COUNTY COUNCIL

OF

TALBOT COUNTY, MARYLAND

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

Bill No.: 1376

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

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.

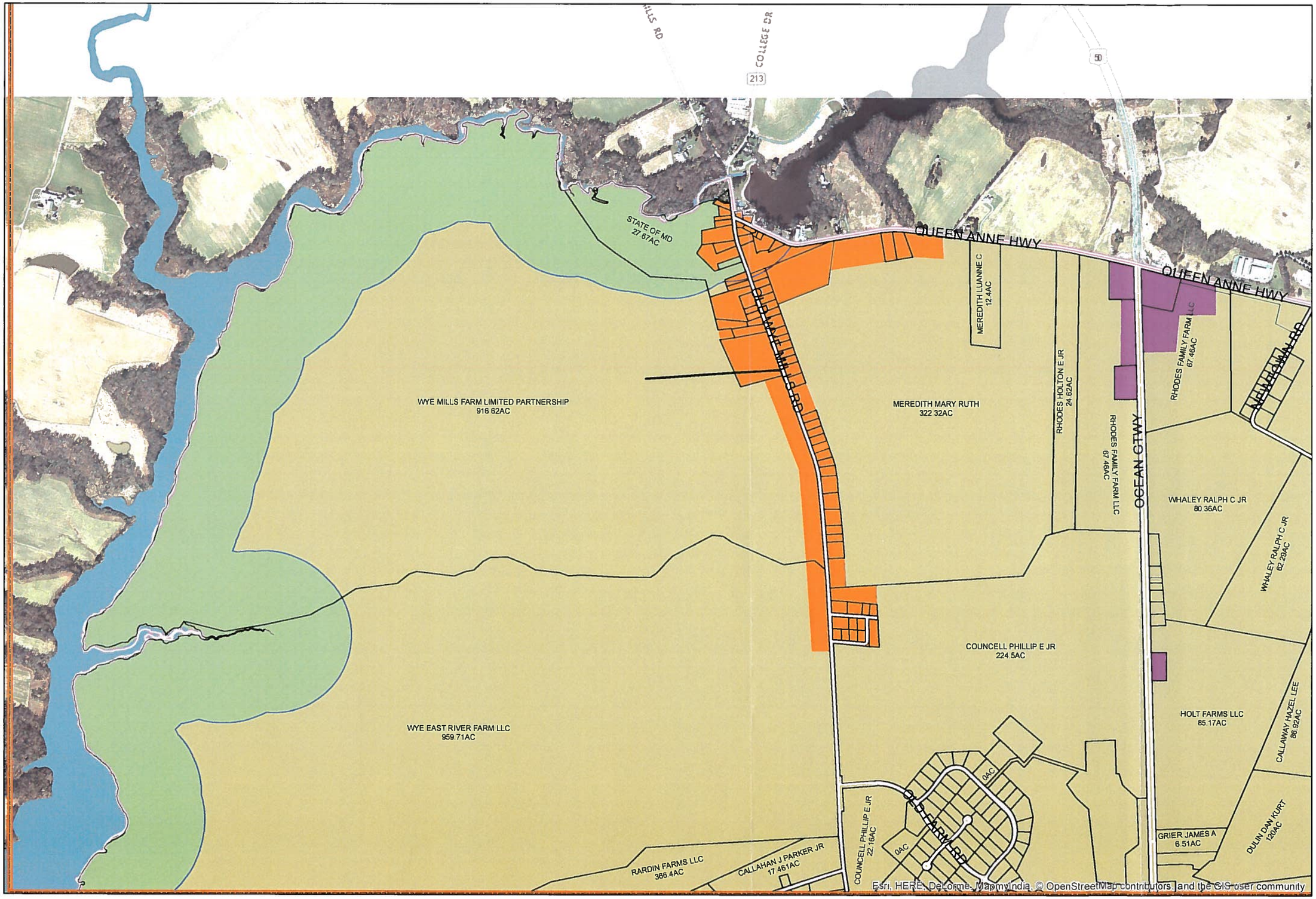
SECTION EIGHT: BE IT FURTHER ENACTED, that the Publishers of the Talbot County Code or the Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, shall make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, 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.

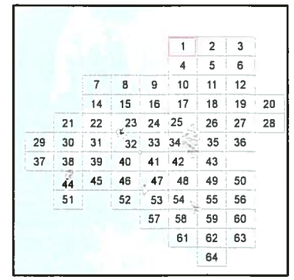
Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

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

1000' Critical Area Boundary



Map 1

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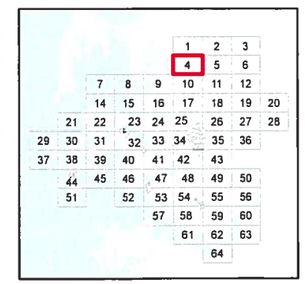
Proposed Zoning Maps for Talbot County Maryland 2017

Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI
- 1000' Critical Area Boundary



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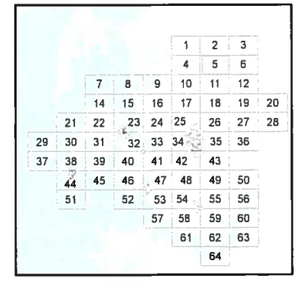
Map 4

Proposed Zoning Maps for Talbot County Maryland 2017

THE GREAT SEAL OF TALBOT COUNTY MARYLAND

Zoning 2017

- VC
- RR
- GC
- LC
- LI
- AC
- RC
- WRC
- CP
- TC
- TR
- MUNI
- 1000' Critical Area Boundary



Map 5

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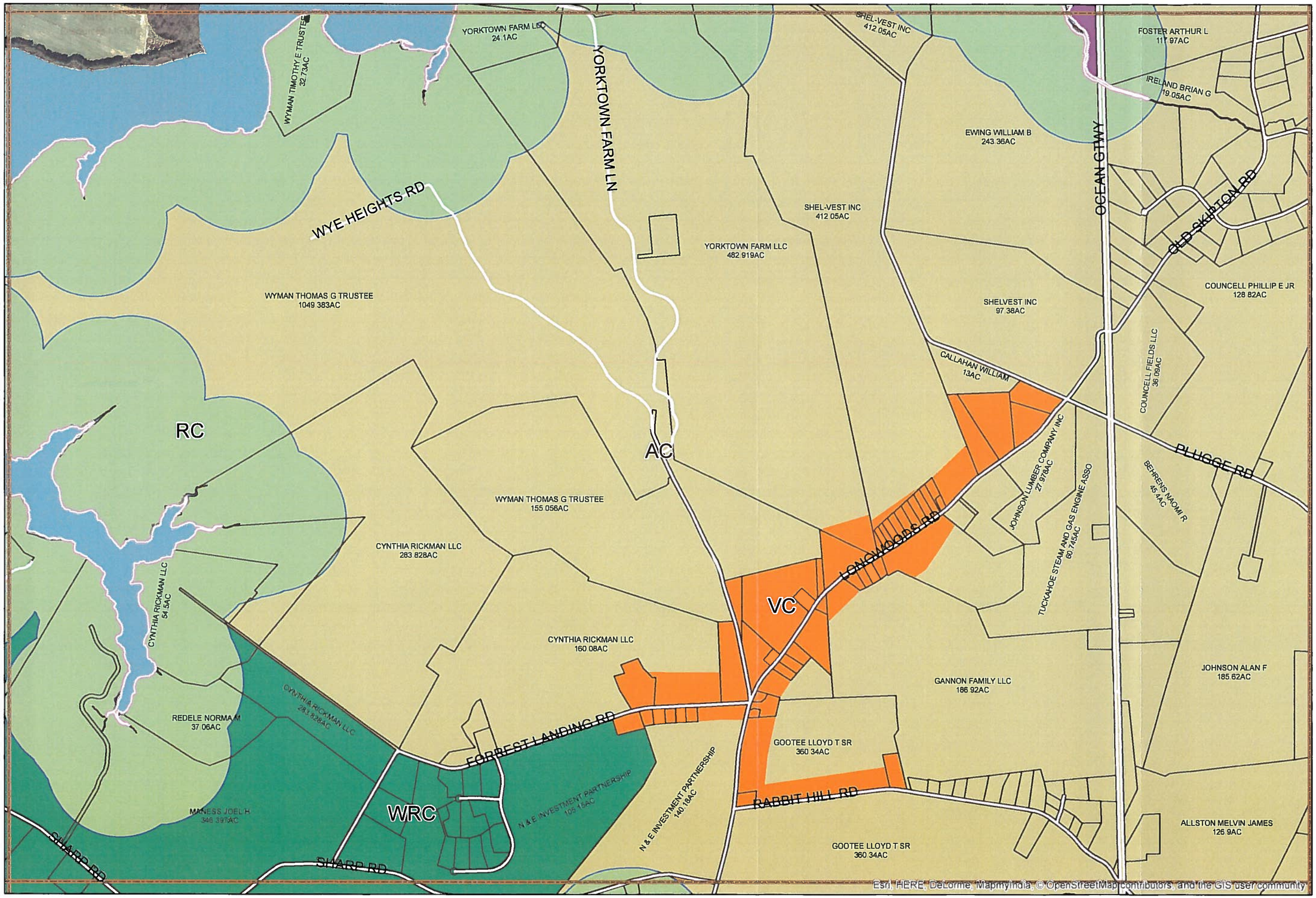
Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

