & Personal Care Stores
HOTEL CHARLES	Bars	1	Drinking Places, Alcoholic Beverages
HUGHESVILLE AUTO SVC	Automobile Repairing & Service	1	General Automotive Repair
HUGHESVILLE VOLUNTEER FIRE	Fire Departments – Volunteer Personnel	100	Fire Protection
HUGHESVILLE CHILD DEV CTR	Child Care Service		Child Day Care Svcs
HUGHESVILLE MOBIL MART	Service Stations-Gasoline & Oil	3	Other Gasoline Stations
HUGHESVILLE BAPTIST CHURCH	Churches	4	Religious Organizations
HUGHESVILLE BARGAIN BARN-FLEA	Flea Markets	2	Used Merchandise Stores
HUGHESVILLE AUTO BODY	Automobile Body-Repairing & Painting	5	Automotive Body & Interior Repair
HUGHESVILLE REGIONAL SHELTER	Crisis Intervention Service	11	Child & Youth Svcs
JAZZERCISE	Health Clubs Studios & Gymnasiums	2	Fitness & Recreational Sports Centers
JIMMY RADER'S	Automobile Repairing & Service	3	General Automotive Repair
KATIE'S KIDS	Tutoring		Exam Preparation & Tutoring
KERILL ENTERPRISES INC	Concrete Contractors	25	Poured Concrete Structure Contrs
L & L TOWING	Wrecker Service	5	Motor Vehicle Towing
LEGAL AID BUREAU INC	Attorneys	8	Offices Of Lawyers
MAC LELLAN'S FLY SHOP	Fishing Tackle-Dealers	1	Sporting Goods Stores
MC CARTHY TIRE SVC CO INC	Tire-Dealers-Retail	8	Tire Dealers
MC CARTHY TIRE SVC FLEET SVC	Tire-Dealers-Retail		Tire Dealers
MOWRY REAL ESTATE	Real Estate	8	Offices Of Real Estate Agents & Brokers
NATIONWIDE INSURANCE	Insurance	2	Insurance Agencies & Brokerages
REMEMBRANCES	Antiques-Dealers		Used Merchandise Stores
SO MD TRI COUNTY COMM ACTION	Child Care Service	170	Child Day Care Svcs
SOUTHERN MD TRI-CNTY COMM ACTN	Child Care Service	10	Child Day Care Svcs
SOUTHERN MD COMMUNITY ACTION	Child Care Service		Child Day Care Svcs
SOUTHERN MD ASSN-RLTRS	Non-Profit Organizations	5	Offices Of Real Estate Agents & Brokers
STILLWELL CLEANING SVC	Janitor Service		Janitorial Svcs
STITCH DOCTOR CUSTOM EMBROIDER	Business Services Nec	1	All Other Support Svcs

Source: EDC Dataset Charles County Planning, 2004; 2002 Economic Census Data: NAICS by ZIP Code



**Table 17: Hughesville Village and Zip Code 20637 Businesses (with SIC & NAICS Codes)
(continued)**

COMPANY NAME	SIC DESCRIPTION	ACTUAL EMPLOYEE SIZE	NAICS DESCRIPTION
T F NELSON PLUMBING & HEATING	Plumbing Contractors	7	Plumbing & Hvac Contrs
TRI-COUNTY COUNCIL	Car Pool Information Service	10	All Other Ground Passenger Transportation
US POST OFFICE	Post Offices	6	Postal Svc
VILLAGE SHOP	Antiques-Dealers	2	Used Merchandise Stores
VILLAGE SERVICE CTR	Wrecker Service	1	Motor Vehicle Towing
VIRTUAL IMAGES INK	Photographers-Commercial		Commercial Photography
Subtotal Businesses in Hughesville Village : 46	Subtotal Employees In Hughesville Village:	453	
*SMECO – Utilities		250	
*CINTAS		50	
Subtotal Businesses in Hughesville Village : 48	Subtotal Employees In Hughesville Village:	753	

**Businesses as added to augment data from original dataset*

Source: EDC Dataset Charles County Planning, 2004; 2002 Economic Census Data: NAICS by ZIP Code

Table 17, was augmented to include employees for SMECO Utilities and CINTAS which were missing from original datasets. The result is that there are approximately 48 businesses in the Village of Hughesville and approximately 750 employees. Table 18: Remainder of ZIP Code Area provides the same type of data as table 17 for the remainder of ZIP Code Area 20637.

Table 18: Remainder of ZIP Code Area

COMPANY NAME	SIC DESCRIPTION	ACTUAL EMPLOYEE SIZE	NAICS DESCRIPTION
A & M DISTRIBUTION	Distribution Services		Advertising Material Distribution Svcs
A A RELIABLE TRASH SVC	Garbage Collection	11	Other Waste Collection
ACCENT MORTGAGE SVC INC	Real Estate Loans		Real Estate Credit
ALLEN'S ACRES LIQUORS & GRCRY	Restaurants		Limited-Service Restaurants
AMERICAN PRODUCTS INC	Air Cargo Service	9	Scheduled Freight Air Transportation
AMERICAN DREAMS INC	Home Builders	8	New Single-Family General Contrs
ARBA GRAPHICS	Printers	2	Commercial Lithographic Printing
ASSOCIATED ACCOUNTING SVC INC	Tax Return Preparation & Filing	1	Tax Preparation Svcs
ATOM ELECTRICAL CONTRACTORS	Electric Contractors	4	Electrical Contrs
AUTOMATED MOBILE OFFICE SYSTEM	Automobile Alarms	5	Automotive Parts & Accessories Stores
AZTEC CARPENTRY SVC	General Contractors		New Single-Family General Contrs
B & B SPORT AVIATION	Aircraft Schools	2	Flight Training
BENNETT INSURANCE	Insurance		Insurance Agencies & Brokerages
BIG BOARD ENTERPRISES	Quilting		Sewing, Needlework, & Piece Goods Stores
BILL OWENS & SONS GLASS CO	Glass-Auto Plate & Window & Etc	5	Other Building Material Dealers
BROOKBANK ELECTRIC INC	Electric Contractors	3	Electrical Contrs
CARMIKE CREATIVE CABINETRY	Cabinets		Wood Kitchen Cabinet & Countertop Mfg

Source: EDC Dataset Charles County Planning, 2004; 2002 Economic Census Data: NAICS by ZIP Code



Table 18: Remainder of ZIP Code Area (continued)

COMPANY NAME	SIC DESCRIPTION	ACTUAL EMPLOYEE SIZE	NAICS DESCRIPTION
CARPET WORKS	Carpet & Rug Cleaners	3	Carpet & Upholstery Cleaning Svcs
CASTLE HOMES	Home Improvements		Residential Remodelers
CAT PAWS INN	Pet Boarding & Sitting		Support Activities For Animal Production
CEEMAR CONSTRUCTION CO	Excavating Contractors	25	Site Preparation Contrs
CERTIFIED FINANCIAL	Financial Advisory Services		Investment Advice
CHARLES COUNTY ANIMAL SHELTER	Government Offices-County		Legislative Bodies
CHESAPEAKE POTOMAC HOME HEALTH	Home Health Service	80	Home Health Care Svcs
CHILDREN'S CORNER INC	Child Care Service	14	Child Day Care Svcs
CHURCH OF THE LORD'S DISCIPLES	Churches		Religious Organizations
COLONIAL FARM CREDIT	Loans	6	Consumer Lending
CRA SYSTEMS INC	Air Conditioning Contractors & Systems		Plumbing & Hvac Contrs
CUSTOM LANDSCAPES	Landscape Contractors	2	Landscaping Svcs
CUSTOMIZED CONSTRUCTION CO	Home Builders	5	New Single-Family General Contrs
D & M CONTRACTING INC	General Contractors		New Single-Family General Contrs
DELIVERIES R US INC	Delivery Service		General Freight Trucking, Local
DIAL HOME IMPROVEMENT & CONSTR	Siding Contractors	1	Siding Contrs
DOVE'S AUTOMOTIVE SVC	Automobile Repairing & Service	3	General Automotive Repair
DRAGON SPORTS	Sporting Goods-Retail		Sporting Goods Stores
EASTERN ERECTION CO	Shelving (Wholesale)	1	Other Commercial Equip Merchant Whols
ENTZIAN ENTERPRISES OF S MD	Lawn & Grounds Maintenance	15	Landscaping Svcs
ERECTION ASSOCIATES LTD	General Contractors		New Single-Family General Contrs
EVERYTHING AMISH	Furniture-Dealers-Retail	4	Furniture Stores
FIELDING TRASH SVC	Garbage Collection		Other Waste Collection
FIRST BYTES FOR TYKES	Computer Training	1	Computer Training
FNMC	Real Estate Loans		Real Estate Credit
FOUNDATIONS FOR HOME & COMM	Medical & Surgical Svc Organizations		Misc Ambulatory Health Care Svcs
FRED'S HEATING & AIR COND INC	Air Cargo Service		Scheduled Freight Air Transportation
GARNER D MORGAN & ASSOC	Dentists		Offices Of Dentists
GEORGE H MURPHY CONSTRUCTION	Building Contractors	2	Commercial Building Construction
GOAD LUMBER CO INC	Lumber-Manufacturers	20	Cut Stock, Resawing Lumber, & Planing
GUARDIAN TERMITE-PEST CONTROL	Pest Control	7	Exterminating & Pest Control Svcs
HAMILTON BROTHERS CONSTRUCTION	Masonry Contractors		Masonry Contrs
HUGHESVILLE BASEBALL ASSN	Associations		Business Associations
HUGHESVILLE CONGREGATION	Churches		Religious Organizations
ICS CABINETRY	Cabinet Makers	5	Finish Carpentry Contrs
IZAAK WALTON LEAGUE	Bingo Games	1	Other Gambling Industries
JAMESON CONSTRUCTION INC	General Contractors		New Single-Family General Contrs
JAY'S ELECTRICAL SVC	Electric Contractors	1	Electrical Contrs
JCV INC	Service Station Equipment (Wholesale)	4	New Motor Vehicle Parts Merchant Whols
JIMMY'S FABRICATION SVC	Automobile Customizing	3	Automotive Body & Interior Repair
JOHNSON'S TAVERN	Bars	1	Drinking Places, Alcoholic Beverages

Source: EDC Dataset Charles County Planning, 2004; 2002 Economic Census Data: NAICS by ZIP Code



Table 18: Remainder of ZIP Code Area (continued)

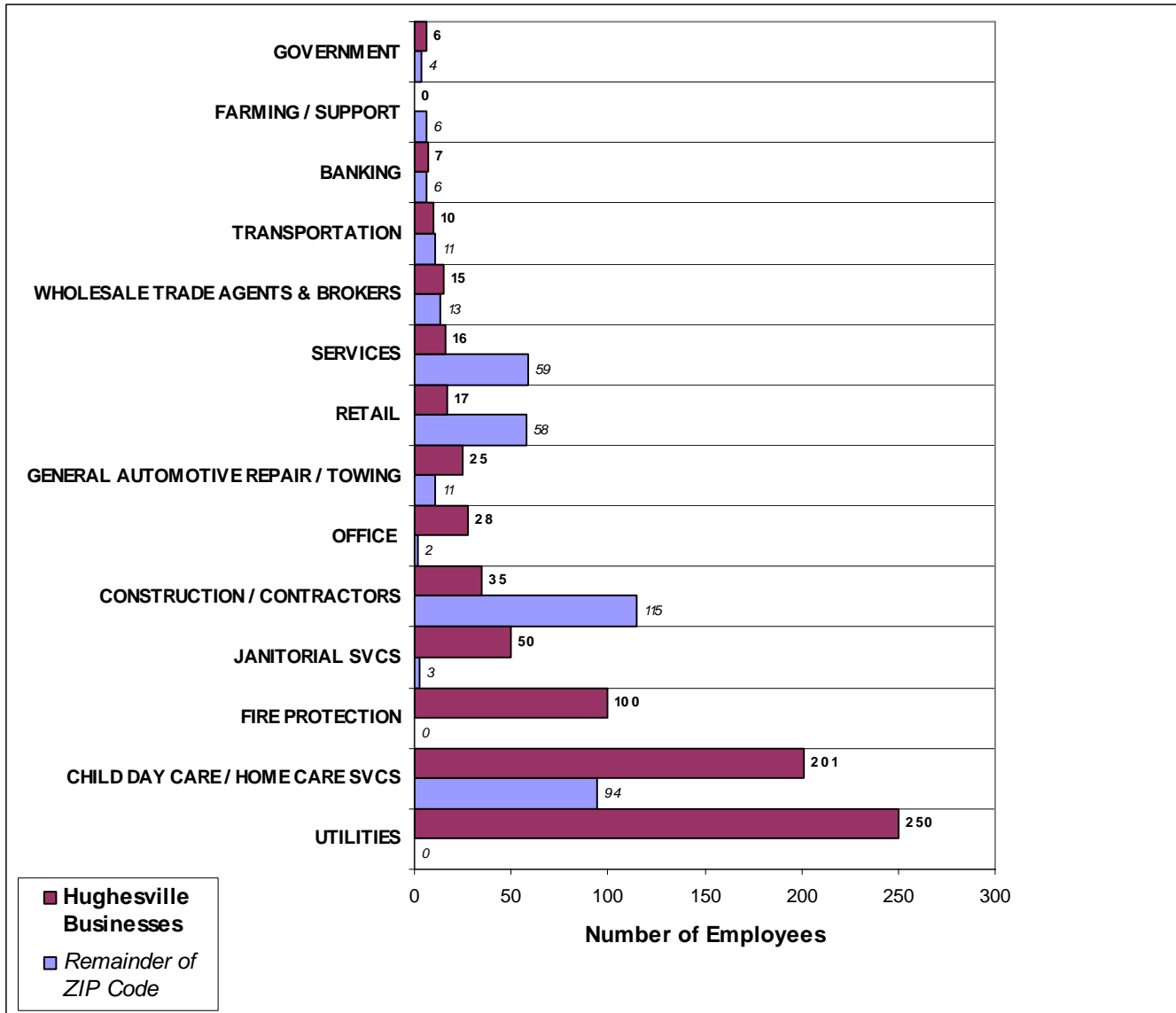
COMPANY NAME	SIC DESCRIPTION	ACTUAL EMPLOYEE SIZE	NAICS DESCRIPTION
JUST FOR THE TIME OF IT	Antiques-Dealers	1	Used Merchandise Stores
KELLEY'S CARING HOMES	Senior Citizens Service Organizations		Homes For The Elderly
	Physicians & Surgeons	3	Offices Of Physicians, Except Mental Health
KEN'S LAWN & GARDEN	Lawn Mowers		Outdoor Power Equip Stores
KOOLSTUF INTERNET CONSULTANTS	Internet Service	3	Data Processing & Related Svcs
LAWN TECH	Lawn & Grounds Maintenance	6	Landscaping Svcs
LIL HOUSE OF CRAFTS	Craft Galleries & Dealers	1	Store Retailers Not Specified Elsewhere
LOTSA SPOTS FARM	Horse Breeders		Support Activities For Animal Production
	Attorneys	2	Offices Of Lawyers
MARY KAY COSMETICS	Cosmetics & Perfumes-Retail	1	Cosmetic & Beauty Supply Stores
MARYLAND RADIO TELEPHONE CO	Radiotelephone Communications		Cellular & Other Wireless Carriers
MEINEKE CAR CARE CTR INC	Mufflers & Exhaust Systems-Engine		Automotive Exhaust System Repair
MID-EASTERN FIREPLACE CO	Masonry Contractors	1	Masonry Contrs
MITCHELLS HOME CTR	Paint-Retail	15	Paint & Wallpaper Stores
OLDFIELDS EPISCOPAL CHURCH	Churches		Religious Organizations
PANDA PRODUCTIONS	Sound Systems & Equipment (Wholesale)	1	Other Electronic Parts Merchant Whols
PEOPLES CHOICE FOR SALE	Real Estate		Offices Of Real Estate Agents & Brokers
PIATT SIGNS	Signs (Manufacturers)		Sign Mfg
PLATERS BAR	Bars		Drinking Places, Alcoholic Beverages
POOL CO	Swimming Pool Contrs Dealers & Designers		Commercial Building Construction
PROGRESIVE BILLING SYSTEM	Billing Service		Other Accounting Svcs
R E SNELL & SON SIDING & WNDWS	Siding Contractors	5	Siding Contrs
RANDY'S RIBS & BBQ	Restaurants	5	Limited-Service Restaurants
RIVIERA BOARDING KENNELS	Pet Boarding & Sitting	6	Support Activities For Animal Production
ROB'S AUTO BODY & PAINT	Automobile Body-Repairing & Painting		Automotive Body & Interior Repair
RUS OF WALDORF	Uniform Supply Service	35	Clothing Accessories Stores
SAUNDERS DISTRIBUTORS	Beverages (Wholesale)	2	Other Grocery Prod Merchant Whols
SHADY OAK OF SERENITY B & B	Bed & Breakfast Accommodations	1	Bed-&-Breakfast Inns
SIGNATURE APPRAISALS	Appraisers		All Other Professional & Technical Svcs
SOUTHERN SMART HOUSE WIRING	Wire & Cable-Non-Electric (Wholesale)		Metal Merchant Whols
STEVE WILLIAMS CONSTRUCTION	Carpenters	5	Finish Carpentry Contrs
SWANN LANDSCAPING	Landscape Contractors	2	Landscaping Svcs
T & S TRASH SVC	Garbage Collection	4	Other Waste Collection
TONY'S RIVERHOUSE	Foods-Carry Out		Limited-Service Restaurants
TRINITY PARISH THRIFT SHOP	Thrift Shops	1	Used Merchandise Stores
U-HAUL CO	Truck Renting & Leasing	3	Truck, Trailer, & Rv Rental & Leasing
WALDORF CONCRETE & ASPHALT	Concrete Contractors	30	Poured Concrete Structure Contrs
WILKERSON CONSTRUCTION MODEL	Home Builders		New Single-Family General Contrs
Subtotal Businesses In 20637 ZIP Area but not in Hughesville Village: 96	Subtotal Employees In 20637 ZIP Area but not In Hughesville Village:	387	
TOTAL BUSINESSES: 144		1,140	

