

# **TOWN OF ST. MICHAELS COMPREHENSIVE PLAN UPDATE: A PUBLIC CONVERSATION**

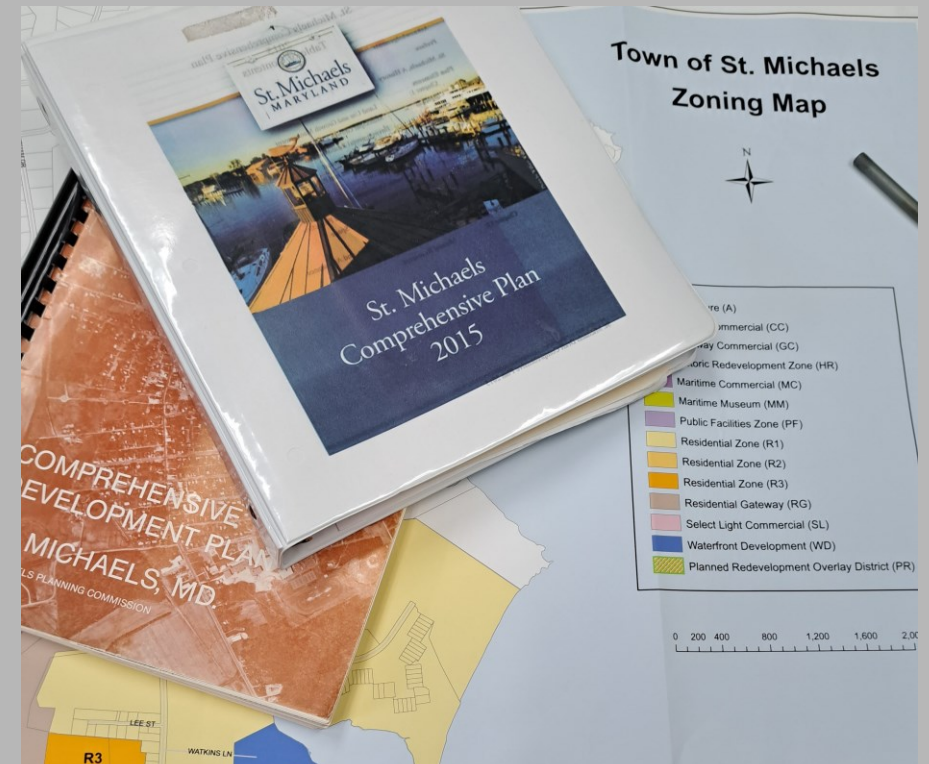
**JUNE 25<sup>TH</sup> AT 5PM & JUNE 27<sup>TH</sup>, AND AT 3PM – CHRIST CHURCH,  
ETHERTON HALL 103 WILLOW ST., ST. MICHAELS**

**NOTE: THESE TWO MEETINGS WILL  
COVER THE SAME MATERIAL. THEY ARE  
SCHEDULED AT DIFFERENT TIMES TO ALLOW  
CITIZENS TO CHOOSE WHICH BEST FITS YOUR  
SCHEDULE**



# WHAT IS A COMPREHENSIVE TOWN PLAN?

- A LONG RANGE PLANNING DOCUMENT, 10 YEAR TIME FRAME
- INCLUDES: INVENTORY & ANALYSIS; OBJECTIVES, STRATEGIES-ACTIONS
- OUTLINES A VISION AND GOALS FOR THE FUTURE DEVELOPMENT OF THE TOWN
- TO GUIDE GROWTH AND DEVELOPMENT IN AN ORGANIZED, SUSTAINABLE MANNER
- SERVES AS A BLUEPRINT FOR THE FUTURE
- INCLUDES STATE REQUIREMENTS
- LAST PLAN WAS ADOPTED IN 2015



