SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

Local Governments with a Sustainable Communities Designation

Local Government Consortiums with a Sustainable Communities Designation

Application must be submitted
on or before the expiration date of
Sustainable Communities designation.

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450
Baltimore, MD 21201
410-209-5800
http://dhcd.maryland.gov/

LARRY HOGAN
Governor
BOYD K. RUTHERFORD
Lt. Governor
KENNETH C. HOLT
Secretary
OWEN McEVOY
Deputy Secretary

Overview of Sustainable Communities

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland's existing communities creating a single, locally designated geographic focus area. Since that time the "Sustainable Communities" designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

Purpose or Renewal and Streamlined Application

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

Application Eligibility and Threshold Requirements

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to reconvene their **Sustainable Communities Workgroup** to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at: http://www.mdp.state.md.us/OurProducts/pfamap.shtml

2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;

3) The updated Plan must be consistent with other existing community or comprehensive plans;

4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

Applications that do not meet these threshold requirements will not be considered.

Application Submission and Evaluation

The Sustainable Community application will be evaluated based on thorough assessment of strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

The first page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

Subject Line: Sustainable Community Application
To: Carter Reitman
carter.reitman@maryland.gov
Copy: Olivia Ceccarelli-McGonigal
olivia.ceccarelli@maryland.gov

Site Visits. Follow-up Discussion, Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-298-5849 or by email at carter.reitman@maryland.gov if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

Approval

Approval of applications will be made by the Governor's Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development. The Governor's Smart Growth Coordinating Committee can defer the approval of a Sustainable Communities renewal to the Governor's Smart Growth Subcabinet.

All questions related to the application, please contact Olivia Ceccarelli-McGonigal at 410-209-5826 or by email at olivia.ceccarelli@maryland.gov or your regional project manager, found at this link: https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf

RENEWAL APPLICATION INSTRUCTIONS

The Sustainable Communities application for renewal has **three** sections:

A. Contact information, General Information, Organizational Capacity:

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years, discuss the strengths and weaknesses of their Sustainable Communities workgroup and share any technical assistance needs the workgroup may have.

B. **Report on accomplishments over past five years**:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes, implemented the strategies initially envisioned, and identify what resources were used. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the six elements listed on the previous page (v), including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan has been revised so that it is less time consuming and focused on developing a strategic implementation plan. Renewal applicants are encouraged to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

ENVIRONMENT: Describes projects involving the natural environment, our use of natural resources, and our relationships to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; watershed maintenance and preservation; tree canopies and green spaces; climate change mitigation and adaptation; energy conservation; green infrastructure; stormwater infrastructure and management; water and sewer capacity; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation.

ECONOMY: Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

TRANSPORTATION: Describes projects involving the way people in your community get from place to place.

This category includes projects focusing on (but not limited to): access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

HOUSING: Describes projects involving the homes in which people in your community live and which make it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

LOCAL PLANNING & STAFFING CAPACITY: Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Additional Guidance for Developing the Sustainable Communities Action Plan

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may reflect changes in external factors affecting the community or changes in the priorities of the applicant.

Action Plan Guidance

The Action Plan section has been broken down into the same six categories as the Comprehensive Assessment section of this document. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

1) **For each section, pinpoint essential strengths and weaknesses of your community**. Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.

2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.** Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.

3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events Develop with community input, a series of weekend events that the Town could host.

4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: The President and Town Commissioners of Sharptown, Maryland

NAME OF SUSTAINABLE COMMUNITY: The Town of Sharptown, Wicomico County, Maryland

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the application should be tabbed and organized as follows:

❑ **Section A - Sustainable Community Renewal Applicant Information**

- Applicant Information

❑ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**

- Part 1: Qualitative Assessment
- Part 2: Comprehensive Assessment
- Competitive Funding

❑ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**

- Action Plan

❑ **Section D – Sustainable Communities Workgroup Roster**

❑ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**

- Disclosure Authorization

❑ **Section F – Additional Files:** The following contents should be included:

- If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
- Photos (jpeg format) of your aforementioned accomplished projects of the last five years

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community: The Town of Sharptown, Wicomico County, Maryland			
Name of Applicant: The President and Town Commissioners of Sharptown, Maryland			
Applicant's Federal Identification Number: 520850349			
Applicant's Street Address: 401 Main Street, P.O. Box 338			
City: Sharptown	**County:** Wicomico	**State:** Maryland	**Zip Code:** 21861
Phone Number: [redacted]	**Fax Number:** [redacted]	**Web Address:** [redacted]	

Sustainable Community Application Local Contact:

Name: Joe Mangini, Jr.		**Title:** Town Manager / Circuit Rider	
Address: 401 Main Street, P.O. Box 338	**City:** Sharptown	**State:** Maryland	**Zip Code:** 21861
Phone Number: [redacted]	**Fax Number:** [redacted]	**E-mail Address:** [redacted]	

Sustainable Community Contact for Application Status:

Name: Joe Mangini, Jr.		**Title:** Town Manager / Circuit Rider	
Address: 401 Main Street, P.O. Box 338	**City:** Sharptown	**State:** Maryland	**Zip Code:** 21861
Phone Number: [redacted]	**Fax Number:** [redacted]	**E-mail Address:** [redacted]	

Other Sustainable Community Contacts:

Name:		**Title:**	
Address:	**City:**	**State:**	**Zip Code:**
Phone Number:	**Fax Number:**	**E-mail Address:**	

II. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

(1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not? No changes are proposed to the Sharptown Sustainable Community boundary as the town feels the current boundary incorporates the areas of focus for current rehabilitation efforts.

(2) If yes, Include the following in as an attachment:
   a. PDF or JPEG of modified Sustainable Communities boundary map,
   b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

(3) Approximate number of acres of entire SC Area: 141.5 Acres

(4) Existing federal, state or local designations:

☐Main Street ☐Maple Street

☐National Register Historic District ☐Local Historic District ☐ Arts & Entertainment District

☐State Enterprise Zone Special Taxing District ☐BRAC ☐ State Designated TOD

☐ Other(s):

(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

Sharptown's population increased from 651 persons in 2010 to 662 persons in 2020, for a 7% increase. In 2010, total households were 251 compared to 249 in 2020, with total housing units decreasing from 290 in 2010 to 285 in 2020. The owner/renter housing breakdown in 2010 was 87% owner-occupied/13% renter-occupied and in 2020 was 81% owner-occupied/19% renter-occupied for a slight decrease in owner-occupied units. There were 184 families in 2020 compared with 176 in 2010, with a 2020 average household size of 2.76 which is slightly higher than 2.59 in 2010. The 2020 median household income was $70,625 compared to $59,219 in 2010. The median age in 2010 was 39 years compared to 37 years in 2020. I 2020, the town's racial make-up was 96% White and 4% black or African American, compared to 93% and 5%, respectively, in 2010. Educational attainment in 2010 was 43% with a high school degree or higher compared to 96% in 2020. (Source: 2016-2020 American Community Survey 5-Year Estimates)

B. Organizational Structure, Experience and Public Input:

(1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

Although the town only has four full-time employees, the town is very fortunate in that, it has been able to retain these same employees for several years, so they are very experienced. The only staff addition has been a position funded through the Department of Housing & Community Development's Town Manager/Circuit Rider grant program. This position had just been newly funded when our initial Sustainable Communities application was submitted in 2018. The Circuit Rider, Joe Mangini, divides his time for this full-time position between the towns of Sharptown, Pittsville and Willards. In Sharptown, Mr. Mangini serves as a planning consultant and works on a variety of planning and grant projects as assigned by the President and Town Commissioners.