Source: EDC Dataset Charles County Planning, 2004; 2002 Economic Census Data: NAICS by ZIP Code



Tables 17 and 18 illustrate there are approximately 144 total businesses with 1,140 employees. Figure 10: Generalized Sectors, compares the businesses of Hughesville Village to the remainder of the ZIP Code Area.

Figure 10: Generalized Sectors



As Figure 10 illustrates, Hughesville has higher numbers of employees for utility, child care / home care services, fire protection, and janitorial services than the remainder of the ZIP Code Area.



Assessed Values

Business related data, as provided by the Tax Assessment Office, for commercial and Industrial properties are presented in Tables 19: Average Assessed Value of Non-Residential Properties and 20: Total Assessed Value of Non-Residential Properties. According to the tax assessment data, forty-four (44) properties are identified as commercial and nineteen are identified as industrial for a total of sixty-three properties that have a business. The difference in number of properties identified by the Tax Assessment Office as “commercial” versus the actual number of businesses is that some of the properties identified in the tax assessment office as commercial are vacant and currently have no operating business. If the assumption were made that each commercial property had one commercial business, there is a 73 percent (73%) occupancy rate of commercial properties (46 businesses divided by 63 commercial and industrial properties).

Table 19: Average Assessed Value of Non-Residential Properties

Land Use Description	Number of Properties	Average Improved Value	Average Land Value	Average Total Assessed Value
Commercial	40	\$ 93,145	\$ 99,575	\$ 192,720
Commercial Residential	3	\$ 177,367	\$ 155,600	\$ 332,967
Industrial	19	\$ 76,947	\$ 100,221	\$ 177,168
Residential Commercial	1	\$ 47,100	\$ 71,200	\$ 118,300
Total // Average	63	\$ 98,640	\$ 106,649	\$ 205,289

Source: 2004 Tax Assessment Office Data

The average total assessed value of non-residential properties is approximately \$205,000 per property; with an average \$107,000 assessed value for land and an average \$99,000 assessed value for the improvements (Table 19).

Table 20: Total Assessed Value of Non-Residential Properties

Land Use Description	Number of Properties	Total Improved Value	Total Land Value	Total Assessed Value
Commercial	40	\$ 3,725,800	\$ 3,983,000	\$ 7,708,800
Commercial Residential	3	\$ 532,100	\$ 466,800	\$ 998,900
Industrial	19	\$ 1,462,000	\$ 1,904,200	\$ 3,366,200
Residential Commercial	1	\$ 47,100	\$ 71,200	\$ 118,300
Total	63	\$ 5,767,000	\$ 6,425,200	\$ 12,192,200

Source: 2004 Tax Assessment Office Data

The total assessed value of the commercial and industrial properties in Hughesville is \$12.2 million, where \$6.4 million is assessed for the land and \$5.8 million is assessed for the improved value (Table 20).

Charles County Economic Trends

Recent studies conducted by the Center for Regional Analysis at George Mason University (GMU) indicate that the County’s economy must shift away from dependence on commuter-generated earnings to locally-based businesses which produce income by serving external markets. The shift is crucial to future economic vitality of the region. The shift needs to focus on the development of an



economy that is built around new specializations that reflect and take advantage of the County's geographic location, lower operating cost structure, and availability of large numbers of well-educated residents who presently commute to jobs located elsewhere in the metropolitan region.

Economic analysis shows that even with the County's residential dependent economy, the County will sustain an above-average growth rate over the coming decade. The predominant economic goal is to achieve sustainability with a balanced tax base and higher personal income growth through a diversified export base attracting new businesses serving non-local markets. This goal can only be realized by recognizing the following:

- Growth from outside will only occur if there is a strong economy from within, therefore, there must be strategies in place to help existing companies grow and expand;
- Residential development provides a qualified work force that then attracts employers;
- The quality of the school system must be improved and maintained;
- A clearly defined image and identity for the region will help position the region for future economic development; and
- Infrastructure improvements must be incorporated into the County's economic development strategies.

The following tables are from the GMU analysis and reflect employment patterns and projections, anticipated changes in sector specialization, worker commuting trends, comparison of average salaries in peer counties and Charles County business characteristics.

**Table 21: Employment Patterns in Charles County, 2001, 2004, 2015
(Jobs in thousands; % distribution)**

Major Sectors	2001		2004		2015	
	Number	%	Number	%	Number	%
Totals	50.91	(x)	54.85	(x)	72.00	(x)
Construction	5.49	10.8	5.98	10.9	8.30	11.5
Manufacturing	1.37	2.7	1.39	2.5	1.53	2.1
T/U*	2.36	4.6	2.43	4.4	2.96	4.1
Wholesale Trade	1.45	2.8	1.41	2.6	1.47	2.0
Retail Trade	9.56	18.8	10.37	18.9	13.90	19.3
FIRE**	3.63	7.1	3.97	7.2	5.32	7.4
Services***	18.34	36.0	19.65	35.8	26.39	36.6
Government	8.63	17.0	9.37	17.1	11.50	16.0

Sources: NPA Data Services, Inc.; GMU Center for Regional Analysis
 * Transportation and Utilities; ** finance, insurance and real estate;
 *** services includes restaurants (previously included in retail) and Communications (previously included in TCPU); all sector data reflect NAICS definitions starting in 2001.

Source: GMU Analysis, 2004



**Table 22: Sector Specialization in Charles County
2001, 2004, 2015**

Major Sectors	2001	2004	2015
Construction	1.77	1.82	1.95
Manufacturing	0.90	0.89	0.88
T/U*	0.71	0.67	0.64
Wholesale Trade	1.33	1.24	0.91
Retail Trade	2.11	2.12	2.24
FIRE**	0.93	0.96	1.06
Services***	0.79	0.78	0.76
Government	0.85	0.87	0.85

Source: GMU Center for Regional Analysis

* transportation and utilities; ** finance, insurance, real estate;

*** services include restaurants (previously included in retail trade)

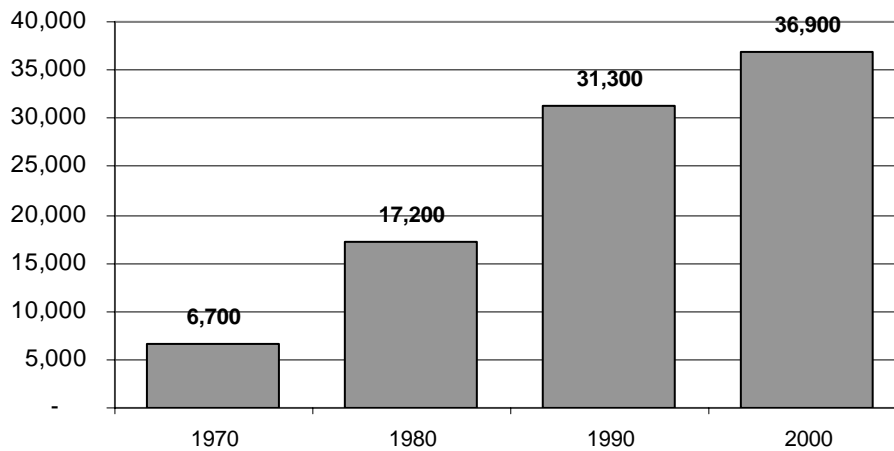
And communications (previously included in TCPU). Values

Greater than 1 indicate sector specialization; values less than 1

Indicate sector under-specialization.

Source: GMU Analysis, 2004

**Figure 11:
Charles County Resident Workers
Out-Commuting**



Source: GMU Analysis, 2004

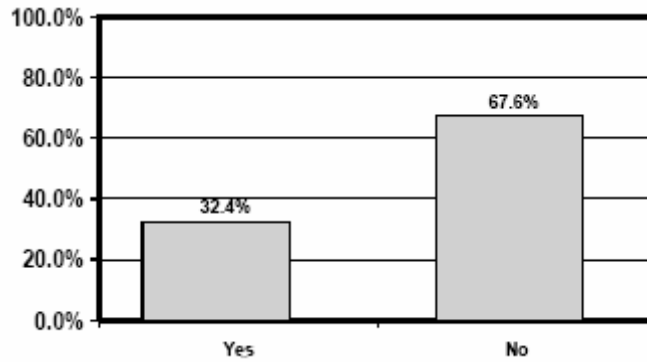


**Table 23:
Average Salary in Peer Counties, 1970-2000
(in 2004 \$s)**

Peer Counties	1970	2000	% Change
Charles	\$32,657	\$30,158	-7.6
Calvert	25,120	29,903	19.0
Stafford	26,523	32,697	23.3
Fauquier	23,683	28,957	22.3
St. Mary's	30,364	40,888	36.0
Frederick	27,502	33,647	22.3
Prince Wm	28,388	34,008	19.8
Anne Arundel	32,856	40,367	22.9
Washington Area	36,060	52,006	44.2

Sources: NPA Data Services Inc, GMU Center for Regional Analysis
Source: GMU Analysis, 2004

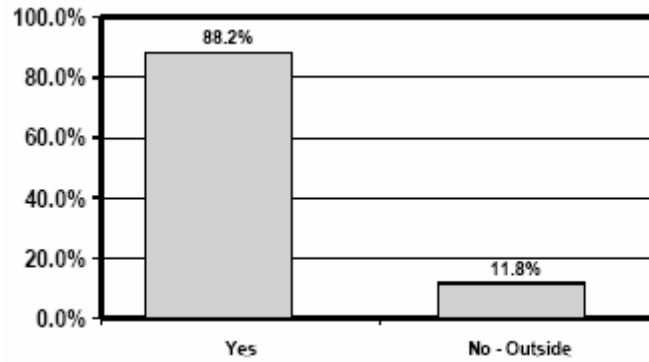
Figure 12: Does Your Business Have Locations Outside Charles County?



Source: GMU Analysis, 2004



Figure 13: Is your company headquartered in Charles County?



Source: GMU Analysis, 2004





Transportation

The village of Hughesville is located in southeastern Charles County around the intersection of MD 5 and MD 231. Map 2: Streets shows both state and local roads in Hughesville. The latest addition to the transportation network is the Hughesville Bypass.

Highways

MD 5 through Hughesville is functionally classified as a Rural Other Principal Arterial on the Federal Functional Classification System and is identified as an Intermediate Arterial on the Maryland Primary Highway System. The Primary Highway System is the transportation network of the most important roads contributing to the State’s economic and social well being. MD 5 is also included in the National Highway System which designates certain highways as most important to the Nation’s economic, defense and mobility needs.

MD 5 through Hughesville is designated as a “High Accident Segment” within the Maryland Department of Transportation (MDOT) SHA highway network. This designation is due to the fact that many accidents along this corridor are substantially higher than statewide averages for similar types of highways. According to the Environmental Assessment Section 4(f) Evaluation document for the Hughesville Bypass project, the high accident rates through Hughesville can be attributed to several factors:

- The four-lane undivided section does not have a median to provide a buffer between southbound and northbound traffic;
- There are no shoulders in much of the study area for emergency stopping or for cars accessing MD 5 traffic from the many driveways within the study area;
- The ten-foot lane widths are narrow, thereby exacerbating conflicts with driveways that directly access along MD 5; and
- The narrow lanes also make it difficult for vehicles to stay in one lane as they pull onto MD 5. Furthermore, the narrow lanes provide a minimal clear zone between vehicles and adjacent land use resulting in a high number of fixed object accidents that occur along MD 5 north of the MD 231 intersection.

In addition, the four-lane typical section through Hughesville prevents on-street parking. However, people park on concrete pads of businesses fronting MD 5. This situation has resulted in accidents with vehicles traveling along MD 5 (*State Highway Administration, Environmental Assessment Draft Section 4(f) Evaluation for Project CH605A11, page II-2*).

The posted speed limit along sections of MD 5 within Hughesville is 40 mph. The capacity of MD 5 is limited through Hughesville due to narrow lane width and conflicting turning movements at the MD5/MD231 intersection. Increased sub-urbanization has placed multiple demands on the highway including commuter traffic. Highway demand in the region is typically described by average daily traffic (ADT) counts. The following Table 24, compares the 2004 ADT at the MD 5 and MD 231 intersection (refer to Figure 13) with the 2005 ADT recently published by Maryland State Highway Administration.