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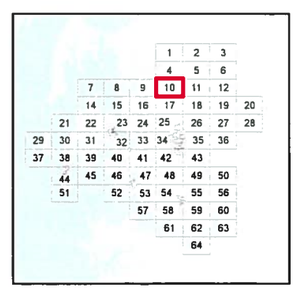
- WRC
- CP
- TC
- TR
- MUNI

1000' Critical Area Boundary



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Map 10

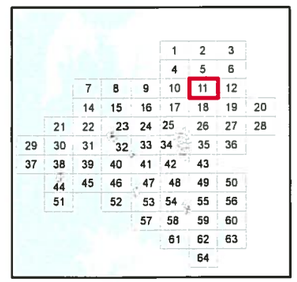
Proposed Zoning Maps for Talbot County Maryland 2017

THE GREAT SEAL OF TALBOT COUNTY MARYLAND

Zoning 2017

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

1000' Critical Area Boundary



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Map 11

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Proposed Zoning Maps for Talbot County Maryland 2017

ELBEN WILLIAM C
44.9AC

ALLEN HARIM FOODS LLC
40.01AC

ALLEN FAMILY FOODS INC
143.75AC

MACDONALD PHILIP W SR
40.7AC

YOSHELL RD

LEDNUM C WENDELL
94.37AC

MILBY N FRANKLIN JR
211.76AC

WADE ALICE J
116.58AC

WADE ALICE J
116.58AC

MOORE WILLIAM A JR
170.69AC

MILBY ETHEL ANN
131.18AC

WALTON JOHN M JR ETAL
134.4AC

CALLAHAN SHAUN C
109.48AC

LEDNUM C WENDELL
35AC

COVEYS LANDING RD

ALLEN HARIM FOODS LLS
216.57AC

ALLEN HARIM FOODS LLC
228.77AC

GEIB DANIEL F JR
23.5AC

COUNCELL PHILLIP E JR
45.6AC

CONRAD FARMS LLC
307.88AC

BISHOP DR

CHAPEL RD

COUNCELL PHILLIP JASON
230AC

BEHRENS GORDON L
57.75AC

BLUFF POINT FARM LLC
241.01AC

BLUFF POINT DR

BLUFF POINT FARM LLC
241.01AC

DEERFIELD FISH FARMS INC
179.11AC

FOUR OAKS FARM PROPERTIES LLC
137.76AC

MEADOW VIEW FARMS INC
132.26AC

SUMP MARK R
159.35AC

SUMP MARK R
24.68AC

HUTCHISON RICHARD H
73.49AC

HUTCHISON DAVID A
30.25AC

KELLUM ARTHUR S
12AC

HUTCHISON BROTHERS
96.47AC

HARRISON JAMES SEWELL
30AC

SUMP MARK R
69.04AC

EWELL CHAPEL RD

MEADOW VIEW FARMS INC
119.34AC

HUTCHISON BROTHERS
343.98AC

HUTCHISON BROTHERS
96.47AC

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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	
	51		52	53	54	55	56	
				57	58	59	60	
					61	62	63	
						64		

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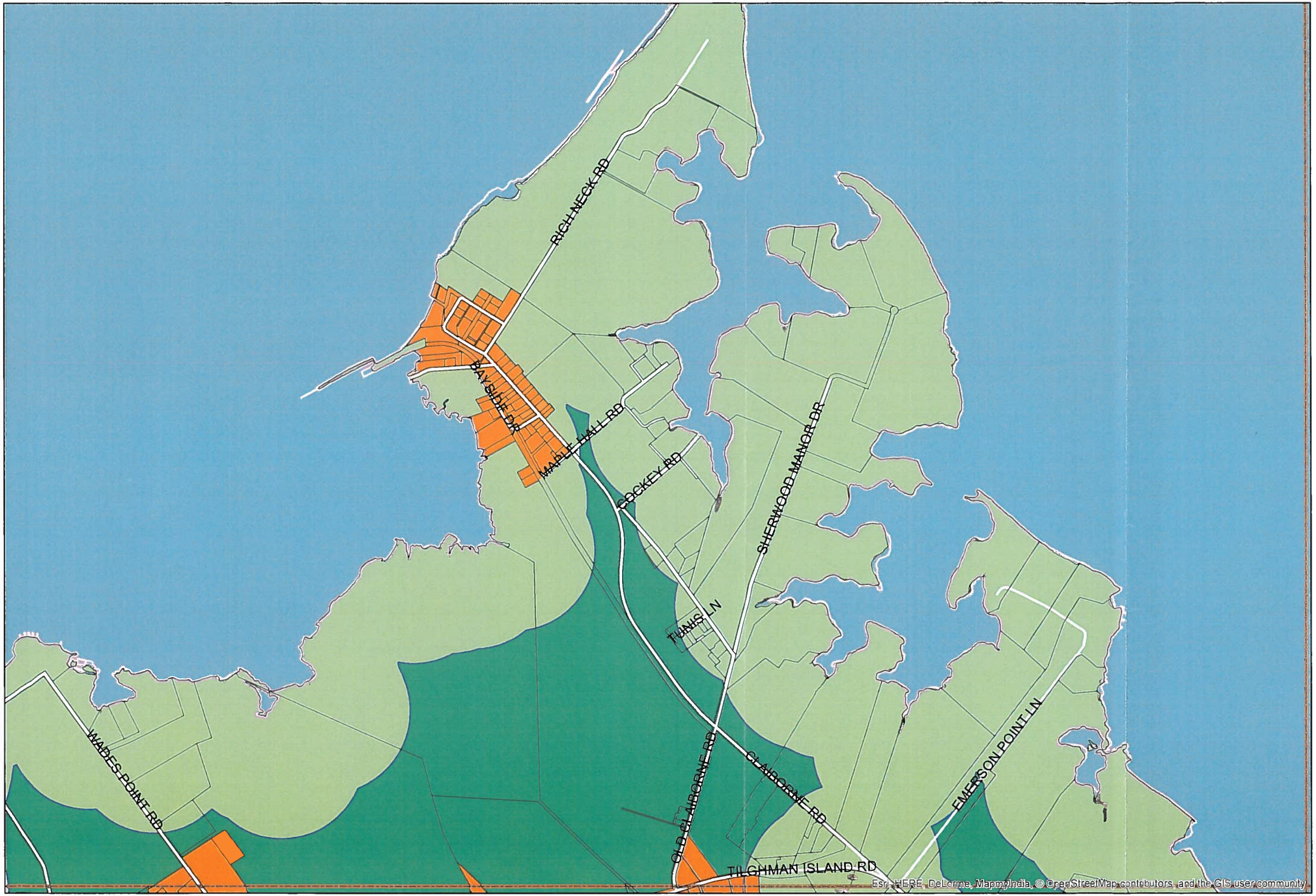
Map 12

Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
- RR
- GC
- LC
- LI
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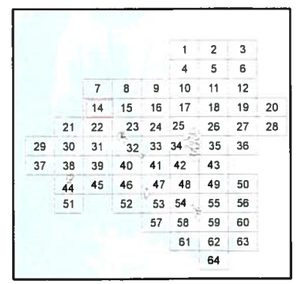
- MUNI

1000' Critical Area Boundary



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Map 14

Proposed Zoning Maps for Talbot County Maryland 2017

Zoning 2017

- VC
- RR
- GC
- LC
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- WRC
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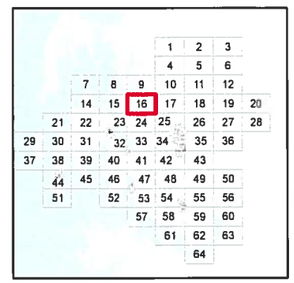
1000' Critical Area Boundary



Map 16

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Proposed Zoning Maps for Talbot County Maryland 2017

TILGHMAN ISLAND RD
CONWAY LN
MACKS LN
SANS SOUCI DR
ST MICHAELS RD
NEW RD
MCDANIEL FARM LN
MALLARD POINT RD
BROAD CREEK RD
QUAIL RUN RD
HOWETH RD
CUMMINGS RD
POT PIE RD
BIRD IN HAND LN
BOZMAN NEAVITT RD

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Zoning 2017

- VC
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- WRC
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- TR
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- 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	
	51		52	53	54	55	56	
				57	58	59	60	
					61	62	63	
						64		

