

Charlestown Comprehensive Plan



REVIEW MEETING #1 – MAY 9, 2024

Discussion Items

- Review input from community kick-off meeting.
- Discuss land and water resource constraints and opportunities
- Discuss stormwater and flooding issues
- Review key land use classification, zoning and housing issues.
- Prepare a strategic map as a starting point for comprehensive plan.

Community Feedback

Strengths	Weaknesses
<ul style="list-style-type: none">• Great place to live/high quality of life• History and charm• Access to water and nature• Restaurants	<ul style="list-style-type: none">• Parking• Street lights• Stormwater/drainage• Water capacity• Revenue/diversity of tax base• Lack of walking trails• Housing diversity/affordability
Opportunities	Threats
<ul style="list-style-type: none">• More development, esp. a small business district (ice cream and coffee shop, sundries, etc.)• Bike/pedestrian paths and trails• History, museum, and cultural activities• Water access; parking/boat launch at Avalon Park	<ul style="list-style-type: none">• Flooding (tidal and non-tidal) and run-off• Artesian water• Railroad (crash, restricted access, etc.)• Substance abuse and mental health• Condition of marinas and frontage• Property conditions adjacent to town

Big Ideas

- Make significant investments in stormwater and resiliency
- Community and cultural events – 4th of July celebration, colonial fair, etc.
- New recreational areas
- Establish a business district
- Open up Indian Queen tavern and Tory House
- Invest in water capacity
- Move boat ramp and pier

Water & Sewer

Population Forecast

	Reference Document	2000	2010	2020	2025	2030	2040
Charlestown	Comp Plan	1,019	1,196	1,869	2,075	1,640⁽²⁾	1,829
	AECOM Water Plan			1,513 (2022)	Maximum Development Scenario ⁽³⁾ 329 infill/973 annex = ~1,300 Total Population = 2,813		
	Actual			1,513 (2022)	To be determined through comp plan		
Cecil County	2008 Comp Plan	85,951	108,100 (f)	134,500	147,350		
	WILMAPCO Forecast ⁽¹⁾	85,591		103,725 (A)		112,445	125,445 (F)

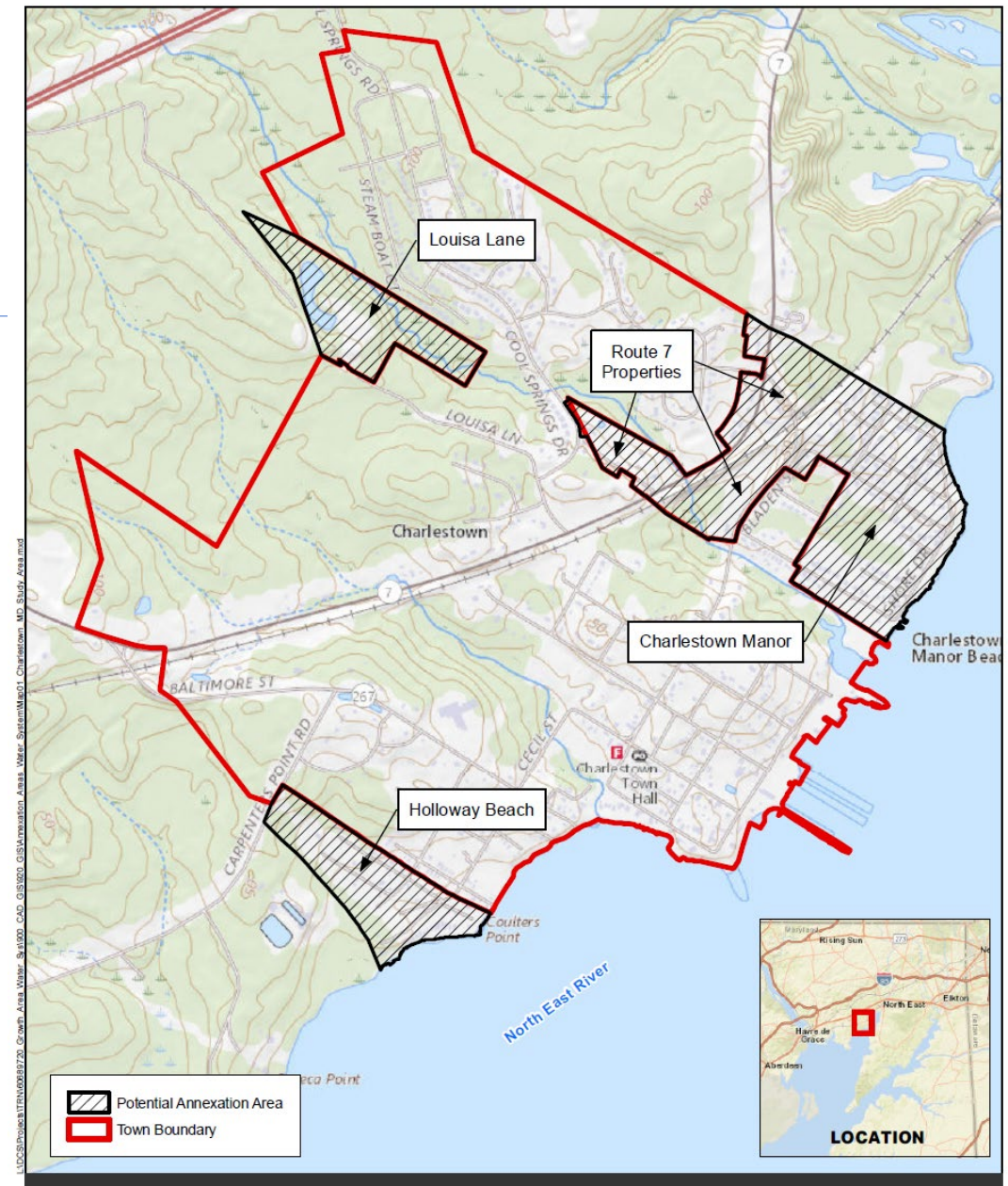
(1) [DPC Council Jan23.pdf \(wilmapco.org\)](#)