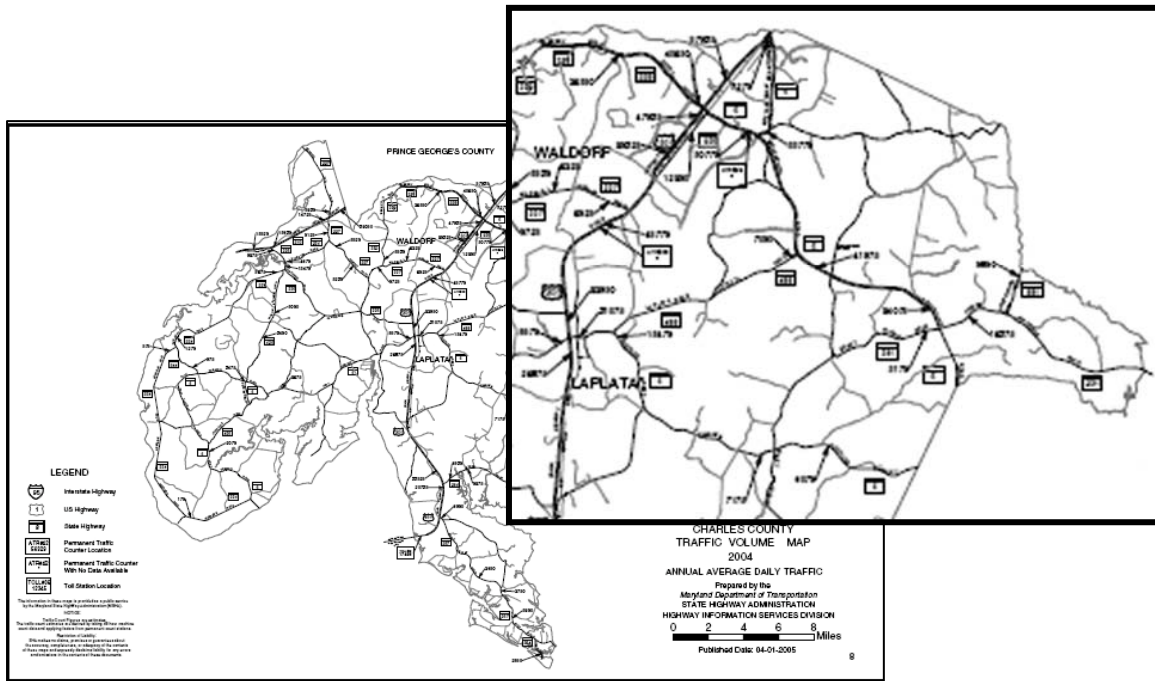
Table 24 : Changes in Traffic Volumes

Changes in Traffic Volumes		
Roadway Segment	2004 ADT	2005 ADT
MD 5 north of MD 231	34,075	35,450
MD 231 west of MD 5	3,175	3,350
MD 231 east of MD 5	16,275	16,950



According to studies for the bypass, the intersection of MD 5 and MD 231 currently functions at a level of service F during the AM and PM peak times. Once the bypass is completed, traffic volumes on MD 5 are expected to decrease significantly.

Figure 14: ADT's of Charles County – Inset Hughesville



Source: State Highway Administration, April 2005.

Hughesville Bypass

Increasing levels of traffic have created safety concerns for the intersection of MD 5 and MD 231 for many years. In an effort to alleviate the safety issues at this intersection, the Maryland State Highway Administration has begun construction of an eastern bypass of Hughesville which includes a grade separated interchange with MD 231. This improvement will also complete MD 5 as a divided highway through this section of the County. In addition to the bypass, construction of new access/connecting roads will improve access to the immediate area as well as to the region via the bypass. Construction is underway with completion of the project estimated in the Summer of 2007. The completed bypass will re-route much of the traffic volume (commuters) around Hughesville and significantly reduce the volume of traffic at the existing intersection.

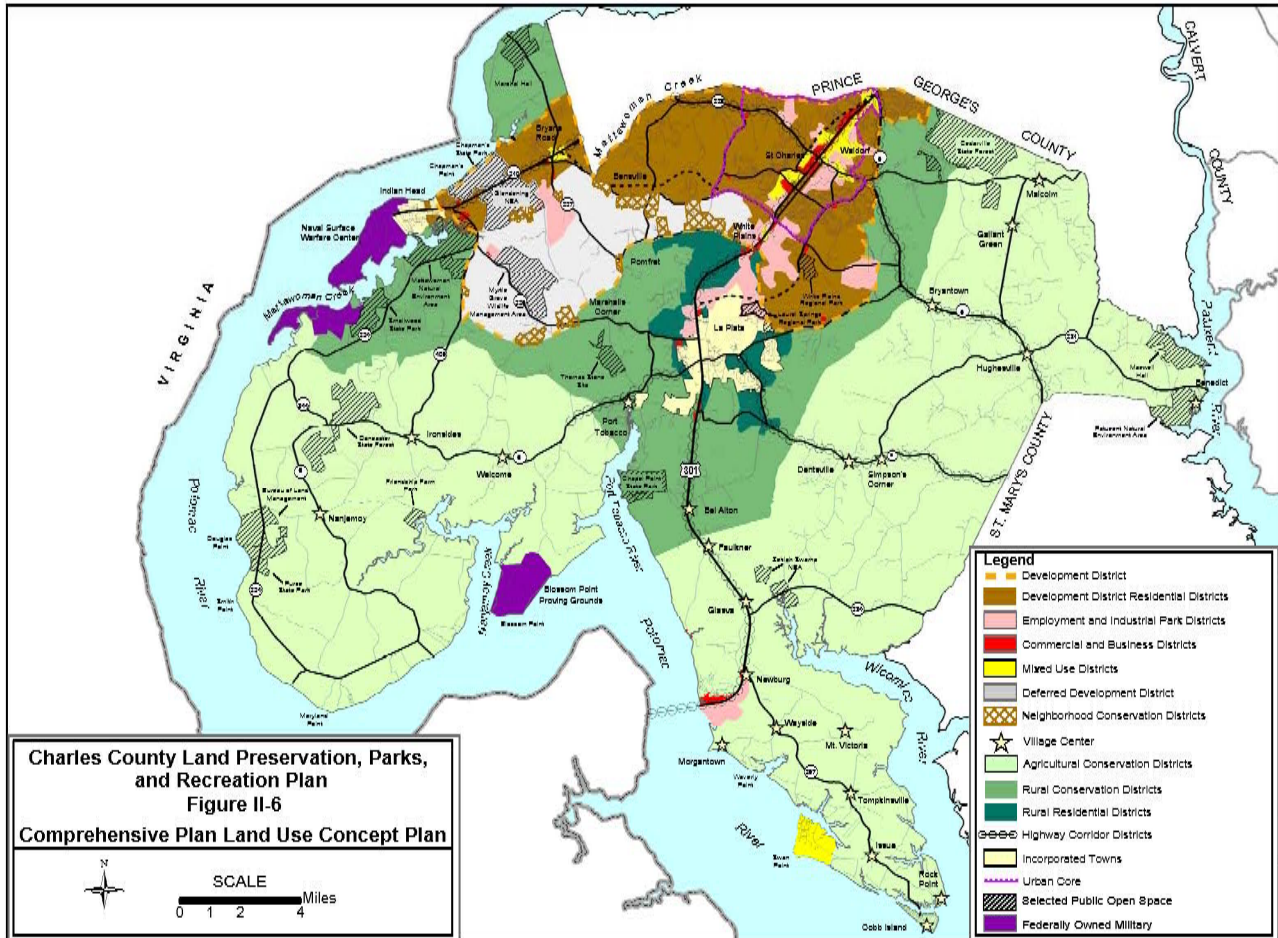
According to the State Highway Administration, the purpose of the Hughesville Transportation Improvement Project is to alleviate congestion along MD 5 and at the MD 5 / MD 231 intersection in the Hughesville area. The existing two mile segment of MD 5 through Hughesville is a four-lane undivided highway with numerous residential and business driveways with direct access to MD 5. Sound walls are to be constructed along a portion of the MD 5 Bypass adjacent to Hughesville Manor Drive to mitigate noise impacts to adjacent residences.



Highway Corridor District

The Land Use Concept Plan of the County's Comprehensive Plan identifies MD 5 as a Highway Corridor District. The Highway Corridor District is designed to protect and improve the visual appearance along key highway corridors, as illustrated in Figure 15.

Figure 15: Land Use Concept Plan- Highway Corridor Districts



Source: Charles County 2005 Land Preservation, Parks and Recreation Plan.

Key Rights-of-Way

A key right-of-way in the study area is the abandoned railroad right-of-way which is located behind the tobacco warehouse and runs parallel to MD 5. This sixty-six foot right-of-way improved with utilities is currently owned by St. Mary's County. This right-of-way may be reserved for the future development of light rail. The Rails-to-Trails Conservancy is also interested in using this right-of-way as a trail.

Pedestrian and Bicycle Circulation

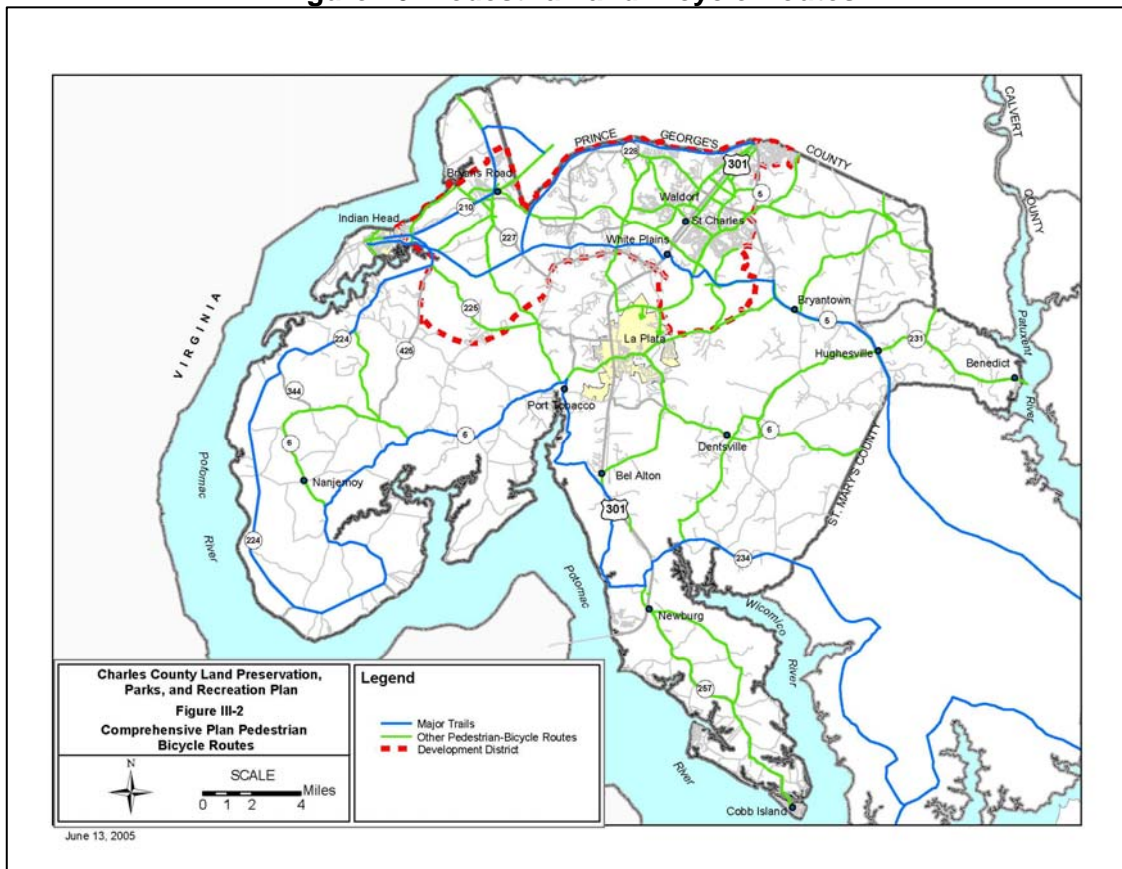
Within Hughesville, MD 5 (Leonardtown Road) and MD 231 (Burnt Store Road / Prince Frederick Road) are identified on the Maryland Bicycle Map, published by Maryland Department of Transportation. MD 5 is identified as a Major Trail, and MD 231 is identified as "Other Pedestrian-Bicycle Route." As illustrated on Map 7: Environmentally Sensitive Areas & Park and Recreation Facilities, a potential future greenway/right-of-way could provide a potential pedestrian and cyclist trail. The County's 2005



Land Preservation, Parks and Recreation Plan includes existing and future pedestrian and bicycle routes (refer to Figure 16).

In 1991, state legislation established a Maryland Bicycle and Pedestrian Advisory Committee (MBPAC). The committee's mission is to recognize Maryland as the most bicycle friendly and safe place in America. This committee promotes cycling as a fully accepted form of transportation and recreation, facilitates cycling safety and education, advocates for bicycle facilities, and advises state agencies on cycling issues and local cycling organizations.

Figure 16: Pedestrian and Bicycle Routes



Source: Charles County 2005 Land Preservation, Parks and Recreation Plan.





Public and Privately Operated Facilities

Public facilities located within Hughesville include the Hughesville Volunteer Fire Department and Rescue Squad, Inc., and the Hughesville Post Office. Other public facilities available to Hughesville residents include two elementary schools, three middle schools, two high schools and several private schools. The Hughesville Sanitary Commission, a privately operated sanitary sewer system, services several properties.

Sewer and Water

Adequate water and sewer facilities are important to public health and safety as well as economic vitality of a region. There is no publicly-owned water and sewer service in Hughesville. The County's policies require that any new community water supply and sewer supply be publicly owned. The Charles County Health Department is responsible for regulation of individual water supply systems, individual sewer systems, the holding tank program and the innovative and alternative septic program. The Maryland Department of the Environment (MDE) is responsible for regulating and permitting water and wastewater facilities. For most properties in Hughesville, water and sewer service are provided by private on-lot wells and septic systems; a few properties are serviced by a private sanitary sewer system (refer to Map 10: Water and Sewer Services).

Percolation in Hughesville is a major issue of concern. Due to poor percolation conditions, on-lot above grade sand mound systems are typically installed. The largest public sewer treatment facility is located north-northwest of Hughesville in Waldorf, Maryland which services the county's development district. Another smaller public sewer facility is located at the Southern Maryland Prerelease Center off Oaks Road near Southern Maryland Correctional Camp site.

All water services in the Hughesville Study Area are provided through private wells; there are no existing or planned public water services. The nearest public water services are located in Waldorf, Maryland and to the southeast in Benedict, Maryland.

Private Sewer Systems

Private sewer service is provided by the Hughesville Sanitary Commission to several properties located along Bankers Lane and Burnt Store Road. The Hughesville Sanitary Commission owns and operates a private/community wastewater treatment facility. The facility is located in the eastern portion of the County and provides treatment for 0.006 mgd of wastewater through the use of an absorption field. The system serves 13 commercial lots, several of which are vacant. This system is restricted in that no changes in use are permitted for properties currently serviced by the system. The system is at approximately 90% of capacity. The system consists of terracotta pipes and inflow and infiltration are issues of concern. All structures, with the exception of one property, are metered based upon water consumption to estimate flow into the sewer. All other properties within the Village are served by individual wells and septic systems.

Schools & Educational Facilities

Educational facility data are provided by the Maryland Department of Planning, Planning Data Services, Charles County Board of Education, and the United States Census Bureau. The village of Hughesville and surrounding areas are primarily served by TC Martin Elementary School, John Hanson Middle School, Piccowaxen Middle School, and Thomas Stone High School. The following lists the primary and additional schools that serve the Hughesville community.



