

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2017 Legislative Session, Legislative Day No.: October 24, 2017

Bill No.: 1376 *AS AMENDED*


Expiration Date: December 28, 2017

Introduced by: Mr. Bartlett, Mr. Callahan, Ms. Price, Ms. Williams

A BILL TO AMEND THE OFFICIAL ZONING MAPS OF TALBOT COUNTY, MARYLAND (SPECIFICALLY, MAPS 1, 4, 5, 10, 11, 12, 14, 16, 22, 24, 31, 32, 40, 40A, 41, 42, AND 48) AND THE CATALOG OF LIMITED DEVELOPMENT AREAS (“LDA’S”) AND INTENSELY DEVELOPED AREAS (“IDA’S”) OF TALBOT COUNTY, MARYLAND (SPECIFICALLY, LDA MAPS 32, 42, 48, 52, 53, 58, 69, AND 70) TO MODIFY VILLAGE CENTER ZONING DISTRICT (“VC ZONE”) BOUNDARIES FOR THE VILLAGES OF BOZMAN, CLAIBORNE, CORDOVA, COPPERVILLE, LONGWOODS, MCDANIEL, NEWCOMB, ROYAL OAK, SKIPTON, TUNIS MILLS, WITTMAN, WILLIAMSBURG AND WYE MILLS AS RECOMMENDED IN THE 2016 TALBOT COUNTY COMPREHENSIVE PLAN (THE “COMPREHENSIVE PLAN”), AND TO REZONE AFFECTED LANDS REMOVED FROM THE VC ZONE TO ZONING CLASSIFICATIONS CONSISTENT WITH THE COMPREHENSIVE PLAN AND IN ACCORDANCE WITH THE SURROUNDING AREAS

By the Council: October 24, 2017

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, November 14, 2017 at 6:30 p.m. at the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By Order 
Susan W. Moran, Secretary

A BILL TO AMEND THE OFFICIAL ZONING MAPS OF TALBOT COUNTY, MARYLAND (SPECIFICALLY, MAPS 1, 4, 5, 10, 11, 12, 14, 16, 22, 24, 31, 32, 40, 40A, 41, 42, AND 48) AND THE CATALOG OF LIMITED DEVELOPMENT AREAS (“LDA’S”) AND INTENSELY DEVELOPED AREAS (“IDA’S”) OF TALBOT COUNTY, MARYLAND (SPECIFICALLY, LDA MAPS 32, 42, 48, 52, 53, 58, 69, AND 70) TO MODIFY VILLAGE CENTER ZONING DISTRICT (“VC ZONE”) BOUNDARIES FOR THE VILLAGES OF BOZMAN, CLAIBORNE, CORDOVA, COPPERVILLE, LONGWOODS, MCDANIEL, NEWCOMB, ROYAL OAK, SKIPTON, TUNIS MILLS, WITTMAN, WILLIAMSBURG AND WYE MILLS AS RECOMMENDED IN THE 2016 TALBOT COUNTY COMPREHENSIVE PLAN (THE “COMPREHENSIVE PLAN”), AND TO REZONE AFFECTED LANDS REMOVED FROM THE VC ZONE TO ZONING CLASSIFICATIONS CONSISTENT WITH THE COMPREHENSIVE PLAN AND IN ACCORDANCE WITH THE SURROUNDING AREAS

WHEREAS, the current *Official Zoning Maps of Talbot County, Maryland*, consisting of Maps 1 through 64, including 40A and 44A (the “*Official Zoning Maps*”), and the *Catalogue of Limited Development Areas and Intensely Developed Areas of Talbot County, Maryland*, consisting of Maps 1 through 83 (the “*Critical Area Maps*”), were adopted pursuant to Talbot County Bill 1295; and,

WHEREAS, the 2016 Talbot County Comprehensive Plan (the “Comprehensive Plan”) recommends adjusting the boundaries of certain villages consistent with policies in the Comprehensive Plan concerning village character and scale (*see* Appendix A to the Comprehensive Plan); and,

WHEREAS, through this Bill, the County desires to undertake comprehensive remapping of the villages of Bozman, Claiborne, Cordova, Copperville, Longwoods, McDaniel, Newcomb, Royal Oak, Skipton, Tunis Mills, Wittman, Williamsburg, and Wye Mills to implement the Comprehensive Plan recommendations and to promote the health, safety, and welfare of the community.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND that:

SECTION ONE:

- A. The above recitals are hereby incorporated as if fully set forth herein.
- B. *Official Zoning Maps* 1, 4, 5, 10, 11, 12, 14, 16, 22, 24, 31, 32, 40, 40A, 41, 42, and 48 shall be and are hereby amended as shown and described on the maps attached hereto as Exhibit “A” and incorporated by reference herein.
- C. *Critical Area Maps* 32, 42, 48, 52, 53, 58, 69, and 70 shall be and are hereby amended as shown and described on the maps attached hereto as Exhibit “B” and incorporated by reference herein.

SECTION TWO: BE IT FURTHER ENACTED, that the digital version of the *Official Zoning Maps* shall be amended to reflect the above map amendments. In the event of a conflict between the printed and digital versions of the map amendments, the digital version controls.

SECTION THREE: BE IT FURTHER ENACTED, that the Department of Planning and Zoning shall ensure that, where applicable, each project submittal utilizes the digitally generated, geo-referenced zoning boundary as shown on the *Official Zoning Maps of Talbot County, Maryland (Digital Version)*.

SECTION FOUR: BE IT FURTHER ENACTED, that upon adoption of this ordinance, the Department of Planning and Zoning shall provide the *Official Zoning Maps of Talbot County, Maryland* in paper and digital format to the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays for final approval;

SECTION FIVE: BE IT FURTHER ENACTED, that the zoning classification amendments resulting from the adoption of this ordinance may not affect the initial construction of a development project or activity if, prior to the effective date, the development project or activity receives growth allocation, final subdivision approval, final site plan approval, or any other final approval, or is vested.

SECTION SIX: BE IT FURTHER ENACTED, that if any provision of this ordinance or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this ordinance which can be given effect without the invalid provision or application, and for this purpose the provisions of this ordinance are declared severable.

SECTION SEVEN: BE IT FURTHER ENACTED, that the title and a summary of this ordinance shall be published once on the first publication date after enactment of the ordinance in accordance with County Charter § 213 (c). The title is not a substantive part of this ordinance. If the ordinance is amended, the title may be administratively revised if required to conform the title to the content of the ordinance as finally enacted.

SECTION EIGHT: BE IT FURTHER ENACTED, that the Publishers of the Talbot County Code or the Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, shall make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation to the Code that is incorrect or obsolete, with no further action required by the County Council. All such corrections shall be adequately referenced and described in an editor's note following the section affected.

SECTION NINE: AND BE IT FURTHER ENACTED, that this ordinance shall take effect sixty (60) days from the date of its passage and upon approval by the Critical Area Commission if such approval is required by law.

EXHIBIT "A" TO BILL 1376

This Exhibit consists of *Official Zoning Maps of Talbot County Maryland* 1, 4, 5, 10, 11, 12, 14, 16, 22, 24, 31, 32, 40, 40A, 41, 42, and 48, as amended pursuant to Bill 1376 which maps are enclosed.

Proposed Zoning Maps for Talbot County Maryland 2017



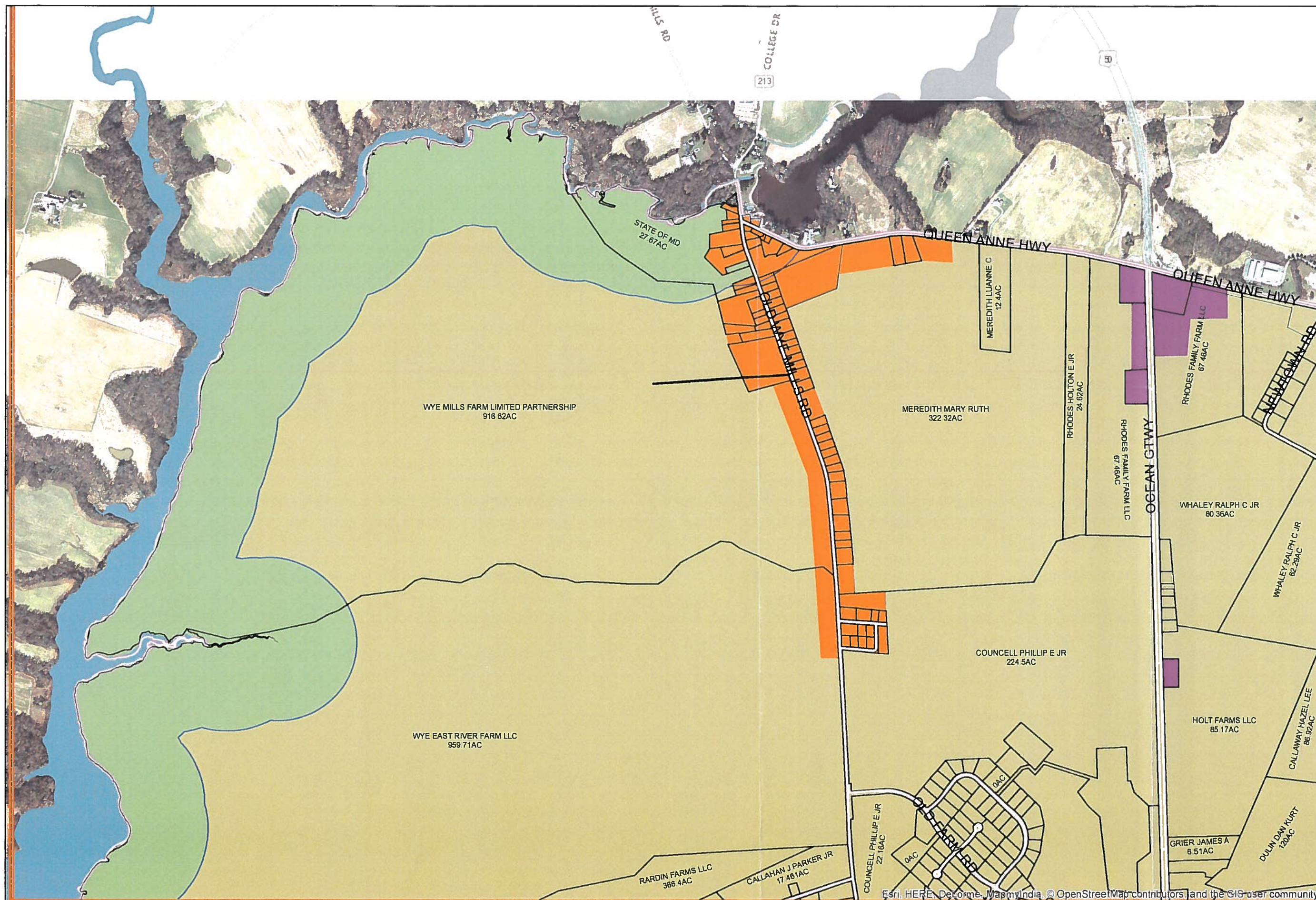
Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary

		1	2	3		
		4	5	6		
	7	8	9	10	11	12
	14	15	16	17	18	19
	21	22	23	24	25	26
29	30	31	32	33	34	35
37	38	39	40	41	42	43
44	45	46	47	48	49	50
51	52	53	54	55	56	
		57	58	59	60	
			61	62	63	
					64	

Map 1



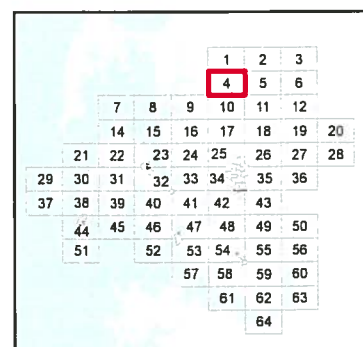
Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary

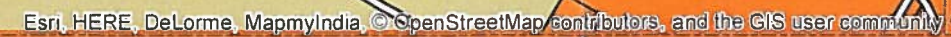


Map 4



VC
RR
GC
LC
LI
AC
RC
WRC
CP
TC
TR
MUNI

					1	2	3		
					4	5	6		
		7	8	9	10	11	12		
		14	15	16	17	18	19	20	
	21	22	23	24	25	26	27	28	
29	30	31	32	33	34	35	36		
37	38	39	40	41	42	43			
44	45	46	47	48	49	50			
51		52	53	54	55	56			
			57	58	59	60			
				61	62	63			
					64				



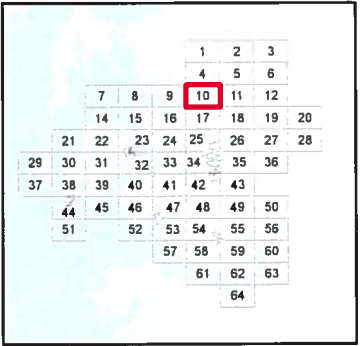
Proposed
Zoning Maps
for
Talbot County
Maryland
2017



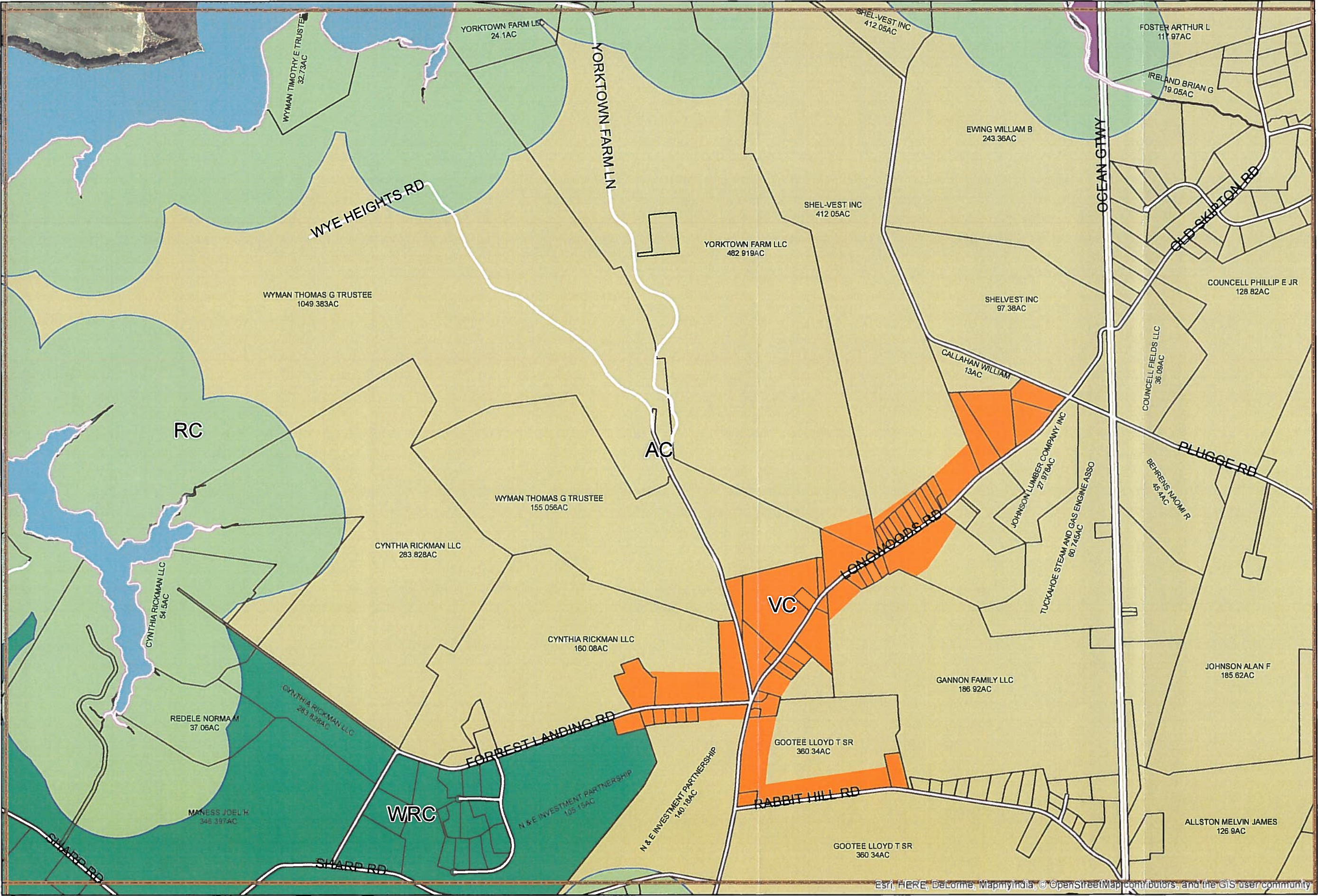
Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 10



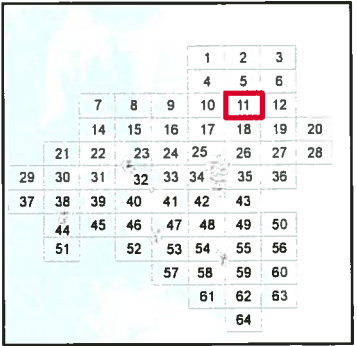
Proposed
Zoning Maps
for
Talbot County
Maryland
2017



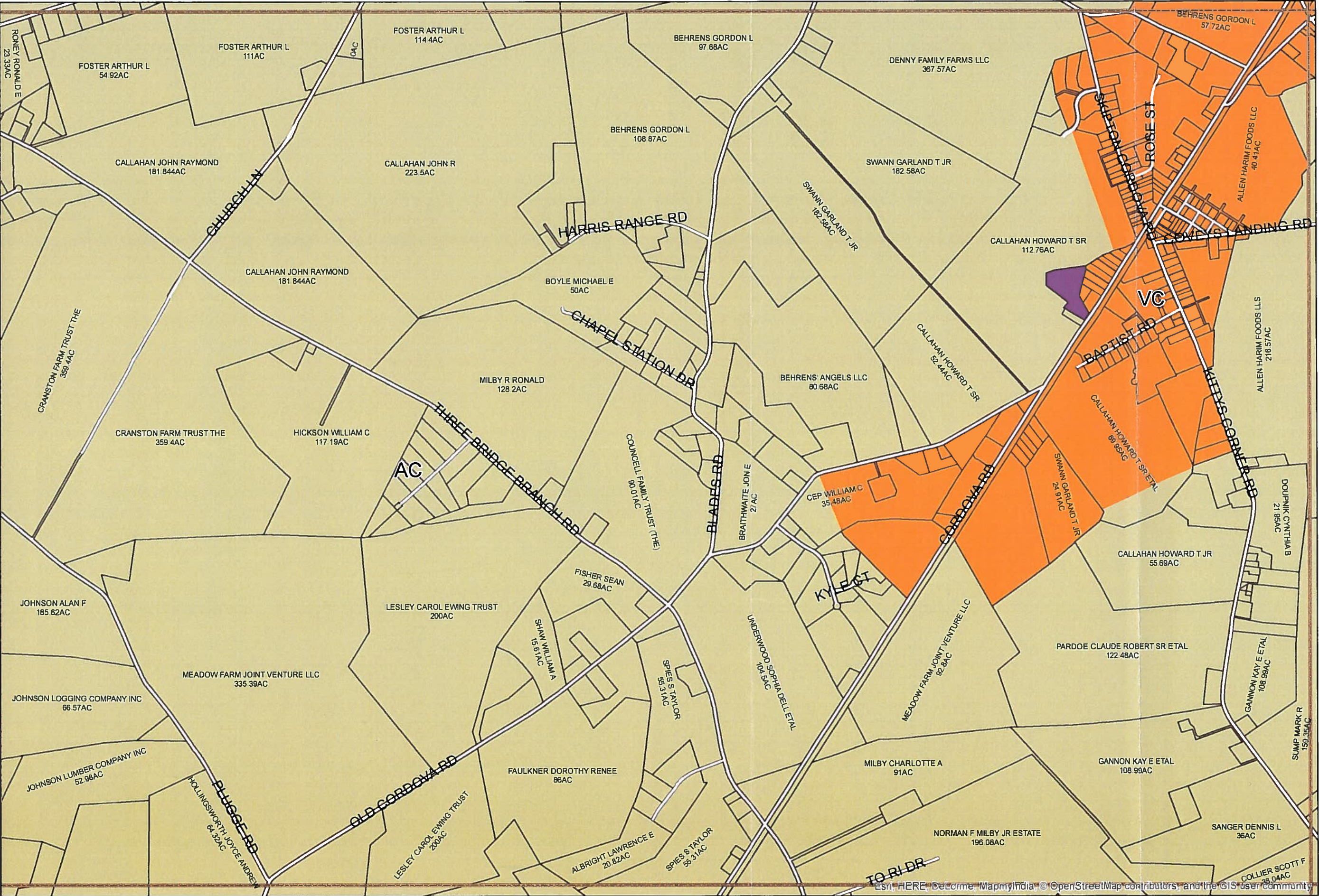
Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 11