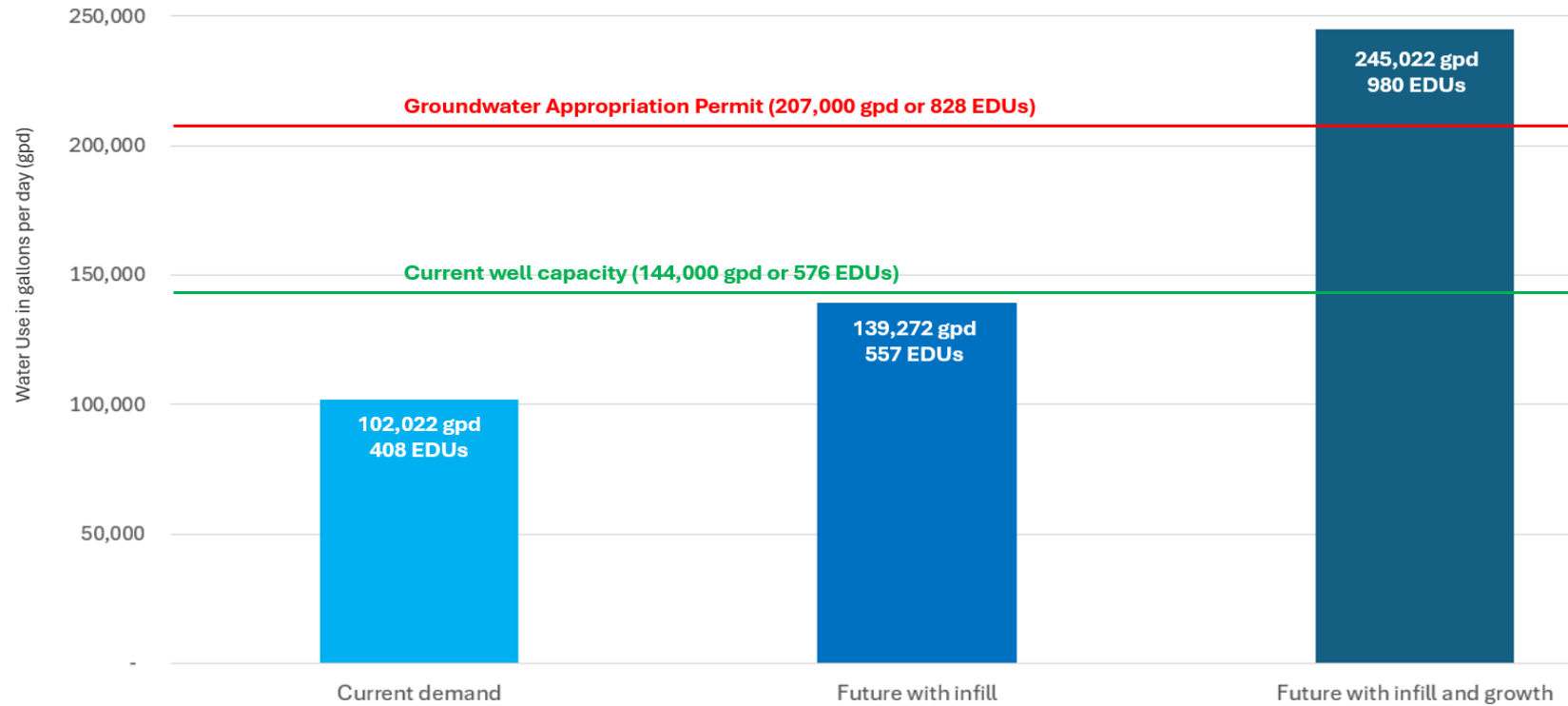
(2) Proportionate calculation of county population

(3) Compares to max development scenario (149 DUs in-town/423 DUs annex) *2.3 persons per DU

Water Supply, Storage and Distribution

- August 2023 - AECOM evaluation of current and future water system needs
- Analysis of infill development (149 units) and projected growth areas (423 units)
- Reviews potential improvements to: water supply/wells, storage, and treatment



