

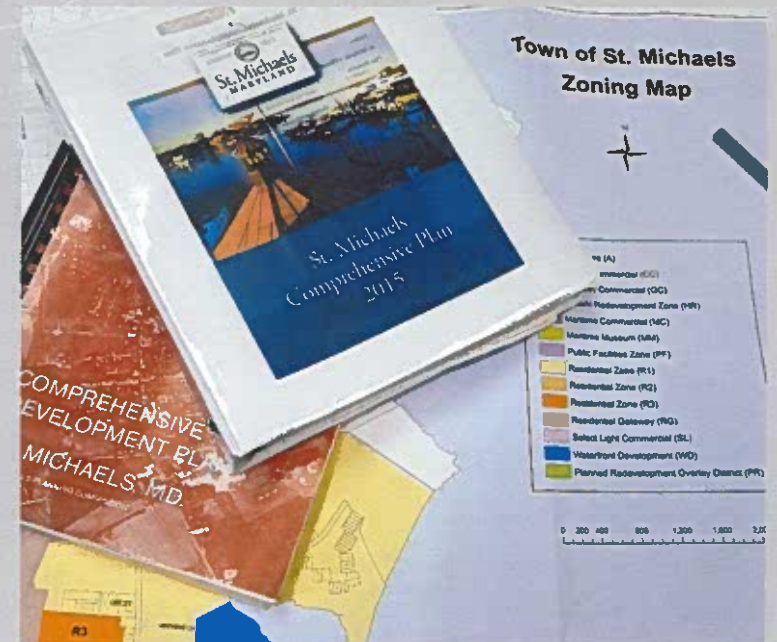
ST. MICHAELS LAND USE ASSESSMENT, 2024

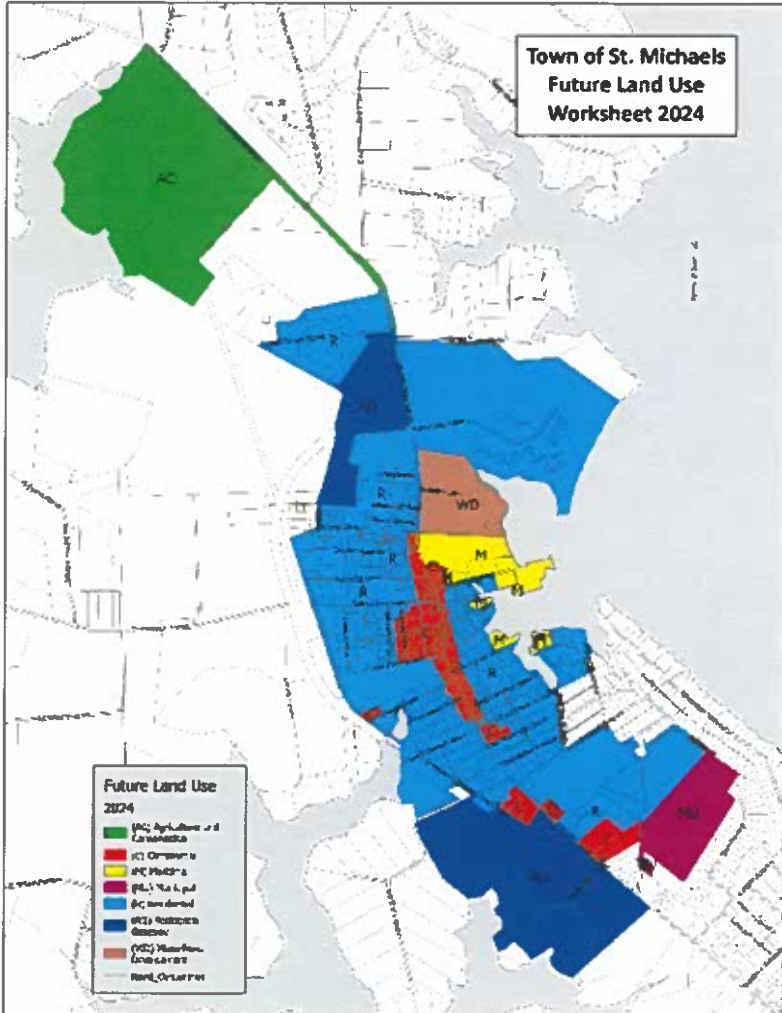
- *POTENTIAL DEVELOPMENT – RESIDENTIAL & COMMERCIAL USES*
- *FUTURE ANNEXATION AREAS & AREAS OF MUTUAL CONCERN WITH COUNTY*
- *“BIG IDEAS” FOR THE PLAN*
- *COMPREHENSIVE PLAN UPDATE – TENTATIVE SCHEDULE, PUBLIC OUTREACH*