VC
RR
GC
LC
LI
AC
RC
WRC
CP
TC
TR
MUNI

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Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

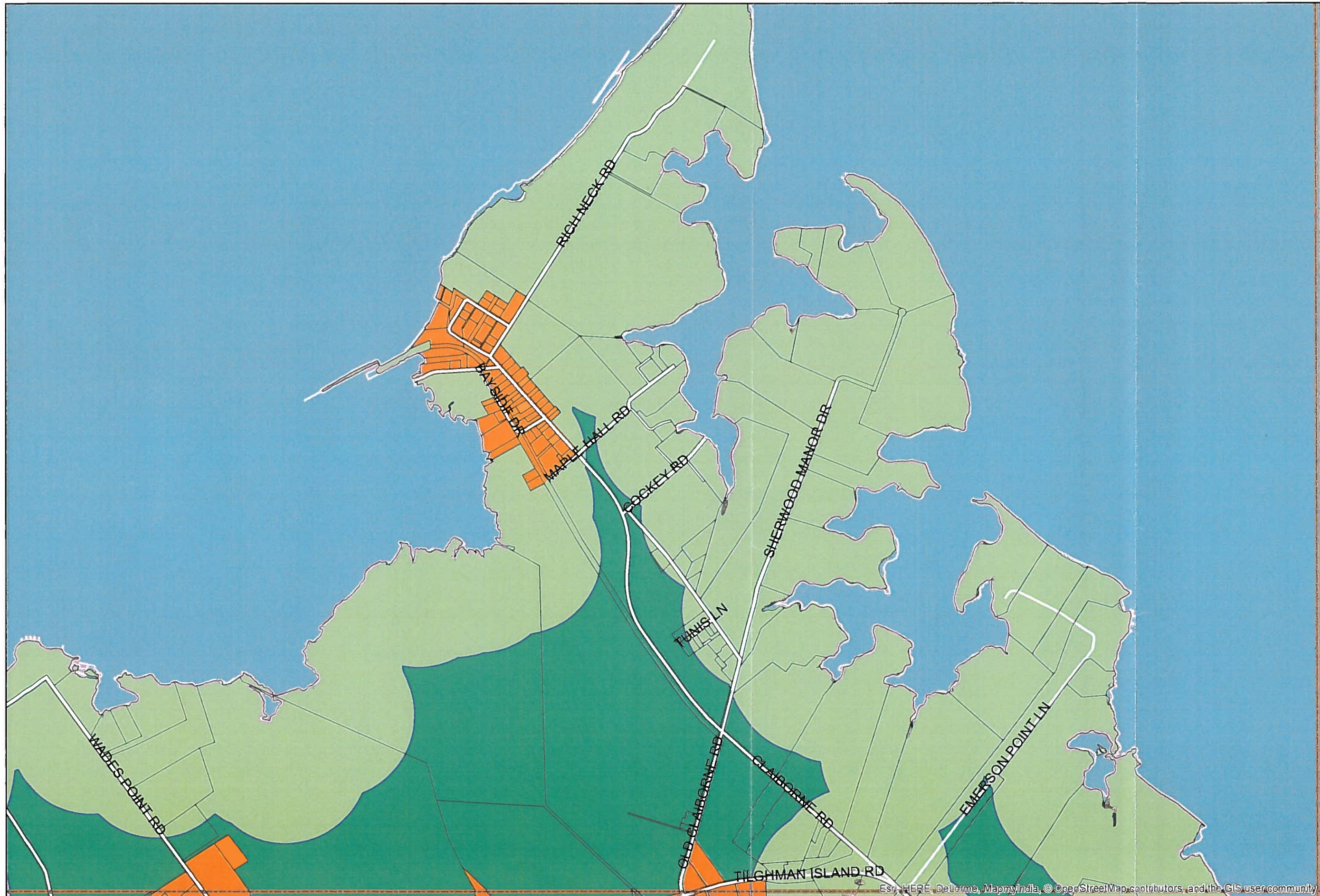
- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary

			1	2	3			
				4	5	6		
	7	8	9	10	11	12		
	14	15	16	17	18	19	20	
21	22	23	24	25	26	27	28	
29	30	31	32	33	34	35	36	
37	38	39	40	41	42	43		
44	45	46	47	48	49	50		
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			57	58	59	60		
				61	62	63		
					64			



Map 14



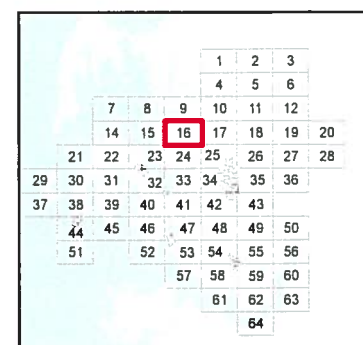
Proposed Zoning Maps for Talbot County Maryland 2017



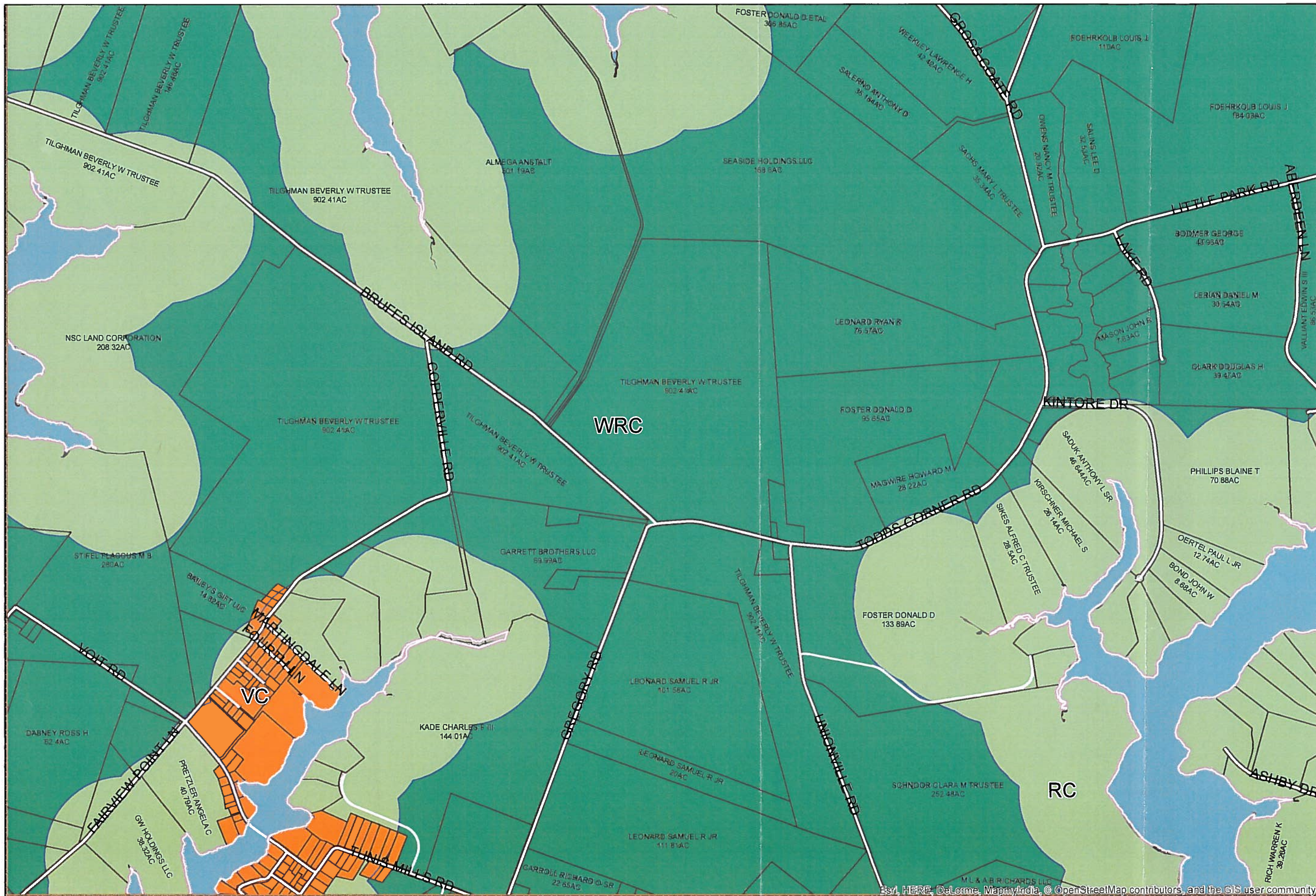
Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 16