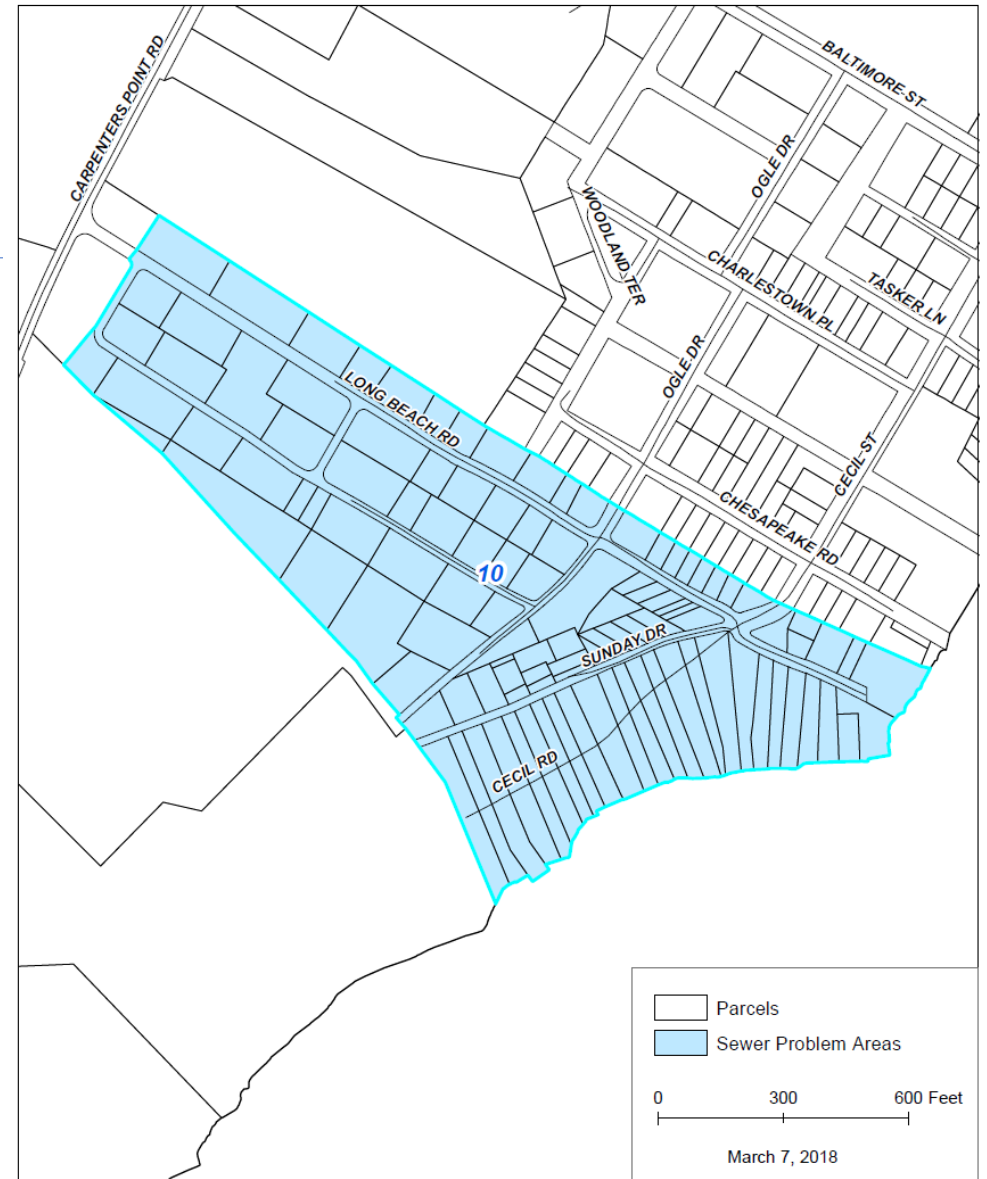


Water Supply

MAXIMUM
DEVELOPMENT
SCENARIOS

Sanitary Sewer / Wastewater Treatment

- Northeast River Advanced WWTP operated by Cecil County
- County Water and Sewer Comprehensive Plan from July 2019 identifies areas near Charlestown with failing septic systems (Holloway Beach – 66 units)