# CHAPTERS IN THE PLAN:

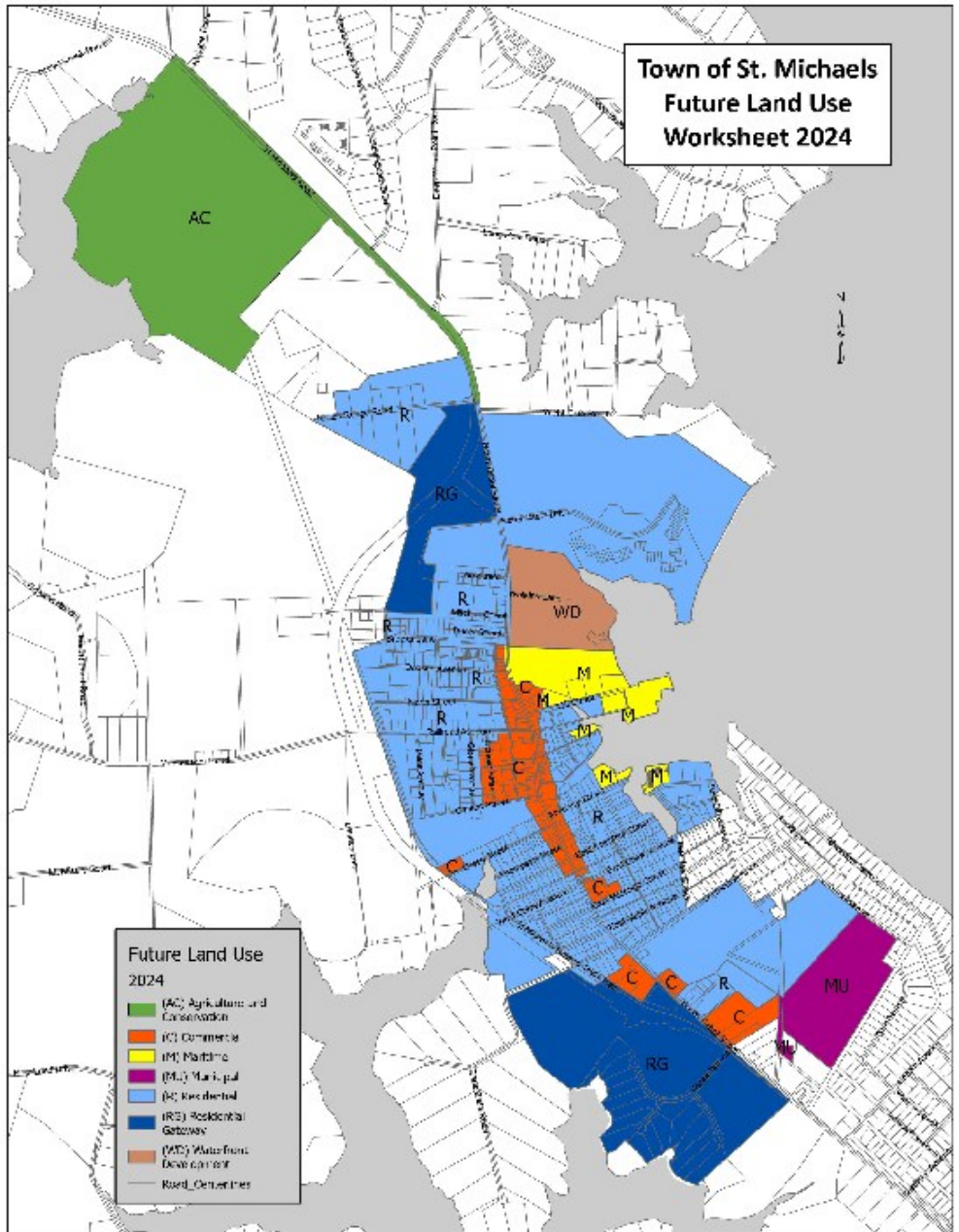
- Land use & Growth Management
- Municipal Growth & Development Regulations
- Environmental Resources & Sensitive Areas Protection
- Water Resources
- Community Facilities & Public Services
- Transportation
- Economic Development
- Historic and Cultural Resources Protection
- Parks, Recreation and Open Space
- Housing
- Community Character, Design & Appearance
- Governance & Communication
- Mineral Resources (N/A)
- Climate Resilience