Elementary Schools

Malcolm Elementary School
14760 Poplar Hill Rd, Waldorf, MD 20601

T. C. Martin Elementary School
6315 Olivers Shop Rd, Bryantown, MD 20617

Middle Schools

John Hanson Middle School
12350 Vivian Adams Dr, Waldorf, MD 20817

Milton M. Somers Middle School
300 Willow Lane, La Plata, MD 20646

Piccowaxen Middle School
12834 Rock Point Rd, Newburg, MD 20664

High Schools

La Plata High School
6035 Radio Station Rd, La Plata, MD 20646

Thomas Stone High School
3785 Leonardtown Rd, Waldorf, MD 20601

Private Schools near the Hughesville Study Area include the following:

St Mary's School (K-8)
13735 Notre Dame Place, Bryantown, MD
20617

Sunny Meadow School (1-7)
19685 Bowling Drive, Charlotte Hall, MD
20622

Woodside School (1-8)
19685 Bowling Drive, Charlotte Hall, MD
20622

Grace Brethren Christian School (PK -12)
13000 Zekiah Dr, Waldorf, MD 20601

Victory Baptist Academy (K-12)
PO Box 98, Charlotte Hall, MD 20622

Public Safety, Fire and Emergency Services

Public safety, fire and emergency services are provided by the Hughesville Volunteer Fire Department and Rescue Squad, Inc. which is located on Prince Frederick Road. The station is supported by the Hughesville Volunteer Ladies Auxiliary.

Police services are provided by the Charles County Sheriff's Office District 3 Station Waldorf and the Maryland State Police located in La Plata and Prince Frederick, Maryland. Although none are currently in place, establishment of a police substation in Hughesville is an issue.

Recreation and Open Space

Hughesville is positioned in proximity to several regional and local open space facilities. Although there are county owned lands near the Hughesville village, none are located within the boundaries of the Village itself. Regional recreational resources include two national parks and two state parks within 15 miles of Hughesville including Chapel Point State Park on the Port Tobacco River, Greenwell State Park on the Patuxent River, Fort Washington National Park, and Fort Hunt National Park on the Potomac River in Virginia.

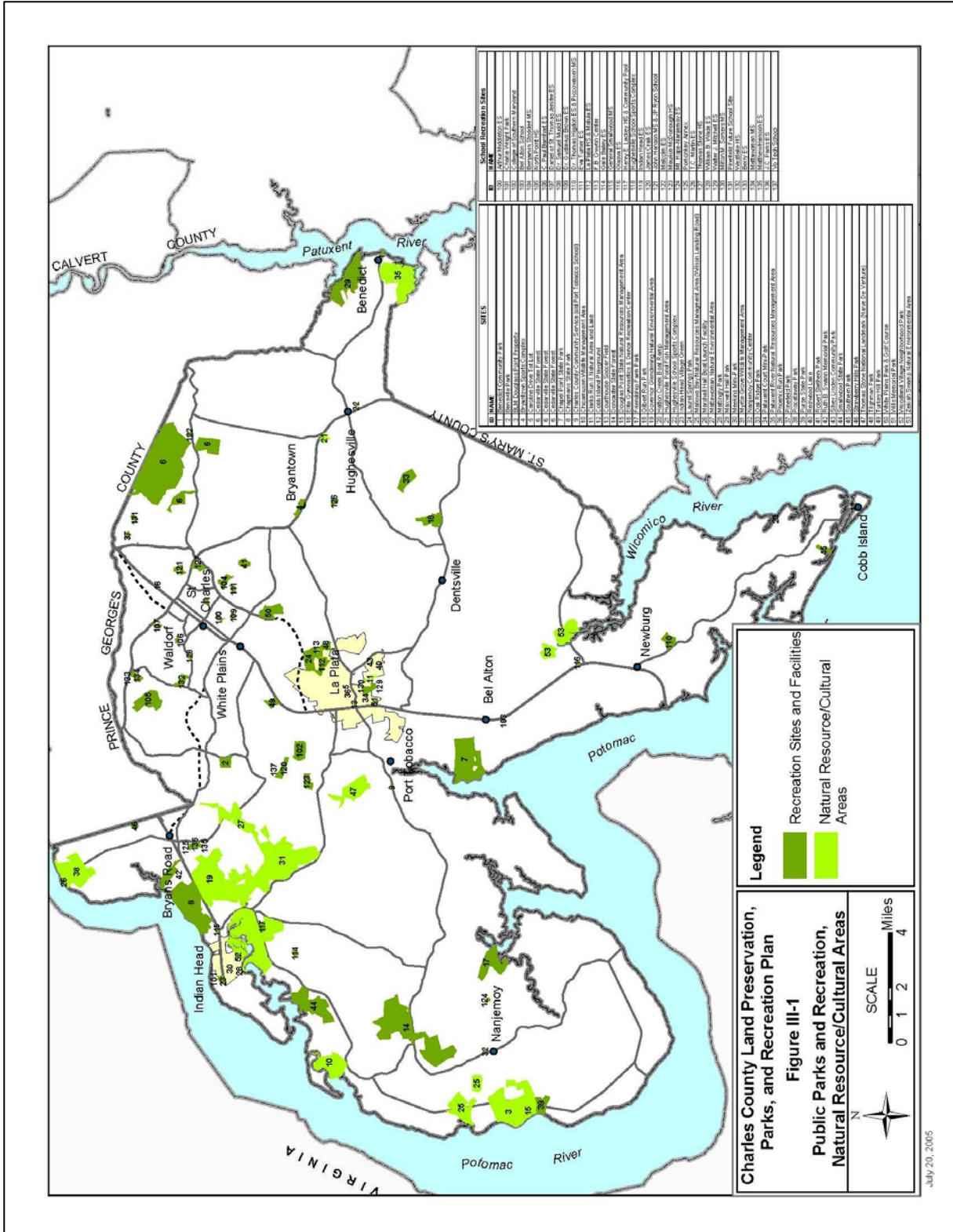


More locally, there are a number of recreation and natural resources providing active and passive recreation opportunities. Several of the sites as identified in Figure 17 that are near Hughesville include:

- Cedarville State Park (just north of Hughesville)
- Patuxent River Natural Resource Management Area
- Patuxent Vista Natural Resource Management Area
- Camp Winona (located in Hughesville off of Scout Camp Road)
- Hughesville Pond Recreation Area
- Oak Ridge Park
- Bryantown Sports Complex
- Hughesville School (*playing fields*)



Figure 17: Park and Recreation Sites





Conclusions

The following conclusions include a summary of community issues and concerns expressed to date and a summary of identified needs.

Summary of Community Issues and Concerns

The following is a listing of community issues and concerns identified through a series of meetings and discussions with the community, Citizen Advisory Committee and County staff. The issues and concerns are organized by topic to be addressed in subsequent sections of this plan.

Land Use

- Compatibility of land uses
- Downtown/Main Street
- Architectural standards
- Small scale development
- Land use regulations
- Agricultural preservation

Transportation

- Traffic safety, congestion and calming
- Streetscape improvements
- Access to the bypass
- Transit

Public Infrastructure, Facilities and Services

- Stormwater management
- Adequate public facilities (water, sewer and roads)
- Community facilities and public spaces (parks, museums, open space, community center, town square, playgrounds and similar)
- Parking
- Bicycle/pedestrian trails
- Community services (police, fire and rescue services and medical facilities)

Economic Development

- Stagnant economic growth
- Small scale development

Summary of Identified Needs

The need for reinvestment in the Village of Hughesville is apparent based upon the assessment of existing conditions, analysis and resident/business owner input identifying community issues and concerns. Once these needs are met, the village can realize the primary goal of revitalizing the community to achieve sustainability. The following identified needs provide the basis for development of a vision for the village, plan objectives, further analysis, planning and development concepts, recommendations and implementation strategies.

Land Use Needs

- Promote development that is consistent with the character of the village with respect to design, density, use and amenities.



-
- Preserve and enhance natural environment to sustain quality of life.
 - Emphasize non-residential development that contributes to the revitalization of the village core and surrounding areas.
 - Redevelop under-utilized sites.
 - Remove dilapidated structures.
 - Change zoning regulations to support village revitalization efforts while preserving the character of the village.

Transportation Needs

- Improve pedestrian access, safety and lighting.
- Establish traffic calming measures in the village.
- Improve access to parking to support village revitalization.
- Improve connections between various modes of transportation.

Public Infrastructure, Facilities and Services Needs

- Provide adequate public water and sewer capacity to meet current and future user needs within the village.
- Provide adequate public and private parking facilities appropriately located to support current and future development/redevelopment within the village.
- Provide adequate open space and park and recreation space attractive and accessible to users.
- Provide adequate programs and events for village residents and visitors.
- Provide adequate public safety.

Design, Aesthetics and Beautification Needs

- Improve property/structure maintenance and architectural integrity.
- Promote public and private development that preserves and enhances the natural environment while contributing to the character of the village.
- Develop building and site design standards consistent with the village character.
- Make streetscape improvements including sidewalks, lighting, street trees, signage and pedestrian crossings in the village.
- Reduce sign clutter on private and public property.

Economic Development Needs

- Establish local leadership to work with the County to promote scale appropriate development/redevelopment within the village.
- Provide incentives for small scale commercial establishments.
- Expand upon tourism opportunities associated with the region to develop opportunities within the village and at key sites.
- Identify appropriate uses for the tobacco warehouses.
- Occupy underutilized sites with uses consistent with the character of the village.



Summary of Policy Implications

The following is a summary of policy implications based upon an analysis of past and current trends with respect to population characteristics, land use, environmental and historic resources, economic assessment, transportation and public and privately operated facilities.

Population Characteristics

- Economic development efforts should take into consideration the prevalence of young children and families in the area.
- The demand for services in Hughesville will continue to grow based on location and growth projections.

Land Use

- The base density of 1 dwelling unit per acre for the village center may not yield residential densities in the village core necessary to support small scale economic development or niche markets. Non-residential uses that are permitted in villages may detract from the village character or result in inappropriate mixes of land uses. A narrower range of non-residential uses may provide opportunities to enhance the village center while maintaining the character of Hughesville.
- Infill development must be at a scale and type that is compatible with previous and existing land uses to achieve desired land uses in the village center.
- Architectural guidelines are a tool that can be used to preserve and enhance the physical characteristics of the village. Consideration should be given to framing an architectural theme for the village core so that future commercial and residential development is compatible with the village character.
- Applicable Highway Corridor District policies should be evaluated against plan goals and objectives with respect to access, signage, building placement (setback) and design and streetscape enhancements.
- Infill land use and development standards should include regulations and design standards that encourage mixed use structures.

Environmental Resources

- Preservation of environmental resources should be incorporated into land use, revitalization and physical enhancement strategies.

Historic Sites, Designations and Programs

- Hughesville includes a number of unique historic resources that could be an asset to economic development and revitalization initiatives.
- Local historic districts and preservation programs offer opportunities to preserve historic resources and enhance the character of the village.

Economic Development

- The village center should provide limited, highly localized commercial services.
- The village center should provide limited employment opportunities.
- Hughesville is a village center and designated neighborhood within the state's PFA which is an area where the County and State encourages economic development and growth under the state's Smart Growth policies. These designations make Hughesville eligible for grants and other funding and assistance to achieve revitalization objectives.



-
- Employment should be offered through limited commercial services as well as public or institutional uses.
 - Development of employment opportunities should consider the median income levels and housing costs for individuals desiring to live and work in Hughesville.

Transportation

- Any enhancements and future development/revitalization of the village should adhere to the following County policies with respect to transportation as outlined in the 2002 Enhanced Comprehensive Transportation Strategy and Comprehensive Plan.
 - The village should consist of a transportation network that maximizes citizens' choice in transportation options (a multi-modal transportation system).
 - Negative impacts to the Village and to area businesses created by the construction of the bypass should be adequately mitigated.
 - Land use planning and transportation planning should be coordinated in plan recommendations.
 - Access management improvements along major corridors to improve traffic safety.
 - Developers should participate in funding transportation improvements.
 - Transportation improvement will require coordination between the County, Maryland Department of Transportation and Tri-County Council.

Public and Privately Operated Facilities

- Any central water or sewer system which is eventually provided to correct failing septic systems or address ground water capacity and quality issues should be built to serve land areas and development only within the immediate physical confines of the village itself and not extend to adjacent non-village areas.
- Extension of water or sewer systems outside of non-village areas may result in undesired increases in density and leap-frog development.



Chapter 3: Hughesville Revitalization Plan

This chapter outlines the vision for revitalization of the Village of Hughesville, Village Core concept, revitalization concept, future land use plan and recommendations to address community needs, issues, concerns and opportunities. Understanding that this is a long range plan, many of the recommendations contained in this chapter will require more detailed study and may take several years to implement based upon both funding and County priorities. Implementation of recommendations for physical improvements will ultimately be evaluated in the context of the County's long-range capital improvements programming and may require public/private partnerships to support future revitalization and development efforts and/or innovative funding and finance mechanisms in order to be realized.

A Vision for Revitalization of Hughesville

The vision emerged from a 2004 public workshop and has evolved through a 2005-2006 planning process including involvement of the general public along with extensive involvement of a Hughesville Revitalization Advisory Committee (HRAC). Additional details about the public involvement process are contained in the Appendix to this document. The village revitalization vision is:

Vision Statement

Hughesville will be a vibrant, economically sustainable rural village with a main street or village core area that is pedestrian in scale and lined with local shops. It is a place where people can meet in public spaces adjacent to refurbished store fronts. It is a place where a main street area or village core provides the commercial services required by the surrounding local community and where the public facilities adequately serve the needs of residents and businesses. The character of residential neighborhoods within the village will be preserved and enhanced.

- **Main Street or Village Core Concept:** *This planning concept focuses on maintaining and enhancing the character and economic sustainability of the village core.*
- **Main Street or Village Core Area:** *A village core area is characteristic of diverse, concentrated development patterns occurring over time offering a walkable/pedestrian friendly environment. A mixed-use village core should include a variety of retail, civic and residential uses, as well as public open space. Mixed-use development in the village core combines ground-floor and upper-story offices or residential uses. Buildings have interesting facades and architectural styles appropriate to the region.*
- **Main Street or Village Core Area Context:** *The main street or village core area is a diverse and densely developed area with transitions to less dense and less diverse development patterns as you move outward from the core to the remaining areas within the village. The village core should be enhanced with linkages to village neighborhoods and other development. Sidewalks and consistent landscaping treatments create linkages between older and newer segments of the village.*



Objective 1 – Village Character

Maintain the boundary of the Village of Hughesville to be the same as the Priority Funding Area (PFA) boundary, and establish appropriate zoning to support continued enhancement of the main street area or village core character and village neighborhoods.

Objective 2 – Village Core Revitalization

Strive to maintain the village character while creating a revitalized main street area or village core with public and private improvements.

- Public and private investments will include street trees, sidewalks, and landscaped medians where appropriate, as well as public open spaces.
- Public infrastructure including water, sewer, road capacity and schools will be adequate and accessible.
- Public and private development and redevelopment will strengthen the character and economic base of the village.

Objective 3 – Village Core Design

Village core design standards will be used to maintain and enhance a small village character, similar to other local villages, while discouraging large scale development locating within the village.

- Design standards will encourage small-scale mixed use development and redevelopment.
- Design standards will encourage adequate parking to be predominantly located behind buildings where appropriate.
- Design standards will encourage buildings to be located along the main street within the village core wherever practical.
- Design standards will encourage architectural guidelines for new development and redevelopment that enhance the village character.

