

An aerial photograph of a city area with a white street grid overlay. A scale bar at the bottom indicates distances in feet, with markers at 1000, 500, 0, and 1000. The text "Statement of Goals" is centered over the map.

Statement of Goals

1000

500

0

1000

Feet



Eight Visions

As mandated in Article 66B of the Annotated Code, Chestertown adopted the following “Eight Visions” to control future development:

1. Development is concentrated in suitable areas;
2. Sensitive areas are protected;
3. In rural areas, growth is directed to existing population centers and resource areas are protected;
4. Stewardship of the Chesapeake Bay and the land is a universal ethic;
5. Conservation of resources, including a reduction in resource consumption, is practiced;
6. To assure achievement of 1 through 5 above, economic growth is encouraged and regulatory mechanisms are streamlined;
7. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur, and
8. Funding mechanisms are addressed to achieve these visions.

Statement of Goals

Within the context of those Eight Visions, the following goals present Chestertown’s vision for the future. They describe desired future characteristics of Chestertown as they relate to land use, transportation, community facilities, sensitive areas and community character. Where appropriate, measurable guidelines, standards and recommendations for implementing these goals are provided.

Land Use

General Residential Goals

- Assure orderly and diversified residential development in the town and adjoining vicinity, as stated in the Land Use and Community Character elements.
- Develop residential density patterns which relate to natural and man-made assets of the Town and surrounding area, and insure that no residential areas are developed without adequate sewage disposal, water supply and other utilities and public facilities.
- Provide for varied housing needs as evidenced by the Town’s population composition, existing and projected, and provide for a living environment that is healthy, safe, attractive and functional.

General Commercial Goals

- Develop a viable, efficient system of commercial areas by strengthening the existing town centers and by providing for needed new centers in accordance with traditional neighborhood design standards.
- Provide community shopping facilities serving neighborhood areas.
- Develop a system of special service districts for certain highway-oriented business activities where unique factors of location make such districts particularly appropriate.

- Maintain the vitality of the central business area as a prosperous commercial center.
- Combine commercial facilities with other types of uses such as residential or industrial uses or other community facilities.

General Industrial Goals

- Stimulate the availability of land for light and clean manufacturing and research-office activities and locate such lands adjacent to major highways, convenient to commercial centers and high density residential areas.
- Strictly control industrial uses in order to insure environmentally friendly industry compatible with the scale and character of the Town.
- Develop an attractive physical environment for industrial development through the creation of park-like districts and master planned industrial developments.

General Institutional Goals

- Allow for the present and future institutional uses with specific regulation sympathetic to their public and semi-public needs.
- Locate new institutional zones near highway commercial and high density residential areas.

General Economic Goals

- Provide a diverse and expanding job market.
- Cooperate with the County Department of Economic Development in locating and retaining businesses in Chestertown.
- Provide the technological infrastructure necessary to support telecommuting and other high tech jobs.
- Encourage job training programs.
- Encourage and support Heritage Tourism.

General Heritage Goals

- Expand the present Historic District to incorporate the National Register District, individual National Register sites and other noncontiguous structures of historic or architectural significance.
- Encourage design of new structures and redevelopment that is sympathetic with the character of historic Chestertown.

- Maintain viewsapes to and from town with particular attention to National Scenic Byways and gateway areas.
- Encourage businesses and activities that protect the authenticity of Chestertown's historic resources.

Natural Resources, Conservation and Sensitive Areas Protection Goals

- Conserve the environmental quality of the planning area through measures which protect natural resources and environmentally sensitive lands.
- Promote and maintain a well-planned pattern of compatible and efficient utilization of land and water resources which concentrates development in suitable areas.
- Minimize adverse impacts on water quality that result from high nutrient loadings or pollutants in runoff from surrounding lands or from pollutants that are discharged from structures and conserve fish, wildlife, and plant habitats in the Town.

General Transportation Goals

- Provide or encourage a public transportation program that meets the total needs of the local population.
- Integrate an efficient comprehensive transportation system consistent with an overall area-wide development pattern that includes walking, cycling and other human-powered forms of transportation.
- Build greenway trails to provide linkages among housing, employment, educational and recreational facilities.
- Use the existing railbed as the keystone of the greenway system and preserve it for possible future use as a transit right of way.
- Assure the effective and economical movement of people and goods within and through the Chestertown area.
- Complete the development of a coordinated system of major and minor roadways and alleys that will best serve the Town and its immediate environs in accordance with a specific Transportation plan.
- Develop a transportation system that is safe, attractive and gives careful consideration to its relationship to the land and the developed areas and to other forms of transportation such as walking and cycling.



General Community Facilities Goals

- Insure that human needs for outdoor recreation are accommodated.
- Integrate, unify and protect residential areas through the creation of local centers of activity.
- Protect against the monotony of suburban sprawl by creating vistas of greenery, parks and open spaces.
- Share, or pass on, the cost of needed public facilities with the land developers who add or create demand for new or improved public facilities.
- Establish local parks within easy access of Chestertown's present and future residents, and set aside park areas in new developments for the use of all Town residents.
- Provide for an open space system of sufficient size and locations in order to meet the complete range of recreation activities, setting aside open space areas in all new development areas.

General Emergency Facilities Goals

- Police Facilities – Ensure they are adequate to accomplish the mission by providing service to all areas of the Town with appropriate facilities, manpower and equipment.
- Fire Facilities – Cooperate in the provision of adequate protection of Town citizens and those in the surrounding area.
- Rescue Squad – Cooperate in the provision of adequate medical assistance to those with emergency needs.

General Health Facilities Goals

- Cooperate with the County and State in the improvement and provision of public health facilities and services within the Chestertown area.
- Cooperate with the County and State in the development of local health centers in those areas where the gap between health needs and available facilities and services is the greatest.
- Facilitate and encourage the development of professional medical facilities in town.



General Utilities Goals

- Maintain and ensure the continued improvement of the Town's water and sewer facilities sufficient to meet Federal and State standards, now and in the future.
- Ensure that all future development within the Town is adequately served with water, sewer, storm drainage and other utility systems in an economic and environmentally coordinated manner.
- Cooperate with respective County and State agencies in the development of adequate and coordinated utility systems in the land areas adjacent to the Chestertown Planning Area.

General Library Facilities Goals

- Help ensure the availability of public library facilities to the whole population of the Chestertown area.
- Stress the relationship of libraries to other programs aimed at achieving the Town's objectives of improving the environment and broadening cultural opportunities.

General Educational Facilities Goals

- Coordinate with the Kent County Board of Education so school district impacts from new development can be integrated with Educational Facilities Master Planning.
- Coordinate with private schools and Washington College to ensure student needs are accounted for in municipal planning efforts for various public services and facilities.