## A COMPREHENSIVE PLAN IS NOT:

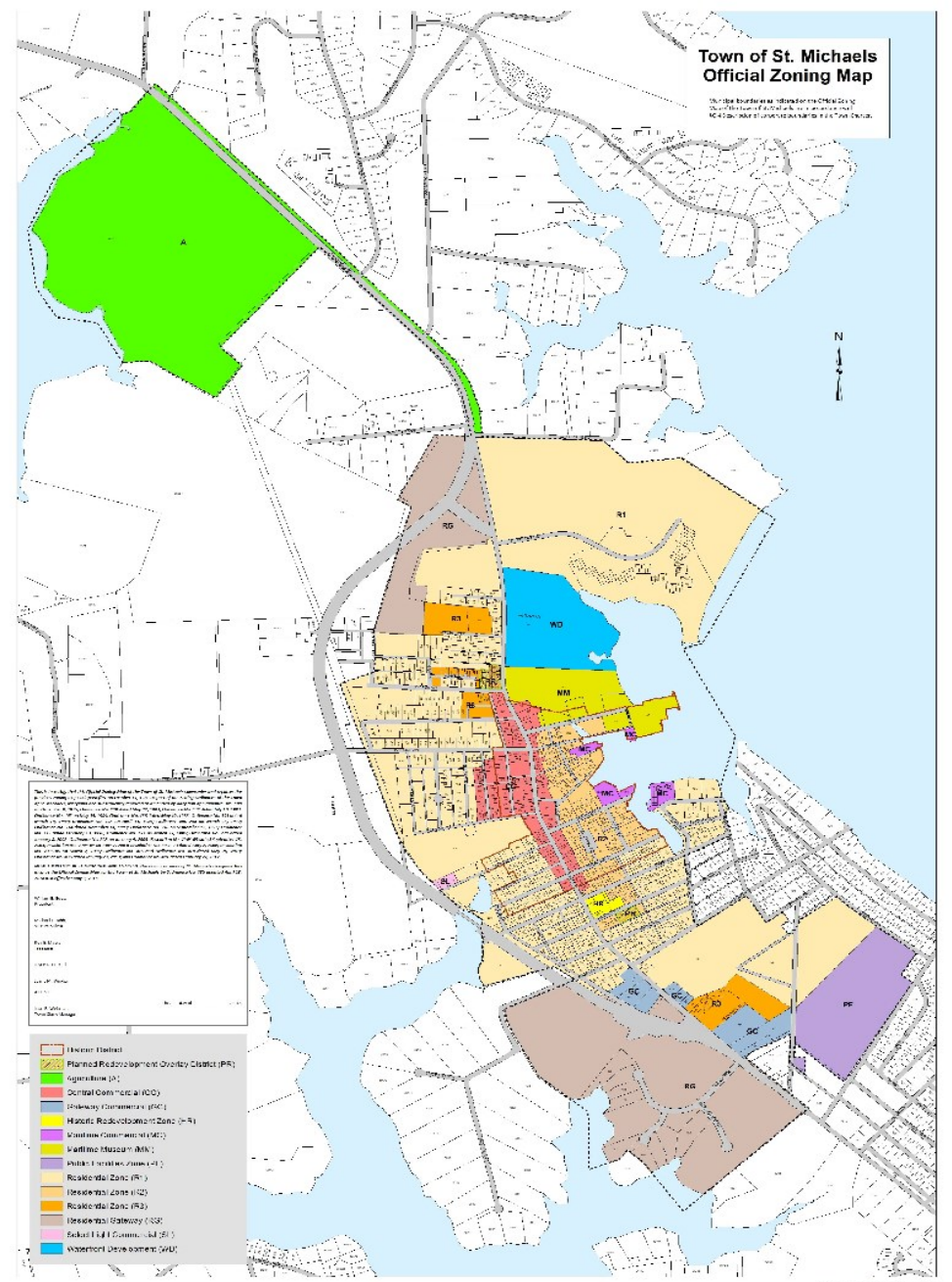
- Specific regulations and ordinances such as zoning codes, subdivision regulations, or approval processes which are adopted to implement the direction of the plan.
- A public improvement funding (or capital) plan, but can provide direction for future studies and projects.