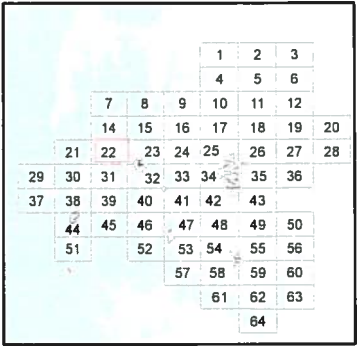
Proposed
Zoning Maps
for
Talbot County
Maryland
2017



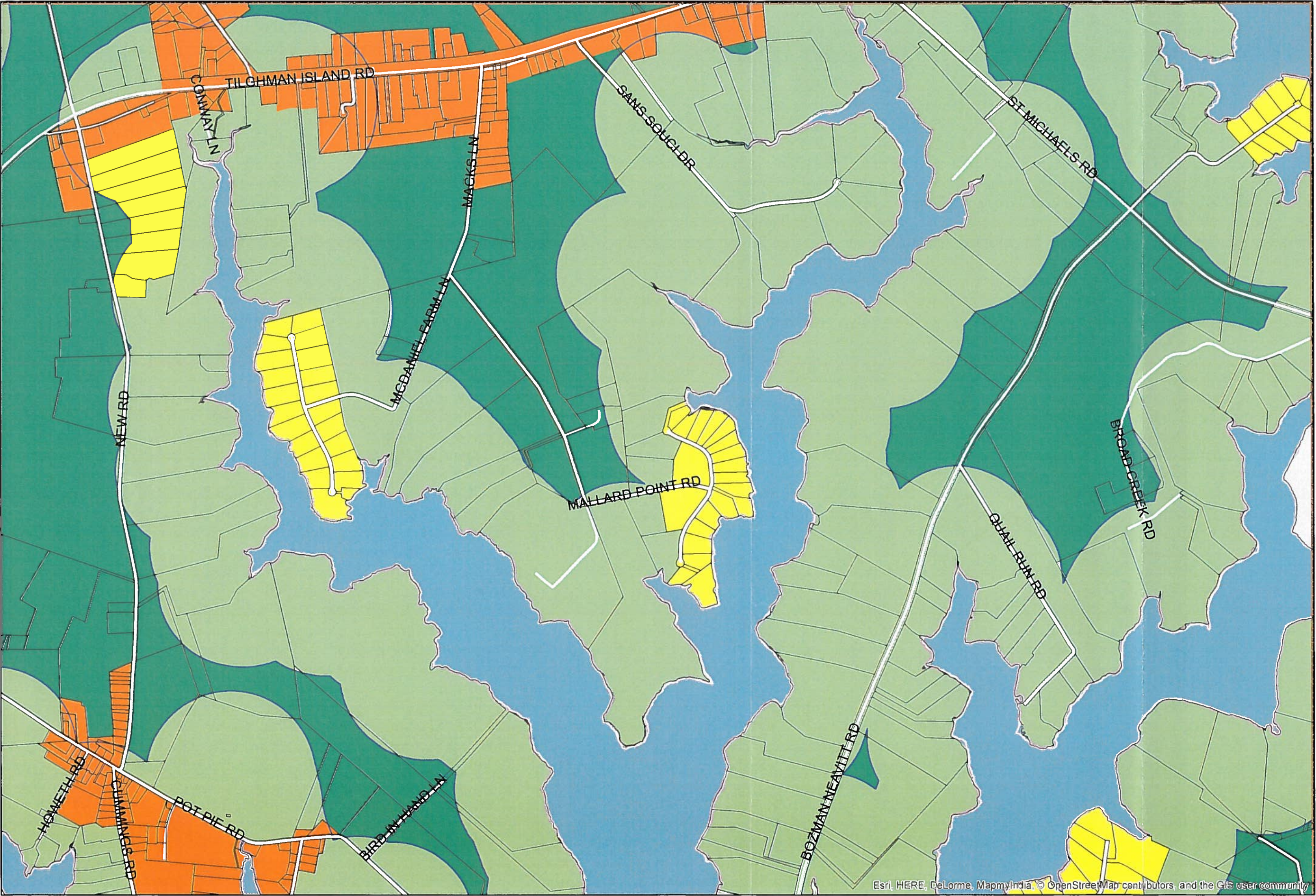
Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 22



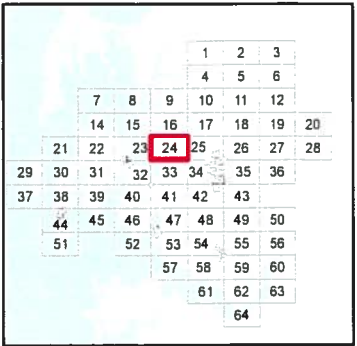
Proposed
Zoning Maps
for
Talbot County
Maryland
2017



Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 24



Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

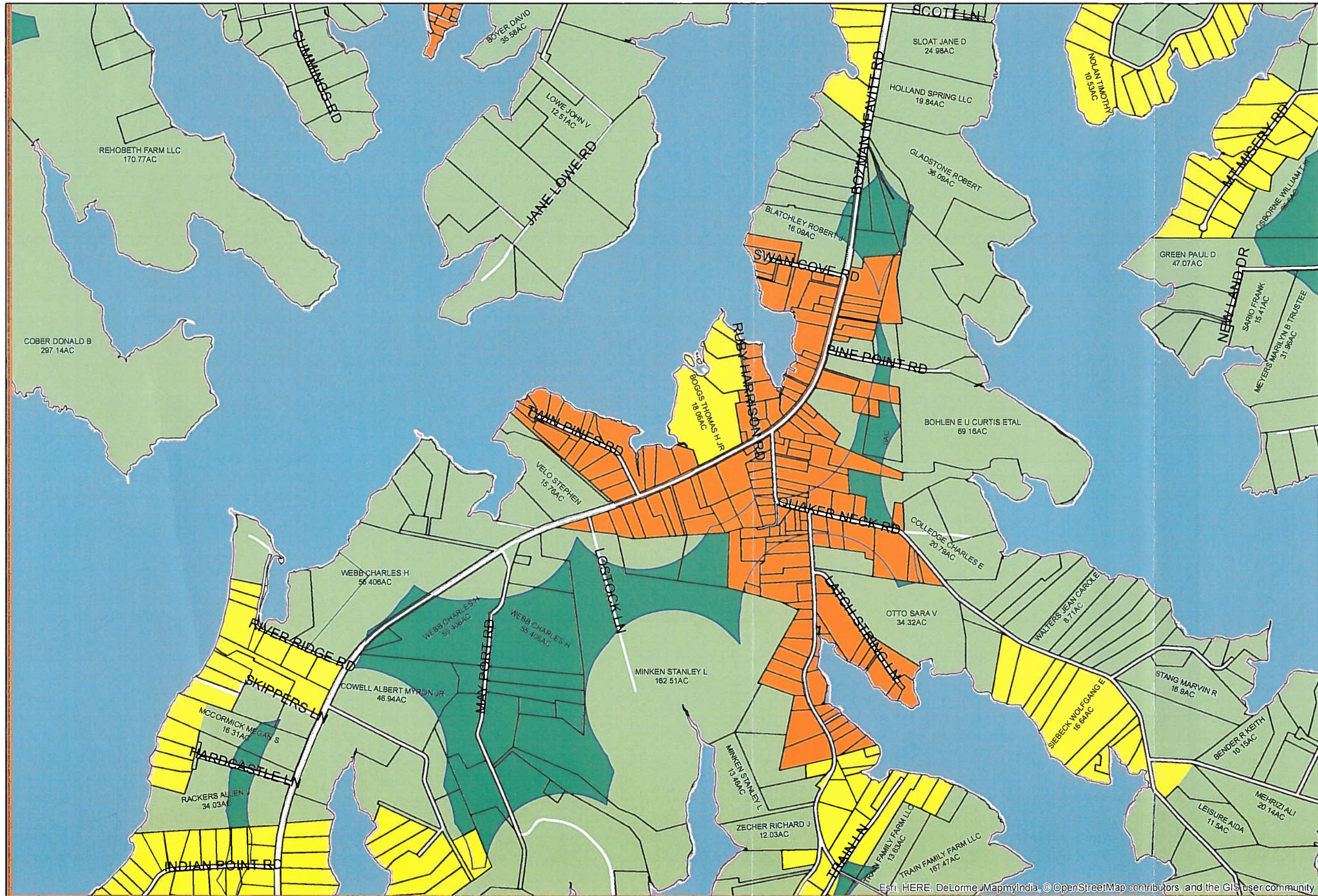
- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary

			1	2	3
			4	5	6
	7	8	9	10	11
	14	15	16	17	18
	21	22	23	24	25
29	30	31	32	33	34
37	38	39	40	41	42
44	45	46	47	48	49
51	52	53	54	55	56
			57	58	59
			61	62	63
					64



Map 31



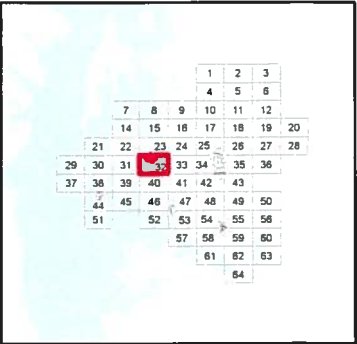
Proposed
Zoning Maps
for
Talbot County
Maryland
2017



