

MEMORANDUM

To: Citizens of Talbot County and Interested Parties
Date: August 10, 2005
Re: Public Meetings on August 23, 2005 for Talbot County Zoning Code and Subdivision Regulations Update

Talbot County has begun the process of updating its Zoning Code and Subdivision Regulations. The updates are intended to achieve two main objectives:

1. Implement the zoning recommendations of the Talbot County Comprehensive Plan, adopted February 2005.
2. Achieve a general, overall update that will make the Code easier to understand and use, clarify difficult or confusing sections, resolve conflicts, and improve the review and approval processes. While the Code has been amended many times in recent years, the last major update was in 1991.

Public participation and input is a vital part of the update process. We would like to hear from the broadest possible spectrum of the public interested in land use and development so that the update results in a product that meets the community's needs. The preliminary draft schedule for the first steps in the process is outlined below and includes several opportunities for public input. In addition, the County Council will be provided with periodic public updates and the Planning and Zoning Office will facilitate a series of community meetings throughout the County that will be designed to solicit additional input.

Preliminary Draft Schedule

July 2005	Kick off meetings with staff, Planning Commission, and consultant
August 2005	Public meetings –August 23, 2005
September 7, 2005	Issues Memorandum: List of issues to be addressed in update. <u>Community meetings</u> and public meeting with Planning Commission and Board of Appeals
October/November 2005	Options Memorandum: List of options to address issues. <u>Community meetings and</u> public meeting with Planning Commission
December 2005/January, 2006	Annotated Outline of the new Code; a detailed, organized, Table of Contents for the new Code, incorporating resolution of the issues raised for the update. <u>Community meetings and</u> public meeting with Planning Commission.
Spring/Summer 2006	Preliminary draft of updated Code. Public meetings with Planning Commission and County Council.

On August 23, 2005 the Department of Planning and Zoning will host an all day series of informal meetings to hear from all interested parties including those that regularly use the Zoning Code and Subdivision Regulations. Interested persons are invited to attend at any time during the day that meets with their schedule, but the day is being divided into three sessions to ensure that parties with similar interests can attend at the same time to discuss ideas and raise issues of common concern.

The meetings during the day will be held in the meeting room of the Talbot County Free Library located at 100 West Dover Street. The following schedule will be observed:

Attorneys	9:00 am to 10:30 am
Developers, engineers, designers	10:30 am to 12:00 pm
Community groups/neighborhood groups/individual citizens	1:00 pm to 3:30 pm
County Council briefing	4:00 pm
General public	6:00 pm to 7:30 pm

The purpose of the meetings is to provide citizens and users of the Zoning Code and Subdivision Regulations with an opportunity to raise issues regarding the Code with County staff and the consultants assisting the County with the update. Specifically we are interested in issues such as the following:

- Do you have suggestions for how the Comprehensive Plan's recommendations should be implemented?
- Are there sections of the Code that you find difficult to use or interpret?
- Are there terms that should be specifically defined, or defined in a different manner?
- Are there uses not currently addressed in the Code that should be addressed? Are there changes you think should be made to the land use table §190-19?
- Are there ways that the Code could be better organized?
- Are there provisions used in other counties that should be considered in Talbot County?
- Are there issues with respect to the review and approval process by County Council, staff, Planning Commission, Board of Appeals, Historic Preservation Commission, etc.?

These meetings will be technical in nature and are intended to provide users of the Code an opportunity to discuss how the Plan should be implemented and how the Code can be improved.

If you have comments or suggestions about the Code but unable to attend the meetings on August 23rd, please send your comments to George Kinney, Talbot County Planning Director. The Department of Planning and Zoning will be maintaining an Internet web page devoted to the Zoning Code update on its web site <http://www.talbgov.org/>. A page will be used to post draft work products and meeting schedules. A summary of the Comprehensive Plan's recommendations for zoning will be posted prior to the meetings on August 23rd.

If you have questions, please call George Kinney, Director, Talbot County Department of Planning and Zoning at (410) 770-8030 or e-mail at gkinney@talbgov.org. You are welcome to share this information with other members of your organization or community and invite them to attend. We look forward to hearing from you.

Sincerely,

George Kinney, AICP
Talbot County Planning Officer