## USE OF THE PLAN

- Inform decision making about land use: capital improvements, future needs/studies, zoning regulations, allocation of resource.
- Ensures growth is aligned with goals and values of the community
- Serves as a coordinating framework for various departments, policy decisions and stakeholders – citizens



Albert County Public Works  
February 6, 2024

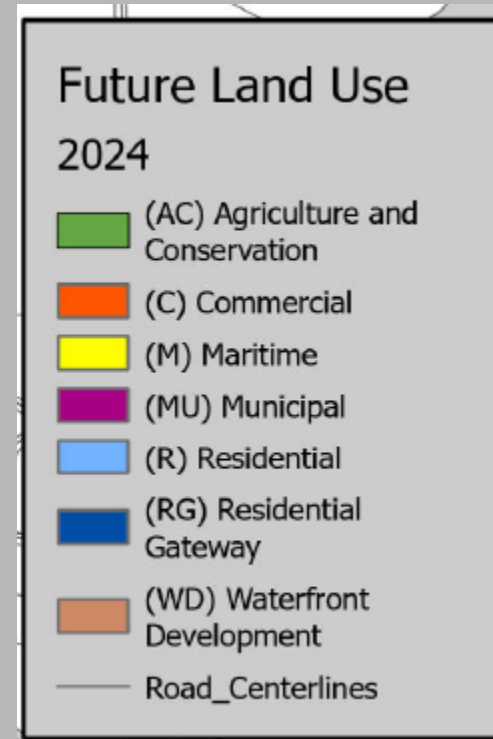


Town of St. Michaels  
May 1, 2024

# 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



# POTENTIAL RESIDENTIAL DEVELOPMENT

*(LAND USE INVENTORY, FEB. 2024)*

Type:	Yearly	Potential (10 year) Build Out
• Infill, 2 <sup>nd</sup> 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
<b>TOTAL</b>	<b>4/year</b>	<b>89</b>

