

**COUNTY COUNCIL**  
**OF**  
**TALBOT COUNTY, MARYLAND**

2017 Legislative Session, Legislative Day No. : August 8, 2017

Bill No.: 1374

Expiration Date: October 12, 2017

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

**A BILL TO ADOPT THE *TILGHMAN VILLAGE MASTER PLAN (JUNE 2017)* IN ACCORDANCE WITH THE *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, AND THE PROVISIONS OF LOCAL GOVERNMENT ARTICLE § 10-324 AND LAND USE ARTICLE § 1-405 *ET SEQ.*, ANNOTATED CODE OF MARYLAND**

By the Council: August 8, 2017

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, September 12, 2017 at 5:00 p.m. at the Bradley Meeting Room, Talbot County Courthouse, South Wing, 11 North Washington Street, Easton, Maryland 21601.

By Order



Susan W. Moran, Secretary

**A BILL TO ADOPT THE *TILGHMAN VILLAGE MASTER PLAN (JUNE 2017)* IN ACCORDANCE WITH THE *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, AND THE PROVISIONS OF LOCAL GOVERNMENT ARTICLE § 10-324 AND LAND USE ARTICLE § 1-405 *ET SEQ.*, ANNOTATED CODE OF MARYLAND**

**WHEREAS**, Talbot County adopted a revised Comprehensive Plan on June 7, 2016 pursuant to Bill 1329 (the “Comprehensive Plan”); and,

**WHEREAS**, the Comprehensive Plan contains the following policies, excerpted from Chapters 2 (Land Use Plan) and 9 (Community Design and Appearance), aimed at encouraging master planning for certain County villages:

2.17 Master Plans are required in designated Village Planning Areas to help describe a village’s character, to evaluate the compatibility and suitability of existing and proposed land uses, infrastructure, facilities and services associated with development and redevelopment, and to assist County planning efforts. Draft village plans shall be vetted with village residents to determine general consensus on the village’s recommendations to the County for applicable future growth policies.

...

9.12 New development and redevelopment in villages should be compatible with existing character in terms of land use, density, scale, setbacks, site layout, mix of use, and general design to maintain their unique “sense of place.” In Village Planning Areas, Master Plans shall be required for review of small scale and major subdivision, and major site plans. Master Planning shall include a comprehensive study addressing compatibility and suitability of existing and proposed land uses, infrastructure, facilities and services associated with new development and redevelopment.

**WHEREAS**, these policies build on similar policies for promoting village master planning found in the *2005 Talbot County Comprehensive Plan*; and,

**WHEREAS**, the County has undertaken master planning for the village of Tilghman, a vibrant waterfront community bounded by Harris Creek, Knapps Narrows, and the Chesapeake Bay, with a rich history of commercial maritime activities; and,

**WHEREAS**, the master planning process for Tilghman involved extensive community outreach and public comment and led to the preparation of the *TILGHMAN VILLAGE MASTER PLAN (JUNE 2017)*, which the County desires to adopt as the official master plan for the village of Tilghman.

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

**SECTION ONE:** the *TILGHMAN VILLAGE MASTER PLAN (June 2017)*, attached hereto as Exhibit “A”, which is incorporated by reference herein, shall be and is hereby adopted as the official master plan for the village of Tilghman;

**SECTION TWO:** AND BE IT FURTHER ENACTED, that Chapter 39 of the Talbot County Code is hereby amended as follows:

<b>KEY</b>	
<b>Boldface</b> .....	Heading or defined term
<u>Underlining</u> .....	Added to law by Bill
<del>Strikethrough</del> .....	Deleted from law by Bill
* * * .....	Existing law unaffected

\* \* \*

**§ 39-1 Comprehensive Plan.**

- A. The *COMPREHENSIVE PLAN, TALBOT COUNTY, MARYLAND* adopted February 15, 2005, shall be and is hereby repealed.
- B. The *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, attached hereto as Exhibit “A”, which is incorporated by reference herein, shall be and is hereby adopted.

**§ 39-2 Village Master Plans.**

- A. Bellevue. The *BELLEVUE VILAGE MASTER PLAN (JUNE 2017)*, attached hereto as Exhibit “B”, which is incorporated by reference herein, shall be and is hereby adopted as the official master plan for the village of Bellevue.
- B. Tilghman. The *TILGHMAN VILLAGE MASTER PLAN (JUNE 2017)*, attached hereto as Exhibit “C”, which is incorporated by reference herein, shall be and is hereby adopted as the official master plan for the village of Tilghman.

\* \* \*

**SECTION THREE:** AND BE IT FURTHER ENACTED, that the title and a summary of this Bill shall be published once on the first publication date after enactment of the Bill in accordance

with County Charter §213 (c). The title is not a substantive part of this Bill. If the Bill is amended, the title may be administratively revised if required to conform the title to the content of the Bill as finally enacted.

**SECTION FOUR:** AND BE IT FURTHER ENACTED, that if any provision of the *TILGHMAN VILLAGE MASTER PLAN (JUNE 2017)*, 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 such Plan which can be given effect without the invalid provision or application, and for this purpose the provisions of this Bill are declared severable.

**SECTION FIVE:** AND BE IT FURTHER ENACTED, that the Talbot County Office of Planning and Zoning, or the Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in the *TILGHMAN VILLAGE MASTER PLAN (JUNE 2017)*, as finally adopted, that are 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 SIX:** AND BE IT FURTHER ENACTED, that this ordinance shall take effect sixty (60) days from the date of its passage.

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**PUBLIC HEARING**

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1374 having been published, a public hearing was held on Tuesday, September 12, 2017 at 5:00 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: **September 26, 2017**

By Order *Susan W. Moran*  
Susan W. Moran, Secretary

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

EFFECTIVE DATE: **November 25, 2017**