➤ UPDATE THE COMPREHENSIVE PLAN 2024-2025

UTILIZE THIS SUSTAINABLE COMMUNITIES REPORT TO HELP GUIDE THE COMPREHENSIVE PLAN UPDATE. AN UPDATE IS REQUIRED BY THE STATE OF MARYLAND BY THE END OF 2025



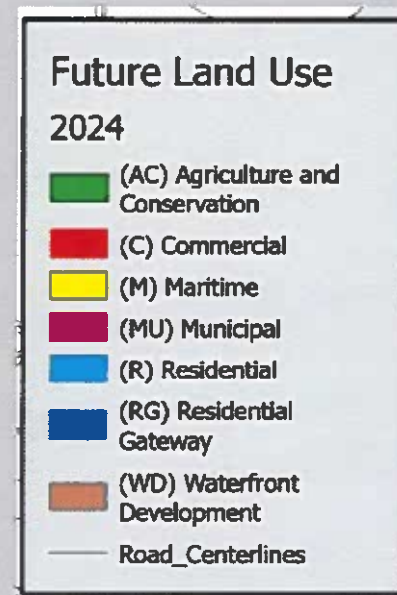


Small text at the bottom right corner of the map area, possibly a scale or reference note.

ST. MICHAELS LAND USE ACREAGE GEOGRAPHIC INFORMATION SYSTEM (GIS)

TALBOT COUNTY PUBLIC WORKS, GIS
FUTURE LAND USE – BASE MAP INFORMATION

- Agriculture = 144.73 acres
- Commercial = 41.55
- Maritime = 25.00 acres
- Municipal = 29.96 acres
- Residential = 396.04 acres
- Residential Gateway = 125.77 acres
- Waterfront Development = 16.03 acres



DEVELOPMENT POTENTIAL

- *St. Michaels is mostly developed or “built out”*
- *What Remains for growth (if anywhere?)*
- *Are there potential annexation areas?*
- *What about areas of Mutual Concern with Talbot County?*

POTENTIAL RESIDENTIAL DEVELOPMENT

(INVENTORY, FEB. 2024)

Type:	Yearly	Potential (10 year) Build Out
• Infill, 2 nd floor apartments & accessory units estimated	2/year	20
• Residential Vacant Lots - 20-25 remaining (2024)	2/year	24
• Dodson Residential Site (1.7 acres, 6-8 lots)	0/year	8
• Residential Gateway (north town site, 27 acres)	0/year	27
• Strausburg Site (well and septic), approved for 10 lots	0/year	10
TOTAL	4/year	89