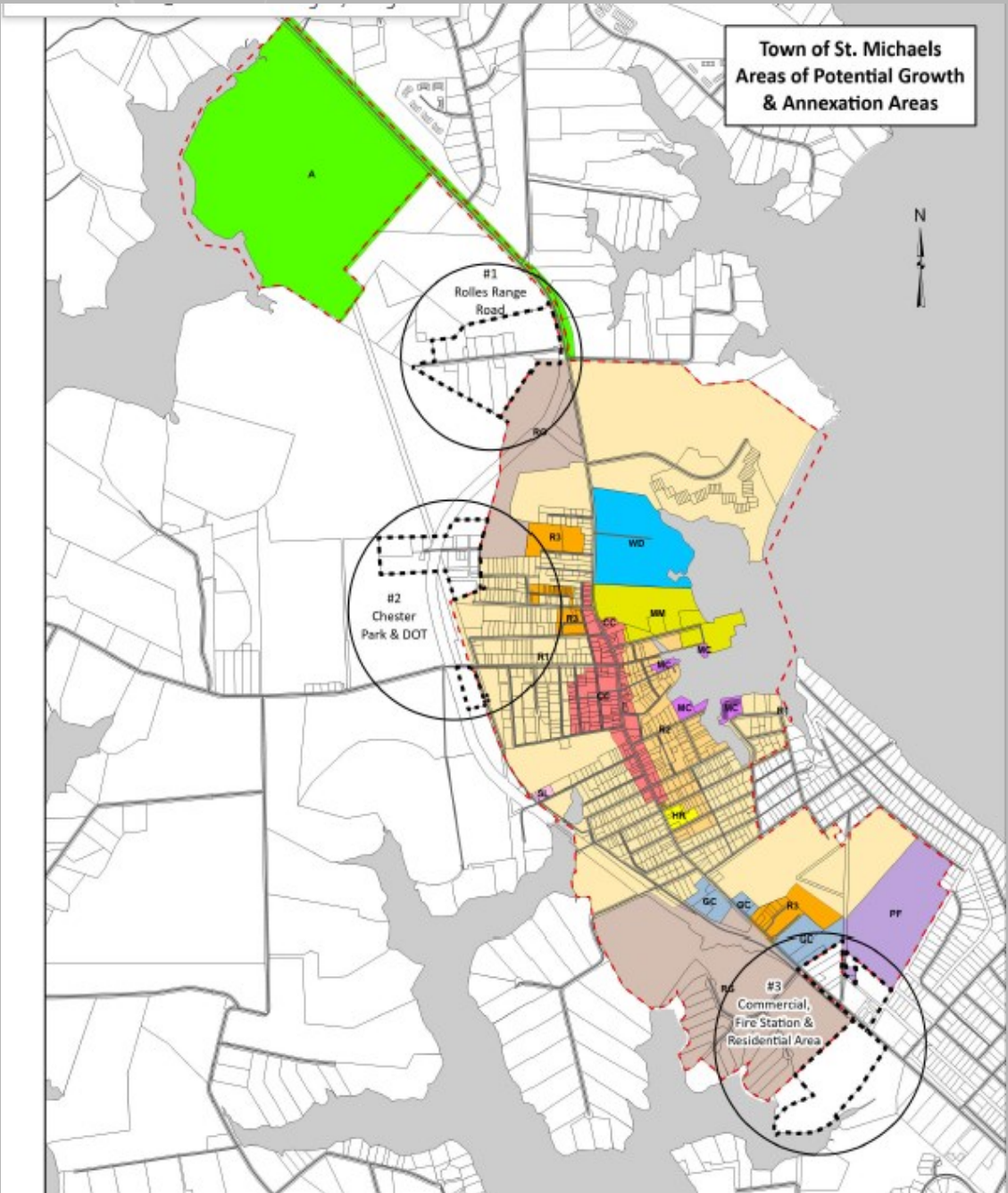


# POTENTIAL COMMERCIAL/OFFICE DEVELOPMENT

*INVENTORY, FEB.2024*

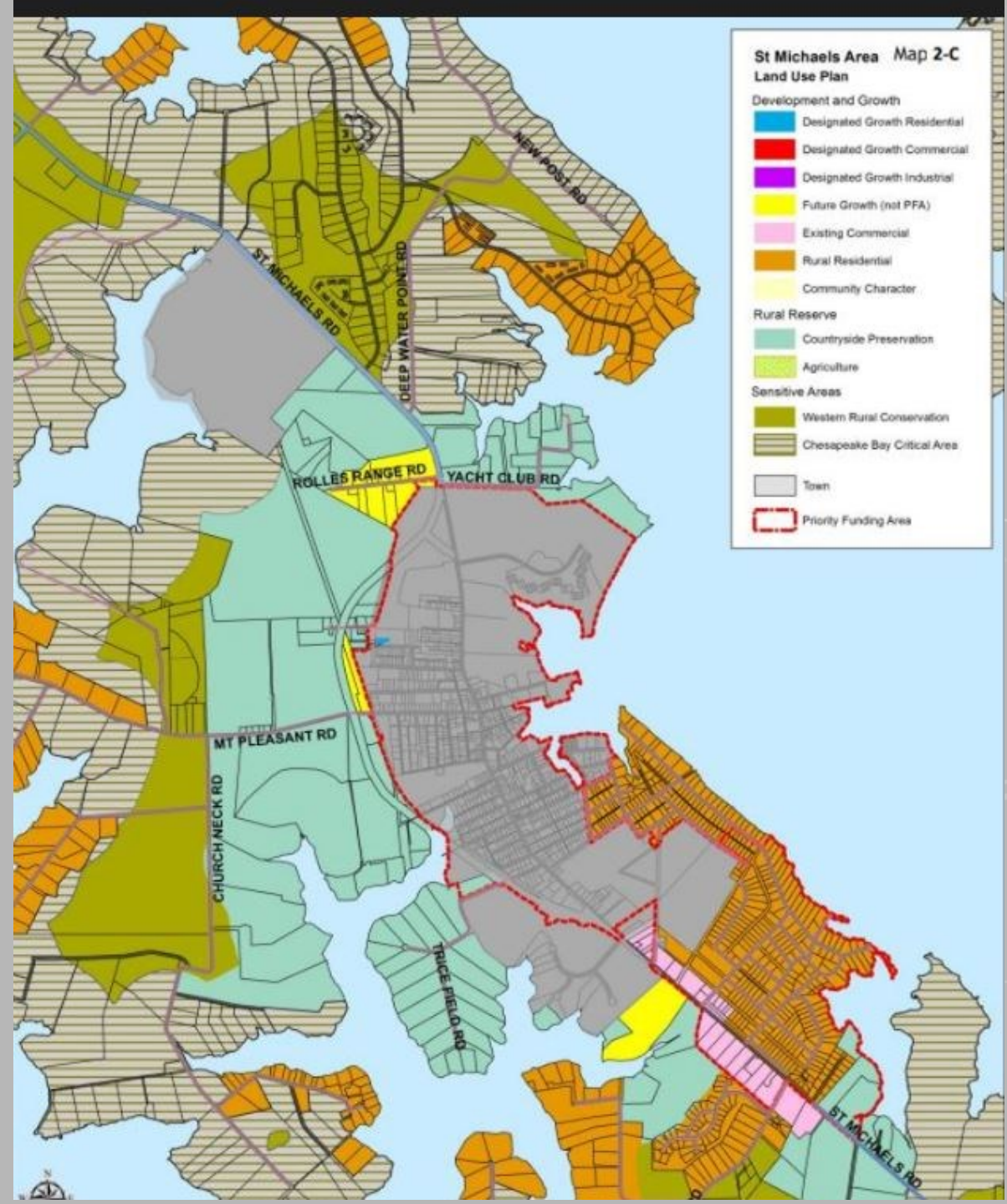
	Potential Build Out (10 years)
• Gateway Commercial (#1) 1.8 acres @10,000 s.f./acre	= 18,000 s.f.
• Gateway Commercial/Mixed Use (#2) 3 acres, 1 acre commercial	= 10,000 s.f.
• Fremont Street (3 Sites) 17,257 s.f. @ 25% development	= 4,315 s.f.
• Potential Conversion of Houses in Commercial Zones (estimated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