Most of the same individuals that served on the initial Sustainable Communities Workgroup continue to serve and were instrumental in the preparation of the five-year renewal application. The Sustainable Communities Workgroup met for six months to prepare this five-year renewal application and included representation from the Town Commissioners, Planning Commission, Parks and Recreation Commission, Historical Commission, Volunteer Fire Department, and the towns' Town Manager/Circuit Rider. Sustainable Communities Workgroup members include:

Phillip D. Gosnell - President, Town Commissioners, American Legion
Jerry L. Bennett - Chairperson, Town Commissioners, Volunteer Fire Department, Historic Commission
Cecil B. Bradley - Town Commissioner, Volunteer Fire Department
Matthew V. Schneider - Town Commissioner, Volunteer Fire Department, Parks and Recreation Commission, American Legion
George Henry - Town Commissioner, Planning Commission, Volunteer Fire Department, American Legion
Thomas Bowden - Chairperson, Planning & Zoning Commission, Volunteer Fire Department, American Legion
Cody Bristow - Member, Planning & Zoning Commission
Janine Wolfran - Planning Commission, American Legion
Joe Mangini, Jr. – DHCD Town Manager Circuit Rider Program

(2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

Sharptown is a close-knit community with several active stakeholder groups, including, but not limited to: Sharptown government, Planning & Zoning Commission, Historic Commission, Sharptown Volunteer Fire Department, Lions Club, American Legion, Parks & Recreation Commission, and several local churches. The town has also developed key partnerships with Wicomico County government and various state agencies to include the Maryland Departments of Planning, Housing & Community Development, Natural Resources, and Environment. Members of the Sustainable Communities Workgroup are key members of this community and participants in several stakeholder groups that will spearhead many of the strategies and outcomes outlined in the Plan.

The challenges the town has faced in implementing its Sustainable Communities Plan over the past five years are the same challenges many small towns face. The town does not have the budgetary flexibility to devote the necessary funding to accomplish many of the desired strategies and outcomes. Sharptown relies heavily on state and federal grants to implement key projects and those grants are highly competitive and often require a financial match. The town also has an experienced, yet very small staff of just four full-time employees responsible for budgets, billing, planning, zoning, permitting, water, and sewer. Finally, COVID was a huge obstacle in being able to accomplish many of the goals of the Sustainable Communities Plan. For the better part of two-years, government had to pivot and respond to the impacts of the pandemic which did not allow for the Sustainable Communities Plan to be a priority.

(3) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

Residents and stakeholders had input into the Sustainable Communities Plan though their Sustainable Communities Workgroup representatives. In addition, the town held numerous (6+) open workgroup meetings where the public could attend, if interested. The Sustainable Communities application was advertised as an agenda item for the Town Commissioners to discuss and approve at their April 17, 2023, meeting, which was also open to public comment. The Sustainable

Communities Plan is based on the 2018 Sharptown Comprehensive Plan and the previously approved 2017 Sharptown Sustainable Communities Plan.

(4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

The Maryland Department of Planning's (MDP) Lower Eastern Shore Regional Office staff has been instrumental in assisting the town and the Sustainable Communities Workgroup with the preparation and submission of this five-year renewal. The town will continue to rely on MDP for technical assistance and plans to work with other state agencies on grants and other funding opportunities that will assist in the implementation of the stated Sustainable Communities outcomes and strategies.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:
The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

1) **Outcome**: Which outcomes identified in your Sustainable Community plan were you able to achieve?
2) **Projects**: Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
3) **Partners**: With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
4) **Impact**: What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
5) **Photos**: Please also include pictures that depict your accomplishments.

[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply

Example – **Accomplishment 1**
Outcome: Improved stormwater management

Projects:
Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.

Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.

Partners:
Chesapeake Bay Trust – provided technical assistance
MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling $50,000).

Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.

Descriptive Narrative: Please list the most significant accomplishments that apply.

Accomplishment 1: Revitalization on the former Sharptown Elementary School
Outcome: Rehabilitate the blighted, former elementary school into a productive community facility, such as a multi-purpose community center.
Projects: In the past five years, the town has secured two Department of Housing and Community Development (DHCD) State Revitalization Grants to assist with the rehabilitation of "former school". A $50,000 Strategic Demolition Fund grant was awarded for the acquisition of the property. That grant has been closed out and the town now owns the property. A $60,000 Community Legacy grant was subsequently applied for and awarded to perform an engineering study to determine the structural integrity of the building. That project was awarded to the local engineering firm of Davis, Bowen & Friedel and that project is currently underway. The town has also appointed a citizens committee to help advise the town on the desired and best uses for the facility.
Partners: Commissioners of Sharptown, Wicomico County, DHCD, MDP, & Citizens
Impact: This is a significant project for a town the size of Sharptown and it can only be accomplished in phases through various partnerships and state financial assistance (grants). The town does not currently have a community center, so the rehabilitation of this blighted, significant structure will allow the town to offer new opportunities to its citizens which will have a very positive and lasting effect on this small community.

Accomplishment 2: Cherry Beach Revitalization
Outcome: Preserve, expand, and enhance recreational and heritage tourism opportunities.
Projects: In 2019, the town secured a $6,523.25 emergency grant through DNR to replace the damaged Cherry Beach fishing pier. The town also worked with Wicomico County Recreation and Parks in 2019 to utilize $13,388.56 in Program Open Space funds to repair the damaged Cherry Beach picnic pavilion, boat ramp, and concession stand roof.
Partners: Sharptown Commissioners, Wicomico County, DNR
Impact: Cherry Beach is an important recreational amenity for not only the town, but for Wicomico County, therefore the maintenance of this park is critical for its users. This park houses a fishing pier, a boat ramp, playground equipment, and a large picnic pavilion.

Accomplishment 3: Sidewalk Installation, Repair, and ADA Compliance and Roadway Rehabilitation

Outcome: To improve roadways and provide sidewalk connectivity to create a more walkable, ADA accessible community.

Projects: The town utilized American Rescue Plan funds to install new, and rehabilitate existing, sidewalks along portions of Church, Railway, State, and Little Water Streets, and made these sidewalks ADA accessible. The town also milled and paved some local streets utilizing Highway User Funds.

Partners: Sharptown Commissioners, MDOT/SHA, Wicomico County

Impact: A primary goal of the town is to create a safe, fully accessible community. Sharptown is a small town and safety, and connectivity is key for all modes of transportation, especially pedestrian access.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

Outcome: Reduction of Inflow and Infiltration / WWTP Upgrade

Narrative: The town has a serious inflow and infiltration problem in need of corrective measures. MDE awarded 11 million in a low-interest loan for an ENR upgrade the WWTP, but the town needs to correct the inflow and infiltration issue first. However, MDE did not award any funds for I&I, so the project was delayed until the town could find funding. The town will utilize American Rescue Plan funds to correct the worst I&I areas but will be unable to correct all the I&I problems. The project has been awarded, but work has yet to begin.

Outcome: Blight Elimination *Narrative:* The town has a desire to rehabilitate structures, both commercial and residential, but the town has not pursued any façade improvement funds because the priority has been on seeking funds for the phased rehabilitation of the former Sharptown Elementary School, as highlighted in Accomplishment #1 above. The Town also requested and received a $20,000 Community Legacy grant in FY'19 to acquire and cleanup a blighted property on Nanticoke Street. That initial grant-funded portion of the project was accomplished, and the town subsequently donated the lot to Operation We Care for the construction of a single-family home for an area veteran. All lot work has been completed, however the home has yet to be constructed. The town intends to pursue façade improvement funds in 2023.
Outcome: Comprehensive Plan Update *Narrative:* The town adopted its' last comprehensive plan in 2008. The comprehensive plan is supposed to be updated every 10 years, so Sharptown's plan needs to be updated. The town does not have the staff expertise to perform the update in-house, so a planning consultant needs to be hired. The town does not have the budgetary funds to hire a consultant, so the town must find a grant source to fund this project.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

Purpose:
The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

Please answer the following questions to the best of your knowledge.
Check "**YES**" if applicable to your community. If you answer "**YES**" please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.

Please check "**NO**" if the question item did not have any impact on your community. If you answer **"NO"** please briefly summarize what kept you from achieving your plan's desired outcomes.

