

Plan Highlights

The following are some of the key recommendations contained in the Draft Plan for the Crownsville Small Area.

Economic Development

1. Using existing legal mechanisms, promote the intergenerational conveyance of farming activities and provide incentives for continued farming activity.
2. The rural history of the area has allowed for existing, non-conforming, locally owned businesses in residential areas which should be preserved.
3. The historic economic development in Crownsville has resulted in a number of commercial loci that are collections of owner-operated businesses which serve the immediate residents. These locally owned businesses should be preserved.

Environment

1. Protect and preserve the following four category areas of special environmental concern:
 - A. Sensitive areas such as: the Severn Run; the globally rare Arden Bog and its recharge area; and other locations listed on the State Resource Inventory Map, as well as sites with endangered species as they are identified.
 - B. Large contiguous forested areas such as the Green Cathedral and the headwaters of the South River.
 - C. Critical Area: Buffer and Expanded Buffer, beach strand habitat, steep slopes, and ravine bottoms.
 - D. Ravine bottoms outside of the Critical Area, sensitive areas, wetlands and flood plains.
2. Consider the adoption of low impact development standards, (i.e. development designs that minimize land disturbance, impervious area and encourage infiltration as detailed in the proposed State Stormwater Management Regulations and Prince George's "Low Impact Development Standards") when County codes are being revised and updated.
3. Implement a system of "greenways" that will encourage the preservation of contiguous forested areas through inventory study and mapping and implement via subdivision review activities and acquisition, including easements.

Land Use, Zoning, Utilities and Historic Roads

1. The boundaries of Parole Town Center should not be extended into the Crownsville Small Planning Area.
2. Define the entire Crownsville Small Area as a greenbelt bounded by the Parole and Odenton Town Centers and the Crofton area.
3. Evaluate the Generals Highway corridor from the southern boundary of Parole Town Center through the intersection at Veterans Highway, and prepare design guidelines for the various segments to preserve historic character and/or enhance functional and aesthetic quality. Special design criteria would apply to future construction or renovation within the corridor and could be implemented through zoning and subdivision regulations.
4. Remove the designation of “Revitalization Area” along Veteran’s Highway, just north of Generals’ Highway.
5. Construct the South Shore Hiker-Biker Trail in the near-term. Adequate parking for users of the trail should be provided at convenient locations.

Transportation

1. Request the County Board of Education, in conjunction with the County Department of Public Works, conduct an inspection of all public schools in the Crownsville Planning Area to evaluate current vehicle traffic and pedestrian safety and recommend enhancements necessary to improve overall safety.
2. Request the County Department of Public Works, in cooperation with the State Highway Administration, conduct two studies. The first area of study is the intersection of Route 178 and Herald Harbor Road, to recommend improvements to the right turn lane that will improve the ease of access from northbound Route 178 to eastbound Herald Harbor Road. The second area of study is the intersection of Exit 5 from I-97 and Route 178, to determine the feasibility of establishing a left turn light at the intersection, to improve the safety of vehicles making left turns from the exit ramp to travel northbound on Route 178.
3. Request the County Department of Public Works, in conjunction with the State Highway Administration, conduct a study of the intersections at the north end of Generals Highway with Veterans Highway to determine possible solutions to the heavy congestion problem.
4. As a means to protect and preserve the scenic and historic character, designate Old

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Generals Highway, Old Herald Harbor Road, St. Stephens Church Road, Crownsville Road, Honeysuckle Lane, Waterbury Road, Hawkins Road, Old Epping Forest Road, Bacon Ridge Road, River Road, Chesterfield Road, Indian Landing Road, Herald Harbor Road, Sherwood Forest Road, Generals Highway, Johns Hopkins Road, and Severn Chapel Road as scenic and historic roads as set forth in Resolution No. 45-97 adopted by the County Council on November 3, 1997.

5. There should be no additional interchanges, or access ramps to I-97 constructed in the Crownsville Planning Area.