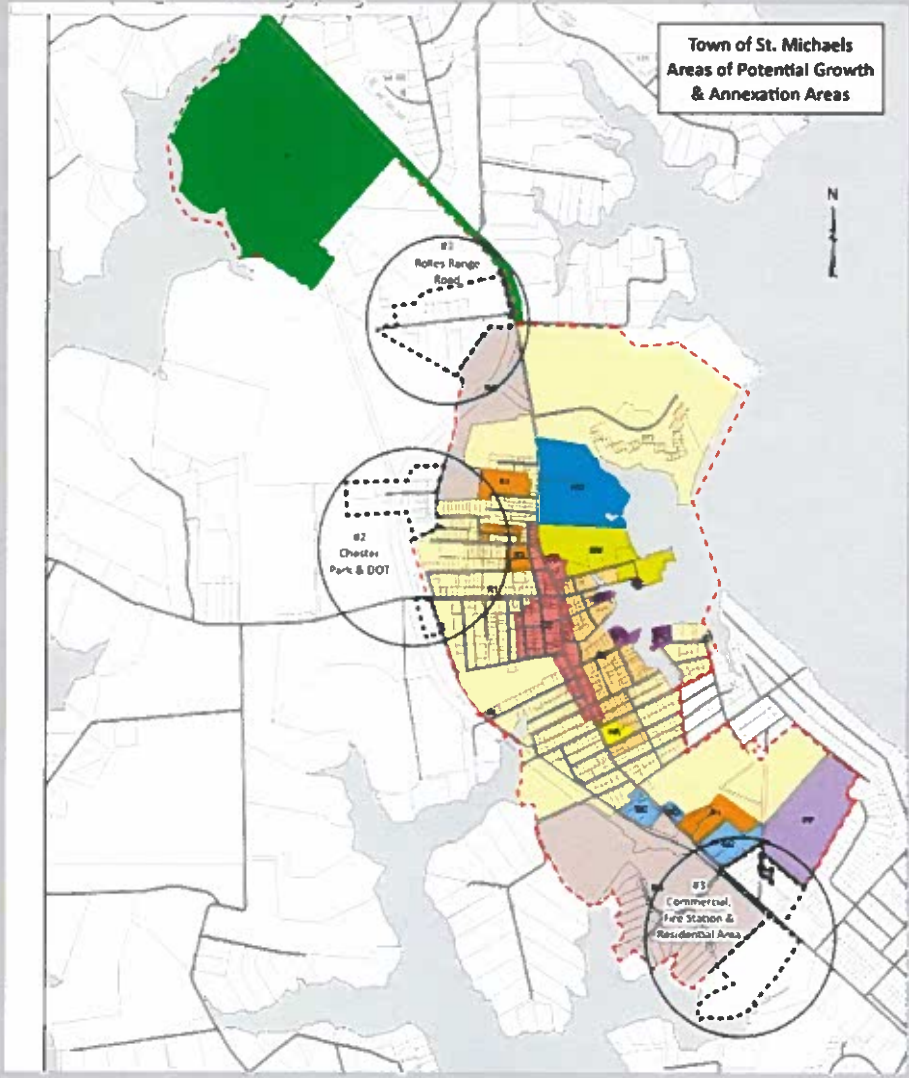
POTENTIAL COMMERCIAL/OFFICE DEVELOPMENT

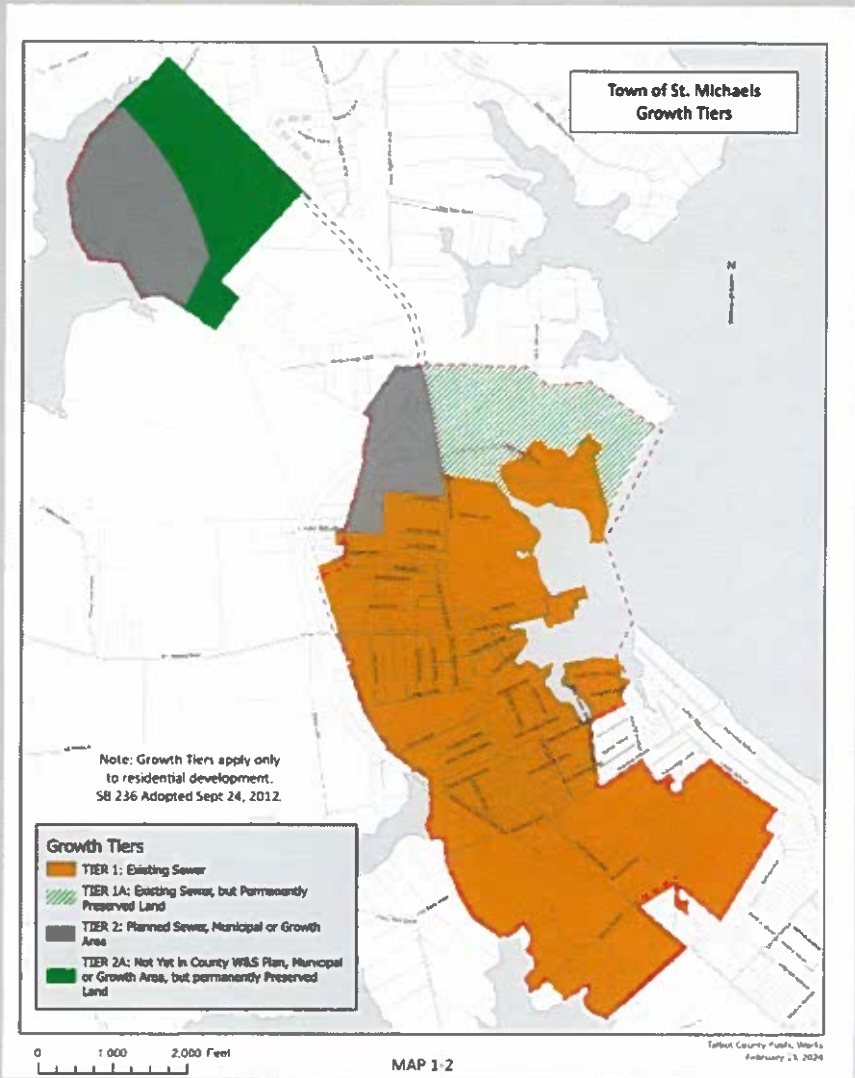
INVENTORY, FEB.2024

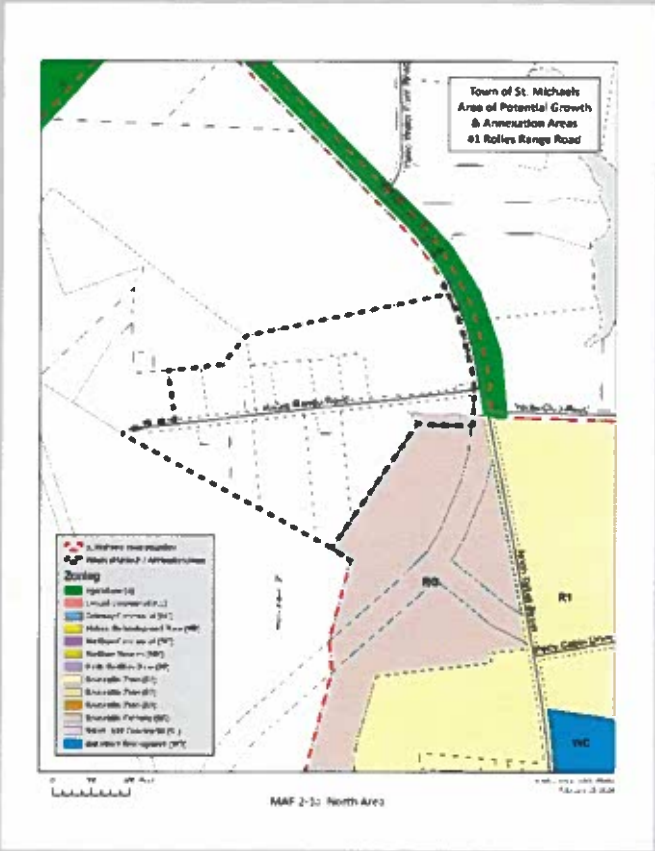
	Potential Build Out (10 years)
• Gateway Commercial (#1) 1.8 acres @10,000 s.f./acre	= 18,000 s.f.
• Gateway Commercial/Mixed Use (#2) 3 acres, 1 acre commercial	= 10,000 s.f.
• Fremont Street (3 Sites) 17,257 s.f. @ 25% development	= 4,315 s.f.
• Potential Conversion of Houses in Commercial Zones (estimated conversion of 4 houses @ 2,500 s.f. over next 10 years)	= 10,000 s.f.
TOTAL	= 42,315 s.f