Check "**N/A**", if the question item does not apply to your Sustainable Community.

ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? (Ex. Impervious surface reduction, stormwater improvements)	X			In 2021, the town installed an in-line chlorinator feeder system to disinfect and/or control iron, iron bacteria, sulfur, hydrogen sulfide, and rotten egg odor within well and source water; rehabilitated 3,800 linear feet of pipe to alleviate the worst of the inflow and infiltration issues.
2. Have you improved wildlife habitat in your community? Ex. Native plantings, pollinator gardens, rain gardens		X		We have not accomplished any improved wildlife habitat; however, a living shoreline project has been designed in conjunction with DNR staff. This project is located at the end of Ferry Street along the Nanticoke River and is currently in the permitting phase. This project would have already been accomplished if it had not been for the delay caused by the pandemic.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			Rehabilitated fishing pier and picnic pavilion at Cherry Beach. Replaced playground modules at Gene Lowe Park. Resurfaced tennis courts and converted one tennis court to four pickleball courts at Cope Bennett Park.
4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc.)	X			There is a county recycling transfer station right outside of town that is utilized by Sharptown residents and residents of western Wicomico County. The town has worked with the State Highway Administration and Delmarva Power to install energy efficient LED lights on the Maryland Route #313 bridge, in the streetlights on the town roads, and in Town Hall. In 2018, the town received a $379,568 grant from the Maryland Department of the Environment to install solar panels at the municipal water plant to help offset the cost of running the plant.

ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?		X		Sharptown is a small bedroom community which lacks a traditional downtown or main street commercial district. The only new business is the Dollar General constructed in 2018. Although just outside of the Town's Sustainable Communities boundary, Dollar General serves the entire community as it is within walking distance for most residents. Dollar General provides groceries, healthy food options, and household items for area residents.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?		X		The town has not received any designations that support local economic development.
3. Has there been an increase in foot traffic in the Main Street/commercial district?		X		There has been an increase in pedestrian traffic; especially since the town rehabilitated 3,000 linear feet of sidewalk and installed 20 ADA compliant curb ramps.
4. Have the number of commercial vacancies decreased?		X		There are no commercial vacancies.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?		X		The only new jobs created were those created by the new Dollar General, which is just outside of the Sustainable Community boundary.

6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?		X		There have not been any opportunities for workforce development training or other opportunities for connecting potential employees to well-paying jobs.

TRANSPORTATION	**YES**	**NO**	**N/A**	**If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?**
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		X		The town does not currently have any bike paths.
2. Have there been improvements to the public transit infrastructure?		X		Public transit is not an option in Sharptown. Shore Transit, the only transit system available in Wicomico County, is a fixed-route rural transit system which does not provide stops in Sharptown.
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?	X			The Town has rehabilitated 3,000 linear feet of sidewalk and added 20 ADA compliant curb ramps. There has been a noticeable increase in pedestrian traffic since this project was completed.

4. Have there been any roadway improvements that support "Complete" or "Green" streets?	X			In conjunction with the sidewalk and ADA accessibility projects, the town also milled and repaved 2,859 linear feet of the local roadways abutting these rehabilitated sidewalks (Railway and School Streets).
5. Has traffic congestion along major roads decreased? (Amount in percent)			X	Traffic congestion is not an issue in Sharptown.
HOUSING	**YES**	**NO**	**N/A**	**If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?**
1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?		X		The town had been prioritizing the renovation and rehabilitation of the former Sharptown Elementary School into a community center and has not yet requested State Revitalization Funds to establish a local façade improvement program.
2. Has the homeownership rate increased?	X			Approximately 80% of the homes in Sharptown are owner-occupied. There have been 13 owner-occupied homes constructed within the past five years; three of which are within the Sustainable Communities boundary.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?	X			There have been 13 owner-occupied homes constructed within the past five years; three of which are within the Sustainable Communities boundary. These homes sold in the range of $200,000 to $250,000. As previously mentioned, there are no transit stops in Sharptown.

4. Has there been demolition of blighted properties?	X			The town is in the process of rehabilitating the former, blighted Sharptown Elementary School. The town also utilized $20,000 in Community Legacy funds to rehabilitate a blighted residential property on Nanticoke Street.
5. Has the residential vacancy rate decreased?	X			Vacancy rates have decreased as there are currently few to no vacancies in Sharptown.
6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?		X		The town has not partnered with any community development corporations and there is no homeless issue in Sharptown. The most prevalent housing issue in Sharptown is blighted housing which the town plans to begin to address with a request for State Revitalization Funds to initiate a local façade improvement program.
7. Has there been an increase in homeownership counseling services or individuals accessing such services?		X		The town does not have adequate or trained staff to provide homeownership counseling services.
COMMUNITY HEALTH & QUALITY OF LIFE	**YES**	**NO**	**N/A**	**If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?**

1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?	X			The former Sharptown Elementary School and surrounding property has been cleaned up to start rehabilitating the building. An engineering study is currently underway to determine the structural integrity of the building.
2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.	X			The town rehabilitated the fishing pier and picnic pavilion at Cherry Beach, replaced the playground modules at Gene Lowe Park, and resurfaced the tennis courts and converted one tennis court to four pickleball courts at Cope Bennett Park.
3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.	X			The town offers many opportunities for the community to gather and celebrate. Examples include Easter Egg Hunt (March/April), Artisan's Markets (May & September), Annual Sharptown Firemen's Carnival (August), Heritage Day (September), Heroes Haven Parade (October), Halloween event (October), Christmas Tree Lighting/Santa's Workshop (December), and several adult and youth fishing tournaments throughout the year.
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics,		X		The town lacks access to health and wellness services within Sharptown. Residents must travel 35 miles to Salisbury for most health services.

hospitals, telehealth opportunities.				
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?	X			Residents have access to nearby parks and park amenities, the town has youth soccer and softball programs, and local faith-based organizations conduct a shut-in program, which also addresses medical needs.
6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?	X			Dollar General serves as a local small grocery and area farmers and residents have local produce and/or garden stands.
7. Has there been a decrease in crime rate?			X	Crime is not an issue in Sharptown.
8. Do all residents have access to the Internet and other basic utilities and services?	X			Residents has access to public water and sewer, and reliable access to internet provided by Verizon, Comcast, and T-Mobile.

LOCAL PLANNING & STAFFING CAPACITY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?	X			The town does not have many large parcels available for infill development. New larger-scale developments will likely occur through annexation. There have been three single-family homes constructed on infill lots within the Sustainable Communities boundary.
2. Has there been an increase in the amount of preserved/protected land?		X		There has not been any opportunity to increase the amount of preserved/ protected land.
3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.		X		There have not been any development proposals, however large-scale developments could only be accomplished via annexation due to the lack of available land within the municipal boundary.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community		X		There have been no comprehensive plan or zoning updates within the past five years.

5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			As mentioned in previous responses, the town has made significant infrastructure improvements to include the installation of an in-line chlorinator feeder system to disinfect and/or control iron, iron bacteria, sulfur, hydrogen sulfide, and rotten egg odor within well and source water; rehabilitated 3,800 linear feet of pipe to alleviate the worst of the inflow and infiltration issues; rehabilitated sidewalk and 20 ADA compliant curb ramps; milled and repaved 2,859 linear feet of roadway; installation of energy efficient LED lights on the Maryland Route #313 bridge, in the streetlights on the town roads, and in Town Hall; and the installation of solar panels at the municipal water plant to help offset plant costs.
6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?	X			The town now participates in the Maryland Department of Housing and Community Development's Town Manager/Circuit Rider Grant program and shares a circuit rider with the towns of Pittsville and Willards. The circuit rider position in Sharptown functions as a grant's writer/administrator.
7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?		X		The town lacks funding and the staff to update its comprehensive plan which has not been updated since 2008.