**Town of St. Michaels  
Areas of Potential Growth  
& Annexation Areas**



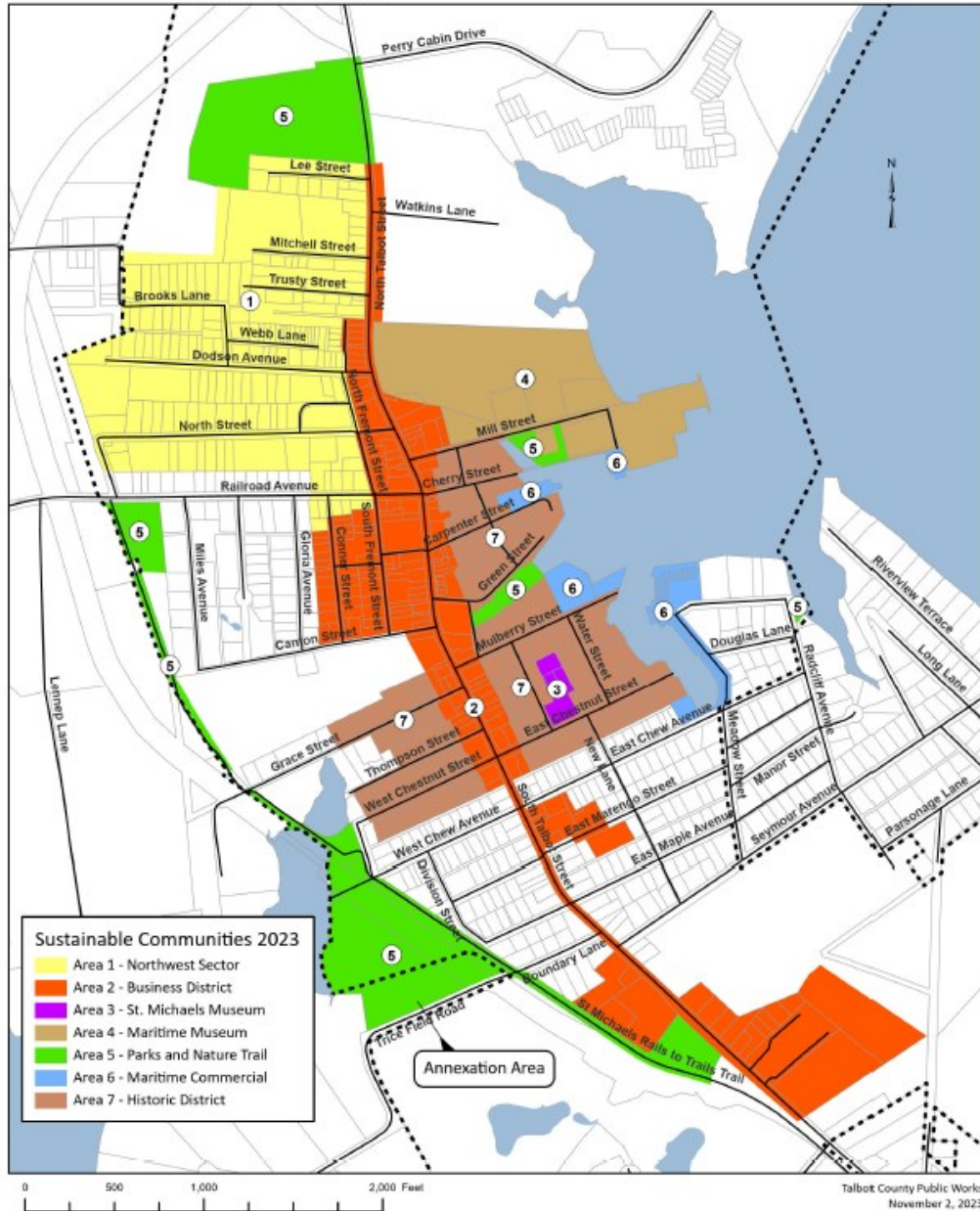
# COUNTY COUNTRYSIDE PRESERVATION LAND USE