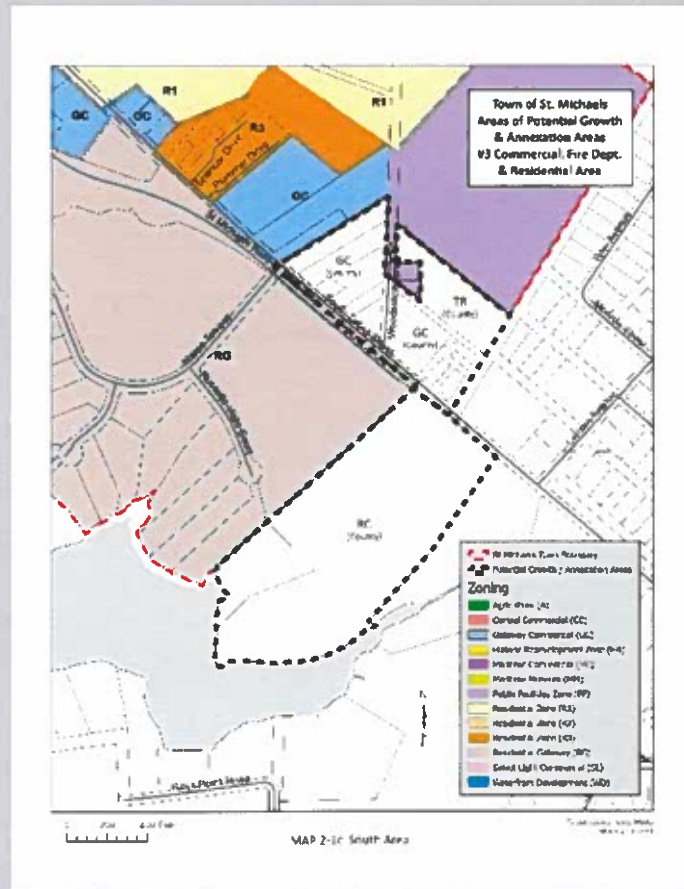
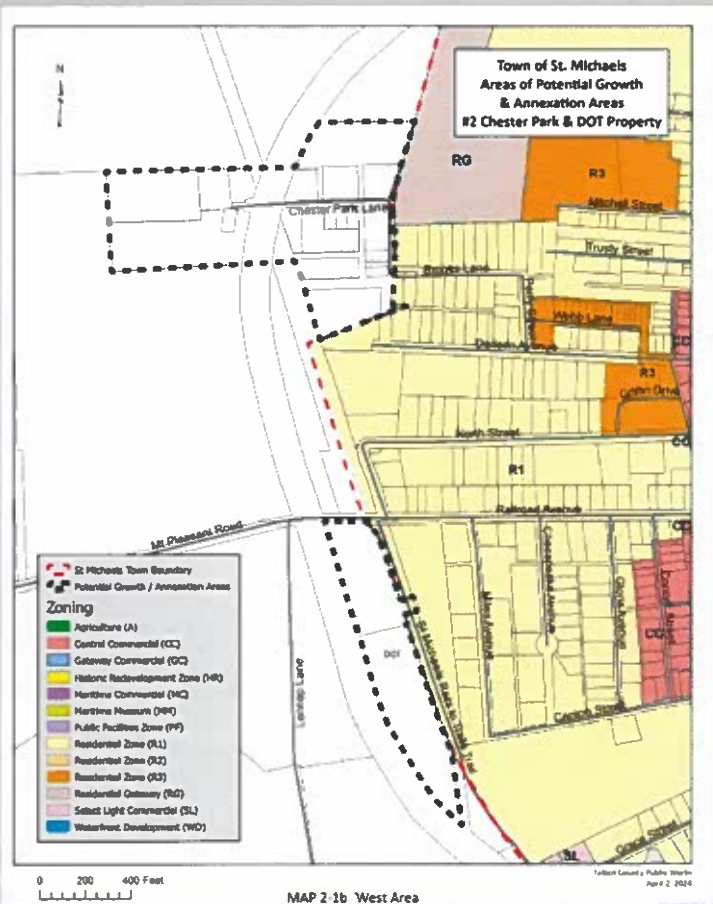
ANNEXATION REGULATIONS