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	**Source (federal, state, foundation, etc.)**	**Amount Received**	**If no funding was received, what technical or other assistance from the state would help with future applications?**	**Other Notes**
Community Legacy (CL): ● **Nanticoke Street Acquisition/Blight Removal** ● **Former Sharptown Elementary School Engineering Study**	DHCD	$20,000 $60,000		
Strategic Demolition Fund (SDF): ● **Former Sharptown Elementary School Acquisition**	DHCD	$50,000		
Community Safety & Enhancement Program:	MDOT			
Maryland Bikeways Program:	MDOT			
Sidewalk Retrofit Program:	MDOT			
Water Quality Revolving Loan Fund:	MDE			
Other Funding Programs: *examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.* *Please add more rows if necessary				
Program Open Space: ● **Cherry Beach Park Improvements**	DNR	$19,911.81		

Energy Water Improvement Program • **Solar Panels @Water Plant**	MDE	$379,568		

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

The town is interested in replacing its water meters because the current meters are manually read. The town is seeking a grant to fund this project and has explored several potential funding sources but has not yet found a grant to fund this project. The Department of Housing & Community Development's (DHCD) Community Development Block Grant (CDBG) Program is not an option as the town is not a low to moderate income community and would have to pay to conduct a survey to see if the project could be funded. The town has explored grant programs through the Maryland Department of the Environment (MDE) and through the United States Department of Agriculture (USDA) but has yet to find a grant to fund the project.

The town also continues to seek grant funds to fully cover the costs of correcting the town's inflow and infiltration (I&I) problems. Correcting I&I will help decrease flows, damage, and high treatment costs for the town's sewer system.

Finally, the town would like to find a funding source to install, repair and replace sidewalks to create a more walkable community and funding to repair local streets.

Sustainable Community Action Plan

The Town of Sharptown, Wicomico County, Maryland

Submitted by the President and Town Commissioners of Sharptown

April 17, 2023

Example Section

Strengths	Weaknesses
• Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)	• Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

Desired Outcomes and Progress Measures **Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.** **Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?**	Strategies and Action Items **Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.**	Implementation Partners **Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.**
Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas. Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas	Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations. Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent. Example Action 2: Conduct outreach program to determine barriers to code compliance. Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement. Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.	Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners' association

Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment. This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

Strengths

- Location on the scenic Nanticoke River; located two miles from the Delaware State line.
- Many communities and neighborhood park and recreational areas of varying types and sizes provide an environment for healthy recreation. There are 21.5 acres of parks and recreational facilities, which meets the State standard of 30 acres for every 1,000 residents.
- Cherry Beach Park offers a unique waterfront recreational opportunity to include recreational fishing and a kayak launch, and a public boat ramp.
- Sharptown's Chesapeake Bay Critical Area Protection Program, which was adopted in May of 1994, provides special protection measures for all land within 1,000 feet of the Nanticoke River and any tributary streams. Approximately 96.7 acres or roughly 45% of the Town is within the Chesapeake Bay Critical Area.
- All properties are served by municipal water and sewer, excepting two properties with existing septic systems; no septic systems will be permitted in future growth and annexation areas.
- Municipal water system was upgraded in 1990 to include a new 200,000-gallon water tower, increased water for fire protection, increased capacity, increased water pressure (42 psi to 52 psi), PVC pipe replacement, installation of water meters, hydrant replacements and additions, and water tower improvements.

Weaknesses

- Water quality from the town's three wells requires blending to provide good water quality to residents.
- The town depends upon Nanticoke aquifer for all potable water.
- The town currently experiences high amounts of inflow and infiltration (I&I) into its wastewater collection system; during a rain storm the wastewater treatment plant can, at times, exceed its capacity by twice the amount.
- Bulkhead along property of the WWTP needs replacement.
- Sludge Treatment: Sharptown needs additional lands and/or facilities for disposal and/or treatment of sewage sludge (farmland, sludge drying beds, composting facilities).
- The Nanticoke River is considered by the state to be an impaired water body based on existing bacteria and biological impairments.
- DNR categorizes Sharptown's Nanticoke riverfront as a targeted opportunity for a natural filter BMP implementation, potential riparian buffer projects, and water quality improvement (i.e., nitrogen, phosphorus, and sediment removal).

• Wastewater Treatment Plant (WWTP) rehabilitation project for structural and tank repairs (2008), replacement of influent pumping station (2013), and the rehabilitation of two tanks (2022). • Installation of solar panels at the water plant and participation in the Delmarva Power LED Lights Program to include LED lighting for Town Hall, the water plant, and the WWTP. • Availability of recycling bins at the nearby county transfer station serves the town's recycling needs. • Access to fresh and affordable foods at the newly constructed Dollar General store in town. • The town provides trash collection services to its residents.	

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Protect vital water resources by endorsing a growth pattern that leads to the least impact on water supply and the Nanticoke River Progress Measures: Reduction in runoff and improved water quality	Strategy A: Identify areas for future growth that limit environmental impacts • Work with owners of existing vacant properties to market them for infill opportunities in lieu of new development • Implement the town's Critical Area Program to reduce lot coverage, prevent environmental hazards, and protect aquatic habitat along the Nanticoke River and its tributaries Strategy B: Educate and collaborate with residents and businesses on water conservation techniques to decrease the average gallons used per day • Water meters should be periodically inspected to ensure proper water usage is being documented • Secure grant funding for the installation of new water meters • Establish a rain barrel or rain garden program	Maryland Department of the Environment, Maryland Department of Natural Resources, Maryland Department of Planning, Maryland Department of Housing and Community Development, USDA

	Strategy C: Use best management practices to mitigate stormwater runoff and limit non-point source runoff and nutrient loading. Total phosphorous loads can be addressed with chemical additives while reducing total nitrogen loads is more complicated and will require expensive upgrades to the treatment process • Perform a stormwater management study, if necessary, to help encourage environmentally friendly solutions to stormwater issues • Work with the state to follow any approved TMDL plans and to monitor the state's water quality reports for the Nanticoke River • Identify streets in need of new curbs, gutters, and sidewalks, or that are most flood-prone Strategy D: Encourage the use of open space and pervious concrete to decrease impervious surface • Install permeable pavers and otherwise reduce impervious surface at town facilities, where economically feasible; incentivize storm water retrofit on private property • Promote dedicated open space for new development Strategy E: Continue requiring new development to install PVC sanitary sewer pipe to assist in the elimination of infiltration Strategy F: Upgrade the wastewater treatment plant • Continue to work to identify inflow and infiltration problem areas and subsequently repair or replace aging sanitary sewer mains, where necessary	
Outcome 2: Create, preserve, and improve park and recreational facilities, to include a mix of passive and active recreational facilities and amenities Progress Measures: 30 acres of park space for every 1,000 residents (per Maryland's standard)	Strategy A: Require new development and residential annexations to dedicate land to the town to be used as park space Strategy B: Consider utilizing the Critical Area 10% Rule fee in lieu program funds for the creation of additional pervious areas and/or open space Strategy C: Continue to expand, improve, and develop neighborhood playgrounds Strategy D: Continue to explore the redevelopment of the former elementary school as a future recreational and community center	Maryland Department of the Environment, Maryland Department of Natural Resources, Maryland Department of Planning, Maryland Department of Housing and Community Development, Wicomico County Recreation & Parks, Wicomico County Public Works

Outcome 3: Protect sensitive areas by preventing the loss of forested areas and trees, sedimentation of streams, and the loss of wildlife habitat Progress Measures: No net loss on forest/tree cover; increase in open space land	Strategy A: Continue to implement the town's Critical Area Program Strategy B: Explore additional amenities and environmental improvements at Cherry Beach Park Strategy C: Expand vegetated buffers along the Nanticoke riverfront • Explore the feasibility of using filter strips, grassed waterways, and/or vegetative barriers	Maryland Department of the Environment, Maryland Department of Natural Resources, Maryland Department of Planning, Maryland Department of Housing and Community Development, Wicomico County Recreation & Parks, Wicomico County Public Works
Outcome 4: Expand access to healthy food options Progress Measures: Opening of a specialty grocer, operation of semi-regular farmer's market, and/or develop a community garden	Strategy A: Work with the existing Dollar General store to expand access to healthy and fresh foods Strategy B: Develop opportunities for local farmers to bring and sell fresh produce in town in a coordinated way Strategy C: Promote a farmer's market and/or a community garden concept	Nonprofit groups dedicated to healthy food access, urban farming and gardening, Maryland Department of Agriculture, Maryland Department of Planning, Maryland Department of Housing & Community Development, Maryland Department of Commerce, Maryland Department of Natural Resources, Rural Maryland Council