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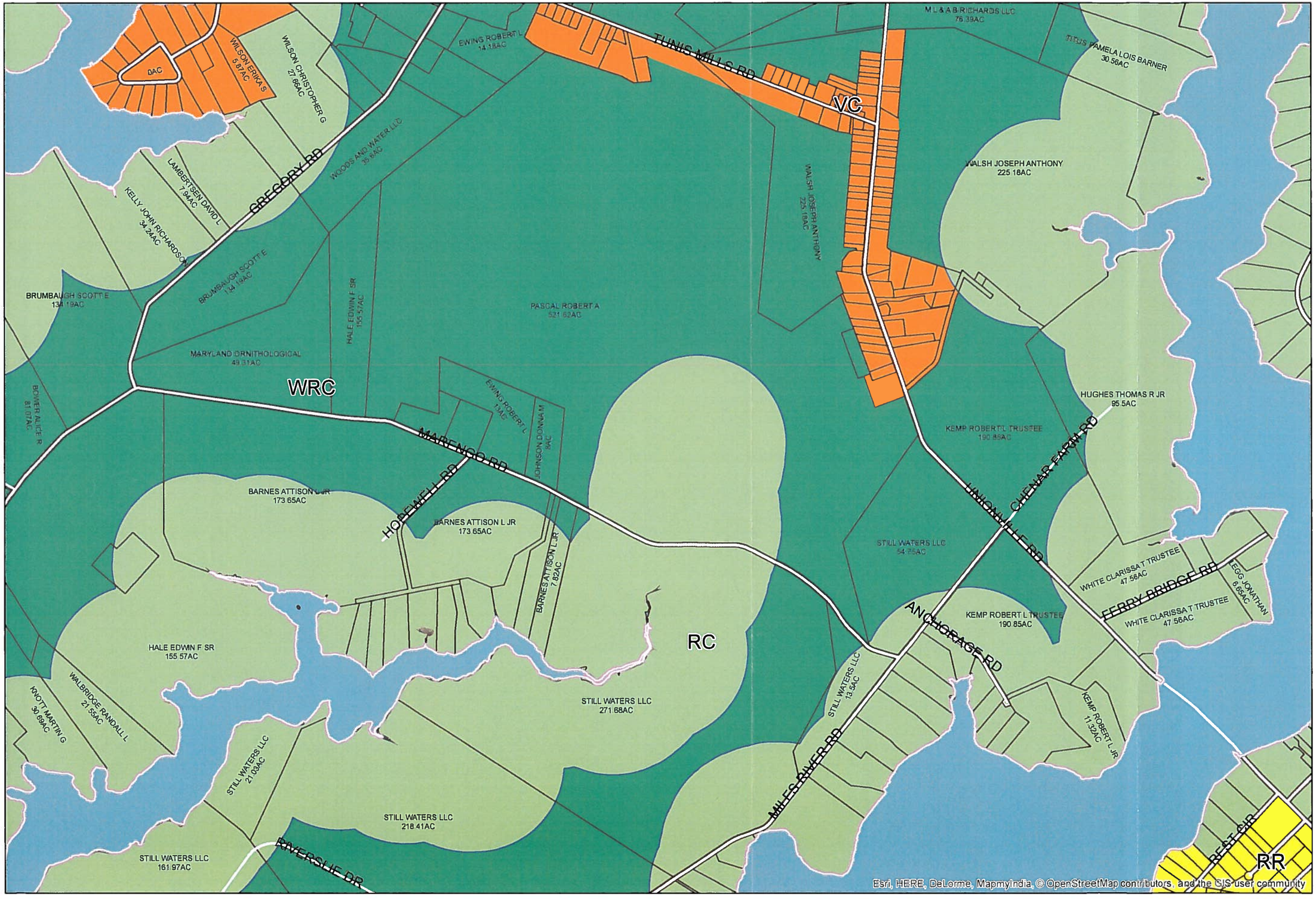
Map 22

Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
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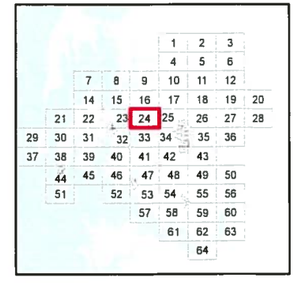
- TC
- TR
- MUNI
- 1000' Critical Area Boundary



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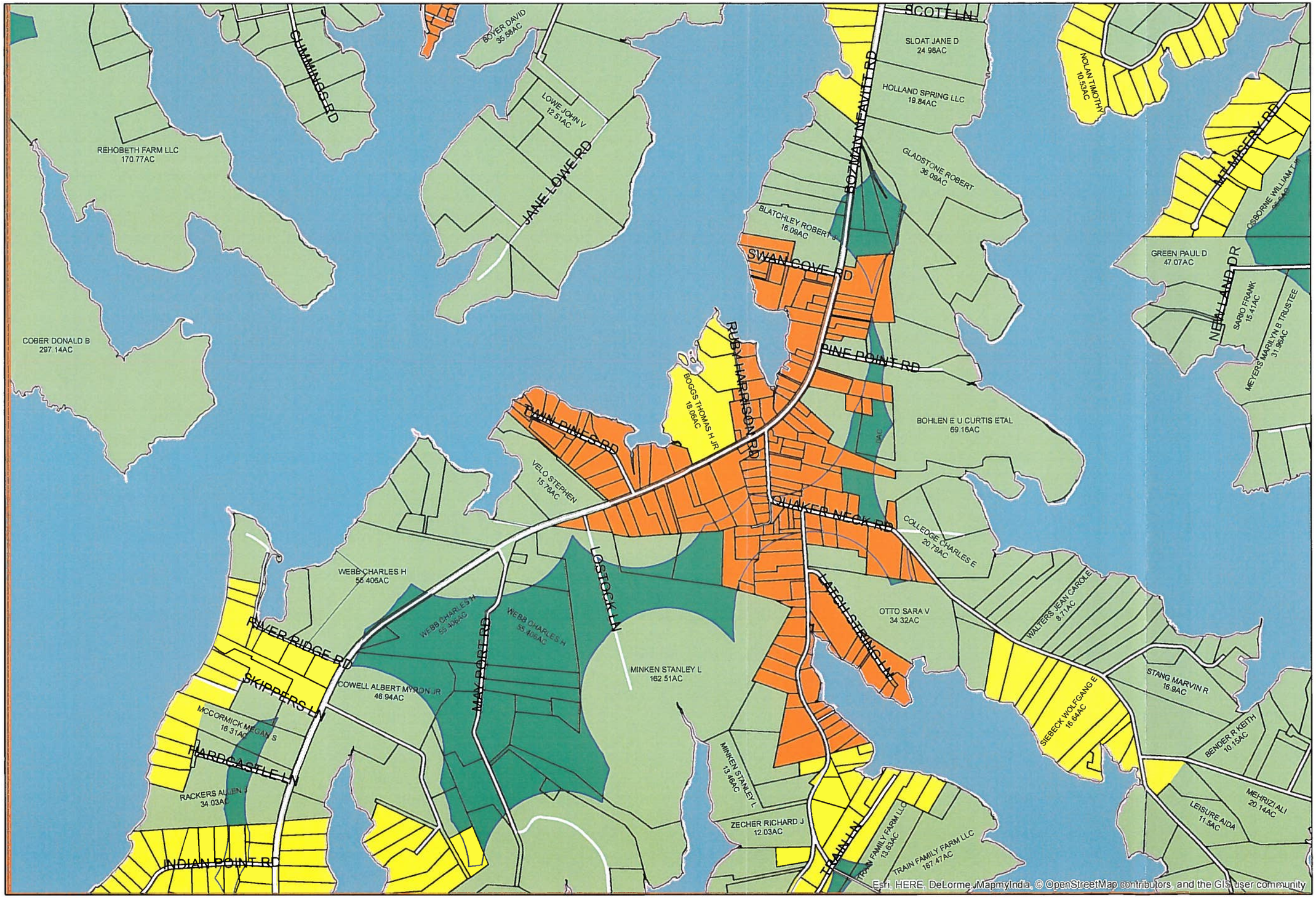
Map 24

Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
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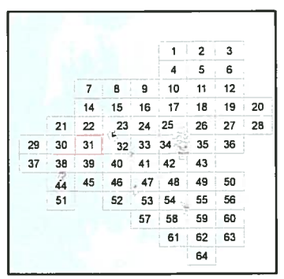
- TR
- MUNI

1000' Critical Area Boundary



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Map 31

Proposed Zoning Maps for Talbot County Maryland 2017

THE GREAT SEAL OF TALBOT COUNTY MARYLAND

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

THE GREAT SEAL OF TALBOT COUNTY MARYLAND

Zoning 2017

- VC
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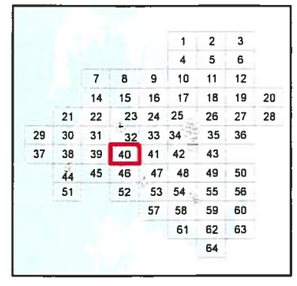
1000' Critical Area Boundary