Objective 4 – Village Quality of Life

Enhance village quality of life through creating and enhancing public spaces, recreation facilities, and cultural amenities, while providing adequate levels of public safety.

Objective 5 – Village Residential Neighborhoods

Maintain and enhance village residential neighborhoods to sustain the village core.



Revitalization Themes

The following revitalization themes have emerged through the collaborative planning process consisting of discussions with the HRAC, a community-wide survey, several business community focus group meetings, research and analysis, public meetings and key person interviews:

Transportation

- Traffic
- Safe and easy access for vehicular and pedestrian modes
- Lighting

Infrastructure

- Public Water and Sewer

Economic Development

- Small Scale Commercial Establishments (Bakery, Deli, Restaurants, Coffee Shop, Professional Offices, etc)
- Address the usefulness and unattractiveness of tobacco warehouses
- Location within the region
- Tourism opportunities

Village Character

- Character, design, density, land uses and amenities

Public and Private Parking

- Lack of public parking
- Limited ability to provide private parking

Redevelopment Opportunities

- Demolition versus Preservation

Public Services

- Safety

Recreation Facilities

- Parks and Open Space
- Recreation Facilities
- Programs/Events

These revitalization themes will be addressed in general village design principles, revitalization strategies and recommendations.



Proposed Village Core Concept

The *village core* is the heart of the village. This planning concept focuses on maintaining and enhancing the character and economic sustainability of the village core. A village core area is characteristic of diverse, concentrated development patterns occurring over time, offering a walkable/pedestrian friendly environment. A mixed-use village core should include a variety of retail, civic and residential uses, as well as public open space. Future mixed-use development in the village core should consider combining ground-floor and upper-story offices or residential uses. Buildings have interesting facades and architectural styles appropriate to the region. The main street or village core area is a diverse and densely developed area with transitions to less dense and less diverse development patterns as you move outward from the core to the remaining areas within the village. The village core should be enhanced with linkages to village neighborhoods and other development. Sidewalks and consistent landscaping treatments create linkages between older and newer segments of the village.

The proposed village core is identified in Figure 18: Village Core Concept. The following key characteristics of the village should be addressed through village design principles.

- Village Core Revitalization
- Gateways
- Vehicular & Pedestrian Circulation
- Utilities
- Parking
- Building Design & Placement
- Public Space
- Landscaping

General Village Design Principles

Revitalization efforts should focus on permitting small scale, retail-oriented, commercial, office and employment areas that are pedestrian friendly. Public open space or green space should be provided as an integrated component of the streetscape for people to gather. Primary streets are envisioned to have regular pedestrian activity, low traffic speeds, and building entrances, windows, and storefronts that open onto the sidewalks. In order to realize the village vision, general village design principles have been developed to enhance the village landscape. The village landscape is a set of interdependent elements that creates an organized sense of place. It includes thoroughfare type, building type, frontage type, and the form and location of the landscape. In an attempt to create an acceptable landscape for the village, the following design principles are provided along with key concepts that support revitalization strategies and recommendations to be presented in the Chapter 4, Implementation.

- ① **Village Core Revitalization** – Revitalization of the village core will foster economic development. Revitalization efforts include façade improvements, selective demolition, infill development, adaptive reuse of underutilized buildings, historic preservation, infrastructure improvements to create a walkable community and availability of basic goods and services.
 - **Key Concept:** Treat MD 5 and MD 231 where they intersect as the *Village Core* enhanced with pedestrian improvements, façade improvements, and infill development and redevelopment opportunities.



-
- ② **Gateways** – Gateways are used to mark the edges of a community while welcoming visitors and customers. Clearly marked edges of a community using gateway treatments create community identity.
 - **Key Concept:** Create a sense of entry to the *Village* and *Village Core* using signs and landscaping as appropriate.

 - ③ **Vehicular & Pedestrian Circulation, Connections and Walkability** – Healthy neighborhoods offer transportation choices including facilities for pedestrians, bicycles and vehicles. In walkable communities, the pedestrian takes precedence over vehicular modes of travel. The design of space should result in unrestricted public access or connectivity between transportation systems, streetscapes and opens space networks.
 - **Key Concept:** Design circulation patterns to minimize curb cuts, create alleys where appropriate, calm traffic along MD 5 and MD 231, provide sidewalks along primary and secondary streets, give pedestrians preference over vehicular traffic and discourage uses with drive- through services.

Note: Current uses with drive through services would be permitted to continue until redevelopment occurs.

 - ④ **Infrastructure** – Adequate public facilities such as water and sewer are provided in healthy communities. Public water and sewer are key necessities to support economic development.
 - **Key Concept:** Route public utilities into alleys and secondary streets rather than the main street and provide public water and sewer to the *Village Core* to support revitalization.

 - ⑤ **Parking** – Small lots behind stores and on-street parking, along with pedestrian improvements, will provide adequate parking for current development and future development. On street parking will provide a perception of easily accessible parking in proximity to stores, offices and other businesses in the village core.
 - **Key Concept:** Expand public and private parking by providing on-street, parallel parking along MD 5 in the Village Core

 - ⑥ **Compatibility of Building Design & Placement** – The placement of buildings in relationship to roadways, other buildings and public space is an important aspect of creating livable and walkable communities. Building placement and design of infill development will allow the creation of public space. Proposed infill development in and around the village center should consider the opportunity to create terminating vistas as well as creating terminating vistas with larger buildings such as the SMECO complex and the Harley Davidson Building at the end of the two major thoroughfares. Additional consideration to do the same should be considered for key locations within the village.
 - **Key Concept:** Promote architectural design for rehabilitation, infill, redevelopment and new development opportunities that consider the character and context of the *Village* with respect to architecture, design and zoning.
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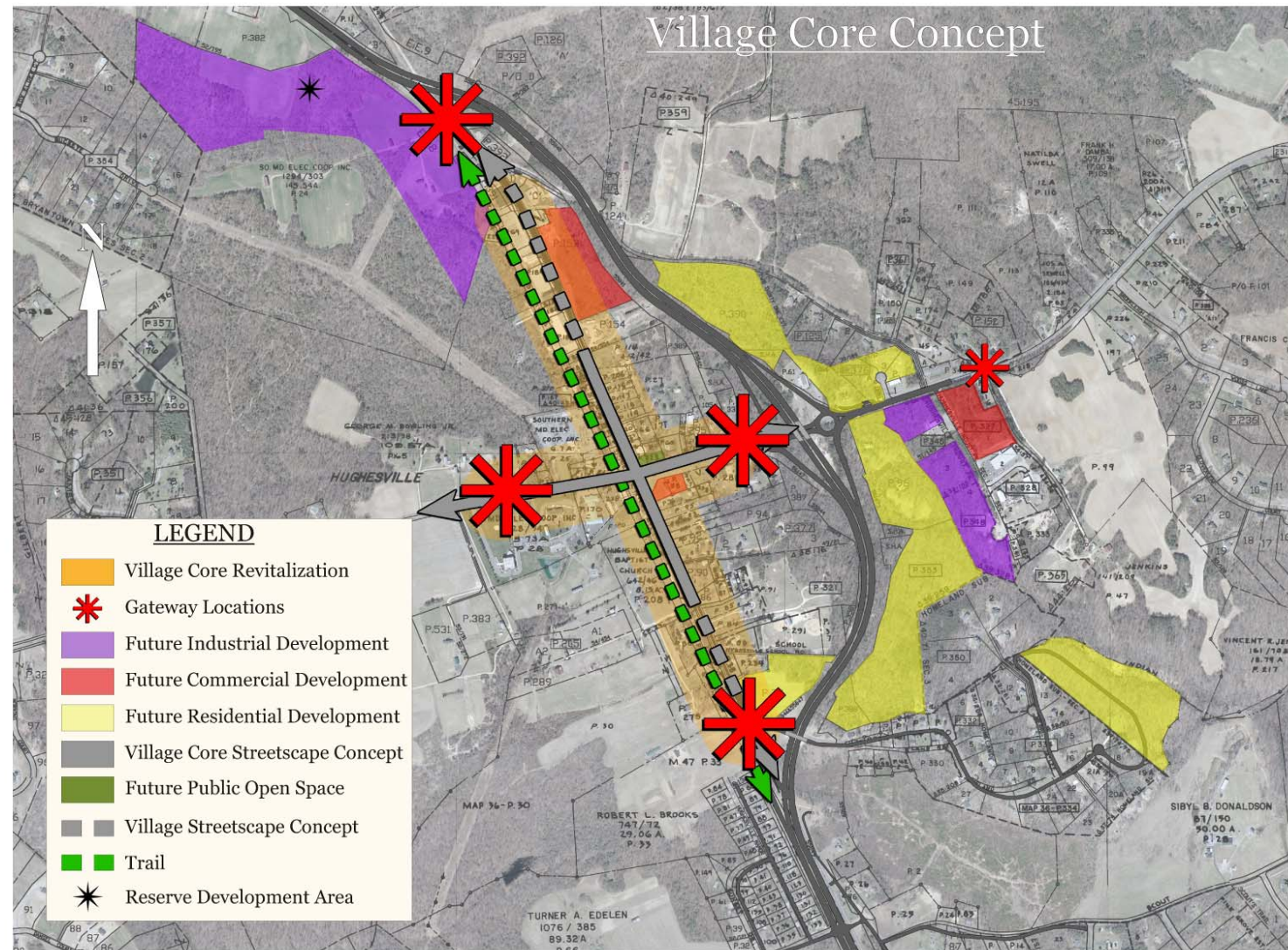
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- ⑦ **Public Space** – Healthy communities have public places, parks and recreation facilities for residents and others to gather for leisure, recreation and organized events/activities. The following describes various aspects of public spaces to be considered within the village: parks should be edged by public drives or by houses on very large lots with connections to public paths at key locations; green spaces should contain no structures other than benches, pavilions and memorials with paths as an option; plazas are public spaces that are primarily paved rather than green. These areas are designed for public gatherings; village square should consist of a combination of green space, civic buildings and monuments located at the center of the village. The space should be defined by tree plantings, amenities and a high level of maintenance of space.
- **Key Concept:** Provide public gathering spaces integrated with private development sites to include small seating nooks, courtyards and village green-like space.
- ⑧ **Landscaping** – Landscaping plays an important role in creating a sense of place. Therefore, it is important to coordinate public and private plantings to create a harmonious character in the village core. Landscaping guidelines include: A coherent collection of species should be provided to ensure resistance to pests; use native species to reduce maintenance, with an emphasis on species that support compatibility with wildlife and human elements; select appropriate species and vary the plantings to create a desire village character; use grids of trees to fill gaps left by unbuilt lots and surface parking; placement of plantings should be evaluated to provide the appropriate levels of shade and sun for buildings and sidewalks; and, planting steady rows of trees along the street may help to reduce any height-to-width ratio of the street space.
- **Key Concept:** Landscaping should be used to enhance the *Village* character.

Streetscape Concepts

Figure 18: Village Core Concept also details village streetscape concepts. Two village core streetscape concepts have been developed for the center of the core depicting a reduction of travel lanes, providing on-street parking, wider sidewalks, ornamental lighting and street trees. A village streetscape concept for areas moving away from the center of the core toward the edges of the village depicts a boulevard with reduction of travel lanes, landscaped and illuminated median, wide shoulders for bicycles or parking during village events, wide sidewalks, ornamental lighting and street trees.

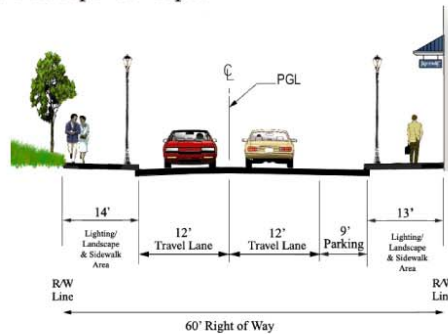
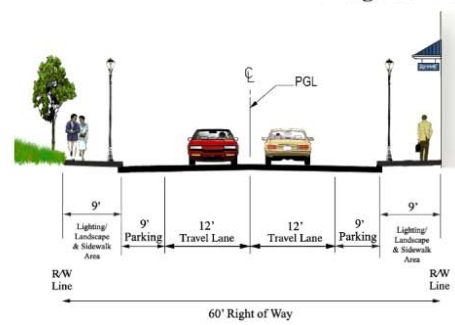
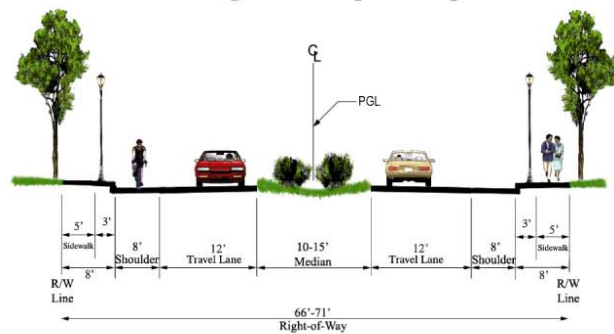


Figure 18: Village Core Concept



Village Streetscape Concept

Village Core Streetscape Concepts



Village Design Principles

The design objective is to permit small scale, retail oriented, commercial, office and employment areas that are pedestrian friendly. Public open space or green space should be provided for people to gather. Primary streets are envisioned to have regular pedestrian activity, low traffic speeds with building entrances, windows and storefronts that open onto the sidewalks.

1. Village Core: Treat MD 5 and MD 231 where they intersect as the village core enhanced with pedestrian improvements, façade improvements, and infill development and redevelopment opportunities.

2. Gateways: Create a sense of entry to the village and village core using signs and landscaping as appropriate.

3. Vehicular & Pedestrian Circulation:

- Design circulation patterns to minimize curb cuts in the village core.
- Create alleys where appropriate using the following standards: public alleys are encouraged where lots are less than 50 feet wide; and, public alleys should have a right-of-way width of 30 feet with a minimum pavement width of 12 feet.
- Slow traffic along MD 5 and MD 231 in the village and village core using traffic calming measures to include: bump-outs at intersections or mid-block crossings with on-street parking to narrow pedestrian crossing distances and slow traffic; mid-block bump outs, raised and textured intersections are encouraged; signage; and, reduce posted speed limit.
- Provide sidewalks wide enough for two people to pass. Sidewalks in the village core should be shaded by street trees and illuminated with pedestrian scale lighting.
- Continue pedestrian paving through vehicular paving areas to allow pedestrians to take precedence over vehicular patterns.
- Discourage drive through activities.

4. Utilities:

- Route public utilities into alleys rather than the streets.
- Provide public water and sewer to the village core to support revitalization.

5. Parking: Expand public and private parking by providing on-street, parallel parking along MD 5 in the village core area with on-site parking placed behind the buildings.

6. Building Design & Placement:

- Promote architectural design for rehabilitation, infill, redevelopment and new development opportunities that considers the character and context of the village with respect to building style and setback, building massing, building orientation, façade design, building entryways, material and colors, roof treatments, service and mechanical equipment/ ancillary structures and canopies.
- Place buildings near the sidewalk with entrances facing the street.

7. Public Space: Provide public gathering spaces integrated with private development sites to include small seating nooks, courtyards and village green-like spaces.

8. Reserve Development Area: An area that should be reserved for development timed after or in concert with revitalization of the Village Core. Revitalization of the Village Core if the first priority and should not suffer as a result of leap-frog development or highway commercial development occurring in this area.





Opportunities for Village Revitalization

The opportunities for Hughesville are numerous as evidenced by the input received through the public involvement process. Opportunities for revitalization with respect to land use were examined using a process that included identification of opportunity sites, conducting a build-out analysis, identification of niche markets, identification of special programs, identification of architectural concepts and identification of a preferred village revitalization concept.