Economy

This section is centered on economic growth and management. Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

Strengths

- Nearby urban centers include Laurel and Seaford, Delaware (approximately twelve and eight miles, respectively), and Delmar and Salisbury, Maryland (approximately 17 miles southeast and south of Sharptown, respectively.
- Main Street consists of a few small businesses which provide important services (bank, hair salon, convenience store) to members of the community within close proximity of their homes.
- Population is relatively stable, with periodic increases and decreases.
- Projected future residential growth will support new commercial opportunities within Town – including the new Dollar General store.
- Annual firemen's carnival attracts many summer visitors to town.
- Cherry Beach is a popular regional destination for fishing, boating, picnicking, and events such as birthdays and weddings.

Weaknesses

- Despite historic shipbuilding and industrial heritage, Sharptown's commercial sector greatly declined after a 1953 fire destroyed the Marvel Package Company and when the only remaining industrial site, Bloch & Guggenheimer (B&G) Pickle Factory, closed in 2011.
- Fairly remote location with residents traveling longer distances for most essential needs and longer commutes to work, which places additional financial burdens on Sharptown residents, relative to other communities.
- Most workers travel to other municipalities for employment due to few local opportunities for employment.
- Economic development is desirable for medical facilities, restaurant, hardware store, drug store, and other service-oriented businesses.
- Several vacant commercial sites; no downtown district.
- No Farmer's Market.
- Limited tax base weakens town's ability to improve community conditions.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Support the business community in providing quality services to locals while preserving the small-town character of Sharptown Progress Measures: New businesses, reported revenue/profit increases at existing businesses	Strategy A: Attract additional compatible service businesses to town • Develop a survey to understand commercial needs – determine what residents value about the businesses available to them in Sharptown and what needs go unfilled by the current inventory of town businesses • Use technical assistance and grants available from Salisbury – Wicomico Economic Development (SWED), Beach to Bay Heritage Area, Wicomico County Tourism, and state agencies • Provide incentives and grants to allow upkeep and maintenance of designated historic and cultural sites • Promote Tax Credit programs for which extra points are available through Sustainable Communities designation (Job Creation, Small Commercial Tax Credits) Strategy B: Rehabilitate buildings or properties through façade improvements • Promote the idea among local business owners and owners of commercially zoned properties (i.e., former Tombstone Saloon) • Continue to apply for Community Legacy and Strategic Demolition funds • Solicit façade grant applications and monitor exterior improvements on grantee buildings Strategy C: Promote mixed uses and offices to increase service-based business for convenience and job growth • Gauge interest in a co-working office space for home-based businesses • Foster home occupations that are not adverse to the surrounding community • Initiate design competitions for adaptive reuse projects with proposed commercial development • Link development incentives to projects such as permit fee waivers or expedited approvals	Property and business owners, SWED, Beach to Bay Heritage Area, Wicomico County Tourism, Maryland Department of Housing & Community Development, Maryland Department of Commerce, Small Business Administration, Maryland Department of Planning

Outcome 2: Expand commercial activity along State Highway 313 in designated areas Progress Measures: New businesses on MD 313	Strategy A: Review the allowed uses in the Highway Commercial zoning district to ensure medical services and supermarkets are allowed Strategy B: Attract a developer and tenant to provide fresh foods • Contact the manager of Dollar General to ascertain if the store would consider a "pilot program" to establish fresh fruit/vegetable section and, if well received by area residents, possibly make this a permanent feature of the store. • Allocate funds to perform independent market studies of proposed grocery retail development • Hire a firm to conduct market study and analyze the competitiveness of a grocer in light of the recently constructed Dollar General store • Report findings and circulate the market study to potential businesses who could locate in Sharptown	Property and business owners, SWED, Beach to Bay Heritage Area, Wicomico County Tourism, Maryland Department of Housing & Community Development, Maryland Department of Commerce, Small Business Administration, Maryland Department of Planning

Transportation

This section describes the way people in your community get from place to place. Strengths, weaknesses, and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths	Weaknesses
• Direct access to Dorchester County is provided via Route 313 - Sharptown Bypass. • Access to Salisbury is provided by Route 313 and U.S. Route 50 and to Delmar via Maryland Routes 348 and 54. • Laurel, DE is accessible by Route 348/DE 24; Maryland Route 348 leads directly into Sharptown's Main Street from the southeast. • The town has an adequate system of collectors and local streets. • According to the 2021 Highway Needs Inventory (HNI) for Wicomico County, none of the primary or secondary system roads for Wicomico County in the Sharptown area are recognized as needing improvements. • The existing system of sidewalks is adequate to move people along Main, Ferry, and State Streets, to the carnival grounds and the more developed neighborhoods in the town. • The town is currently using state Highway User Funds to replace deteriorating sidewalks and roadways and, where necessary, repairing pavement adjacent to newly replaced sidewalks.	• No public transportation services. • Sharptown's citizens carpooled, walked, and worked from home less as compared to Wicomico County as a whole. • There is a lack of inter-parcel connections that will need to be addressed as future properties are developed. • Three areas within Sharptown have been recognized as "access needs areas": properties having residential growth capacity, but without proper access from existing roadways. Sidewalks also do not exist in these areas. • A complete sidewalk system does not exist in the town; some areas do not have sidewalks, while others have gaps in the system, and others are in need of repair, as well as be ADA compliant. • Sharptown does not have a sidewalk ordinance.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Improve transportation patterns and street infrastructure to meet the current and future needs of the community Progress Measures: Completed street grid; street maintenance; linear feet of resurfaced roadways and new and/or refurbished sidewalks	Strategy A: Create new roadways in a manner that channels future traffic within the town to the appropriate minor and neighborhood collectors • Maintain the character of historic Main Street by restricting new access from Main Street Strategy B: Monitor the integrity of the minor and neighborhood collector systems to ensure any necessary repairs are taken care of proactively; this includes capital improvements budgeting and seeking funding in advance of problems occurring • Create a timetable for repairing and maintaining the existing street network • Work with Wicomico County Public Works to communicate repair needs along roadways under State Highway Administration (SHA) control to be placed on the Highway Needs inventory (HNI) report Strategy C: All development in designated future growth areas should be required to provide traffic impact statements for the new development, indicating the increased impacts each development will create and further taking into consideration committed development Strategy D: Work with Wicomico County Public Works and SHA on new development projects requesting ingress/egress to properties adjacent to Route 313	Wicomico County Public Works, Maryland Department of Transportation, State Highway Administration, Maryland Department of Planning
Outcome 2: Improve alternative transportation options for Sharptown residents Progress Measures: Expanded transit network; transit ridership, number of daily transit trips, higher percent of carpool commuters	Strategy A: Work with local and regional transit authorities to provide public transportation options for Sharptown • Determine demand for nearby destinations (Delmar, Salisbury, Hebron, or Mardela Springs) • Coordinate with public transportation agencies to provide new routes or shuttle service to Sharptown Strategy B: Enhance bicycle access within Sharptown • Improve bicycle facilities in town by installing racks and sharrows	Shore Transit, Towns of Hebron, Mardela Springs and Delmar, City of Salisbury, Wicomico County, Maryland Department of Transportation, Salisbury-Wicomico Metropolitan Planning Organization, Maryland Department of Transportation, Maryland Department of Planning