Map 40

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Proposed Zoning Maps for Talbot County Maryland 2017

RESIDUARY TRUST U/W 112.07AC
WHALEN THOMAS W 3.42AC
SANDERS JOHN 3.12AC
CAVANAUGH FRANK J 2.11AC
BRODIE JOHN E 2.09AC
SWAREN THOMAS L 2.16AC
KIRK DONALD H 2.13AC
EVANS DENNIS W 2.29AC
MELCHIOR JONATHAN C 2.79AC
DANENMANN STEPHEN C 3.03AC
MARSHALL W REX 3.06AC
HOUSTON MARCIA G TRUSTEE 2.99AC
LYONS CHRISTOPHER J ETAL 2.96AC
MESSICK CLAUDIA N 1.57AC
ROYAL OAK RD
BEACH AVE
GMH RENTALS LLC 0.441AC
SEILER DAVID J 0.711AC
BRYAN ALLEN M JR 0.999AC
ST MICHAELS RD
BRYAN ALLEN M JR 1.77AC
COMMISSIONERS OF TALBOT COUNTY 1.58AC
HIGGINS ROBERT D 10.07AC
TAYLOR ROBERT P 1.58AC
TAYLOR ROBERT P 1.03AC
BACK ST
WALNUT ST
ALBRIGHT MARY E 3.57AC
TEAT MARIE E 2AC
TAYLOR ROBERT P 2.29AC
HEIKES KATHERINE A 31.46AC
ALBRIGHT LAWRENCE W 2.89AC
GARLEY SUZANNE F 2AC
SMITH JEFFREY 2.006AC
RIVER RD
ENDZEL RONALD D 3.36AC
ERICKSON LARS K 0.821AC
FRAZIER MARTHA R 1.83AC
NOURSE FARM LLC 20AC
NOURSE FARM LLC 5AC
NOURSE FARM LLC 88.36AC
RUSHEY HEATH RD
STATION RD
WOODSIDE RD
JONES GARY 0.499AC
BOWSER KIRK V 1.08AC
SHEEHY TERRANCE C 54.3AC
PIERSON DONNA M 8.91AC
CREAMER SEAN R TRUSTEE 5.97AC
GREEN BANKS LN
BLAIR DAVID T 2.38AC
SALTER MARK A 2.01AC
SAPIR ANNE MORRIS TRUSTEE 7.66AC

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Zoning 2017

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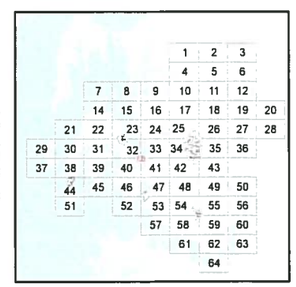
- WRC
- CP
- TC
- TR
- MUNI

1000' Critical Area Boundary



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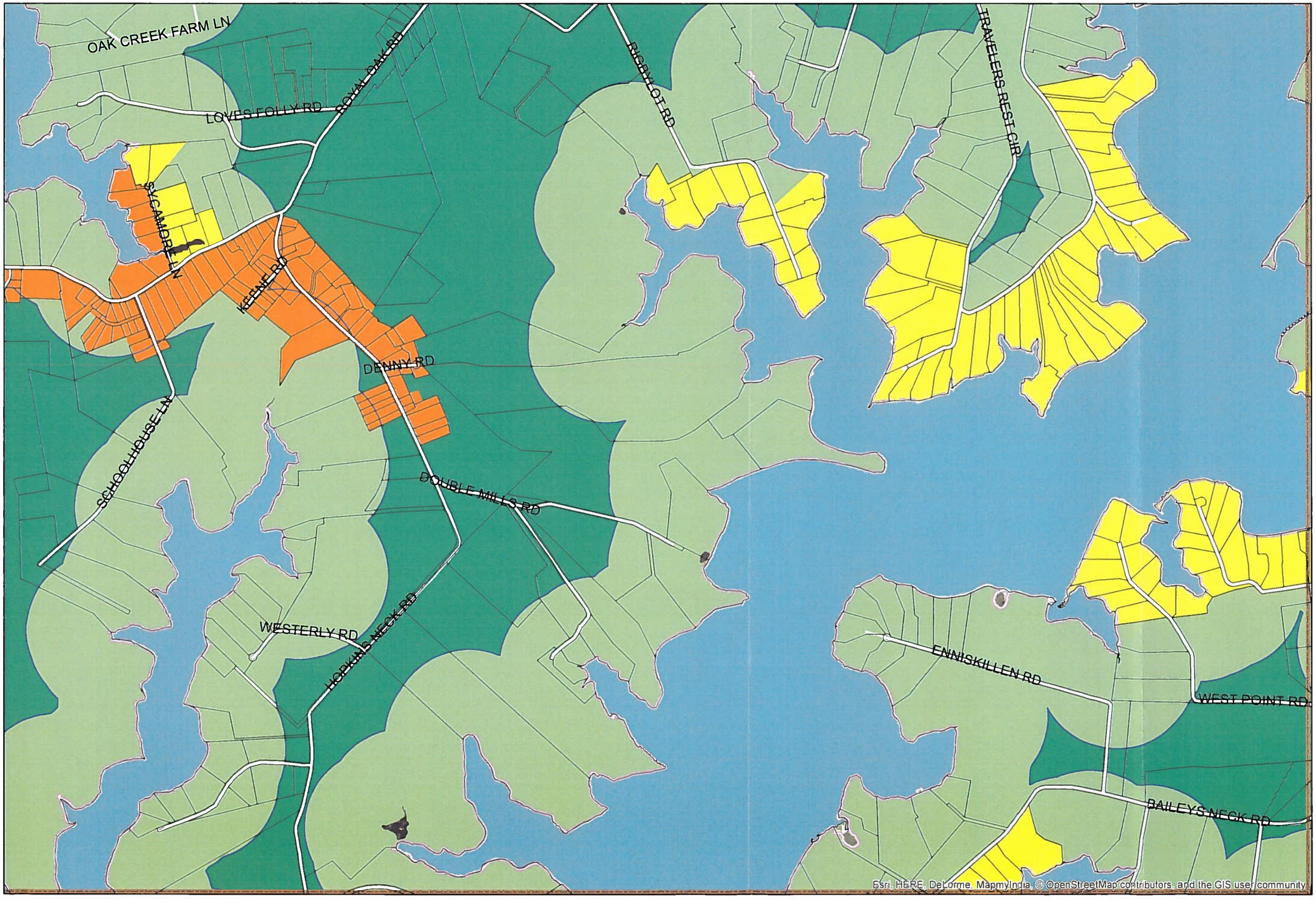
Map 4Oa

Proposed Zoning Maps for Talbot County Maryland 2017



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- CP
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- TR
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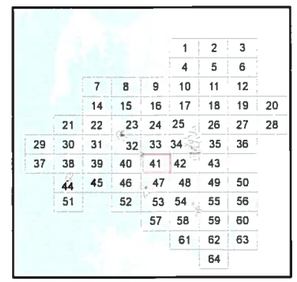
1000' Critical Area Boundary