Stormwater & Tidal Flooding

ISSUES TO CONSIDER

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Stormwater Infrastructure

2019 Report

Town of Charlestown

Stormwater Vulnerability & Floodplain Management Assessment



Watershed Master Plan

Adopted December 2023

Charlestown Watershed Master Plan



December 2023

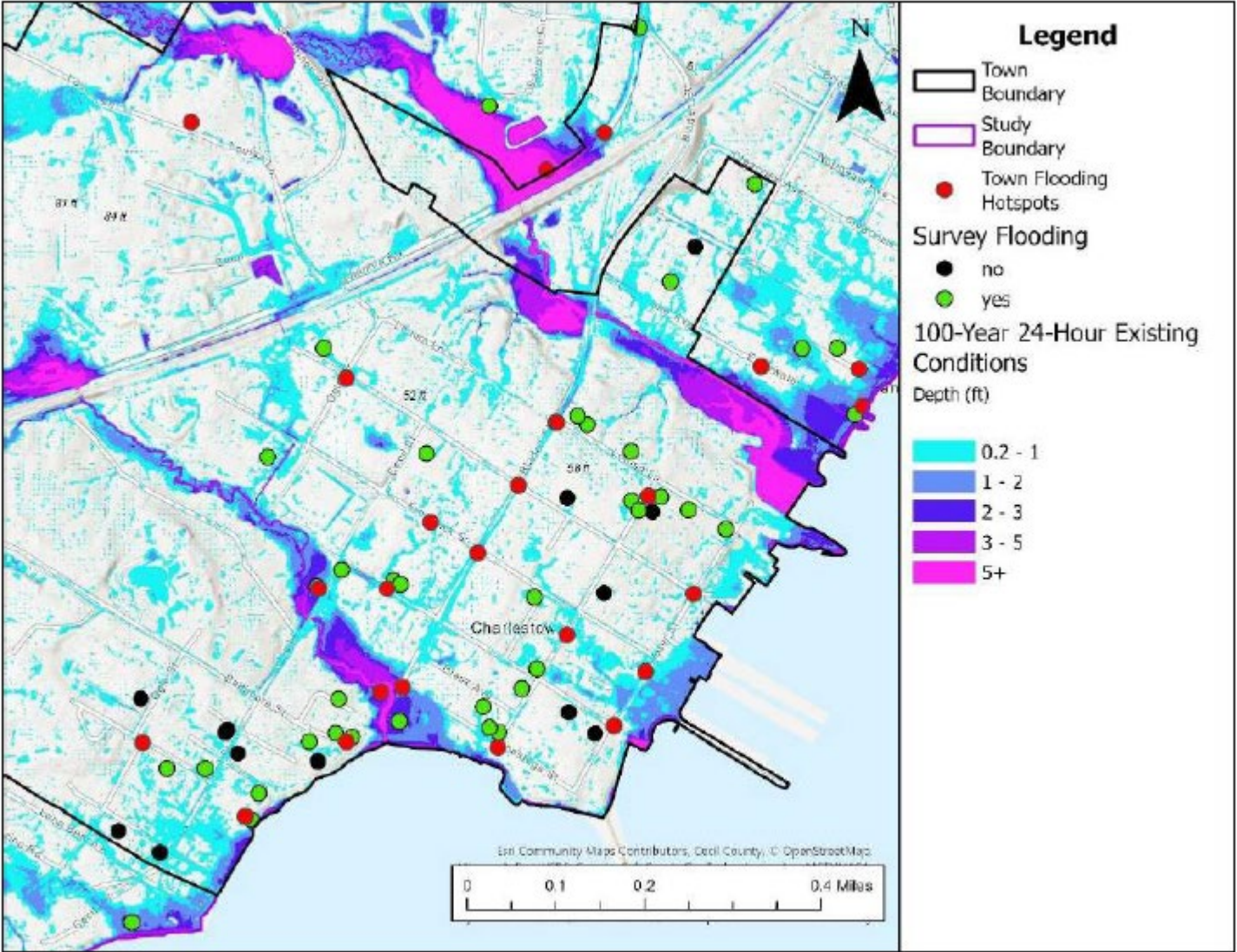


Figure 22: Comparison with community survey results and town flooding hotspots

Sea Level Rise



Current
MHHW



2' Sea
Level
Rise

Source: <https://coast.noaa.gov>

Stormwater/Tidal Flooding Action Items

ISSUE	ACTION ITEMS Has there been any further action?
Existing storm drain infrastructure maintenance	Needs identified in KCI assessment September 2019.
Nuisance Flooding / Tidal Flooding	Identify necessary regional stormwater management facilities
Water Quality	Implement the Dewberry December 2023 Watershed Master Plan and incentivize green infrastructure
Sea Level Rise, Resilience	Evaluate sea level rise modeling and develop resilience goals

Watershed Master Plan

Adopted December 2023

PRIORITY AREAS	ACTION ITEMS
Holloway Beach Community Storm Drain Improvements	Storm drain installation and cleaning; regrading; road resurfacing for proper crown.
Trinity Woods/ FEMA Property	2 pond retrofits and 1 culvert enlargement
Fireman's Field/ Wellwood Restaurant	Green stormwater infrastructure; Storm drain installation;
Calvert Street/ Conestoga Street	Evaluate sea level rise modeling and develop resilience goals
Charlestown Elem School	Pond retrofit
SHA Facilities	Culvert blockages; permeable sidewalks; stream restoration; floodplain reconnection; storm drain improvements
Athletic Complex	Storm drain installation; storm drain cleaning; stream restoration; BMPs