Outcome 3: Maintain and improve the existing street and sidewalk infrastructure Progress Measures: Completed street grid, street maintenance, installation of curb and gutter, linear feet of resurfaced roadways and new and/or refurbished sidewalks, ADA compliant sidewalks, decrease in traffic congestion	Strategy A: Ensure street and sidewalk connectivity within the existing municipal boundary is maintained and further expanded, where possible, as development occurs within the access needs areas • Connect residential areas on the west side of town, including cul-de-sacs between State & Church Streets and Nanticoke Street & Corporation Road • Connect residential areas in the southeast of town to State Street and Taylor Street Strategy B: Complete streetscaping including gutter, curb, and sidewalk installation or repair, with the possibility of new bioretention features • Apply for the Sidewalk Retrofit Program	Wicomico County Public Works, Maryland Department of Transportation, State Highway Administration, Maryland Department of Planning, Salisbury-Wicomico Metropolitan Organization

Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home. Strengths, weaknesses, and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
• Population is relatively stable, with only slight increases and decreases. • Based on the County's projected growth and past proportions, Sharptown could add an additional 229 persons by 2030, and based on an average household size of 2.39, Sharptown could expect an additional 95 households by 2030. • The 2017-2021 American Community Survey shows that 82.7% of Sharptown's housing units were owner occupied, nearly 24.3% greater than the percentage of owner-occupied units in Wicomico County. • Rural, family-oriented residential community. • Historic, and generally well-maintained housing stock.	• According to the 2017-2021 American Community Survey, 13.7% of households in Sharptown were vacant. • Limited rental housing available: of the 272 occupied housing units (based on the 2017-2021 American Community Survey), only 17.3% of those units (47 units) were rental units. • There is a lack of affordable and workforce housing opportunities. • Sharptown has an aging population that will require increased affordable housing options, such as 55 and older residential developments, for aging in place opportunities. • Sharptown has some blighted houses in need of rehabilitation.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Ensure a variety of homeownership choices for all members of the community Progress Measures: Homeownership rate, number of affordable/workforce units	Strategy A: Provide medium and low-income families (workforce housing) with information on housing programs that can assist them in purchasing homes within the town (Maryland Mortgage Program, Maryland Home Financing Programs) Strategy B: Encourage the development of senior restricted housing to meet the demands of Sharptown's aging population • Allow for age-restricted subdivisions through the Elderly Rental Housing Program	U.S. Department of Housing & Urban Development, U.S. Department of Agriculture, Maryland Department of Housing & Community Development, Maryland Department of Planning, housing developers
Outcome 2: Encourage residential occupancy in town to reduce vacant, blighted, and foreclosed homes and restore stability to the housing stock Progress Measures: Homeownership rate, number of new residents in town core, home and property values, number of homes rehabilitated	Strategy A: Encourage, through both private and public actions, the renovation or removal of substandard or abandoned housing • Implement a façade improvement program for homeowners to make subsidized upgrades and repairs to older exteriors • Work with landlords to develop and provide incentives to upgrade rental property in ways which do not cause exorbitant rent increases Strategy B: Encourage the establishment of new businesses on Main Street/MD 313 to serve nearby residents and attract new homeowners, including offices, specialty stores, grocery stores, restaurants, coffee shops, bookstores, and artistic or cultural trades	U.S. Department of Housing & Urban Development, U.S. Department of Agriculture, Maryland Department of Housing & Community Development, Maryland Department of Planning, housing developers

Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents. This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
• Historic town dating back to the mid- to late 1700s. • Sharptown is a small, tight-knit, family-oriented, "bedroom" community. • Population is relatively stable, with periodic increases and decreases. • Volunteer fire department with adequate resources and staffing to currently serve the town as well as through the 2030 growth period; popular summer Firemen's Carnival is the Fire Department's biggest fundraiser. • Sharptown is a low-crime area and is small enough to not require having its' own police force. • The Town Hall adequately houses the town's administrative staff and accommodates Town meetings. • Sharptown has several community parks and recreational assets, including the Nanticoke River and Cherry Beach. • Sharptown has several churches and social institutions within the town limits; two Methodist churches have been long established within the town; the town also has an American Legion post and a Lions Club. These social and religious institutions help define the community fabric and further assist Sharptown in maintaining its close-knit rural community character. • The Maryland Historical Trust has 21 historic sites registered for Sharptown, including the Main Street Residential and Commercial Districts. • Post Office. • Schools serving Sharptown are considered among the best in the county.	• Sharptown's population has a high median age, so aging-in-place poses a challenge for the community. • Currently, the town does not have any public health facilities. Residents needing health services travel to either Salisbury, Maryland or to Seaford or Laurel, Delaware. The town's population does not currently lend support to having public health services provided in town. • Due to its' rural nature and location, access to essential and personal services, such as pharmaceutical and medical needs, car repairs, plumbers, electricians, HVAC, etc. is not as convenient. • Residents have complete reliance on vehicles for day to day needs and activities as the town is approximately 20 minutes from larger urban areas, which offer products, activities, and services. • There exists some pride of ownership issues with respect to blighted housing and unkept yards.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Recognize and protect the town's historic, cultural, and recreational assets, as well as its' rural character Progress Measures: Develop and adopt guiding principles; amount of funds secured for maintenance and promotion of historic and cultural resources, and tourism opportunities	Strategy A: Seek grant funding to protect and preserve historic, cultural, and recreational resources that uniquely define the community Strategy B: Endorse and promote heritage tourism opportunities • Identify historic and cultural structures and sites • Seek heritage tourism advertising and funding opportunities Strategy C: Enhance the town's "Gateway" with appropriate signage and landscaping	Maryland Department of Planning, Maryland Historical Trust, Maryland Department of Housing and Community Development, Maryland Department of Tourism, Maryland Department of Transportation, Wicomico County Historical Society, Salisbury Area Chamber of Commerce, Wicomico County Tourism Convention and Visitor's Bureau, Sharptown Historical Commission
Outcome 2: Ensure that the community is adequately served by a variety of facilities suiting the desires and needs of all citizens Progress Measures: Number of new cultural and civic facilities, businesses and services, health services and facilities / clinics, community improvements	Strategy A: Continue to work on rehabilitating the former Sharptown Elementary School building back into a productive community use • Gain citizen input to determine the best use of the structure • Create plan to stabilize and rehabilitate the building • Seek grant funding for improvements Strategy B: Work with other local communities and the county to expand regional health services • Work with Shore Transit to research the potential of a shuttle bus service between Salisbury and other municipalities in the county, providing direct access to Tidal Health • Support efforts to schedule periodic clinics to provide health services to residents of the area, especially elderly, handicapped and low-income residents in the community. Local facilities could be made available to the local Health Department to increase temporary clinics for citizens, rather than requiring them to travel to Salisbury Strategy C: Promote educational and cultural opportunities • Expand the town's online presence, marketing efforts, and federal, State, and county partnerships • Create links between the town's industrial history, riverfront amenities, and popular annual events such as the Firemen's Carnival • Work with nearby cultural and historic sites, such as the San Domingo School, to promote comprehensive tourism and educational opportunities	Maryland Department of Planning, Maryland Department of Housing and Community Development, Wicomico County Department of Planning & Zoning, Maryland Department of Health, Peninsula Regional Medical Center, Shore Transit

Outcome 3: Encourage workforce housing, senior housing, and maintain and repair current housing stock Progress Measures: Number of new workforce and senior housing units; number of housing façade improvements	Strategy A: Encourage the development of workforce housing and senior restricted housing to encourage new families to locate in Sharptown, while also allowing older persons to age in place. • Apply for grant monies to develop a residential façade improvement program • Provide developer incentives to encourage workforce and senior housing projects	Maryland Department of Housing and Community Development, Maryland Department of Commerce, Maryland Department of Planning

