

## VIII. DESIGN CONCEPT PLAN FOR WAYSON’S CORNER

The Wayson’s Corner area was recognized as a key opportunity area to be addressed in the Small Area Plan. It is located in the southwest portion of the County immediately north of MD 4 and adjacent to the Patuxent River. As a traditional crossroads commercial area, (MD 4 and 408, and Sands Road) Wayson’s Corner serves the needs of the local population plus many of the commuters that originate in Calvert County further to the south.

Wayson’s Corner is seen as an important entry point for South County, and its image should reflect the qualities of South County in general. Members of the Small Area Planning Committee and Rhodeside and Harwell, Inc., held focus groups with the landowners of Wayson’s and other nearby communities and special focus groups to assess what improvements were needed. The Concept Plan developed for Wayson’s Corner addresses traffic movement, business opportunities, and community needs and reflects the overall vision of retaining the rural character of South County.

The concept design was guided by the following goals:

- Tie together the visual image of Wayson’s Corner in order to create a stronger “sense of place” and South County identity.
- Improve the overall appearance, clarity, and safety of the road network through Wayson’s Corner.
- Encourage greater use of Wayson’s Corner for community activities.
- Preserve, where possible, the historic crossroads commercial character of Wayson’s Corner through re-use of existing structures.

### ***1. Tie together the visual image of Wayson’s Corner in order to create a stronger “sense of place” and South County identity.***

For the visitor arriving at Wayson’s Corner, the visual impression is of a scattered group of stores separated by a confusion of roads. In order to strengthen the “sense of place” in Wayson’s Corner, the Concept Plan recommends:

- The creation of a continuous, coordinated streetscape plan that will provide for sidewalks, plantings, lighting, consolidated driveways, and curbs.
- A traffic circle entry feature, with plantings and a “Wayson’s Corner” sign to welcome people to the area.

### ***2. Improve the overall appearance, clarity, and safety of the road network through Wayson’s Corner.***

The road network and the predominance of parking lots, throughout Wayson’s Corner contribute significantly to the image and functionality of the area. The Concept Plan

proposes several changes to improve the appearance, function, and safety of these elements:

- Use of the traffic circle at the entry to provide a focal-point entry element, as well as a means to improve safety at the merging of MD 408 and MD 4. Entry elements are also proposed near the U.S. Post Office on MD 4.
- The consolidation of parking lot driveways to control the points of entry and egress. This change is both a safety measure, as it provides fewer opportunities for driveway cuts to the major access roads, and a visual improvement, as it allows for the provision of sidewalks, landscape buffers, and curbs.
- The addition of trees and other plantings within parking lots in order to improve the overall appearance of Wayson's Corner.
- The provision of a sidewalk network throughout Wayson's Corner to encourage pedestrian use of the area.

### ***3. Encourage greater use of Wayson's Corner for community activities.***

Active residential communities border the Wayson's Corner area. It would be desirable to provide some community facilities within the Wayson's Corner area to serve those communities. The Plan addresses this by:

- The proposed construction of a new community center facility within Wayson's Corner. A center has been indicated in the eastern portion of the area, surrounded by a new park facility. A new pedestrian network would encourage residents from nearby areas to walk to the park/center site. Should a larger site for the community center be needed, the retail area proposed on the far western portion of the site could alternatively be used as a community facility.

### ***4. Preserve, where possible, the historic crossroads commercial character of Wayson's Corner through re-use of existing structures.***

The Plan does not suggest any major new construction at Wayson's Corner. Rather, it recognizes that some of the existing structures are part of the history and tradition of South County. This is particularly true for some of the tobacco warehouse facilities that are now either vacant or are being used for other purposes. The Plan has suggested alternative uses for such structures – uses that could attract additional people and activities to Wayson's Corner:

- The proposed use of the wooden warehouse in the center of the area as a space for an antiques mart, similar to that at Charlotte's Hall. It is felt that this could attract visitors throughout the week, but particularly on weekends, and could preserve the warehouse structure while adding to the liveliness of the area in general.

- A proposed eventual expansion of the farm stands currently in place on the southern portion of the area. This use would reflect the rural nature of South County, and could also serve to attract community residents and other visitors to the area.

Insert Plan Map