Map 41

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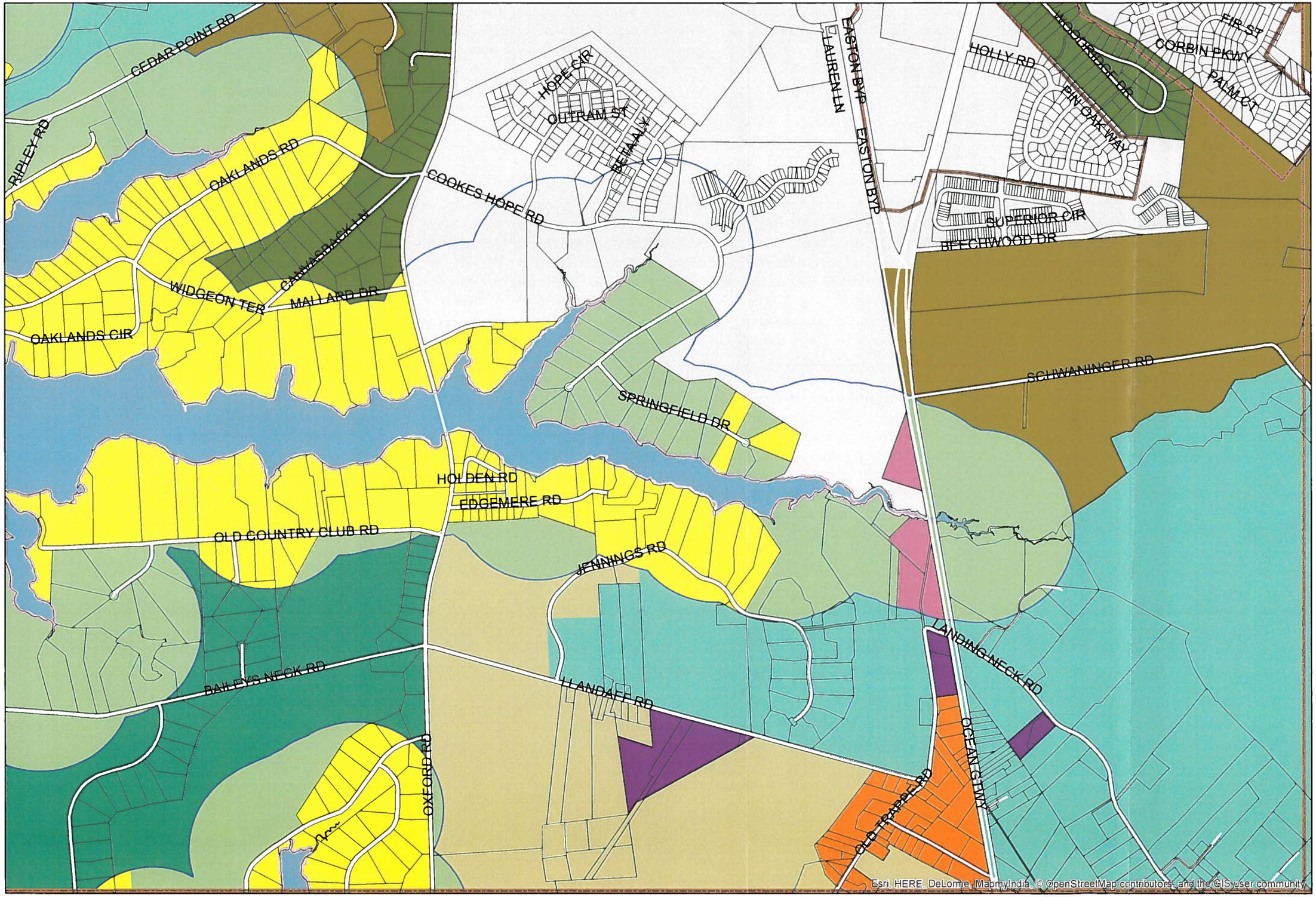
Proposed Zoning Maps for Talbot County Maryland 2017



Zoning 2017

- VC
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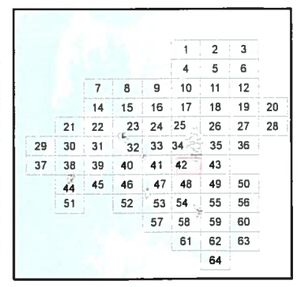
- WRC
- CP
- TC
- TR
- MUNI
- 1000' Critical Area Boundary



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Map 42

Proposed Zoning Maps for Talbot County Maryland 2017

THE GREAT SEAL OF TALBOT COUNTY MARYLAND

Zoning 2017

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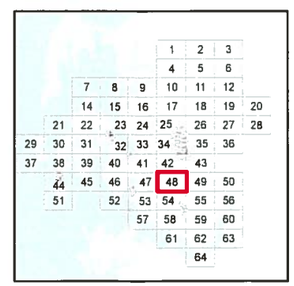
- TR
- MUNI

1000' Critical Area Boundary



Map 48

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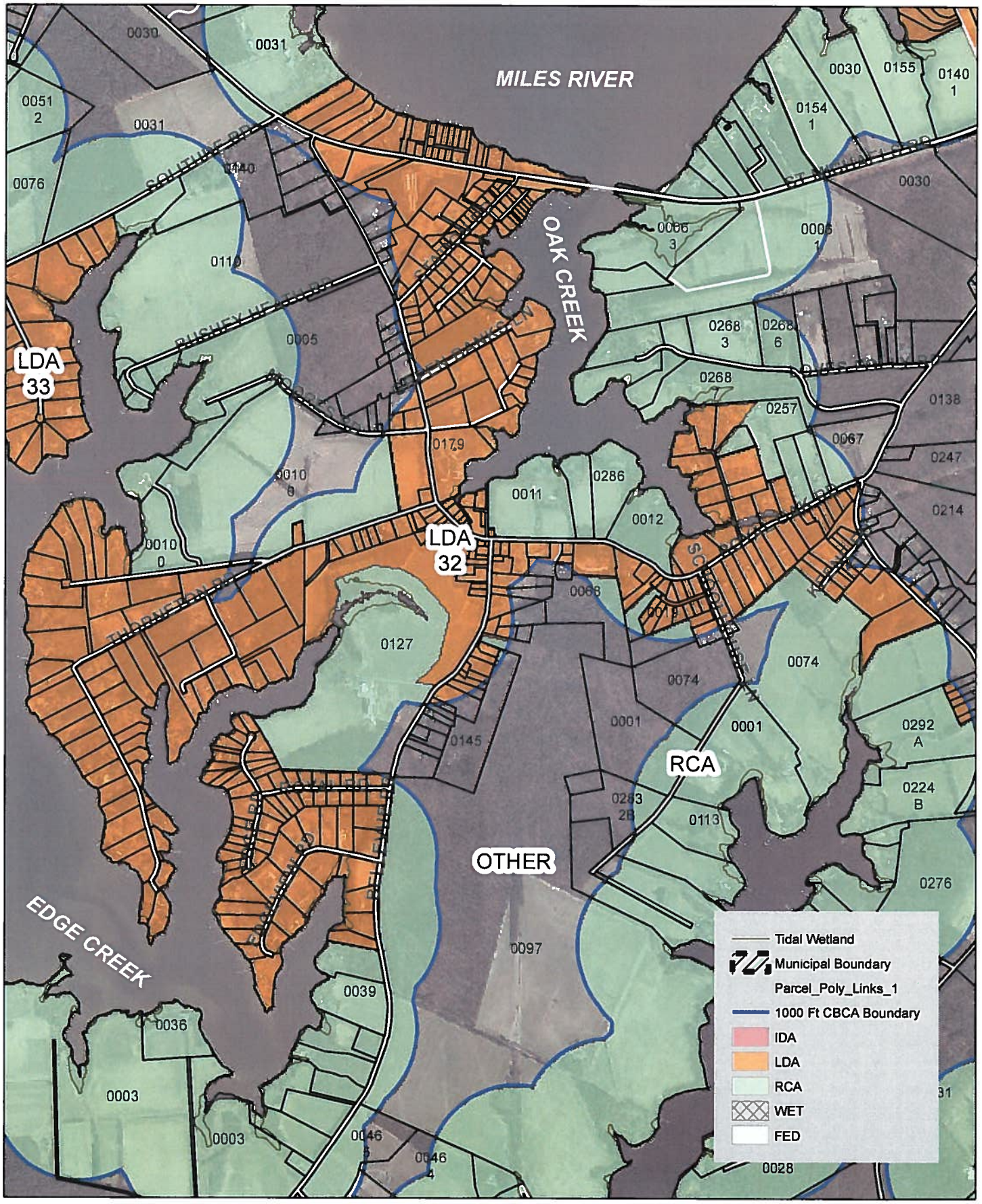
EXHIBIT "B" TO BILL 1376

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.