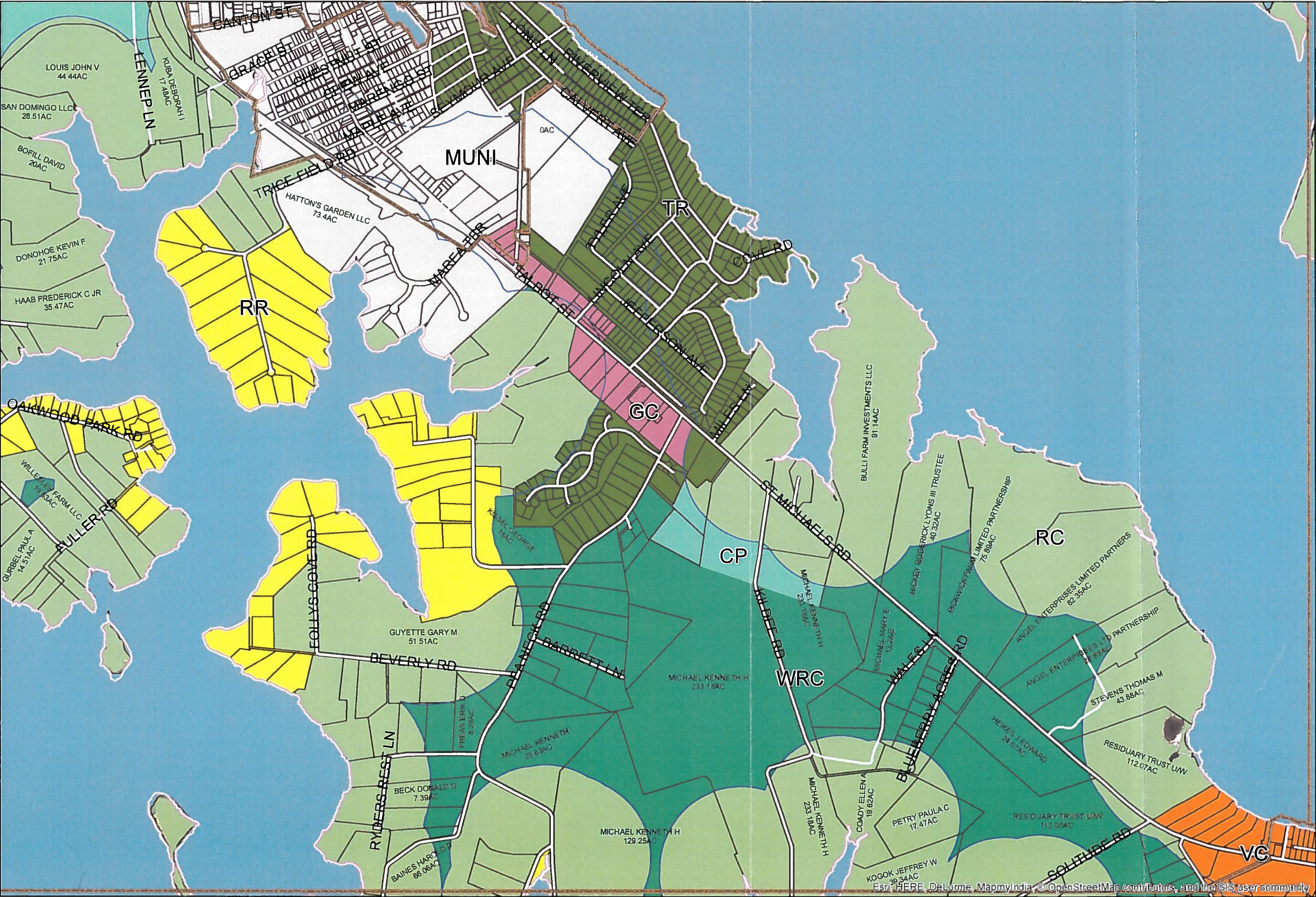
Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 32



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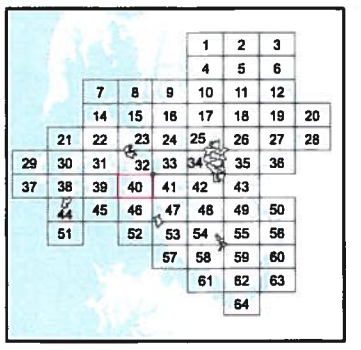
Proposed Zoning Maps for Talbot County Maryland 2017



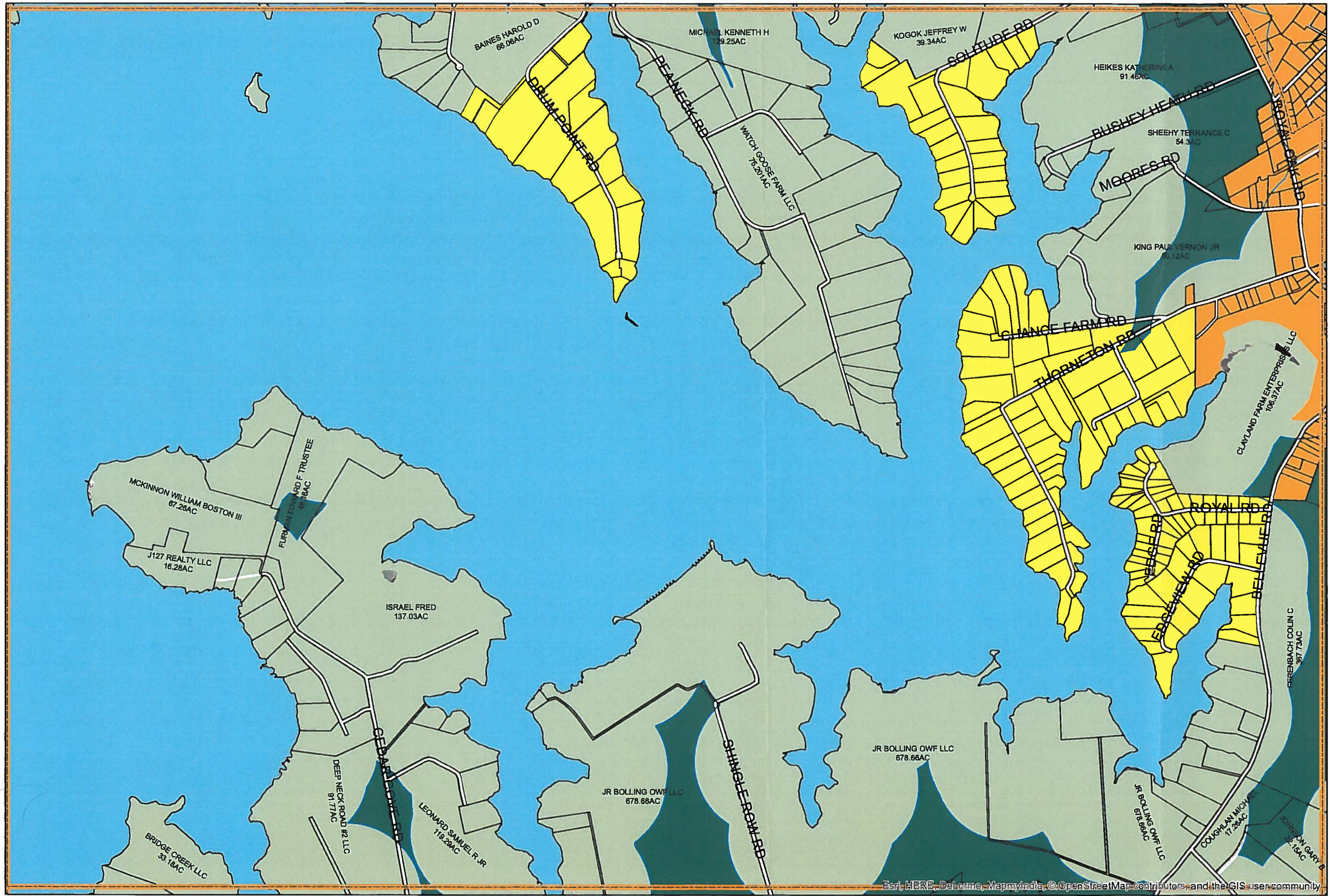
Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 40



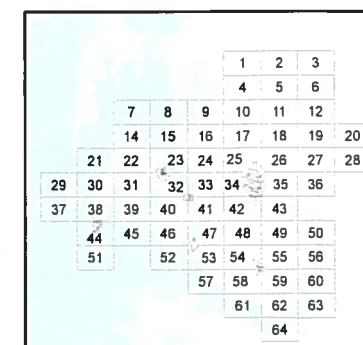
Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 40a



VC
RR
GC
LC
LI
AC
RC
WRC
CP
TC
TR
MUNI

[illegible]

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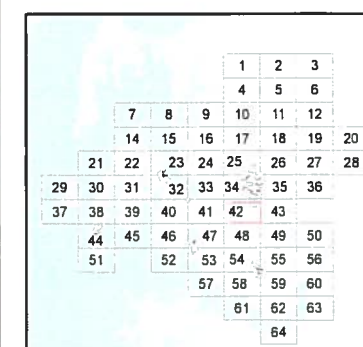
Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 42



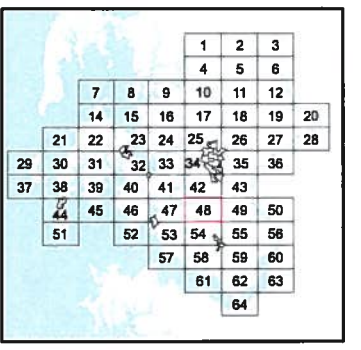
Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI

1000'
Critical Area Boundary



Map 48

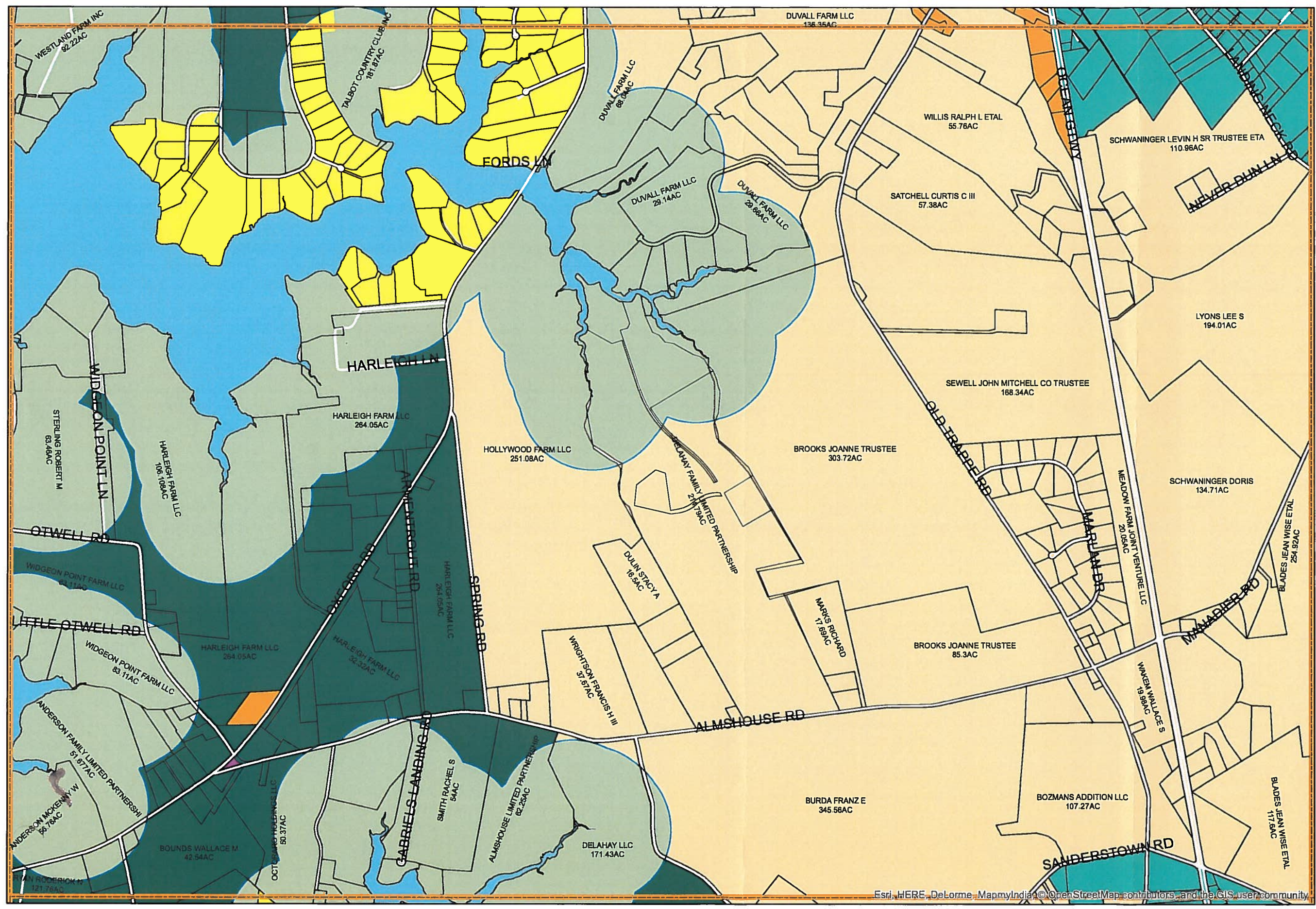
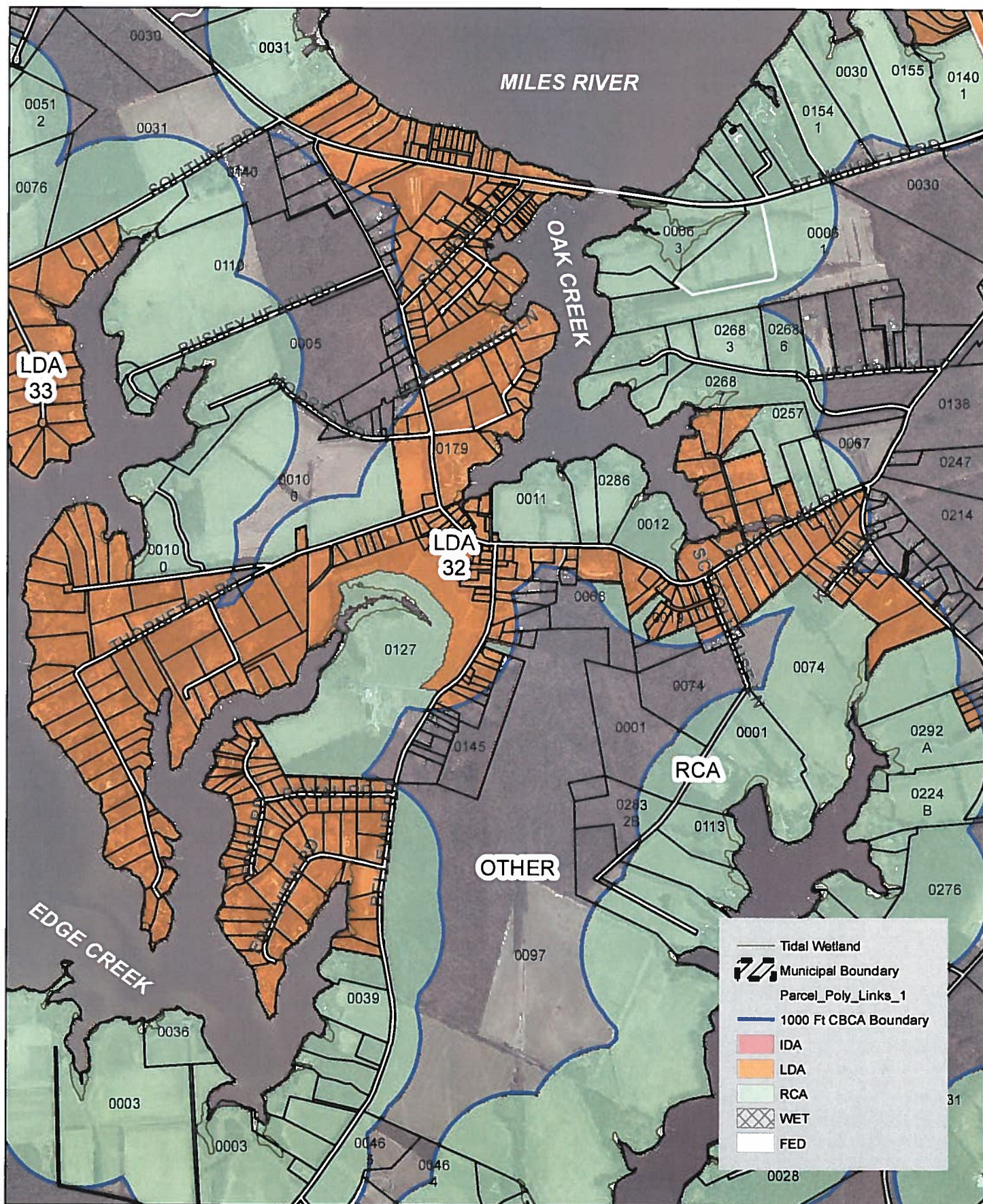


EXHIBIT “B” TO BILL 1376

This Exhibit consists of *Catalogue of Limited Development Areas (“LDA’s”) and Intensely Developed Areas (“IDA’s”) of Talbot County Maryland, LDA Maps 32, 42, 48, 52, 53, 58, 69, and 70*, as amended pursuant to Bill 1376, which maps are enclosed.

Chesapeake Bay Critical Area Designations - Talbot County Maryland Limited Development Areas (LDA) and Intensely Developed Areas (IDA)

