

Regional Economic Development Impact Analysis for Charlestown Released by Upper Shore Regional Council and Rivers & Roads Consulting

Chestertown, MD (December 10, 2024) - The [Upper Shore Regional Council](#) (USRC) is pleased to announce the successful completion of a Regional Economic Development Impact Analysis for the Town of Charlestown made possible through USRC's [Municipal Development Consulting Program](#) in partnership with [Rivers & Roads Consulting](#).

Commissioned by the Town of Charlestown as part of the update to its 2008 Comprehensive Plan, the impact analysis serves as an intensive summary of upcoming developments and their potential impact on the town. It highlights the need for proactive planning to maximize opportunities, ensuring Charlestown can achieve smart, sustainable growth while preserving its historic charm and small-town character.

"The Regional Economic Development Impact Analysis provides a roadmap for understanding how growth and investment can shape the future of the Town of Charlestown. This study brings a clear understanding and actionable insights of the opportunities that will directly benefit the people, families, and businesses that call this community home," said Sam Shoge, Partner at Rivers & Roads. "At Rivers & Roads, we're proud to support initiatives like this, which ensure that progress is both impactful and inclusive for years to come."

The impact analysis provides strategic recommendations to help Charlestown capitalize on key regional developments, including the I-95 interchange, the expansion of Principio Business Park, and the redevelopment of a nearby sand and gravel mine. Among its actionable insights, the study advocates for the designation of a new commercial corridor, infrastructure improvements, the creation of a mixed-use zoning overlay, and the activation of the town's waterfront. To leverage these opportunities, the report outlines several targeted initiatives for Charlestown's leadership to consider moving forward.

"While preserving its unique character and maintaining its high quality of life, this analysis gives Charlestown the tools to build on its strength and assets, and the guidance to foster better alliances with community partners in the region," stated Bryan Lightner, CFM, town administrator of Charlestown.

"This study is a crucial step in helping the Town of Charlestown strategically navigate upcoming economic and community developments, providing a framework for sustainable growth and innovation," said Susan O'Neill, executive director of the Upper Shore Regional Council. "This is precisely the kind of outcome the Upper Shore Regional Council's Municipal Development Consulting Program aims to achieve—offering expert technical assistance that empowers municipalities like Charlestown to address local challenges and foster long-term growth and prosperity effectively."

Upper Shore Regional Council's Municipal Development Consulting Program provides incorporated municipalities in the Upper Shore Region with access to expert technical

assistance for community development projects. These efforts are designed to help municipalities effectively address local needs and challenges. To learn more about the Municipal Development Consulting Program and apply for funding, visit the Upper Shore Regional Council's [website](#).

The full report is available on the River & Roads Consulting [website](#).

About the Upper Shore Regional Council: Since 2003, the Upper Shore Regional Council (USRC) has fostered planning and development in Cecil, Kent, and Queen Anne's counties. USRC affords federal, state, county, and local governments a regional forum to identify issues and opportunities. USRC plans and implements programs to improve the quality of life in the Upper Shore Region of Maryland.

About Rivers & Roads Consulting: Rivers & Roads Consulting is a regional leader in community, economic, and real estate development consulting. With a keen focus on driving transformative change, our firm collaborates closely with mission-oriented nonprofits, forward-thinking local governments, and ambitious entrepreneurs to conceptualize and execute initiatives that invigorate communities and stimulate sustainable growth.

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