(SURROUNDING THE TOWN AS A BUFFER  
FROM SPRAWL)



# SUSTAINABLE COMMUNITIES MAP

## Town of St. Michaels Sustainable Communities Map 2023



# SUSTAINABLE COMMUNITIES PLAN – UPDATED 2024

## *(SOME PRIORITIES)*

### Environment:

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

### Economy:

- Fiber optic improvements
- Relocate utility poles
- Benefit/Cost 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 Plan for Comprehensive Plan update
- Consider staff assistance

# "THE BIG IDEAS"

## 1. SAN DOMINGO CREEK PARK



SAN DOMINGO CREEK PARK MASTER PLAN | ST MICHAELS, MD January 17, 2024

# “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

TWO GRANTS UNDER REVIEW FOR \$1,316,383. FOR CONSTRUCTION  
TOWN MATCH = \$60,000.





# “THE BIG IDEAS”

## 4. REDEVELOPMENT & DESIGN STUDY – FREMONT ST. AREA (?????)

PUBLIC WORKS AREA



## Round Table Discussion Guidance:

- Discuss ideas amongst yourselves at each table
- Respect differences of opinion
- Everyone has a chance to speak and have input (go around the table)
- Mark up the map as you wish, draw on it, sketch or circle areas
- Assign a “Scribe” to write down thoughts, ideas, points on large paper

## Small Group Roundtable Discussions Questions (30 minutes)

- What do you like about living, working, playing in the Town of St. Michaels? (Good stuff)
- What do you not like about living, working, playing in the Town of St. Michaels (Bad stuff)
- What would you desire to see changed about the Town over the next 5-10 years?
- Is there anything we (the community/town) should be doing we are not doing now?
- Is there anything we (the community/town) should not be doing or doing less of?

*Consider Comprehensive Plan Chapter Issues: land use, growth, environment, water, community facilities, transportation, economic development, historic resources, parks, housing, community character & design, government, climate/sea level rise*

## WHAT'S NEXT?

- Record and consider information from these meetings
- Continue collection and analysis of most current data
- Draft updates to the current chapters of the plan (Planning Commission)
- Hold public review of new plan chapters and major changes in late fall
- Review with State agencies 60 day clearinghouse review (early 2025)
- Hold formal public hearings with Planning Commission in Spring, 2025
- Make revisions
- Hold formal public hearings with Town Commissions in Summer, 2025
- Make more revisions as needed, adopt the plan in Fall, 2025

### Contact:

Steve Ball, Town Planner

[Sball@stmichaelsmd.gov](mailto:Sball@stmichaelsmd.gov)

201 Boundary Lane

410-745-9535