Opportunity Sites

A property condition assessment for every property was conducted to support identification of undeveloped lands, underutilized lands and vacant properties. Additionally, potentially historic structures were identified by the County. Interpretation of this data along with input from the HRAC and the community resulted in the identification of opportunity sites. For purpose of this study, opportunity sites are defined as sites that are undeveloped/vacant, contain dilapidated or deteriorated structures, assessed at some level of historic significance (historic or potentially historic), and/or underutilized. Figure 19: Opportunity Sites depicts the identified opportunity sites to be targeted for various revitalization strategies. Additional details of the property condition assessment and documentation to support identification of opportunity sites is contained in the Appendix of this document.

Build-out Scenarios

The build-out analysis methodology follows the models and guidelines for analysis to support Smart Growth initiatives as identified by the Maryland Office of Planning. Build-out analysis is a lot-by-lot or area-by-area analysis to estimate the total number of existing and developable units (housing units and square footage of non-residential space), based on current zoning and other applicable land use regulations for the study area. The analysis was conducted for various scenarios for the village.

Two build-out scenarios were used to demonstrate future development potential. These are referred to as Scenario 1: Maximum Build-Out and Scenario 2: Preferred Future Development Concept (Work Group Preferred Build-Out). Each of the build-out scenarios are based on current land uses, approved development plans and planned development, as well as build-out of opportunity sites using zoning standards for districts located within the village. Additional details pertaining to the methodology, analysis and fiscal impacts are contained in the Appendix of this document. The preferred future development concept was presented to the community for additional feedback to generate a village revitalization concept plan. The following table 25 compares the results of the two scenarios with respect to land use classifications.



Table 25: Comparison of Build-out Scenarios

Land Use	Existing Conditions		Build-out with Forest Overlay		Preferred Future Development Concept (Work Group Preferred Build-out)	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Low Density Residential	160.1	25.8%	190.7	30.7%	165.1	26.6%
Medium Density Residential	30.8	5.0%	30.8	5.0%	31.6	5.1%
High Density Residential	-	0.0%	-	0.0%	4.7	0.8%
Workplace Uses (Office, Industrial)	41.4	6.7%	112.8	18.2%	54.8	8.8%
Commercial Uses	31.6	5.1%	63.4	10.2%	108.0	17.4%
Civic Uses (Institutional)	13.9	2.2%	13.9	2.2%	10.1	1.6%
Public Space	19.4	3.1%	19.4	3.1%	38.5	6.2%
Other Uses (Transportation)	98.1	15.8%	98.1	15.8%	98.1	15.8%
Forest*	-	0.0%	92.1	14.8%	110.2	17.7%
<i>Agriculture</i>	20.3	3.3%	-	0.0%	-	0.0%
<i>Underutilized</i>	138.5	22.3%	-	0.0%	-	0.0%
<i>Vacant</i>	67.1	10.8%	-	0.0%	-	0.0%
Total	621.2	100.0%	621.2	100.0%	621.2	100.0%
Total Housing Units	124		243		149	
Commercial square feet	472,728		958,161		1,637,522	
Industrial square feet	52,090		1,388,119		285,572	
Total Nonresidential (square feet)	524,818		2,346,280		1,923,094	

*Note forests are not a land use classification, although approximately 144 acres are estimated as being on Land Available for Development (land uses classified as Agriculture, Vacant, and Underutilized). The Build-out scenario illustrates the amount of the approximate 144 acres of forest "left" after developable lands are developed, and the Preferred Future scenario generalizes large "tracts" of forest and doesn't include estimate acreages for "scattered" tree groups or tree coverage on individual lots.

Possible Niche Markets

For the Village of Hughesville, the traditional market analysis that attempts to recreate a one-stop-shopping center for all has been replaced with niche market, clustering and mixed-use development strategies. Retail is not the only sector important to village revitalization. Emphasis should be placed on exploring new and unique opportunities, and demonstrating their market potential based on reliable data.

Niche markets refer to the existence of consumer groups with identifiable tastes and life-styles. A niche is a specialization that allows an area to gain dominance in certain categories of the retail market. According to the Center for Community Economic Development, successful communities often have two or three successful niches. And, once a niche is established, other businesses are often attracted to business communities interested in selling to the same targeted consumer segments.

In order to identify niche markets a business inventory and community/consumer survey was conducted and the demographics of consumers were evaluated. From inventory and survey, the following existing niche markets have been identified: automotive/motorcycle custom shops, automotive repair and motorcycle sales. In general, trying to create a niche is more challenging



than trying to capture an existing niche to consume other goods and services. Also, the results of the community survey indicate that local consumers desire retail services such as a bakery, a deli, non-franchised restaurants and a coffee shop.

A retail service and sales niche consisting of various consumer goods and dining opportunities may be supported by patrons of the existing niche businesses (*automotive/motorcycle custom shops, automotive repair and motorcycle sales*), the local professional offices, businesses and surrounding residential communities in and around the Village. The market demand for non-franchised restaurants, a bakery, a deli and a coffee shop may consist of employees of existing business establishments, future increases in village employment, new residential housing in surrounding areas and streetscape improvements including on-street parking, reduced traffic speeds and increased pedestrian levels. Location, access and amenities contribute to the success of retail service/sales establishments.

The following is a listing of dining out characteristics identified by the Center for Community Economic Development in support of the National Main Street effort. These characteristics are typically evaluated when determining local demand for restaurants of all various types.

Evaluation Criteria for Restaurant Demand in Hughesville		
Characteristic	Threshold	Hughesville Rating
Household Income	Majority of households with annual income greater than \$70,000	Above Average (\$90,697 – 62% > \$60,000)
Age	Majority of households headed by persons between ages 45 and 54	Average (32/8% between 35-54)
Household Size	One and two person households spend more on dining out	Average (2.97/household)
Household Composition & Number of Wage Earners	Households with only husband and wife spend more on dining out and employed persons living alone spend the most on dining out	Above Average (54% of households)
Occupation	Persons employed in managerial and professional occupations	Average (49.9%)
Presence of Managerial, Professional and Office Workers	Majority of employees in these occupations categories results in higher disposable incomes	Above Average Approximately 628 (71%)
Presence of Industrial Workers	Occupation category results in average disposable incomes	Approximately 126 (14.3%)

Source of Characteristics and Thresholds: Center for Community Economic Development
Source: 2000 US Census Statistics

The National Restaurant Association has identified five major groups as frequent diners to include busy parents of children typically using drive-thru and carry-out restaurants; older adults and empty nesters frequenting inexpensive sit-down restaurants; people who are convenience driven routinely using a variety of carry-out services including restaurants, delis and grocery stores; young/urban professionals with no children dining at higher priced restaurants; and, educated adults driven by taste and craving eating at moderately priced sit-down restaurants. Evaluation of the above criteria suggests that the thresholds exist to support a non-franchised restaurant and a deli/coffee shop.



The Hughesville Census Designated Place (Hughesville CDP) has a median household income of \$90,697. Since there is no prevailing formula for consistently calculating disposable income, several “rules” of thumb concerning expenditure has been applied to estimate the disposable income of households in the Hughesville CDP. The expenditure “rules of thumb” are derived from the Office of Housing and Urban Development, Realtors, banking institutions, and Federal and State taxation entities. Expenditure “rules of thumb” include the following; up to 30% of household income is expended on housing (rent or mortgage), 15-20% is expended on transportation (automobile payments and fuel), 15-20% is expended on sustenance (food and dining out), and 15-25% is expended on taxes (federal, state, and local). Therefore, 5% would be disposable income. Assuming that the households in Hughesville CDP expended 30% on housing, 17% on transportation, 17% on sustenance, and 20% on taxes (a total of 84% of the total household income), there is approximately 16% of a household’s income considered to be disposable income. Therefore, the disposable income per household in the Hughesville CDP is calculated as sixteen percent of the median household income ($\$90,697 \times 16\%$), or approximately \$14,500 (\$14,512).

The presence of office workers in the Village suggests opportunity for a deli-style sandwich/coffee shop focusing on weekday business. While most consumers prefer to make purchases at shopping centers close to their homes, many office workers will make lunch-time purchases such as cards, books, CDs, gifts and similar purchases near their places of work. Medical facility users are typical consumers of retail businesses such as drug stores, florists and medical supplies. These uses are often located in proximity medical centers and clusters of doctors’ offices. Promotion of office development and medical centers will support these and other various small scale specialty retail and service businesses. Entrepreneurs interested in pursuing these opportunities should conduct a more detailed market analysis applying the general business development strategies outlined in the following section.

The surrounding rural area has a large Amish population that produces a wealth of hand-crafted and homemade and locally grown products. Hughesville has the opportunity to serve as a regional market for these goods while investing and capitalizing on the uniqueness and sense of place of the surrounding community.

Niche Business Development Strategies

The following are some general business development strategies when considering a new business start-up or business expansion opportunity with respect to one of these targeted niche markets.

- Consider niche businesses that capture existing niche consumers.
- Taking on a new niche for an existing business can be a low risk way to grow your business.
- Niche marketing can be cost effective provided you know who your potential customers/clients are
- Unique needs of niche markets can be met through effective communication with target groups.
- Consider direct competitors and test the market to gauge receptiveness to products and services.
- Take the time to develop a business plan.



Industrial Niche Market Opportunities

Other niche market opportunities may build upon the predominantly agricultural community in surrounding areas and throughout the County as well as proximity to the Potomac River, military installations and areas experiencing rapid development requiring new construction. These unique opportunities may be in areas such as the production of biodiesel products and suppliers of biodiesel byproducts for use in manufacturing of other consumer goods.

Biodiesel is a clean burning alternative fuel produced from domestic, renewable resources. Charles County is a leader in the production of several crops that can be used in the production of biodiesel fuels including but not limited to corn and soybeans. Biodiesel is made from renewable fats and oils, such as vegetable oils, through a simple refining process. The by-product glycerin is used in commercial applications from toothpaste to cough syrup and is an ingredient in manufacturing of explosives.

There are several local and regional market opportunities to offer this alternative fuel source. Those markets include school buses, construction equipment, mass transit, marine applications, military installations and farm equipment. Biodiesel fuels can be used in diesel engines with few or no modifications. There are economic incentives offered by the State for those involved in the production of this alternative fuel source. And, military installations are required to utilize alternative fuel sources, diesel blends and biodiesel fuels. The following are characteristics of biodiesel fuels.

- Biodiesel will not harm fish.
- Biodiesel is easier on humans because the exhaust is less offensive.
- Biodiesel is biodegradable.
- Biodiesel offers more environmental benefits by significantly reduced emissions.
- Biodiesel is a renewable, domestic fuel.
- Biodiesel operates in conventional engines.
- Biodiesel is the safest fuel to handle and store (*biodiesel fuels have high flash points*).

A more detailed market analysis is required to determine competitors and market demand for this product.

Tobacco Warehouse Reuse Opportunities

According to the Baltimore Sun, this year “a piddling 321,000 pounds of tobacco were sold in Hughesville.” A more long term project to consider as various niche markets develop and as infrastructure and streetscape improvements are undertaken is to pursue opportunities for reuse of the tobacco warehouses and establishment of a tobacco museum in a portion of the warehouses. In addition to traditional historic preservation programs, the following may be possible sources to preserve a portion of the tobacco warehouses and establish a museum.

- Endangered Maryland is a new program designed by Preservation Maryland to create awareness of some of the state’s most threatened historic and cultural sites.
- 2006 Tobacco Barn Restoration Fund is part of the Southern Maryland Tobacco Barns Preservation Initiative. The initiative is a collaboration of Preservation Maryland, the National Trust for Historic Preservation, the Maryland Historical Trust, County governments, heritage tourism organizations and farm organizations to preserve barns. This initiative will be administered by Preservation Maryland attempts to



comprehensively address the threats facing tobacco barns through funding, public policy, outreach and education, survey and information sharing. In 2006 Maryland received a \$200,000 Save America's Treasures grant for the preservation of Southern Maryland tobacco barns. Program guidelines have been developed for funding opportunities for individual tobacco barn owners.

- Tobacco Crop Conversion Program. A program that packages a number of existing and new initiatives to preserve farm land as well as generate agri-tourism through demonstration of various types of farming.

Possibilities that require more detailed study include restoration of the original tobacco warehouses for a mix of uses including a tobacco museum. The tobacco warehouses were crudely constructed and have been poorly maintained. Adaptive reuse or restoration will be challenging. Nonetheless, the previously identified programs, including traditional historic preservation programs and other programs yet to be identified, may offer some hope to realize this opportunity.

A tobacco museum at this location should consist of history, educational displays and interactive exhibits. The interactive exhibits would allow visitors to participate in the tobacco growing, harvesting, transport, purchasing and production processes through history. An agricultural heritage museum of this type would contribute to creating the Village of Hughesville as a tourist destination. In addition to the museum, the remainder of the warehouse space should be considered for continued use of space by the Amish for marketing tobacco for as long as this agricultural operation is in place or phased out through the Tobacco Crop Conversion Program. And, both uses should be complimented with continued sales of antiques and unique items, a local farmers market and similar uses.

Tourism & Accommodations

Less than an hour from our Nation's capital and historic Annapolis, nature lovers are attracted to Charles County. Charles County is the gateway to historic Southern Maryland. The County is a place where you can find first-class fishing, a dense population of nesting Bald Eagles, acres of beautiful forest land, 150 miles of spectacular shoreline, enough history to fill several books, sumptuous fresh seafood, top-flight golf and the wildest wildlife this side of the Potomac. (Source: Charles County Office of Tourism).

Tourism opportunities and accommodations in close proximity to the Village include:

- Trinity Parish (Historic Church) – Hughesville, MD
- Patuxent Friends Cemetary – Hughesville, MD
- Shady Oaks of Serenity Bed and Breakfast – Bryantown, MD.
- Curley Oaks Recreation Retreat – Hughesville, MD

A variety of tourist attractions and facilities including bed and breakfasts, hotels and motels are located in LaPlata, Waldorf and Charlotte Hall.