Local Planning and Staffing Capacity

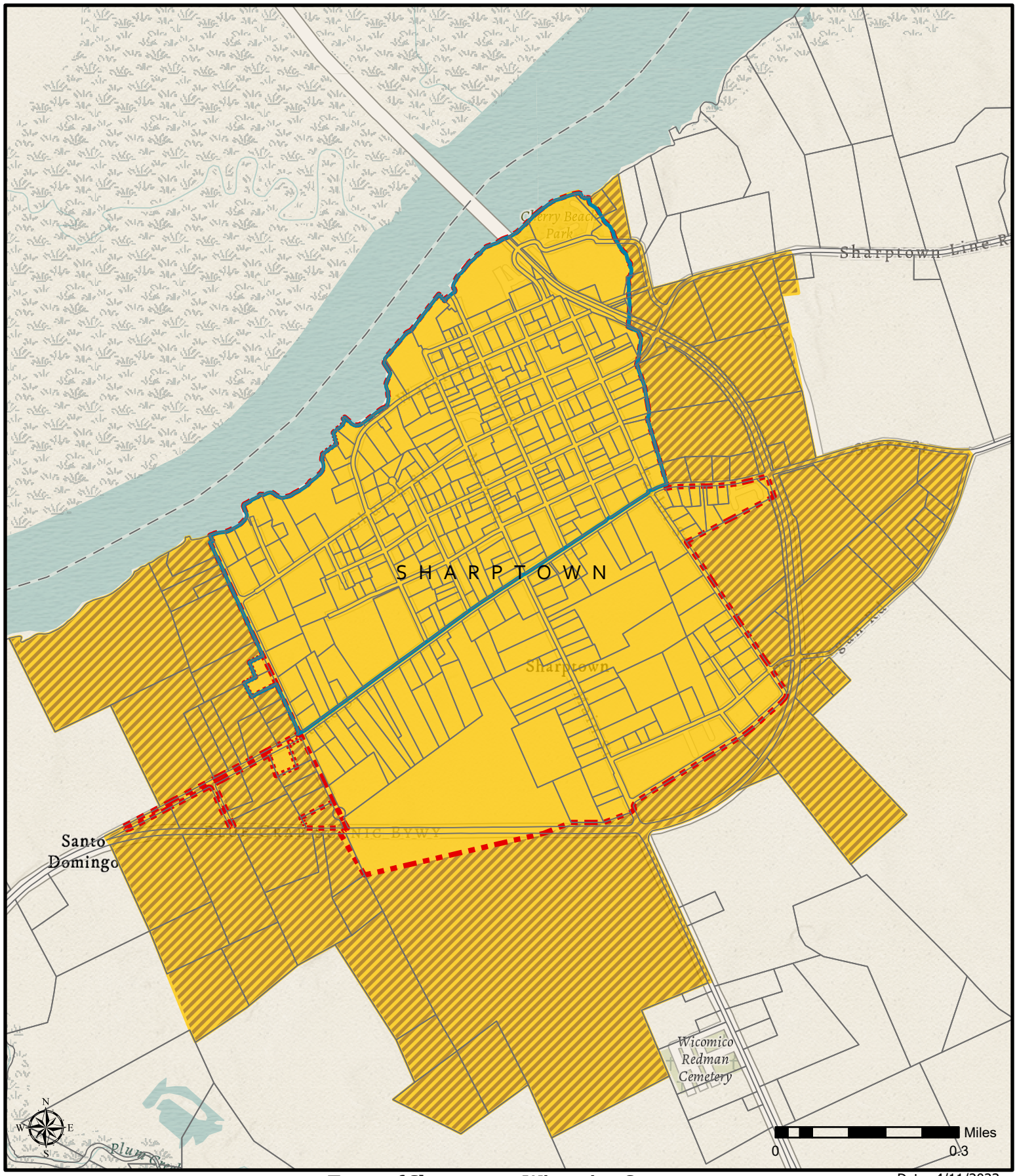
This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents. Strengths, weaknesses, and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
• Currently, Sharptown has enough water supply in reserve to accommodate future town expansion of at least twice the current size without jeopardizing the capacity of the water system. • All wells currently meet their Water Appropriation and Use Permit (WAUP) thresholds. • The town received grant funding to complete an I&I study, the ultimate outcome of which might increase wastewater treatment capacity by 25% or greater. • The sanitary sewage collection system was constructed about 1936, however most of the vitrified clay pipe is still in relatively good shape. • The town has an active Planning Commission and Board of Appeals. • In comparison to other small Eastern Shore municipalities, the towns' Zoning Ordinance is more up to date (2002). • Extremely experienced, stable municipal staff. • Low property taxes.	• All of the potable water supply used for industrial, commercial, and residential purposes within Sharptown is secured from groundwater reservoirs. Increased usage of the wells currently in use could result in higher nitrate concentrations over time, shortening the life of these wells without future advanced treatment or additional water supply. In the future, if it is necessary to abandon the town's shallow wells due to excessive nitrate levels or other contamination, the town water supply would rely on the Nanticoke Aquifer only. Water from this well is sufficient in quantity, but not in quality. High dissolved solids and mineral content have been negative to water customers in the past. • Tree roots are the sewer maintenance crew's largest problem for maintaining continuous sewer main flows. Over the years tree roots have entered the pipes causing joint failure and cracks. • During wet periods, when the water table rises, any sewer main below water level allows water to infiltrate the system. The increase in flows due to inflow and infiltration during wet weather has, at times, increased the volume of the water in the wastewater system to twice that of the WWTP capacity. • Wastewater flow capacity is inhibited by older sections in need of repair and replacement; Sharptown must pursue plans to correct infiltration of the sewer mains if future development in Sharptown is considered. • Sharptown currently applies its aerobically digested waste sludge to farmland as fertilizer. Due to the town producing relatively small amounts of sludge, it is becoming increasingly more difficult to acquire permitted farmland and a property owner willing to set aside a few acres for sludge disposal.

	• The town's comprehensive plan was adopted in 2008 and needs to be updated. • The town's wastewater treatment plant is permitted to discharge 150,000 gallons per day into the Nanticoke River. Proposed growth will result in an average daily wastewater flow of 147,500 gallons per day. The town's wastewater treatment plant therefore can accommodate existing and projected future flows.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Direct future growth within town boundaries and discourage sprawl Progress Measures: Updated plans and ordinances, number of infill projects completed; vacancies reduced	Strategy A: Seek funding to hire a professional planning consultant to update the town's 2008 comprehensive plan. Strategy B: Perform a comprehensive rezoning to make zoning districts compatible with the Existing and Future Land Use Maps Strategy C: Develop "Smart Growth – infill and redevelopment" standards to guide future growth and to incorporate future developments into the existing town boundaries • Discourage and prohibit incompatible land uses within existing and planned neighborhoods • Encourage the efficient use of land • Encourage development that is compatible with the existing character of the town • Avoid development in and around environmentally sensitive areas	Maryland Department of Planning, Wicomico County Department of Planning & Zoning, Department of Housing & Community Development, Department of Natural Resources

Outcome 2: Improve the town's water and sewer system Progress Measures: increased capacity, reduced I&I, amount of system repaired, sludge management space acquired	Strategy A: Complete an updated infill and infiltration study to better identify deficient areas of the system and seek funding to implement the I&I study recommendations Strategy B: Replace older sections of sewer main which have either become too expensive to repair or were mistakenly installed improperly Strategy C: The town should investigate the option of purchasing its own farmland for sludge management or explore the construction of a sludge drying bed where sludge could be dried and stored until a sludge field is available. Another option to explore would be a composting facility Strategy D: Monitor water usage and well production as the town continues to grow to ensure the WAUP guidelines are being met.	Maryland Department of the Environment, Maryland Department of Planning, Wicomico County Department of Planning & Zoning