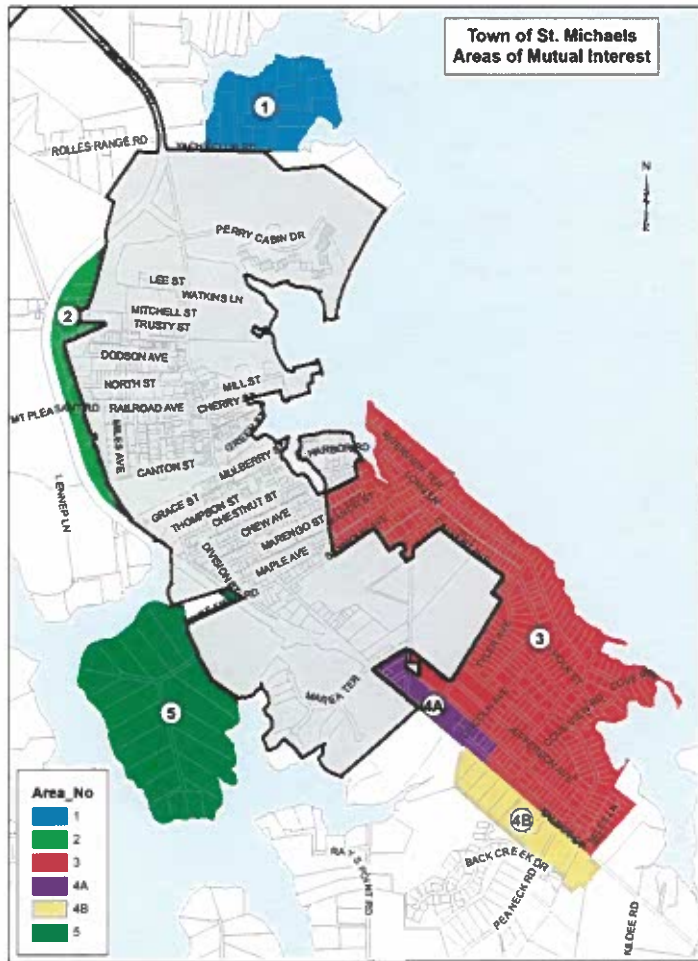
- ✓ ANNEXATION PETITION: AREA MUST BE CONTIGUOUS AND NOT CREATE AN ENCLAVE
- ✓ REQUIRES: 25% OF QUALIFIED VOTERS IN THE AREA AND 25% OF THE PROPERTY OWNERS TO AGREE
- ✓ PURPOSE: EXTENSION OF PUBLIC FACILITIES, EXPAND TAX BASE, LOCAL CONTROL, DEVELOPER IMPROVEMENTS, ECONOMIC DEVELOPMENT, UNIFY BOUNDARY AREA, ACHIEVE GROWTH GOALS
- ✓ POSSIBILITY FOR PHASING TAX CHANGES AS INCENTIVE?











Map 2 - 2

Talbot County Public Works GIS
August 11, 2022

SUSTAINABLE COMMUNITIES PLAN

(SOME PRIORITIES)

Environment:

- Complete CC/SLR Studies
- Improvements to water systems
- Complete the Nature Trail

Economy:

- Fiber optic improvements
- Relocate utility poles
- Cost/benefits of festivals

Transportation:

- Greater crosswalk controls
- Study parking, street designs, signage, circulation
- School access improvement plan

Community Health & Quality of Life

- New Plan for SDC Park
- Promote arts organizations
- Support new Community Center

Local Planning & Staffing Issues

- Analyze Short Term Rentals
- Utilize SC Report for Comprehensive Plan update
- Consider staff assistance

“THE BIG IDEAS”

1. SAN DOMINGO CREEK PARK



“THE BIG IDEAS”