Land Use/Zoning Review

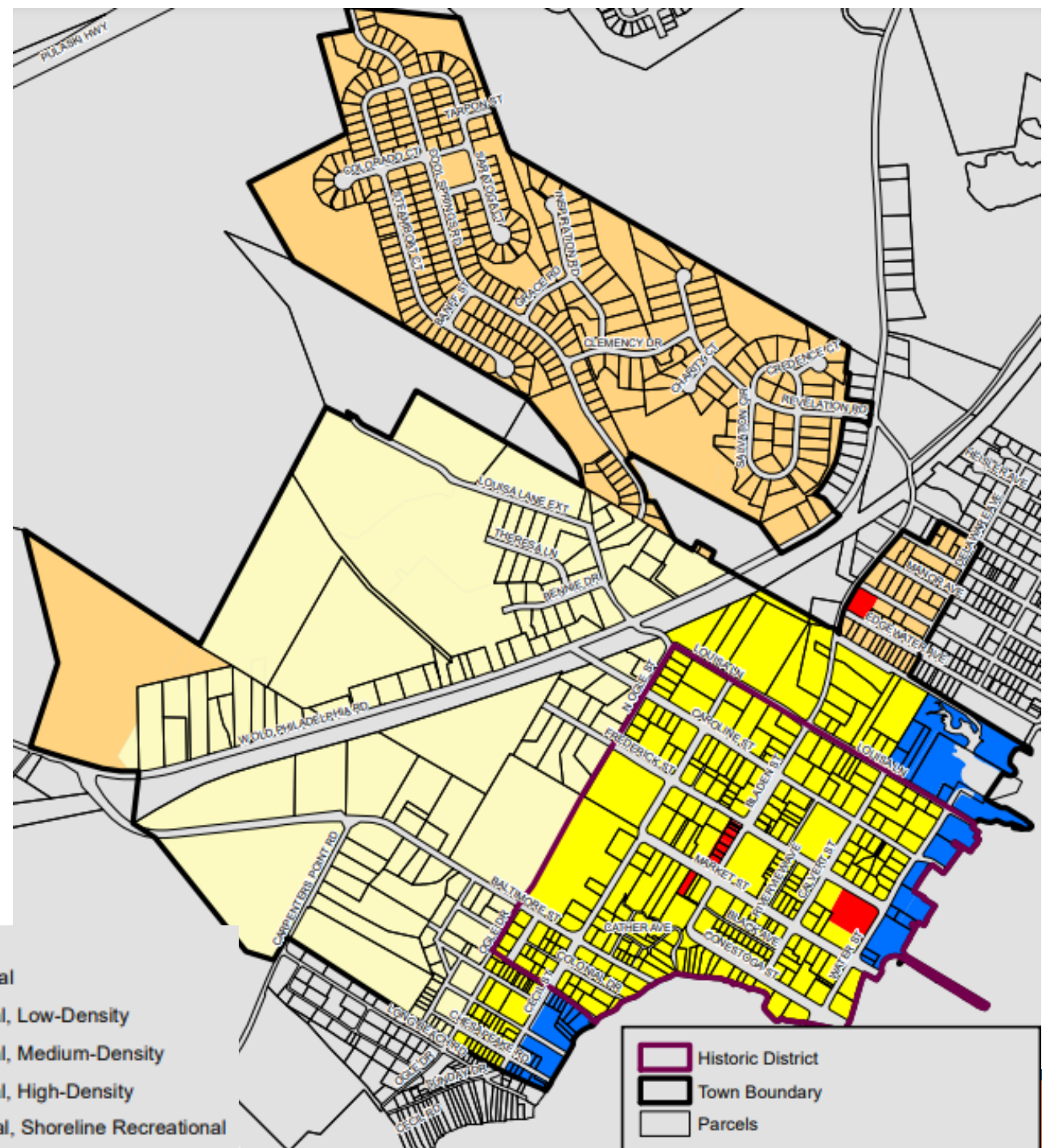
CHARLESTOWN, MD

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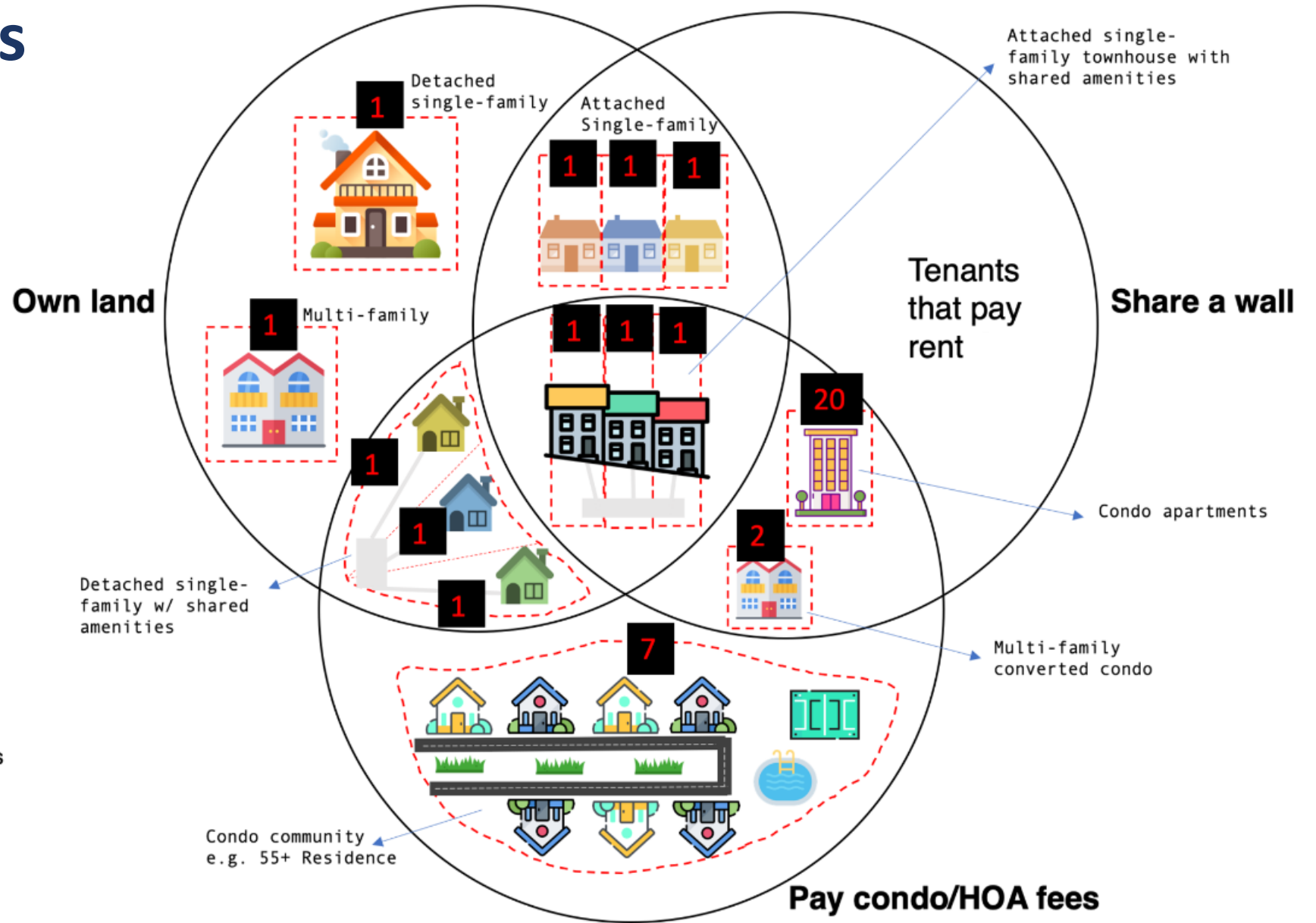
What/where is housing permitted in Charlestown? Is zoning too restrictive to attain housing diversity goals?