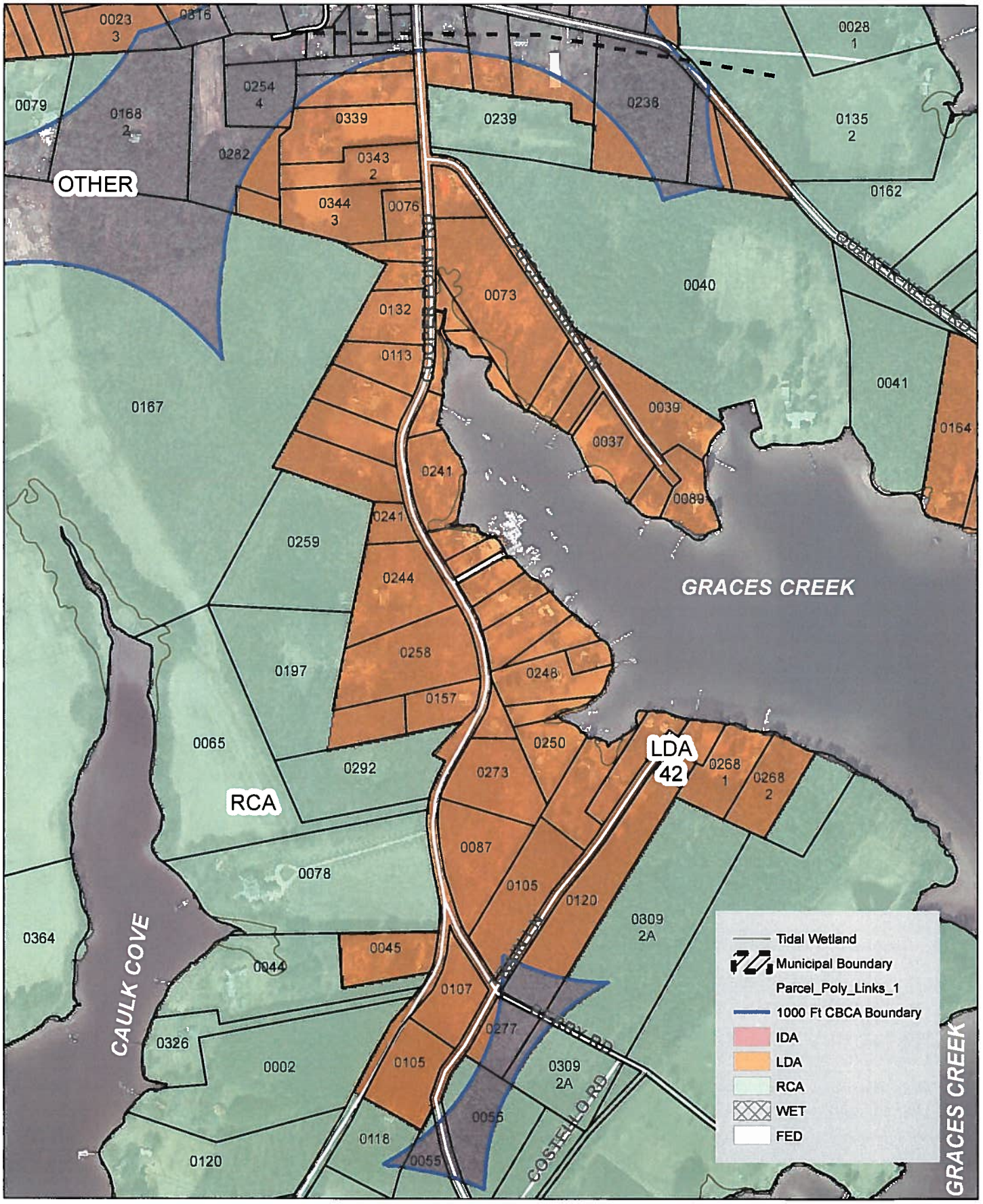
Chesapeake Bay Critical Area Designations - Talbot County Maryland
Limited Development Areas (LDA) and Intensely Developed Areas (IDA)



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

Talbot County Public Works
September 29, 2017

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

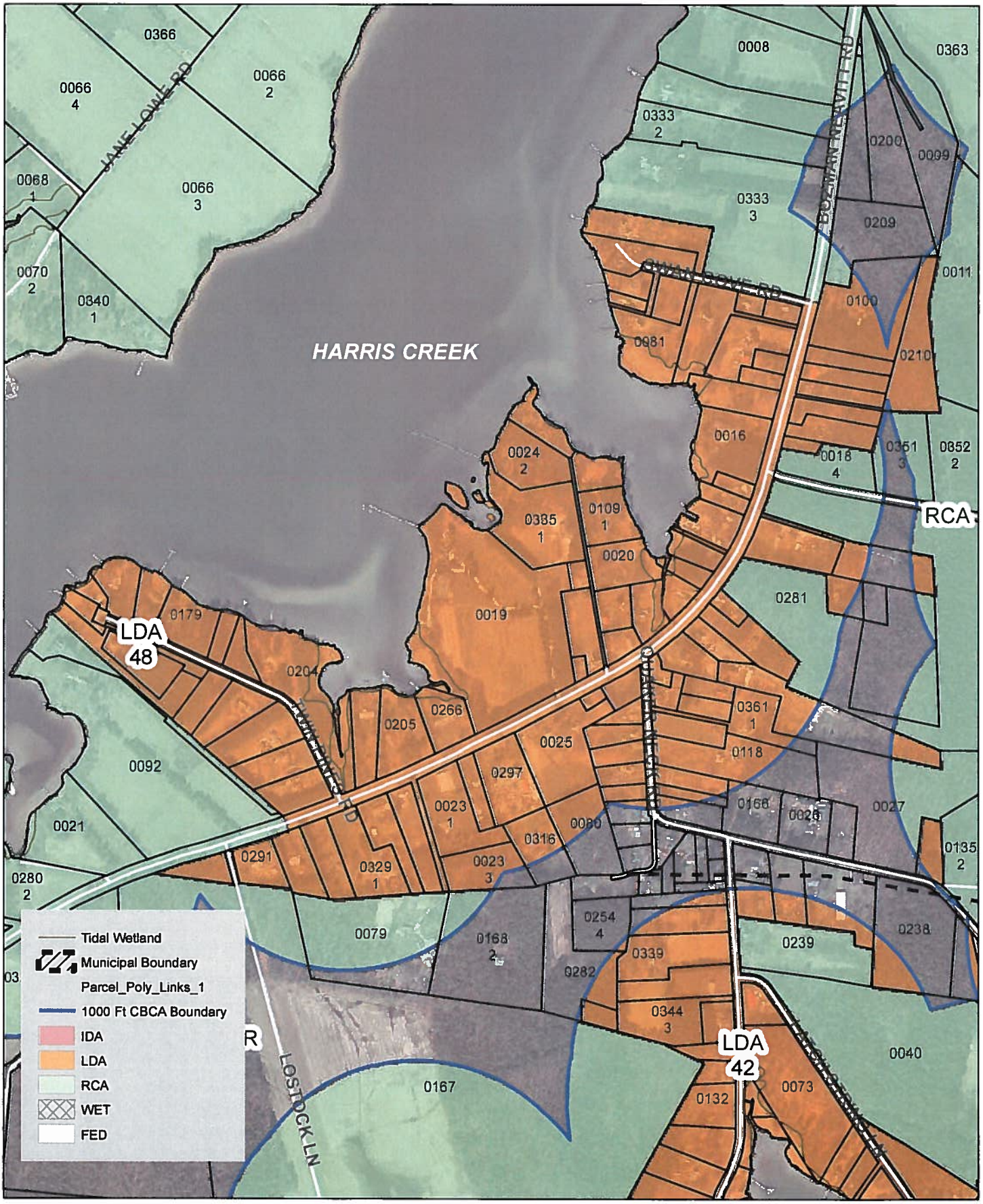


LDA #42
Tax Map #31
Total Acres = 115.42

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)