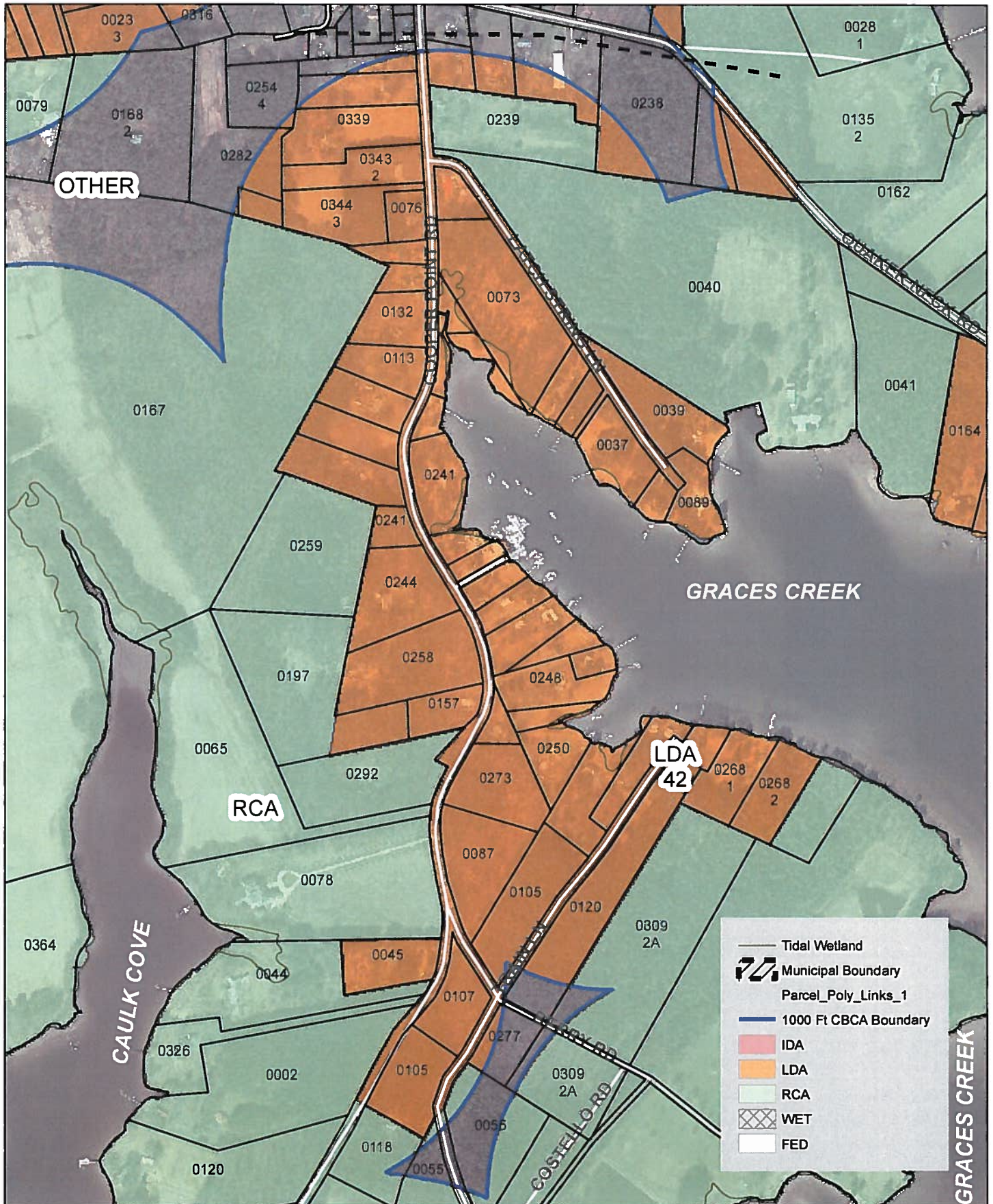


LDA #32
Tax Map # 32 / 33 / 40 / 41
Total Acres = 604.11

0 500 1,000 2,000 3,000 Feet

Talbot County Public Works
 September 29, 2017

Chesapeake Bay Critical Area Designations - Talbot County Maryland Limited Development Areas (LDA) and Intensely Developed Areas (IDA)

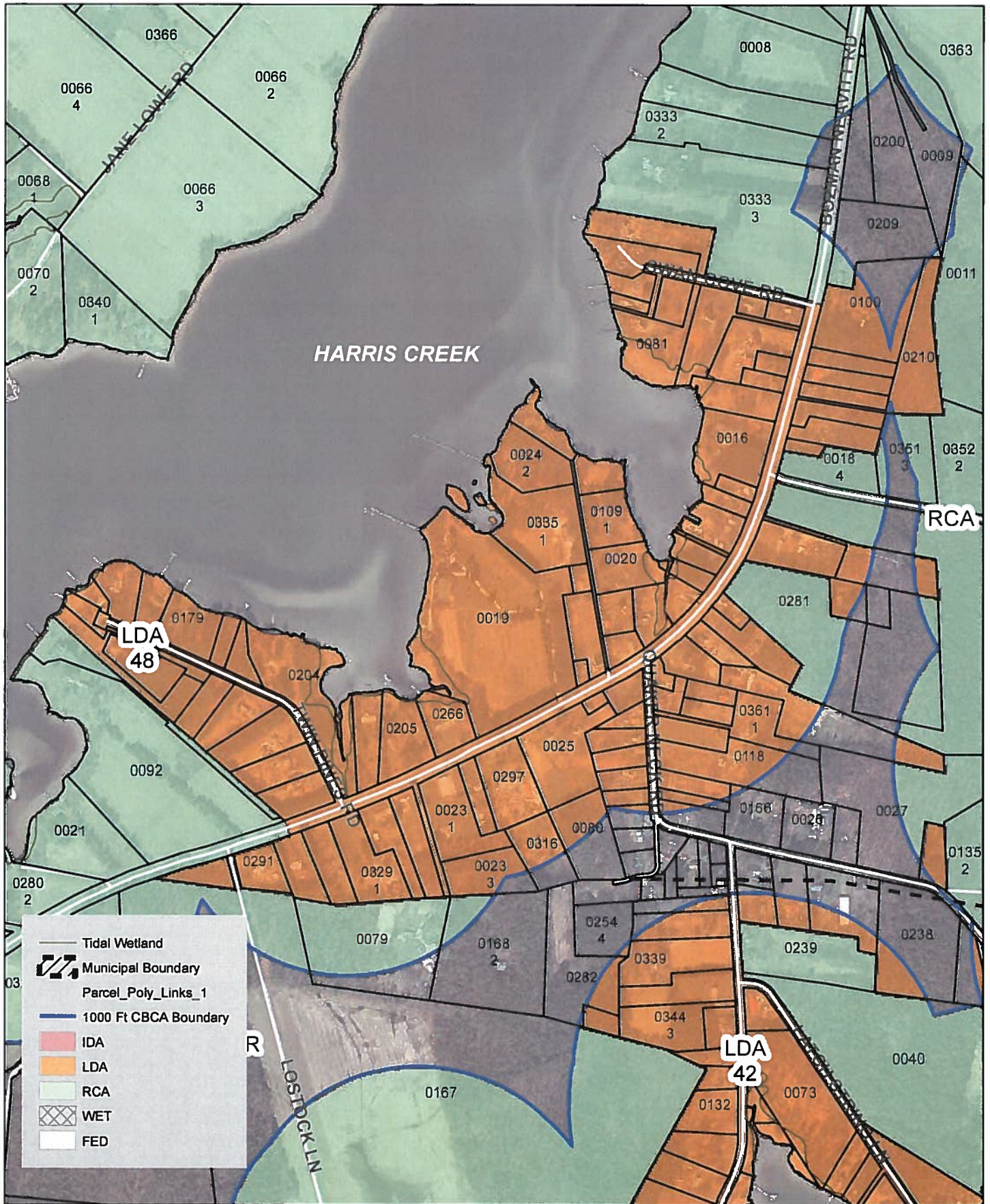


LDA #42
Tax Map #31
Total Acres = 115.42

0 500 1,000 Feet

Talbot County Public Works
 September 29, 2017

Chesapeake Bay Critical Area Designations - Talbot County Maryland Limited Development Areas (LDA) and Intensely Developed Areas (IDA)

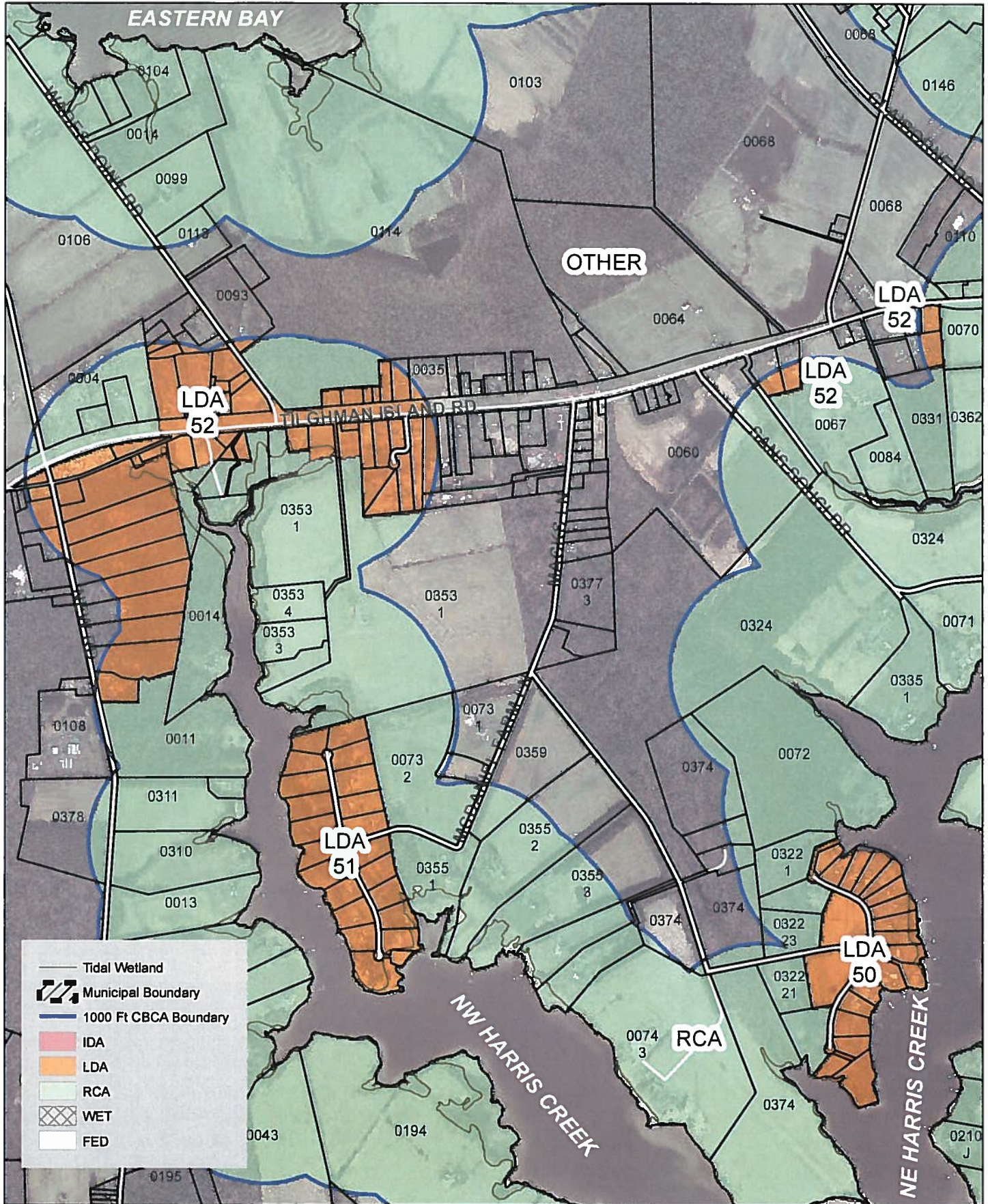


LDA #48
Tax Map #31
Total Acres = 183.83

0 500 1,000 Feet

Talbot County Public Works
 September 29, 2017

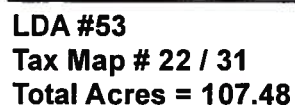
Chesapeake Bay Critical Area Designations - Talbot County Maryland Limited Development Areas (LDA) and Intensely Developed Areas (IDA)