	R-1	R-2	R-3	R-R	C-1	Historic District
Single-Family Detached	P	P	P	P	P	P (with HC approval)
Duplexes			SE	SE	SE	
Semi-Detached			SE	SE	SE	
Townhouses			SE	SE	SE	
Apartments			SE	SE	SE	

P = Permitted
 SE = Special Exception
 Blank = Not Permitted



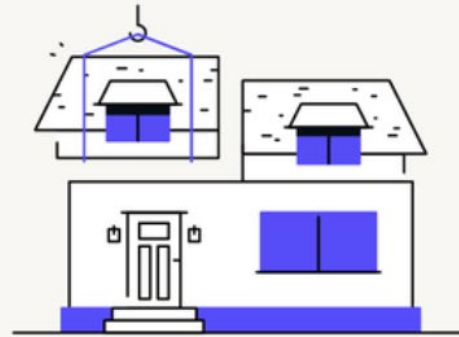
Dwelling Types Illustrated



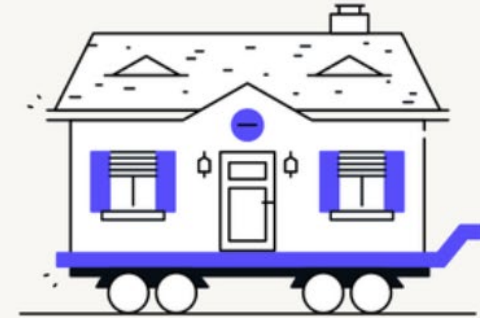
Modular vs Mobile Homes

Issues:

- Mobile homes are not permitted on individual lots in Charlestown except in cases where dwellings are destroyed by fire or other cause and reconstruction is necessary.
- Manufactured Home not defined in zoning code



Modular homes
Permanent dwellings



Mobile homes
Movable dwellings

Accessory Dwelling Units

Issue:

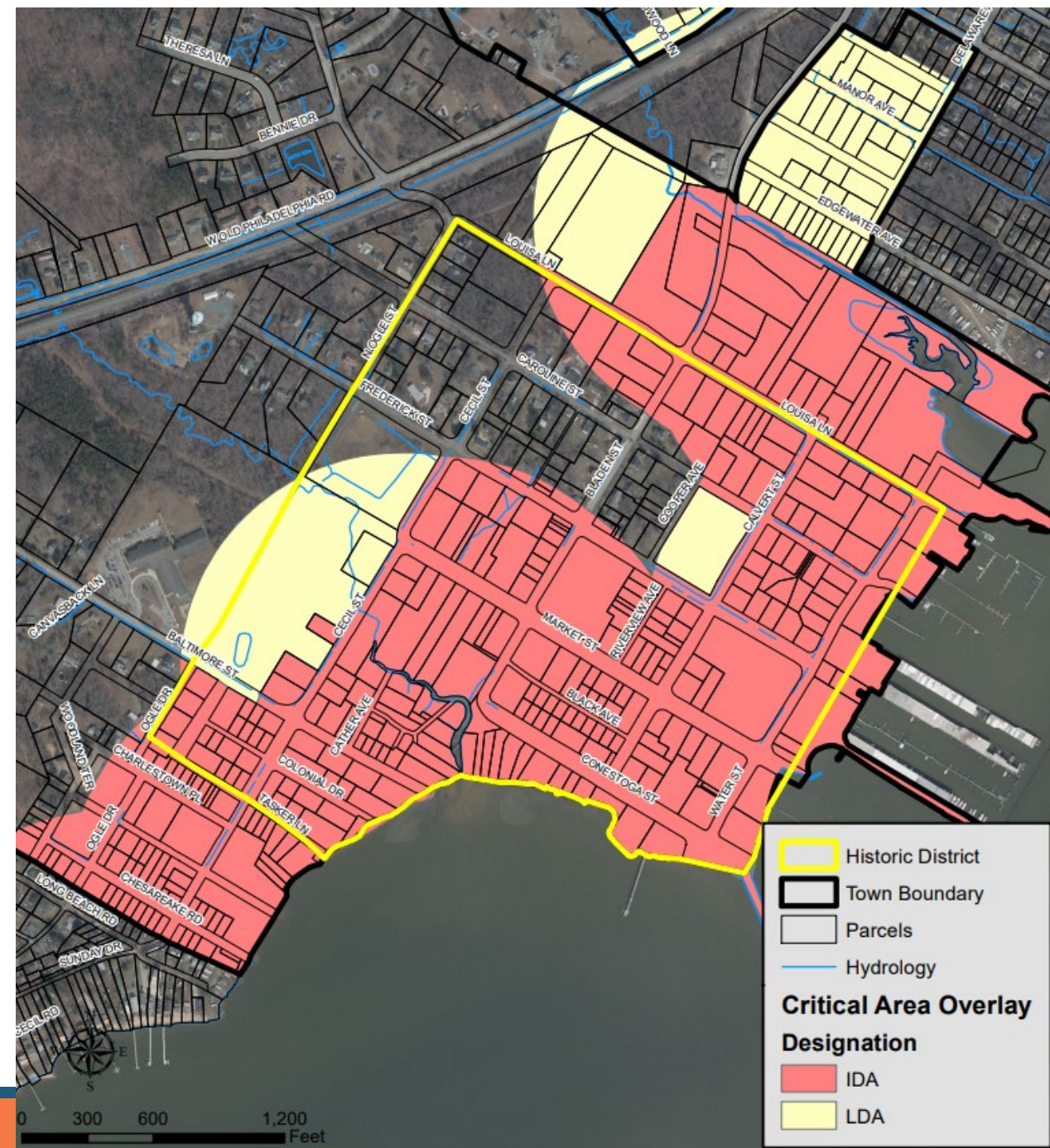
Zoning code needs to define ADU and provide further ADU guidance