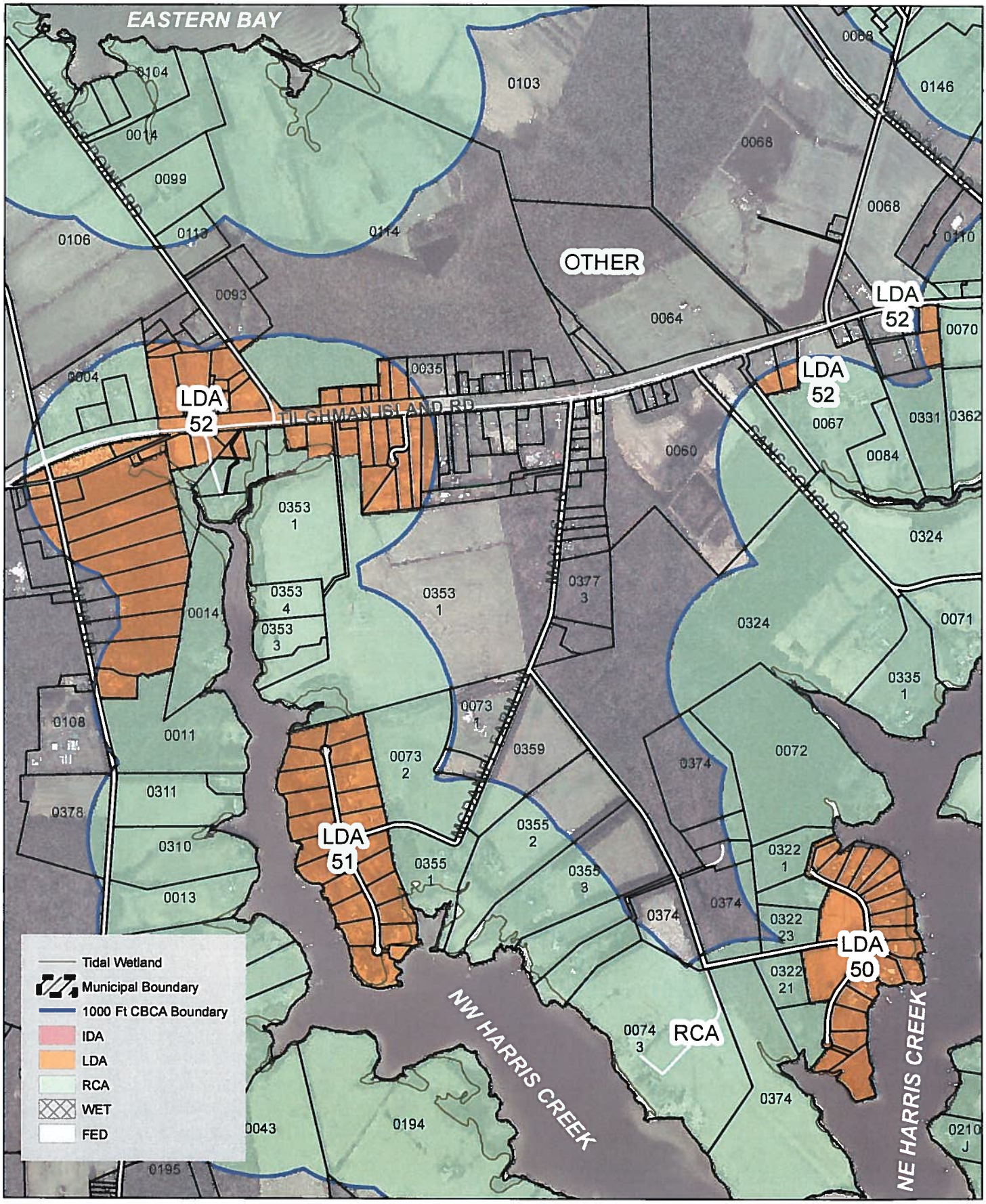


LDA #48
Tax Map #31
Total Acres = 183.83

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)

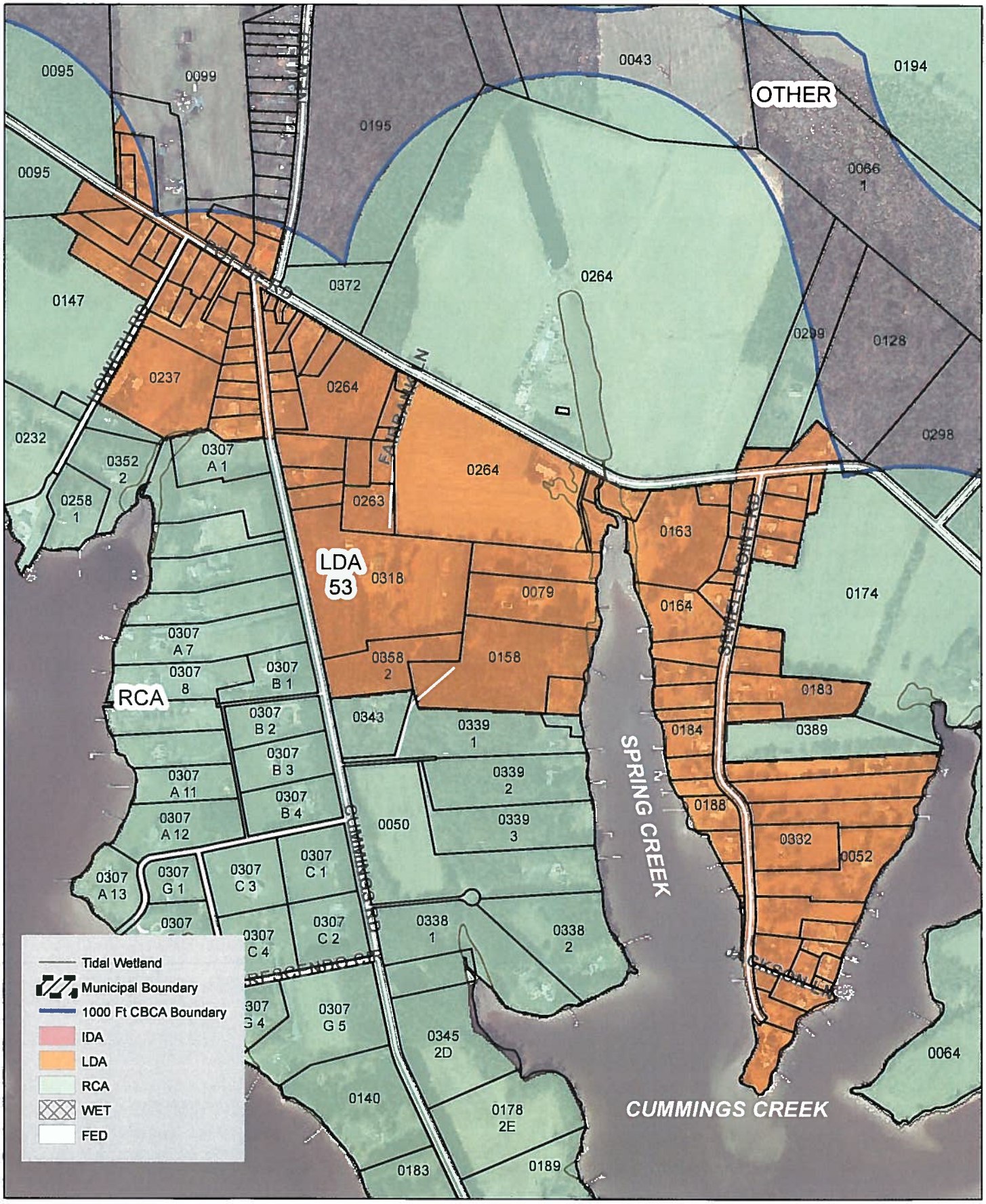


LDA #52
Tax Map # 14 / 22
Total Acres = 113.58

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

Talbot County Public Works
September 29, 2017

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

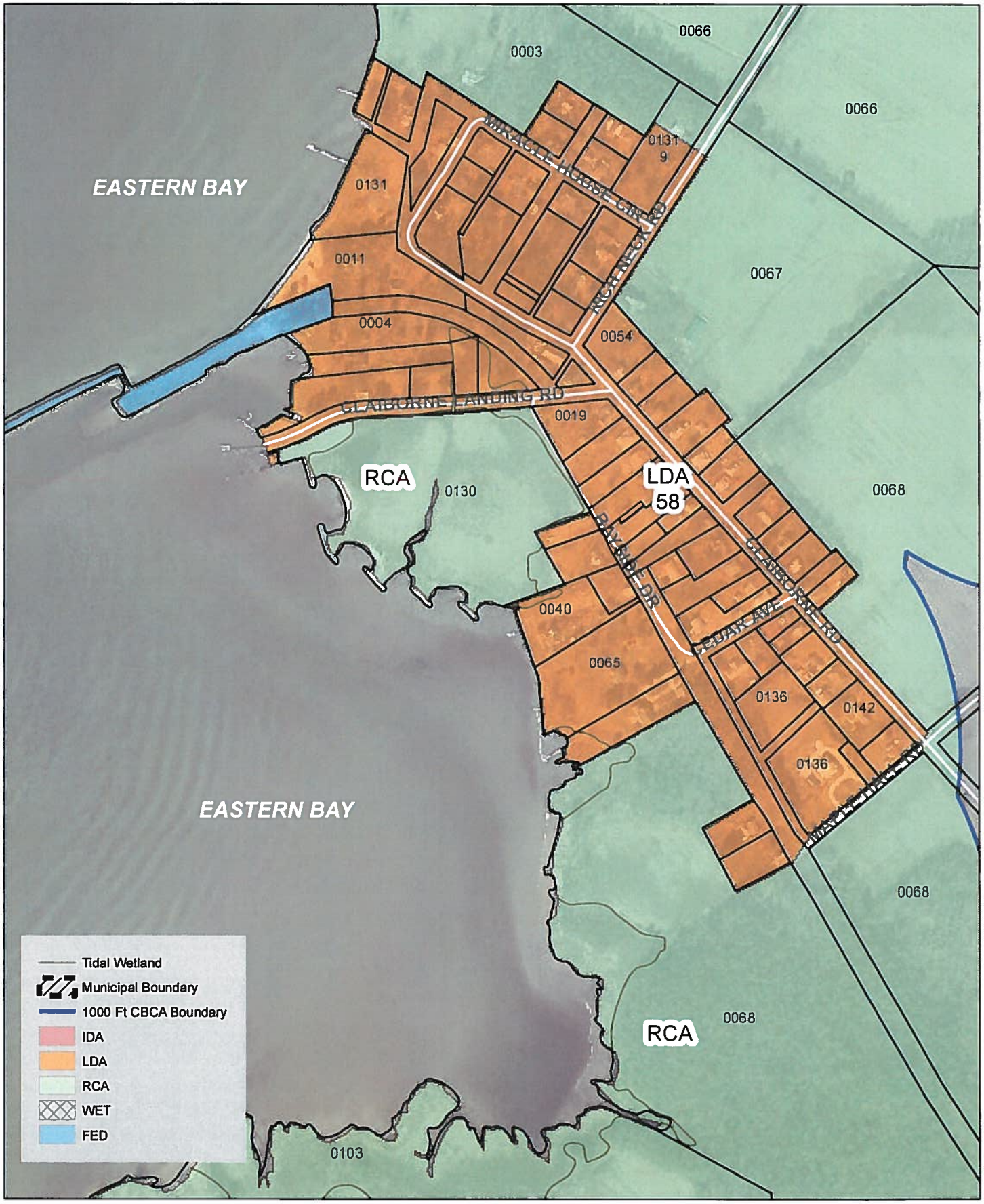


LDA #53
Tax Map # 22 / 31
Total Acres = 107.48

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)