LDA #52
Tax Map # 14 / 22
Total Acres = 113.58

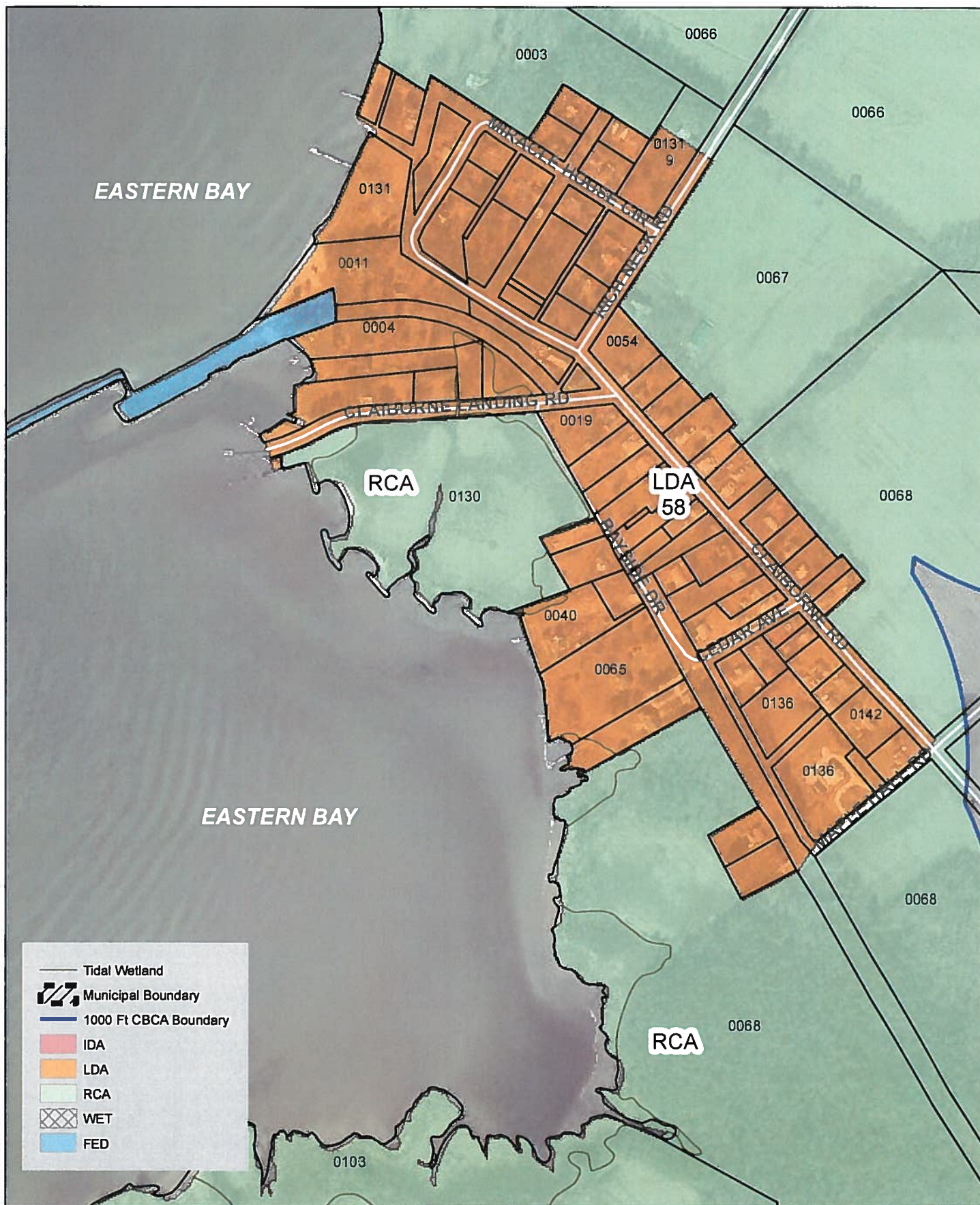
0 500 1,000 2,000 3,000 Feet

Talbot County Public Works
 September 29, 2017



0 500 1,000 Feet

Chesapeake Bay Critical Area Designations - Talbot County Maryland Limited Development Areas (LDA) and Intensely Developed Areas (IDA)

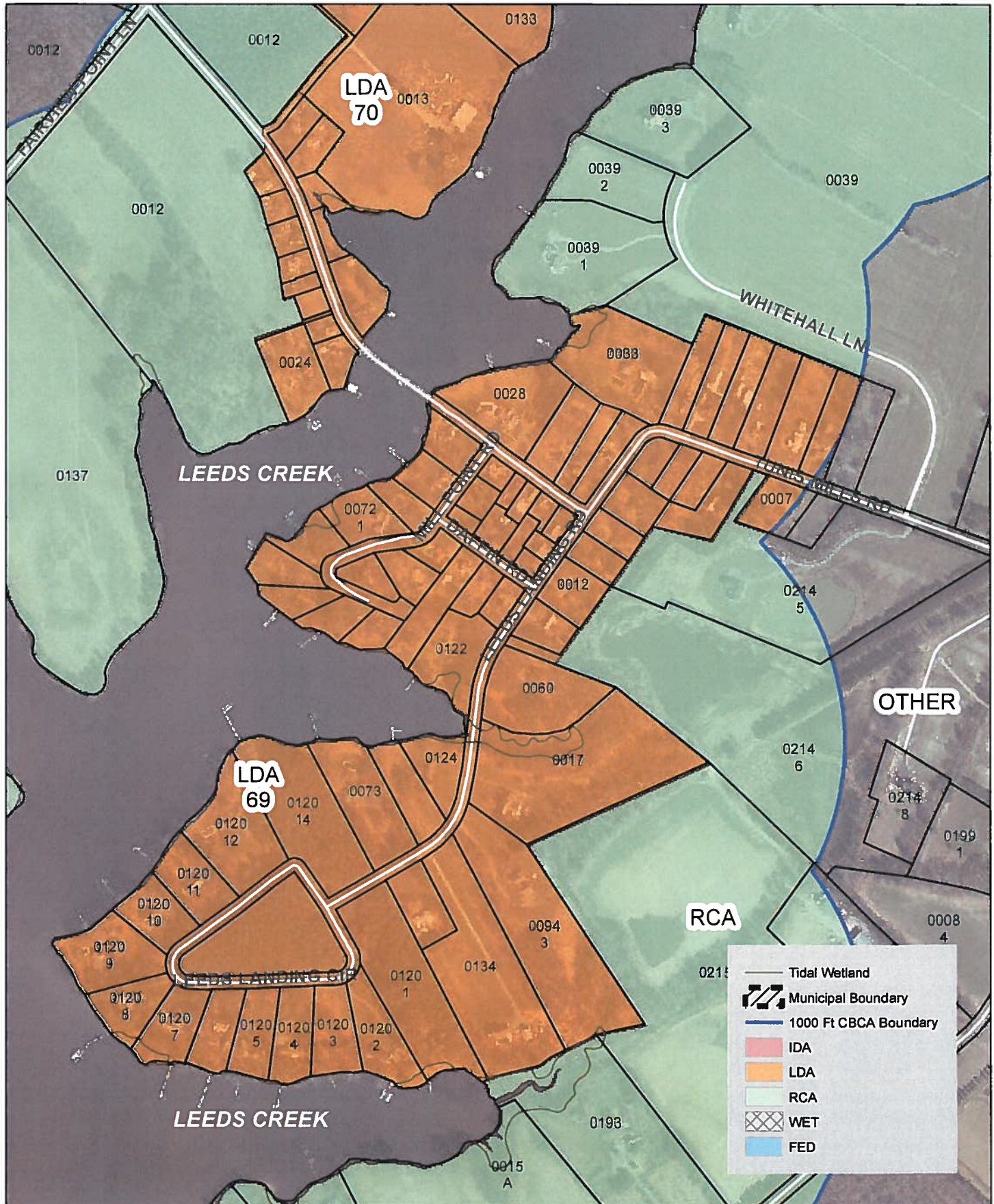


LDA #58
Tax Map #14
Total Acres = 46.84

0 500 1,000 Feet

Talbot County Public Works
 September 29, 2017

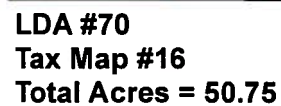
Chesapeake Bay Critical Area Designations - Talbot County Maryland Limited Development Areas (LDA) and Intensely Developed Areas (IDA)



LDA #69
Tax Map # 16 / 24
Total Acres = 96.28

0 500 1,000 Feet

Talbot County Public Works
 September 29, 2017



Talbot County Public Works
September 29, 2017




PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1376 having been published, a public hearing was held on Tuesday, November 14, 2017 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the third time.

ENACTED: December 12, 2017 *AS AMENDED*

By Order 
Susan W. Moran, Secretary

Williams	-	Aye
Pack	-	Aye
Bartlett	-	Aye
Price	-	Aye
Callahan	-	Nay

EFFECTIVE: February 10, 2018 and upon approval by the Critical Area Commission.
Approved by Critical Area Commission via letter dated June 26, 2019.