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Critical Area Relationship to Zoning & Development

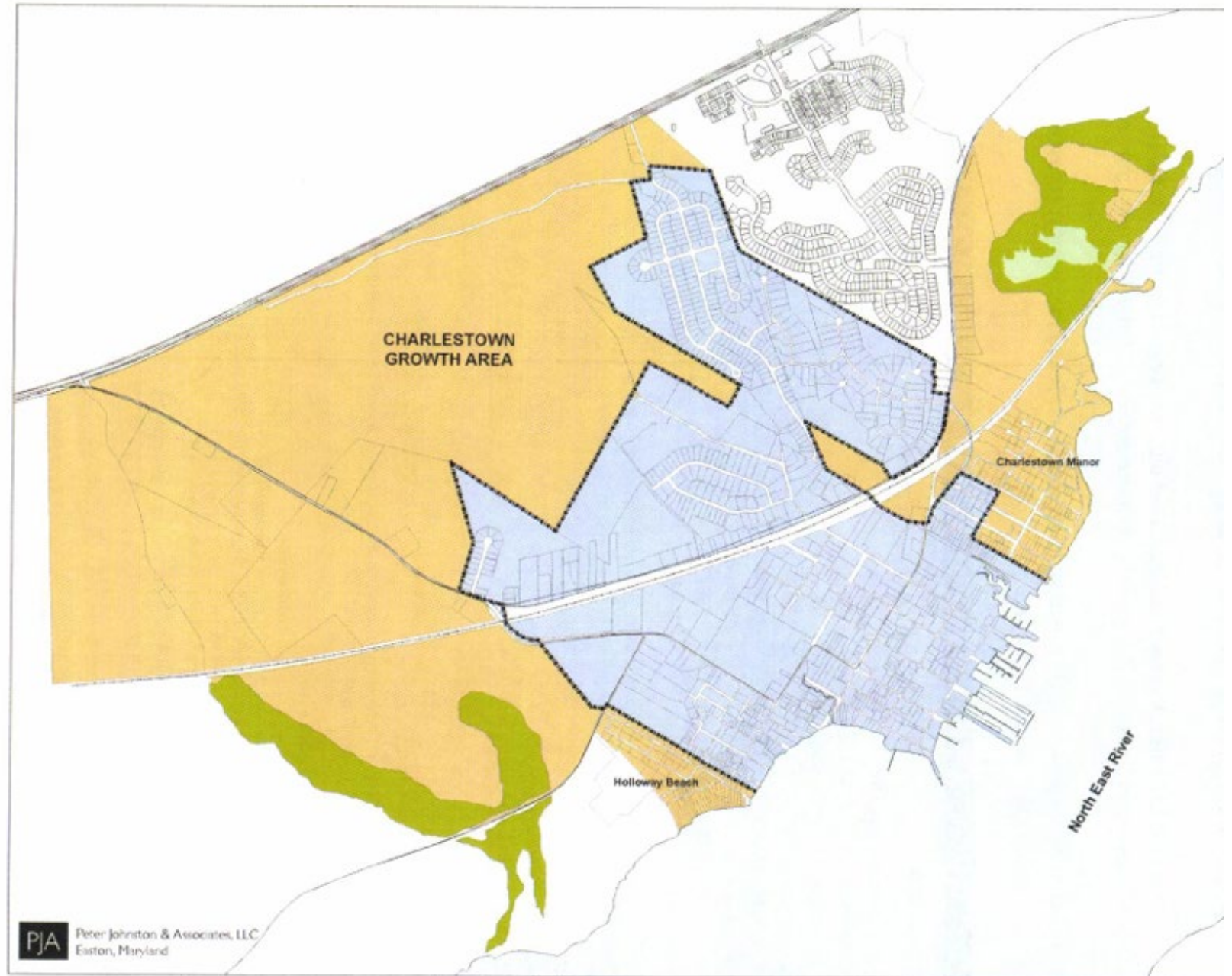
- **IDA Density:** Density in the Intensely Developed Areas (IDA's) shall be as established in the underlying base zone.
- **LDA Density:** The density of development and minimum lot sizes permitted within a Limited Development Area (LDA) shall be governed by prescriptive densities within the applicable underlying base zoning districts. However, in underlying base zoning districts that permit residential use, density may not exceed 3.99 units per acre. Determination of density shall be based on the gross site area of the parcel prior to development.