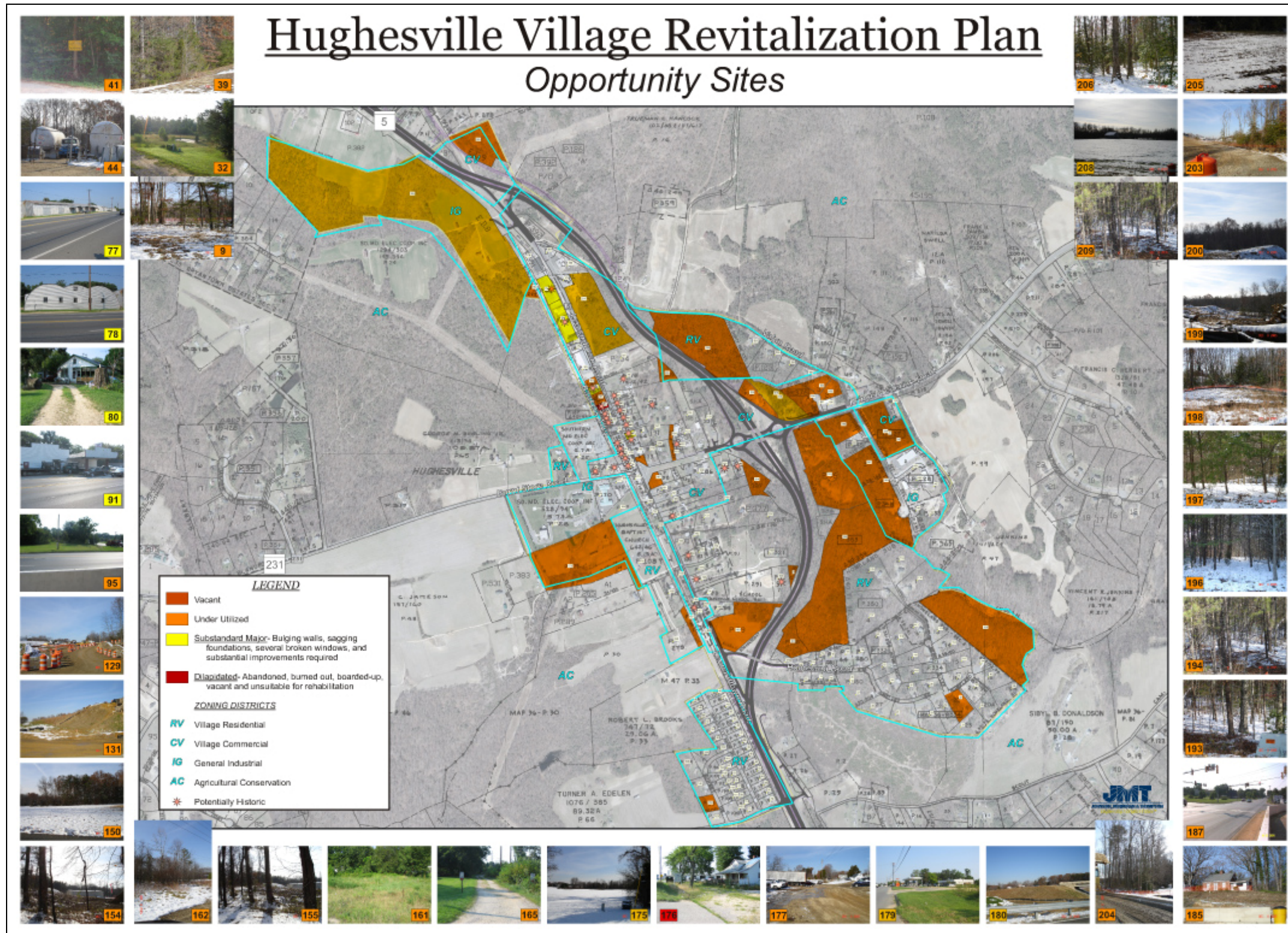


As mentioned in the previous section, there may be an opportunity to establish an interactive, hands-on tobacco museum in Hughesville to establish Hughesville as a destination as opposed to a location that is passed through or passed by. The Tri-County Council for Southern Maryland has developed a Southern Maryland Regional Strategy, an Action Plan for Agriculture that focuses extensively on the Tobacco Crop Conversion Program. Tri-County Council for Southern Maryland has been identified to administer this program.

One of the strategies identified in the Action Plan for Agriculture is *agri-tourism*. The program seeks to promote farms, and farming/natural resource based operations and the region's diverse culture and rich agricultural heritage through packaged tours integrated into new and existing tourism packages. An association of interested farmers is envisioned who will develop agri-tourism attractions on their farms. A series of brochures is envisioned to advertise these and other on-going activities in the region. This initiative also promotes the preservation of lands, historic sites and tobacco barns. This may be an opportunity for funding of the tobacco warehouses and surrounding farms to create a tourist attraction of tobacco farming operations.



Figure 19: Opportunity Sites





Community Legacy Program

The Community Legacy Program is a program of the Department of Housing and Community Development (DHCD). The program is designed to assist urban neighborhoods, suburban communities and small towns located within a PFA that are experiencing decline and disinvestment, but have the potential, with modest public and private investment, to become or remain vibrant places to live and work. This program provides resources to assist local governments and their nonprofit partners in realizing comprehensive community revitalization initiatives. Communities participating in this program must have a comprehensive revitalization plan that is an ambitious, but reasonable response to local needs. This program offers a less restrictive source of funding to complement other funding sources. This Plan has been prepared and written to meet the guidelines of the Community Legacy Program.

Architectural Concepts

As part of the planning process, the community was asked to identify building concepts that depict preferred architectural characteristics, scale and massing. The concepts depicted are a few examples of preferred architectural styles for village core revitalization.

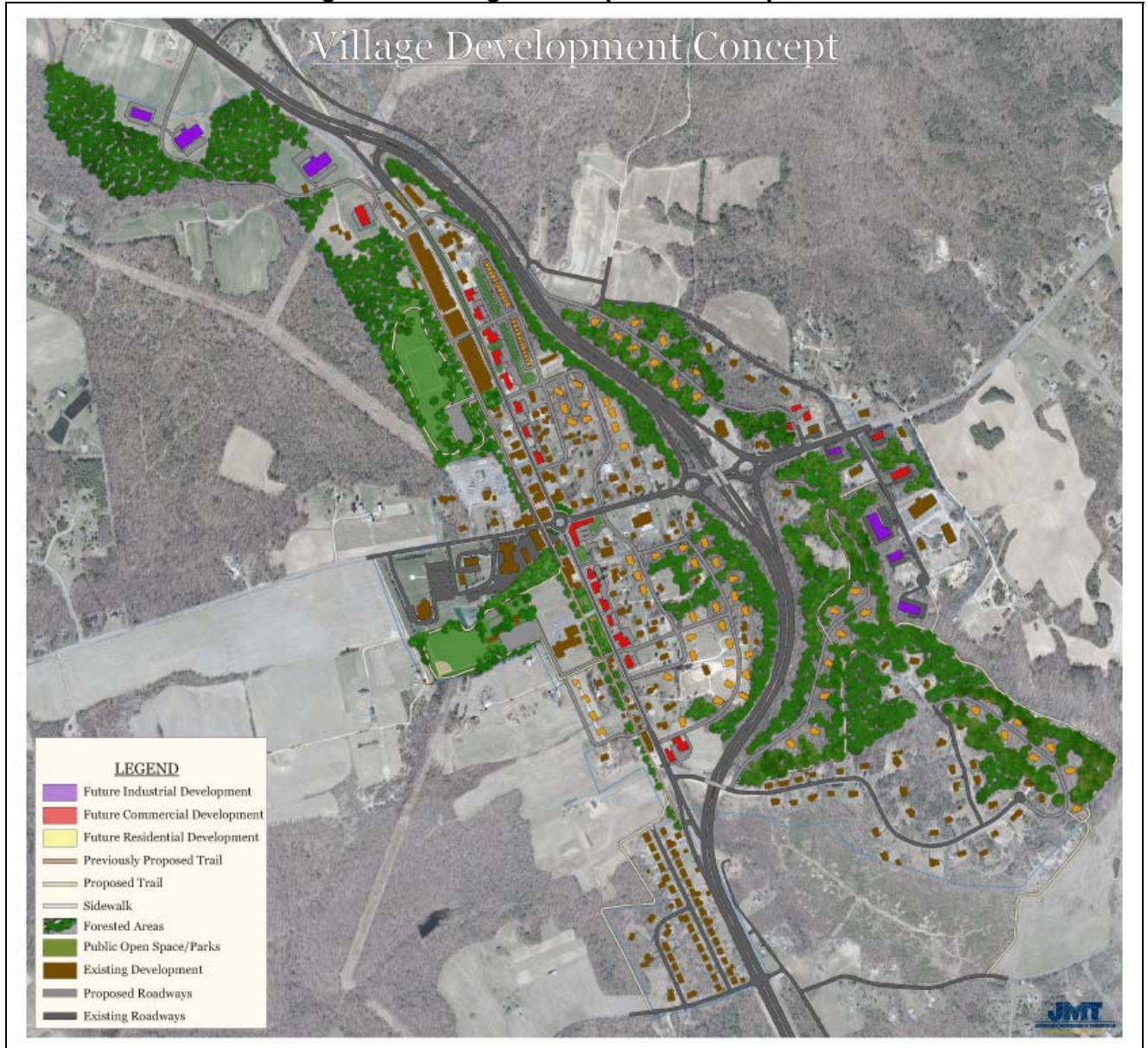




Village Development Concept Plan

The preferred future for the village is depicted in the proposed Village Development Concept Plan depicted on Figure 20. Please note that this concept plan attempts to graphically depict build-out of opportunity sites considering forest preservation, creation of public open space/parks/recreation areas, and a low to moderate density for residential development. The concept plan provides a picture to support the vision statement, plan objectives and village core concept previously described. The concept plan is a concept and is not accurate with respect to complete compliance with current zoning regulations nor is the concept intended to dictate the design of development plans for any particular parcel. This concept plan supports the development of a Future Land Use and Circulation Plan depicted on Map 11.

Figure 20: Village Development Concept





The concept plan is based upon site conditions, with village development opportunities located to avoid disturbing woodlands that provide natural habitats in this largely agricultural/rural community. The woodlands and environmentally sensitive areas are protected by designing around them. In addition, the concept plan takes into consideration additional opportunities for the development of trails, paths, parks, recreation and open space at key locations within the village.

Guidelines for Traditional Neighborhood Development

The following are guidelines for planning the appropriate mix of land uses to support traditional neighborhood development patterns in the village. The mix of land uses for the Preferred Future Development Concept is consistent with these standards, with the exception of high density residential land uses and civic uses. This suggests the need for mixed land uses in the village core. These mixed uses may include first floor commercial with upper floors used as apartments, condominiums or the identification of appropriate locations for apartments, townhouses, or condominium uses.

Table 26: Suggested Mix of Land Uses

Suggested Mix of Land Uses		
Land Use Type	Standard*	Preferred Future Development Concept Plan
Low - Medium Density Residential	Maximum of 60%	31.7%
High Density Residential	Minimum of 20% and maximum of 60%	0.8%
Workplace Uses (Office, Industrial)	Minimum of 2% and maximum of 30%	8.8%
Commercial Uses	Minimum of 2% and maximum of 30%	17.4%
Civic Uses	Minimum of 2%	1.6%
Public Space	Minimum of 5% or 3 acres (whichever is greater)	6.2%
Forested/Natural Areas	No standard given	17.7%
Transportation	No standard given	15.8%

*Source: Architectural Graphic Standards, Tenth Edition, the American Institute of Architects

Models and Guidelines from Managing Maryland's Growth

The Maryland Office of Planning provides the following standards and guidelines for land use ratios, commercial development and recreation as depicted in Table 27. Based upon location and current characteristics, the applicable standards for the Village of Hughesville would be that of a community. The standards for the area characteristics referred to as community in the table below have been used to compare existing conditions, build-out under current zoning with forest overlay and the preferred development concept.



Table 27: Commercial Standards
Commercial Standards

Description of Standards	Area Characteristics		
	Neighborhood	Community	Regional
Location	<ul style="list-style-type: none"> •Within convenient walking distance of residential areas •Intersections of collector and secondary roads 	•Intersection of major roads and expressways	•Intersections of expressways
Service Radius	0.5 Miles	2 Miles	4 Miles (Urban) 8-10 Miles (Suburban) 15+ Miles (Rural)
Catchment Area	5-10 Minute Travel	10-20 Minute Travel	30-60 Minute Travel
Population Served	4,000 – 10,000		
Maximum Desirable Size for Shopping Center	1 Acre/1000 Served	0.75 Acres/1000 Served	0.67 Acres/1000 Served
Total Size	4-8 Acres	10-30 Acres	40-100 Acres
Average Gross Floor Area	30,000-75,000 Sq.Ft.	100,000-250,000 Sq.Ft.	400,000-1,000,000 Sq.Ft.
Number of Stores for Shopping Center	5-20	15-40	40-80

Source: Adapted from Urban Land Institute (1982); Lynch and Hack (1984); Leung (1989)

The results of the build-out analysis for both scenarios are consistent with the above standards which suggest future development would result in a sustainable community with respect to mix of land use and market factors. Refer to the summary table below and more detailed analysis in the Appendix of this document.

Table 28: Commercial Use Summary by Scenario

Land Use	Existing Conditions		Build-out with Forest Overlay		Preferred Future Development Concept		Maryland Recommended Standards*
	Square Feet	Percent of Total	Square Feet	Percent of Total	Square Feet	Percent of Total	
Commercial Space	472,728	90%	958,161	41%	1,637,522	85%	1,500,000
Industrial Space	52,090	10%	1,388,119	59%	285,572	15%	NA
Total Nonresidential Space	524,818	100%	2,346,279	100%	1,923,094	100%	1,500,000
Nonresidential Space In Village Core	445,786	85%	641,901	27%	1,251,702	65%	
Commercial Space	440,488	99%	636,603	99%	1,201,974	96%	
Industrial Space	5,298	1%	5,298	1%	49,729	4%	
Nonresidential Space Outside Village Core	79,032	15%	1,704,379	73%	671,392	35%	
Commercial Space	32,240	41%	321,558	19%	435,549	65%	
Industrial Space	46,792	59%	1,382,821	81%	235,843	35%	

*Estimate amount of commercial square footage needed to maintain a community or "Village Core" based on average gross floor area from Table XX: Commercial Standards (above).



Organizational Structure

The Village of Hughesville is an unincorporated area within the count and therefore does not have a formal organized form of government and is with the political jurisdiction of the County. A recommended strategy is to establish a Hughesville Village Business Association to work collaboratively with a Village Revitalization Committee, County Departments and the County Chamber of Commerce to coordinate business development, community development and promotion of the Village. The following briefly describes the purpose and roles of the Hughesville Village Business Association and the Village Revitalization Committee.

Hughesville Village Business Association (HVBA)

The purpose of the Hughesville Village Business Association (HVBA) is to achieve an identity for local businesses and to raise awareness for the Associates as a pro-business and community focused organization in the Village's public and private sectors as well as across the region. The HVBA should place an emphasis in two strategic areas: business development and promotion.

- **Business Development Strategy**

The HVBA will be an advocate for implementation of the Hughesville Village Revitalization Plan and promote economic development within niche markets and collaborate with the Count and State officials to gain their support in channeling niche businesses to Hughesville. Additionally, the HVBA will be responsible for implementing a business recruitment campaign targeting entrepreneurs interested in establishing businesses in identified niche markets and new niche markets supporting existing business expansions.

- **Promotion Strategy**

The HVBA will be responsible for consistent communication tools including a single image logo, theme and identity for village businesses in order to effectively deliver the message to target audiences that the Village is a community of small businesses offering a unique experience to those who live, visit, work and play in Hughesville.

Village Revitalization Committee

The purpose of the Village Revitalization Committee is to support revitalization efforts through partnership and collaboration. Membership of the committee will be representative of the community as a whole including residents and representatives of businesses and institutions. The Committee should focus their efforts in two strategic areas: plan implementation and community events coordination.

- **Plan Implementation Strategy**

The Committee will be responsible for seeking out implementation partners, working collaboratively with County staff and supporting applications for various funding sources as recommended in the plan. The Committee will be responsible for establishment of a 501c3 Organization for the purpose of obtaining proper status to make the organization eligible to file applications for grants and to administer grant funds in support of village redevelopment activities.

- **Community Events Coordination**

The Committee will be responsible for planning, coordination and promotion of community events throughout the year to attract visitors to the Village. Activities should



be theme based and planned at various times of the year sponsored by various organizations, businesses and individuals.