Town of Sharptown, Wicomico County
Sustainable Community

Date: 4/11/2023

- Sustainable Communities
- Municipality
- PFA
- PFA Comment Area

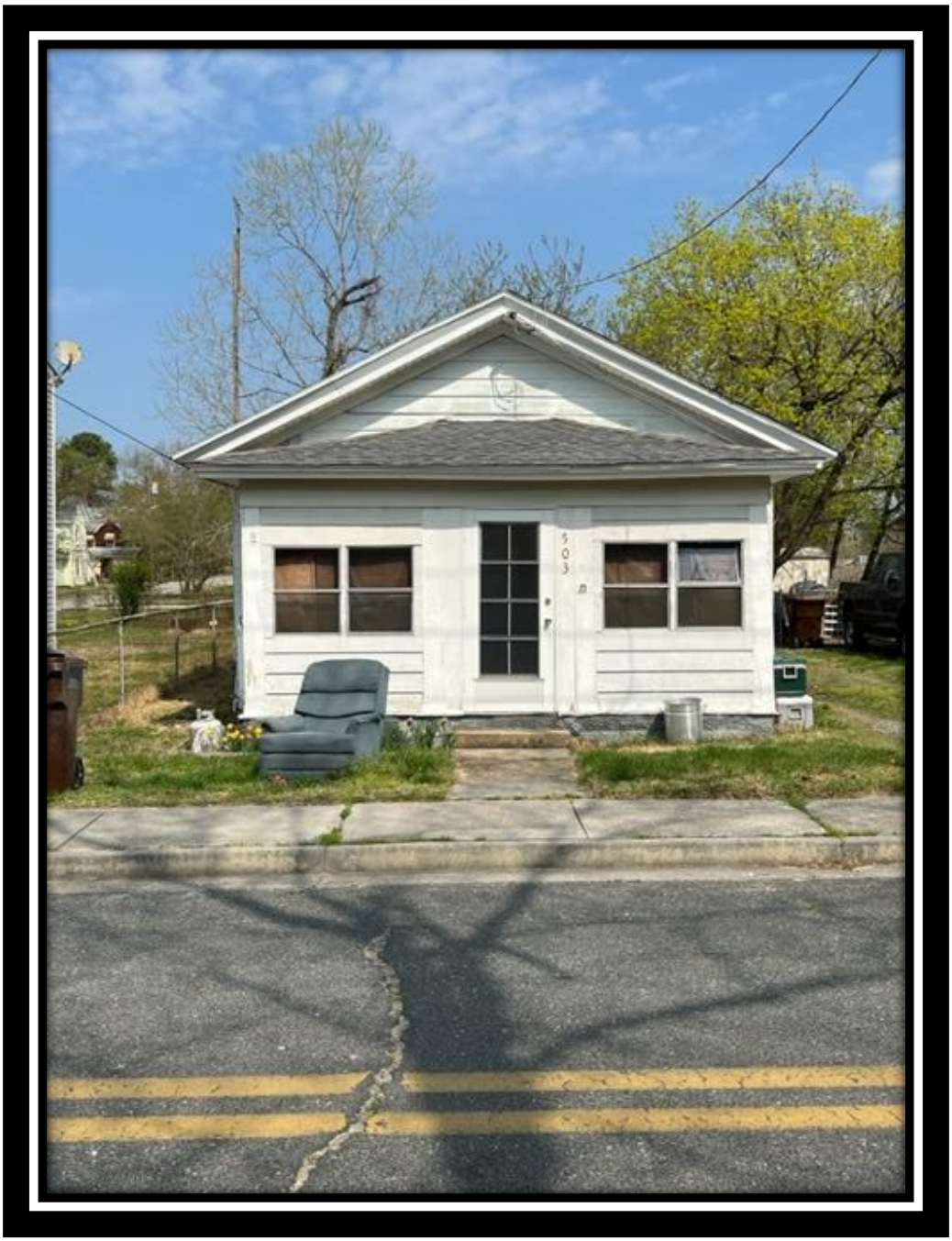
Maryland
DEPARTMENT OF PLANNING

Town of Sharptown

Old School – Adaptive Reuse Project

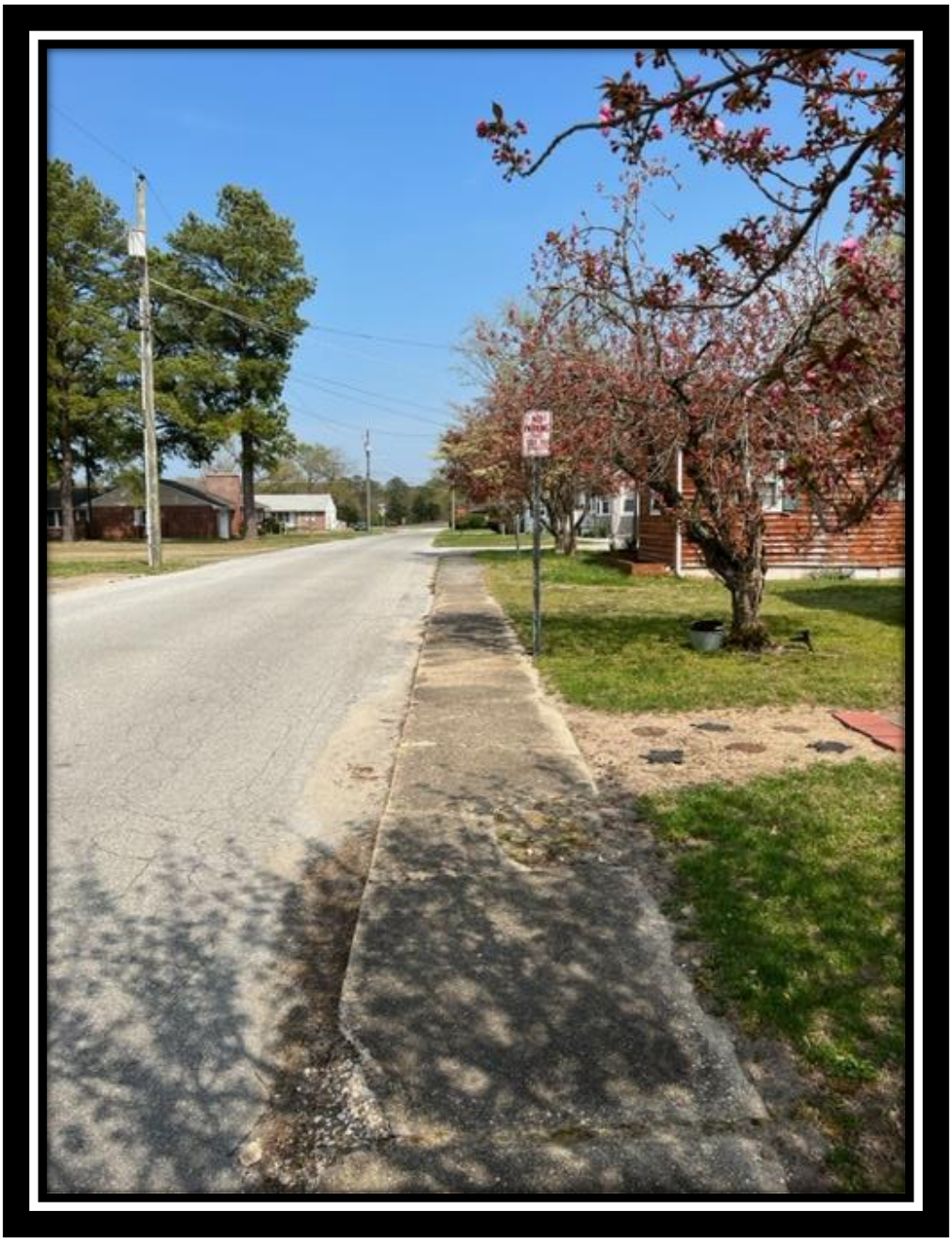
Cherry Beach Park

Examples of Homes in Need of Façade Improvements



Example of Targeted Community Vacant Commercial

Sidewalks with no Continuity



Sidewalks in Need of Repair

Area with no Sidewalks