Strategic Planning Map

Municipal Growth Area

2008 Comprehensive Plan



Strategic Planning Questions

- Why would or wouldn't a future developer of the quarry want to be within Town limits?
- Why would or wouldn't the Town want to quarry to be within town limits?
- What leverage does the Town have to achieve its goals?
- Is there a small business district to be had? How can you "clean up" the waterfront to facilitate?

-
- 1 Make Town parcel available in exchange for larger stream buffer and/or forest conservation easement
 - 2 Rough alignment of connector road among properties needing access to MD 7
 - 3 Create roundabout for access and to create gateway to Charlestown
 - 4 Future redevelopment consideration, design standards, etc
 - 5 Encourage to come into town to create consistent resilience effort
 - 6 Create small commercial main street and stronger frontage standards
 - 7 Future mixed-use redevelopment of quarry

Resource Slides

Dwelling Types Defined in Zoning Code

Attached - A dwelling which is joined to another dwelling at one or more sides by a party wall or walls

Detached - A building containing one (1) single-family dwelling unit on one (1) lot and detached from any other dwelling

Two-Family or Duplex - A building containing two (2) attached dwelling units which share a common wall and which are on one (1) lot.

Multi-family - A building containing three (3) or more attached dwelling units having common walls and/or roof and a separate entry for each unit. This definition includes townhouses and apartments.

Semidetached - A building containing two attached dwelling units which share a common wall at the lot line and which are on separate lots.

Townhouse - A building containing three (3) or more attached dwelling units in a row having access from the front and rear of the dwelling in which the interior units share a common wall and the dwelling units may be on separate lots.

Unit - A group of rooms located within a building, not including manufactured homes or travel trailers, designed for a single-family unit containing living, sleeping, cooking, washing, and toilet facilities.

Definitions Cont.

Campground

- Any area of land owned by a single entity, or any area of land subdivided as a campground prior to 1980 whereby units could be transferred to various owners to be used as a campground, on which accommodations for temporary and not year-round occupancy are located or may be placed, including cabins, tents, recreational vehicles, and campers, which are primarily used for recreational purposes and retains an open air or natural character.

Mobile Homes

- Mobile homes will not be permitted on individual lots except in cases where dwellings are destroyed by fire or other cause and reconstruction is necessary. The Zoning Administrator may issue temporary permits to allow the placement of a mobile home in any zone for the occupancy of the dispossessed family, the term of such permit to be six months, renewable for another six months at the discretion of the Zoning Administrator.

Town of Charlestown

Table of Lot, Yard, Lot Coverage and Height Requirements
 [Amended 10-13-1987 by Ord. No. 87-1; 2-9-1988 by Ord. No. 88-1;
 5-9-1989 by Ord. No. 89-1; 12-21-1995 by Ord. No. 95-3; 0-0-2019 by Ord. No. 2019-02]

Zone	Minimum Lot Requirements		Lot Width (feet)	Minimum Yard Requirements ⁷			Maximum Lot Coverage (percent)	Maximum Height ²
	Lot Area (square feet)	Lot Area, Per Family (square feet)		Front Setback (feet)	Rear ¹ (feet)	Side (feet)		
Residential R-1 ³	20,000	20,000	100	50	50, 10	10	30%	2 ½ stories or 35 feet, except Institutional may be 3 stories or 45 feet
Residential R-2	10,000	10,000	70	30	30, 5	5	50%	2 ½ stories or 35 feet, except Institutional may be 3 stories or 45 feet
Residential R-3 ⁸	10,000	10,000	70	30	30, 5	5	50%	2 ½ stories or 35 feet
Single-Family Detached	10,000	10,000	70	30	30, 5	5	50%	2 ½ stories or 35 feet
Duplex/Two-Family ⁸	6,000 duplex; two-family	3,000 du	30/du; 60/duplex	20	30, 5	10	50%	2 ½ stories or 35 feet
Duplex/Semi-detached	6,000 duplex; semi-attached	3,000 du	30/du; 60/duplex	20	30, 5	10	50%	2 ½ stories or 35 feet
Townhouse ⁸	10,000	2,000	20 interior; 30 end	20	30, 5	10	50%	2 ½ stories or 35 feet
Apartments ⁸	20,000		100	20	40	20	60%	2 ½ stories or 35 feet
Shoreline	10,000	10,000	50	30	50	5	50%	2 ½ stories or 35 feet
Recreational				30	50	5	50%	2 ½ stories or 35 feet
Residential R-R				30	50	5	50%	2 ½ stories or 35 feet
Local Commercial C-1	None ⁵			15	20	None ⁶	80%	3 stories or 45 feet

NOTES:

- 1 Minimum primary structure setback, minimum yard requirement for accessory structures.
- 2 Incidental structures necessary for operation of permitted uses may not exceed maximum height, unless 40' to meet a floodplain requirement.
- 3 Alternate lot size and yard regulations established in Subdivision Ordinance.
- 4 In the Historic District, duplex, two-family, semi-detached, townhouse, and apartment multifamily dwellings are not permitted.
- 5 None, except where dwellings are provided lots shall conform to Residential R-3.
- 6 Side setbacks, if provided, shall be at least three feet or, if adjoining residential area, at least five feet.
- 7 Although defined as structures, fences, walkways, and driveways not subject to setback requirements.
- 8 See Section 175-18.