2. FLOOD & SEA LEVEL RISE MITIGATION

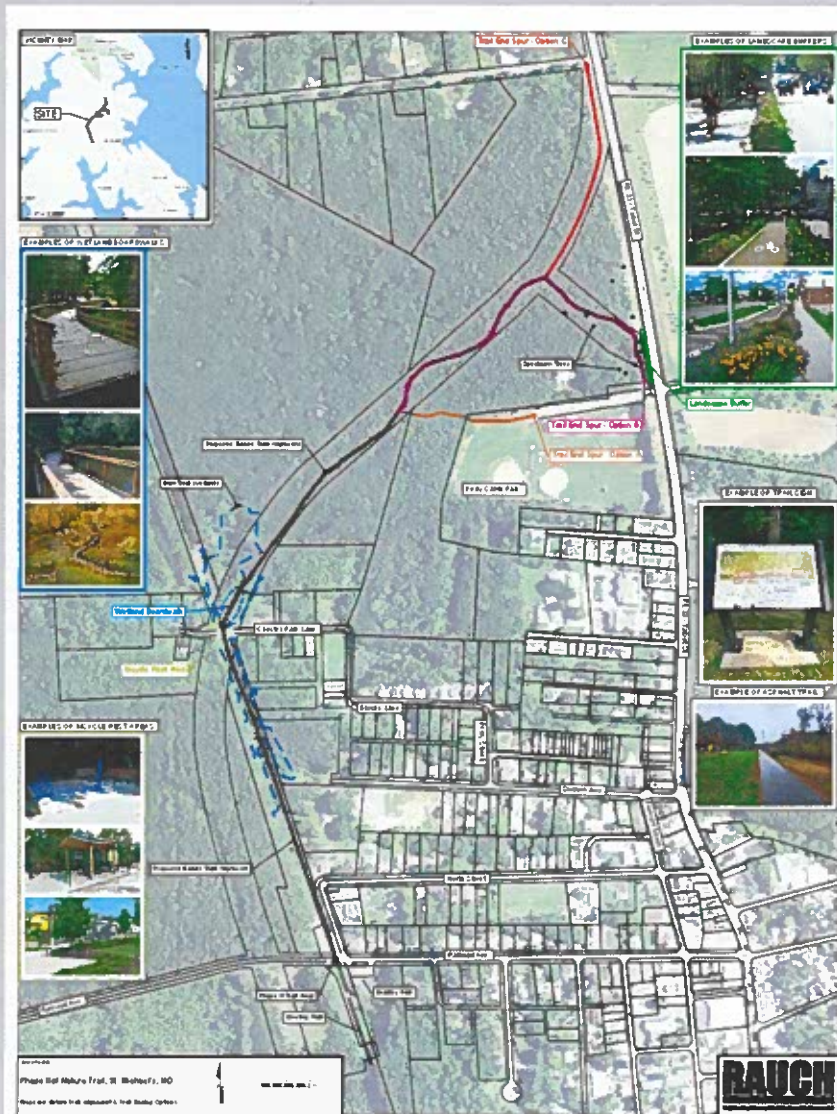


Figure 18 - Replacement of Bulkhead with Berm & Living Shoreline



“THE BIG IDEAS”

3. NATURE TRAIL EXTENSION



“THE BIG IDEAS”

4. REDEVELOPMENT & DESIGN STUDY – FREMONT ST. AREA

PUBLIC WORKS AREA



Comprehensive Plan Update Process	2nd Qtr 24	3rd Qtr 24	4th Qtr 24	1st Qtr 25	2nd Qtr 25	3rd Qtr 25	4th Qtr 25
Public Outreach Meetings	1		2	3			
Discussion-review Ch.1: Land Use	X						
Discussion-review Ch. 2: Growth, Dev. Regs.	X						
Discussion - review Ch. 3: Env. Resources	X						
Discussion - review Ch. 4: Water Resources	X						
Discussion - review Ch. 5: Public Services	X						
Discussion-review Ch. 6: Transportation	X						
Discussion-reivew Ch. 7: Econ. Development	X	X					
Discussion-review Ch.8: Historic Resources	X	X					
Discussion-review Ch. 9: Parks & Rec.		X					
Discussion-Review Ch. 10: Housing		X					
Discussion Review Ch. 11: Com. Design		X					
Discussion Review Ch. 12: Government		X					
Discussion Review Ch. 13: Mineral Resources		X					
Discussion Review Ch. 14: Climate Resilience		X					
Draft Revisions to the Plan		X					
PC Review Changes to Plan (various meetings)	X	X	X				
Draft additional changes, formatting work			X	X			
Submittal to State: 60 day clearinghouse			X	X			
Consider comments from State Agencies			X	X			
Public Hearing Process:				X			
Planning Commission - public hearings				X			
Planning Commission - Transmittal to COSM					4	X	
COSM - public workshops						X	
COSM - public hearings/Adoption of the Plan						5	X
Contingency - Final Revisions/Approval						X	6

WHAT'S NEXT?

- Start review and discussion of chapters
 - Chapters 1 & 2 April, Chapters 3 & 4 May
- Schedule and hold initial public outreach meeting (June)
- Discuss issues of concern & process
- Changes, requests – consensus

Contact:

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