Chapter 4: Implementation

Implementing this Sub-Area Plan will require collaboration among a broad range of interested parties including the citizens and businesses of Hughesville, Charles County Government, as well as various Federal, State and local entities as well as private property owners and investors. The following recommendations provide projects, programs, studies and changes in policy to address issues, concerns and opportunities identified throughout the planning process as well as to support realization of village revitalization as described or expressed in the vision statement, plan objectives and village revitalization concept plan detailed in the previous chapter. The recommendations are organized by the revitalization themes and presented in a matrix format at the end of this section. These recommendations are based upon a revitalization strategy of infill development.

Revitalization Strategies

The thrust of revitalization strategies is to develop the village with a service sector and employment based village core with an emphasis on both physical enhancements and economic sustainability through infill development activity consisting of clustered mixed-use development. The counterpart to this revitalization strategy is rural growth of residential development around the village core within and outside of the PFA to promote a walkable community that can economically sustain development within the village core. The following describes this infill development strategy developed by Maryland Office of Planning.

Infill Development Strategy

Infill development refers to new development in a PFA, such as the Village of Hughesville, on vacant, bypassed, and underutilized land within built up areas of existing communities, where infrastructure is already in place. Infill also includes redevelopment of lots in these areas. Infill development conserves a community's financial resources by taking advantage of existing infrastructure, increases walkability by contributing to safe and attractive pedestrian environments, and creates new opportunities for mixed-use neighborhoods that recapture the "sense of place" that is largely missing from development projects during the past 50 years.

Infill development reduces growth pressure on rural areas and areas with valued natural resources, provides for efficient use of land, infrastructure and services, and can improve the quality of life for residents of older communities. A successful infill strategy at the local level maintains and restores spatial continuity to streetscapes, strengthens neighborhoods, respects historic preservation, and introduces compatible uses that complement existing community attributes and needs.

An infill development strategy may result in encountering the following barriers, several of which were previously identified and discussed in detail in Chapter 4.

- Lower interest from the developer community to undertake infill projects.
- Rehabilitation costs of functionally obsolete buildings often are cost prohibitive and result in demolition and infill development. This creates a conflict with respect to historic preservation initiatives in older communities such as the village.
- Infill development process with respect to regulatory compliance and permitting often take disproportionately longer which adds to the overall cost.



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- Funding for infrastructure maintenance and renovation is not in place to support infill development.

Factors Influencing Success of Infill Development

The following factors influence the success of infill development.

- Consistency between the County Comprehensive Plan and this Village Revitalization Plan establishing policies, goals and objectives for infill strategies.
- Zoning regulations that support and promote infill development. Use of an overlay zone or floating zone to target areas and the timing for infill development without rewriting entire zoning categories. Parcels affected by an overlay zone are subject to the rules of the underlying zone, in addition to the rules of the overlay zone. Rules established for the overlay zone are built on the premise that the overlay zone should provide flexibility.
- Targeting financial and other incentives to infill.
- Existing lots of record that may not meet minimum size restrictions should be addressed as well as considered for assemblage and use in larger development opportunities.
- Design guidelines and review procedures for infill development will result in quality, innovative, context-sensitive design without adding new barriers to the process.
- A Capital Improvement Program should be developed to support village revitalization by targeting infrastructure, renovation and maintenance projects to areas where infill is desired.

Source: Maryland Department of Planning, Managing Maryland's Growth: Models and Guidelines for Infill Development, October 2001.



Table 24: Hughesville Village Revitalization Recommendations

Priority Issues	Priority Rank	Recommendations	Implementation Partners	Funding Sources	Cost Estimates (Ranges)	Timeframe
Transportation •Traffic •Safe and easy access for vehicular and pedestrian modes •Lighting	1	<ol style="list-style-type: none"> 1. Create pedestrian connections with sidewalk improvements in the Village Core with linkages to residential neighborhoods and public open space. 2. Explore an alleyway system parallel to MD 5 north of MD 5/MD 231 intersection on both the west and east sides of MD 5 to provide increased access. Utilize the abandoned railroad right-of-way to the west to develop an alleyway as well as pedestrian path/trail. 3. Make roadway improvements and streetscape improvements to MD 5. 4. Develop a County/MSHA partnership to explore opportunities for improvements to MD 5 to reduce the number of travel lanes, widen and improve sidewalks, provide on-street parking at the appropriate locations, and make traffic calming and intersection improvements. Ultimately enter into an agreement to accomplish these priority improvements. 5. Develop gateways and a wayfinding signage system. 6. Provide pedestrian paths within residential neighborhoods and make path/trail improvements to the abandoned railroad right-of-way west of MD 5. 7. Make roadway and access improvements that facilitate circulation in the Village Core while minimizing capital investment. 8. Identify various capital funding sources and transportation improvement programs to support desired improvements. 9. Provide pedestrian scale lighting along MD 5 and MD 231 within the Village Core area. 	Charles County Commissioners, Maryland State Highway Administration, Department of Housing & Community Development, Department of Public Works, Planning & Zoning	General Funds, State and Federal Highway Funds, Transportation Enhancement Program Funds (SAFETEA-LU), Community Safety Enhancement Program Funds, Traditional State Funding Sources	<ol style="list-style-type: none"> 1. Design - \$600,000 - \$800,000 2. Construction \$7-8 Million 3. Feasibility Study - \$25,000 - \$30,000 4. See Item 1 5. Staff time 6. Design - \$15,000 - \$25,000 7. \$4 - \$5 Million (refer to Village Concept) 8. To be determined as infill development occurs (refer to Village Concept) 9. Staff time 10. See Item 1 	<ol style="list-style-type: none"> 1. Years 1-5 2. Year 1-2 3. See Item 1 4. Year 1 5. Years 1-3 6. Years 1-15 7. Years 1-20 8. Ongoing 9. See Item 1

The priorities are ranked 1 through 5 based upon community input from both the Hughesville Revitalization Advisory Committee and the community using the following ranking system:
 1 – High Priority, 2 – Medium to High Priority; 3 – Medium Priority; and 4 – Low Priority.



Table 24: Hughesville Village Revitalization Recommendations

Priority Issues	Priority Rank	Recommendations	Implementation Partners	Funding Sources	Cost Estimates (Ranges)	Timeframe
Infrastructure •Public Water and Sewer	1	<ol style="list-style-type: none"> Build upon the January 1992 Wastewater Treatment Study prepared for SMECO and conduct a feasibility study for public water and wastewater facilities to initially support the Village Core with the ability to be expanded to support the entire PFA. Based upon results and recommendations of the feasibility study, the County should acquire the necessary lands to provide adequate public water and wastewater facilities for Hughesville. <i>(Note, the optimum site or sites may be located outside of the PFA.)</i> Develop a partnership between the County and SMECO to explore opportunities to finance and manage public water and wastewater facilities. Explore various State funding sources to assist with the financing of development of public water and wastewater facilities. Once facilities are developed, phase out the Hughesville Sanitary Commission facilities and reuse the site for a public use. County should consider benefits to purchase of the existing system. Establish a Village Revitalization Committee and/or non-profit organization eligible to apply for a variety of grants for a variety of public projects. 	Charles County Commissioners, Maryland Department of the Environment, Environmental Protection Agencies, USDA, Private Developers	General Funds, Supplement Assistance Program, State Water Quality Revolving Loan, Drinking Water Supply Assistance Program, General Funds, Federal Funding, Impact Fees	<ol style="list-style-type: none"> Feasibility Study - \$35,000 - \$50,000 To be determined by results of Item 1 Staff time Staff time Value to be assessed Staff time and Volunteer time 	<ol style="list-style-type: none"> Years 1-2 Years 2-5 Year 1 Year 1-2 Year 1 Year 1
Economic Development •Small Scale Commercial Establishments (Bakery, Deli, Restaurants, Coffee Shop, Professional Offices, etc). •Potential adaptive reuse of tobacco warehouses. •Location within the region. •Tourism opportunities.	2	<ol style="list-style-type: none"> Utilize State and County Economic Development programs to provide incentives for small business development, expansion and regulatory compliance within the Village Core. Make necessary public water and wastewater improvements to support revitalization efforts including rehabilitation of existing properties and new development. Establish architectural guidelines and design standards for the Village Core including consideration of use of renewable energy sources. Explore changes to land use regulations that promote revitalization efforts while preserving village character. Conduct a feasibility study for adaptive reuse of the tobacco warehouses identifying potential public-private partnerships, financing mechanisms and grant funding sources. Study economic development opportunities outside of the PFA and potential impacts on the revitalization of the Village Core as well as economic sustainability of the region. Promote and market Hughesville for identified village-based businesses and niche markets. Support new residential development within and surrounding the PFA that stabilizes housing values while providing a variety of housing types for all incomes. 	County Department of Economic Development, Maryland Department of Business and Economic Development, Maryland Department of Housing & Community Development, Planning & Zoning, Private Investment, Maryland Historical Trust, Private Investment	General Funds, Job Creation Tax Credit Program, Neighborhood Revitalization Program, Traditional State Funding Sources, Historic Preservation Revolving Loan Fund, Historic Preservation Capital Grant Program, Heritage Preservation Tax Credit Program, Federal Historic Preservation Tax Incentive Program, SCORE of Maryland, Maryland Center for Community Development, Small Business Financing, Maryland Small Business Development Center, Community Development Block Grant Program (Planning & Technical Assistance)	<ol style="list-style-type: none"> Staff time Refer to Infrastructure above \$15,000 - \$20,000 Staff time Feasibility Study - \$30,000 - \$40,000 Study Outside PFA - \$50,000 - \$60,000 \$5,000 - \$10,000/year N/A 	<ol style="list-style-type: none"> Ongoing Refer to Infrastructure above Years 1-2 Years 1-2 Years 2-3 Years 3-5 Years 1-20 Ongoing

The priorities are ranked 1 through 5 based upon community input from both the Hughesville Revitalization Advisory Committee and the community using the following ranking system:
 1 – High Priority; 2 – Medium to High Priority; 3 – Medium Priority; and 4 – Low Priority.



Table 24: Hughesville Village Revitalization Recommendations

Priority Issues	Priority Rank	Recommendations	Implementation Partners	Funding Sources	Cost Estimates (Ranges)	Timeframe
Village Character •Character, design, density, land uses and amenities	2	1. Establish architectural guidelines and design standards for the Village Core including consideration of use of renewable energy sources. 2. Make necessary sidewalk and path/trail improvements to make Hughesville a walkable community. 3. Explore changes to lot size, setback requirements, floor area ratio and other land use regulations that promote infill development and revitalization. 4. Promote development patterns and site design standards that preserve forested areas. 5. Review County Codes to identify areas where amendments are required. 6. Establish a Village Revitalization Committee to implement the plan. 7. Further evaluate the benefits of establishing a Historic District that encompasses portions of the Village Core. 8. Establish public open space/parks within the Village Core with access/connections to a network of paths, trails and sidewalks. 9. Establish a public gathering space in or around the intersection of MD 5/MD 231. 10. Establish streetscape design standards for the Village Core. 11. Provide on-street parking and identify a public parking lot in the Village Core. 12. Target buildings for selective demolition followed by infill development. 13. Establish a Hughesville Village Business Association to work collaboratively with the Village Revitalization Committee, County Departments and County Chamber of Commerce to coordinate business development and promotion activities.	Charles County Commissioners, Maryland Department of Housing & Community Development, Village Revitalization Committee, Planning & Zoning, Hughesville Business Association, Property Owners	General Funds, Private Investment, Community Legacy Program Funds	1. Refer to Economic Development Item 3 2. Refer to Transportation Items 1 & 6 3. Staff time 4. Staff time 5. Staff time 6. Volunteer time and staff time 7. Staff time 8. Establish a budget and apply for grant funds. 9. Include as part of streetscape Improvements refer t Transportation Items 1 10. Design Standards – \$15,000 - \$25,000 11. N/A 12. N/A 13. Volunteer time	1. Refer to Economic Development Item 3 2. Refer to Transportation Items 1 & 6 3. Years 1-2 4. Ongoing 5. Years 1-2 6. Year 1 7. Years 1-2 8. Years 1-10 9. Years 1-5 coordinate with Transportation Item 1 10. Years 1-2 11. Years 1-5 12. Ongoing 13. Year 1

The priorities are ranked 1 through 5 based upon community input from both the Hughesville Revitalization Advisory Committee and the community using the following ranking system:
 1 – High Priority; 2 – Medium to High Priority; 3 – Medium Priority; and 4 – Low Priority.



Table 24: Hughesville Village Revitalization Recommendations

Priority Issues	Priority Rank	Recommendations	Implementation Partners	Funding Sources	Cost Estimates (Ranges)	Timeframe
Public and Private Parking •Lack of public parking •Limited ability to provide private parking	2	1. Develop a County/MSHA partnership to explore opportunities for improvements to MD 5 to reduce the number of travel lanes, widen and improve sidewalks, provide on-street parking at the appropriate locations, and make traffic calming and intersection improvements. Ultimately enter into an agreement to accomplish these priority improvements. 2. Provide on-street parking and identify a public parking lot in the Village Core.	Charles County Commissioners, Maryland State Highway Administration, private property owners	General Funds, State and Federal Highway Funds, Transportation Enhancement Program Funds (SAFETEA-LU)	All items have been addressed in previous issues.	
Redevelopment Opportunities •Demolition versus Preservation	3	1. Target buildings for selective demolition followed by infill development. 2. Conduct a feasibility study for adaptive reuse of the tobacco warehouses identifying potential public-private partnerships, financing mechanisms and grant funding sources. 3. Establish architectural guidelines and design standards for the Village Core. 4. Promote façade improvements to existing store fronts to create village character.	Charles County Commissioners, Planning & Zoning, County Redevelopment Authority, Department of Housing & Community Development	General Funds, Community Legacy Program Funds	All items have been addressed in previous issues.	
Public Services •Safety	3	1. Coordinate with all agencies providing public safety services. 2. Provide adequate street lighting and pedestrian scale lighting. 3. Enforcement of the speed limit within the village. 4. Identify appropriate traffic calming measures.	Charles County Commissioners, State and Federal Agencies	General Fund, State and Federal Grant Programs	All items have been addressed in previous issues.	
Recreation Facilities •Parks and Open Space •Recreation Facilities •Programs/Events	3	1. Establish a public gathering space in or around the intersection of MD 5/MD 231. 2. Identify locations for additional parks, recreation facilities and open space. 3. Create pedestrian connections with sidewalk improvements in the Village Core with linkages to residential neighborhoods and public open space. 4. Provide pedestrian paths within residential neighborhoods and make path/trail improvements to the abandoned railroad right-of-way west of MD 5. 5. Establish public open space/parks within the Village Core with access/connections to a network of paths, trails and sidewalks. 6. Establish year-round events and activities along with promotion to provide opportunities for tourism and recreation.	Charles County Commissioners, Department of Parks & Recreation, Village Revitalization Committee	General Funds, State Park and Recreation Grants, Transportation Enhancement Program Funds	All items have been addressed in previous issues.	

The priorities are ranked 1 through 5 based upon community input from both the Hughesville Revitalization Advisory Committee and the community using the following ranking system:
 1 – High Priority; 2 – Medium to High Priority; 3 – Medium Priority; and 4 – Low Priority.



References

Study References

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Map References

Charles County Department of Planning & Growth Management
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Maryland Department of Planning
Maryland Department of Transportation
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United States Census Bureau

Maps

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Appendices

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Appendix 3: Architectural Concepts Visual Preference Report
Appendix 4: Summary of Funding Programs
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