COUNTY COUNCIL

OF

TALBOT COUNTY, MARYLAND

2018 Legislative Session, Legislative Day No.: July 10, 2018

Bill No.: 1401

Expiration Date: September 13, 2018

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

A BILL TO REPEAL AND REPLACE TALBOT COUNTY CODE CHAPTER 190, ENTITLED "ZONING, SUBDIVISION, AND LAND DEVELOPMENT", IN ITS ENTIRETY, AND TO ENACT AN ENTIRE NEW CHAPTER 190 OF THE TALBOT COUNTY CODE TO IMPLEMENT ZONING CONTROLS AND REGULATIONS CONSISTENT WITH AND PURSUANT TO THE 2016 TALBOT COUNTY COMPREHENSIVE PLAN

By the Council: July 10, 2018

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, July 31, 2018 at 5:30 p.m. in the Meeting Room, Talbot County Free Library, 100 West Dover St., Easton, Maryland 21601.

By Order Susan W. Moran
Secretary

A BILL TO REPEAL AND REPLACE TALBOT COUNTY CODE CHAPTER 190, ENTITLED "ZONING, SUBDIVISION, AND LAND DEVELOPMENT", IN ITS ENTIRETY, AND TO ENACT AN ENTIRE NEW CHAPTER 190 OF THE TALBOT COUNTY CODE TO IMPLEMENT ZONING CONTROLS AND REGULATIONS CONSISTENT WITH AND PURSUANT TO THE 2016 TALBOT COUNTY COMPREHENSIVE PLAN

WHEREAS, Talbot County adopted a new Comprehensive Plan in 2016 pursuant to Bill 1329; and,

WHEREAS, Land Use Article § 1-417, Md. Code Ann., requires charter counties to implement comprehensive plans by adopting local land use and zoning laws; and,

WHEREAS, Talbot County desires to implement the 2016 Comprehensive Plan through the adoption of a new land use and zoning ordinance as set forth herein.

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

SECTION ONE: The existing Chapter 190 of the Talbot County Code, entitled "Zoning, Subdivision, and Land Development", is repealed and replaced in its entirety.

SECTION TWO: An entire new Chapter 190 of the Talbot County Code, entitled "Zoning, Subdivision and Land Development", a copy of which is attached hereto as Exhibit "A" and incorporated by reference herein, is hereby enacted.

SECTION THREE: An applicant may exempt any project(s) that received preliminary plat approval, site plan approval, or any other development review approval by the applicable decision making body prior to the effective date of this Ordinance from application of the newly enacted Chapter 190 by submission of a written election for exemption to the Planning Officer. All such projects shall be subject to and reviewed under the law in effect prior to adoption of this Bill.

SECTION FOUR: 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 FIVE: The Publishers of the Talbot County Code, the Talbot County Office of Law, or the Talbot County Department of Planning and Zoning, in consultation with and subject to the approval of the County Manager, shall be authorized to 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 SIX: This Ordinance shall take effect sixty (60) days from the date of its passage.

PUBLIC HEARING

Having been posted and Notice of time and place of hearing and Title of Bill No. _____ having been published, a public hearing was held on _____ at _____ in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

BY THE COUNCIL

Read the third time.

ENACTED: _____

By Order _____
Secretary

Williams -

Price -

Bartlett -

Pack -

Callahan -

EFFECTIVE; _____