



Talbot County Department of Planning and Zoning
215 Bay Street, Suite 2
Easton, Maryland 21601
410-770-8030

Comprehensive or Sectional Amendment to Official Zoning Maps Application

Applicant(s) Name: _____ Email: _____

Address: _____

Telephone Number(s): (H) _____ (C) _____ Fax: _____

Reason for Request: _____

190-15.J. Comprehensive or sectional zoning map amendment.

1. Applicability.

- a. The procedures in this section shall govern the County's reclassification of Critical Area land management designations in the County when the reclassifications occur through the County's comprehensive or sectional map amendment process.
- b. Section 190-55 governs the use of growth allocation for reclassifying Critical Area land management designations other than through the comprehensive or sectional map amendment process.

2. The following standards apply to reclassification of Critical Area land management designations through the comprehensive or sectional map amendment process:

- a. A new IDA:
 - i. Shall meet the adjacency standards under § 190-15.3.I.3.a.; and
 - ii. May include areas of less than 20 acres if the standards under § 190-15.3.I.3.b are met.
- b. A new LDA:
 - i. Shall meet at least one of the conforming location standards under § 190-15.3.I.4.a.; and
 - ii. Shall be adjacent to an existing LDA or an existing IDA, or shall meet the nonadjacency standards as listed in § 190-15.3.I.4.c.
- c. New LDA or IDA in the RCA shall be located at least 300 feet beyond the landward edge of tidal wetlands or tidal waters.

3. The County Council shall consider each of the following factors in reclassifying Critical Area land management designations from less intense to more intense land management designations:

a. Consistency with the County's adopted Comprehensive Plan and whether the reclassified Critical Area land management designations would implement the goals and objectives of the adopted plan;

b. Consistency with state and regional environmental protection policies concerning the protection of threatened and endangered species and species in the need of conservation;

c. Impacts on a priority preservation area, as defined under § 2-518 of the Agricultural Article;

d. Environmental impacts associated with location in coastal hazard area or an increased risk of severe flooding;

e. Whether the area is located in a manner that:
i. Minimizes impacts to habitat protection areas;
ii. Optimizes benefits to water quality; and
iii. Minimizes impacts to agricultural land and forests.

f. Whether the area is to be served by a public wastewater system or septic system that uses the best available nitrogen removal technology; and

- g. For a new IDA, whether the area will:
 - i. Have an allowed average density of at least 3.5 units per acre, as calculated under § 5-7B-03(h) of the State Finance and Procurement Article;
 - ii. If a new IDA that is greater than 20 acres, be located in a priority funding area, as described under §§ 5-7B-02(1) and 5-7B-03 of the State Finance and Procurement Article; and
 - iii. Have a demonstrable economic benefit to the area.
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4. If the comprehensive or sectional map amendment reclassifies the Critical Area land management designations from more intense land management designations to RCA, the County Council shall consider how the characteristics of the land reclassified to RCA is consistent with the purposes listed under § 190-15.3.E.

5. In addition to the above, all comprehensive or sectional map amendments shall include the following documentation:

- _____ a. A description of the Critical Area land change for all parcels;
- _____ b. Zoning maps of the existing and proposed Critical Area land designations;
- _____ c. Recent aerial maps of each parcel to show existing conditions; and
- _____ d. A table with the:
 - i. Proposed Critical Area land designation change;
 - ii. Talbot County Map ID Number;
 - iii. Tax Map and Parcel Number;
 - iv. Existing land use of each parcel;
 - v. Total parcel acreage;
 - vi. Total parcel acreage in the Critical Area; and
 - vii. Total parcel acreage of the proposed Critical Area land destination change.

I certify that all information provided in this application is true and correct. I further certify that I have read the above information and understand the process involved with Amendments to the Talbot County Official Zoning Maps.

Applicant's Signature

Date