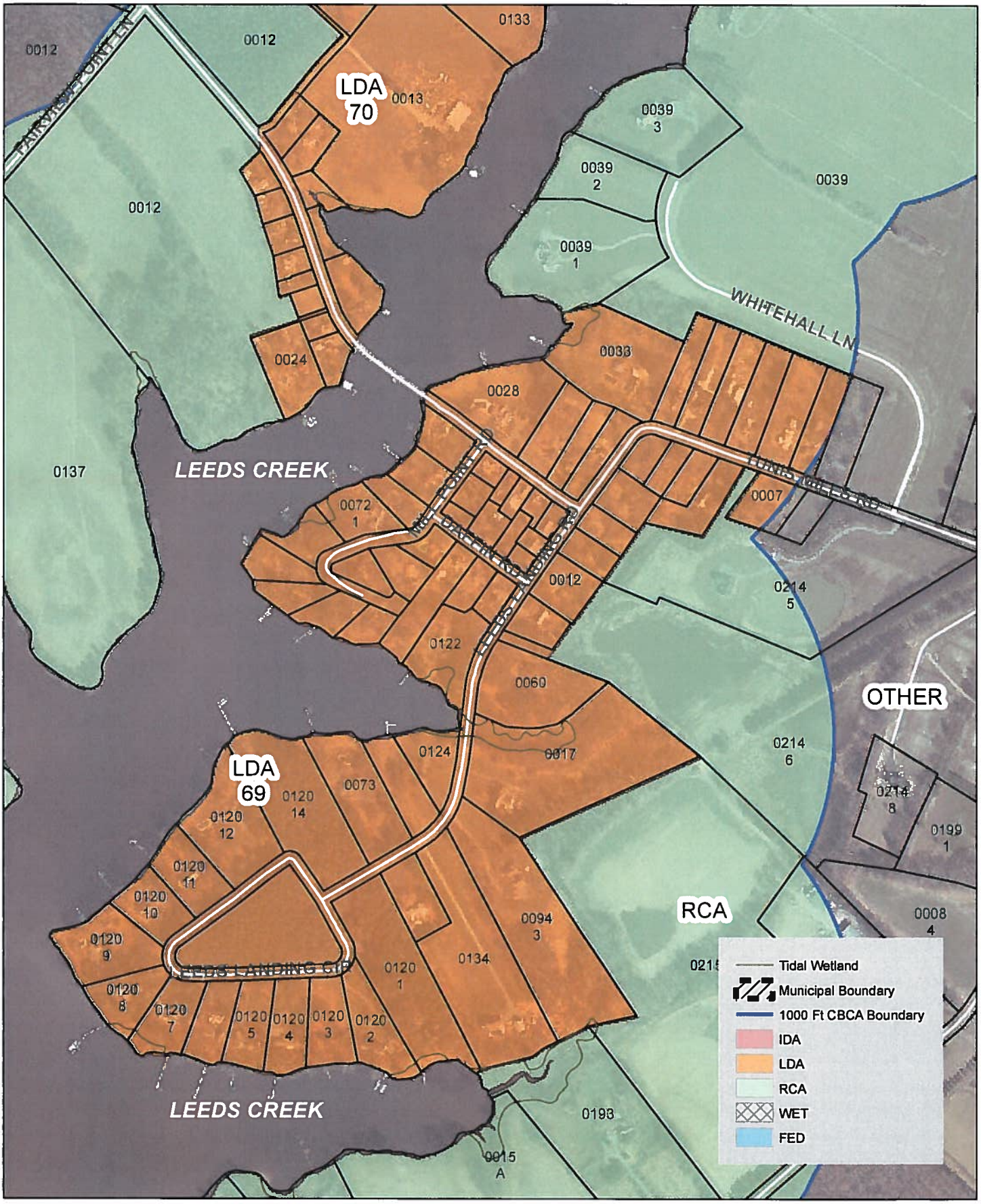


LDA #58
Tax Map #14
Total Acres = 46.84

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

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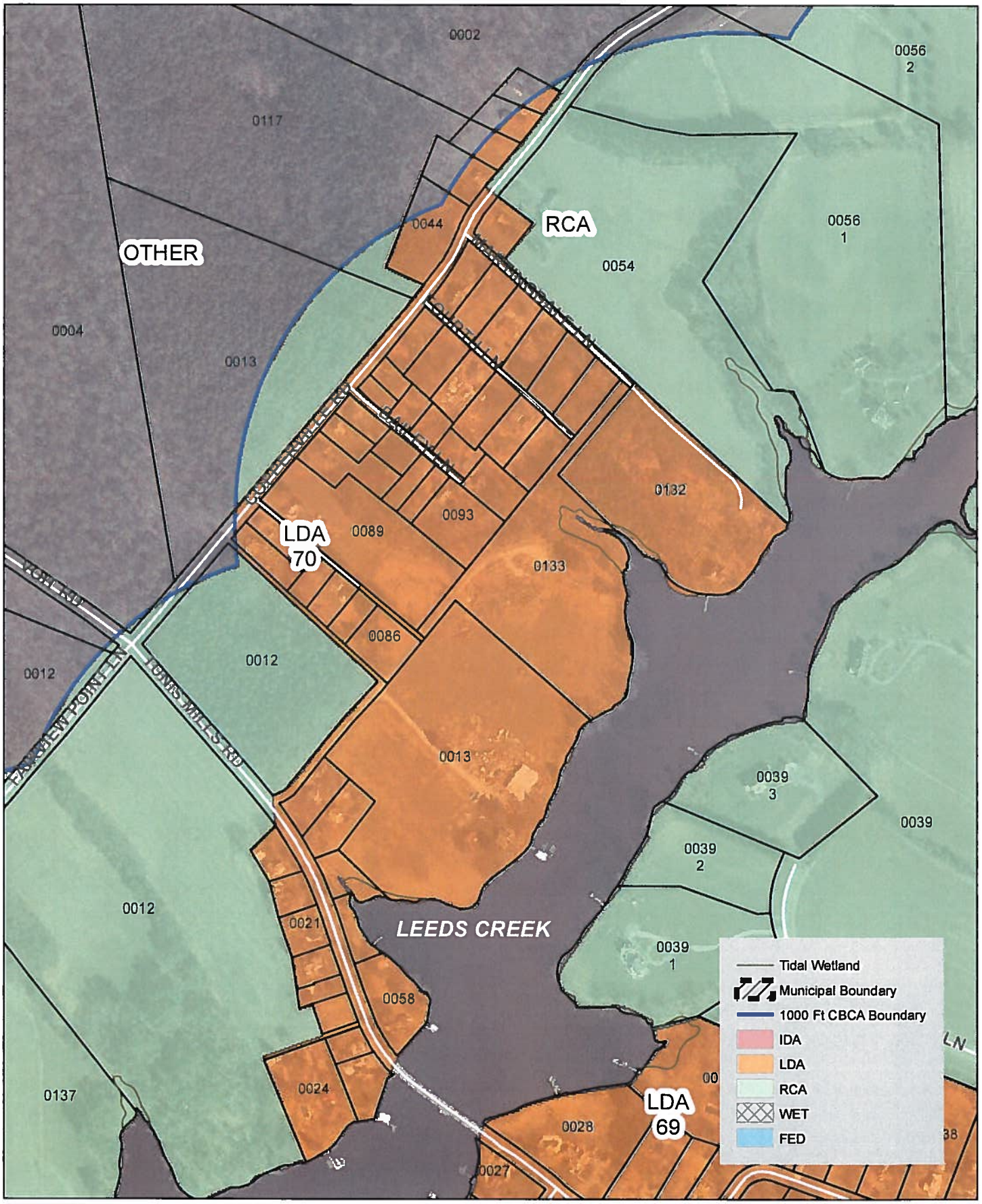
Limited Development Areas (LDA) and Intensely Developed Areas (IDA)



LDA #70
Tax Map #16
Total Acres = 50.75

0 500 1,000 Feet

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. _____ having been published, a public hearing was held on _____.

BY THE COUNCIL

Read the third time.

ENACTED _____

By Order _____
Susan W. Moran, Secretary

Williams -

Pack -

Bartlett -

Price -

Callahan -

EFFECTIVE _____